

SELLA CAPITAL REAL ESTATE LTD (SELLA CAPITAL REAL ESTATE LTD בע"מ)

Registration Number: 513992529

To:	Israel Securities Authority www.isa.gov.il
To:	Tel Aviv Stock Exchange Ltd. www.tase.co.il
Form Number:	T094 (Public)
Report Sent via Magna:	04/01/2026
Reference Number:	2026-01-000951

Immediate Report on a Senior Officer Who Ceased to Hold Office

Section 34(a) of the Securities Regulations (Periodic and Immediate Reports), 1970

Explanation: According to section 34(d) of the Securities Regulations (Periodic and Immediate Reports), 1970, this form must be accompanied by a list of senior officers via Form T097.

Reference Numbers of Previous Reports on this Subject: _____, _____, _____.

1. First Name: *Liat*

Corporate Name / Surname: *Barda Pasha*

Corporate Name/Surname and Given Name in English: *LIAT BARDA PASHA*

Type of Identification Number: *Identity Card Number*

Identification Number: *032916330*

Citizenship / Country of Incorporation or Registration: *Private individual with Israeli citizenship*

Country of Citizenship / Incorporation or Registration: _____

2. Position Ceased to Hold:

1. *Chief Accountant*

Explanation: Fill in the following details if the role ceased was that of a director appointed on behalf of a corporation which is a director.

- Name of appointing corporate director: _____
- Type of identification number: _____
- Identification number: _____
- Citizenship / Country of incorporation or registration: _____
- Country of citizenship / incorporation or registration: _____

3. Date of Cessation / Will Cease to Serve: *01/04/2026*

Start Date of Tenure: *01/01/2022*

4. To the best knowledge of the corporation, the retirement:

Is not connected to circumstances required to be brought to the attention of the holders of the company's securities.

Explanation: If the retirement is connected to circumstances required to be brought to the attention of security holders, please specify.

5. Manner of Ending Tenure: *Resignation*

6. Position Continuing to be Held in the Corporation:

Does not hold any position in the corporation

Continues to serve as a senior officer in the company: *No*

Explanation: If serving as an electronic signatory and the title has changed – report on Form T300. If no longer holds any position – report on Form T301 concurrently.

7. Was the director a member of a board committee: _____

- Committee Name: _____

8. Will the senior officer, after retirement, continue to be an interested party by virtue of holdings: *No* / by virtue of being a senior officer as required in regulation 33(h) of the Securities Regulations (Periodic and Immediate Reports), 1970: *No*

9. Did the company consider the resigning director as an accounting and financial expert? _____

10. Wording of external director's resignation and reasons (if applicable): _____

11. Did the company consider the resigning director as an independent director? _____

Did the ratio of independent directors fall below the required ratio? _____

Is there still a majority of independent directors in spite of the resignation? _____

12. Date and Time Company First Became Aware of the Event or Matter Reported:

- Date: *31/12/2025*
- Time: *13:00*

Details of Authorized Signatories on Behalf of the Corporation:

#	Signatory Name	Position (Role)
1	Lior Wilensky	Company's Legal Counsel
2	Dror Yehuda	Chief Financial Officer

Explanation: According to regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted in accordance with these regulations must be signed by the authorized signatories on behalf of the corporation. Staff position on the matter can be found on the Authority website: [Click here](#)

Short Name: SELLACAPITAL REAL ESTATE

Address: 7 Jabotinsky St., Ramat Gan 52520

- **Phone:** 03-5759222
- **Fax:** 03-6131659
- **Email:** dror@sellacapital.com

Past names of the reporting entity:

Reporting Electronic Signatory: Yehuda Dror

- **Position:** Chief Financial Officer

Employer Company Name:

Address: 7 Jabotinsky St., Ramat Gan 5252007

- **Phone:** 03-5759222
- **Fax:** 03-7624532
- **Email:** dror@sellacapital.com

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

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Form structure last updated: 06/08/2024

Previous document reference numbers on subject (no reference constitutes incorporation by reference):