

Sela 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) Transmitted by MAGNA: 29/04/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-039399

Share 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: A brief description of the nature of the change must be provided.

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	Amount in registered capital	Issued and paid-up capital		Quantity registered in the name of the company for registration
			Quantity in last report	Current quantity	
Ordinary share	1109644	1,000,000,000	240,623,408	240,883,671	240,883,671
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	_____	15,592,263	15,332,000	15,332,000
Sela Real Estate employees	1205582	_____	462,000	462,000	0

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

2. The corporation reports that:

- ☐ On the date 28/04/2026
- ☐ 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 that caused the change in the corporation’s securities must be described.

Name of the registered holder for whom the change occurred: <i>The Company for the Registration of the Tel Aviv Stock Exchange Ltd.</i> Type of identification number: <i>Company number in the Israeli Registrar of Companies</i>Identification number: <i>515736817</i>

Nature of the change: Exercise of warrants _____ Date of the change: 28/04/2026Executed through the stock exchange clearing house: Yes Type and name of securities in which a change occurred: Ordinary shares Security number on the stock exchange: 1109644 Balance of the holder in the security in the last report: 240,623,408 Balance of the holder in this security after the change: 240,883,671 Total quantity of securities in which there was a decrease/increase: 260,263 Is this a grant of rights to purchase shares No Total consideration for securities that were allotted: _____ The stock exchange number of the share resulting from the exercise of securities: _____ Number of shares to result from full exercise/conversion of securities: _____ Total exercise premium that will be received from full exercise/conversion of securities into shares: _____ The period in which the securities may be exercised: _____ From _____to _____ The allotted securities will be listed for trading: _____ The aforesaid 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 received in full. ☐ The security has been fully paid up, but the consideration has not been received in full. ☐ Issued for an ATM program ☐ Other. _____	
Name of the registered holder for whom the change occurred: The Company for the Registration of the Tel Aviv Stock Exchange Ltd. Type of identification number: Company number in the Israeli Registrar of CompaniesIdentification number: 515736817 Nature of the change: Exercise of warrants _____ Date of the change: 28/04/2026Executed through the stock exchange clearing house: Yes Type and name of securities in which a change occurred: Warrants Series 4 Security number on the stock exchange: 1205095 Balance of the holder in the security in the last report: 15,592,263 Balance of the holder in this security after the change: 15,332,000 Total quantity of securities in which there was a decrease/increase: 260,263 Is this a grant of rights to purchase shares No Total consideration for securities that were allotted: _____ The stock exchange number of the share resulting from the exercise of securities: _____ Number of shares to result from full exercise/conversion of securities: _____	

Total exercise premium that will be received from full exercise/conversion of securities into shares:

The period in which the securities may be exercised: _____
From _____to _____

The allotted securities will be listed for trading: _____

The aforesaid 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 received in full.

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

☐ Issued for an ATM program

☐ Other.

Explanations:

1. If the change affects more than one security, the effect of the change must be detailed in a separate row for each security.
2. Date of change – all changes of the same type, in the same security, executed on one day will be summarized in a single row. For this matter – a distinction must be made between changes executed through the stock exchange clearing house and changes executed directly in the company’s books.
3. The change – for a decrease, the sign “-” should 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 the corporation’s security holders (**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 that caused a change in the register must be described.

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

Type of identification number: _____ Identification number: _____

Date of the change: _____ Executed through the stock exchange clearing house: _____

Type and name of securities in which a change occurred:

Security number on the stock exchange: _____

Quantity of the change: _____

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

3. The main details of the share 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 share 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 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 legal counsel</i> _____
2	Dror Yehuda	<i>VP Finance</i> _____

Explanation: According 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 the subject 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: Sela Capital Real Estate
Address: Jabotinsky7 , Ramat Gan52520 Telephone: 03-5759222 , Fax: 03-6131659
E-mail: dror@sellacapital.com

Previous names of reporting entity:

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