

SELLA CAPITAL REAL ESTATE LTD

Registration number: 513992529

To:

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

Form number: T087 (Public)

Date filed on MAGNA: 12/01/2026

Reference Number: 2026-01-005138

Statement of Capital, Grant of Rights to Purchase Shares, Security Registers of the Corporation and Changes Thereof

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 Change:

Redemption of warrants into shares

Explanation: Please briefly describe the nature of the change

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

1. The Corporation’s Securities Position After the Change:

Name and Type of Security	Security Number	Quantity in Registered Capital	Issued and Paid-up Capital: Quantity in Last Report	Current Quantity	Quantity Registered Under Nominee Company
Ordinary Share	1109644	1,000,000,000	239,213,793	239,214,249	239,214,249
Non-listed Warrants	1120948	_____	5,308,765	5,308,309	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	_____	16,917,822	16,917,822	16,917,822
Sella Real Estate Employee Securities	1205582	_____	339,000	339,000	0

Explanation: Please detail all of the company's securities, including non-listed securities.

2. The Corporation Notifies That:

On the date: 08/01/2026

There was a change in the amount and the register of security holders (including rights to purchase shares) of the corporation as a result of:

Description of nature of change: Redemption of warrants

Explanation: Please provide the particulars of the transaction or operation which prompted the change in the corporation's securities.

Details of Changes by Holder:

1.

- **Name of registered holder affected by the change:** Tel Aviv Stock Exchange Nominee Company Ltd.
 - **Type of identification number:** Israeli Companies Registrar Number
 - **Identification number:** 515736817
 - Nature of change: Redemption of warrants
 - Date of change: 08/01/2026
 - Carried out via stock exchange clearing house: Yes
 - Type and name of securities affected: Ordinary shares
 - Security number: 1109644
 - Holder's balance in the security in the last report: 239,213,793
 - Holder's balance in this security after the change: 239,214,249
 - Total quantity of securities increased/decreased: 456
 - Is this a grant of rights to purchase shares: No
 - Total consideration for allocated securities: _____
 - Security number of the share arising from the exercise: _____
 - Number of shares arising from full exercise/conversion: _____
 - Total additional exercise proceeds from full exercise/conversion: _____
 - Period during which securities can be exercised: _____
 - From date: _____ To date: _____
 - Will the securities allocated be listed for trading: _____
 - The allocation of these securities follows: _____ which was published on: _____ and the reference number is: _____
 - ☒ 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
 - ☐ Other. Explanation: _____
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- **Name of registered holder affected by the change:** I.B.I. Trust Management Ltd.
- **Type of identification number:** Israeli Companies Registrar Number
- **Identification number:** 515020428
 - Nature of change: Redemption of warrants
 - Date of change: 08/01/2026
 - Carried out via stock exchange clearing house: Yes
 - Type and name of securities affected: Non-listed warrants
 - Security number: 1120948
 - Holder's balance in the security in the last report: 5,308,765
 - Holder's balance in this security after the change: 5,308,309
 - Total quantity of securities increased/decreased: 456
 - Is this a grant of rights to purchase shares: No
 - Total consideration for allocated securities: _____
 - Security number of the share arising from the exercise: _____
 - Number of shares arising from full exercise/conversion: _____
 - Total additional exercise proceeds from full exercise/conversion: _____
 - Period during which securities can be exercised: _____
 - From date: _____ To date: _____
 - Will the securities allocated be listed for trading: _____
 - The allocation of these securities follows: _____ which was published on: _____ and the reference number is: _____
 - ☒ 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
 - ☐ Other. Explanation: _____

Explanations:

1. If the change affects more than one security, state the effect of the change in a separate row for each security.
2. Date of change – All changes of the same type, in the same security, made on one day, should be summed in one row. For this, differentiate between changes via the clearing house and those made directly in the entity's books.
3. For decreases, add a '-' sign.
4. All quantity fields must be filled with quantity of securities, not NIS par value.

3. Main points of the shareholders register at the reporting date are as follows:

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

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

Z:/087/12.01.2026-ת/2026/דיווחים מידיים/מרשם בעלי_מניות/isa.pdf

Alt: Shareholders register PDF file

5. Attached is an updated file of the registers of securities of the corporation, including the warrants holders register and the government bonds holders register

Z:/087/12.01.2026-ת/2026/דיווחים מידיים/מרשם ניירות/isa.pdf

Alt: Securities register PDF file

Authorized Signatories of the Corporation:

No.	Name	Title
1	Lior Wilensky	Legal Advisor of the Company
2	Dror Yehuda	Chief Financial Officer

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted pursuant to these regulations must be signed by those authorized to sign for the corporation. Staff position on this issue is available on the ISA website: [Click here](#)

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

Short name: SELLA CAPITAL REAL ESTATE

Address: 7 Jabotinsky, Ramat Gan 52520 Phone: 03-5759222 Fax: 03-6131659 E-mail: dror@sellacapital.com

Previous names of the reporting entity:

Electronic reporter's name: Yehuda Dror Position: Chief Financial Officer Employer company name:

Address: 7 Jabotinsky, Ramat Gan 5252007 Phone: 03-5759222 Fax: 03-7624532 E-mail: DROR@SELLACAPITAL.COM

Form structure update date: 06/08/2024