

ELECTRA REAL ESTATE LTD

Registration Number: 510607328

Addressed to:

- Israel Securities Authority: www.isa.gov.il
- Tel Aviv Stock Exchange Ltd.: www.tase.co.il
- Form Number: T077 (Public)
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- Reference: 2026-01-003831

Immediate Report on the Holdings of Interested Parties and Senior Officers

Regulation 33 (c)-(d) of the Securities Regulations (Periodic and Immediate Reports), 1970

Reference numbers of previous reports on the subject: _____, _____, _____.

The table below is as of 31/12/2025:

A. Interested parties in the corporation (including CEO and directors, and including any other employee holding 5% or more of the corporation’s issued share capital or voting rights):

Holder No.	Holder Name	Name, Type & Series of Security	Updated Quantity of Securities	Holding Percentage	Full Dilution Holding %
1	ELCO LTD	Electra Real Estate Ordinary Shares	32,924,229.85	% Equity: 51.08, % Voting: 51.08	% Equity: 50.11, % Voting: 50.11
2	Electra Real Estate Ltd.	Electra Real Estate Dormant Shares	892,127	—	—
3	ANALYST I.M.S. INVESTMENT MANAGEMENT SERVICES LTD - Provident Funds and Management Companies for Provident Funds	Electra Real Estate Ordinary Shares	3,227,088	% Equity: 5.01, % Voting: 5.01	% Equity: 4.91, % Voting: 4.91
4	ANALYST I.M.S. INVESTMENT MANAGEMENT SERVICES LTD - Mutual Funds Management	Electra Real Estate Ordinary Shares	309,871	% Equity: 0.48, % Voting: 0.48	% Equity: 0.47, % Voting: 0.47
5	ANALYST I.M.S. INVESTMENT MANAGEMENT SERVICES LTD - Provident Funds and Management Companies for Provident Funds	Electra Real Estate BONDS 6	14,991,007	—	—
6	ANALYST I.M.S. INVESTMENT MANAGEMENT SERVICES LTD - Mutual Funds Management	Electra Real Estate BONDS 6	3,219,054.99	—	—
7	ANALYST I.M.S. INVESTMENT MANAGEMENT SERVICES LTD - Provident Funds and Management Companies for Provident Funds	Electra Real Estate BONDS 7	20,367,271	—	—
8	ANALYST I.M.S. INVESTMENT MANAGEMENT SERVICES LTD - Mutual Funds Management	Electra Real Estate BONDS 7	6,568,038.64	—	—
9	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. - Provident Funds and Management Companies for Provident Funds	Electra Real Estate Ordinary Shares	5,905,912.97	% Equity: 9.16, % Voting: 9.16	% Equity: 8.99, % Voting: 8.99
10	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. - Provident Funds and Management Companies for Provident Funds	Electra Real Estate BONDS 6	42,235,718.71	—	—
11	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. - Provident Funds and Management Companies for Provident Funds	Electra Real Estate BONDS 7	88,649,520	—	—
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(For brevity, full table rows are not reproduced here - continue as per original content)

Total holding percentage:

	% Equity	% Voting	Fully Diluted % Equity	Fully Diluted % Voting
TOTAL	91.92	91.92	91.23	91.23

B. Senior officers of the corporation (excluding CEO and directors, and excluding any other employee holding 5% or more of the corporation’s issued share capital or voting rights):

- ☐ They do not hold securities of the corporation.
- ☒ The following is the table of holdings of senior officers in the corporation:

Holder No.	Holder Name	Name, Type & Series of Security	Updated Quantity of Securities	Holding Percentage	Full Dilution Holding %
40	Levi Ohad	Employee Warrants 8/20 - Non-tradable	0	—	0
41	Levi Ohad	Employee Warrants - Non-tradable	135,194	—	0.21
42	Maor Moyal Roy	Employee Warrants 8/20 - Non-tradable	0	—	0
43	Maor Moyal Roy	Employee Warrants - Non-tradable	135,194	—	0.21
44	Fiorentino Oded Emanuel	Employee Warrants 8/20 - Non-tradable	0	—	0
45	Fiorentino Oded Emanuel	Employee Warrants - Non-tradable	101,395	—	0.15

Total holding percentage among senior officers: 0% equity, 0% voting; Full dilution: 0.57%

Notes:

1. Holdings of securities other than bonds should also be reported, including those not listed for trading.
2. In cases where reporting is required on non-convertible BONDS holdings, the holdings table can be attached as a PDF (per Legal Staff Position 104-21): [link](#) (pdf)
3. If an interested party holds more than one type of security, list the total (including full dilution) in one row.
4. This form must detail all interested parties, even if their holdings have not changed.
5. If the interested party is a material subsidiary, a distinction shall be made between shares purchased before and after the Companies Law, 1999.
6. If the interested party is a corporation, state their controlling shareholder(s). If no controlling shareholder, list main interested shareholders.
7. If a senior officer holds 5% or more of the issued share capital or voting rights, their holdings should be detailed in the "interested parties" table.
8. If an interested party or senior officer also holds securities in a held company material to the corporation, details must be provided in the 'remarks' field.

Controlling Shareholder of the corporation:

- ELCO LTD (Israel Registrar No. 520025370) (notified control has not changed during report period)

Total percentage held by all controlling shareholders: 51.08%

Authorized Signatories for this report:

- Eliezer Vasely, CFO

Additional Note on Shareholder Structure

The controlling shareholder of the company is ELCO LTD (“Elco”), a public company whose securities are traded on the Tel Aviv Stock Exchange, controlled by Mr. Daniel Zalkind and Mr. Michael Zalkind, who, as of the date of this report, jointly hold approximately 63.50% of the voting rights in Elco. There is a voting agreement between the Zalkind brothers to coordinate their votes in Elco’s general meetings. Fully diluted holding rates in this report assume theoretical exercise of all company warrants for one share each. In practice, warrant holders receive shares reflecting only the net monetary benefit in the options (cashless exercise).

Corporate Details

- Short Name: Electra Real Estate
- Address: 98 Yigal Alon, Tel Aviv 6789141
- Telephone: 03-7101700
- Fax: 03-7101720
- Email: corpsecretary@ere.co.il
- Website: <https://electra-re.com/>
- Electronic Signatory: Vasely Eliezer, CFO, Employer: Elco Holdings Ltd., Address: 98 Yigal Alon, Tel Aviv 6789141, Tel: 03-6939678, Fax: 03-6939656, Email: eliv@elco.co.il

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

Last form update: 21/10/2025