

Carasso Real Estate Ltd
CARASSO REAL ESTATE LTD
Number in the register: 510488190

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd T126 (Public) Filed via MAGNA: 26/03/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-028166

Report on a corporation’s balance of liabilities by maturity dates
Regulations 9D and 38E of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Reporting period: 31/12for the year *Current year*2025

Below is a breakdown of the corporation’s balance of 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 corporation’s parent company, its controlling shareholder, companies controlled by any of them, or companies controlled by the corporation - based on data from the corporation’s separate financial statements (“solo” reports) (in NIS thousands)

Principal payments									
	Shekel linked to CPI	Shekel not linked to CPI	Euro	Dollar			Other	Gross interest payments (before tax)	Total by years
First year	0	139,326	0	0	0	0	0	52,720	192,046
Second year	0	139,326	0	0	0	0	0	45,280	184,606
Third year	0	179,326	0	0	0	0	0	37,850	217,176
Fourth year	0	179,326	0	0	0	0	0	28,103	207,429
Fifth year and onwards	0	320,000	0	0	0	0	0	37,884	357,884
Total	0	957,304	0	0	0	0	0	201,837	1,159,141

B. Private BONDS and non-bank credit, excluding BONDS and credit granted by the corporation’s parent company, its controlling shareholder, companies controlled by any of them, or by the corporation - based on data from the corporation’s separate financial statements (“solo” reports) (in NIS thousands)

Principal payments									
	Shekel linked to CPI	Shekel not linked to CPI	Euro	Dollar			Other	Gross interest payments (before tax)	Total by years
First year	42,522	7,139	0	0	0	0	0	7,509	57,170
Second year	142,181	72,524	0	0	0	0	0	12,890	227,595
Third year	0	30,678	0	0	0	0	0	972	31,650
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and onwards	0	0	0	0	0	0	0	0	0
Total	184,703	110,341	0	0	0	0	0	21,371	316,415

C. Bank credit from banks in Israel - based on data from the corporation’s separate financial statements (“solo” reports) (in NIS thousands)

Principal payments									
	Shekel linked to CPI	Shekel not linked to CPI	Euro	Dollar			Other	Gross interest payments (before tax)	Total by years
First year	670	318,007	0	0	0	0	0	3,931	322,608
Second year	901	298,855	0	0	0	0	0	24,470	324,226
Third year	13,340	68,516	0	0	0	0	0	2,543	84,399
Fourth year	0	7,875	0	0	0	0	0	232	8,107
Fifth year and onwards	0	0	0	0	0	0	0	0	0
Total	14,911	693,253	0	0	0	0	0	31,176	739,340

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

Principal payments									
	Shekel linked to CPI	Shekel not linked to CPI	Euro	Dollar			Other	Gross interest payments (before tax)	Total by years
First year	8,681	206,563	0	0	0	0	0	1,301	216,545
Second year	10,282	205,918	0	0	0	0	0	20,298	236,498
Third year	109,462	1,418	0	0	0	0	0	4,060	114,940
Fourth year	34,631	1,418	0	0	0	0	0	2,510	38,559
Fifth year and onwards	50,896	24,908	0	0	0	0	0	1,127	76,931
Total	213,952	440,225	0	0	0	0	0	29,296	683,473

I. Credit balances granted to the reporting corporation by the parent company or controlling shareholder and BONDS balances issued by the reporting corporation and held by the parent company or controlling shareholder (in NIS thousands):

Principal payments									
	Shekel linked to CPI	Shekel not linked to CPI	Euro	Dollar			Other	Gross interest payments (before tax)	Total by years
First year	0	0	0	0	0	0	0	0	0
Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and onwards	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

J. Credit balances granted to the reporting corporation by companies controlled by the parent company or controlling shareholder and not controlled by the reporting corporation, and BONDS balances issued by the reporting corporation and held by companies controlled by the parent company or controlling shareholder and not controlled by the reporting corporation (in NIS thousands):

Principal payments									
	Shekel linked to CPI	Shekel not linked to CPI	Euro	Dollar			Other	Gross interest payments (before tax)	Total by years
First year	0	0	0	0	0	0	0	0	0
Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and onwards	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

K. Credit balances granted to the reporting corporation by consolidated companies and BONDS balances issued by the reporting corporation and held by consolidated companies (in NIS thousands):

Principal payments									
	Shekel linked to CPI	Shekel not linked to CPI	Euro	Dollar			Other	Gross interest payments (before tax)	Total by years
First year	0	0	0	0	0	0	0	0	0
Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and onwards	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

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

	Name of signatory	Position
1	Dan Parnas	Chief Executive Officer
2	Reuven Keidar	Chief Financial Officer

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

Reference numbers of previous documents on the subject (the reference 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:
04/02/2025

Short name: Carasso Real Estate

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Former names of the reporting entity:

Name of electronic reporter: Shoham Harel Position: Legal Counsel and Company SecretaryEmployer company name:

Address: Reval 24 , Tel Aviv6777859Telephone: 03-6381179Fax: Email: harelsh@carasso.co.il