

Date: 1/1/2026

To:Israel Securities Authoritywww.isa.gov.il

Dear Sirs,

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

Subject: Electra Real Estate Ltd. (hereinafter: the Company) Table of Events and Monthly Acquisitions - December 2025

With reference to the immediate report published by the Company on January 2, 2022 (Reference No: 2022-01-000138),

Fifth Fund for Investments in Multifamily Properties (has not yet completed first closing):

As of the reporting date, the fifth fund for investments in multifamily properties, which has not yet completed its first closing, holds 420 units

of housing, in a single multifamily property in the southeastern United States, with a total equity investment of about 17.35 million dollars (the fund's share).

As of the reporting date, the Company holds and manages 30,741 housing units, in 100 multifamily properties in the southeastern United States.

SFR-BTR Investment Partnerships:

As of the reporting date, the Company (together with limited partners, through 25 partnerships) holds and manages as general partner

(GP) 4,253 single-family homes, mainly in the southeastern United States, with total transactions (100%) of about 1.2 billion dollars and invested equity (100%) of about 473 million dollars.

Additionally, as of this reporting date, the held company has invested a total of about 11.7 million dollars, for the purchase of land, deposits, and advances for the construction and purchase of additional future homes.

Fund for Investments in Single-family Rental Homes SFR-BTR:

				Transaction Name	Transaction Description	Purchase Date	Number of homes received as of report date	Estimated date of receipt of the last units	Purchase Price (100%) in millions of dollars	Expected Equity (100%) in millions of dollars	
Reserve at Three Ridges	A complex of 126 single-family homes for rent, in Knoxville, Tennessee	18.12.2025	7	September 2026		Approx. 33.4			Approx. 15.7		

As of the reporting date, the SFR-BTR fund for investments in single-family homes for rent holds four complexes which are expected

to include 451 homes, of which, as of the reporting date, 139 homes have been received. The invested equity for the homes received amounts to about 26.5 million dollars (the fund's share).

In addition, as of this reporting date, the fund has invested approximately 25.8 million dollars for deposits and advances for the purchase of 695 additional future homes

(of this, deposits totaling 8.2 million dollars are for the purchase of the remaining 312 homes in the four purchase transactions that were completed).

The total commitments signed in connection with the SFR-BTR fund for investments in single-family homes for rent up to this reporting date

amount to a total of approximately 232 million dollars (due to technical regulatory constraints imposed on institutional entities that have invested in the fund, as of today, the effective scope of commitments is lower compared to the total signed commitments. Future fundraising, if carried out, may lift these constraints).

Debt Funds for Financing Multifamily Housing in the USA:

As of the report date, two debt funds for financing multifamily housing in the USA hold 53 deals with a total investment volume of approximately \$624 million.

Investment Fund in the UK:

As of the report date, the investment fund in the UK holds three office buildings with a total equity investment of approximately £50.3 million (the fund's share).

The total commitments signed in connection with the investment fund in the UK as of this report date amount to approximately £122 million as well as about £11 million raised from Co Investors Partners, and in total, approximately £133 million was raised.

Private REIT for Hotels:

As of the report date, the private REIT for hotels holds seven hotels containing approximately 1,340 rooms, with a total investment volume of about \$547 million.

The total commitments signed in connection with the hotel REIT as of this report date amount to approximately \$745 million.

(Due to technical regulatory limits imposed on institutional bodies investing in the hotel REIT, as of today, the effective scope of commitments is lower than the total signed commitments. Future fundraising, if realized, may lift these restrictions.)

Electra Real Estate Ltd.

Signatories:

Amir Yaniv, CEO

Gil Ruschink, Chairman of the Board