

SELLA CAPITAL REAL ESTATE LTD

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Registration Number: 513992529

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T076 (Public)
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Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is intended for reporting changes in holdings of securities of the reporting corporation only. For reporting changes in holdings of securities of a subsidiary of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121.

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Name of corporation/Last name and first name of the holder: Zohar Segal

Name of corporation/Last name and first name of the holder in English as registered with the Companies Registrar or in the passport: ZOHAR SEGAL

Type of identification number: Identity card number

Identification number of the holder: 034277079

Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings

Does the hedge fund have the right to appoint a director or representative to the company's board?

Is the holder acting as a representative for the purpose of reporting on behalf of several shareholders holding securities of the corporation together with him? No

Name of controlling shareholder in the interested party:

Identification number of the controlling shareholder in the interested party:

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration:

Security number on the stock exchange: 1109644

Name and type of security: Ordinary share

Nature of the change: Decrease

Due to sale on the stock exchange

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Is this a change in a single transaction or multiple transactions (cumulative change): Multiple transactions

Date of change: 11/09/2025

Transaction rate: 1,056 agorot

Are these dormant shares or securities convertible into dormant shares: No

Balance (in number of securities) in the last report: 155,736 **Holding percentage of total securities of the same type in the last report:** % 0.07

Change in number of securities: -39,416

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Current balance (in number of securities): 116,320 **Current holding percentage of total securities of the same type:** % 0.05

Holding percentage after the change: **In capital:** % 0.05 **In voting rights:** % 0.05

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: **In capital:** % 0.18 **In voting rights:** % 0.18

Note number: 1

Note: If the value of increase due to a forced purchase of loaned securities or the value of decrease due to a forced sale of loaned securities is selected, then loaned securities that were not returned to the lender and thus the lending action became a forced purchase and the lending became a forced sale.

No.	Note
1	_____

1. **Was the entire consideration paid at the time of the change?** Yes

If not all the consideration was paid at the time of the change, please specify the date of completion of the payment:

2. **If the change is by way of signing a loan agreement, please specify details regarding the manner of ending the loan:**

Explanation: The holding percentages should be stated taking into account all securities held by the interested party.

3. **The date and time the corporation first became aware of the event or matter:**
11/09/2025 at 17:00

4. **Details of the actions that caused the change:**

Details of the authorized signatories on behalf of the corporation:

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

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall 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 inclusion by reference):

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

Short name: SELLA CAPITAL REAL ESTATE LTD

Address: 7 Jabotinsky St., 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:** CFO **Employer company name:**

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