

# SELLA CAPITAL REAL ESTATE LTD

Company number: 513992529

To: Israel Securities Authority | [www.isa.gov.il](http://www.isa.gov.il)

To: Tel Aviv Stock Exchange Ltd. | [www.tase.co.il](http://www.tase.co.il)

Form T087 (Public) MAGNA Transmission: 29/10/2025

Reference: 2025-01-081202

## Statement of Equity, Grant of Rights to Purchase Shares, Register of the Company's Securities and Changes Therein

Regulation 31e to the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 31(a) to the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 31(b1) to the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 32 to 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.

Previous report references: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

### 1. Corporate Securities Register After the Change:

| Name and Type of Security   | Security Number | Amount in Registered Capital | Issued and Paid-Up Capital: Last Report | Issued and Paid-Up Capital: Current | Amount Registered to Registration Company |
|-----------------------------|-----------------|------------------------------|-----------------------------------------|-------------------------------------|-------------------------------------------|
| Ordinary Share              | 1109644         | 1,000,000,000                | 238,759,043                             | 238,897,699                         | 238,897,699                               |
| 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         | _____                        | 17,372,572                              | 17,233,916                          | 17,233,916                                |
| Sella Real Estate Employees | 1205582         | _____                        | 339,000                                 | 339,000                             | 0                                         |

Explanation: Detail all company securities, including securities not listed for trading.

2. The Corporation Announces That:

On the date: 28/10/2025 There was a change in the quantity and the register of security holders (including rights to purchase shares) due to: Description of the nature of the change: Exercise of Warrants (Series 4) into shares Explanation: Describe the details of the transaction or action leading to the change in the company's securities.

| No. | Name of Holder Affected                       | ID Type               | ID No.    | Nature of Change | Date       | Via TASE Clearing | Security Type & Name | Security Number | Holder's Previous Balance | Holder's Balance After | Total Quantity Changed |
|-----|-----------------------------------------------|-----------------------|-----------|------------------|------------|-------------------|----------------------|-----------------|---------------------------|------------------------|------------------------|
| 1   | The Company for Registration of the TASE Ltd. | Israeli Registrar No. | 515736817 | Warrant Exercise | 28/10/2025 | Yes               | Ordinary Shares      | 1109644         | 238,759,043               | 238,897,699            | 138,656                |
| 2   | The Company for Registration of the TASE Ltd. | Israeli Registrar No. | 515736817 | Warrant Exercise | 28/10/2025 | Yes               | Warrants Series 4    | 1205095         | 17,372,572                | 17,233,916             | 138,656 (decrease)     |

Security has been fully paid for and consideration has been fully received.

3. Main Register of Shareholders as of Report Date:

Attached file: "Shareholder\_Register\_isa.pdf"

4. Attached updated file of the register of securities, including the optionholder and bondholder registers:

Attached file: "Securities\_Register\_isa.pdf"

5. Authorized Signatories for Signing on Behalf of the Corporation:

| No. | Signatory Name | Function              |
|-----|----------------|-----------------------|
| 1   | Lior Wilensky  | Company Legal Counsel |
| 2   | Dror Yehuda    | Deputy CEO - Finance  |

GENERAL INFORMATION

- **Short name:** Sella Capital Real Estate
- **Address:** 7 Jabotinsky St., Ramat Gan 52520
- **Phone:** 03-5759222 | Fax: 03-6131659
- **Email:** [dror@sellacapital.com](mailto:dror@sellacapital.com)
- **Electronic Reporting Signatory Name:** Yehuda Dror
- **Signatory Position:** Deputy CEO - Finance
- **Reporting Date:** 29/10/2025

*Note: This is a translation of a public immediate report issued under Israeli regulations. See Hebrew original and attached files for legal accuracy.*