

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. T076 (Public) Filed via MAGNA: 22/06/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-058553

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 whose activity is material to the activity of the reporting corporation, use Form T121.

1 Name of corporation / last name and first name of the holder: *Dr. Avital Stein*
Name of corporation / last name and first name of the holder in English as registered with the Registrar of Companies or in the passport:
AVITAL STEIN
Type of identification number: *Identity card number*

Identification number of the holder: *056794944*

Type of holder: *Director/CEO*
The hedge fund has the right to appoint a director or a representative on its behalf to the company's board of directors

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

Name of the controlling shareholder in the interested party -
Identification 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 security: *Ordinary share*
Nature of the change: *Increased* due to purchase on the stock exchange _____

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in Part Three of the TASE Regulations, will be classified as an off-exchange transaction, while disclosing in the free text field that the transaction was carried out in this manner.

Is this a change in one transaction or several transactions (cumulative change): *One transaction*

Date of change: *22/06/2026*

Transaction price: *903* Currency *agorot*

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

Balance (in quantity of securities) in the last report: *52,500* Holding percentage of all securities of the same type in the last report: % *0.02*

Change in quantity of securities: *2,500+*

Current balance (in quantity of securities): *55,000* Current holding percentage of all 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. _____
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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 therefore the lending transaction became a compulsory purchase and the lending transaction became a compulsory sale.

No.	Note
1	

1. Was the full consideration paid on the date of the change Yes

If the full 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 specified 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 22/06/2026 at 16:00

4. Details of the actions that caused the change _____

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

	Name of signatory	Position
1	Lior Wilensky	Legal advisor of the company
2	Dror Yehuda	Chief Financial Officer

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (1970), a report submitted pursuant to these regulations shall be signed by those authorized to sign on behalf of the corporation. The staff position on the matter can be found on the Authority's website: [Click here](#).

Reference numbers of previous documents on the subject (such 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: Sella 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: Chief Financial OfficerName of employing company:

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