



Summarized Separate Interim Financial  
Statements  
as of June 30, 2025

Solaer Renewable Energies Ltd.  
Summarized Separate Interim Financial Data  
as of June 30, 2025

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Special Auditor's Report on the Summarized Separate Interim Financial Statements

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**Attention**

**The Shareholders of Solaer Renewable Energies Ltd.**

**Re: Special Report of the Auditor on the Separate Financial Data Pursuant to Regulation 38d of the Securities (Periodic and Immediate Reports) Regulations, 5730 – 1970.**

*Introduction*

We have reviewed the separate financial statements introduced pursuant to Regulation 9c of the Securities (Periodic and Immediate Reports) Regulations, 5730 – 1970 of Solaer Renewable Energies Ltd. (hereinafter – "the Company") as of June 30, 2025 and for the six and three-month periods ended on that date. The separate interim financial data are the responsibility of the Company's Board of Directors and Management. Our responsibility is to express an opinion on the separate financial data on the interim periods, based on our review.

*The Scope of the Review*

We conducted our review pursuant to the Review Standard (Israel) 2410 of the Institute of Certified Public Accountants in Israel "Review of Financial Data for Interim Periods Prepared by the Auditor of the Entity." A review of the financial statements for interim periods comprises, primarily with personnel responsible for financial and accounting matters, and for implementing analytical and other review procedures. A review is substantially limited in scope, compared with an audit that is conducted pursuant to generally accepted audit standards in Israel and, therefore, does not enable us to attain assurance that we have been exposed to all the significant matters, which could have been identifiable in an audit. Accordingly, we do not express an opinion of an audit.

*Conclusion*

Based on our review, our attention was not drawn to anything causing us to believe that, to all material intents and purposes, the aforementioned separate interim financial statements have not been prepared pursuant to the instructions in Regulation 38d of the Securities Regulations (Periodic and Immediate Reports), 5730 – 1970.

Somekh Chaikin  
Certified Accountants

August 14, 2025

## Summarized Interim Statements of the Financial Position

	As of June 30		as of December 31
	2025	2024	2024
	Unaudited		Audited
	NIS thousands		
<u>Current Assets</u>			
Cash and cash equivalents	27,615	127,456	52,853
Trade receivables	24	139	75
Other accounts receivable	2,196	4,714	2,920
Associates	3,405	5,251	1,327
Loan to a related party	8,024	-	7,652
Loans to investees	39,703	46,327	36,388
Loans to partners	7,555	51,346	7,394
Assets held for sale	48,882	-	-
	137,404	235,233	108,609
<u>Non-Current Assets</u>			
Encumbered deposit	8,782	5,368	3,750
Investments in investees	51,581	67,857	54,502
Loans to investees	393,391	259,622	295,107
Loans to partners	294,726	144,153	213,913
Electricity generating systems in construction and development	1,795	1,767	1,622
Property, plant and equipment, net	1,282	714	760
Right of use assets	3,162	2,546	2,335
Deferred tax assets	7,676	525	8,130
Loan to a related party	-	7,298	-
Long-term accounts receivable	6,052	5,513	5,344
	768,447	495,363	585,463
	905,851	730,596	694,072

The additional information attached to the summarized separate interim financial statements constitutes an integral part hereof.

## Summarized Interim Statements of the Financial Position

	as of June 30		as of December 31
	2025	2024	2024
	Unaudited		Audited
	NIS thousands		
<u>Current Liabilities</u>			
Credit from banks	899	-	-
Current maturities of bonds	18,871	69,894	18,580
Trade payables	1,046	1,779	3,869
Other accounts payable	3,783	4,067	6,677
Current tax liabilities	7,726	-	-
Current maturities of lease liabilities	1,284	1,173	1,231
Liabilities held for sale	32,142	-	-
	65,751	76,913	30,357
<u>Non-Current Liabilities</u>			
Bonds	543,979	332,918	392,841
Employee benefit liabilities, net	216	209	210
Surplus liabilities over assets in equity accounted affiliates	47,830	30,794	47,605
Long-term lease liabilities	1,786	1,245	1,056
	593,811	365,166	441,712
<u>Equity</u>			
Share capital	- (*)	- (*)	- (*)
Share premium	238,786	238,317	238,786
Capital reserves	53,790	70,918	54,137
Receipts on account of options and shares	13,724	9,581	9,581
Retained loss	(60,011)	(30,299)	(80,501)
Total equity attributable to the owners of the Company	246,289	288,517	222,003
Total Liabilities and Equity	905,851	730,596	694,072

(\*) Represents a sum lower than NIS 1 thousand

The additional information attached to the summarized separate interim financial statements constitutes an integral part hereof.

August 14, 2025

Confirmation  
date of the  
the financial  
statements.

Paula Vilin Segev  
Chairperson of the  
Board of Directors

Alon Segev  
CEO

Yair Eisen  
CFO

## Summarized Interim Statements of Cash Flows

	For the six-month period ended		For the three-month period ended		For the year ended
	June 30		June 30		December 31
	2025	2024	2025	2024	2024
	Unaudited				Audited
	NIS thousands				
Revenues	42,773	21,906	18,472	19,310	31,423
Expenses					
Cost of revenues	(2,443)	(3,661)	(1,266)	(2,351)	(8,369)
Project development expenses	-	(20)	-	-	(30)
Salary and social benefits	(5,956)	(6,932)	(3,088)	(2,964)	(13,214)
Administration, head office and others	(3,988)	(5,439)	(2,159)	(2,775)	(12,076)
Profit (Loss ) before taxes, financing, depreciation and amortization, loss from investees	30,386	5,854	11,959	11,220	(2,266)
Loss from investees	(35,755)	(18,135)	(14,086)	(10,939)	(33,438)
Profit (loss) before taxes, financing, depreciation and amortization	(5,369)	(12,281)	(2,127)	281	(35,704)
Depreciation and amortization	(701)	(699)	(406)	(337)	(1,530)
Loss before taxes and financing	(6,070)	(12,980)	(2,533)	(56)	(37,234)
Finance expenses	(19,125)	(10,979)	(12,843)	(5,094)	(71,331)
Finance revenues	55,349	27,933	5,259	16,911	52,831
Finance revenues (expenses), net	36,224	16,954	(7,584)	11,817	(18,500)
Pre taxes on income earnings (loss)	30,154	3,974	(10,117)	11,761	(55,734)
Taxes on income revenues (expenses)	(10,065)	(5,216)	(849)	(4,958)	3,303
Earnings (loss) for the period	20,089	(1,242)	(10,966)	6,803	(52,431)
Other comprehensive income					
Adjustments deriving from currency translation adjustments of Investees	429	(666)	1,173	(243)	755
Net change in the fair value of cash flows hedging instruments	(443)	689	(374)	(85)	214
Sums that will not be reclassified later to profit or loss (net of tax)					
Earnings from re-measuring defined benefit programs	-	-	-	-	4
Share in other comprehensive income of investees	33	-	-	-	(16,358)
Other comprehensive income (loss) for the period	19	23	799	(328)	(15,385)
Net comprehensive income (loss):net of tax	20,108	(1,219)	(10,167)	6,475	(67,816)

The additional information attached to the summarized separate interim financial statements constitutes an integral part hereof.

## Summarized Interim Statements of Cash Flows

	For the six-month period ended		For the three-month period ended		For the year ended
	June 30		June 30		December 31
	2025	2024	2025	2024	2024
	Unaudited				Audited
	NIS thousands				
Cash Flows from (for) operating activities					
Earnings (loss) for the period	20,089	(1,242)	(10,966)	6,803	(52,431)
<u>Revenues and expenses that are not involved in the cash flows</u>					
Depreciation and amortization	701	699	406	337	1,530
Taxes on income expenses (revenues)	10,065	5,216	849	4,958	(3,303)
Finance (income) expenses, net	(36,224)	(16,954)	7,584	(11,816)	18,500
Share in the losses (earnings) of investees	35,755	18,135	14,086	10,939	33,438
Share-based transactions payment	35	282	12	134	365
	10,332	7,378	22,937	4,552	50,530
<u>Changes in the assets and liabilities entries</u>					
Decrease (increase) in trade receivables	51	(129)	38	(129)	(65)
Decrease (increase) in other accounts receivable	(762)	1,270	(1,682)	1,581	3,839
Increase in the balances of associates, net	(43,934)	(7,727)	(19,295)	(1,383)	(16,835)
Increase (decrease) in trade payables	(2,823)	370	(456)	(105)	361
Increase (decrease) in other accounts payable	(2,546)	(906)	290	(1,305)	1,917
	(50,014)	(7,122)	(21,105)	(1,341)	(10,783)
<u>Cash paid and received during the year for:</u>					
Interest paid	(13,008)	(4,727)	(13,003)	(4,676)	(6,365)
Taxes paid	(228)	(356)	(228)	(247)	(1,120)
Interest received	1,222	1,834	678	1,245	7,441
	(12,014)	(3,249)	(12,553)	(3,678)	(44)
Net cash generating from (used for) operating activities	(31,607)	(4,235)	(21,686)	6,336	(12,728)

The additional information attached to the summarized separate interim financial statements constitutes an integral part hereof.

## Summarized Interim Statements of Cash Flows

	For the six-month period ended		For the three-month period ended		For the year ended
	June 30		June 30		December 31
	2025	2024	2025	2024	2024
	Unaudited				Audited
	NIS thousands				
Cash flow from investing activities:					
Acquisition of property, plant and equipment	(575)	(362)	(14)	(205)	(497)
Loans extended to investees	(80,424)	(36,444)	(40,199)	(32,878)	(73,986)
Loans extended to partners	(54,630)	(20,899)	(13,949)	(17,083)	(68,103)
Repayment of loans from investees	-	-	-	-	17,464
Repayment of loans from partners	-	-	-	-	18,241
Investment in electricity generating systems in construction and development	(173)	(500)	(110)	-	(294)
Deposit to encumbered deposits	(5,000)	-	-	-	1,802
Net cash used for investing activities	(140,802)	(58,205)	(54,272)	(50,166)	(105,373)
Cash flows from (to) financing activities					
Share issue (less the issue expenses)	4,131	-	-	-	-
Short-term credit from banks, net	899	-	899	-	-
Bonds issue (less the issue expenses)	144,571	111,822	-	111,822	111,822
Payment of a leasing liability principal	(694)	(445)	(360)	(130)	(1,084)
Payment of a bonds principal	-	-	-	-	(18,579)
Payment for settling derivatives	(918)	(1,136)	(918)	(1,136)	(1,133)
Net cash generating from (used for) financing activity	147,989	110,241	(379)	110,556	91,026
The effect of exchange rate fluctuations on the cash and cash equivalent balances					
The effect of exchange rate fluctuations on the cash and cash equivalent balances	(818)	757	489	355	1,030
Increase (decrease) in cash and cash equivalents	(25,238)	48,558	(75,848)	67,081	(26,045)
Cash and cash equivalents balance at the beginning of the period.	52,853	78,898	103,463	60,375	78,898
Cash and cash equivalents balance at the end of the period.	27,615	127,456	27,615	127,456	52,853
(a) Non-monetary material activities					
Increase in a right of use asset against lease liabilities as a result of new lease agreements	1,472	109	1,472	109	1,499

The additional information attached to the summarized separate interim financial statements constitutes an integral part hereof.



Additional Information to the Summarized Interim Separate Financial Statements

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Note 1 - General

Solaer Renewable Energies Ltd. (hereinafter: "the Company") was established and incorporated in Israel on June 26, 2019 (hereinafter: "the establishment date"), as a private limited liability company, pursuant to the Companies Law, 5759 – 1999,

From the Company's establishment date until the date of the initial public issue, on February 2, 2021, the Company had not had any activity. On the issue date, the operations from a sister company and holding of entities dealing in the promotion, development, planning, licensing, management of financing procedures, construction, management, activation and maintenance of electricity producing systems from renewable energy sources, were transferred to the ownership of the Company pursuant to Section 105 of the Income Tax Ordinance.

The Company, including through the corporations held by it directly and indirectly (hereinafter jointly: "The Group") deals in promoting, developing, planning, licensing, managing financing procedures, constructing, managing, activating and maintaining electricity producing systems from renewable energy sources in Israel, Spain, Italy and Poland. The Company is examining opportunities and collaboration in additional countries globally.

Following are the financial data from the Group's Interim Consolidated Financial Statements as of June 30, 2025 (hereinafter – "the Summarized Interim Consolidated Financial Statements"), which are published in the framework of the periodic reports, attributable to the Company itself (hereinafter – "summarized interim separate financial data"), which are presented pursuant to Regulation 38d (hereinafter – "the Regulation") and the Tenth Addendum to the Securities (Periodic and Immediate Reports) Regulations, 5730 – 1970 (hereinafter – "the Tenth Addendum"), regarding the Corporation's separate financial data.

These summarized interim separate financial statements should be read together with the Separate Financial Statements as of December 31, 2024 and together with the consolidated reports

In these separate financial data –

- (1) The Company - Solaer Renewable Energies Ltd.
- (2) Consolidated Companies/Subsidiaries- Companies, including the partnerships the financial statements of which are fully consolidated whether directly or indirectly in the Company's financial statements
- (3) Affiliates - Consolidated companies and companies, including partnerships or joint ventures, in which the Company's investment is included, whether directly or indirectly in the financial Statements based on the equity value.

## Additional Information to the Summarized Interim Separate Financial Statements

### Note 2 – The Principles of the Accounting Policy Applied in the Summarized Separate Interim Financial Statements

The accounting policy in these summarized separate interim financial statements are in accordance with the accounting policy rules detailed in the separate financial statements as of December 31, 2024

### Note 3 – Initial Implementation of the New Standards, Amendments to the Standards and Interpretations

See Note 3a of the summarized consolidated interim financial statements as of June 30, 2025 for an expansion.

### Note 4 – Material Events during and after the Reporting Period

See Note 4 of the Summarized Consolidated Interim Financial Statements as of June 30, 2025 for additional information regarding events in and after the reporting period..

### Note 5 – Transactions with Stakeholders and Related Parties in the Report Period:

Further to Note 6 to the summarized interim consolidated financial statements as of June 30, 2025, during the report period, an agreement was signed between the Company, the Partner and S.A. Trends Industrial ("Trends"), pursuant to which, Trends, which has rights in the "ENAPAC" Project being developed in Chile and, which is held by the Company in concatenation at a rate of 51%, was debited with management and development fees by Agua-Sol Development S.L. ("Agua-Sol").

Pursuant to the agreement terms, Agua-Sol is entitled to a success fee of NIS 29.7 million, pursuant to the parties' agreements. 77.59% of the success fee is attributable to the Company and 22.41% to the Partner. Eligibility for the success fee in the project in Chile is exercisable after the accumulated existence of three principal conditions as detailed below: (a) Receipt of a Root Cause Analysis(RCA), which confirms evaluation of the environmental effect of the project;(b) Receipt of authorization for connecting to the national electricity grid from the relevant regulator; and (c) Submitting a work commencement declaration to the relevant authorities in Chile relating to the projects. During the report period, authorization for connecting to the electricity grid was received, which, on its receipt, all the aforementioned conditions precedent were met and the Company recorded revenues of NIS 23 million.

Furthermore, during the report period, an agreement was signed between Resolar S.àrl ("Resolar") and Sertekh 1 S.r.l ("Sertekh"), a subsidiary of the Company, pursuant to which Resolar will provide many services to Sertekh in relation to the development stage of the "Garbina" Project, the development by Sertekh Italy's Puglia District, with an expected capacity of 127.7MwpMWp ("the project"). Pursuant to the provisions in the agreement, Resolar is entitled (i) to management fees at a rate of 2% of the total investment sum in the project, as defined in the agreement; and (ii) to

Additional Information to the Summarized Interim Separate Financial Statements

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success fees of NIS 17 million, which will be declared on receipt of VIA approval for the project. 73% of the management and success fees are attributable to the Company and 27% to the Partners. During the report period and, following a government decision to approve the project, VIA for the project was received and the Company recorded revenues of NIS 17 million.