

Electra Real Estate Ltd.

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

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

16/11/2025

Subject: Electra Real Estate Ltd. (hereinafter: the Company) – Immediate Report

The Company hereby announces that on November 14, 2025, it signed a transaction with a third party for the sale of all rights in a multifamily property in Tampa, Florida, USA (hereinafter: the Asset), owned by the Second Fund for Investments in Multifamily Properties in the USA and a limited American investor (LP), for a total consideration (100%) of approximately USD 78 million. The Asset, which is managed by the Company as General Partner, was acquired in January 2019 at a price (100%) of approximately USD 53.7 million and includes 300 housing units. The equity invested (100%) totaled approximately USD 21 million. The free cash flow (100%) to be generated from the sale transaction will amount to approximately USD 30.8 million. In addition, during the holding period, the Asset distributed a total of approximately USD 16.8 million in ongoing distributions, so that in total, the Asset will yield its investors a cash flow of about USD 47.6 million up to the realization date, reflecting an annual return (IRR) of about 17% at the asset level and an equity multiple of 2.27. The original equity invested by the Company (as Limited Partner) in this transaction was about USD 1 million, the free cash flow to be generated for the Company from the sale transaction, beyond ongoing distributions received during the holding period (about USD 0.8 million), amounts to approximately USD 2.3 million, and in total, the Company will receive cash flow of about USD 3.1 million from this transaction. As a result of this transaction, the Company is expected to record a loss of about USD 2.5 million, which will be recognized in the Company's financial statements for the third quarter of 2025. Completion of the transaction, subject to the fulfillment of all the suspensive conditions under the sale agreement, is expected to occur in the fourth quarter of 2025. The information in this immediate report regarding the impact of the transaction on the Company's financial results, the cash flow to be generated for the Company, and the timing of the transaction's completion, is forward-looking information assuming the completion of the engagement with the third party as mentioned above and is also based on the Company's assumptions regarding costs involved in executing the transaction and tax obligations, final price adjustments which may take place in the transaction, and the date for fulfilling the suspensive conditions for completion of the transaction. This information may not materialize, or may materialize differently than expected, including if the above Company assumptions materialize differently than expected.

Signatories:
Gil Roshink, Chairman of the Board
Amir Yaniv, CEO