

Sella Capital Real Estate Ltd
SELLA CAPITAL REAL ESTATE LTD
Number in the register: 513992529

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. T121 (Public) Transmitted by MAGNA: 22/02/2026
www.isa.gov.il www.tase.co.il Reference number: 2026-01-016666

Immediate report for general material information
Explanation: Do not use this form when there is a form adapted to the reported event.
This reporting form is intended for material reports for which there is no suitable dedicated form.
The results of an offering must be reported on Form T20 and not on this form.
A report on the rating of BONDS or rating of a corporation must be submitted by means of Form T125.
Nature of the event: *Negotiation for the purchase of an income-producing asset in Kfar Saba*

Reference numbers of previous reports on the subject: _____, _____, _____.

Attached file *ImmediateReport_isa.pdf*

The company *is not* a shell company as defined in the TASE Regulations

The date on which the corporation first became aware of the event: *22/02/2026*At: *12:00*

Details of the signatories authorized to sign on behalf of the corporation:

	Name of signatory	Position
1	Gadi Alikam	<i>Chief Executive Officer</i> _____
2	Lior Wilensky	<i>Company Legal Counsel</i> _____

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report submitted pursuant to these Regulations shall be signed by those authorized to sign on behalf of the corporation. The staff position on this matter can be found on the Authority’s website: [Click here](#).

Reference numbers of previous documents on the subject (the mention does not constitute incorporation by reference):

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange Form structure update date: 06/08/2024
Short name: Sella Capital Real Estate
Address: Jabotinsky7 , Ramat Gan52520 Telephone: 03-5759222 , Fax: 03-6131659
E-mail: dror@sellacapital.com

Former names of reporting entity:

Name of electronic reporter: Yehuda DrorPosition: Chief Financial OfficerName of employing company:
Address: Jabotinsky7 , Ramat Gan5252007Telephone: 03-5759222Fax: 03-7624532E-mail: DROR@SELLACAPITAL.COM