

Sella Capital Real Estate Ltd
SELLA CAPITAL REAL ESTATE LTD
Company no. in the Registrar: 513992529

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. T087 (Public) Transmitted by MAGNA: 26/04/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-037892

Capital status, grant of rights to purchase shares and the registers of the corporation’s securities and the 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 status after the change:

Name and type of security	Security no. on the stock exchange	Amount in registered capital	Issued and paid-up capital		Amount registered in the name of the Registration Company
			Amount in last report	Current amount	
Ordinary share	1109644	1,000,000,000	240,498,201	240,623,408	240,623,408
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 securities Series 1	1157189	_____	120,000,000	120,000,000	120,000,000
Commercial securities 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	_____	15,717,470	15,592,263	15,592,263
Sella Real Estate employees	1205582	_____	462,000	462,000	0

Explanation: all the company’s securities must be specified, including securities not listed for trading.

2. The corporation announces that:

- ☐ On the date 24/04/2026
- ☐ 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: the full details of the transaction or action by reason of which a change occurred in the corporation’s securities must be described.

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 Companies Registrar*Identification number: *515736817*

Nature of the change: Exercise of warrants _____

Date of the change: 24/04/2026	Performed via the Stock Exchange Clearing House: Yes
Type and name of security 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: 240,498,201	
Balance of the holder in this security after the change: 240,623,408	
Total quantity of securities in which there was a decrease/increase: 125,207	
Is this a grant of rights to purchase shares No	
Total consideration for the securities that were allotted: _____	
The stock exchange number of the share that will result from exercise of the securities: _____	
Number of shares that will result from full exercise/conversion of the securities: _____	
Total exercise premium that will be received from full exercise/conversion of the securities into shares: _____	
Period in which the securities may be exercised: _____	
From _____until _____	
The securities allotted will be registered for trading: _____	
The said allotment of 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 the purpose of an ATM program	
☐ Other.	

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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 Companies RegistrarIdentification number: 515736817	
Nature of the change: Exercise of warrants _____	
Date of the change: 24/04/2026	Performed via the Stock Exchange Clearing House: Yes
Type and name of security in which the change occurred: Warrants Series 4	
Security no. on the stock exchange: 1205095	
Balance of the holder in the security in the last report: 15,717,470	
Balance of the holder in this security after the change: 15,592,263	
Total quantity of securities in which there was a decrease/increase: 125,207	
Is this a grant of rights to purchase shares No	
Total consideration for the securities that were allotted: _____	
The stock exchange number of the share that will result from exercise of the securities: _____	
Number of shares that will result from full exercise/conversion of the securities: _____	
Total exercise premium that will be received from full exercise/conversion of the securities into shares: _____	

Period in which the securities may be exercised: _____

From _____until _____

The securities allotted will be registered for trading: _____

The said allotment of 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 the purpose of 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 line for each security.
2. Date of the 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 – a distinction must be made 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, the sign “-” must be added.
4. In all quantity fields, the quantity of securities, and not NIS par value, must be filled in.

☐ There was a change only in the register of holders of the corporation’s securities (**without a change in the quantity of the corporation’s securities**)as a result of:

Description of the nature of the change _____

Explanation: the full details of the transaction or action by reason of which a change occurred in the register must be described

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 Stock Exchange Clearing House: _____

Type and name of security in which the change occurred:

Security no. on the stock exchange: _____

Amount of the change: _____

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

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

No.	Name of the registered shareholder	Type of identification number	Identification number	Security number on the stock exchange	Type of shares and their par value	Number 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 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	<i>Legal Counsel of the Company</i> _____
2	Dror Yehuda	<i>Chief Financial Officer</i> _____

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 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 (such mention 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

E-mail: dror@sellacapital.com

Former names of reporting entity:

Name of electronic reporter: Yehuda Dror

Position: Chief Financial Officer

Name of employing company:

Address: Jabotinsky7 , Ramat Gan5252007Telephone: 03-5759222Fax: 03-7624532E-mail: DROR@SELLACAPITAL.COM