

ELECTRA REAL ESTATE LTD

Registry Number: 510607328

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T053 (Public)
Transmitted via MAGNA: 21/09/2025
ISA Website: www.isa.gov.il
TASE Website: www.tase.co.il
Reference: 2025-01-070846

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 issuance 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 submission

Nature of the Event:

Completion of the second fund's transaction for the sale of a housing cluster in Tennessee.

1. Further to the immediate report published by the company on December 17, 2024 (Reference Number: 2024-01-624812), the company is pleased to announce that on September 18, 2025, the transaction for the sale of rights in a housing cluster in Andersonville, Tennessee, USA, by the second fund for investments in housing clusters, was completed. The consolidated company received the full consideration for it. The final annual yield (IRR) at the asset level is approximately 13.7% and the equity multiple is approximately 1.84.
2. The date and time the corporation first became aware of the event or matter: 18/09/2025 at 23:30
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):

The corporation's securities are listed for trading on the Tel Aviv Stock Exchange

Short name: ELECTRA REAL ESTATE LTD

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.

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:

Electronic reporter's 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

Form structure update date: 06/08/2024