

# FORM 6-K

## SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

### Report of Foreign Private Issuer Pursuant to Rule 13a-16 or 15d-16 of the Securities Exchange Act of 1934

Date of Report: February 11, 2020  
Commission File No.: 000-29992

## OPTIBASE LTD.

(Translation of registrant's name into English)

**8 Hamenofim Street  
Herzliya 4672559, Israel  
+972-73-7073700**

(Address of principal executive offices)

Indicate by check mark whether the registrant files or will file annual reports under cover Form 20-F or Form 40-F.

Form 20-F  Form 40-F

Indicate by check mark if the registrant is submitting the Form 6-K in paper as permitted by Regulation S-T Rule 101(b)(1): \_\_\_\_\_

Indicate by check mark if the registrant is submitting the Form 6-K in paper as permitted by Regulation S-T Rule 101(b)(7): \_\_\_\_\_

Indicate by check mark whether by furnishing the information contained in this Form, the registrant is also thereby furnishing the information to the Commission pursuant to Rule 12g3-2(b) under the Securities Exchange Act of 1934.

Yes  No

If "Yes" is marked, indicate below the file number assigned to the registrant in connection with Rule 12g3-2(b): 82-

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On February 11, 2020, Optibase Ltd. (the “Company”) announced that its wholly owned European subsidiary, Optibase Bavaria GmbH & Co. KG, had entered into a definitive agreement with an unrelated third party buyer, to sell its retail portfolio in Germany comprised of twenty-seven (27) separate commercial properties, located in Bavaria, Germany, for an aggregate cash consideration of EUR 35 million (app. \$38.9).

The closing of the transaction is subject, among other things, to customary conditions, including (i) the waiver of a right of first refusal by the main tenant; and (ii) the waiver by the local municipalities of their right of first refusal on each of the properties. The exercise of the right of first refusal in regard to certain properties, will not affect the closing of the transaction with respect to the other properties .

The closing will be conducted in tranches with respect to certain groups of properties and is expected to occur over the course of first and second quarters of 2020.

On February 11, 2020, the Company issued a press release entitled “Optibase Ltd. Announces The Sale Of Its German Commercial Properties Portfolio”. A copy of the press release is attached hereto as Exhibit 99.1 and incorporated by reference herein.

#### Exhibit Index

<b><u>Exhibit No.</u></b>	<b><u>Description</u></b>
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99.1	<u>Press Release, dated February 11, 2020</u>
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## Signatures

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

OPTIBASE LTD.  
(the "Registrant")

By: */s/ Amir Philips*

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Amir Philips  
Chief Executive Officer

Date: February 11, 2020

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## OPTIBASE LTD. ANNOUNCES THE SALE OF ITS GERMAN COMMERCIAL PROPERTIES PORTFOLIO

**HERZLIYA, Israel, February 11, 2020 – Optibase Ltd. (NASDAQ: OBAS)**, or Optibase, today announced that its wholly owned European subsidiary, Optibase Bavaria GmbH & Co. KG, had entered into a definitive agreement with an unrelated third party buyer, to sell its retail portfolio in Germany comprised of twenty-seven (27) separate commercial properties, located in Bavaria, Germany, for an aggregate cash consideration of EUR 35 million (app. \$38.9).

The closing of the transaction is subject, among other things, to customary conditions, including (i) the waiver of a right of first refusal by the main tenant; and (ii) the waiver by the local municipalities of their right of first refusal on each of the properties. The exercise of the right of first refusal in regard to certain properties, will not affect the closing of the transaction with respect to the other properties.

The closing will be conducted in tranches with respect to certain groups of properties and is expected to occur over the course of first and second quarters of 2020.

Optibase expects to generate capital gains, net of expenses, from the above transaction of approximately EUR 6 million (app. \$6.7).

Commenting on the transaction, CEO of Optibase, Amir Philips, said, “We are very pleased to engage in this transaction. This sale allows Optibase to both achieve compelling returns for our investors and generate significant liquidity, which among other uses, will help accelerate our ongoing activities”.

### **About Optibase**

Optibase invests in the fixed-income real estate field and currently holds properties and beneficial interest in real-estate assets and projects in Switzerland, Germany, Texas, Philadelphia, PA, Miami, FL, and in Chicago, IL, USA and is currently looking for additional real estate investment opportunities. Optibase was previously engaged in the field of digital video technologies until the sale of its video solutions business to Optibase Technologies Ltd., a wholly owned subsidiary of VITEC Multimedia in July 2010. For further information, please visit [www.optibase-holdings.com](http://www.optibase-holdings.com).

*This press release contains forward-looking statements concerning our marketing and operations plans. All statements other than statements of historical fact are statements that could be deemed forward-looking statements. All forward-looking statements in this press release are made based on management's current expectations which involve risks, uncertainties and other factors that could cause results to differ materially from those expressed in forward-looking statements. These statements involve a number of risks and uncertainties including, but not limited to, difficulties in finding suitable real-estate properties for investment, availability of financing for the acquisition of real-estate, difficulties in leasing of real-estate properties, insolvency of tenants, difficulties in the disposition of real-estate projects, risk relating to collaborative arrangements with our partners relating to our real-estate properties, risks relating to the full consummation of the transaction for the sale of our video solutions business, general economic conditions and other risk factors. For a more detailed discussion of these and other risks that may cause actual results to differ from the forward looking statements in this press release, please refer to Optibase's most recent annual report on Form 20-F. The Company does not undertake any obligation to update forward-looking statements made herein.*