

ELECTRA REAL ESTATE LTD

Company Number: 510607328

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd. (www.tase.co.il)

Form Number: 053n (Public)

Filed in MAGNA: 21/12/2025

Reference: 2025-01-101336

Immediate Report on an Event or Matter Deviation from the Company's Ordinary Business

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

Results of an issuance should be reported on 20n and not on this form.

Report on the rating of bonds or rating of a corporation should be filed via form 125n.

Nature of the Event:

Completion of a transaction by the third fund for the sale of a housing cluster in South Carolina.

1. Details:

Further to the immediate report published by the company on December 7, 2025 (reference number: 2025-01-097094), the company is pleased to announce that on December 19, 2025, the transaction for the sale of rights in a housing cluster in Charleston, South Carolina, USA, by the third fund for investments in housing clusters, was completed. The consolidated company has received the full consideration thereof. From the date of its acquisition until realization, the NOI (Net Operating Income) of the asset increased by approximately 53%. The final annual yield rate (IRR) at the asset level is approximately 19.8% and the equity multiple is approximately 2.43.

2. The date and time the corporation first became aware of the event or matter:

- Date: 19/12/2025
- Time: 20:30

3. If the report was delayed - the reason for the delay:

4. On the date and time the obstacle to reporting was removed:

5. The company is a shell company as defined in the stock exchange regulations:

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Authorized Signatories on behalf of the corporation:

#	Name	Position
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 filed according to these regulations shall be signed by those authorized to sign on behalf of the corporation. The staff's position on the subject can be found on the authority's website: [Click here](#)

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

Short name: אלקטרה נדל"ן

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Email: corpsecretary@ere.co.il
Company website: <https://electra-re.com/>

Electronic filer name: Wesley Eliezer
Position: CFO
Employing company name: Elco Holdings Ltd.

Address: Yigal Alon 98, Tel Aviv, 6789141
Phone: 03-6939678
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Previous names of the reporting entity:

Note: No images were present in the source document.