Date: 6/2/2026

To

The Tel Aviv Stock Exchange Ltd.

www.tase.co.il

To

Israel Securities Authority

www.isa.gov.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 housing clusters in the USA, which executed a transaction on September 14, 2021, by way of a mezzanine loan in the amount of approximately $4.9 million, bearing a minimum annual effective interest rate of 11% (Reference number: 2021-01-079297), for financing the acquisition of a housing cluster in the city of Orlando, Florida, USA, received on February 5, 2026, a total of approximately $5.1 million following full repayment, and in total, the fund received on its investment throughout the investment period a total of approximately $8.3 million, reflecting an internal rate of return (IRR) of approximately 16.35%.

As a result of the above, the Company does not expect to record any material profit or loss in the first quarter of 2026.

Electra Real Estate Ltd.

Names of signatories:

Gil Roushinek, Chairman of the Board of Directors

Amir Yaniv, CEO