

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 Number: T087 (Public) Report transmitted in MAGNA: 15/12/2025 Reference number: 2025-01-099602

Capital Structure, Granting Rights to Purchase Shares, and Registers of the Corporation's Securities and their Changes

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

Nature of the Change:

Exercise of Warrants (Series 4) into Shares

Explanation: A brief description of the nature of the change.

Reference Numbers of Previous Reports on the Subject:

- _____, _____, _____

1. Capital Stock of Securities of the Corporation After the Change

Name & Type of Security	TASE Security No.	Quantity in Registered Capital	Issued and Paid-up Capital (Last Report)	Current Quantity	Quantity Registered Under Registrar Co.
Ordinary Share	1109644	1,000,000,000	239,006,843	239,030,593	239,030,593
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	_____	17,124,772	17,101,022	17,101,022
Sella Real Estate Employees	1205582	_____	339,000	339,000	0

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

2. The Corporation Announces That:

- **On 14/12/2025**
- There was a change in the quantity and in the register of security holders (including rights to purchase shares) of the corporation due to:

Description of the nature of the change: Exercise of Warrants (Series 4) into Shares

Explanation: All details of the transaction or action that caused a change in the company's securities should be described.

Details relating to the security holder affected by the change:

Field	Value
Registered Holder Name	The TASE Company Registrar Ltd.
ID Type	Number in Israeli Companies Registrar
ID Number	515736817
Nature of Change	Exercise of Warrants
Change Date	14/12/2025
Executed through TASE Clearing	Yes
Type & Name of Security	Ordinary Shares
TASE Security Number	1109644
Holder's Balance in Last Report	239,006,843
Holder's Balance After Change	239,030,593
Total Amount of Increase/Decrease	23,750
Granting Rights to Purchase Shares?	No
Total Consideration for Allotted	_____
TASE Security Number from Exercise	_____
Number of Shares from Full Exercise	_____
Total Additional Proceeds Expected	_____
Period in which the security can be exercised	_____
From	_____
Until	_____
Securities allotted will be registered for trading	_____
Allocation is following up on	_____, published on _____, reference no: _____
Was full consideration received?	Yes

Second Change (Warrants):

Another similar change listing for Warrants Series 4 from 17,124,772 to 17,101,022 (-23,750), also executed via the TASE clearing, no exercise into shares.

Explanations:

1. If the change affects more than one security, the effect of the change should be detailed in a separate line for each security.
2. Change Date – all changes of the same type, in the same security, carried out on the same day, should be summed in one line. For this purpose – changes executed via the stock exchange clearing should be distinguished from those executed directly in the company's books.
3. Reduction in securities – for a reduction use the sign "-".
4. In all quantity fields, indicate the quantity of securities, not NIS par value.

3. Main Points from the Shareholder Registry as of the Reporting Date:

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4. Attached: Shareholder Registry File under Section 130 of the Companies Law, 1999

- [Registry_of_Shareholders_isa.pdf](Z:/מְרֻשָּׁם_בְּעֵלִי מְנוִיּוֹת/087/15.12.2025-ת/2025/דִּיוּוחִים מִיָּדִיִּים/isa.pdf)
Alt: Attached file contains the shareholder registry as of the report date, in accordance with Section 130 of the Companies Law.

5. Attached: Updated file of the corporation's securities registers, including the warrants holders' and bond holders' registers

- [Registry_of_Securities_isa.pdf](Z:/מרשם_ניירות/087/15.12.2025-ת/2025/דיווחים מידיים/isa.pdf)

Alt: Attached file contains the updated registry of the corporation's securities, including registers of holders of warrants and bonds.

Details of the Authorized Signatories on behalf of the Corporation:

No.	Name	Role
1	Lior Wilensky	Company Legal Advisor
2	Dror Yehuda	Chief Financial Officer

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), the report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. The ISA staff position on the matter can be found [here](#)

Previous names of reporting entity: (none listed)

Electronic Report Signatory: Yehuda Dror
Role: Chief Financial Officer

Additional Information

Short name: סלע קפיטל נדל"ן

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Trading Registry

The corporation's securities are listed for trading on the Tel Aviv Stock Exchange.

Date of form update: 06/08/2024