



**Date:** 3/8/2025

To:

Israel 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)

**Dear Sir/Madam,**

**Subject:** ELECTRA REAL ESTATE LTD (hereinafter: "the Company") Monthly Table of Events and Acquisitions - July 2025

Further to the immediate report published by the Company on January 2, 2022 (Reference number: 2022-01-000138),

**Fourth Fund for Investments in Multifamily Complexes:**

As of the reporting date, the fourth fund for investments in multifamily complexes holds 10,410 housing units in 34 multifamily complexes in the southeastern United States, with a total equity investment of approximately \$970.9 million (the fund's share).

As of the reporting date, the Company holds and manages 32,326 housing units in 106 multifamily complexes in the southeastern United States.

**BTR-SFR Investment Partnerships:**

As of the reporting date, the Company (together with limited partners, through 25 partnerships) holds and manages as a General Partner (GP) 4,263 single-family homes, mainly in the southeastern United States, with total transactions (100%) of approximately \$1.2 billion and invested equity (100%) of approximately \$474.5 million.

Additionally, as of this reporting date, the held company has invested a total of approximately \$11.8 million for the purchase of land, deposits, and advances for the construction and purchase of additional future homes (mainly financed by bank credit).

**Fund for Investments in Single-Family Rental Homes BTR-SFR:**

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Deal Name	Deal Description	Date		Number of Homes		Purchase Price (100%)		Expected Equity (100%)	
		Purchase	Estimated Delivery Date of Units	Received as of Reporting Date	Last	In Million USD	In Million USD		
The Station at Kentmere(*)	BTR deal expected to include a complex of 149 single-family rental homes, in Auburn, Georgia	17.07.2025	September 2026	14		Approx. 42.8		Approx. 17.5	

After this deal, the fund for investments in single-family rental homes holds 37 homes in two complexes, with invested equity of approximately \$6.3 million (the fund's share).

Additionally, as of this reporting date, the fund has invested a total of approximately \$5.8 million for deposits and advances for the purchase of 215 additional future homes.

The total commitments signed in connection with the fund for investments in single-family rental homes SFR-BTR as of this reporting date amount to approximately \$231 million (including approximately \$4 million, which was approved by the investment committee of an institutional body in the process of advanced joining to invest in the fund).

(\*) BTR Forward deal in which the fund committed to purchase all units. The deal is expected to include gradual delivery of the homes over about 14 months (the fund's share in the deal is 100%).



Alt: Main logo or image

Second Debt Fund for Financing Multifamily Complexes in the USA:

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Asset Name	Purchase Date	Ownership	Deal Type	Asset Location	Units	Number Housing	Financing Amount In Million USD	(Fund's Share)	Minimum Annual Yield Annual
Magnolia at Powell	03.07.2025	Second Debt Fund for Financing Multifamily Complexes	Mezzanine Loan	Orlando, Florida	132	5.2	11.5%		

As of the reporting date, the second debt fund for financing multifamily complexes in the USA holds 25 deals, with a total investment of approximately \$354 million.

As of the reporting date, the two debt funds for financing multifamily complexes in the USA hold 54 deals with a total investment of approximately \$611 million.

**Fund for Investments in the UK:**

As of the reporting date, the fund for investments in the UK holds three office buildings with a total investment of approximately £48.8 million (the fund's share).

The total commitments signed in connection with the fund for investments in the UK as of this reporting date amount to approximately £119 million, as well as approximately £11 million raised from Co Investors Partners, totaling approximately £130 million raised.

**Private Hotel REIT:**

As of the reporting date, the private hotel REIT holds 7 hotels, containing approximately 1,340 rooms, with a total investment of approximately \$535 million.

The total commitments signed in connection with the hotel REIT as of this reporting date amount to approximately \$745 million (due to technical regulatory restrictions applicable to institutional bodies that invested in the hotel REIT, as of today, the effective commitments are lower than the total signed commitments. Future fundraising, if realized, may lift these restrictions).

**ELECTRA REAL ESTATE LTD**

**Signatories:**

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- Amir Yaniv, CEO
- Gil Roshink, Chairman of the Board