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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: 16/10/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-075702

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

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 Series 4 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:

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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	238,441,195	238,529,186	238,529,186
Unlisted Warrants	1120948	_____	5,308,765	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
Series 4 Warrants	1205095	_____	17,597,920	17,454,929	17,454,929
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: 15/10/2025

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 Series 4 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 identification number: Number in the Israeli Companies Registrar
- Identification number: 515736817
- Nature of the change: Exercise of warrants
- Date of change: 15/10/2025
- Executed via the TASE clearing house: Yes
- Type and name of security affected: Ordinary Shares
- Security number: 1109644
- Holder's balance in the last report: 238,441,195
- Holder's balance after the change: 238,529,186
- Total quantity of securities increased/decreased: 87,991
- Is this a grant of rights to purchase shares: No
- Total consideration for allocated securities: _____
- Security number of the share resulting from the exercise: _____
- Quantity of shares resulting from full exercise/conversion: _____
- Total additional proceeds from full exercise/conversion: _____
- Period during which the security can be exercised: _____
- From date: _____ To date: _____
- Will the allocated securities 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 the purpose of an ATM program
- ☐ Other: _____

2. Name of the registered holder affected by the change: The Registration Company of the Tel Aviv Stock Exchange Ltd.

- Type of identification number: Number in the Israeli Companies Registrar
- Identification number: 515736817
- Nature of the change: Exercise of warrants
- Date of change: 15/10/2025
- Executed via the TASE clearing house: Yes
- Type and name of security affected: Series 4 Warrants
- Security number: 1205095

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- Holder's balance in the last report: 17,597,920
- Holder's balance after the change: 17,454,929
- Total quantity of securities increased/decreased: 87,991
- Is this a grant of rights to purchase shares: No
- Total consideration for allocated securities: _____
- Security number of the share resulting from the exercise: _____
- Quantity of shares resulting from full exercise/conversion: _____
- Total additional proceeds from full exercise/conversion: _____
- Period during which the security can be exercised: _____
- From date: _____ To date: _____
- Will the allocated securities 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 the purpose of an 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, will be summarized in one row. For this purpose – changes made through the TASE 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 entered, not NIS par value.

3. Main Shareholder Register as of the Reporting Date:

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

4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999: [Shareholder Register PDF](#)
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](#)

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

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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: 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

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

Date of form structure update: 06/08/2024