

SUMMIT REAL ESTATE HOLDINGS LTD

September 11, 2025

To:

Israel Securities Authority  
Via MAGNA

Tel Aviv Stock Exchange Ltd.  
Via MAGNA

Dear Sir/Madam,

**Subject: Immediate Report - Notice of Results of Offering According to Shelf Offering Report Dated September 10, 2025**

Pursuant to Section 30 of the Securities Law, 1968, and the Securities Regulations (Notice of Results of the Prospectus Offering), 1969, SUMMIT REAL ESTATE HOLDINGS LTD (the "Company") is honored to hereby announce the results of the offering according to the Company's shelf offering report dated September 10, 2025 (the "Shelf Offering Report"), which was published pursuant to the shelf prospectus dated May 25, 2023 (the "Prospectus"):

**1.** According to the Shelf Offering Report, up to NIS 216,667,000 par value Series 14 debentures were offered to the public, which were offered in 216,667 units by way of a tender on the interest rate of the debentures, with the composition and price of each unit as follows:

NIS 1,000 par value Series 14 debentures	NIS 1,000
=====	
<b>Total price per unit</b>	NIS 1,000

**2.** In the tender, 46 orders were received to purchase 176,966 units of debentures for a total financial amount of approximately NIS 176,966 thousand, of which orders to purchase 175,000 units of debentures were received pursuant to prior commitments from classified investors for a total financial amount of approximately NIS 175,000,000, constituting about 80.77% of the total par value of the debentures offered to the public.

**3.** The annual interest rate on the debentures (Series 14) set in the tender is 5.13% (**the determined interest rate**).

**4.** According to the terms of the offering, 176,966 units were allocated. The allocation of units in the tender was as follows:

- **4.1.** 32 orders from classified investors to purchase 170,240 units quoting an interest rate lower than the determined interest rate in the tender were fully accepted.
- **4.2.** 3 orders from classified investors to purchase 4,760 units quoting the determined interest rate in the tender were fully accepted.
- **4.3.** 8 orders from the public to purchase 1,316 units quoting an interest rate lower than the determined interest rate in the tender were fully accepted.
- **4.4.** 3 orders from the public to purchase 650 units quoting the determined interest rate in the tender were fully accepted.

**5.** The interest rate for the first period (from September 14, 2025, to January 31, 2026), calculated on a 365-day year basis, is 1.96767% (an annual rate of 5.13%). The interest for the first period will be paid on January 31, 2026. The semi-annual interest rate of the debentures (Series 14) to be paid is 2.565%.

**6.**

The immediate gross proceeds received by the Company for the offering amount to approximately NIS 176,966 thousand.

The Company thanks the public for its response to the offering according to the prospectus and the shelf offering report.

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SUMMIT REAL ESTATE HOLDINGS LTD

Signed by: Amir Sagi, CEO

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**1.** According to the Shelf Offering Report, up to NIS 216,667,000 par value Series 14 debentures were offered to the public, which were offered in 216,667 units by way of a tender on the interest rate of the debentures, with the composition and price of each unit as follows:

NIS 1,000 par value Series 14 debentures	NIS 1,000
=====	
<b>Total price per unit</b>	NIS 1,000

**2.** In the tender, 46 orders were received to purchase 176,966 units of debentures for a total financial amount of approximately NIS 176,966 thousand, of which orders to purchase 175,000 units of debentures were received pursuant to prior commitments from classified investors for a total financial amount of approximately NIS 175,000,000, constituting about 80.77% of the total par value of the debentures offered to the public.

**3.** The annual interest rate on the debentures (Series 14) set in the tender is 5.13% (hereinafter: "the determined interest rate").

**4.** According to the terms of the offering, 176,966 units were allocated. The allocation of units in the tender was as follows:

- **4.1.** 32 orders from classified investors to purchase 170,240 units quoting an interest rate lower than the determined interest rate in the tender were fully accepted.
- **4.2.** 3 orders from classified investors to purchase 4,760 units quoting the determined interest rate in the tender were fully accepted.
- **4.3.** 8 orders from the public to purchase 1,316 units quoting an interest rate lower than the determined interest rate in the tender were fully accepted.
- **4.4.** 3 orders from the public to purchase 650 units quoting the determined interest rate in the tender were fully accepted.

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**5.** The interest rate for the first period (from September 14, 2025, to January 31, 2026), calculated on a 365-day year basis, is 1.96767% (an annual rate of 5.13%). The interest for the first period will be paid on January 31, 2026. The semi-annual interest rate of the debentures (Series 14) to be paid is 2.565%.

**6.** The immediate gross proceeds received by the Company for the offering amount to approximately NIS 176,966 thousand.

The Company thanks the public for its response to the offering according to the prospectus and the shelf offering report.

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Signed by: Amir Sagi, CEO