

ELECTRA REAL ESTATE LTD

Company number: 510607328

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd

Form Number: T053 (Public)

Sent via MAGNA: 25/12/2025

Website of the Authority: www.isa.gov.il Website of the Stock Exchange: www.tase.co.il

Reference: 2025-01-103192

Immediate Report on an Event or Matter that Deviates from the Corporation's Ordinary Business

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

Results of offering must be reported via form D20 and not this form.

Reporting on the rating of BONDS or a corporate rating must be submitted using form T125.

Nature of the Event:

Full repayment of a financing transaction for a residential complex in Jacksonville, Florida, through the First Debt Fund

1.

The company hereby announces that the first debt fund for financing residential complexes in the USA, which on January 14, 2021, executed a preferred equity deal in the amount of approximately USD 14 million, including preference in ongoing distributions and in capital events (until repayment of a 12% IRR) (reference number: 2021-01-006240), to finance the acquisition of a residential complex in Jacksonville, Florida, USA, received on December 24, 2025, an amount of approximately USD 15.1 million as a result of full repayment, and in total the fund received throughout the investment period around USD 22 million, reflecting an annual return (IRR) of approximately 11.87%.

As a result, the company does not expect to record significant profit or loss in the fourth quarter of 2025.

[StJohns_isa.pdf](#)

Alt: Link to attached document "StJohns_isa.pdf"

2.

The date and time at which the corporation first became aware of the event or matter:

- 24/12/2025 at 19:30

3.

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

4.

On date: ____ At time: ____ the hindrance to reporting was removed.

5.

☐ The company is a shell company as defined in the regulations of the stock exchange.

Details of the Authorized Signatories to Sign 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 submitted according to these regulations shall be signed by those authorized to sign on behalf of the corporation. The position of the Staff on the matter can be found on the Authority's website: [Click here](#)

Previous reference numbers on the subject (reference does not constitute incorporation by 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
- Company Website: <https://electra-re.com/>

Previous names of the reporting entity:

Name of electronic reporter: Wesley Eliezer

Position: CFO

Employer: Elco Holdings Ltd

Address: Yigal Alon 98, Tel Aviv 6789141

Phone: 03-6939678

Fax: 03-6939656

Email: eliv@elco.co.il

Last form structure update: 06/08/2024