

SELLA CAPITAL REAL ESTATE LTD

Registry Number: 513992529

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T138 (Public / Accompanying Page)
Sent via MAGNA: 03/09/2025
Israel Securities Authority Email: www.isa.gov.il
Tel Aviv Stock Exchange Email: www.tase.co.il
Reference: 2025-01-066635

Correction Report for a Disrupted Report Sent on: 01/09/2025
Reference Number: 2025-01-066014

- **The Disruption:** Addition of the fair value of the allocated shares
 - **Reason for the Disruption:** Correction at the request of the stock exchange
 - **Main Points of the Correction:** Section 9 of the attached report has been updated to include the fair value of the allocated shares
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Immediate Report on Private Placement

Regulations 3(a)(1), 20, 21, 17(c) of the Securities Regulations (Private Placement of Securities in a Listed Company), 2000

Explanation: If the private placement is also a transaction with a controlling shareholder, only form T-133 should be filled.

Explanation: This form is also used for submitting a correction report or amendment to a report.

Reference Numbers of Previous Reports on the Subject: _____, _____, _____

1. Hereby submitted is an immediate report on a private placement.

[Attachment: report_correction_isa.pdf]

Explanation: If the agenda of the meeting includes topics other than the approval of a private placement, all required details by law must be included in the attached file.

2. **Type of Offer:** Material

Offer Number: _____

3. **Date of Board Approval of the Transaction:** 16/07/2025

Reference Number of Preliminary Report: _____, **Date of Submission:** _____

Explanation: To be filled if a preliminary report was submitted.

4. **Allocated Securities:**

No.	Type of Security	Security Number on TASE	Quantity of Shares / Securities Convertible or Exercisable into Shares Including Rights to These*	Quantity of Shares from Conversion of Convertible Securities*	Company Share Security Number on TASE	Base Price of Share on Trading Day Prior to Report Submission**	Percentage of Voting Rights Granted by Allocated Securities	Percentage of Equity Granted by Allocated Securities
1	Shares	1109644	228,700	_____	_____	10.30 (New Shekel)	0.1	0.1

Explanation: The percentage will be calculated based on the rights in the company before the offer; if convertible securities are allocated, indicate the percentage as if they were converted or exercised.

*The quantity will be calculated before capital consolidation.

**According to the report first submitted or the preliminary offer report, as applicable.

5. **Number of offerees in the last 12 months, excluding sophisticated offerees:**

6. **Were the issued securities deposited with a trustee:** Yes
- Trustee Details:** I.B.I. Trust Management Ltd.
7. **Financial statements according to Regulation 9(2) were not attached; Name of accountant:** _____
- Review report/opinion of the accountant for the attached financial statements is identical to the originally signed copy delivered to the company.**
- If financial statements were not attached, specify the reason:** The corporation is a public company _____
8. **Is a general meeting required:** No
- Which is scheduled to take place on:** _____
- Note:** If a meeting is required, its details must be reported on form T460.
9. **Details of the company representative regarding the handling of the transaction report, including office address, phone numbers, and email address:**
- Lior Wilensky, Legal Advisor, 03-5759222
10. **The company contacted the stock exchange on:** 31/08/2025 to obtain approval for listing the offered shares or those resulting from the securities offered under this report.

Details of the authorized signatories on behalf of the corporation:

No.	Name	Position
1	Dror Yehuda	CFO
2	Lior Wilensky	Legal Advisor of the Company

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

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. Staff 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 inclusion by reference):

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

Form structure update date: 06/08/2024

Short Name: SELLA CAPITAL REAL ESTATE LTD

Address: 7 Jabotinsky St., Ramat Gan 52520

Phone: 03-5759222

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Email: dror@sellacapital.com

Previous names of the reporting entity:

Electronic reporter name: Yehuda Dror

Position: CFO

Employer company name:

Address: 7 Jabotinsky St., Ramat Gan 5252007

Phone: 03-5759222

Fax: 03-7624532

Email: DROR@SELLACAPITAL.COM