

SELLA CAPITAL REAL ESTATE LTD

Company Number: 513992529

To:

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

Form No.: T087 (Public)

Filed via MAGNA: 10/12/2025

Reference: 2025-01-098383

Statement of Capital, Grant of Rights to Purchase Shares and Registers of the Corporation's Securities and Their Changes

Regulation 31(e) to the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 31(a) to the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 31(b1) to the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 32 to the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Realization of Warrants (Series 4) into Shares

Explanation: Please briefly describe the nature of the change.

Previous Reference Numbers on the Subject:

_____, _____, _____.

1. List of the Corporation's Securities After the Change:

Name and Type of Security	TASE Number	Quantity in Registered Capital	Issued and Paid-up Capital (Last Reported	Current Quantity)	Quantity Listed by Nominee Company	:--- :--- :--- :--- :---	Ordinary Share	1109644	1,000,000,000	238,973,343	239,006,843	239,006,843	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	_____	17,158,272	17,124,772	17,124,772	Sella Real Estate Employees	1205582	_____	339,000	339,000	0
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Explanation: All company securities should be detailed, including those not listed for trading.

2. The Corporation Announces That:

- **On date:** 09/12/2025
- **A change occurred:** There was a change in the quantity and register of security holders (including rights to purchase shares) of the corporation as a result of:
 - Realization of Warrants (Series 4) into Shares

Explanation: Please describe all details of the transaction or action resulting in the change in the corporation's securities.

Section 1 Details

1. Name of registered holder affected by the change:

- The Nominee Company of the Tel Aviv Stock Exchange Ltd.
- Type of identification number: Number in the Israeli Companies Registry
- Identification number: 515736817
- Nature of the change: Realization of options
- Date of change: 09/12/2025
- Carried out through the TASE clearing house: Yes
- Type and name of security changed: Ordinary Shares
- Security number in TASE: 1109644
- Holder's balance of the security in last report: 238,973,343
- Holder's balance of the security after the change: 239,006,843
- Total amount change (+/-): 33,500
- Is this a grant of rights to purchase shares? No
- Security was fully paid and full consideration was received. ☒

2. Name of registered holder affected by the change:

- The Nominee Company of the Tel Aviv Stock Exchange Ltd.
- Type of identification number: Number in the Israeli Companies Registry
- Identification number: 515736817
- Nature of the change: Realization of options
- Date of change: 09/12/2025
- Carried out through the TASE clearing house: Yes
- Type and name of security changed: Warrants Series 4
- Security number in TASE: 1205095
- Holder's balance of the security in last report: 17,158,272
- Holder's balance of the security after the change: 17,124,772
- Total amount change (+/-): 33,500
- Is this a grant of rights to purchase shares? No
- Security was fully paid and full consideration was received. ☒

Explanations:

1. If the change affects more than one security, detail the impact in a separate row for each security.
2. Date of change – all of the same type of changes to the same security on a single day will be totaled in one row. For this, separate changes via the TASE clearing house and those done directly in the company’s books.
3. For a decrease, add the sign "-".
4. In all quantity fields, input the security amount, not the par value in NIS.

3. Main shareholders register as of report date:

#	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number (TASE)	Type of Shares/Par Value	Quantity of Shares	Holds as Trustee
1	_____	_____	_____	_____	_____	_____	_____

4. Attached: Shareholders' Register File as per Section 130 of the Companies Law, 1999

[מרשם_בעלי_מניות_isa.pdf](Z:/מרשם_בעלי_מניות/087/10.12.2025-ת/2025/דיווחים_מידיים/מרשם_בעלי_מניות_isa.pdf) Alt: Current shareholders register file in PDF format

5. Attached: Updated File of the Corporation's Securities Registers, including registry of warrant holders and bond holders

[מרשם_ניירות_isa.pdf](Z:/מרשם_ניירות/087/10.12.2025-ת/2025/דיווחים_מידיים/מרשם_ניירות_isa.pdf) Alt: Updated PDF file of the securities registers, including warrant and bondholders

Authorized Signatories for the Corporation:

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

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

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

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

Previous Names of Reporting Entity: None

Electronic Reporter: Yehuda Dror | Chief Financial Officer

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Form Structure Update Date: 06/08/2024