

# SELLA CAPITAL REAL ESTATE LTD

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**Company Registration Number:** 513992529

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**To:**

- Israel Securities Authority ([www.isa.gov.il](http://www.isa.gov.il))
- Tel Aviv Stock Exchange Ltd ([www.tase.co.il](http://www.tase.co.il))

**Form No.:** 087n (Public)

**Filed via MAGNA system on:** 08/01/2026 **Reference No.:** 2026-01-003466

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## Statement of Capital Structure, Grant of Rights to Acquire Shares, and Registers of Securities of the Corporation and Changes Therein

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Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 31(b1) of the Securities Regulations (Periodic and Immediate 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: Please briefly describe the nature of the change.*

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**Previous report reference numbers on the subject:** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

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**1. The corporation's securities after the change:**

Name and type of security	Security number	Amount in registered capital	Issued and paid-up capital (most recent)	Issued and paid-up capital (current)	Amount registered in the name of the registration company
Ordinary share	1109644	1,000,000,000	239,136,293	239,166,793	239,166,793
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	—	16,995,322	16,964,822	16,964,822
SELLA REAL ESTATE Employees	1205582	—	339,000	339,000	0

*Explanation: All company securities must be detailed, including securities not listed for trading.*

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## **2. The Corporation notifies that:**

On the date: 07/01/2026

A change occurred in the quantity and in the registry of the security holders (including rights to purchase shares) of the corporation as a result of: Description of the nature of the change: Exercise of warrants (Series 4) into shares

*Explanation: Please describe all details of the transaction or activity that resulted in a change in the corporation's securities.*

**Section 1 - Details regarding security holder for whom the change occurred:**

1. Name of registered holder for whom the change occurred: The Registration Company of the Tel Aviv Stock Exchange Ltd

- Type of ID: Israeli Company Registrar Number
- ID Number: 515736817
- Nature of change: Exercise of warrants
- Date of change: 07/01/2026
- Performed via exchange clearinghouse: Yes
- Type and name of security affected: Ordinary Shares
- Security number: 1109644
- Holder's balance in security in last report: 239,136,293
- Holder's balance in this security after the change: 239,166,793
- Total quantity of securities increased or decreased: 30,500
- Is this a grant of rights to acquire shares: No
- Total proceeds for allocated securities: —
- Exchange security number of share resulting from exercise: —
- Number of shares arising from full exercise or conversion: —
- Total additional exercise amount from full conversion: —
- Period available for exercise: —
- From date: — To date: —
- Allocated securities will be listed for trading: —
- This allocation is pursuant to: — Published on: — Reference number: —
- The security was fully paid, and the consideration was fully received.
- The security was fully paid, but the consideration was not fully received.
- Issued for ATM program purposes.
- Other.
- Explanation: —

2. (Same details as above for Warrants Series 4)

- Type and name of security affected: Warrants Series 4
- Security number: 1205095
- Holder's balance in security in last report: 16,995,322
- Holder's balance in this security after the change: 16,964,822
- Total quantity of securities increased or decreased: 30,500
- Is this a grant of rights to acquire shares: No
- The security was fully paid, and the consideration was fully received.
- The security was fully paid, but the consideration was not fully received.
- Issued for ATM program purposes.
- Other.
- Explanation: —

*Explanations:*

1. If the change affects more than one security, a separate line for each security should detail the change.
2. Date of change - all changes of the same type, for the same security, made on one day will be summarized in one row. For this purpose - distinguish between changes made via the exchange clearinghouse and changes made directly in the company books.
3. For reductions use the sign "-".
4. In all quantity fields, specify number of securities and not amount in NIS par value.

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(Section for change only in the registry, no quantity change, is skipped as there is no content for this report.)

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**3. Summary of the Shareholder Register at the reporting date is as follows:**

No.	Name of registered shareholder	ID Type	ID Number	Security number in exchange	Type of shares and their par value	Number of shares	Does the shareholder hold the shares as a trustee?
1	—	—	—	—	—	—	—

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**4. Attached is a file with the shareholders register in accordance with section 130 of the Companies Law, 1999**

[isa.pdf](#) [מרשם בעלי מניות](#)

*alt: Shareholders Register as of report date (PDF)*

**5. Attached is an updated file of the registers of the corporation's securities, including the option holders register and the BONDS holders register**

[isa.pdf](#) [מרשם ניירות](#)

alt: Securities Register (PDF)

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## Authorized Signatories for the Corporation

No.	Name	Role
1	Lior Wilensky	Legal Advisor to 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. ISA staff position is available on the ISA website: [Click here](#)

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**Securities of the company are listed for trading on the Tel Aviv Stock Exchange.**

**Short name:** סלע קפיטל נדל"ן (Sella Capital Real Estate)

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**Phone:** 03-5759222 **Fax:** 03-6131659

**Email:** [dror@sellacapital.com](mailto:dror@sellacapital.com)

**Previous entity names:** —

**Electronic reporter name:** 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](mailto:DROR@SELLACAPITAL.COM)

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