

Electra Real Estate Ltd.
ELECTRA REAL ESTATE LTD
Registration No.: 510607328

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. T053 (Public) Filed via MAGNA: 09/02/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-013425

Immediate report on an event or matter that deviates from the corporation’s ordinary course of business
Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 1970
The results of an issuance must be reported on Form T20 and not on this form.
A report on the rating of BONDS or the rating of a corporation must be submitted via Form T125

Report on: ☐ A report whose submission has been delayed

Nature of the event: ***Full repayment of a transaction for financing a multifamily property in Charleston, South Carolina through the First Debt Fund***

1. The Company hereby announces that the First Debt Fund for financing multifamily properties in the U.S., which on November 1, 2021, carried out a transaction by way of a mezzanine loan in the amount of approximately USD 3.75 million, bearing a minimum effective annual interest rate of 11.5% (Reference No.: 2021-01-093283), for the purpose of financing the acquisition of a multifamily property in the city of Charleston, South Carolina, U.S.A., received on February 6, 2026 an amount of approximately USD 3.8 million following full repayment, and in total the fund received on its investment over the investment period an amount of approximately USD 6.2 million, reflecting an annual rate of return (IRR) of approximately 16.5%. As a result of the foregoing, the Company is not expected to record a material profit or loss in the first quarter of 2026.

[WillowRidge_isa.pdf](#)

2. The date and time on which the corporation first became aware of the event or matter:
☐ 09/02/2026at 06:00.
☐ _____

Report that was delayed in accordance with Regulation 36(b):

3. If the report was delayed – the reason for which its submission was delayed:

4. On the date _____ at _____ the impediment to reporting was removed.

5. ☐ The Company is a shell company as defined in the TASE Regulations.

Details of the signatories authorized to sign on behalf of the corporation:

	Name of signatory	Position
1	Gil Roshink	<i>Chairman of the Board of Directors</i> _____
2	Amir Yaniv	<i>Chief Executive Officer</i> _____

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report filed pursuant to these regulations shall be signed by those authorized to sign on behalf of the corporation. The Staff’s position on this matter can be found on the Authority’s website: [Click here](#).

Reference numbers of previous documents on the subject (the mention does not constitute incorporation by reference):

Email: corpsecretary@ere.co.il Company website:https://electra-re.com/

Former names of reporting entity:

Name of electronic reporter: Wesley EliezerPosition: Chief Financial OfficerName of employing company: Elco Holdings Ltd.
Address: Yigal Alon98 , Tel Aviv6789141Telephone: 03-6939678Fax: 03-6939656Email: eliv@elco.co.il