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CARASSO REAL ESTATE LTD

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Registration Number: 510488190

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T126 (Public)
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The corporation will schedule the report for publication on 28/08/2025 08:35

Report on the Corporation's Liabilities by Maturity Dates

Regulations 9d and 38e of the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting period: 30/06 for the year Current Year 2025

Below is a detailed breakdown of the corporation's liabilities by maturity dates:

A. Bonds issued to the public by the reporting corporation and held by the public, excluding such bonds held by the parent company of the corporation, its controlling shareholder, companies controlled by any of them, or companies controlled by the corporation - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	139,326	0	0	0	0	0	56,387	195,713
Year 2	0	139,326	0	0	0	0	0	49,006	188,332
Year 3	0	139,326	0	0	0	0	0	41,583	180,909
Year 4	0	179,326	0	0	0	0	0	32,970	212,296
Year 5+	0	499,326	0	0	0	0	0	51,942	551,268
Total	0	1,096,630	0	0	0	0	0	231,888	1,328,518

B. Private bonds and non-bank credit, excluding bonds or credit provided by the parent company of the corporation, its controlling shareholder, companies controlled by any of them, or by the corporation - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	36,545	11,754	0	0	0	0	0	3,331	51,630
Year 2	162,846	72,947	0	0	0	0	0	14,178	249,971
Year 3	0	31,761	0	0	0	0	0	2,065	33,826
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	199,391	116,462	0	0	0	0	0	19,574	335,427

C. Bank credit from banks in Israel - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	670	61,161	0	0	0	0	0	2,985	64,816
Year 2	889	280,173	0	0	0	0	0	24,673	305,735
Year 3	779	4,840	0	0	0	0	0	3,594	9,213
Year 4	13,237	75,316	0	0	0	0	0	1,027	89,580
Year 5+	0	0	0	0	0	0	0	0	0
Total	15,575	421,490	0	0	0	0	0	32,279	469,344

D. Bank credit from banks abroad - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

E. Summary Table for Tables A-D, Total Bank Credit, Non-Bank Credit, and Bonds - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	37,215	212,241	0	0	0	0	0	62,703	312,159
Year 2	163,735	492,446	0	0	0	0	0	87,857	744,038
Year 3	779	175,927	0	0	0	0	0	47,242	223,948
Year 4	13,237	254,642	0	0	0	0	0	33,997	301,876
Year 5+	0	499,326	0	0	0	0	0	51,942	551,268
Total	214,966	1,634,582	0	0	0	0	0	283,741	2,133,289

F. Off-balance sheet credit exposure (for financial guarantees and credit commitments) - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	510,138	0	0	0	0	0	0	0	510,138
Year 2	188,462	0	0	0	0	0	0	0	188,462
Year 3	6,579	0	0	0	0	0	0	0	6,579
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	177,398	0	0	0	0	0	0	0	177,398
One-time Commitment	0	0	0	0	0	0	0	0	0
Total	882,577	0	0	0	0	0	0	0	882,577

G. Off-balance sheet credit exposure (for financial guarantees and credit commitments) of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Table F above (in thousands of NIS)

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	360,662	0	0	0	0	0	0	0	360,662
Year 2	173,282	0	0	0	0	0	0	0	173,282
Year 3	41,512	0	0	0	0	0	0	0	41,512
Year 4	5,868	0	0	0	0	0	0	0	5,868
Year 5+	0	0	0	0	0	0	0	0	0
One-time Commitment	0	0	0	0	0	0	0	0	0
Total	581,324	0	0	0	0	0	0	0	581,324

H. Total balances of bank credit, non-bank credit, and bonds of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Tables A-D above (in thousands of NIS)

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	8,646	93,128	0	0	0	0	0	7,401	109,175
Year 2	10,171	144,605	0	0	0	0	0	21,748	176,524
Year 3	112,246	60,143	0	0	0	0	0	7,088	179,477
Year 4	35,485	1,418	0	0	0	0	0	2,980	39,883
Year 5+	52,271	25,616	0	0	0	0	0	2,274	80,161
Total	218,819	324,910	0	0	0	0	0	41,491	585,220

I. Balances of credit granted to the reporting corporation by the parent company or controlling shareholder and balances of bonds issued by the reporting corporation held by the parent company or controlling shareholder (in thousands of NIS):

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

J. Balances of credit granted to the reporting corporation by companies controlled by the parent company or controlling shareholder and not controlled by the reporting corporation, and balances of bonds issued by the reporting corporation held by such companies (in thousands of NIS):

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

K. Balances of credit granted to the reporting corporation by consolidated companies and balances of bonds issued by the reporting corporation held by consolidated companies (in thousands of NIS):

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	NIS CPI- linked	NIS Non- linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Reuven Keidar	CFO
2	Harel Shoham	Other Legal Advisor and Company Secretary

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

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

Short Name: CARASSO REAL ESTATE LTD

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Company Website: <https://www.carasso-nadlan.co.il/>

Previous names of the reporting entity:

Electronic Reporter Name: Harel Shoham

Position: Legal Advisor and Company Secretary

Employer Company Name:

Address: 24 Reib"l St., Tel Aviv, 6777859

Phone: 03-6381179, Fax:

Email: harelsh@carasso.co.il