

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. T087 (Public) Filed via MAGNA: 19/04/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-035943

Capital status, grant of rights to purchase shares and the corporation’s securities registers 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: Exercise of warrants (Series 4) into shares
Explanation: briefly describe the nature of the change

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

1. The corporation’s securities position after the change:

Name and type of security	Security No. on the stock exchange	Quantity in registered capital	Issued and paid-up capital		Quantity registered in the name of Registration Company
			Quantity in last report	Current quantity	
Ordinary share	1109644	1,000,000,000	239,995,749	240,498,201	240,498,201
Unlisted warrants	1120948	_____	7,602,309	7,602,309	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	_____	1,067,512,955	1,067,512,955	1,067,512,955
Warrants Series 4	1205095	_____	16,219,922	15,717,470	15,717,470
Sella Real Estate Employees	1205582	_____	462,000	462,000	0

Explanation: specify all the company’s securities, including securities not listed for trading.

2. The corporation announces that:

- ☐ On the date 17/04/2026
- ☐ From date _____ to date _____

☐ There was a change in the quantity and in the register of holders of the corporation’s securities (including rights to purchase shares) as a result of:
Description of the nature of the change Exercise of warrants (Series 4) into shares
Explanation: describe all the details of the transaction or action that caused the change in the corporation’s securities.

Name of the registered holder for whom the change occurred: The Tel Aviv Stock Exchange Ltd. Registration Company

Type of ID number: Number in the Israeli Companies RegistrarID number: 515736817

Nature of the change: Exercise of warrants

Date of the change: 17/04/2026Executed via the Stock Exchange Clearing House: Yes

Type and name of the security in which the change occurred:	Ordinary shares	
Security No. on the stock exchange:	1109644	
Holder's balance in the security in the last report:	239,995,749	
Holder's balance in this security after the change:	240,498,201	
Total quantity of securities by which there was a decrease/increase:	502,452	
Is this a grant of rights to purchase shares	No	
Total consideration for securities allocated:		
The stock exchange number of the share that will result from exercise of the security:		
Number of shares resulting from full exercise/conversion of the security:		
Total exercise premium to be received from full exercise/conversion of the security into shares:		
The period during which the security can be exercised:		
From	until	
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 received in full.	
☐	The security has been fully paid up, but the consideration has not been received in full.	
☐	Issued for the purpose of an ATM program	
☐	Other.	

Name of the registered holder for whom the change occurred:

The Tel Aviv Stock Exchange Ltd. Registration Company

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Type of ID number:

Number in the Israeli Companies Registrar

ID number:

515736817

Nature of the change:

Exercise of warrants

Date of the change:

17/04/2026

Executed via the Stock Exchange Clearing House:

Yes

Type and name of the security in which the change occurred:

Warrants Series 4

Security No. on the stock exchange:

1205095

Holder's balance in the security in the last report:

16,219,922

Holder's balance in this security after the change:

15,717,470

Total quantity of securities by which there was a decrease/increase:

502,452

Is this a grant of rights to purchase shares

No

Total consideration for securities allocated:

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

Number of shares resulting from full exercise/conversion of the security:

Total exercise premium to be received from full exercise/conversion of the security into shares:

The period during which the security can be exercised:

From

until

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 received in full.

☐ The security has been fully paid up, but the consideration has not been received in full.

☐ Issued for the purpose of an ATM program

☐ Other.

Explanations:

1. If the change affects more than one security, specify the effect of the change in a separate line for each security.
2. Date of change – all changes of the same type, in the same security, carried out on one day, shall be summarized in one line. For this purpose – distinguish between changes carried out through the Stock Exchange Clearing House and changes carried out directly in the company’s books.
3. The change – for a decrease add the sign “-”.
4. In all quantity fields fill in the quantity of securities and not NIS par value.

☐ There was a change only in the corporation’s register of holders of securities **(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 that caused the change in the register

1 Name of the registered holder for whom the change occurred: _____

Type of ID number: _____ ID number: _____

Date of the change: _____ Executed via the Stock Exchange Clearing House: _____

Type and name of the security in which the change occurred:

Security No. on the stock exchange: _____

Amount of the change: _____

Holder’s balance in this security after the change: _____

3. Main shareholders’ register as of the report date is as follows:

No.	Name of registered shareholder	Type of ID number	ID number	Security number on the stock exchange	Type of shares and their par value	Quantity of shares	Holds the shares as trustee
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is a shareholders register file 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 warrants holders register and the BONDS holders register Securities Register isa.pdf

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

	Name of signatory	Position
1	Lior Wilensky	<i>Company’s Legal Counsel</i> _____
2	Dror Yehuda	<i>VP Finance</i> _____

Explanation: pursuant to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (5730 – 1970), a report filed under these regulations shall be signed by those authorized to sign on behalf of the corporation. The staff’s

position on this matter can be found on the Authority’s website: [Click here](#).

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

The corporation’s securities are listed for trading on the Tel-Aviv Stock Exchange	Date of form structure update: 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 Dror	Position: VP Finance	Name of employing company:
Address: Jabotinsky7 , Ramat Gan5252007Telephone: 03-5759222Fax: 03-7624532Email: DROR@SELLACAPITAL.COM		