

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.

SELLA CAPITAL REAL ESTATE LTD

Registration Number: 513992529

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T126 (Public)

Sent via MAGNA: 19/10/2025

Reference: 2025-01-076726

Report on the Corporation's Liabilities by Maturity Dates

Regulations 9d and 38e to the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting Period: 30/09 for the year Current Year 2025

Below is a detailed breakdown of the corporation's liabilities by maturity dates:

A. Bonds Issued to the Public by the Reporting Corporation and Held by the Public (excluding bonds held by the parent company, controlling shareholder, companies controlled by any of them, or companies controlled by the corporation) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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.

	NIS CPI Linked	NIS Unlinked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	361,200	0	0	0	0	0	0	61,500	422,700
Second Year	361,200	0	0	0	0	0	0	54,200	415,400
Third Year	361,200	0	0	0	0	0	0	47,000	408,200
Fourth Year	361,100	0	0	0	0	0	0	39,700	400,800
Fifth Year+	1,700,200	0	0	0	0	0	0	108,200	1,808,400
Total	3,144,900	0	0	0	0	0	0	310,600	3,455,500

B. Private Bonds and Non-Bank Credit (excluding bonds or credit provided by the parent company, controlling shareholder, companies controlled by any of them, or by the corporation) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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.

	NIS CPI Linked	NIS Unlinked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	250,000	0	0	0	0	0	12,000	262,000
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	250,000	0	0	0	0	0	12,000	262,000

C. Bank Credit from Banks in Israel - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

All values are zero.

D. Bank Credit from Banks Abroad - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

All values are zero.

E. Summary Table for Tables A-D, Total Bank Credit, Non-Bank Credit, and Bonds - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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.

	NIS CPI Linked	NIS Unlinked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	361,200	250,000	0	0	0	0	0	73,500	684,700
Second Year	361,200	0	0	0	0	0	0	54,200	415,400
Third Year	361,200	0	0	0	0	0	0	47,000	408,200
Fourth Year	361,100	0	0	0	0	0	0	39,700	400,800
Fifth Year+	1,700,200	0	0	0	0	0	0	108,200	1,808,400
Total	3,144,900	250,000	0	0	0	0	0	322,600	3,717,500

F. Off-Balance Sheet Credit Exposure (for financial guarantees and credit commitments) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

All values are zero.

G. Off-Balance Sheet Credit Exposure (for financial guarantees and credit commitments) of all consolidated companies, excluding companies that are reporting corporations and excluding the reporting corporation's data entered in Table F above (in thousands of NIS)

All values are zero.

H. Total Balances of Bank Credit, Non-Bank Credit, and Bonds of all consolidated companies, excluding companies that are reporting corporations and excluding the reporting corporation's data entered in Tables A-D above (in thousands of NIS)

All values are zero.

I. Balances of Credit Provided to the Reporting Corporation by the Parent Company or Controlling Shareholder and Balances of Bonds Issued by the Reporting Corporation Held by the Parent Company or Controlling Shareholder (in thousands of NIS):

All values are zero.

J. Balances of Credit Provided to the Reporting Corporation by Companies Controlled by the Parent Company or Controlling Shareholder and Not Controlled by the Reporting Corporation, and Balances of Bonds Issued by the Reporting Corporation Held by Companies Controlled by the Parent Company or Controlling Shareholder and Not Controlled by the Reporting Corporation (in thousands of NIS):

All values are zero.

K. Balances of Credit Provided to the Reporting Corporation by Consolidated Companies and Balances of Bonds Issued by the Reporting Corporation Held by Consolidated Companies (in thousands of NIS):

All values are zero.

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Gadi Elikam	CEO
2	Dror Yehuda	CFO

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](#).

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.

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

Form structure update date: 04/02/2025

No previous reference document numbers listed.

End of document.