

# SELLA CAPITAL REAL ESTATE LTD

Company Number: 513992529

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 Number: T087 (Public) MAGNA Transmission Date: 11/01/2026 Reference: 2026-01-004675

## Register of Capital, Grant of Rights to Purchase Shares and Securities Registers of the Corporation and Changes Thereto

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

Nature of the Change:

Exercise of Series 4 Warrants into Shares

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

**Reference numbers of previous reports on the subject:** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

### 1. Securities Register of the Corporation After the Change:

Name and Type of Security	Security No.	Quantity in Registered Capital	Issued and Paid-up Capital	Quantity Recorded in the Name of the Registration Company
Ordinary Share	1109644	1,000,000,000	Last Report: 239,166,793 Current: 239,213,793	239,213,793
Unlisted Warrants	1120948	_____	Last Report: 5,308,765 Current: 5,308,765	0
BONDS Series 3	1138973	_____	Last Report: 1,145,092,553 Current: 1,145,092,553	1,145,092,553
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
BONDS Series 5	1205087	_____	Last Report: 441,575,040 Current: 441,575,040	441,575,040
Series 4 Warrants	1205095	_____	Last Report: 16,964,822 Current: 16,917,822	16,917,822
Sella Real Estate Employees	1205582	_____	Last Report: 339,000 Current: 339,000	0

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

## 2. The corporation notifies that:

**On the date:** 08/01/2026

There was a change in the quantity and registry of the corporation's securities (including rights to purchase shares) as a result of:

Exercise of Series 4 Warrants into Shares

**Explanation:** Describe all the details of the transaction or action causing the change in the corporation's securities.

### Details of the Change - Section 1

1. Name of registered holder affected: The Registration Company of the Tel Aviv Stock Exchange Ltd

- ID Type: Company Registrar Number in Israel
- ID Number: 515736817
- Nature of change: Options exercise
- Date of change: 08/01/2026
- Performed via TASE Clearing: Yes
- Type and name of security: Ordinary Shares
  - Security No.: 1109644
  - Holder's balance in last report: 239,166,793
  - Holder's balance after change: 239,213,793
  - Total increase/decrease: 47,000
- Was this a grant of rights to purchase shares? No
- Security fully paid and the consideration received in full.

2. Name of registered holder affected: The Registration Company of the Tel Aviv Stock Exchange Ltd

- ID Type: Company Registrar Number in Israel
- ID Number: 515736817
- Nature of change: Options exercise
- Date of change: 08/01/2026
- Performed via TASE Clearing: Yes
- Type and name of security: Series 4 Warrants
  - Security No.: 1205095
  - Holder's balance in last report: 16,964,822
  - Holder's balance after change: 16,917,822
  - Total increase/decrease: 47,000
- Was this a grant of rights to purchase shares? No
- Security fully paid and the consideration received in full.

**Explanatory notes**

1. If the change affects more than one security, specify the effect per security in separate rows.
2. Change date – all changes of the same type, in the same security, executed on one day, should be summarized in one row. For this purpose, distinguish between changes through TASE Clearing and changes directly in the company's books.
3. For a reduction, add the sign "-".
4. In all quantity fields, state the quantity of securities, not the NIS par value.

### 3. Main Register of Shareholders as of the Reporting Date:

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

4. Attached is the file of shareholders' register in accordance with section 130 of the Companies Law, 1999:
- [Shareholders\_Register\_isa.pdf](Z:/Immediate Reports/2026/T-087/11.01.2026/Shareholders\_Register\_isa.pdf)
5. Attached is an updated file of the register of the corporation's securities, including the register of warrant holders and the register of bondholders:
- [Securities\_Register\_isa.pdf](Z:/Immediate Reports/2026/T-087/11.01.2026/Securities\_Register\_isa.pdf)

### Details of the Authorized Signatories to Sign on Behalf of the Corporation:

No.	Name	Position
1	Lior Wilensky	The company's legal counsel
2	Dror Yehuda	CFO

**Explanation:** According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (1970), a report submitted under these regulations should be signed by those authorized to sign on behalf of the corporation. The Staff Position on the matter can be found on the Authority's website: [Click here](#).

**Previous document references on the subject (the mention does not constitute inclusion by reference):**

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## Additional Details

- The corporation's securities are listed for trading on the Tel Aviv Stock Exchange.
- Short Name: Sella Capital Real Estate

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**Previous names of the reporting entity:**

**Electronic reporter name:** Yehuda Dror **Position:** CFO **Employer Company Name:** **Address:** 7 Jabotinsky, Ramat Gan, 5252007 **Phone:** 03-5759222 | **Fax:** 03-7624532 **Email:** [DROR@SELLACAPITAL.COM](mailto:DROR@SELLACAPITAL.COM)

[Shareholders\_Register\_isa.pdf](Z:/Immediate Reports/2026/T-087/11.01.2026/Shareholders\_Register\_isa.pdf) *Alt: Attached PDF file containing the current shareholders' register as required by law.*

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.

[Securities\_Register\_isa.pdf](Z:/Immediate Reports/2026/T-087/11.01.2026/Securities\_Register\_isa.pdf) *Alt: Attached PDF file containing the updated register of all securities, including bonds and warrants.*