

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)
Transmitted via MAGNA: 30/09/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-072934

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 the second fund's transaction for the sale of a housing cluster in Texas.
1. Further to the immediate report published by the company on July 27, 2025 (reference number: 2025-01-055409), the company hereby announces that on September 29, 2025, the transaction for the sale of rights in a housing cluster in Houston, Texas, 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 14.8% and the equity multiple is approximately 1.66.
 2. The date and time the corporation first became aware of the event or matter: 29/09/2025 at 23:00.
 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 way of 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:

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