

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: 14/09/2025 Israel Securities Authority Email: www.isa.gov.il Tel Aviv Stock
Exchange Email: www.tase.co.il Reference: 2025-01-069032

Capital Structure, Grant of Rights to Purchase Shares, and the 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:

Exercise of warrants into shares

Explanation: Please briefly describe the nature of the change.

Reference Numbers of Previous Reports on the Subject:

_____, _____, _____.

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

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.

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	238,433,196	238,441,195	238,441,195
Unlisted Warrants	1120948	_____	5,316,764	5,308,765	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:

On the date: 11/09/2025

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: Exercise of warrants into shares

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

Details of the Change:

1. Name of the registered holder affected by the change:

The Registration Company of the Tel Aviv Stock Exchange Ltd. Type of ID Number: Company Registrar Number in Israel ID Number: 515736817

Nature of the change: Exercise of warrants Date of change: 11/09/2025 Executed via the Stock Exchange Clearing House: Yes Type and name of security affected: Ordinary shares Security number: 1109644 Holder's balance in the security in the last report: 238,433,196 Holder's balance in the security after the change: 238,441,195 Total quantity of securities increased/decreased: 7,999 Is this a grant of rights to purchase shares: No Total consideration for allocated securities: _____ Security number of the share resulting from the exercise: _____ Number of shares resulting from full exercise/conversion: _____ Total additional consideration from full exercise/conversion: _____ Period during which the security can be exercised: _____ From: _____ To: _____ Allocated securities will be registered for trading: _____ The allocation of these securities is further to: _____ published on: _____, reference number: _____

- ☒ 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 ATM program
- ☐ Other: _____

2. Name of the registered holder affected by the change:

I.B.I. Trust Management Ltd. Type of ID Number: Company Registrar Number in Israel ID Number: 515020428

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Nature of the change: Exercise of warrants Date of change: 11/09/2025 Executed via the
Stock Exchange Clearing House: Yes Type and name of security affected: Warrants (unlisted)
for shares Security number: 1120948 Holder's balance in the security in the last report:
5,316,764 Holder's balance in the security after the change: 5,308,765 Total quantity of
securities increased/decreased: 7,999 Is this a grant of rights to purchase shares: No Total
consideration for allocated securities: _____ Security number of the share resulting from
the exercise: _____ Number of shares resulting from full exercise/conversion: _____
Total additional consideration from full exercise/conversion: _____ Period during which the
security can be exercised: _____ From: _____ To: _____ Allocated securities will be
registered for trading: _____ The allocation of these securities is further to: _____
published on: _____, reference number: _____

- ☒ 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 ATM program
- ☐ 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, should be summarized in one row. For this purpose – changes made through the Stock Exchange Clearing House should be separated from changes 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 Shareholder Register as of the Reporting Date:

[illegible]

4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999: [Shareholder Register PDF](#)
- Alt: Shareholder Register PDF file link*
5. Attached is an updated file of the corporation's securities registers, including the register of warrant holders and the register of bondholders: [Securities Register PDF](#)
- Alt: Securities Register PDF file link*
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Details of the authorized signatories on behalf of the corporation:

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

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 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: Chief Financial Officer Employer company name:

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