



G City Bond Issuance Received Demand for NIS 760 million

The Company will issue NIS 410 million

Tel Aviv, February 4th, 2024 - G City (TASE: GCT) ("the Company"), a global real estate company engaged in the acquisition, enhancement, development, and management of income-producing mixed-use real estate including retail, residential, and office in densely populated urban areas in major cities, announces today that it has completed the tender for classified investors as part of the issuance of a new series of bonds (Series 18).

As part of the tender, classified investors submitted early commitments to purchase bonds in the amount of approximately NIS 760.5 million, out of which the Company accepted commitments to purchase bonds in the amount of approximately NIS 410 million at an interest rate of 4.83% reflecting a spread of 3.57%.

Series 18 is linked to the CPI with an average duration of approximately 5.2 years. The series is secured by a first lien on the shares of G Alpha, a special purpose company (SPV) that holds six income-producing properties in Miami, New York, and Boston. The series is rated A by S&P Maalot and A2 by Midroog.

The issuance was led by Discount Capital Underwriting and Leader Underwriting, together with the underwriting bodies of IBI, Barak Capital, APEX, and Menora.

The Company thanks the investors for expressing their trust in the Company.

The heart of it.



About G City

G City is a global real estate company engaged in the acquisition, repositioning, development, and management of income-producing mixed-use real estate including retail, offices and residences in densely populated urban areas in major cities As of September 30, 2023.

the Group holds and manages 92 properties spanning approximately 1.9 million square meters of leasable area with a value of approximately 37 billion NIS. For more information see the Company's website: www.G-City.com

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