

SELLA CAPITAL REAL ESTATE LTD

Registration Number: 513992529

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd (www.tase.co.il)

Form Number: T087 (Public)

Reported on MAGNA: 09/12/2025

Reference: 2025-01-097946

Share Capital Status, Granting Rights to Acquire Shares and Registers of Securities of the Corporation and Changes Therein

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

Nature of the Change:

Redemption of warrants (Series 4) into shares

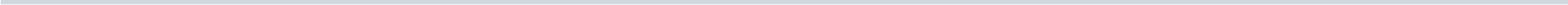
Explain: A brief description of the nature of the change

Reference numbers of previous reports on this topic: _____ , _____ , _____

1. The corporation's securities status after the change:

Name and Type of Security	Tel Aviv Stock Exchange Number	Quantity in Registered Capital	Issued and Paid-up Capital - Last Report	Current Quantity	Quantity listed in the name of the Registration Company
Ordinary Share	1109644	1,000,000,000	238,956,500	238,973,343	238,973,343
Unregistered 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	_____	17,175,115	17,158,272	17,158,272
Sella Real Estate Employees	1205582	_____	339,000	339,000	0

Explain: All the securities of the company should be listed, including securities not listed for trading.



2. The corporation announces:

On the date: 08/12/2025

There has been a change in the quantity and in the register of securities holders (including rights to acquire shares) of the corporation as a result of:

Description of the nature of the change: Redemption of warrants (Series 4) into shares

Explain: A description of the whole transaction or the action causing the change in the corporation's securities.

Section regarding the specific change

1. Name of the registered holder affected:

The Company for Registration of the Tel Aviv Stock Exchange Ltd.

Type of ID: Company Number in Israel

ID Number: 515736817

Nature of change: Exercise of warrants

Date of change: 08/12/2025

Conducted via stock exchange clearinghouse: Yes

Type and name of security changed: Ordinary Shares

Securities Number: 1109644

Holder balance in latest report: 238,956,500

Holder balance after the change: 238,973,343

Total quantity of securities increased/decreased: 16,843

Is this a grant of rights to purchase shares: No

Total consideration for securities allocated: _____

Securities Number of share derived from exercising the security: _____

Number of shares resulting from exercise/full conversion of the security: _____

Total additional consideration from exercise/full conversion to shares: _____

The period during which the security can be exercised: _____

From date: _____ Until date: _____

Will the allocated securities be registered for trading: _____

The allocation of these securities is a continuation of _____, published on _____, reference number _____

[] Security was paid in full and all the consideration was received. [] Security was paid in full, but consideration was not fully received. [] Allocated for ATM program. [] Other. Explanation: _____

2. Name of the registered holder affected:

The Company for Registration of the Tel Aviv Stock Exchange Ltd.

Type of ID: Company Number in Israel

ID Number: 515736817

Nature of change: Exercise of warrants

Date of change: 08/12/2025

Conducted via stock exchange clearinghouse: Yes

Type and name of security changed: Warrants Series 4

Securities Number: 1205095

Holder balance in latest report: 17,175,115

Holder balance after the change: 17,158,272

Total quantity of securities increased/decreased: 16,843

Is this a grant of rights to purchase shares: No

Total consideration for securities allocated: _____

Securities Number of share derived from exercising the security: _____

Number of shares resulting from exercise/full conversion of the security: _____

Total additional consideration from exercise/full conversion to shares: _____

The period during which the security can be exercised: _____

From date: _____ Until date: _____

Will the allocated securities be registered for trading: _____

The allocation of these securities is a continuation of _____, published on _____, reference number _____

[] Security was paid in full and all the consideration was received. [] Security was paid in full, but consideration was not fully received. [] Allocated for ATM program. [] Other. Explanation: _____

Explanations

- 1. If the change affects more than one security, the effect of the change must be detailed in a separate line for each security.
- 2. Date of change – all changes of the same type, in the same security, done on one day, will be summarized in one line. For this – a distinction should be made between changes done through the exchange clearinghouse and those performed directly in the company records.
- 3. For a decrease, add the sign "-".
- 4. All quantity fields must state the quantity of security and not the NIS par value.

3. Main points from the shareholders register at reporting date are as follows:

#	Name of registered shareholder	Type of identification	Identification number	TASE Security No.	Type of shares and par value	Quantity of shares	Is the shareholder a trustee?
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is the shareholder register file in accordance with Section 130 of the Companies Law, 1999

(Z:/087/09.12.2025-ת/2025/מדידים/מרשםבעלימניות/isa.pdf) [מרשםבעלימניות/isa.pdf]

Alt: Shareholder register file PDF attached

5. Attached is an updated file of registers of the corporation's securities, including register of warrant holders and bond holders

Z:\דיווחים מידיים/2025/087/09.12.2025-ת/מרשמיירות/isa.pdf

Alt: Updated securities registers file PDF attached

Authorized Signatories on behalf of the Corporation:

#	Name	Position
1	Lior Wilensky	Legal Advisor of the Company
2	Dror Yehuda	Chief Financial Officer

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

Previous names of the reporting entity:

Reported electronically by: Yehuda Dror **Position:** Chief Financial Officer

Address: Zabotinsky 7, Ramat Gan, 52520 **Phone:** 03-5759222 **Fax:** 03-6131659 **Email:** dror@sellacapital.com

Note: The securities of the corporation are registered for trading on the Tel Aviv Stock Exchange.

Form structure update date: 06/08/2024

Short name: סלע קפיטל נדל"ן (Sella Capital Real Estate)

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