

ELECTRA REAL ESTATE LTD

Company Registration Number: 510607328

To:

- Israel Securities Authority
- Tel Aviv Stock Exchange Ltd.

Form T053 (Public)

Submitted via MAGNA: 30/12/2025

Reference: 2025-01-104724

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

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

- Results of an issuance should be reported in Form T20 and not in this form.
- Reporting on a rating of bonds or a corporate rating should be done via Form T125.
- Report on:
 - ☐ Submission of the report was delayed

Nature of the Event:

Completion of the transaction of the second fund for the sale of a residential complex in North Carolina.

1. Following what was stated in the immediate report published by the company on December 14, 2025 (Reference Number: 2025-01-099071), the company is pleased to announce that, on December 29, 2025, the transaction for the sale of rights in a residential complex in Charlotte, North Carolina, USA, by the second fund for multi-family housing investments, has been completed. The consolidated company has received the full payment for it. From the day of its acquisition until the realization date, the NOI of the property increased by approximately 54%. The final annual yield rate (IRR) at the property level is approximately 14.4%, and the equity multiple is approximately 2.

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

- 29/12/2025 at 23:00

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

-

4. On the date _____ at time _____ the impediment 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	Position
Gil Rushink	Chairman of the Board
Amir Yaniv	CEO

Explanation: According to Regulation 5 to the Periodic and Immediate Reports Regulations (1970), a report submitted pursuant to these regulations must be signed by the authorized signatories of the corporation. The staff position 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

Address: Yigal Alon 98, Tel Aviv, 6789141
Phone: 03-7101700
Fax: 03-7101720
Email: corpsecretary@ere.co.il
Company Website: <https://electra-re.com/>

Previous names of the reporting entity:

Electronic Reporting Signatory:

- Name: 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

No images were included in the original document.