

Non-Binding Term Sheet for Joint Real Estate Transaction at 30 Shmotkin St., Rishon LeZion

SHUFERSAL LTD.

Registration Number: 520022732

To: Israel Securities Authority
Website: www.isa.gov.il

To: Tel Aviv Stock Exchange Ltd.
Website: www.tase.co.il

Form Number: T053 (Public)

Transmitted via MAGNA: 09/09/2025
Reference: 2025-01-067875

Immediate Report on an Event or Matter Outside the Ordinary Course of the Corporation's Business

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

Results of an offering must be reported in T20 and not in this form.

Reporting on bond or corporate ratings must be submitted via Form T125.

Report on:
☐ Delayed report
Report whose submission was delayed

Nature of the Event:

Non-binding term sheet for a joint transaction in real estate located at 30 Shmotkin St., Rishon LeZion

1. **SHUFERSAL LTD.** (the "Company") hereby reports that on September 8, 2025, it entered into a non-binding term sheet (the "Term Sheet") with **BIG SHOPPING CENTERS LTD** ("BIG"), according to which the parties will examine entering into a transaction whereby BIG will purchase from the Company part of its rights in the real estate known as Parcel 36 in Block 3941, located at 30 Shmotkin St., Rishon LeZion, with a registered area of approximately 110 dunams, on which, among other things, the Company's logistics center and offices are located (the "Property"). The parties will jointly promote a new zoning plan (TABA) for the Property, under which it will be possible to: (1) establish a commercial and employment project in the style of "BIG FASHION" as part of a joint transaction between the Company and BIG, on part of the Property with an area of approximately 50 gross dunams (the "Project Land"), where BIG will purchase from the Company half of the rights in the Project Land at a price reflecting a value of NIS 7.7 million per dunam (plus VAT, interest, and linkage differentials); and (2) establish a residential project by the Company on the remaining Property, which will be solely owned by the Company (the "Transaction"). The execution of the Transaction as stated will be subject to the signing of detailed binding agreements (sale agreement, joint venture agreement, and co-ownership and partition agreement in the Property). In addition, the Transaction will be subject to the fulfillment of suspensive conditions, including approval of a new zoning plan for the Property. As part of the Term Sheet, the Company granted BIG exclusivity (No Shop) for a period specified in the Term Sheet. It is clarified that the above constitutes "forward-looking information" as defined in the Securities Law, 1968, and there is no certainty that the parties will enter into detailed binding agreements and/or that the Transaction will be completed and under what terms. Completion of the Transaction is subject, among other things, to the signing of detailed binding agreements, approval by the competent organs of the parties, and fulfillment of the suspensive conditions as stated above.

2. **Date and time the corporation first became aware of the event or matter:**
08/09/2025 at 19:00.

3. **If the report was delayed - the reason for the delay:**

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

5. ☐ The company is a shell company as defined in the Stock Exchange regulations.

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Aharon Kaufman	Other: Deputy CEO, Legal Counsel
2	Hila Cohen Weisberg	Corporate Secretary

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those 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](#).

Previous document references on the subject (the mention does not constitute incorporation by reference):

The corporation's securities are listed for trading on the Tel Aviv Stock Exchange

Short name: SHUFERSAL

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Phone: 03-9481727, 03-9481515

Fax: 03-9480917

Email: hilac@shufersal.co.il

Company website: www.shufersal.co.il

Previous names of the reporting entity: Shufersal Ltd.

Electronic reporter name: Hila Cohen Weisberg

Position: Corporate Secretary

Address: 30 Shmotkin St., Rishon LeZion, 7536333

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Form structure update date: 06/08/2024