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ELECTRA REAL ESTATE LTD

Registry Number: 510607328

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T076 (Public)

Sent via MAGNA: 12/10/2025

Reference: 2025-01-074929

Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is intended for reporting changes in holdings of securities of the reporting corporation only. For reporting changes in holdings of securities of a subsidiary of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121.

1. Holder Details

- **Name of Corporation/Holder:** Levy Ohad
- **Name in English (as registered):** Levy Ohad
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 040690778
- **Type of Holder:** Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
- **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** None
- **Identification number of controlling shareholder in the interested party:** None
- **Citizenship/ Country of incorporation or registration:** Private individual with Israeli citizenship
- **Country of citizenship / incorporation or registration:** _____
- **Security number on the stock exchange:** 1168707
- **Name and type of security:** Warrant 8/20 - Non-tradable
- **Nature of change:** Decrease; In convertible securities due to their conversion to shares or redemption
- **Is this a change in a single transaction or multiple transactions (cumulative change):** Single transaction
- **Date of change:** 12/10/2025
- **Transaction rate:** 0 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 20,290
- **Holding percentage of total securities of the same type in last report:** 42%
- **Change in number of securities:** -20,290
- **Current balance (number of securities):** 0
- **Current holding percentage of total securities of the same type:** 0%
- **Holding percentage after the change: In capital:** 0%
In voting rights: 0%
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after the change on full dilution: In capital:** 0.23%
In voting rights: 0.23%
- **Note number:** 1

2. Holder Details

- **Name of Corporation/Holder:** Levy Ohad
- **Name in English (as registered):** Levy Ohad
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 040690778
- **Type of Holder:** Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
- **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** None
- **Identification number of controlling shareholder in the interested party:** None
- **Citizenship/ Country of incorporation or registration:** Private individual with Israeli citizenship
- **Country of citizenship / incorporation or registration:** _____
- **Security number on the stock exchange:** 1094044
- **Name and type of security:** Ordinary share
- **Nature of change:** Increase; In shares due to conversion of securities
- **Is this a change in a single transaction or multiple transactions (cumulative change):** Single transaction
- **Date of change:** 12/10/2025
- **Transaction rate:** 0.01 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 0
- **Holding percentage of total securities of the same type in last report:** 0%
- **Change in number of securities:** +15,745
- **Current balance (number of securities):** 15,745
- **Current holding percentage of total securities of the same type:** 0.02%
- **Holding percentage after the change: In capital:** 0.02%
In voting rights: 0.02%
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after the change on full dilution: In capital:** 0.23%
In voting rights: 0.23%
- **Note number:** 1

3. Holder Details

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- **Name of Corporation/Holder:** Maor Moyal Roy
- **Name in English (as registered):** Maor Moyal Roy
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 066474776
- **Type of Holder:** Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
- **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** None
- **Identification number of controlling shareholder in the interested party:** None
- **Citizenship/ Country of incorporation or registration:** Private individual with Israeli citizenship
- **Country of citizenship / incorporation or registration:** _____
- **Security number on the stock exchange:** 1168707
- **Name and type of security:** Warrant 8/20 - Non-tradable
- **Nature of change:** Decrease; In convertible securities due to their conversion to shares or redemption
- **Is this a change in a single transaction or multiple transactions (cumulative change):** Single transaction
- **Date of change:** 12/10/2025
- **Transaction rate:** 0 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 12,174
- **Holding percentage of total securities of the same type in last report:** 25%
- **Change in number of securities:** -12,174
- **Current balance (number of securities):** 0
- **Current holding percentage of total securities of the same type:** 0%
- **Holding percentage after the change: In capital:** 0%
In voting rights: 0%
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after the change on full dilution: In capital:** 0.22%
In voting rights: 0.22%
- **Note number:** 1

4. Holder Details

- **Name of Corporation/Holder:** Maor Moyal Roy
- **Name in English (as registered):** Maor Moyal Roy
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 066474776
- **Type of Holder:** Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
- **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** None
- **Identification number of controlling shareholder in the interested party:** None
- **Citizenship/ Country of incorporation or registration:** Private individual with Israeli citizenship
- **Country of citizenship / incorporation or registration:** _____
- **Security number on the stock exchange:** 1094044
- **Name and type of security:** Ordinary share
- **Nature of change:** Increase; In shares due to conversion of securities
- **Is this a change in a single transaction or multiple transactions (cumulative change):** Single transaction
- **Date of change:** 12/10/2025
- **Transaction rate:** 0.01 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 0
- **Holding percentage of total securities of the same type in last report:** 0%
- **Change in number of securities:** +9,447
- **Current balance (number of securities):** 9,447
- **Current holding percentage of total securities of the same type:** 0.01%
- **Holding percentage after the change: In capital:** 0.01%
In voting rights: 0.01%
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after the change on full dilution: In capital:** 0.22%
In voting rights: 0.22%
- **Note number:** 1

5. Holder Details

- **Name of Corporation/Holder:** Fiorentino Oded Emanuel
- **Name in English (as registered):** Fiorentino Oded Emanuel
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 037777356
- **Type of Holder:** Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
- **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** None
- **Identification number of controlling shareholder in the interested party:** None
- **Citizenship/ Country of incorporation or registration:** Private individual with Israeli citizenship
- **Country of citizenship / incorporation or registration:** _____
- **Security number on the stock exchange:** 1168707
- **Name and type of security:** Warrant 8/20 - Non-tradable
- **Nature of change:** Decrease; In convertible securities due to their conversion to shares or redemption
- **Is this a change in a single transaction or multiple transactions (cumulative change):** Single transaction
- **Date of change:** 12/10/2025
- **Transaction rate:** 0 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 16,232
- **Holding percentage of total securities of the same type in last report:** 33%
- **Change in number of securities:** -16,232
- **Current balance (number of securities):** 0
- **Current holding percentage of total securities of the same type:** 0%
- **Holding percentage after the change: In capital:** 0%
In voting rights: 0%
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after the change on full dilution: In capital:** 0.17%
In voting rights: 0.17%
- **Note number:** 1

6. Holder Details

- **Name of Corporation/Holder:** Fiorentino Oded Emanuel
- **Name in English (as registered):** Fiorentino Oded Emanuel
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 037777356
- **Type of Holder:** Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
- **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** None
- **Identification number of controlling shareholder in the interested party:** None
- **Citizenship/ Country of incorporation or registration:** Private individual with Israeli citizenship
- **Country of citizenship / incorporation or registration:** _____
- **Security number on the stock exchange:** 1094044
- **Name and type of security:** Ordinary share
- **Nature of change:** Increase; In shares due to conversion of securities
- **Is this a change in a single transaction or multiple transactions (cumulative change):** Single transaction
- **Date of change:** 12/10/2025
- **Transaction rate:** 0.01 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 0
- **Holding percentage of total securities of the same type in last report:** 0%
- **Change in number of securities:** +12,596
- **Current balance (number of securities):** 12,596
- **Current holding percentage of total securities of the same type:** 0.02%
- **Holding percentage after the change: In capital:** 0.02%
In voting rights: 0.02%
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after the change on full dilution: In capital:** 0.17%
In voting rights: 0.17%
- **Note number:** 1

Note: If an increase due to a forced purchase of loaned securities or a decrease due to a forced sale of loaned securities is selected, then loaned securities not returned to the lender, and thus the lending action became a forced purchase and the lending action a forced sale.

Notes Table

No.	Note
1	1. The holding percentage after the change on full dilution assumes a theoretical scenario of the exercise of all options in the company, to shares at a 1:1 ratio. In practice, the offerees will be allocated, upon exercise of the options, shares in a quantity reflecting only the monetary benefit embedded in the options (net exercise - cashless); 2. The exercise of the options to company shares was a net exercise according to the allocation terms, and accordingly, the transaction rate specified is the par value paid by each offeree for the shares actually allocated to him.

1. Was the entire consideration paid at the time of the change? Yes
- If not, please specify the date of completion of payment: _____
2. If the change is by signing a loan agreement, please specify details regarding the termination of the loan: _____
- Explanation:** The holding percentages should be stated considering all securities held by the interested party.
3. The date and time the corporation first became aware of the event or matter:
12/10/2025 at 11:30
4. Details of the actions that caused the change: _____

Details of authorized signatories on behalf of the corporation:

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No.	Name of Signatory	Position
1	Eliezer Vasli	Deputy CEO Finance
2	Ohad Levy	Other (Deputy CEO Accounting and Control)

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall 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](#).

Previous reference numbers of documents on the subject (the mention does not constitute inclusion by reference):

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange

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: Vasli Eliezer

Position: Deputy CEO Finance

Employer company name: Elco Holdings Ltd.

Address: Yigal Alon 98, Tel Aviv 6789141

Phone: 03-6939678

Fax: 03-6939656

Email: eliv@elco.co.il