

SELLA CAPITAL REAL ESTATE LTD

Registry Number: 513992529

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form 093 (Public)

Sent to MAGNA: 23/11/2025 Confirmation: 2025-01-090455

Immediate report on the appointment of a director (who is not a corporation) or an individual serving on behalf of a corporation which is a director in a private company

Regulation 34(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Explanation: According to Regulation 34(d) of the Securities Regulations (Periodic and Immediate Reports) 1970, a list of senior officers shall be submitted concurrently within form T097.

1. Surname and First Name: Amir Halevi

Name in English as shown in passport: AMIR HALEVI

Gender: Male

Type of identification number: ID No.

Identification Number: 022038640

Citizenship: Private individual with Israeli citizenship Country of citizenship: _____

2. Date of Birth: 05/10/1965

3. Address for delivering court documents: 7 Kfar Yona, Tel Aviv

4. Roles to which appointed:

- Independent director

If appointed as the chairman of the board, does he also serve as CEO or is he a relative of the CEO: _____

If appointed as chairman, does he hold additional positions in the company: No Details: _____

5. Previous position in the company prior to appointment: None

6. Start date of term: 23/11/2025

7. Education:

- Degree: Bachelor's, Field: B.A in Geography, Environment and General Studies (Society and Humanities), Institution: Tel Aviv University
- Degree: Bachelor's, Field: LL.B in Law, Institution: Bar Ilan University

Other education and professional certificates: _____

8. Main occupations in the last 5 years:

- Position: CEO, Workplace: Ministry of Tourism, 9 years
- Position: Lecturer, Workplace: Bar Ilan University, 1 year

9. Appointed as alternate director of: _____ and term until: _____ Explanation: To be filled if appointed as alternate director

10. The director serves as a director in another corporation. Explanation: If he serves as a director in another corporation, specify the corporations in which he serves as director.

- Alrov Properties & Lodgings Ltd.
- Kinar Resort Ltd.
- Hageshach Ramat Magshimim Ltd.
- Avram-Klalim Ltd.
- Matgo Ltd.
- Tel Aviv University Sports Center Ltd.
- Council for a Beautiful Israel (NPO)
- ORT Israel Ltd. (PBC)
- Tel Aviv Development Fund

11. The director is not an employee of the corporation, its subsidiary, affiliate, or of an interested party therein. Explanation: If an employee, specify the roles. Details: _____

12. The director is not a family member of another interested party in the corporation. Explanation: If a family member, specify. Details: _____

13. a) The director does not hold securities of the corporation. Below is his holdings: (Securities holdings table - empty)

- b) The director does not hold securities of a significant subsidiary of the reporting corporation. Below is his holdings: (Significant subsidiaries holdings table - empty)
14. The director is a member of a board committee/committees. Explanation: If a member, specify. Details: Compensation Committee
15. Does the company consider the director to have accounting and financial expertise? Yes
16. Does the company consider the director to be an independent director? Yes How did he become independent: Classified by the Board of Directors, on: 19/10/2025
17. Director's declaration according to Section 224B of the Companies Law: _____ Explanation: The director's declaration must be attached also when appointment is not made by general meeting.

Details of authorized signatories to sign for the corporation:

1. Name: Lior Wilensky Position: Legal Advisor of the Company _____

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports, 1970), reports filed under these regulations must be signed by authorized signatories of the corporation. ISA staff position on this topic can be found on the authority's website: [click here](#).

Previous names of reported entity: _____

Short name: SELLA CAPITAL Address: 7 Jabotinsky, Ramat Gan 52520 Tel: 03-5759222 Fax: 03-6131659 Email: dror@sellacapital.com

Electronic Reporting Name: Yehuda Dror Position: Deputy CEO Finance

Address: 7 Jabotinsky, Ramat Gan 5252007 Tel: 03-5759222 Fax: 03-7624532 Email: dror@sellacapital.com

Securities of the corporation are listed on the Tel Aviv Stock Exchange

Form structure last updated: 06/08/2024