

BLUE SQUARE REAL ESTATE LTD (רבוע כחול נדל"ן בע"מ)

Registry Number: 513765859

To:

- Israel Securities Authority
 - Website: www.isa.gov.il
- Tel Aviv Stock Exchange Ltd.
 - Website: www.tase.co.il
- Form Number: T020 (Public)
- MAGNA Transmission Date: 28/12/2025
- Reference: 2025-01-103715

Notice of the Offeror Regarding the Results of the Offer in the Prospectus

According to Section 30 of the Securities Law, 1968 and the Securities Regulations (Notices of Results of the Offer in the Prospectus), 1969

- Results of early commitments tender given in the prospectus (without the securities in the prospectus having been offered).
- Results of public offering in the prospectus.
- Cancellation of the public offer.

Note: When reporting results of a public offering in a prospectus, early commitments given before the publication of the prospectus must also be included.

The prospectus is a shelf prospectus of a reporting corporation.

1. Here are the results of the offering in the prospectus whose publication reference number is (T012) 2023-01-018340

- Publication permit given on: 27/02/2023
- The period for submitting orders ended on: _____
- Was the offer made through a shelf offering report or supplementary notice: No
- Reference number for the shelf offering report (T022) / supplementary notice (T024): _____

Attached are the results of the early commitments tender given in the prospectus:

- [Results_Institutional_Tender_Accessible_isa.pdf](#)

(image not displayed: *Results_Institutional_Tender_Accessible_isa.pdf*)

Image alt: Results of Institutional Tender, accessible PDF

- Prospectus Number: 43921
- *Note: For internal use by the Authority.

2. a. Total securities offered in the prospectus:

Security Type	Exchange Security Number	Security Name	Total Quantity of Securities	Price*	Interest Rate	Discount Rate	Weighted Discount Rate
Commitment certificates	1174556	Rabua Real Estate Bonds 9	1,484,505,000	1.085 New Shekel	1.15	_____	_____

*Price per 1 security

b. Completion of details for ETFs offered in the prospectus:

Cancelled*	Exchange Security Number	Series Serial Number	Name	Type in Stock Exchange	Trustee	Listing Date
	_____	_____	_____	_____	_____	_____

*Explanation: If the series is cancelled, mark the "Cancelled" field.

Note: Max number of records in the table is 35. If a larger number is required, split the report. **Explanation:** In the "Series Serial Number" field, enter up to 3 characters or digits describing the serial number. Do not add other signs like quotes.

3. Total securities by type and by type of ordering party that was accepted:

Securities for which the consideration is received in cash:

Type of Offering	Security Type/Number/Name in Exchange	Tender Number	Type of Ordering Party	Total Quantity of Securities Issued	Price*	Future Exercise Price*	Total calculated consideration	Par Value of Securities
Other (Institutional Tender)	Commitment certificates, 1174556, Rabua Real Estate Bonds 9	_____	Institutional	799,891,000	1.085 New Shekel	_____	867,881,735 New Shekel	1 New Shekel

*Price per 1 security

In case of listing for trading (including IPO) / release from lockup / exchange tender offer / merger / dividend distribution in kind:

Type of Offering	Security Type/Number/Name in Exchange	Total Quantity of Securities	Avg. Closing Rate*/Security Value	Future Exercise Price	Total calculated consideration	Par Value of Securities	Date of Operation**	Securities Offered

- Average closing price of the security of the same type in the first three trading days after the listing. ** For listing/unlocking/dividend in kind, the date is the day of trading registration; for exchange tender offer, the swap actual date. *** For an exchange tender offer, report the replaced (received) securities. If these are untraded, report the offered securities.

Note: The total calculated consideration will be according to the Securities Regulations (Prospectus Publication Permit Application Fee), 1995. [Link to calculation table](#)

In the case of an exchange tender offer:

- Cash consideration received in: _____ : _____
- Cash consideration paid in: _____ : _____
- Consideration in cash received by the offeror for the securities offered ** Consideration in cash paid by the offeror under the tender offer.

4. Details of underwriters and distributors in the offering:

- Participants in the offering:
 - Underwriters
 - Distributors
 - None of these

#	Name	Role	Lead Underwriter	Underwriter	Distributor
1	Extra Mile Underwriting (E.R.G.S.) Ltd	Other			X
2	Unicorn Capital Ltd	Other			X
3	Compass Rose Capital P.A Ltd	Other			X

Authorized signatories on behalf of the corporation:

#	Name	Position	Additional Position
1	Arthur Lashinsky	CEO (General Manager)	_____

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report filed under these regulations must be signed by the authorized signatories of the corporation. Staff position available at the ISA website: [Click here](#)

Previous document reference numbers on the subject (mention does not constitute incorporation by reference):

- Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange
- Short Name: רביע כחול נדל"ן
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