

Electra Real Estate Ltd.
ELECTRA REAL ESTATE LTD
Registration number: 510607328

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. T087 (Public) Filed via MAGNA: 17/02/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-015619

Share capital status, granting of rights to purchase shares and the corporation’s securities registers and changes therein
Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Nature of the change: Transfer of shares
Explanation: Briefly describe the nature of the change

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

1. The corporation’s securities status after the change:

Name and type of security	Security number on TASE	Amount in registered capital	Issued and paid-up capital		Amount registered in the name of the Registration Company
			Amount in last report	Current amount	
Ordinary shares of NIS 0.0001 par value	1094044	100,000,000	65,348,323	65,348,323	65,347,164
BONDS (Series 6)	1174564	0	354,494,886	354,494,886	354,494,886
BONDS (Series 7)	1203553	0	392,064,600	392,064,600	392,064,600
Electra Real Estate commercial papers 1 (not listed)	1225432	0	200,000,000	200,000,000	200,000,000
Employee warrants – not listed	1197193	0	1,253,865	1,253,865	0

Explanation: All of the company’s securities must be detailed, including securities not listed for trading.

2. The corporation announces that:

- ☐ On the date 17/02/2026
- ☐ From date _____ to date _____

- ☐ There was a change in the quantity and in the register of holders of the corporation’s securities (including rights to purchase shares) as a result of:

Description of the nature of the change _____

Explanation: Describe the full details of the transaction or action that caused the change in the corporation’s securities.

Name of registered holder in respect of whom the change occurred: _____

1
Type of identification number: _____Identification number: _____

Nature of the change: _____

Date of the change: _____Executed via the TASE Clearing House: _____

Type and name of securities in which a change occurred: _____

Security number on TASE: _____

Balance of holder in the security in the last report: _____

Balance of holder in this security after the change: _____

Total quantity of securities in which there was a decrease/increase: _____

Is this a granting of rights to purchase shares _____

Total consideration for securities allotted: _____

The TASE number of the share that will result from exercise of the securities: _____

Number of shares that will result from full exercise/conversion of the securities: _____

Total exercise premium that will be received from full exercise/conversion of the securities into shares:

Period during which the securities may be exercised: _____

From _____until _____

The securities allotted will be listed for trading: _____

The said allotment of securities is further to _____published on _____and its reference number is _____

☐ The security has been fully redeemed and the consideration has been fully received.

☐ The security has been fully redeemed, but the consideration has not been fully received.

☐ Issued for an ATM program

☐ Other.

Explanations:

1. If the change affects more than one security, the effect of the change must be detailed in a separate line for each security.
2. Date of the change – all changes of the same type, in the same security, executed on the same day, shall be summarized in one line. For this purpose – changes executed via the TASE Clearing House must be separated from changes executed directly in the company’s books.
3. The change – for a decrease, the sign “-” must be added.
4. In all quantity fields, the number of securities must be entered and not NIS par value.

☐

There was a change only in the register of the corporation’s securities holders (**without any change in the quantity of the corporation’s securities**)as a result of:

Description of the nature of the change Transfer of shares

Explanation: Describe the full details of the transaction or action that caused the change in the register

1 Name of registered holder in respect of whom the change occurred: *David Neumann*

Type of identification number: *Identity card number* Identification number: *08332884*

Date of the change: *17/02/2026* Executed via the TASE Clearing House: *No*

Type and name of securities in which a change occurred:
Ordinary shares of NIS 0.0001 par value

Security number on TASE: *1094044*

Quantity of change: *-26*

Balance of holder in this security after the change: *0*

2 Name of registered holder in respect of whom the change occurred: *Mizrahi Tefahot Company for Registration Ltd.*

Type of identification number: <i>Israeli Companies Registrar number</i> Identification number: <i>510422249</i>
Date of the change: <i>17/02/2026</i> Executed via the TASE Clearing House: <i>No</i>
Type and name of securities in which a change occurred: <i>Ordinary shares of NIS 0.0001 par value</i>
Security number on TASE: <i>1094044</i>
Quantity of change: <i>26</i>
Balance of holder in this security after the change: <i>65,347,164</i>

3. Main items of the shareholders register as of the report date are as follows:

No.	Name of registered shareholder	Type of identification number	Identification number	Security number on TASE	Type of shares and their par value	Number of shares	Whether holds the shares as trustee
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is a shareholders register file in accordance with the provisions of Section 130 of the Companies Law, 5759 - 1999 [Register isa.pdf](#)

5. Attached is an updated file of the corporation’s securities registers, including the register of warrant holders and the register of bond holders [RegisterBook isa.pdf](#)

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

	Name of signatory	Position
1	Eliezer Vasli	<i>Chief Financial Officer</i> _____
2	Ohad Levy	<i>Other</i> <i>VP Accounting and Control</i>

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (5730 – 1970), a report submitted under these regulations shall be signed by the persons authorized to sign on behalf of the corporation. The Staff’s position on the matter can be found on the Authority’s website: [Click here](#).

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

The corporation’s securities are listed for trading on the Tel-Aviv Stock Exchange Form structure update date: 06/08/2024

Short name: Electra Real Estate

Address: Yigal Alon98 , Tel Aviv6789141 Telephone: 03-7101700 , Fax: 03-7101720

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

Former names of reporting entity:

Name of electronic reporter: Vasli EliezerPosition: Chief Financial OfficerName of employing company: Elco Holdings Ltd.

Address: Yigal Alon98 , Tel-Aviv6789141Telephone: 03-6939678Fax: 03-6939656Email: eliv@elco.co.il