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# ELECTRA REAL ESTATE LTD

ELECTRA REAL ESTATE LTD

Registration Number: 510607328

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T087 (Public)  
Sent via MAGNA: 01/09/2025 [www.isa.gov.il](http://www.isa.gov.il) [www.tase.co.il](http://www.tase.co.il) Reference: 2025-01-065997

## Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Their Changes

Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970  
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970  
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970  
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

### Nature of the Change:

Grant of non-tradable warrants to employees

Explanation: Please briefly describe the nature of the change.

Reference numbers of previous reports on the subject: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

1. The corporation's securities position after the change:

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Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Registered in the Name of the Registration Company
Ordinary shares of NIS 0.0001 par value	1094044	100,000,000	Last Report: 65,310,535	Current: 65,310,535
Bonds (Series 6)	1174564	0	Last Report: 393,883,169	Current: 393,883,169
Bonds (Series 7)	1203553	0	Last Report: 417,090,000	Current: 417,090,000
ELECTRA REAL ESTATE LTD Commercial Papers 1 (non-tradable)	1225432	0	Last Report: 200,000,000	Current: 200,000,000
Warrants 8/20 - non-tradable	1168707	0	Last Report: 48,696	Current: 48,696
Employee Warrants - non-tradable	1197193	0	Last Report: 699,708	Current: 1,071,490

Explanation: All securities of the company must be detailed, including non-listed securities.

2. The corporation announces that: On the date: 01/09/2025 A change occurred in the quantity and register of holders of the corporation's securities (including rights to purchase shares) as a result of: Description of the nature of the change: Grant of non-tradable warrants to employees

Explanation: Please describe all details of the transaction or action that caused the change in the corporation's securities.

**Details of the registered holder for whom the change occurred:**

- Name: Altshuler Trusts Ltd.
- Type of ID: Company registration number in Israel
- ID Number: 513901330

Nature of the change: Private allocation Date of change: 01/09/2025 Executed via TASE clearing house: No Type and name of security changed: Employee warrant - non-tradable Security number on TASE: 1197193 Holder's balance in the last report: 699,708 Holder's balance after the change: 1,071,490 Total quantity of securities increased/decreased: 371,782 Is this a grant of rights to purchase shares: Yes Total consideration for the allocated securities: 0 TASE number of the share resulting from exercise: 1094044 Number of shares resulting from full exercise/conversion: 371,782 Total additional consideration from full exercise/conversion: The allocation plan is a cashless plan, whereby the number of shares actually received by the officeholder and employees will reflect the increase in the value of the company's shares up to the exercise date. Since it is not possible to estimate at this time the number of shares that will be received by the officeholders, a theoretical assumption of a 1:1 exercise ratio was made.

Period during which the security can be exercised: In five equal tranches, starting two years after the grant date (2 tranches) and up to five years and 30 days from that date, subject to the provisions of the option plan. From: 24/08/2027 To: 23/09/2030 The allocated securities will be listed for trading: No The allocation of these securities is pursuant to: Private offering report published on: 25/08/2025, Reference number: 2025-01-063121

Other: The warrants were allocated without consideration.

#### Explanations:

1. If the change affects more than one security, the effect of the change should be detailed in a separate row for each security.
2. Date of change – all changes of the same type, in the same security, made on the same day, will be summarized in one row. For this purpose – changes made through the TASE clearing house should be separated from those made directly in the company's books.
3. The change – for a decrease, add the sign "-".
4. All quantity fields should indicate the number of securities and not par value.
5. Main register of shareholders as of the report date is as follows:

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No.	Name of Registered Shareholder	Type of ID	ID Number	Security Number on TASE	Type and Par Value of Shares	Number of Shares	Holds Shares as Trustee
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is a file of the register of shareholders in accordance with Section 130 of the Companies Law, 1999: [Register\_of\_Shareholders\_isa.pdf]
5. Attached is an updated file of the registers of the corporation's securities, including the register of warrant holders and the register of bond holders:  
[Register\_of\_Bond\_and\_Warrant\_Holders\_isa.pdf]

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

No.	Name of Signatory	Position
1	Eliezer Vasli	CFO
2	Ohad Levi	Other (Deputy Chief Accountant and Control)

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. Staff position on the matter can be found on the Authority's website: [Click here](#).

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

Short name: ELECTRA REAL ESTATE LTD

Address: Yigal Alon 98, Tel Aviv 6789141 Phone: 03-7101700, Fax: 03-7101720 Email: [corpsecretary@ere.co.il](mailto:corpsecretary@ere.co.il) Company website: <https://electra-re.com/>

Previous names of the reporting entity:

Name of electronic reporter: Vasli 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)

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*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 Address: Yigal Alon 98, Tel Aviv 6789141 Phone: 03-7101700, Fax: 03-7101720 Email: [corpsecretary@ere.co.il](mailto:corpsecretary@ere.co.il) Company website: <https://electra-re.com/>

Name of electronic reporter: Vasli 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)

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[Register\_of\_Shareholders\_isa.pdf] *alt: Register of Shareholders file attached as per Section 130 of the Companies Law, 1999*

[Register\_of\_Bond\_and\_Warrant\_Holders\_isa.pdf] *alt: Updated file of registers of the corporation's securities, including register of warrant holders and bond holders*