

# BLUE SQUARE REAL ESTATE LTD

Registry Number: 513765859

To:

- Securities Authority: [www.isa.gov.il](http://www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd: [www.tase.co.il](http://www.tase.co.il)
- Form number: T087 (Public)
- Filed on MAGNA: 30/12/2025
- Reference Number: 2025-01-104940

## Capital Structure, Granting of Rights to Purchase Shares and Registers of Securities of the Corporation and Their Changes

Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970

Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970

Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970

Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the change:

Expansion of the bonds series (Series 9) in accordance with the shelf offering report.

Reference numbers of previous reports on the subject:

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

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**1. The corporation's securities after the change:**

Name and Type of Security	Security No. on the Exchange	Quantity in Registered Capital	Issued and Paid-up Capital	Registered in the Name of Registration Company
Blue Square Real Estate Ordinary Shares	1098565	60,000,000	Last report: 13,168,291 / Current: 13,168,291	13,168,291
Blue Square Real Estate BONDS 6 (Series 6)	1140607	0	Last report: 700,464,000 / Current: 700,464,000	700,464,000
Blue Square Real Estate BONDS 7 (Series 7)	1140615	0	Last report: 145,109,447 / Current: 145,109,447	145,109,447
Blue Square Real Estate BONDS 8 (Series 8)	1157569	0	Last report: 830,833,645 / Current: 830,833,645	830,833,645
Blue Square Real Estate BONDS 9 (Series 9)	1174556	0	Last report: 1,589,850,075 / Current: 2,389,741,075	2,389,741,075
Blue Square Real Estate BONDS 10 (Series 10)	1213396	0	Last report: 899,616,000 / Current: 899,616,000	899,616,000
Blue Square Commercial 2 (Series 2)	1220672	0	Last report: 480,450,000 / Current: 480,450,000	480,450,000

Explanation: All the company's securities must be detailed, including securities not listed for trading.

## 2. The corporation announces that:

On the date: 30/12/2025

- There has been a change in the quantity and in the register of securities holders (including rights to purchase shares) of the corporation as a result of:
  - Description of the nature of the change: Expansion of the bonds series (Series 9) in accordance with the shelf offering report.

**Explanation:** All transaction details or actions that caused a change in the corporation’s securities must be described.

### Holder affected by the change:

- Name: The Nominee Company of the Tel Aviv Stock Exchange Ltd
- ID Type: Company number in the Israeli Registrar of Companies
- ID: 515736817
- Date of change: 30/12/2025
- Executed via the TASE clearinghouse: Yes

### Details:

- Nature of the change: Public issuance
- Type and name of security changed: Blue Square Real Estate BONDS 9 (Series 9)
- Security Number: 1174556
- Holder's balance in the security as per the last report: 1,589,850,075
- Holder's balance in the security after the change: 2,389,741,075
- Total amount of securities changed: 799,891,000
- Is this a granting of rights to purchase shares? No
- The security has been fully paid and the consideration has been fully received.

*Explanations:*

- 1. If the change affects more than one security, detail the effect on each security in a separate line.
- 2. Date of change – all changes of the same type, in the same security, performed on the same day, should be summarized in one line. A distinction must be made between changes executed via the Tel Aviv Stock Exchange clearinghouse and those made directly in the company's books.
- 3. For reductions, add the sign "-".
- 4. All quantity fields must be filled with the quantity of securities and not in NIS at par value.

### 3. Main Register of Shareholders at the Reporting Date

No.	Name of Registered Shareholder	ID Type	ID Number	Security No. on Exchange	Type and Par Value of Shares	Number of Shares	Holds Shares as Trustee
1	The Nominee Company of the Tel Aviv Stock Exchange Ltd	Company number in the Israeli Registrar of Companies	513765859	1098565	Ordinary, par value NIS 1 each	13,168,291	No

- Attached is a file of the shareholders registry in accordance with section 130 of the Companies Law, 1999:

Shareholder Register - Accessible ISA.pdf

*Alternative text: Shareholder Register - Accessible ISA.pdf*

- Attached is an updated file of the corporation’s securities registers, including the register of warrants holders and the register of BONDS holders:

Securities Register - Accessible ISA.pdf

*Alternative text: Securities Register - Accessible ISA.pdf*

Authorized signatories for the corporation:

No.	Name of Signatory	Position
1	Arthur Leshinsky	CEO

Explanation: According to Regulation 5 to the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations should be signed by those authorized to sign on behalf of the corporation. The relevant staff position on this matter can be found on the authority’s site: [Click here](#).

Previous reference numbers on this matter:

Security of the corporation is listed for trading on the Tel Aviv Stock Exchange.

- **Short name:** BLUE SQUARE REAL ESTATE
- **Address:** 1 Azrieli Center, Round Tower, 18th Floor, Tel Aviv, 6701101
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- **Fax:** 03-9282402
- **Email:** [hagarg@bsre.co.il](mailto:hagarg@bsre.co.il)
- **Company website:** -

Previous entity names:

Electronic reporter name: Ofir Saada

- **Position:** Attorney / Legal Advisor
- **Employer company:**

Reporter address: Menachem Begin 132, Tel Aviv, 670101

- **Phone:** 073-3165400
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