SELA CAPITAL REAL ESTATE LTD
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Number in the Register: 513992529

To: Israel Securities Authority www.isa.gov.il | To: Tel Aviv Stock Exchange Ltd. www.tase.co.il | T076 (Public) | Filed on MAGNA: 11/06/2026 Reference: 2026-01-055563

Immediate report on changes in holdings of interested parties and senior officers
Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970
Note: This form is intended for reporting a change in holdings in securities of the reporting corporation only. For reporting a change in holdings in securities of a held company of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121

1 Name of corporation / surname and first name of the holder: *Dr. Avital Stein*

Name of corporation / surname and first name of the holder in English as registered with the Registrar of Companies or in the passport:
AVITAL STEIN

Type of identifying number: *Identity card number*

Identifying number of the holder: *056794944*

Type of holder: *Director/CEO*

The hedge fund has the right to appoint a director or its representative to the company's board of directors _________

Does the holder serve as a representative for the purpose of reporting several shareholders who hold securities of the corporation together with him/her: *No*

Name of the controlling shareholder in the interested party -

Identifying number of the controlling shareholder in the interested party -

Citizenship / country of incorporation or registration: *Private individual with Israeli citizenship*

Country of citizenship / incorporation or registration: _________

Stock exchange security number: *1109644*

Name and type of the security: *Ordinary share*

Nature of the change: *Increase*due to purchase on the stock exchange_________

____

Note: Purchase or sale of shares on the stock exchange by way of a matching transaction, as defined in the third part of the TASE Regulations, shall be classified as an off-exchange transaction, while disclosing in the free-text field that the transaction was executed in this manner.

Is the change through one transaction or several transactions (cumulative change): *One transaction*

Date of change: *10/06/2026*

Transaction price: *921* Currency *agorot*

Whether they are dormant shares or securities convertible into dormant shares: *No*

Balance (in quantity of securities) in the last report: *45,000* Holding percentage of the total securities of the same type in the last report: % *0.02*

Change in quantity of securities: *7,500+*

Current balance (in quantity of securities): *52,500* Current holding percentage of the total securities of the same type: % *0.02*

Holding percentage after the change: in equity: % *0.02* In voting power: % *0.02*
Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: in equity: % *0.02* In voting power: % *0.02*

Note no. _________

Note: If the value "Increase due to compulsory purchase of borrowed securities" or the value "Decrease due to compulsory sale of borrowed securities" is selected, then borrowed securities that were not returned to the lender and accordingly the lending transaction became a compulsory purchase and the lending action became a compulsory sale.

No.	Note
1	_________

1. Was the entire consideration paid on the date of the change *Yes*
If the entire consideration was not paid on the date of the change, please specify the date of completion of payment:

____

2. If the change is by way of signing a loan agreement, please specify details regarding the manner of termination of the loan:

____

Explanation: The holding percentages should be stated taking into account all the securities held by the interested party.

3. The date and time on which the corporation first became aware of the event or matter *10/06/2026* At *21:00*

4. Details of the actions that caused the change _________

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

	Name of signatory	Position
1	Lior Wilensky	*Company Legal Counsel* _________
2	Dror Yehuda	*VP Finance* _________

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (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 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):

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange Form structure update date: 04/02/2025
Short name: Sela 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: VP FinanceName of employing company:
Address: Jabotinsky7 , Ramat Gan5252007Telephone: 03-5759222Fax: 03-7624532Email: DROR@SELLACAPITAL.COM