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SELLA CAPITAL REAL ESTATE LTD

Registry Number: 513992529

To:

- Israel Securities Authority
- Tel Aviv Stock Exchange Ltd.

Form Number: T077 (Public) **Broadcasted on MAGNA:** 15/10/2025 **Reference:** 2025-01-075416

Immediate Report on the Holdings of Interested Parties and Senior Officers

Regulation 33(c)-(d) of the Securities Regulations (Periodic and Immediate Reports), 1970

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

Below is the status as of **30/09/2025**:

A. Interested Parties in the Corporation (including CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
1	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Provident Funds)	Ordinary Share	19,395,708	8.13% equity, 8.13% voting	7.38% equity, 7.38% voting
2	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Participating)	Ordinary Share	8,115,935	3.4% equity, 3.4% voting	3.09% equity, 3.09% voting
3	PHOENIX FINANCIAL LTD (Nostro)	Ordinary Share	354,546	0.15% equity, 0.15% voting	0.16% equity, 0.16% voting
4	PHOENIX FINANCIAL LTD (Provident Funds)	Ordinary Share	164,220	0.07% equity, 0.07% voting	0.06% equity, 0.06% voting
5	PHOENIX FINANCIAL LTD (Participating)	Ordinary Share	387,305	0.16% equity, 0.16% voting	0.15% equity, 0.15% voting
6	PHOENIX INVESTMENTS HOUSE LTD (Mutual Funds)	Ordinary Share	10,960,636	4.6% equity, 4.6% voting	4.17% equity, 4.17% voting
7	MEITAV INVESTMENT HOUSE LTD (Mutual Funds)	Ordinary Share	11,239,115	4.71% equity, 4.71% voting	4.28% equity, 4.28% voting

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
8	MEITAV INVESTMENT HOUSE LTD (Provident Funds)	Ordinary Share	21,338,965	8.95% equity, 8.95% voting	8.12% equity, 8.12% voting
9	ANALYST I.M.S INVESTMENT MANAGEMENT SERVICES LTD (Provident Funds)	Ordinary Share	11,410,987	4.79% equity, 4.79% voting	4.69% equity, 4.69% voting
10	ANALYST I.M.S INVESTMENT MANAGEMENT SERVICES LTD (Funds)	Ordinary Share	1,550,412	0.65% equity, 0.65% voting	0.65% equity, 0.65% voting
11	Yelin Lapidot Holdings Management LTD (Provident Funds)	Ordinary Share	10,037,000	4.21% equity, 4.21% voting	4.84% equity, 4.84% voting
12	Yelin Lapidot Holdings Management LTD (Mutual Funds)	Ordinary Share	2,014,308	0.84% equity, 0.84% voting	0.77% equity, 0.77% voting
13	Eli Ben Hamo	Ordinary Share	3,254,365	1.36% equity, 1.36% voting	1.76% equity, 1.76% voting
14	SELLA CAPITAL INVESTMENTS LTD	Ordinary Share	2,595,636	1.09% equity,	1.26% equity, 1.26% voting

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
				1.09% voting	
15	Shmuel Slavin	Ordinary Share	3,169,352	1.33% equity, 1.33% voting	1.73% equity, 1.73% voting
16	Gili Cohen	Ordinary Share	40,000	0.02% equity, 0.02% voting	0.02% equity, 0.02% voting
17	Dr. Avital Stein	Ordinary Share	40,000	0.02% equity, 0.02% voting	0.02% equity, 0.02% voting
18	Bari Bar Zion	Ordinary Share	46,227	0.02% equity, 0.02% voting	0.02% equity, 0.02% voting
19	Gadi Elikam	Ordinary Share	1,328,647	0.56% equity, 0.56% voting	0.63% equity, 0.63% voting

... (Table continues for all holders as in the original)

Total Holding Percentage

- **Equity:** 45.06%
- **Voting:** 45.06%
- **Equity (Full Dilution):** 49.7%
- **Voting (Full Dilution):** 49.7%

B. Senior Officers in the Corporation (excluding CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

- ☐ Do not hold securities of the corporation.
- ☒ Below is the table of holdings of senior officers in the corporation:

Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
64	Dror Yehuda	Ordinary Share	1,080,558	0.45% equity, 0.45% voting	0.6% equity, 0.6% voting
65	Zohar Segal	Ordinary Share	116,320	0.05% equity, 0.05% voting	0.18% equity, 0.18% voting
66	Shlomi Sonant	Ordinary Share	1,700	0% equity, 0% voting	0.08% equity, 0.08% voting

... (Table continues for all senior officers as in the original)

Total Holding Percentage (Senior Officers)

- **Equity:** 0.51%
- **Voting:** 0.51%
- **Equity (Full Dilution):** 1.94%
- **Voting (Full Dilution):** 1.94%

Explanations:

1. It is required to report also on the holding of other securities, including those not listed for trading.
2. If the interested party holds more than one type of security in the corporation, the holding percentage (including full dilution) should be stated considering all securities held by him in a single row.
3. This form must detail the holdings of all interested parties, including those whose holdings have not changed.
4. If the interested party is a controlled company with significant activity for the corporation, the holdings should be split between shares acquired before the Companies Law, 1999 came into effect (granting rights in capital and voting) and shares acquired after (which are dormant shares).
5. If the interested party is a corporation, also state the first name of the ultimate controlling shareholder(s). If there is no controlling shareholder, provide details of the interested parties in it.
6. If a senior officer holds five percent or more of the issued share capital or voting power, his holdings should be detailed in the 'Interested Parties' table as above.
7. If the interested party or senior officer also holds securities in a controlled company with significant activity for the corporation, details should be provided in the 'Remarks' field in the holder's details.

Section 1: Holder Details

(For each holder, details such as name, English name, holder number, type, controlling shareholder, citizenship, ID type and number, whether acting as a representative for reporting, whether allowed to report cumulative changes, whether shares are dormant, security number, previous balance, change in quantity, maximum and minimum holding rates, and remarks are provided. See original for full details.)

C. As of the date of this report and according to the law, is there a controlling shareholder in the corporation?

- ☐ Yes
- ☒ No
- ☐ Other: _____

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Controlling shareholder in the corporation: _____ **Total holding percentage (%) in the corporation's capital by all controlling shareholders:** _____

Authorized Signatories for the Corporation

#	Name	Position
1	Dror Yehuda	CFO
2	Lior Vilenski	Legal Advisor of the Company

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

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

Form structure update date: 04/02/2025 **Short name:** SELLA CAPITAL REAL ESTATE

Glossary:

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- controlling shareholder
- regarding
- commercial papers
- par value
- security
- warrant
- warrants
- results
- partnership
- technology
- ordinary share
- dividend
- agorot
- Participating unit

End of Report