

SELLA CAPITAL REAL ESTATE LTD

Immediate Report on Person Who Ceased to be an Interested Party in the Corporation

According to Regulation 33(h) of the Securities Regulations (Periodical and Immediate Reports), 1970

Note: Wherever reference is made to an interested party, this also includes a person with a significant means of control in a banking corporation without a control core.

1. Holder's Details:

- **First Name:** _____
- **First Name in English as it appears in the passport:** _____
- **Surname/Corporation Name:** Yelin Lapidot Holdings Management LTD
- **Surname/Corporation Name in English:** Yelin Lapidot Holdings Management LTD
- **Type of Identification Number:** Registration number at the Israeli Companies Registrar
- **Identification Number:** 513167346
- **Citizenship/ Country of Incorporation or Registration:** Incorporated in Israel
- **Country of Citizenship/Incorporation or Registration:** _____
- **Address:** 50 Dizengoff St., Tel Aviv, Migdal-Al
- **Is the holder acting as a representative for the purpose of reporting on a group of shareholders holding the corporation's securities together?** Yes

2. Details of the Action as a Result of Which the Holder Ceased to be an Interested Party:

- **Nature of the Action:** Reduction
- **Reason for Reduction:** Due to sale on the stock exchange
- **Other:** _____
- **Name and Type of Security Subject to the Action:** SELLA CAPITAL stock
- **Security Number on the Stock Exchange:** 1109644
- **Date of Action:** 11/11/2025
- **Quantity of Securities Involved in the Action:** 40,324
- **Transaction Price:** 1,161 agorot
- **Are the shares dormant or securities convertible to dormant shares?:** No
- **Was the entire consideration paid on the date of the change?:** Yes
- **If not, please specify the date of completion of the payment:** _____

3. A. Holdings After the Action:

Name, Type, and Series of the Security	Security No.	Quantity of Securities	Dormant	Holding Rate - % Equity	% Voting	Holding Rate (Full Dilution) - % Equity	% Voting Full Dilution
SELLA CAPITAL stock	1109644	9,666,496	No	4.04	4.04	4.85	4.85

B:

- The holder is a member of an institutional reporting group. Details of its holdings are as follows:

Holder	Name/Type/Series of Security	Security No.	Quantity	Dormant
Provident funds and provident funds management companies	SELLA CAPITAL stock	1109644	9,666,496	No
Provident funds and provident funds management companies	Warrants (series 4)	1205095	3,033,566	No
Provident funds and provident funds management companies	BONDS (series 3)	1138973	70,418,744	No
Companies for the management of mutual funds	BONDS (series 3)	1138973	29,706,121	No
Provident funds and provident funds management companies	BONDS (series 4)	1167147	87,200,000	No
Companies for the management of mutual funds	BONDS (series 4)	1167147	30,425,763	No
Provident funds and provident funds management companies	BONDS (series 5)	1205087	54,180,690	No
Companies for the management of mutual funds	BONDS (series 5)	1205087	646,719	No

Explanations:

1. If the interested party holds more than one type of security, indicate the holding percentages considering all securities held by them only in one row.
 2. Also report holding of other securities, including unlisted securities.
 3. If the interested party is a subsidiary, split the holdings into shares purchased before and after the entry into force of the Companies Law, 1999.
 4. When the holder is not a member of an institutional reporting group, fill out section 3A only. If the holder is a member of an institutional reporting group, fill out sections 3A and 3B.
- Indicate whether these are dormant shares or securities convertible into dormant shares.

4. Additional Details:

According to information provided to the company, Y.D. MORE INVESTMENTS LTD ("More Investments") is a public company jointly controlled by Mr. Eli Levy (ID. 039038260)*; Yosef Levy (ID. 055311187); Michael Meirov (ID. 031720915); Dotan Meirov (ID. 037560158); Binyamin Meirov (ID. 051376754) and Yosef Meirov (ID. 052364395)**. More Mutual Funds Management (2013) LTD (company no. 514884485), is wholly owned (100%) by More Investments. Type of holder: companies managing funds for joint investments in trusts.

More Gemel and Pension Ltd. (company no. 514956465) ("More Gemel and Pension") is a company owned by More Investments, which holds 66.36% of its issued and paid-up share capital. Type of holder More Gemel and Pension: a management company as defined in the Financial Services Supervision Law (Provident Funds), 2005, managing provident funds and pension funds. The nostro account of More Gemel and Pension is managed by More Investment House Portfolio Management Ltd. (company no. 513819771), a wholly-owned subsidiary of More Investments, according to an investment policy set by More Gemel and Pension. Type of holder: interested party who does not meet any other definitions. [*] Eli Levy holds More Investments through a company he fully owns (100%), Eldot Ltd. (company no. 515616761); [**] Yosef Meirov holds More Investments directly, as well as through a company co-owned by him, Dotan Meirov, and Michael Meirov, B.I.M Investments Ltd. (company no. 515566750) ("B.I.M"); Michael Meirov and Dotan Meirov hold More Investments through B.I.M only.

5. Date and Time the Corporation First Learned of the Event or Matter:

- **Date:** 11/11/2025
- **At hour:** 17:00

Details of Authorized Signatories on behalf of the corporation:

No.	Signatory Name	Position
1	Dror Yehuda	CFO
2	Lior Wilensky	Legal counsel of the company

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

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

- **Short name:** SELLA CAPITAL REAL ESTATE
- **Address:** 7 Jabotinsky St., Ramat Gan 52520
- **Phone:** 03-5759222, **Fax:** 03-6131659
- **Email:** dror@sellacapital.com

Name of electronic signatory: Yehuda Dror
Position: CFO

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

Previous names of the reporting entity: _____