

I.B.I INVESTMENT HOUSE LTD

I.B.I. INVESTMENT HOUSE LTD

Registration number: 520034356

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form number: T087 (Public)
Sent via MAGNA: 05/08/2025 Israel Securities Authority website: www.isa.gov.il Tel Aviv Stock Exchange website: www.tase.co.il Reference: 2025-01-057931

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Changes Therein

Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Exercise of employee options

Explanation: Briefly describe the nature of the change

Previous report reference numbers on the subject: _____, _____, _____.

1. The corporation's securities position after the change:

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Name and Type of Security	Security Number	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Registered in the Name of the Registration Company
I.B.I INVESTMENT HOUSE LTD Ordinary Share	175018	50,000,000	Last Report: 15,688,345	13,696,158
			Current: 15,696,168	
I.B.I INVESTMENT HOUSE LTD Employee Warrants	1750132	0	Last Report: 896,370	0
			Current: 886,662	
I.B.I INVESTMENT HOUSE LTD Other Warrants	1211689	0	Last Report: 18,168	0
			Current: 18,168	

Explanation: All company securities must be detailed, including securities not listed for trading.

2. The corporation announces that:

From date: 03/07/2025 to date: 31/07/2025

A change occurred in the quantity and 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 9,708 employee options into 7,823 shares

Explanation: Describe all details of the transaction or action that caused the change in the corporation's securities.

Details of the change:

1

- Name of registered holder affected by the change: Strauss Lazar & Co.
- Type of identification number: Number in the Israeli Companies Register
- Identification number: 511742066
- Nature of the change: Exercise of options
- Date of change: 31/07/2025
- Executed via the stock exchange clearing house: Yes
- Type and name of security affected: I.B.I INVESTMENT HOUSE LTD Employee Warrants
- Security number: 1750132
- Holder's balance in the security in the last report: 896,370
- Holder's balance in the security after the change: 886,662
- Total quantity of securities increased/decreased: 9,708
- Is this a grant of rights to purchase shares: No
- Total consideration for allocated securities: _____
- Security number of the share resulting from the exercise: _____
- Number of shares resulting from full exercise/conversion: _____
- Total additional consideration from full exercise/conversion: _____
- Period during which the security can be exercised: _____
- From date: _____ to date: _____
- Allocated securities will be registered for trading: _____
- The allocation of these securities is a continuation of: _____ published on: _____ and its reference number is: _____
- ☒ The security has been fully paid and the consideration has been fully received.
- ☐ The security has been fully paid, but the consideration has not been fully received.
- ☐ Issued for ATM program
- ☐ Other: _____

2

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

- Name of registered holder affected by the change: 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: 31/07/2025
- Executed via the stock exchange clearing house: Yes
- Type and name of security affected: I.B.I INVESTMENT HOUSE LTD Ordinary Share
- Security number: 175018
- Holder's balance in the security in the last report: 13,688,335
- Holder's balance in the security after the change: 13,696,158
- Total quantity of securities increased/decreased: 7,823
- Is this a grant of rights to purchase shares: No
- Total consideration for allocated securities: _____
- Security number of the share resulting from the exercise: _____
- Number of shares resulting from full exercise/conversion: _____
- Total additional consideration from full exercise/conversion: _____
- Period during which the security can be exercised: _____
- From date: _____ to date: _____
- Allocated securities will be registered for trading: _____
- The allocation of these securities is a continuation of: _____ published on: _____ and its reference number is: _____
- ☒ The security has been fully paid and the consideration has been fully received.
- ☐ The security has been fully paid, but the consideration has not been fully received.
- ☐ Issued for 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, made on one day, will be summarized in one row. For this purpose – changes made through the stock exchange clearing house must be separated from changes made directly in the company's books.
3. The change – for a decrease, add the sign "-".
4. In all quantity fields, the quantity of securities must be filled in, not the par value in NIS.

3. Main register of shareholders as of the reporting date is as follows:

No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number	Type and Par Value of Shares	Number of Shares	Holds Shares as Trustee
1	The Registration Company of the Tel Aviv Stock Exchange Ltd.	Number in the Israeli Companies Register	515736817	175018	Ordinary shares of 0.1 NIS par value	13,696,158	No
2	Yehuda Bar Lev	Identity card number	064837123	175018	Ordinary shares of 0.1 NIS par value	10	No
3	Yaakov Alexander	Identity card number	051288421	175018	Ordinary shares of 0.1 NIS par value	2,000,000	No

- 4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999
- 5. Attached is an updated file of the corporation's securities registers, including the register of option holders and the register of bond holders [marsham_isa.pdf](#) *Alt: Updated file of the corporation's securities registers, including the register of option holders and the register of bond holders*

Details of the authorized signatories on behalf of the corporation:

No.	Name	Position
1	David Lubetzky	CEO
2	Dror Tana	CFO

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

Previous document reference numbers on the subject (the mention does not constitute incorporation by reference):

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

Short name: I.B.I INVESTMENT HOUSE LTD

Address: 9 Ahad Ha'am St., Migdal Shalom, Tel Aviv 61291 Phone: 03-5193444, Fax: 03-5175411 Email: DROR@IBI.CO.IL

Previous names of the reporting entity: Gachelet Investment Company Ltd.

Name of electronic reporter: Avner Chait Coral Position: Legal Advisor and Company Secretary Employer company name:

Address: 9 Ahad Ha'am St., Tel Aviv 61219101 Phone: 03-5193857, Fax: 03-5193857 Email: corala@ibi.co.il