Electra Real Estate Ltd

Monthly Events and Acquisitions Table - October 2025

To:
Israel Securities Authority
www.isa.gov.il

To:
Tel Aviv Stock Exchange Ltd.
www.tase.co.il

2/11/2025

Electra Real Estate Ltd (hereinafter: the Company) Monthly Events and Acquisitions Table - October 2025

Following the immediate report published by the Company on January 2, 2022 (reference number: 2022-01-000138),

Fifth Fund for Investments in Multifamily Complexes (first closing not yet completed):

As of the report date, the fifth fund for investments in multifamily complexes, which has not yet performed its first closing, holds 420 residential units in one multifamily complex in the southeastern United States, with a total equity investment of approximately $17.35 million (fund's share).

As of the report date, the Company holds and manages 32,239 residential units in 105 multifamily complexes in the southeastern United States.

SFR-BTR Investment Partnerships:

As of the report date, the Company (together with limited partners, through 25 partnerships) manages as a General Partner (GP) 4,255 single-family homes, mainly in the southeastern United States, with total transaction value (100%) of approximately $1.2 billion and total invested capital (100%) of approximately $476 million.

Additionally, as of this report date, the invested company invested a total of approximately $11.7 million for acquisition of land, deposits, and advances for the construction and acquisition of additional future homes.

Fund for Investments in Single-Family Homes for Rent SFR-BTR:

As of the report date, the fund for investments in single-family homes for rent holds 91 homes in three complexes, with invested equity of approximately $15.7 million (fund's share).

Additionally, as of this report date, the fund invested a total of approximately $13.4 million for deposits and advances for acquisition of 504 additional future homes.

The total commitments signed in connection with the fund for investments in single-family homes for rent SFR-BTR as of this report date amount to approximately $232 million. (Due to technical regulatory restrictions applicable to institutional investors who invested in the fund, as of today, the effective commitment scope is lower than the total signed commitments. Future fundraising, if materializes, may lift these restrictions.)

Second Debt Fund for Financing Multifamily Complexes in the US:

As of the report date, the second debt fund for financing multifamily complexes in the US holds 24 transactions, with total investment of approximately $353 million.

As of the report date, both debt funds for financing multifamily complexes in the US hold 53 transactions with total investment of approximately $617 million.

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Fund for Investments in the UK:

As of the report date, the fund for investments in the UK holds three office buildings with a total investment amount of approximately £50.3 million (the fund's share).

The total commitments signed in connection with the fund for investments in the UK as of this reporting date amount to approximately £119 million, and approximately £11 million were raised from Co Investors Partners. In total, approximately £130 million was raised.

Private Hotel REIT:

As of the report date, the private hotel REIT holds 7 hotels comprising approximately 1,340 rooms, with a total investment amount of approximately $546 million.

The total commitments signed in connection with the hotel REIT as of this reporting date amount to approximately $745 million (Due to technical regulatory limitations applicable to institutional bodies that invested in the hotel REIT, as of today, the effective scope of commitments is lower than the total signed commitments. Future fundraising, if materializes, may lift these restrictions).

Signatory names:

Amir Yaniv, CEO

Gil Rushink, Chairman of the Board