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

To: Israel Securities Authority www.isa.gov.il | To: Tel-Aviv Stock Exchange Ltd. www.tase.co.il | T087 (Public) | Filed via MAGNA: 15/03/2026 Reference: 2026-01-022612

Capital status, granting of rights to purchase shares and the securities registers of the corporation and changes therein
Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 5730-1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 5730-1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 5730-1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 5730-1970

Nature of the change: Private allocation of shares
Explanation: briefly describe the nature of the change

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

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

Name and type of security	Security No. on the stock exchange	Amount in registered capital	Issued and paid-up capital		Quantity registered in the name of the Registration Company
			Quantity in last report	Current quantity	
Ordinary share	*1109644*	*1,000,000,000*	*239,421,649*	*239,505,249*	*239,505,249*
Unlisted warrants	*1120948*	_________	*5,308,309*	*5,308,309*	*0*
BONDS Series C	*1138973*	_________	*1,145,092,553*	*1,145,092,553*	*1,145,092,553*
BONDS Series D	*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 E	*1205087*	_________	*826,970,040*	*826,970,040*	*826,970,040*
Warrants Series 4	*1205095*	_________	*16,710,422*	*16,710,422*	*16,710,422*
Sella Real Estate employees	*1205582*	_________	*339,000*	*339,000*	*0*

Explanation: all of the company's securities must be detailed, including securities that are not listed for trading.

2. The corporation announces that:

- On the date 15/03/2026
- From date _________ to date _________

- A change occurred in the quantity and in the register of securities holders (including rights to purchase shares) of the corporation as a result of:

Description of the nature of the change Private allocation of shares

Explanation: describe all the details of the transaction or action by virtue of which a change took place in the corporation's securities.

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

Type of identification number: *Number in the Israeli Registrar of Companies* Identification number: *515736817*

Nature of the change: Private allocation _________

Date of the change: *15/03/2026*Performed via the TASE Clearing House: *Yes*

Type and name of securities in which the change occurred: *Ordinary shares*

Security No. on the stock exchange: *1109644*

Balance of the holder in the security in the last report: *239,421,649*

Balance of the holder in this security after the change: *239,505,249*

Total quantity of securities in which there was a decrease/increase: *83,600*

Is this a grant of rights to purchase shares *No*

Total consideration for the securities allocated: _________

The stock exchange number of the share that will arise from exercise of the security: _________

Number of shares that will arise from full exercise/conversion of the security: _________

Total exercise premium that will be received from full exercise/conversion of the security into shares: _________

The period during which the security may be exercised: _________

From _________to _________

The allocated securities will be registered for trading: _________

The allocation of said securities is further to _________published on _________and its reference number is _________

- [ ] The security has been fully paid up and the consideration has been fully received.
- [ ] The security has been fully paid up, but the consideration has not been fully received.
- [ ] Issued for an ATM program
- [ ] Other.

____

Explanations:

1. If the change affects more than one security, the impact of the change must be detailed in a separate row for each security.
2. Date of the change – all changes of the same type, in the same security, that were carried out on one day, shall be summarized in one row. For this matter – changes carried out through the Stock Exchange Clearing House must be separated from changes carried out directly in the company's books.
3. The change – for a decrease, the sign "-" must be added.
4. In all quantity fields, the quantity of securities must be filled in and not NIS par value.

○ A change occurred only in the register of securities holders of the corporation **(without a change in the quantity of the corporation's securities)** as a result of:

Description of the nature of the change _________

Explanation: describe all the details of the transaction or action by virtue of which a change took place in the register

1 Name of the registered holder in respect of whom the change occurred: _________

Type of identification number: _________ Identification number: _________

Date of the change: _________ Performed via the TASE Clearing House: _________

Type and name of securities in which the change occurred: _________

Security No. on the stock exchange: _________

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Quantity of the change: _________

Balance of the holder in this security after the change: _________

3. The main items of the shareholders register as of the report date are as follows:

No.	Name of registered shareholder	Type of identification number	Identification number	Security number on the stock exchange	Type of shares and their par value	Number of shares	Whether holds the shares as trustee
1	_________	_________	_________	_________	_________	_________	_________

4. Attached is a file of the shareholders register in accordance with the provisions of Section 130 of the Companies Law, 5759-1999 *Shareholders_Register_isa.pdf*

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

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

	Name of signatory	Position
1	Lior Wilensky	*Company Legal Counsel* _________
2	Dror Yehuda	*Chief Financial Officer* _________

Explanation: pursuant to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (5730-1970), a report submitted under these regulations shall be signed by the persons authorized to sign on behalf of the corporation. The staff's position on the subject 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):

The corporation's securities 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

Previous names of reporting entity:

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