CARASSO REAL ESTATE LTD ("the Company")

22 October 2025

To:

Israel Securities Authority
Via MAGNA
www.isa.gov.il

Tel Aviv Stock Exchange Ltd.
Via MAYA
www.tase.co.il

Subject: Immediate Report

1. Further to the immediate report of the Company dated August 4, 2025 ("the Previous Report") [101], regarding the engagement of Carasso Urban Renewal Ltd., which is wholly owned by the Company ("Carasso Urban Renewal"), dated July 31, 2025, with A.D. Havazelet Investments and Development Ltd. (together with Carasso Urban Renewal: "the Parties"), which has contracted with approximately 97% of all rights holders in the existing units at 20 HaAliya HaShniya Street in the Bat Galim neighborhood of Haifa, in an agreement to initiate an urban renewal evacuation and construction project ("the Project"), for the purpose of executing a joint transaction in connection with the Project ("the Joint Transaction"), such that each Party's share in the Project will be 50%, the Company is pleased to update that all the conditions precedent for the agreement to come into effect have been fulfilled.

2. For further details regarding the Joint Transaction and the Project, see the details in the Previous Report, which is incorporated herein by reference. Terms not explicitly defined in this Immediate Report shall have the meaning ascribed to them in the Previous Report.

Respectfully,

CARASSO REAL ESTATE LTD

Signed by:
Dan Frans, CEO and Harel Shoham, Legal Counsel and Company Secretary

FOOTNOTE:

[101] Reference number: 2025-01-057406