

SELLA CAPITAL REAL ESTATE LTD

16.10.2025

Ordinary Shares - Security No. 1109644

Holder Name	Address	Number of Shares
The Registration Company of The Tel Aviv Stock Exchange Ahuzat Beit 2, Tel Aviv Aviv Ltd. 515736817 -		238,529,186

Bonds Series 3 - Security No. 1138973

Holder Name	Address	Par Value Amount
The Registration Company of The Tel Aviv Stock Exchange Ahuzat Beit 2, Tel Aviv Aviv Ltd.		1,145,092,553

Bonds Series 4 - Security No. 1167147

Holder Name	Address	Par Value Amount
The Registration Company of The Tel Aviv Stock Exchange Ahuzat Beit 2, Tel Aviv Aviv Ltd.		1,102,771,353

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Bonds Series 5 - Security No. 1205087

Holder Name	Address	Par Value Amount
The Registration Company of The Tel Aviv Stock Exchange Ahuzat Beit 2, Tel Aviv Aviv Ltd.		441,575,040

Commercial Papers Series 1 - Security No. 1157189

Holder Name	Address	Par Value Amount
The Registration Company of The Tel Aviv Stock Exchange Ahuzat Beit 2, Tel Aviv Aviv Ltd.		120,000,000

Commercial Papers Series 2 - Security No. 1203975

Holder Name	Address	Par Value Amount
The Registration Company of The Tel Aviv Stock Exchange Ahuzat Beit 2, Tel Aviv Aviv Ltd.		130,000,000

Warrants (Listed for Trading) Series 4 - Security No. 1205095

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Holder Name	Address	Par Value Amount
The Registration Company of The Tel Aviv Stock Exchange Ahuzat Beit 2, Tel Aviv Aviv Ltd.		17,509,929

Options (Unlisted) for Shares - Security No. 1120948

Holder Name	Right Description
IBI Trust Management Ltd.	Warrants to purchase 5,308,765 shares.
Dror Yehuda)*(	Warrants to purchase 182,190 shares.

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Gadi Elikam)*(	Warrants to purchase 314,000 shares.
Shmuel Slavin)*(	Warrants to purchase 1,381,630 shares.
Eli Ben Hamo)*(	Warrants to purchase 1,381,630 shares.
Zohar Segal)*(	Warrants to purchase 346,480 shares.
Shlomi Sonnet)*(	Warrants to purchase 210,640 shares.
Sella Capital Investment Ltd.)*(	Warrants to purchase 708,670 shares.
Lior Wilensky)*(	Warrants to purchase 214,830 shares.
Liat Barda Pasha)*(	Warrants to purchase 126,230 shares.
Doral Amsalem Weinberg)*(	Warrants to purchase 65,000 shares.

)*(**Held in trust**

SELLA REAL ESTATE Employees - Security No. 1205582

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Holder Name	Right Description
IBI Trust Management Ltd.	Warrants to purchase 38,000 shares.
Dror Yehuda)*(	Warrants to purchase 301,000 shares.

)*(**Held in trust**