

SELLA CAPITAL REAL ESTATE LTD
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Registration number: 513992529

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. T121 (Public) Transmitted by MAGNA: 08/03/2026
www.isa.gov.il www.tase.co.il Reference no.: 2026-01-020364

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.
Issuance results must be reported on T20 and not on this form.
Report on rating of BONDS or rating of a corporation must be submitted using form T125.
Nature of the event: *Notice of intention to issue BONDS (Series 5) by way of an expansion of a series*

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

The Company is pleased to announce that it is examining the possibility of publishing a shelf offering report for the issuance of BONDS (Series 5) of the Company (by way of an expansion of a traded series) to the public (the "Issuance"). If and to the extent that the Issuance is carried out, the Company is considering conducting a tender for classified investors (as defined in Section 1 of the Securities Regulations (Manner of Offering Securities to the Public), 2007) on Monday, 09.03.2026 (the "Classified Investors" and the "Institutional Tender", respectively). The Classified Investors who undertake to purchase units of the BONDS (Series 5) within the framework of the Institutional Tender, will be entitled to an early commitment fee at a rate of approximately 0.1% per year of duration, in relation to the units of the BONDS (Series 5) for which the Classified Investors undertook to submit orders, as will be detailed in the shelf offering report that the Company will publish to the public regarding the Issuance, if and to the extent it is published. It should be clarified that as of the date of this immediate report there is no certainty that the aforesaid Issuance will be carried out, and that it is subject, inter alia, to the approvals required by law, including the approval of the Tel Aviv Stock Exchange and the approval of the Company's Board of Directors.

Attached file _____

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: 08/03/2026At time: 09:00

Details of the authorized signatories signing on behalf of the corporation:

	Name of signatory	Position
1	Lior Wilensky	<i>Company Legal Counsel</i> _____
2	Dror Yehuda	<i>Chief Financial Officer</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. Staff position on the matter can be found on the ISA website: [Click here](#).

Reference numbers of previous documents on the subject (the reference does not constitute inclusion by way of 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
Email: dror@sellacapital.com

Former names of reporting entity:

Name of electronic reporter: Yehuda DrorPosition: Chief Financial OfficerEmployer company name:

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.

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