

SELLA CAPITAL REAL ESTATE LTD Registry Number: 513992529

To: Israeli Securities Authority To: Tel-Aviv Stock Exchange Ltd Form T087 (Public) Broadcast to MAGNA: 16/11/2025 Reference: 2025-01-087390

Share Capital Status, Granting of Rights to Purchase Shares and the Corporation's Securities Registers and Changes Therein According to Regulation 31e, Regulation 31(a), Regulation 31(b1), and Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of Change: Exercise of Warrants (Series 4) into Shares

1. Securities Holders after the Change:

Name and Type of Security	TASE Security Number	Quantity in Registered Capital	Issued and Paid-Up Capital (Last Filing)	Issued and Paid-Up Capital (Current)	Quantity Registered in the Name of Nominee Company
Ordinary Share	1109644	1,000,000,000	238,900,199	238,934,500	238,934,500
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	-	17,231,416	17,197,115	17,197,115
Sella Real Estate Employees	1205582	-	339,000	339,000	0

2. The corporation hereby notifies that: On the date: 13/11/2025 There has been a change in the quantity and in the register of holders of the securities (including rights to purchase shares) of the corporation as a result of: Description of nature of change: Exercise of Warrants (Series 4) into shares

Details on the Change:

1. Name of the registered holder subject to the change: The Nominee Company of the Tel Aviv Stock Exchange Ltd. Type of identification number: Number at the Israeli Companies Registrar ID number: 515736817 Essence of the change: Exercise of warrants Date of change: 13/11/2025 Effected via the TASE clearing house: Yes Type and name of security changed: Ordinary shares TASE Security Number: 1109644 Holder's balance of security in last report: 238,900,199 Holder's balance of security after the change: 238,934,500 Total quantity of securities increased/decreased: 34,301 Is this a grant of rights to purchase shares: No Security has been fully paid and proceeds received in full.
2. Name of the registered holder subject to the change: The Nominee Company of the Tel Aviv Stock Exchange Ltd. Type of identification number: Number at the Israeli Companies Registrar ID number: 515736817 Essence of the change: Exercise of warrants Date of change: 13/11/2025 Effected via the TASE clearing house: Yes Type and name of security changed: Warrants Series 4 TASE Security Number: 1205095 Holder's balance of security in last report: 17,231,416 Holder's balance of security after the change: 17,197,115 Total quantity of securities increased/decreased: 34,301 Is this a grant of rights to purchase shares: No Security has been fully paid and proceeds received in full.

For detailed securities holders registry and additional info, see attached files:

- Shareholders Register as of reporting date (PDF): [Marsham_Baalei_Maniot_isa.pdf]
- Updated registry of all securities, including warrants and bonds holders (PDF): [Marsham_Neyarot_isa.pdf]

Authorized signatories on behalf of the corporation: Lior Wilensky – Legal Advisor of the Company Dror Yehuda – CFO

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