

BLUE SQUARE REAL ESTATE LTD

Company Number in Registrar: 513765859

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel-Aviv Stock Exchange Ltd (www.tase.co.il)

Form Number: T020 (Public)

Transmitted via MAGNA: 29/12/2025 **Reference:** 2025-01-104677

Announcement of the Offeror Regarding the Results of the Prospectus Offer

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

Results of Public Tender in Prospectus

- Early commitments tender results provided in the prospectus (without offering the securities in the prospectus): ☐
- Results of offer in prospectus: ☒
- Cancellation of public offer: ☐

Note: The report on the results of the offer includes also the early commitments made before the publication of the prospectus.

The prospectus is a Shelf Prospectus of a Reporting Corporation.

1. Presented here are the results of the offer in the prospectus, reference no. (T012): 2023-01-018340

Permission for its publication was given on: **27/02/2023**

The period for submitting orders under it ended on: _____

Was the offer made via shelf offer report or supplementary notice: **Yes**

Reference number for shelf offer report (T022) / supplementary notice (T024): **2025-01-104103**

Attached: Results of **public offer in prospectus** ([תוצאות מכרז ציבורי - מונגש_isa.pdf](#))

2. Prospectus number: 43921 (Note: To be used for internal ISA purposes)

2.a. Total securities offered via the prospectus:

Security type	Security no. (TASE)	Security name	Total quantity	Price*	Interest rate	Discount rate	Weighted discount rate
Debt certificates	1174556	Rabua Nadlan Bond 9'	890,499,000	1.085 NIS	-	-	-

*Price per 1 security

2.b. Details for index certificates offered in the prospectus:

Canceled*	Security no.	Series serial	Name	TASE security type	Trustee name	Listing date
	-	-	-	-	-	-

*If Series 8 is canceled, mark as such.

3. Total securities by type and by type of applicant responded to:

Securities for which cash consideration is received:

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Issue Type	Type, Number, and Name of Security	Tender number	Type of applicant	Total quantity issued	Price*	Future exercise price*	Total calculated proceeds	Par value of total securities
Public offer (for cash)	Debt certificates, 1174556, Rabua Nadlan Bond 9'	1227727	Public	799,891,000	1.085 NIS	-	867,881,735 NIS	1 NIS

*Price per 1 security

In case of listing for trading (including IPO), release from lock-up, exchange offer, merger, or dividend in kind:

Issue type	Type, number, and name	Total quantity	Avg. closing price* / Value on trade day before exchange	Future exercise price	Total proceeds	Par value	Execution date**	Securities offered
-	-	-	-	-	-	-	-	-

Notes:

- *Avg. closing price for this security type during the first 3 trading days after listing.
- **Date for trading/listing/release/merger is the actual listing date; for exchange offer, the actual exchange date.
- ***For an exchange offer, report on securities replaced (received). If untraded, report the ones offered.
- The total calculated proceeds is per the Securities Regulations (Request Fees for Publishing a Prospectus), 1995. For calculation table: [Click Here](#)

If relating to an Exchange Offer:

- Cash received:* –
- Cash paid:** –

*Cash the offeror received for the securities offered **Cash paid by the offeror in the context of the exchange offer

4. Underwriters and Distributors Participating in the Offering:

In the offering participated:

- ☐ Underwriters
- ☒ Distributors
- ☐ None of these

Names and roles:

#	Name	Role
1	Extra Mile Underwriting (E.R.G.S) Ltd	Distributor
2	Unicorn Capital Ltd	Distributor
3	Compass Rose Capital P.A Ltd (516787371)	Distributor

Details of the authorized signatories for the corporation:

#	Signatory name	Role
1	Arthur Lashinsky	CEO (General Manager)

Explanation: According to Regulation 5 of Periodic and Immediate Reports Regulations (1970), reports filed under these regulations must be signed by those authorized to sign on behalf of the corporation. See the ISA website for staff position: [Click Here](#)

Additional Information

Securities of the corporation are listed for trading on the Tel-Aviv Stock Exchange.

Short name: Blue Square Real Estate

Address: Azrieli Center 1, Round Tower, 18th Floor, Tel-Aviv, 6701101

Phone: 03-9282649, 03-9282526 | **Fax:** 03-9282402

Email: hagarg@bsre.co.il | **Company Website:** -

Previous names of reporting entity: -

Electronic report signatory: Saada Ofir

- Position: Legal Counsel / Attorney
- Employer company name: -

Reporting address: Menachem Begin 132, Tel Aviv, 670101 **Phone:** 073-3165400 | **Fax:** - **Email:** ofir.saada@bsre.co.il

Glossary terms used

- **BONDS** = אג"ח, אגח, אגרות חוב
- **Controlling shareholders** = בעלי שליטה
- **Commercial papers** = נע"מ
- **Outstanding balance** = סדרה בלתי מסולקת
- **Security/securities** = ני"ע
- **Warrants** = אופציות
- **Participating unit** = יה"ש
- **Dividend** = דיב
- **TASE UP** = מערכת רצף מוסדי

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