

SELLA CAPITAL REAL ESTATE LTD (סלע קפיטל נדל"ן בע"מ)

Registration Number: 513992529

To:

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

Form No.: T087 (Public)

Filed on Magna: 01/01/2026

Reference: 2026-01-000229

Statement of Equity Capital, Granting of Rights to Purchase Shares, Registries of Securities of the Corporation and Changes Therein

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 Change:

Exercise of Series 4 warrants into shares

Explanation: Briefly describe the nature of the change.

- Reference Numbers of Previous Reports Related to This Subject: _____, _____, _____.

1. Securities Position of the Corporation After the Change:

Name and Type of Security	Security No.	Quantity in Registered Capital	Issued and Paid-Up Capital (Last Report)	Current Quantity	Quantity Recorded by Registering Company
Ordinary Share	1109644	1,000,000,000	239,056,693	239,116,293	239,116,293
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
Series 4 Warrants	1205095	_____	17,074,922	17,015,322	17,015,322
Sella Real Estate Employees	1205582	_____	339,000	339,000	0

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

2. The corporation announces that:

- **On the date:** 31/12/2025
- **A change occurred in the quantity and registry of holders of securities (including rights to purchase shares) of the corporation as a result of:**

Exercise of Series 4 warrants into shares

Explanation: All details of the transaction or action causing a change in the corporation's securities must be described.

Section 1:

1

- **Name of registered holder affected:** The Company for Registration of the Tel Aviv Stock Exchange Ltd
- **ID Type:** Company Registrar Number in Israel
- **ID Number:** 515736817
- **Nature of the change:** Exercise of warrants
- **Date of Change:** 31/12/2025 (Via TASE clearinghouse: Yes)
- **Type and Name of Security changed:** Ordinary Shares
- **Security No.:** 1109644
- **Holder’s last reported balance:** 239,056,693
- **Holder’s balance after the change:** 239,116,293
- **Total quantity increased/decreased:** 59,600
- **Does this involve the granting of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **Security number of share arising from exercise:** _____
- **Quantity of shares from full exercise/conversion:** _____
- **Total additional proceeds from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From:** _____ **until:** _____
- **Will these allocated securities be registered for trading:** _____
- **This allocation follows:** _____ **published on:** _____ **reference number:** _____
- ☒ The security was fully paid and consideration fully received.
- ☐ The security was fully paid, but consideration not fully received.
- ☐ Was issued under an ATM program.
- ☐ Other: _____

- **Name of registered holder affected:** The Company for Registration of the Tel Aviv Stock Exchange Ltd
- [The following details describe the warrants' change, similar to above.]
- **Type and Name of Security changed:** Series 4 Warrants
- **Security No.:** 1205095
- **Holder’s last reported balance:** 17,074,922
- **Holder’s balance after the change:** 17,015,322
- **Total quantity increased/decreased:** 59,600
- **Does this involve the granting of rights to purchase shares:** No
- ☒ The security was fully paid and consideration fully received.

Explanations:

1. If the change affects more than one security, the effect must be detailed for each security on a separate line.
2. Change date – all changes of the same type, in the same security, made on one day, will be summarized in one line.
Differentiation must be made between changes made via TASE clearinghouse and those made directly in the company’s books.
3. For a reduction, a minus sign “-” must be added.
4. All quantity fields should contain the number of securities and not NIS par value.

3. Main Register of Shareholders as of the Report Date:

No.	Registered Shareholder Name	ID Type	ID Number	Security Number	Type of Shares and Nominal Value	Quantity of Shares	Holds as Trustee
1	_____	_____	_____	_____	_____	_____	_____

Attached files:

- [Shareholders Registry PDF](#)
alt: Shareholders Registry as required by section 130 of the Companies Law, 1999
- [Updated Registry of Securities PDF](#)
alt: Updated Securities Registers, including register of warrant holders and bonds holders

Details of Authorized Signatories Signing on Behalf of the Corporation:

No.	Name	Position
1	Lior Wilenski	Company's Legal Advisor
2	Dror Yehuda	CFO

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. Position paper is available on the Authority's website: [Click here](#)

- **Previous Names of Reporting Entity:**
- **Electronic reporter’s name:** Yehuda Dror
- **Reporter’s position:** CFO
- **Company address:** Zhabotinsky 7, Ramat Gan, Zip code 52520 / 5252007
Phone: 03-5759222, Fax: 03-6131659 / 03-7624532
Email: dror@sellacapital.com / DROR@SELLACAPITAL.COM

Note: All company’s securities are registered for trading on the Tel Aviv Stock Exchange.

Last form update: 06/08/2024