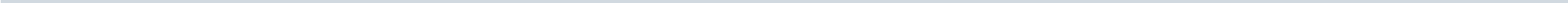


SELLA CAPITAL REAL ESTATE LTD Registry number: 513992529

To: Israel Securities Authority (www.isa.gov.il) To: The Tel Aviv Stock Exchange Ltd. (www.tase.co.il) Form number: T087 (Public)
Broadcast on MAGNA: 28/10/2025 Reference: 2025-01-080770



Capital Composition, Grant of Rights to Purchase Shares, and Securities Registers of the Corporation and Changes Thereto

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 Change: Exercise of warrants (Series 4) into shares Explanation: Briefly describe the nature of the change

Reference numbers of previous reports on the subject: _____

1. The corporation's securities status after the change:

Name and Type of Security	Security Number (TASE)	Quantity in Registered Capital	Issued and Fully Paid	Previous Reported Amount	Current Quantity	Quantity Registered in the Nominee Company
Ordinary share	1109644	1,000,000,000	238,649,043	238,759,043	238,759,043	
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	
Warrants Series 4	1205095	_____	17,482,572	17,372,572	17,372,572	
Sella Real Estate Employees	1205582	_____	339,000	339,000	0	

Explanation: All the company’s securities, including unlisted securities, must be detailed.

2. The corporation hereby announces that: On the date: 27/10/2025 A change has occurred in the quantity and in the register of securities holders (including rights to purchase shares) of the corporation as a result of: Exercise of warrants (Series 4) into shares
- Explanation: Please describe all details of the transaction or action causing the change in the corporation’s securities.

Details by holder:

1. Name of the registered holder for whom the change occurred: The Tel Aviv Stock Exchange Nominee Company Ltd. Type of identification number: Israeli Companies Registrar number ID number: 515736817 Nature of change: Exercise of warrants Date of change: 27/10/2025 Executed via TASE clearing house: Yes Type and name of security changed: Ordinary shares Security number: 1109644 Holder balance in the last report: 238,649,043 Holder balance after the change: 238,759,043 Total amount in which the security increased/decreased: 110,000 Is this a grant of rights to purchase shares: No Total consideration for the securities allocated: _____ Whether the security was fully paid and consideration was fully received: Yes
2. As above, for Warrants Series 4: Security number: 1205095 Holder balance in the last report: 17,482,572 Holder balance after the change: 17,372,572 Total decrease: 110,000

Explanatory notes:

- 1. If the change affects more than one security, the impact must be detailed for each security in a separate line.
- 2. Date of change – all changes of the same type, in the same security, executed on the same day, should be summed in one row. For this matter, distinguish between changes made through the TASE clearing house and changes made directly in the company’s books.
- 3. For reductions, add the symbol "-".
- 4. All quantity fields must specify the number of securities, not the par value in NIS.
- 5. Main register of shareholders as at the reporting date:

No.	Name of Registered Shareholder	ID Type	ID Number	Security Number	Type and Nominal Value of Shares	Number of Shares	Holding as Trustee?
1	_____	_____	_____	_____	_____	_____	_____

- 6. Attached: the file Shareholder Register per Section 130 of the Companies Law, 1999: *Reshem_Baalei_Maniot16102025_isa.pdf*
- 7. Attached: updated file of the corporation's securities registers, including the register of warrant holders and the register of bondholders: *Reshem_Neyarot_Erech16102025_isa.pdf*

Authorized signatories for the corporation:

- 1. Lior Wilensky – Company's Legal Advisor
- 2. Dror Yehuda – CFO

Electronic reporting signatory: Yehuda Dror, CFO 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.

Short name: Sella Capital Real Estate Address: 7 Jabotinsky, Ramat Gan 52520 Phone: 03-5759222, Fax: 03-6131659 Email: dror@sellacapital.com

(No previous names reported)

Explanations included per regulations.

[Attached files: Shareholder Register PDF, Securities Register PDF]

Note: Any images would be listed here, with their alternative text described under each image. (No images were included in the original document.)