

Carasso Real Estate Ltd
CARASSO REAL ESTATE LTD
Company No. in the Registrar: 510488190

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. T087 (Public) Filed via MAGNA: 10/02/2026
www.isa.gov.il www.tase.co.il Reference No.: 2026-01-013880

Capital status, grant of rights to purchase shares and the corporation’s securities registers and changes therein
Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports) 5730 - 1970

Nature of the change: Issuance of BONDS (Series 2) – expansion of series
Explanation: Briefly describe the nature of the change

Reference numbers of previous reports on the subject: _____, _____, _____.

1. The corporation’s securities status after the change:

Name and type of security	Security No. on the stock exchange	Amount in the registered capital	Issued and paid-up capital		Quantity registered in the name of the Company for Registration
			Quantity in the last report	Current quantity	
Carasso Real Estate (ordinary share)	1187962	100,000,000	57,908,516	57,908,516	57,908,516
Carasso Real Estate employees	1187970	_____	1,471,775	1,471,775	0
Carasso Real Estate consultant	1187988	_____	72,780	72,780	0
BONDS (Series 1)	1190008	_____	557,304,000	557,304,000	557,304,000
BONDS (Series 2)	1216233	_____	400,000,000	727,876,000	727,876,000
Warrants 06/2025	1224047	_____	750,000	750,000	0

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

2. The corporation announces that:

- ☐ On the date 10/02/2026
- ☐ From date _____ to date _____

- ☐ A change occurred in the quantity and in the register of holders of the corporation’s securities (including rights to purchase shares) as a result of:
Description of the nature Issuance of NIS 327,876,000 par value BONDS (Series 2), by way of expanding the series. For
of the change further details see the shelf offering report dated February 5, 2026.

Explanation: Describe all the details of the transaction or action due to which a change occurred in the corporation’s securities.

Name of the registered holder in respect of whom the change occurred: The Company for Registration of the Tel Aviv Stock Exchange Ltd.

Type of identification number: Number in the Israeli Registrar of CompaniesIdentification number: 515736817

Nature of the change: Public offering _____

Date of change: 10/02/2026Executed via the stock exchange clearing house: Yes

Type and name of security in which a change occurred: BONDS (Series 2)

Security No. on the stock exchange: 1216233

Balance of the holder in the security in the last report: 400,000,000

Balance of the holder in this security after the change: 727,876,000

Total quantity of securities in which a decrease/increase occurred: 327,876,000

Is this a grant of rights to purchase shares No

Total consideration for securities allotted:

The stock exchange number of the share that will derive from exercise of the security:

Number of shares that will derive from full exercise/conversion of the security:

Total exercise premium to be received from full exercise/conversion of the security into shares:

The period during which the security may be exercised:

From until

The securities allotted will be registered for trading:

The said allotment of securities is further to published on and its reference number is

☐ The security has been fully repaid and the consideration has been received in full.

☐ The security has been fully repaid, but the consideration has not been fully received.

☐ Issued for an ATM program

☐ Other.

Explanations:

1. If the change affects more than one security, the impact of the change must be detailed in a separate line for each security.
2. Date of change – all changes of the same type, in the same security, carried out on one day, shall be summarized in one line. For this matter – a distinction must be made between changes carried out via the stock exchange clearing house and changes carried out directly in the company's books.
3. The change – for a decrease the sign “-” must be added.
4. In all quantity fields the number of securities must be filled in and not NIS par value.

☐ A change occurred only in the register of the corporation's security holders (**with no change in the quantity of the corporation's securities**) as a result of:

Description of the nature of the change

Explanation: Describe all the details of the transaction or action due to which a change occurred in the register

1 Name of the registered holder in respect of whom the change occurred:

Type of identification number: Identification number:

Date of change: Executed via the stock exchange clearing house:

Type and name of security in which a change occurred:

Security No. on the stock exchange:

Quantity of the change:

Balance of the holder in this security after the change:

3. Main shareholders’ register as of the report date is as follows:

No.	Name of registered shareholder	Type of identification number	Identification number	Security number on the stock exchange	Type of shares and their par value	Number of shares	Whether holds the shares as trustee
1	<i>The Company for Registration of the Tel Aviv Stock Exchange Ltd.</i>	<i>Number in the Israeli Registrar of Companies</i>	<i>515736817</i>	<i>1187962</i>	<i>Ordinary share, NIS 0.001 par value</i>	<i>57,908,516</i>	<i>No</i>

4. Attached is a shareholders’ register file in accordance with the provisions of Section 130 of the Companies Law, 5759 - 1999 _____

5. Attached is an updated file of the corporation’s securities registers, including the warrant holders’ register and the BONDS holders’ register *Carasso Real Estate Securities Register 10022026 isa.pdf*

Details of the signatories authorized to sign on behalf of the corporation:

	Name of signatory	Position
1	Dan Perans	<i>Chief Executive Officer</i> _____
2	Harel Shoham	<i>Other</i> <i>Legal Counsel and Company Secretary</i>

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (5730 – 1970), a report submitted pursuant to these Regulations shall be signed by those authorized to sign on behalf of the corporation. The staff’s position on this matter can be found on the ISA website: [Click here](#).

Reference numbers of previous documents on the subject (the mention does not constitute inclusion by way of reference):

The corporation’s securities are listed for trading on the Tel-Aviv Stock Exchange

Form structure update date:
06/08/2024

Short name: Carasso Real Estate
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Email: reuvenke@carasso.co.il Company website:https://www.carasso-nadlan.co.il/

Previous names of reporting entity:

Name of electronic reporter: Shoham Harel Position: Legal Counsel and Company SecretaryName of employing company:
Address: Rival 24 , Tel Aviv6777859Telephone: 03-6381179Fax: Email: harelsh@carasso.co.il