



Demand around 1 billion NIS in a tender for classified investors
in a new bond series issuance (Series 19) with an average
duration of 6.2 years.

The company will raise approximately 494 million NIS in a tender for classified investors.

Tel Aviv, April 9, 2024 - G-City (TASE: GCT) ("the Company"), a global real estate company engaged in the acquisition, enhancement, development, and management of income-producing properties for mixed uses including retail, residential, and offices in densely populated urban areas in major cities, announced today that it has completed the tender for classified investors as part of a new bond series issuance (Series 19).

As part of the tender, classified investors submitted early commitments to purchase bonds in the amount of approximately NIS 1 billion, out of which the Company accepted commitments to purchase bonds in the amount of approximately NIS 494 million at an interest rate of 4.15%, reflecting a spread of 2.65% above government bonds with similar average duration. The public tender is expected to take place in the coming days.

Series 19 is linked to the CPI with an average duration of approximately 6.2 years. The series is secured by a second-ranking charge on the G City complex in Rishon LeZion, and it is rated A- by S&P Maalot and A3 by Midroog.

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

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

Investors and analysts:

Gil Kotler, CFO G-City, Tel 03-694800, Gkotler@g-city.com

Shiri Barkay, VP, Head of the Economic Department and Capital Market

Tel 03-694800, Sbarkay@g-city.com

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