

# SELLA CAPITAL REAL ESTATE LTD

Registrar Number: 513992529

To:

- Israel Securities Authority ([www.isa.gov.il](http://www.isa.gov.il))
- Tel Aviv Stock Exchange Ltd ([www.tase.co.il](http://www.tase.co.il))
- Form No: T076 (Public)
- Sent via MAGNA: 04/11/2025
- Reference: 2025-01-083425

## 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 a change in holdings of the securities of the reporting corporation only. For reporting a change in holdings in securities of a subsidiary company whose activities are material to the activities of the reporting corporation, use Form T121.*

### Change Details

1. **Name of holder:** Zohar Segal
2. **English Name (as registered):** ZOHAR SEGAL
3. **Type of Identification Number:** Identity card number
4. **Holder's Identification Number:** 034277079
5. **Type of holder:** Senior officer who is not CEO or director and is not an interested party by way of holdings
6. **Does the hedge fund have the right to appoint a director or representative to the Board of Directors?:** \_\_\_\_\_
7. **Is the holder acting as a representative for the purpose of the report for multiple shareholders holding securities together?:** No
8. **Name of controlling shareholder in the interested party:** -
9. **Identification number of the controlling shareholder in the interested party:** -
10. **Citizenship/ Country of incorporation or registration:** Private individual with Israeli citizenship
11. **Country of citizenship/ incorporation or registration:** \_\_\_\_\_
12. **Security number on the exchange:** 1109644
13. **Name and type of security:** Ordinary share
14. **Nature of change:** Decrease - Due to sale on the exchange
15. **Other:** \_\_\_\_\_ *Note: Purchase or sale of shares on the exchange via a matched transaction, as defined in part three of the exchange regulations, will be classified as an OTC (over the counter) transaction, and a free text field disclosure should indicate this.*
16. **Is this a change from a single transaction or from multiple transactions (cumulative change):** Multiple transactions
17. **Date of change:** 03/11/2025
18. **Transaction price:** 1,168 (currency: agorot)
19. **Are these dormant shares or securities convertible to dormant shares:** No
20. **Balance (number of securities) in the last report:** 116,320
  - Percentage held from all securities of this type in the last report: 0.05%
21. **Change in number of securities:** 25,861-
22. **Current balance (number of securities):** 90,459
  - Current holding percentage of total securities of this type: 0.04%
23. **Holding percentage after change: In capital:** 0.04% **In voting rights:** 0.04% *Note: The holding percentage after change does not refer to convertible securities.*
24. **Holding percentage after change on a fully diluted basis: Capital:** 0.17% **Voting rights:** 0.17%
25. **Note number:** 1

*Note: If an increase is due to a forced purchase of loaned securities or a decrease due to a forced sale of loaned securities, then loaned securities not returned to the lender making the loan operation a forced purchase and lending a forced sale.*

| No. | Note  |
|-----|-------|
| 1   | _____ |

1. **Was the entire consideration paid at the time of change?** Yes
  - If not, please specify the date of payment completion: \_\_\_\_\_
2. **If the change is by way of signing a loan agreement, please specify details of how the loan concluded:** \_\_\_\_\_ *Note: Holding percentages must consider all securities held by the interested party.*
3. **Date and time the corporation first learned of the event or matter:** 03/11/2025 at 17:00
4. **Details of actions that led to the change:** \_\_\_\_\_

**Details of authorized signatories on behalf of the corporation:**

| Name          | Position                      |
|---------------|-------------------------------|
| Dror Yehuda   | CFO (Chief Financial Officer) |
| Lior Wilensky | Legal Counsel of the company  |

*Note: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted according to these regulations must be signed by those authorized to sign on behalf of the corporation. See the staff's position on the Authority's website: [Click here](#).*

**The company's securities are listed for trading on the Tel Aviv Stock Exchange**

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- Fax: 03-6131659
- Email: [dror@sellacapital.com](mailto:dror@sellacapital.com)

**Electronic reporter's name:** Yehuda Dror **Position:** CFO (Chief Financial Officer) **Employer name:**

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*Previous names of the reporting entity:*