

2025-12-25

Date: 25/12/2025

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

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

Dear Sir/Madam,

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

The Company hereby announces that the First Debt Fund for financing multifamily properties in the USA, which on January 14, 2021, executed a Preferred Equity transaction in the amount of approximately USD 14 million, which included preference in current distributions and in capital events (until the repayment of 12% IRR) (reference number: 2021-01-006240), for financing the purchase of a multifamily property in Jacksonville, Florida, USA, received on December 24, 2025, a sum of approximately USD 15.1 million following full repayment, and in total, the Fund received for its investment over the investment period a sum of approximately USD 22 million, reflecting an annual return (IRR) of approximately 11.87%.

As a result of the above, the Company is not expected to record material profit or loss for the fourth quarter of 2025.

**Electra Real Estate Ltd.**

Names of signatories:

Gil Roshink, Chairman of the Board of Directors  
Amir Yaniv, CEO

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