Sella Capital Real Estate Ltd
SELLA CAPITAL REAL ESTATE LTD
Number in the registry: 513992529

To: Israel Securities Authority www.isa.gov.il	To: Tel Aviv Stock Exchange Ltd. www.tase.co.il	T930 (Public)	Transmitted by MAGNA: 09/08/2026 Reference: 2026-01-074569

Report on the financial position

Is this a report of a Periodic report/Quarterly report of an insurance corporation? *No*
Explanation: Starting from the financial statements for the first quarter of 2017, a corporation that is an insurer (that is, reported in the past within Form T932) shall report within this form and shall mark "Yes" in this field; other corporations may proceed to the following sections.

- Periodic report in accordance with Chapter B of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
- Quarterly report in accordance with Chapter D of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
- Semi-annual report in accordance with Regulation 5D of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Small corporation
During the reporting period the corporation meets the definition of a "small corporation" *No*
Explanation: According to the definition of "small corporation" as stated in Regulation 5C of the Securities Regulations (Periodic and Immediate Reports), 5730-1970

(1) At the corporation on the determining date the following conditions are met: _________

(2) The corporation chose to apply the reliefs in the following matters:
- Reporting on a semi-annual basis
- Attachment of very material valuation reports
- Attachment of financial statements of an associate company
- Report regarding the effectiveness of internal control
- The corporation has not adopted any relief

I Periodic report

1. Attached herewith is a Periodic report for the year _________which was signed on _________.

2. Date of the meeting - to the extent that a shareholders' meeting was convened at which the financial statements will be presented: _________.

3. Details of the signatories of the Periodic report:

Name of signatory	Position of signatory	
_________	_________	_________

II Financial statements
4. The following is attached:
- Periodic report for the year _________
- *Quarterly report* for the period ended on *30/06/2026*.

  which was signed on *09/08/2026*.

Do the attached financial statements include a correction of an error by way of correction of comparative figures as a "restatement due to an immaterial adjustment of comparative figures": *No*

Do the attached financial statements include a correction of a material error by way of "restatement" of comparative figures: *No*

5. Attached is *Review report of the auditor*

Date of signing of the auditor on the opinion/review: *09/08/2026*.

6. Name of the auditing accounting firm

1 *Brightman Almagor Zohar & Co.* _________

Name of the signing auditor on the opinion: _________

License number of the auditor: _________

7. A. The opinion is given in an unqualified wording _________

B. The review report is given in an unqualified wording *Yes*

C. There is a drawing of attention in the financial statements *No*

Drawing of attention _________

Quotation of the wording of the drawing of attention: _________

D. Type of change or addition to the standard wording:

Explanation: If in section 7(A) or 7(B) "No" was marked, one of the following fields must be marked.

- ☐ Qualification
- ☐ Adverse opinion
- ☐ Disclaimer of opinion

Quotation of the paragraphs that are not required in the standard wording: _________

Explanation: If the auditors' opinion or the review report is not in the standard wording or includes additions to the standard wording, detail the change and present from the auditors' opinion or review report additional paragraphs which are not required in the standard wording (drawing of attention, qualification, etc.).

8. Date of approval of the financial statements: *09/08/2026*

9. Details of the signatories of the financial statements:

Name of signatory	Position of signatory
Shmuel Slavin	*Chairman of the Board of Directors* _________
Gadi Alikam	*CEO* _________
Dror Yehuda	*Chief Financial Officer* _________

10. Details of material associates whose financial statements are attached:

1 Name of company _________

Do the attached financial statements include a correction of an error by way of correction of comparative figures as a "restatement due to an immaterial adjustment of comparative figures": _________

Do the attached financial statements include a correction of a material error by way of "restatement" of comparative figures: _________

11. Details of consolidated companies whose financial statements are attached:

1 Name of company _________

Do the attached financial statements include a correction of an error by way of correction of comparative figures as a "restatement due to an immaterial adjustment of comparative figures": _________

Do the attached financial statements include a correction of a material error by way of "restatement" of comparative figures: _________

12. Has the corporation performed an early application of an accounting standard *No*

Explanation: If "Yes" is chosen, please specify which accounting standard is involved

____

III Directors' report - presentation

13. A. Attached herewith is the directors' report that was signed on *09/08/2026*.

B. Details of the signatories of the directors' report:

Name of signatory	Position of signatory
Shmuel Slavin	*Chairman of the Board of Directors*
Gadi Alikam	*CEO*

C. Does the corporation have obligations that must be disclosed in accordance with Regulations 9D and 38E of the Securities Regulations (Periodic and Immediate Reports), 5730 – 1970: *Yes*

Regarding how to fill out the section and the exemption given to companies from parallel reporting of Form 126, see FAQ number 105.37 at the following link: Link

D. Does the company publish separate financial statements ("solo" statements):

- Yes
- No

(1). Cash and cash equivalents, marketable securities held for trading and short-term deposits based on data from the separate financial statements of the corporation ("solo" statements) (in thousands of NIS): *83,445*

(2). Cash and cash equivalents, marketable securities held for trading and short-term deposits based on data from the consolidated financial statements of the corporation (in thousands of NIS): *83,445*

Explanation: The data shall include only balances that are not pledged.

E. Disclosure regarding projected cash flow under Regulation 10(b)(14)(a) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970 (Note: this subsection is not relevant to an insurance corporation):

1. Has the corporation issued debentures held by the public as of the date of signing the report? *Yes*
2. Does one or more of the warning signs specified in the Regulation apply to the company? *No*

3A. Mark all warning signs applicable to the company:

- Deficit in equity.
- Drawing of attention that relates to the company's financial condition, except a drawing of attention regarding significant doubts about the company's ability to continue as a going concern.
- Deficit in working capital or in working capital for a period of twelve months together with a continuous negative cash flow from operating activities (in the consolidated statements and also in the separate financial statements under Regulation 9G or Regulation 38D, as applicable).
- Deficit in working capital or in working capital for a period of twelve months or a continuous negative cash flow from operating activities, and the company's Board of Directors has not determined that this does not indicate a liquidity problem in the company.
- Drawing of attention regarding significant doubts about the company's ability to continue as a going concern.

3B. Fill in one or more of the following options according to the consolidated financial statements:

- The company has a deficit in working capital or in working capital for a period of twelve months.
- The company has a continuous negative cash flow from operating activities.
- The company does not have a deficit in working capital or in working capital for a period of twelve months and does not have a continuous negative cash flow from operating activities.

3C. Fill in one or more of the following options in accordance with separate financial information (Regulation 9G or 38D, as applicable):

- The company has a deficit in working capital or in working capital for a period of twelve months.
- The company has a continuous negative cash flow from operating activities.
- The company does not have a deficit in working capital or in working capital for a period of twelve months and does not have a continuous negative cash flow from operating activities.
- The company is not required to publish separate financial information in accordance with Regulation 9G or 38D, as applicable.

4. Mark the clause relevant to the company:

- The company included in the directors' report disclosure regarding projected cash flow due to the existence of a warning sign.

At the end of one of the periods included in the disclosure regarding projected cash flow, is a negative cash balance expected? ________

☐ The company's Board of Directors determined that the existence of a deficit in working capital or deficit in working capital for a period of twelve months or a continuous negative cash flow from operating activities does not indicate a liquidity problem in the company.

F. Compliance with financial covenants regarding debentures:

1. Does the corporation meet all the financial covenants set in the deeds of trust? *Yes*

2. Does non-compliance with the financial covenants constitute grounds for immediate repayment of the debentures?

____

G. Details regarding the corporation's auditor:

1 Total remuneration paid to the auditor ________for:
Audit services ________________
Non-audit services ________________

Note: The total remuneration paid to the auditor for audit services, services related to the audit, including tax services related to the audit.

Details regarding the auditors of material consolidated corporations:

The data must be entered separately for each accounting firm.

1 Total remuneration paid to the auditor ________ ________
of material consolidated corporations to the corporation for:
Audit services ________________
Non-audit services ________________

ISOX IV Report on internal control

14. Is the company exempt from implementing internal control? *No*

Explanation: If "Yes" is chosen, please specify the reason for the exemption from implementing internal control

____

A. A management report on internal control, in the wording set out in the Regulations, updated as of the date of the statements (according to the Ninth Schedule - Periodic report - Regulation 9B; Quarterly report - Regulation 38(c)) has been attached *Yes*

If it is not in the wording set out in the Regulations, specify the content of the change

____

B. Internal control as of the date of this report was found: *Effective*

C. Has the conclusion of the Board of Directors regarding the effectiveness of control been changed from the last report submitted (that is, from effective control to ineffective and vice versa)? *No*

D. Management statements

1. Has the CEO's statement been attached in accordance with the standard wording set out in the Regulations (Periodic report – Regulation 9B(d)(1); Quarterly report under Regulation 38G(d)(1)) with emphasis on sections 1, 4(a) and 5(a)? *Yes*

2. Has the statement of the senior officer in the finance field been attached, in accordance with the standard wording set out in the Regulations – Annual report 9B(d)(2); Quarterly report Regulation 38G(d)(2)? *Yes*

3. Has the wording in section 4 of the management statements been adjusted in accordance with the provisions of the Regulations – Annual report 9B(d)(1)(2); Quarterly report under Regulation 38G(d)(1)(2), in a case where there is a financial statements committee that is not an audit committee? *Yes*

4. Are the management statements signed as required (name of the officer and date of his signature as of the date of signing the statements)? *Yes*

V Attached files

15. A. ○ Periodic report in IXBRL format: ________

Regarding the attachment of Periodic reports in iXBRL format, see the Authority's position here

○ Periodic report in PDF format: 2סלע_דוחותלרבעון_isa.pdf *The quarterly report*

B. Below is the file of very material valuation reports whose attachment is required in accordance with Regulation 8B or Regulation 49 of the Securities Regulations (Periodic and Immediate Reports) 5730 - 1970, as applicable ________

C. ________Explanation of the information attached in the file: ________

Are the attached PDF files in a textual format that allows searching? *Yes*

Do the financial statements include all comparative periods required under accounting principles and Securities Regulations? *Yes*

VI Financial data (excluding earnings per share) in: *ThousandsILS (Israel, New Shekels)*

Representative exchange rate of the reporting currency against the NIS at the end of the reporting period: ________

16. Data from the consolidated statement of financial position

The amounts of assets and liabilities shall be recorded as a positive amount, that is, with a "+" sign, whereas amounts appearing in the company's balance sheets in brackets (such as deficit in equity) shall be recorded as a negative amount, that is, with a "-" sign.

Assets	
1. Total current assets	*94,296*
2. Total non-current assets	*6,616,288*
3. **Total assets**	*6,710,584*
Liabilities	
4. Total current liabilities	*698,601*
5. Total non-current liabilities	*3,077,276*
6. **Total liabilities**	*3,775,877*
Equity	
7. Total equity attributable to the owners of the parent company	*2,934,707*
8. Non-controlling interests	________
9. **Total equity**	*2,934,707*
10. **Total equity and liabilities**	*6,710,584*

17. The method of presenting the income statement is:

○ Presentation by function of activity

○ Presentation by nature

18. Data from the consolidated income statement: *For the three-month period ended on the balance sheet date*

In quarterly reports, the data in the income statement for a period of 3 months should be filled in and not for the cumulative period. In a semi-annual report, the data in the income statement for a period of six months should be filled in. Negative totals (such as loss from ordinary activities) shall be recorded as a negative amount, that is, with a "-" sign. If the item does not appear in the company's financial statements, select the appropriate check box.

1. Revenue	*136,000*
2. Gross profit ☐ Not applicable	*125,000*
3. Profit (loss) from operating activities ☐ Not applicable	*113,000*
4. Profit (loss) before tax	*50,000*
5. Profit (loss)	*50,000*
6. Profit (loss) attributable to:	
6.1 Profit (loss) attributable to the owners of the parent company	*50,000*
6.2 Profit (loss) attributable to non-controlling interests	*0*

7. **Earnings per share**

7.1 Total basic earnings (loss) per share	*0.20*
7.2 Total diluted earnings (loss) per share	*0.20*
8. **Total comprehensive income**	*50,000*
8.1. Comprehensive income attributable to the owners of the parent company	*50,000*
8.2. Comprehensive income attributable to non-controlling interests	*0*

19. Data from the statement of cash flows: *For the three-month period ended on the balance sheet date*

Cash flows used for activities shall be recorded as a negative amount, that is, with a "-" sign

(1) Net cash flows provided by (used in) operating activities	*53,171*
(2) Net cash flows provided by (used in) investing activities	*-315,708*
(3) Net cash flows provided by (used in) financing activities	*-1,347*
(4) Effect of changes in foreign exchange rates on cash and cash equivalents	*0*
(5) Additional effects not reflected in items 1-4 above	*0*
Increase (decrease), net in cash and cash equivalents during the period	*-263,884*
Cash and cash equivalents at beginning of period	*347,329*
Cash and cash equivalents at end of period	*83,445*

20. A. As of the date of the financial report, is the company a shell company as defined in the TASE Regulations? *No*

B. As of the date of publication of the financial report, is the company a shell company as defined in the TASE Regulations? ________

☐ We hereby declare that we have completed the form in accordance with the data in the full financial statements.

Details of the authorized signatories on behalf of the corporation:

	Name of signatory	Position
1	Gadi Alikam	*General Manager*
2	Dror Yehuda	*Chief Financial Officer*

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (5730 – 1970), a report submitted pursuant to these Regulations shall be signed by those authorized to sign on behalf of the corporation. The staff's position on this 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):

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

Date of form structure update: 09/12/2025

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 DrorHis position: Chief Financial OfficerName of employing company:

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