

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) Transmitted by MAGNA: 02/06/2026
www.isa.gov.il www.tase.co.il Reference number: 2026-01-052250

Capital structure, grant of rights to purchase shares and the registers of the corporation’s securities and changes thereto
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) and expiration of the remaining warrants (Series 4)
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		Amount registered in the name of the Registration Company
			Amount in last report	Current amount	
Ordinary share	1109644	1,000,000,000	247,108,523	256,219,202	256,219,202
Unlisted options	1120948	_____	7,581,099	7,581,099	0
BONDS Series C	1138973	_____	858,819,414	858,819,414	858,819,414
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	_____	9,128,358	0	0
Sella 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 date 01/06/2026
- ☐ From date _____ to date _____

☐ There has been 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)

Explanation: The full details of the transaction or action that caused the change in the corporation’s securities must be described.

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

1Type of identification number: *Number in the Israeli Companies Register*Identification number: *515736817*

Nature of the change: Exercise of options _____

Date of change: 01/06/2026	Executed through 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 holder in the security in the last report: 247,108,523	
Balance of holder in this security after the change: 256,219,202	
Total quantity of securities in which there was a decrease/increase: 9,110,679	
Is this a grant of rights to purchase shares No	
Total consideration for securities that were allotted: _____	
The stock exchange number of the share that will result from exercise of the security: _____	
Number of shares to result from full exercise/conversion of the security: _____	
Total exercise premium to be received upon full exercise/conversion of the security into shares: _____	
Period during which the security may be exercised: _____	
From _____to _____	
The securities allotted will be listed for trading: _____	
The said allotment of securities is further to _____published on _____and its reference number is _____	
☐ The security has been fully redeemed and the consideration has been fully received.	
☐ The security has been fully redeemed, but the consideration has not been fully received.	
☐ Issued for an ATM program	
☐ Other.	

Name of registered holder for whom the change occurred: The Registration Company of the Tel Aviv Stock Exchange Ltd.	
Type of identification number: Number in the Israeli Companies Register	Identification number: 515736817
Nature of the change: Exercise of options _____	
Date of change: 01/06/2026	Executed through 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 holder in the security in the last report: 9,128,358	
Balance of holder in this security after the change: 17,679	
Total quantity of securities in which there was a decrease/increase: 9,110,679	
Is this a grant of rights to purchase shares No	
Total consideration for securities that were allotted: _____	
The stock exchange number of the share that will result from exercise of the security: _____	
Number of shares to result from full exercise/conversion of the security: _____	
Total exercise premium to be received upon full exercise/conversion of the security into shares: _____	
Period during which the security may be exercised: _____	

From _____to _____
The securities allotted will be listed for trading: _____
The said allotment of securities is further to _____published on _____and its reference number is _____
☐ The security has been fully redeemed and the consideration has been fully received.
☐ The security has been fully redeemed, but the consideration has not been fully received.
☐ Issued for an ATM program
☐ Other.

3

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

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

Nature of the change: Expiration _____

Date of change: *01/06/2026*Executed through 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 holder in the security in the last report: *17,679*

Balance of holder in this security after the change: *0*

Total quantity of securities in which there was a decrease/increase: *17,679*

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

Total consideration for securities that were allotted: _____

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

Number of shares to result from full exercise/conversion of the security: _____

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

Period during which the security may be exercised: _____

From _____to _____

The securities allotted will be listed for trading: _____

The said allotment of securities is further to _____published on _____and its reference number is _____

☐ The security has been fully redeemed and the consideration has been fully received.

☐ The security has been fully redeemed, 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 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, carried out on one day, shall be summarized in one row. For this purpose – changes carried out through the stock exchange clearing house should 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 and not NIS par value must be entered.

- ☐ There was a change only in the corporation's securities holders register **(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 the change in the register must be described

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

Type of identification number: _____ Identification number: _____

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

Type and name of security in which the change occurred:

Security No. on the stock exchange: _____

Amount of change: _____

Balance of holder 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 identification number	Identification number	Security number on the stock exchange	Type of shares and their par value	Number of shares	Does he hold 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 [מרשם בעלי חניות isa.pdf](#)

5. Attached is an updated file of the corporation's securities registers, including the warrants register and the BONDS holders register [מרשם ניירות 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>Chief Financial Officer</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 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
E-mail: 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: 03-7624532E-mail: DROR@SELLACAPITAL.COM