

SELLA CAPITAL REAL ESTATE LTD

Registration number: 513992529

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd (www.tase.co.il)

Form T076 (Public) Transmitted via Magna: 12/11/2025 Reference: 2025-01-086268

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 the reporting company's securities only. For reporting changes concerning holdings of a company held by the reporting company whose activity is material to the reporting company, Form T121 should be used.

Table of Change Details

1. **Holder's Name:** Dror Yehuda

Holder's Name in English (as in the Companies Registrar or Passport): DROR YEHUDA

Type of ID: Identity Card Number

ID Number: 024215063

Holder Type: Senior officer who is not the CEO or director and not an interested party by virtue of holdings

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

Is the holder acting as a representative for the purpose of reporting multiple shareholders who hold securities of the corporation together? No

Name of the controlling shareholder of the interested party: -

ID of controlling shareholder of the interested party: -

Citizenship/ Country of incorporation or registration: Individual with Israeli citizenship

Country of Citizenship/ Incorporation or Registration: _____

Security number on the Exchange: 1109644

Name and type of security: Ordinary Shares

Nature of change: Decrease

Further explanation of change: Due to sale on the stock exchange

Is the change due to a single transaction or multiple (cumulative) transactions? Single transaction

Date of change: 11/11/2025

Transaction price: 0

Currency: Agorot

Are they dormant shares or securities convertible to dormant shares? No

Balance (in number of securities) in the previous report: 1,080,558

Holding percentage of all securities of the same type (previous report): 0.45%

Change in quantity of securities: -10,000

Current balance (in number of securities): 1,070,558

Current holding percentage of all securities of the same type: 0.45%

Holding percentage after the change:

- In capital: 0.45%
- In voting rights: 0.45%

Holding percentage after the change on a fully diluted basis:

- In capital: 0.59%
- In voting rights: 0.59%

Note: The holding percentage after the change does not relate to convertible securities.

Explanation: Must state holding rates, considering all securities held by the interested party.

Summary Table

No.	Note
1	_____

1. **Was the entire consideration paid at the date of change?** Yes
- If not, state payment completion date: _____
2. **If the change was by signing a lending agreement, state details regarding termination of the lending:** _____
3. **Date and time when the corporation first learned of the event or matter:** 11/11/2025 at 17:00
4. **Explanation of actions that led to change:** _____

Details of Authorized Signatories for the Corporation

No.	Name	Role
1	Lior Wilensky	Legal Adviser of the Company
2	Dror Yehuda	CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report filed under these regulations must be signed by authorized signatories of the corporation. Staff position on the matter can be found on the Authority's website: [Click here](#)

The securities of the corporation are listed for trading on the Tel Aviv Stock Exchange.

Short Name: SELLA CAPITAL REAL ESTATE

Address: 7 Jabotinsky St., Ramat Gan 52520 **Tel:** 03-5759222 **Fax:** 03-6131659

Email: dror@sellacapital.com

Electronic Report Signatory: Yehuda Dror **Role:** CFO **Employer:**

Address: 7 Jabotinsky St., Ramat Gan 5252007 **Phone:** 03-5759222 **Fax:** 03-7624532 **Email:** DROR@SELLACAPITAL.COM

Previous names of reporting entity:

Date form structure last updated: 04/02/2025

Glossary for Reference:

- controlling shareholder – בעל שליטה
- controlling shareholders – בעלי שליטה
- regarding – בק"ע
- commercial papers – נע"מ
- par value – ע.ג
- security/securities – ני"ע
- warrant – אופ' / אופציות
- results – תוצ'
- partnership – שות'
- technology/technologies – טכנו'
- dividend – דיב
- agorot – אג'
- Participating unit – יה"ש
- BONDS – אג"ח / איגרות החוב
- officer/officers – נ. משרה
- outstanding – בלתי מסולקת
- original series – סדרה מקורית
- accountant/accountants – רו"ח
- TASE UP – מערכת רצף מוסדי

Company Glossary:

- סלע קפיטל נדל"ן - SELLA CAPITAL REAL ESTATE LTD
- סלע קפיטל נדל"ן בע"מ - SELLA CAPITAL REAL ESTATE LTD