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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: T076 (Public)
Sent via MAGNA: 21/10/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-078287

Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is intended for reporting changes in holdings of securities of the reporting corporation only. For reporting changes in holdings of securities of a subsidiary of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121.

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Name of corporation/Last name and first name of holder: Gadi Elikam

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in passport: GADI ELIKAM

Type of identification number: Identity card number

Holder's identification number: 55649503

Type of holder: Director/CEO

Does the hedge fund have the right to appoint a director or representative to the company's board? _____

Is the holder acting as a representative for reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: -

Identification number of controlling shareholder in the interested party: -

Citizenship/Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship/incorporation or registration: _____

Security number on the stock exchange: 1109644

Name and type of security: Ordinary shares

Nature of change: Increase

Due to: Private placement

Other: _____

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 21/10/2025

Transaction rate: 0

Currency: Agorot

Are these dormant shares or securities convertible into dormant shares: No

Balance (number of securities) in last report: 1,328,647

Holding percentage of total securities of the same type in last report: 0.56%

Change in number of securities: +9,000

Current balance (number of securities): 1,337,647

Current holding percentage of total securities of the same type: 0.56%

Holding percentage after the change: In capital: 0.56%

In voting rights: 0.56%

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on full dilution: In capital: 0.63%

In voting rights: 0.63%

Note number: _____

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Name of corporation/Last name and first name of holder: Shmuel Slavin

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in passport: SHMUEL SLAVIN

Type of identification number: Identity card number

Holder's identification number: 051657252

Type of holder: Director/CEO

Does the hedge fund have the right to appoint a director or representative to the company's board? _____

Is the holder acting as a representative for reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: -

Identification number of controlling shareholder in the interested party: -

Citizenship/Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship/incorporation or registration: _____

Security number on the stock exchange: 1109644

Name and type of security: Ordinary shares

Nature of change: Increase

Due to: Private placement

Other: _____

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 21/10/2025

Transaction rate: 0

Currency: Agorot

Are these dormant shares or securities convertible into dormant shares: No

Balance (number of securities) in last report: 3,169,352

Holding percentage of total securities of the same type in last report: 1.33%

Change in number of securities: +23,000

Current balance (number of securities): 3,192,352

Current holding percentage of total securities of the same type: 1.34%

Holding percentage after the change: In capital: 1.34%

In voting rights: 1.34%

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on full dilution: In capital: 1.74%

In voting rights: 1.74%

Note number: _____

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Name of corporation/Last name and first name of holder: Eli Ben Hamo

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in passport: ELI BEN HAMO

Type of identification number: Identity card number

Holder's identification number: 062398342

Type of holder: Director/CEO

Does the hedge fund have the right to appoint a director or representative to the company's board? _____

Is the holder acting as a representative for reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: -

Identification number of controlling shareholder in the interested party: -

Citizenship/Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship/incorporation or registration: _____

Security number on the stock exchange: 1109644

Name and type of security: Ordinary shares

Nature of change: Increase

Due to: Private placement

Other: _____

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 21/10/2025

Transaction rate: 0

Currency: Agorot

Are these dormant shares or securities convertible into dormant shares: No

Balance (number of securities) in last report: 3,254,365

Holding percentage of total securities of the same type in last report: 1.36%

Change in number of securities: +23,000

Current balance (number of securities): 3,277,365

Current holding percentage of total securities of the same type: 1.37%

Holding percentage after the change: In capital: 1.36%

In voting rights: 1.37%

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on full dilution: In capital: 1.77%

In voting rights: 1.77%

Note number: _____

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Name of corporation/Last name and first name of holder: SELLA CAPITAL INVESTMENTS LTD

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in passport: SELLA CAPITAL INVESTMENTS LTD

Type of identification number: Number in the Israeli Companies Registrar

Holder's identification number: 513888719

Type of holder: Interested party not meeting any other definitions

Does the hedge fund have the right to appoint a director or representative to the company's board? _____

Is the holder acting as a representative for reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: See Note 1

Identification number of controlling shareholder in the interested party: See Note 1

Citizenship/Country of incorporation or registration: Incorporated in Israel

Country of citizenship/incorporation or registration: _____

Security number on the stock exchange: 1109644

Name and type of security: Ordinary shares

Nature of change: Increase

Due to: Private placement

Other: _____

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 21/10/2025

Transaction rate: 0

Currency: Agorot

Are these dormant shares or securities convertible into dormant shares: No

Balance (number of securities) in last report: 2,595,636

Holding percentage of total securities of the same type in last report: 1.09%

Change in number of securities: +37,500

Current balance (number of securities): 2,633,136

Current holding percentage of total securities of the same type: 1.1%

Holding percentage after the change: In capital: 1.09%

In voting rights: 1.1%

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on full dilution: In capital: 1.27%

In voting rights: 1.27%

Note number: 1

Note: If the value "increase due to forced purchase of loaned securities" or "decrease due to forced sale of loaned securities" is selected, then loaned securities that were not returned to the lender and thus the lending action became a forced purchase and the lending action a forced sale.

Notes Table

No.	Note
1	The shareholders in Sella Investment Ltd are: Meitav Dash Pension Fund Management Ltd - 12%, Giza Zinger Even Capital Ltd - 12%, Niksef Investments Ltd (owned by Eli Ben Hamo) - 25.25%, Idumi Ltd (owned by Yitzhak Sela) - 25.25%, and Slavin & Slavin Ltd (owned by Shmuel Slavin) - 25.5%.

1. Was the entire consideration paid at the time of the change? Yes
- If not all the consideration was paid at the time of the change, please specify the date of completion of payment: _____
2. If the change is by way of signing a loan agreement, please specify details regarding the manner of ending the loan: _____
- Explanation: Please specify the holding percentages taking into account all securities held by the interested party.
3. The date and time the corporation first became aware of the event or matter: 21/10/2025 at 09:00
4. Details of the actions that caused the change: _____

Details of the authorized signatories on behalf of the corporation:

No.	Name	Position
1	Lior Wilensky	Legal Advisor of the Company
2	Dror Yehuda	Deputy CEO Finance

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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

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Fax: 03-6131659

Email: dror@sellacapital.com

Previous names of the reporting entity:

Electronic reporter name: Yehuda Dror

Position: Deputy CEO Finance

Employer company name:

Address: 7 Jabotinsky St., Ramat Gan 5252007

Phone: 03-5759222

Fax: 03-7624532

Email: DROR@SELLACAPITAL.COM