

SELLA CAPITAL REAL ESTATE LTD

16.11.2025

Ordinary Shares – Security No. 1109644

Holder Name	Address	Number of Shares
The Registration Company of the Tel Aviv Stock Exchange Ltd. - 515736817	2 Ahuzat Bayit, Tel Aviv	238,934,500

Bonds Series 3 – Security No. 1138973

Holder Name	Address	Number of Units
The Registration Company of the Tel Aviv Stock Exchange Ltd.	2 Ahuzat Bayit, Tel Aviv	1,145,092,553

Bonds Series 4 – Security No. 1167147

Holder Name	Address	Number of Units
The Registration Company of the Tel Aviv Stock Exchange Ltd.	2 Ahuzat Bayit, Tel Aviv	1,102,771,353

Bonds Series 5 – Security No. 1205087

Holder Name	Address	Number of Units
The Registration Company of the Tel Aviv Stock Exchange Ltd.	2 Ahuzat Bayit, Tel Aviv	441,575,040

Commercial Papers Series 1 – Security No. 1157189

Holder Name	Address	Number of Units
The Registration Company of the Tel Aviv Stock Exchange Ltd.	2 Ahuzat Bayit, Tel Aviv	120,000,000

Commercial Papers Series 2 – Security No. 1203975

Holder Name	Address	Number of Units
The Registration Company of the Tel Aviv Stock Exchange Ltd.	2 Ahuzat Bayit, Tel Aviv	130,000,000

Warrants (listed for trading) Series 4 – Security No. 1205095

Holder Name	Address	Number of Units
The Registration Company of the Tel Aviv Stock Exchange Ltd.	2 Ahuzat Bayit, Tel Aviv	17,197,115

Options (not listed) for Shares – Security No. 1120948

Holder Name	Description of Right
I.B.I Trust Management Ltd.	Warrants to purchase 5,308,765 shares.

Holder Name	Description of Right
Dror Yehuda (*)	Warrants to purchase 182,190 shares.

(*) Held in trust

SELLA CAPITAL REAL ESTATE LTD Employees – Security No. 1205582

Gadi Elikam (*)	Warrants to purchase 314,000 shares.
Shmuel Slavin (*)	Warrants to purchase 1,381,630 shares.
Eli Ben Hamo (*)	Warrants to purchase 1,381,630 shares.
Zohar Segal (*)	Warrants to purchase 346,480 shares.
Shlomi Sunent (*)	Warrants to purchase 210,640 shares.
SELLA CAPITAL INVESTMENT LTD (*)	Warrants to purchase 708,670 shares.
Lior Wilensky (*)	Warrants to purchase 214,830 shares.
Liat Barda Fasha (*)	Warrants to purchase 126,230 shares.
Dorel Amsalem Weinberg (*)	Warrants to purchase 65,000 shares.

(*) Held in trust

Holder Name	Description of Right
I.B.I Trust Management Ltd.	Warrants to purchase 38,000 shares.
Dror Yehuda (*)	Warrants to purchase 301,000 shares.

(*) Held in trust