



Alt: Company Logo

Date: 11/9/2025

To:

Israel Securities Authority

www.isa.gov.il

TEL AVIV STOCK EXCHANGE LTD

www.tase.co.il

Dear Sir/Madam,

Subject: ELECTRA REAL ESTATE LTD (hereinafter: "the Company") - Immediate Report

The Company hereby announces that the second debt fund for financing multifamily properties in the USA, which on February 17, 2023, executed a transaction in the form of a mezzanine loan in the amount of approximately \$7 million, bearing a minimum annual effective interest rate of 12.5% (Reference Number: 2023-01-019015), to finance the purchase of a multifamily property in Philadelphia, Pennsylvania, USA, received on September 10, 2025, a total of approximately \$8.1 million following full repayment. In total, the fund received for its investment over the investment period an amount of approximately \$9.6 million, reflecting an annual internal rate of return (IRR) of about 16.91%.

As a result of the above, the Company is not expected to record any material profit or loss in the third quarter of 2025.

ELECTRA REAL ESTATE LTD

Signatories:

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