

Translation of Immediate Report

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Public

Bank Leumi le-Israel B.M.
Registration No. 520018078
Securities of the Corporation are listed on The Tel Aviv Stock Exchange
Abbreviated Name: Leumi
34 Yehuda Halevi Street, Tel Aviv 651316
Phone: 076-8858111, 076-889419; Facsimile: 076-8859732
Electronic Mail: David_S@bll.co.il

February 29, 2024
Reference: 2024-01-021123

To: Israel Securities Authority (www.isa.gov.il)
The Tel Aviv Stock Exchange (www.tase.co.il)

Immediate Report for Material General Information

Nature of Event: *Sale of "Beit Mani" – Update regarding the Completion of the Sale Transaction*

Reference number of previous reports on the matter: _____

Attached please find file [Beit Mani isa.pdf](#)

The company is not an envelope company as that term is defined in the Stock Exchange bylaws.

Date and time at which the corporation first became aware of the event or matter: *February 29, 2024, at 15:18*

Details of signatories authorized to sign on behalf of the corporation:

Name of signatory	Title	other
<i>Hagit Argov</i>	<i>Head of Finance and Accounting Division</i>	

In accordance with Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report filed pursuant to these regulations shall be signed by the corporation's authorized signatories. For a staff position of this matter, see the Authority's website: [click here](#).

Reference number of previous reports on the matter (does not constitute inclusion by way of reference):

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

Ticker: Leumi

Address: Yehuda Halevi Street 34, Tel Aviv 6513616, Tel: 076-8858111, 076-8859419

Facsimile: 076-8859732 Electronic Mail: David_S@bll.co.il

company's website: www.leumi.co.il

Previous names of the reporting entity:

Name of Electronic Reporter: David Raoul Sackstein, Position: Advocate, General Secretary
34 Yehuda Halevi Street, Tel Aviv 6513616, Phone: 076-8857984, Facsimile: 076-8859732
Electronic Mail: David.sackstein@bankleumi.co.il

Note: English translations of Immediate Reports of Bank Leumi are for convenience purposes only. In the case of any discrepancy between the English translation and the Hebrew original, the Hebrew will prevail.

The original Hebrew version is available on the distribution website of the Israel Securities Authority:

<http://www.magna.isa.gov.il/>



Bank Leumi le-Israel B.M (hereinafter – the “Bank”)

February 29, 2024

To
The Tel Aviv Stock Exchange Ltd.
2 Ahuzat Bayit St.
Tel Aviv 6525216

To
The Israel Securities Authority
2 Kanfei Nesharim St.
Jerusalem 95464

Dear Sir/Madam,

Re: Sale of “Beit Mani” – Update regarding the Completion of the Sale Transaction

The Bank is pleased to report the following:

1. Further to immediate reports of April 26, 2022, May 19, 2022 and November 29, 2023 in connection with the sale of a property located at 36 Yehuda Halevi Street in Tel Aviv (hereinafter – “**Beit Mani**”), to Sella Capital Real Estate Ltd. (hereinafter in this section: the “**Buyer**”; the “**Beit Mani Transaction**”), on February 29, 2024 the Beit Mani Transaction was completed, the Bank was paid the outstanding consideration and possession in Beit Mani was handed over to the Buyer. The Bank is expected to include a capital gain (before tax) of approx. NIS 559 million in its financial statements for the first quarter of 2024 in respect of the Beit Mani Transaction.
2. Furthermore, and for the sake of good order only, it should be noted that further to immediate report of April 4, 2023, and as stated in an immediate report of November 29, 2023 in connection with the sale of the property located at 35 Yehuda Halevi St., Tel Aviv, (hereinafter – “**Beit Lin**”) to JTLV 3 (Beit Lin) Limited Partnership (hereinafter - the “**Beit Lin Sale**”) - the date on which Beit Lin will be handed over by the Bank, and accordingly the date on which the capital gain in respect of the Beit Lin Sale will be recorded in the Bank’s financial statements is expected to fall in the first quarter of 2024, upon completion of the move of the Bank’s headquarters and management units to the Bank’s headquarters in Lod (hereinafter – the “**Move to Lod**”).
3. The information regarding the completion of the Beit Lin Sale, its impact on the Bank’s financial statements, the delivery date of Beit Lin, and the Move to Lod constitute forward-looking information, that may not materialize in whole or in part, or on the date specified above, for reasons outside the Bank’s control, including, failure to fulfill the agreement for the sale of Beit Lin or changes in the final data, which are relevant for the calculation of the Bank’s profit.

Sincerely,

Bank Leumi le-Israel B.M.

By: Hagit Argov, Head of the Finance and Accounting Division