

SELLA CAPITAL REAL ESTATE LTD

Company registration number: 513992529

To:

- Israel Securities Authority
 - Tel Aviv Stock Exchange Ltd.
 - Form No.: T087 (Public)
 - Sent via MAGNA on: 24/12/2025
 - Reference: 2025-01-102748
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Share Capital Table, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Changes Therein

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

Nature of the change:

Exercise of Warrants (Series 4) for shares

Explanation: A brief description of the nature of the change

Reference numbers of previous reports on the subject:

_____, _____, _____.

1. The Corporation's Securities Register after the change:

Name and Type of Security	Stock Exchange Security Number	Quantity in Registered Capital	Issued and Paid-In Capital	Quantity Recorded Under Nominee Company
Ordinary Share	1109644	1,000,000,000	Last report: 239,030,593	
Current: 239,056,693	239,056,693			
Non-Listed Warrants	1120948	_____	Last report: 5,308,765	
Current: 5,308,765	0			
Government Bonds Series 3	1138973	_____	Last report: 1,145,092,553	
Current: 1,145,092,553	1,145,092,553			
Government Bonds Series 4	1167147	_____	Last report: 1,102,771,353	
Current: 1,102,771,353	1,102,771,353			
Commercial Papers Series 1	1157189	_____	Last report: 120,000,000	
Current: 120,000,000	120,000,000			
Commercial Papers Series 2	1203975	_____	Last report: 130,000,000	
Current: 130,000,000	130,000,000			
Government Bonds Series 5	1205087	_____	Last report: 441,575,040	
Current: 441,575,040	441,575,040			
Warrants Series 4	1205095	_____	Last report: 17,101,022	
Current: 17,074,922	17,074,922			
Sella Real Estate Employees	1205582	_____	Last report: 339,000	
Current: 339,000	0			

Explanation: All securities of the company, including securities not registered for trading, must be specified.

2. The corporation notifies that:

- On date: 21/12/2025
- There was a change in the quantity and register of holders of the corporation's securities (including rights to purchase shares) as a result of:
Exercise of Warrants (Series 4) for shares *Explanation: Please describe the details of the transaction or action that caused the change in the corporation's securities.*

Change Details:

No.	Name of Registered Holder Affected	Type of Identification Number	Identification Number	Nature of Change	Date of Change	Executed via TASE Clearing House	Type and Name of Security Affected	Security Number	Holder's Balance of Securities in Last Report	Holder's Balance of Securities After Change	Total Quantity of Securities Increased/Decreased	Is this a grant of rights to purchase shares	Total proceeds for allocated securities	Notes
1	The Nominee Company of the Tel Aviv Stock Exchange Ltd.	Company registration number in Israel	515736817	Exercise of Options	21/12/2025	Yes	Ordinary Shares	1109644	239,030,593	239,056,693	26,100	No	_____	
2	The Nominee Company of the Tel Aviv Stock Exchange Ltd.	Company registration number in Israel	515736817	Exercise of Options	21/12/2025	Yes	Warrants Series 4	1205095	17,101,022	17,074,922	26,100	No	_____	

Stock was fully paid for and consideration was fully received.

Notes:

1. If the change affects more than one security, specify the impact for each security in a separate row.
2. Change Date - all changes of the same type, in the same security, made on the same day, are summed in one row. For this matter - separate changes executed via the TASE clearinghouse from those carried out directly in the company's books.
3. The change - for a decrease, add the symbol "-".
4. All quantity fields must indicate the quantity of securities, not NIS par value.

3. Key Shareholders Register as of the Reporting Date:

Omitted: no data filled.

4. Attached is the shareholder register file according to Section 130 of the Companies Law, 1999

[Shareholder_Register_isa.pdf](Z:\מניות\בעלי_מרשם\24.12.2025\087-ת\2025\מיווחים מידיים\isa.pdf)

alt: Attached file of shareholder register as required by law

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

[Securities_Register_isa.pdf](Z:\מניות\ניירות\24.12.2025\087-ת\2025\מיווחים מידיים\isa.pdf)

alt: Attached file of updated securities registries, including warrants and government bonds holders

Authorized Signatories for the Corporation:

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

No.	Name	Role
1	Lior Wilensky	Legal Counsel of the Company
2	Dror Yehuda	CFO

As per Regulation 5 of the (Periodic and Immediate Reports) Regulations (1970), any report submitted under these Regulations must be signed by authorized signatories on behalf of the corporation. Staff position on the subject can be found, in Hebrew, at the [ISA site](#).

Short Name: סלע קפיטל נדל"ן / SELLA CAPITAL REAL ESTATE LTD

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Email: dror@sellacapital.com

Previous names of reporting entity: *None stated*

Name of electronic reporter: Yehuda Dror

Position: CFO

Address: 7 Jabotinsky St., Ramat Gan, 5252007

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

Form structure update date: 06/08/2024