

SELLA CAPITAL REAL ESTATE LTD
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Number in the register: 513992529

To: Israel Securities Authority	To: The Tel-Aviv Stock Exchange Ltd. T079 (Public)	Transferred by MAGNA: 29/07/2026
www.isa.gov.il	www.tase.co.il	Reference: 2026-01-071565

Immediate report on a person who has ceased to be an interested party in the corporation
Pursuant to Regulation 33(h) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Note: In every place that refers to an interested party, the intention is also to a holder of a means of material control in a banking corporation without a controlling core

1. Details of the holder:

First name: _____

First name in English as it appears in the passport: _____

Last name/Name of corporation: *Clal Insurance Enterprises Holdings Ltd.*

Last name/Name of corporation in English: *CLAL INSURANCE ENTERPRISES HOLDINGS LIMITED*
Type of identification number: *Number in the Israeli Registrar of Companies*

Identification number: *520036120*

Citizenship/Country of incorporation or registration: *Incorporated in Israel*

Country of citizenship/incorporation or registration: _____

Address: *36 Raul Wallenberg, Tel Aviv*
Is the holder acting as a representative for the purpose of reporting for several shareholders who hold together with him securities of the corporation: *Yes*

2. Details of the action following which the holder ceased to be an interested party in the corporation:

- a. Nature of the action *Decreased due to sale on the stock exchange*

b. Name and type of the security subject of the action: *Sella Real Estate share*
c. Security number on the stock exchange: *1109644*

d. Date of execution of the action *27/07/2026*

e. Quantity of securities subject of the action: *2,130,000*

f. Price at which the action was executed: *844 agorot* _____

g. Whether they are dormant shares or securities convertible into dormant shares *No*

h. Whether the full consideration was 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 _____

3. a. His holdings after the action:

Name, type and series of the security	Security number on the stock exchange	Quantity of securities	Dormant*	Holding rate		Holding rate (full dilution)	
				% Capital	% Voting	% Capital	% Voting
Sella Real Estate share	1109644	11,167,739	No	4.41	4.41	4.28	

- b. ☐ The holder is not a member of an institutional reporting group.
- ☐ The holder is not a member of an institutional reporting group, but serves/served as an officer in the company who is not a CEO or director and was not an interested party by virtue of his holdings.
- ☐ The holder is a hedge fund as defined in the Joint Investment Trust Regulations (Assets that may be purchased and held in the fund and their maximum rates), 5755 – 1994.
- The hedge fund has the right to appoint a director or its representative on the company’s board of directors _____
- ☐ The holder is a member of an institutional reporting group. Details of his holdings are as follows:

The holder	Name, type and series of the security	Security number on the stock exchange	Quantity of securities	Dormant
Provident funds and companies for managing provident funds	Sella Real Estate share	1109644	7,873,256	No
Participating life insurance accounts in profits	Sella Real Estate share	1109644	3,294,483	No

Explanations:

1. If the interested party holds more than one type of security, the holding rates taking into account all the securities held by him must be specified in only one of the rows.
2. It is also necessary to report the holding of other securities including other securities that are not listed for trading.
3. In a case where the interested party is a subsidiary, the holdings must be split into shares purchased before the Companies Law, 5759 – 1999 came into force, and shares purchased after it came into force.
4. When the holder is not a member of an institutional reporting group, only section 3a must be completed. When the holder is a member of an institutional reporting group, sections 3a and 3b must be completed.

* It must be specified whether these are dormant shares or securities convertible into dormant shares

4. Additional details:

Clal Insurance Enterprises Holdings Ltd., Reg. No. 52-003612-0 (“Clal Holdings”) is a company resident in Israel and its securities are listed for trading on the Tel Aviv Stock Exchange Ltd.

5. The date and time on which the corporation first became aware of the event or matter 28/07/2026at 15:00

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

	Name of signatory	Position
1	Dror Yehuda	Chief Financial Officer
2	Lior Wilensky	Company Legal Counsel

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (5730 – 1970), a report submitted pursuant to 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 inclusion by way of reference):

Securities of the corporation are listed for trading on the Tel-Aviv Stock Exchange

Date of last update of the form structure: 04/02/2025

Abbreviated 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:

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