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SELLA CAPITAL REAL ESTATE LTD

Registry Number: 513992529

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T121 (Public)
Transmitted via MAGNA: 06/08/2025
Israel Securities Authority Website: www.isa.gov.il
Tel Aviv Stock Exchange Website: www.tase.co.il
Reference: 2025-01-058135

Immediate Report for General Material Information

Explanation: Do not use this form when there is a form tailored to the reported event.

This reporting form is intended for material reports for which there is no suitable dedicated form.

Results of an issuance should be reported in T20 and not in this form.

Reporting on bond ratings or corporate ratings should be submitted using form T125.

Nature of the Event:
Update of Exercise Price for Warrants (Series 4)

Reference numbers of previous reports on the subject:

_____, _____, _____.

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Following the company's immediate report dated 27.07.2025 (Reference No.: 2025-01-055422), regarding the distribution of a cash dividend in the total amount of NIS 31,795,835, and in accordance with the provisions of section 1.3.4.3 of the company's shelf offering report dated 25.03.2024 (Reference No.: 2024-01-030966) regarding the adjustment of the exercise price of the company's warrants (Series 4) (security number: 1205095) following the dividend distribution, the company is honored to report that as of the "ex-dividend" date (06.08.2025), the adjusted exercise price of each warrant (Series 4) following the aforementioned dividend distribution will be NIS 9.46199.

Attached file:

The company is **not** a shell company as defined in the stock exchange regulations.

Date the corporation first became aware of the event: 06/08/2025

Time: 06:30

Details of the authorized signatories on behalf of the corporation:

	Name	Position
1	Dror Yehuda	CFO

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](#).

Reference numbers of previous documents on the subject (the mention does not constitute incorporation by reference):

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

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Short Name: SELLA CAPITAL REAL ESTATE LTD

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Previous names of the reporting entity:

Name of electronic reporter: Yehuda Dror

Position: CFO

Employer company name:

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No images were present in the original document.