

SELLA CAPITAL REAL ESTATE LTD

Company number: 513992529

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd. Form T087 (Public)
Filed via MAGNA: 02/12/2025
Website: www.isa.gov.il
Website: www.tase.co.il
Reference: 2025-01-095431

Capital Status, Grant of Rights to Purchase Shares, and the Corporation's Securities Register and Changes Therein

Regulation 31e of the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Exercise of Series 4 Warrants into shares

Explanation: Briefly describe the nature of the change.

Reference numbers of previous related reports: _____, _____, _____.

1. The Corporation's Securities After the Change:

Name and Type of Security	Security No.	Registered Capital	Issued & Paid-Up	Quantity Registered by Nominee Company
			Last Report	Current
Ordinary Share	1109644	1,000,000,000	238,934,500	238,956,500
Unregistered Warrants	1120948	_____	5,308,765	5,308,765
BONDS Series 3	1138973	_____	1,145,092,553	1,145,092,553
BONDS Series 4	1167147	_____	1,102,771,353	1,102,771,353
Commercial Papers Series 1	1157189	_____	120,000,000	120,000,000
Commercial Papers Series 2	1203975	_____	130,000,000	130,000,000
BONDS Series 5	1205087	_____	441,575,040	441,575,040
Warrants Series 4	1205095	_____	17,197,115	17,175,115
Sella Real Estate Employees	1205582	_____	339,000	339,000

Explanation: All of the company's securities, including securities not listed for trading, must be detailed.

2. The Corporation announces that:

On the date: 01/12/2025

A change occurred in the quantity and the registry of the holders of the corporation's securities (including rights to purchase shares) as a result of:

Nature of the change: Exercise of Series 4 Warrants into shares

Explanation: Please describe all terms of the transaction or action due to which the change in the company's securities occurred.

Section of Change Affected Holders:

1

- Name of registered holder affected: The Company for Registration of the Tel Aviv Stock Exchange Ltd.
- Type of identification number: Israeli Companies Registrar number
- ID number: 515736817
- Nature of change: Exercise of options
- Date of change: 01/12/2025
- Executed via TASE clearinghouse: Yes
- Type and name of security affected: Ordinary shares
- Security No.: 1109644
- Holder's balance of security in last report: 238,934,500
- Holder's balance of security after the change: 238,956,500
- Total quantity of security increased/decreased: 22,000
- Is it a grant of rights to purchase shares: No
- Total consideration for issued securities: _____
- Security no. of the share that will result from the exercise: _____
- Quantity of shares resulting from full exercise/conversion of securities: _____
- Total additional exercise to be received from full exercise/conversion: _____
- Period for exercise of the security: _____
- From: _____ To: _____
- Will the allocated securities be registered for trading: _____
- Allocation of the aforementioned securities is further to: _____ as published on: _____ with reference number: _____
- ☒ The security has been fully paid-up and the consideration received in full.
- ☐ The security has been fully paid-up, but consideration has not been fully received.
- ☐ Issued for an ATM program
- ☐ Other: _____

2

- Name of registered holder affected: The Company for Registration of the Tel Aviv Stock Exchange Ltd.
- Type of identification number: Israeli Companies Registrar number
- ID number: 515736817
- Nature of change: Exercise of options
- Date of change: 01/12/2025
- Executed via TASE clearinghouse: Yes
- Type and name of security affected: Warrants Series 4
- Security No.: 1205095
- Holder's balance of security in last report: 17,197,115
- Holder's balance of security after the change: 17,175,115
- Total quantity of security increased/decreased: 22,000
- Is it a grant of rights to purchase shares: No
- Total consideration for issued securities: _____
- Security no. of the share that will result from the exercise: _____
- Quantity of shares resulting from full exercise/conversion of securities: _____
- Total additional exercise to be received from full exercise/conversion: _____
- Period for exercise of the security: _____
- From: _____ To: _____
- Will the allocated securities be registered for trading: _____
- Allocation of the aforementioned securities is further to: _____ as published on: _____ with reference number: _____
- ☒ The security has been fully paid-up and the consideration received in full.
- ☐ The security has been fully paid-up, but consideration has not been fully received.
- ☐ Issued for an ATM program
- ☐ Other: _____

Explanations:

- 1. If the change affects more than one security, its effect must be detailed on a separate line for each security.
- 2. Date of change – all changes of the same kind, in the same security, executed on the same day, will be summed on one line. For this matter, a distinction should be made between changes executed via TASE clearinghouse and those executed directly in the company's books.
- 3. For reductions, add the sign “-”.
- 4. In all quantity fields, enter the number of securities, not NIS par value.

3. Key Shareholders’ Register at Reporting Date:

No.	Name of Registered Shareholder	Type of ID	ID Number	Security Number	Type of Shares & Par Value	Qty of Shares	Holds Shares as Trustee
1	_____	_____	_____	_____	_____	_____	_____

- 4. Attached is a file of the shareholders register in accordance with section 130 of the Companies Law, 1999: [מרשם_בעלי_מניות_isa.pdf](#)
Alt: Shareholders registry PDF file
- 5. Attached is an updated file of the corporation's securities register, including the register of option holders and register of bond holders: [מרשם_ניירות_isa.pdf](#)
Alt: Corporation's securities registry PDF file

Details of the authorized signatories on behalf of the corporation:

No.	Name	Position
1	Lior Wilensky	Company's Legal Counsel
2	Dror Yehuda	Deputy CEO of Finance

Explanation: According to Regulation 5 of Periodic and Immediate Reports Regulations (1970), reports submitted according to these regulations must be signed by the authorized signatories. The staff position on this matter can be found on the Authority's website: [Click here](#)

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- Previous reference numbers on the subject do not constitute inclusion by reference.
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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

Phone: 03-5759222

Fax: 03-6131659

Email: dror@sellacapital.com

Previous names of reporting entity:

Name of electronic reporter: Dror Yehuda Position: Deputy CEO of Finance Company name:

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

This is a translation of an official report as per regulations and templates of the Israeli Securities Authority. All numbers and empty fields are shown as in the original for documentation integrity.