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SELLA CAPITAL REAL ESTATE LTD

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Registration Number: 513992529

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T087 (Public)
Sent via MAGNA: 03/09/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-066659

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Their Changes

Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Private placement of shares

Explanation: Briefly describe the nature of the change.

Reference numbers of previous reports on the subject: _____, _____, _____.

1. The Corporation's Securities Position After the Change:

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Name and Type of Security	Security Number	Quantity in Registered Capital	Issued and Paid-Up Capital (Last Report)	Issued and Paid-Up Capital (Current)	Quantity Registered in the Name of the Registration Company
Ordinary Share	1109644	1,000,000,000	238,204,496	238,433,196	238,433,196
Unlisted Warrants	1120948	_____	5,326,097	5,316,764	0
Bonds Series 3	1138973	_____	1,145,092,553	1,145,092,553	1,145,092,553
Bonds Series 4	1167147	_____	1,102,771,353	1,102,771,353	1,102,771,353
Commercial Papers Series 1	1157189	_____	120,000,000	120,000,000	120,000,000
Commercial Papers Series 2	1203975	_____	130,000,000	130,000,000	130,000,000
Bonds Series 5	1205087	_____	441,575,040	441,575,040	441,575,040
Warrants Series 4	1205095	_____	17,597,920	17,597,920	17,597,920
SELLA REAL ESTATE Employees	1205582	_____	339,000	339,000	0

Explanation: All securities of the company must be detailed, including securities not listed for trading.

2. The Corporation Announces That:

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On the date: 03/09/2025

A change occurred in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Private placement of shares

Explanation: Describe all details of the transaction or action that caused the change in the corporation's securities.

Details:

- Name of the registered holder affected by the change: The Registration Company of the Tel Aviv Stock Exchange Ltd.
- Type of identification number: Company Registrar Number in Israel
- Identification number: 515736817
- Nature of the change: Private allocation
- Date of change: 03/09/2025
- Executed via the stock exchange clearing house: Yes
- Type and name of security affected: SELLA REAL ESTATE Share
- Security number on the stock exchange: 1109644
- Holder's balance in the security in the last report: 238,204,496
- Holder's balance in the security after the change: 238,433,196
- Total quantity of securities increased/decreased: 228,700
- Is this a grant of rights to purchase shares: No
- Total consideration for allocated securities: _____
- Security number of the share resulting from the exercise of the security: _____
- Quantity of shares resulting from full exercise/conversion of the security: _____
- Total additional consideration from full exercise/conversion of the security to shares: _____
- Period in which the security can be exercised: _____
- From date: _____ to date: _____
- The allocated securities will be registered for trading: _____
- The allocation of these securities is in continuation of: _____ published on: _____ and its reference number is: _____
- ☒ The security has been fully paid and the consideration has been fully received.
- ☐ The security has been fully paid, but the consideration has not been fully received.
- ☐ Issued for the purpose of an ATM program

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- ☐ Other: _____

Explanations:

- 1. If the change affects more than one security, the effect of the change should be detailed in a separate row for each security.
- 2. Date of change – all changes of the same type, in the same security, made on one day, will be summarized in one row. For this purpose – changes made through the stock exchange clearing house should be separated from those made directly in the company's books.
- 3. The change – for a decrease, add the sign "-".
- 4. In all quantity fields, the quantity of securities should be filled in, not NIS par value.

3. Main Register of Shareholders as of the Reporting Date:

No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number on Stock Exchange	Type of Shares and Par Value	Quantity of Shares	Holds Shares as Trustee
1	_____	_____	_____	_____	_____	_____	_____

- 4. Attached is a file of the register of shareholders in accordance with the provisions of Section 130 of the Companies Law, 1999: *Register_Shareholders_isa.pdf*
- 5. Attached is an updated file of the registers of the corporation's securities, including the register of warrant holders and the register of bond holders: *Register_Securities_isa.pdf*

Details of the authorized signatories on behalf of the corporation:

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

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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: Jabotinsky 7, Ramat Gan 52520 Phone: 03-5759222, Fax: 03-6131659 Email: dror@sellacapital.com

Previous names of the reporting entity:

Name of electronic reporter: Yehuda Dror Position: CFO Employer company name:

Address: Jabotinsky 7, Ramat Gan 5252007 Phone: 03-5759222, Fax: 03-7624532 Email: DROR@SELLACAPITAL.COM

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