

ELECTRA REAL ESTATE LTD

Registry Number: 510607328

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T087 (Public)
Sent via MAGNA: 12/10/2025
Israel Securities Authority Email: www.isa.gov.il
Tel Aviv Stock Exchange Email: www.tase.co.il
Reference: 2025-01-074926

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:

Exercise of Warrants 8/20 (Non-tradable)

Explanation: Please briefly describe the nature of the change.

Reference Numbers of Previous Reports on the Subject:

_____, _____, _____.

1. The Corporation's Securities Register 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: 65,348,323	65,347,138
Bonds (Series 6)	1174564	0	Last Report: 393,883,169 Current: 393,883,169	393,883,169
Bonds (Series 7)	1203553	0	Last Report: 417,090,000 Current: 417,090,000	417,090,000
ELECTRA REAL ESTATE LTD Commercial Papers 1 (Non-tradable)	1225432	0	Last Report: 200,000,000 Current: 200,000,000	200,000,000
Warrants 8/20 (Non-tradable)	1168707	0	Last Report: 48,696 Current: 0	0
Employee Warrants (Non-tradable)	1197193	0	Last Report: 1,071,490 Current: 1,071,490	0

Explanation: All securities of the company must be detailed, including securities not listed for trading.

2. The Corporation Announces That:

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On the date: 12/10/2025

A change occurred in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Exercise of Warrants 8/20 (Non-tradable)

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

Details of the Change:

1. **Registered Holder Affected by the Change:** Altshuler Trusts Ltd.

Type of ID Number: Company Registry Number in Israel

ID Number: 513901330

- **Nature of the Change:** Exercise of options
- **Date of Change:** 12/10/2025
- **Executed via TASE Clearing House:** No
- **Type and Name of Security Changed:** Warrants 8/20 (Non-tradable)
- **Security Number on TASE:** 1168707
- **Holder's Balance in Last Report:** 48,696
- **Holder's Balance After Change:** 0
- **Total Quantity of Securities Increased/Decreased:** 48,696
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **TASE number of the share resulting from exercise:** _____
- **Number of shares resulting from full exercise/conversion:** _____
- **Total additional consideration from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From:** _____ **To:** _____
- **Allocated securities will be registered for trading:** _____
- **Allocation is a continuation of:** _____, published on: _____, reference number: _____
- ☒ The security was fully paid and the consideration was fully received.
- ☐ The security was fully paid, but the consideration was not fully received.
- ☐ Issued for ATM program.
- ☐ Other: _____

2. **Registered Holder Affected by the Change:** Mizrahi Tefahot Registration Company Ltd.

Type of ID Number: Company Registry Number in Israel

ID Number: 510422249

- **Nature of the Change:** Other (Share allocation)
- **Date of Change:** 12/10/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security Changed:** Ordinary shares
- **Security Number on TASE:** 1094044
- **Holder's Balance in Last Report:** 65,309,350

- **Holder's Balance After Change:** 65,347,138
- **Total Quantity of Securities Increased/Decreased:** 37,788
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **TASE number of the share resulting from exercise:** _____
- **Number of shares resulting from full exercise/conversion:** _____
- **Total additional consideration from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From:** _____ **To:** _____
- **Allocated securities will be registered for trading:** _____
- **Allocation is a continuation of:** _____, published on: _____, reference number: _____
- ☒ The security was fully paid and the consideration was fully received.
- ☐ The security was fully paid, but the consideration was not fully received.
- ☐ Issued for ATM program.
- ☐ Other: _____

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, performed on the same day, will be summarized in one row. For this purpose – changes performed via the TASE clearing house should be separated from those performed directly in the company's books.
3. The change – for a decrease, add the sign "-".
4. In all quantity fields, the quantity of securities should be filled in, not the par value in NIS.

3. Main Shareholder Register as of the Reporting Date:

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

Attached: Shareholder register file in accordance with Section 130 of the Companies Law, 1999:

[isa.pdf](#) [מרשם בעלי מניות](#)

Alt: Shareholder register file (PDF)

Attached: Updated file of the corporation's securities registers, including the register of warrant holders and bond holders:

[isa.pdf](#) [פנקס מחזיקי אגח ואופציות](#)

Alt: Register of bond and warrant holders (PDF)

Authorized Signatories for the Corporation:

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No.	Name of Signatory	Position
1	Eliezer Vasli	CFO
2	Ohad Levi	Other (VP Accounting 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](#).

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 reporting entity:

Electronic reporter name: 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