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SELLA CAPITAL REAL ESTATE LTD

Registry Number: 513992529

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T078 (Public)
Sent via MAGNA: 05/08/2025
Israel Securities Authority Email: www.isa.gov.il
Stock Exchange Email: www.tase.co.il
Reference: 2025-01-057807

Immediate Report on a Person Becoming an Interested Party in the Corporation

Regulation 33(e)-(f) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. Holder Details:

- **First Name:** _____
- **First Name in English as Appears in Passport:** _____
- **Last Name/Corporation Name:** Yelin Lapidot Holdings Management LTD
- **Last Name/Corporation Name in English:** Yelin Lapidot Holdings Management LTD
- **Type of Identification Number:** Number in the Israeli Companies Registrar
- **The holder is a corporation**
- **Identification Number:** 513167346
- **Citizenship/ Country of Incorporation or Registration:** Incorporated in Israel
- **Country of Citizenship/ Incorporation or Registration:** _____
- **Address:** 50 Dizengoff, Tel Aviv, Migdal-Al
- **Is the holder acting as a representative for the purpose of reporting on several shareholders holding together securities of the corporation:** Yes
- **Name of controlling shareholder in the interested party:** See section 5 below
- **Identification number of the controlling shareholder in the interested party:**
See section 5 below

2. Details of the Action as a Result of Which the Holder Became an Interested Party in the Corporation:

- **A. Nature of the action:** Increase due to purchase on the stock exchange
- **B. Name and type of security subject to the action:** SELLA CAPITAL REAL ESTATE LTD ordinary share
- **C. Security number on the stock exchange:** 1109644
- **D. Date of action:** 31/07/2025
- **E. Quantity of securities subject to the action:** 158,000
- **F. Price at which the action was performed:** 1,041.1 agorot _____
- **G. Are these dormant shares or securities convertible into dormant shares:** No
- **H. Was the entire consideration paid at the time of the change:** Yes
- **If not all consideration was paid at the time of the change, please specify the date of completion of payment:** _____

3. A. Holdings of the Interested Party After the Action:

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Name, Type, and Series of Security	Security Number on Stock Exchange	Quantity of Securities	Dormant*	Holding Percentage	% Equity	% Voting	Holding Percentage (Full Dilution)	% Equity	% Voting
SELLA CAPITAL REAL ESTATE LTD ordinary share	1109644	11,933,000	No	5.01	5.01	5.01	5.59	5.59	

- **B.** The holder is a member of an institutional reporting group.

Details of Holdings:

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Holder	Name, Type, and Series of Security	Security Number	Quantity of Securities	Dormant
Provident funds and companies managing provident funds	SELLA CAPITAL REAL ESTATE LTD ordinary share	1109644	9,875,000	No
Companies managing mutual funds	SELLA CAPITAL REAL ESTATE LTD ordinary share	1109644	2,058,000	No
Provident funds and companies managing provident funds	Bond (Series G)	1138973	69,406,000	No
Companies managing mutual funds	Bond (Series G)	1138973	28,991,000	No
Provident funds and companies managing provident funds	Bond (Series D)	1167147	87,437,000	No
Companies managing mutual funds	Bond (Series D)	1167147	30,374,000	No
Provident funds and companies managing provident funds	Bond (Series E)	1205087	54,330,000	No
Companies managing mutual funds	Bond (Series E)	1205087	646,000	No
Provident funds and companies managing provident funds	Warrant Series 4	1205095	2,672,000	No

Explanations:

1. If the interested party holds more than one type of security, the holding percentages should be indicated considering all securities held by him only in one row.
 2. It is also necessary to report holdings of other securities, including those not listed for trading.
 3. If the interested party is a subsidiary, the holdings should be split between shares acquired before the Companies Law, 1999 came into effect, and those acquired after.
 4. When the holder is not a member of an institutional reporting group, only section 3A should be completed. When the holder is a member of an institutional reporting group, both sections 3A and 3B should be completed.
 5. If the interested party is a corporation wholly owned (100%) by a single controlling shareholder, the name of the single controlling shareholder should be indicated in the "holder name" field, and the details of the corporation(s) through which the shares are held, along with any other relevant details, should be provided in the notes at the bottom of the form. Conversely, if the interested party is a corporation owned by more than one controlling shareholder or by several interested parties, the name of the holding corporation should be indicated in the "holder name" field, and the details of the controlling shareholders or interested parties holding the holding corporation should be provided in the notes at the bottom of the form.
 6. Reporting regarding a person with a significant means of control in a banking corporation without a control core should be reported in report T121.
- Please indicate whether these are dormant shares or securities convertible into dormant shares.

4. The interested party does not hold shares or other securities in a held company, if its activity is material to the activity of the reporting corporation.

5. Additional Details:

Name of controlling shareholder: The shareholders in Yelin Lapidot Holdings Management LTD are Mr. Yair Lapidot (ID 055342372) and Dov Yelin (ID 053584314), each holding 25% of the voting rights and 24.62% and 24.38% of the equity rights, respectively, and ATREYU CAPITAL MARKETS LTD (Company No. 513773564), which holds 50% of the equity and voting rights through Atreyu Financial Asset Management (2005) Ltd.

6. The date and time the corporation first became aware of the event or matter:

04/08/2025 at 16:00

Details of the authorized signatories on behalf of the corporation:

Name	Position
Dror Yehuda	Deputy CEO Finance

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. The staff's position on the matter can be found on the Authority's website: [Click here](#).

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange

Short Name: SELLA CAPITAL REAL ESTATE LTD

Address: 7 Jabotinsky, Ramat Gan 52520

Phone: 03-5759222

Fax: 03-6131659

Email: dror@sellacapital.com

Previous names of the reporting entity:

Electronic reporter name: Yehuda Dror

Position: Deputy CEO Finance

Employer company name:

Address: 7 Jabotinsky, Ramat Gan 5252007

Phone: 03-5759222

Fax: 03-7624532

Email: DROR@SELLACAPITAL.COM

Form structure update date: 04/02/2025