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**PLASSON INDUSTRIES LTD.** ("the Company")

September 4, 2025

To:

Israel Securities Authority

Via [www.isa.gov.il](http://www.isa.gov.il)

Tel Aviv Stock Exchange Ltd.

Via [www.tase.co.il](http://www.tase.co.il)

Dear Sir/Madam,

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**Subject: Signing of Agreement for the Purchase of a Logistics Center in Brisbane, Australia**

The Company reports that on September 4, 2025, Plasson Australia Pty Limited, a wholly owned (indirect) subsidiary of the Company ("Plasson Australia"), signed an agreement with a third party not related to the Company or its controlling shareholders, for the purchase of all proprietary rights in a logistics center, located on land with a total area of approximately 25,480 square meters and a built area of about 13,500 square meters, located near the city of Brisbane, Australia (the "Seller", the "Agreement", and the "New Logistics Center", respectively). In consideration for the purchase of the New Logistics Center, Plasson Australia will pay the Seller a total cash amount of approximately AUD 31.8 million (which as of the date of this report is about NIS 70 million), of which, upon signing the Agreement, an amount of approximately AUD 1.6 million (about NIS 3.5 million as of the date of this report) was deposited in escrow, with the balance to be paid upon receipt of bank financing, as detailed below, expected to be received by the end of 2025.

It should be noted that as of this date, Plasson Australia is renting an existing logistics center with an area of about 5,500 square meters near the location of the New Logistics Center and intends to:

- (a) Transfer its operations during the first half of 2026 to the New Logistics Center from the existing logistics center and sublease the existing center until the end of 2029, the end of the lease period of the existing logistics center;
- (b) Sublease a built area of about 4,000 square meters from the New Logistics Center for a period to be determined according to the needs of Plasson Australia, which, according to the Company's estimate, will not exceed 10 years (together - "expected rental income");
- (c) Use the New Logistics Center in a manner similar to the use of the existing logistics center.

According to the Company's estimate, considering the expected rental income, the total ongoing operating costs of the New Logistics Center together with the ongoing interest payments on the bank financing (as detailed below) will be similar to the ongoing operating costs of Plasson Australia regarding the existing logistics center. It is also noted that, according to the Company's estimate, there are no legal restrictions or regulatory arrangements concerning the use of the New Logistics Center that limit the ability to use it.

Furthermore, the Company intends to finance the purchase of the New Logistics Center and expected investments, in an expected amount of about AUD 2.4 million (about NIS 5.3 million as of the date of this report) in the New Logistics Center for the purpose of adapting it to the operations of Plasson Australia, through:

- (a) Obtaining bank financing for Plasson Australia from a banking corporation in Australia in the amount of AUD 22.2 million (about NIS 48.7 million as of the date of this report) ("the bank financing") at a variable annual interest rate of 4.78%, with the loan principal to be repaid after 3 years from the date the bank financing is provided, and the collateral for this financing being a lien on Plasson Australia's rights in the New Logistics Center only;
- (b) The balance from the internal resources of Plasson Ltd. (the parent company of Plasson Australia and a wholly owned subsidiary of the Company) and/or Plasson Australia.

It should be noted that, except for the payment of stamp duty in the amount of about AUD 1.9 million (about NIS 4 million as of the date of this report), no additional taxes or levies are expected to apply to the Company in connection with the Agreement.

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## Forward-Looking Information

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The information regarding the receipt of bank financing and its terms, the expected date for transferring operations from the existing logistics center to the New Logistics Center, the leasing of the existing logistics center and part of the New Logistics Center in subleases, as well as the information regarding the total expected ongoing operating costs of the New Logistics Center, constitutes forward-looking information as defined in the Securities Law, 1968 – based on the Company's assessments, estimates, and forecasts as of the date of this report. Such information may change or not materialize, in whole or in part, or materialize differently than the Company anticipated, among other things, due to circumstances and factors not under the Company's control or that the Company's ability to influence is limited, as well as in light of circumstances affecting the overall activity of the parties to the transaction.

Respectfully,

**PLASSON INDUSTRIES LTD.**

Signed by:

Mr. Gal Wexler, CEO of the Company

Mr. Amos Ram, Deputy CEO of the Company