

*This document constitutes an unofficial translation of the Company's original Hebrew report dated July 29, 2025 (reference: 2025-01-056204) (the "Report"). The Hebrew version of the Report is the binding version. This translation was prepared for convenience purposes only.*

**Energix - Renewable Energies Ltd.**  
**("the Company")**

Ramat- Gan, August 3, 2025

**To:**  
**Israel Securities Authority**  
[www.isa.gov.il](http://www.isa.gov.il)

**To:**  
**The Tel Aviv Stock Exchange Ltd.**  
[www.tase.co.il](http://www.tase.co.il)

**Subject: Engagement in a project financing transaction in an amount of up to \$491 Million, for the construction of a project portfolio of the Company in the USA**

Further to the Company's reports in its financial statements<sup>1</sup> regarding negotiations for a project financing transaction to fund the construction of projects with a capacity of 270MWp in Pennsylvania and Virginia, being the E5 portfolio (currently under construction or in pre-construction stages) (the "Projects"), the Company is pleased to announce the following:

On 28 July 2025, the Company, through a wholly owned special-purpose corporate structure in the U.S., entered into a project financing transaction with MUFG Bank, Ltd. ("MUFG"), one of the world's largest financial institutions, in the amount of up to approx. \$491 Million, to finance the construction of the Projects.

Subject to fulfillment of the conditions precedent for drawdown, expected to be met concurrently with the signing of a tax equity investment agreement for the Projects (in whole or in part)<sup>2</sup>, the financing to be provided by MUFG will include short-term construction financing, which will be replaced by long-term back leverage financing, and a bridge loan until the tax equity investment is made. All financing will be made on a portfolio basis for all Projects in construction.

**The main terms of the Financing Transaction are as follows:**

<b>Loan Types and Amounts</b>	<ul style="list-style-type: none"><li>• <b>Back Leverage loans</b> of up to approx. \$160 Million – short-term loans for the construction period, to be converted into back-leverage long-term loans upon project completion;</li><li>• <b>Bridge loan</b> of up to approx. \$321 Million – until receipt of the whole tax equity investment.</li><li>• <b>LC facility</b> to secure semi-annual debt service, in the amount of up to approx. \$10 Million.</li></ul>
<b>Loan Repayment Schedules</b>	<ul style="list-style-type: none"><li>• The construction loans will be converted into long-term loans, upon the commercial operation date (Substantial Completion) of each Project. Repayment of the long-term loans will be made in</li></ul>

<sup>1</sup> In this regard, see the 2024 annual report dated March 3, 2025 (Reference No.: 2025-01-014025), as amended on March 9, 2025 (Reference No.: 2025-01-015516), Section 3.1(vi)(3) of Part A (Description of the Corporation's Business) of.

<sup>2</sup> As of the date of the report, the Company is in negotiations with a leading financial institution and a strategic partner regarding the provision of the tax equity investment funds.

	<p>semi-annual instalments over a period of approximately 60 months (five years from the conversion date of the construction loan), based on a 20-year amortization schedule.</p> <ul style="list-style-type: none"> <li>The bridge loans will be repaid in full upon the commercial operation date (Substantial Completion) of each of the projects, during the years 2025–2027, which is the expected timeframe for receiving the full tax equity investment.</li> </ul>
<b>Interest Rates</b>	<ul style="list-style-type: none"> <li><b>Construction and Bridge Loans:</b> A margin of 1.5%–1.8% above the base SOFR (Daily Simple SOFR).<sup>3</sup></li> <li><b>Long-term Loans:</b> A margin of 1.7%–2.0% above SOFR (Daily Simple SOFR), increasing by 0.125% after 4 years from the loan receipt date.</li> <li><b>LC Facility Loans:</b> A margin of 1.5%–1.8% above SOFR, with a 0.20% increase during the period from 1 year after initial conversion to 4 years. with an additional 0.125% increase after 4 years.</li> </ul>
<b>Financial Ratio for Distributions of Free Cash Flow</b>	<ul style="list-style-type: none"> <li><b>Minimum DSCR</b> (Debt Service Coverage Ratio) of 1.2:1 required for free cash flow distributions from the Projects.</li> </ul>
<b>Hedging</b>	<ul style="list-style-type: none"> <li>A variable interest rate hedge will be implemented for the entire debt term (20 years), covering at least 75% and up to 105% of the long-term loan amount based on the amortization schedule. The Company estimates that the fixed interest rate (including fees) for the full term will be in the range of 3.9% to 4.1%, plus the applicable margin.</li> </ul>
<b>Representations and Defaults</b>	<ul style="list-style-type: none"> <li>As customary in similar financing agreements, including cure mechanisms.</li> </ul>
<b>Securities</b>	<ul style="list-style-type: none"> <li>Customary project finance liens on all rights and holdings in the Projects and the entities holding the Projects until the construction loans are repaid and converted into long-term loans. At that point, the lien will be replaced by a lien on the Company's interest in the tax equity partnership.</li> <li>A sponsor guarantee of up to \$7 million will be provided to ensure additional equity contribution if, by the time of signing the tax equity agreements, it becomes evident that additional equity is required.</li> </ul>
<b>Change of Ownership</b>	<ul style="list-style-type: none"> <li>Transfer of the Company's rights in the Projects is subject to lender approval.</li> </ul>

<sup>3</sup> The Company has the option to draw funds prior to the completion of the tax equity investment at an interest rate equal to the construction period rate plus a margin of 0.6%.

**The following represents the Company's assessment of the financial projections for the projects, based on the financing transaction and additional data as of the date of this immediate report:\***

Construction Cost <sup>4</sup>	~ \$500 Million
tax equity investment	~ \$325 Million
Back-Leverage Loan	~ \$160 Million
Equity Contribution	~ \$15 Million
Estimated Revenues in First Full Year of Operations	~ \$26 Million

**\*Forward-looking information, based on estimates and information available to the Company as of the date of this immediate report.**

**The information detailed above regarding future data, forecasts and the Company's assessments concerning commercial and financial data that have not yet materialized as of the date of this report, including the final amount of financing, the final scope of the projects, their commercial operation and timing, the Company's fulfillment of the conditions precedent for drawdowns under the loan agreements, the interest rate as determined following the hedging transaction, the tax equity partner's investment amount, and the timing of execution of agreements related to such investment, is not within the Company's control. Such information is based on the Company's estimates and on data available to it as of the date of this report, and constitutes forward-looking information as defined in Section 32A of the Israeli Securities Law, 1968, the realization of which is uncertain and not under the Company's control. This information may not materialize, in whole or in part, whether with respect to the Company's projections or the underlying assumptions, inter alia due to risk factors inherent in the Company's operations as set forth in Section 32 of Part A of the Company's annual report.**

**Sincerely,**  
**Energix - Renewable Energies Ltd.**  
By:  
Mr. Asa Levinger, CEO  
Ms. Dafna Reznick, EVP Legal

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<sup>4</sup>Third-party costs, including financing expenses during the construction period and tax payments in respect of development and construction gains.