

ELECTRA REAL ESTATE LTD

ELECTRA REAL ESTATE LTD

Registration Number: 510607328

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T053 (Public)
Transmitted via MAGNA: 11/09/2025 Israel Securities Authority website: www.isa.gov.il Tel
Aviv Stock Exchange website: www.tase.co.il Reference: 2025-01-068646

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

Results of an offering should be reported in T20 and not in this form.

Reporting on bond rating or corporation rating should be submitted via Form T125.

Report on: [] Delayed report

Nature of the Event:

Full repayment of a transaction for financing a housing cluster in Philadelphia, Pennsylvania through the second debt fund

1. The company hereby announces that the second debt fund for financing housing clusters 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 effective annual interest rate of 12.5% (Reference: 2023-01-019015), to finance the purchase of a housing cluster in the city of Philadelphia, Pennsylvania, USA, received on September 10, 2025, a total of approximately \$8.1 million following full repayment, and in total, the fund received for its investment over the investment period a sum of approximately \$9.6 million, reflecting an annual return rate (IRR) of about 16.91%.

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

[1130N_isa.pdf]

2. The date and time the corporation first became aware of the event or matter:

10/09/2025 at 22:00.

3. If the report was delayed - the reason for the delay:

4. On date _____ at time _____ the impediment to reporting 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:

#	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 incorporation by reference):

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 Company website: <https://electra-re.com/>

Previous names of the reporting entity:

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

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