

# ELECTRA REAL ESTATE LTD

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Registration Number: 510607328

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T053 (Public)  
Sent via MAGNA: 17/08/2025 [www.isa.gov.il](http://www.isa.gov.il) [www.tase.co.il](http://www.tase.co.il) Reference: 2025-01-060831

## Immediate Report on an Event or Matter Deviating from the Corporation's Ordinary Business

Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 1970

The results of an issuance should be reported in T20 and not in this form.

A report on the rating of bonds or a corporation rating should be submitted via Form T125.

Report on: ☐ Delayed report

### Nature of the Event:

- Completion of a transaction by the second fund for the sale of a housing complex in North Carolina.
1. Further to the immediate report published by the company on July 1, 2025 (Reference Number: 2025-01-047206), the company is pleased to announce that on August 15, 2025, the transaction for the sale of rights in a housing complex in Raleigh, North Carolina, USA, by the second fund for investments in housing complexes, was completed. The consolidated company received the full consideration for it. From the date of purchase until the realization date, the NOI of the asset increased by about 40%. The final annual yield (IRR) at the portfolio level is about 29.2% and the equity multiple is about 3.03, and at the asset level, the annual yield is about 15.3% and the equity multiple is about 2.49.
  2. The date and time the corporation first became aware of the event or matter: 15/08/2025 at 22:13.
  3. If the report was delayed - the reason for the delay:

4. On date \_\_\_\_\_ at time \_\_\_\_\_ the impediment to report was removed.
5. ☐ The company is a shell company as defined in the stock exchange regulations.

**Details of the authorized signatories on behalf of the corporation:**

No.	Name	Position
1	Gil Roshink	Chairman of the Board
2	Amir Yaniv	CEO

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](#).

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

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

Form structure update date: 06/08/2024

Short name: ELECTRA REAL ESTATE LTD

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Previous names of the reporting entity:

Electronic reporter name: Wesley Eliezer Position: CFO Employer company name: Elco Holdings Ltd. Address: Yigal Alon 98, Tel Aviv 6789141 Phone: 03-6939678, Fax: 03-6939656 Email: [eliv@elco.co.il](mailto:eliv@elco.co.il)