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SELLA CAPITAL REAL ESTATE LTD Registrar number: 513992529

To: Israel Securities Authority (www.isa.gov.il) Tel Aviv Stock Exchange Ltd (www.tase.co.il) Form Number: T087 (Public) Transmitted on MAGNA: 03/11/2025 Reference: 2025-01-083011

Share Capital Structure, Granting Rights to Purchase Shares, and Registers of the Company's Securities and Changes therein

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

Nature of the change: Realization of warrants (Series 4) for shares

Previous report reference numbers on the matter: _____, _____, _____.

1. The company's securities register after the change:

Name & Type of Security	Stock Exchange Number	Registered Capital Quantity	Issued & Paid Capital: Last Report	Current Quantity	Quantity recorded for Registration Company
Ordinary Share	1109644	1,000,000,000	238,897,699	238,900,199	238,900,199
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	_____	17,233,916	17,231,416	17,231,416
Sella Real Estate Employees	1205582	_____	339,000	339,000	0

Note: The table details all the company’s securities, including those not listed for trading.

2. The company announces: On date: 02/11/2025 There was a change in the amount and the registration of the holders of the securities (including rights to purchase shares) of the company as a result of: Description of nature of change: Realization of warrants (Series 4) for shares

Summary of the change:

1. Name of registered holder affected by the change: The TASE Registrar Ltd (Number at Companies Registrar in Israel: 515736817)
Nature of change: Exercise of warrants Date of change: 02/11/2025 Executed through the TASE clearinghouse: Yes Type & name of security: Ordinary Shares Stock Exchange Number: 1109644 Security holder's balance in last report: 238,897,699 Security holder's balance after the change: 238,900,199 Total securities quantity increase/decrease: 2,500 Is it a grant of rights to purchase shares: No
2. Name of registered holder affected by the change: The TASE Registrar Ltd (Number at Companies Registrar in Israel: 515736817)
Nature of change: Exercise of warrants Date of change: 02/11/2025 Executed through the TASE clearinghouse: Yes Type & name of security: Warrants Series 4 Stock Exchange Number: 1205095 Security holder's balance in last report: 17,233,916 Security holder's balance after the change: 17,231,416 Total securities quantity increase/decrease: 2,500 Is it a grant of rights to purchase shares: No

(Various technical fields such as monetary consideration, periods for exercise, etc. were left blank or marked as not applicable.)

The security was fully paid and full consideration was received.

Notes:

1. If the change affects more than one security, specify its effect in a separate row for each security.
2. Date of change – all changes of the same kind, in the same security, made on the same day, will be summarized in one row. For this purpose, separate changes executed via the clearinghouse from those made directly in the company’s books.
3. For decrease, add the sign "-".
4. All quantity fields must specify security quantity, not par value in NIS.
5. Key items from the register of shareholders as of the reporting date are as follows: Table is blank in the original.
6. Attached is a file of the register of shareholders in accordance with section 130 of the Companies Law, 1999 File:
Marasham_Baalei_Maniot_isa.pdf
7. Attached is an updated file of the registers of the company’s securities, including the warrant and bond holders' books. File:
Marasham_Neyarot_isa.pdf

Authorized signatories for the company:

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- 1. Lior Wilenski - Company Legal Advisor
- 2. Dror Yehuda - Deputy CEO Finance

Explanatory note: In accordance with Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall be signed by those authorized to sign on behalf of the corporation. You can find staff position on the Authority website: [click here](#)

Previous names of the reporting entity: (Blank)

Reporting address: Jabotinsky 7, Ramat Gan 52520; Tel.: 03-5759222, Fax: 03-6131659

Email: dror@sellacapital.com

Electronic reporting contact: Yehuda Dror, Deputy CEO Finance; address: Jabotinsky 7, Ramat Gan 5252007; Tel.: 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