

Media Contacts:  
Amir Philips, CEO, Optibase Ltd.  
011-972-73-7073-700  
[info@optibase-holdings.com](mailto:info@optibase-holdings.com)

Investor Relations Contact:  
Marybeth Csaby, for Optibase  
+1- 917-664-3055  
[Marybeth.Csaby@gmail.com](mailto:Marybeth.Csaby@gmail.com)

## **OPTIBASE LTD. ANNOUNCES SALE OF APARTMENTS AND PENTHOUSES IN MIAMI, FLORIDA AND FULL REPAYMENT OF A LOAN**

**HERZLIYA, Israel, March 15, 2022 – Optibase Ltd. (NASDAQ: OBAS) (the "Company" or "Optibase")**, today announced that between November 2021 and March 2022, the Company sold three apartments and two penthouses in Miami, Florida for a total consideration of approximately U.S. \$8 million. The consideration reflects an average price per square feet of U.S. \$460 for the apartments and an average price per square feet of U.S. \$990 for the penthouses. Following the last sale of the penthouse held on March 9, 2022, the Company fully repaid the loan granted as part of a financing agreement of the condominium units in Miami. The Company expects to record a combined gain on sale of operating properties in the Company's financial statements for the fourth quarter of 2021 and the first quarter of 2022 as a result of these sales in the amount of approximately U.S. \$1.6 million.

### **About Optibase**

Optibase invests in the fixed-income real estate field and currently holds interests in real estate properties in Switzerland, 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.*

# 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**

For the month of: March 2022  
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-

\_\_\_\_\_

#### **Exhibit Document**

99.1 Press release, dated March 15, 2022.

#### **Cautionary Statement Regarding Forward Looking Statements:**

*Certain statements in this communication are forward-looking statements. These statements relate to future events and 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, risks and uncertainties associated with the tender offer or any other offer or proposal, the outcome of any litigation related to the tender offer or any other offer or proposal, the Board's recommendation to the shareholders concerning the tender offer or any other offer or proposal, 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*

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**Additional Information:**

This communication is for informational purposes only, and it does not constitute an offer to purchase or a solicitation of an offer to sell any securities. In response to the tender offer commenced by The Capri Family Foundation, a foundation organized under the laws of the Republic of Panama and Shlomo (Tom) Wyler, the Company will file a solicitation/recommendation statement on Schedule 14D-9 with respect to the tender offer. The solicitation/recommendation statement will contain important information that should be read carefully before any decision is made with respect to the tender offer. INVESTORS AND SECURITY HOLDERS OF THE COMPANY ARE URGED TO READ THE SOLICITATION/RECOMMENDATION STATEMENT AND OTHER DOCUMENTS FILED WITH THE SEC CAREFULLY IN THEIR ENTIRETY WHEN THEY BECOME AVAILABLE BECAUSE THEY WILL CONTAIN IMPORTANT INFORMATION. Such materials will be made available to the Company's shareholders at no expense to them in the Investor Relations section of the Company's web site at [http: www.optibase-holdings.com](http://www.optibase-holdings.com). In addition, such materials (and all other offer documents filed with the SEC) will be available at no charge on the SEC website: [www.sec.gov](http://www.sec.gov).

**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: March 15, 2022

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