

Immediate Report on an Event or Matter Deviation from Ordinary Corporate Business

Pursuant to Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: Results of an offering must be reported in T20 and not in this form. Reporting of bond rating or corporate rating must be submitted using form T125.

Report Regarding:

Nature of the Event:

Engagement in a term sheet for the sale of 50% of the rights in the Ramat Beka project; as well as for the purchase and sale of electricity to be produced and stored at the facility – Follow-up report

1. Following the company's immediate report dated September 21, 2025 (Reference number: 2025-01-070862) and the content of section 1.6 of the company's Board of Directors' report for the third quarter of 2025, and Note 4(c) of the company's financial statements published on November 17, 2025 (Reference number: 2025-01-087896), regarding a term sheet signed by the company with Azrieli Group Ltd ("Azrieli") concerning a combined transaction to sell 50% of the rights in a project to construct a solar facility with an expected (not final) capacity of about 112 MW (DC), including integration of energy storage components with an expected effective storage (not final) of about 784 MWh, in the Ramat Beka area on a plot of about 847 dunams (the "facility"), as well as the sale of all of the electricity to be supplied from the facility as aforesaid (as well as all rights relating to green certificates and/or entitlement to benefits for emission reduction) to Azrieli, the company updates that it has agreed with Azrieli on a further extension of the deadline for signing a detailed agreement to December 31, 2025.

2. The date and time when the company first became aware of the event or matter:

November 20, 2025 at 20:15.

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

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

5. [] The company is a shell company as defined in the TASE regulations.

Authorized signatories on behalf of the corporation:

#	Name	Position
1	Yuval Skornik	CEO
2	Imri Kozak	Other Vice President, Legal Advisor

Explanation: According to regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted pursuant to these regulations shall be signed by those authorized to sign on behalf of the corporation. The staff's position on the subject can be found on the Authority's website: [Click here](#).

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange

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Electronic Reporter Name: Imri Kozak

Position: Legal Advisor

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Previous names of reporting entity: None listed.

