

# ELECTRA REAL ESTATE LTD

|                 |           |
|-----------------|-----------|
| Company Number: | 510607328 |
|-----------------|-----------|

To:

- Israel Securities Authority ([www.isa.gov.il](http://www.isa.gov.il))
- Tel Aviv Stock Exchange Ltd. ([www.tase.co.il](http://www.tase.co.il))

Form Number: T053 (Public)

Filed on MAGNA: 14/12/2025

Reference: 2025-01-099072

## Immediate Report on an Event or Matter Deviating from the Regular Business of the Corporation

### Regulation 36 to the Securities Regulations (Periodic and Immediate Reports), 1970

- The results of an issuance should be reported in form T20 and not in this form.
- A report on the rating of bonds or a corporation should be filed via Form T125.

Report on:

☐ Delayed report submission

### Nature of the Event:

Completion of a deal by the second fund for the sale of a multi-family residential complex in Florida.

1.

Further to the immediate report published by the company on July 24, 2025 (reference number: 2025-01-055044), the company hereby announces that on December 11, 2025, the transaction for the sale of rights in a residential complex in Jacksonville, Florida, USA, was completed by the second fund for investments in residential complexes. The consolidated company has received the full consideration for it. From the date of purchase until the date of realization, the NOI of the asset increased by approximately 71%. The final annual IRR at the asset level is approximately 21.3% and the equity multiple is about 2.22.

2.

- **The date and time the corporation first became aware of the event or matter:**
  - Date: 11/12/2025
  - Time: 22:15

3.

If the report was delayed – the reason for the delay:

(blank)

4.

On the date \_\_\_\_\_ at time \_\_\_\_\_ the constraint 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:

| # | Name        | Role                  |
|---|-------------|-----------------------|
| 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](#)

**Previous reference IDs on this matter (the mention is not a general reference):**

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

**Short Name:** Electra Real Estate

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**Phone:** 03-7101700 **Fax:** 03-7101720

**Email:** [corpsecretary@ere.co.il](mailto:corpsecretary@ere.co.il)

**Company Website:** <https://electra-re.com/>

**Previous names of the reporting entity:**

**Electronic reporter's name:** Wesley Eliezer **Position:** Deputy CFO **Employer:** Elco Holdings Ltd. **Address:** Yigal Alon 98, Tel-Aviv, 6789141 **Phone:** 03-6939678 **Fax:** 03-6939656 **Email:** [eliv@elco.co.il](mailto:eliv@elco.co.il)