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I.B.I INVESTMENT HOUSE LTD

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Registration Number: 520034356

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form T460 (Public) Transmitted via MAGNA: 20/08/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-062110

Immediate Report on a Meeting

Regulation 36B(a) and (d), and Regulation 36C of the Securities Regulations (Periodic and Immediate Reports), 1970

Explanation: If one of the topics on the agenda of the meeting is the approval of a transaction with a controlling shareholder or the approval of an extraordinary proposal, Form T133 or T138 must first be completed as appropriate, and then this form must also be reported.

Is it possible to vote via the electronic voting system: Yes

Note: This field is only for foreign corporations (not registered in Israel), and for corporations whose securities are not listed for trading. Use of the voting system will require the corporation to process all votes received in this system.

Link to the voting system website where voting can be done: [Voting System](#)

Explanation: Eligible voters will receive access details to the system from the stock exchange members.

The corporation announces: *Convening a meeting*

Note: In case of a change in the meeting date (postponement or advancement), select "Postponement of meeting" or "Postponement by court order" or "Postponement to an unknown date."

Reference number of the last notice about the meeting is _____, which was convened for the date _____

Reason for postponement or cancellation: _____

Explanation: Reference should be made to the reference number of the last notice of convening or postponing the meeting.

1. Type of Security

Share

Name of the qualifying security: *I.B.I INVESTMENT HOUSE LTD 1 NIS*

Security number on the stock exchange entitling the holder to participate in the meeting: *175018*

Record date for entitlement to participate and vote in the meeting: *26/08/2025*

Explanation: If a meeting is required for more than one security, a separate T460 must be reported for each additional security. Reports listing additional security numbers will require submission of a corrective report.

2. On the date: 20/08/2025

It was decided to *convene a meeting Special meeting* _____,

which will convene on *Sunday*, on the date: *28/09/2025* at *12:00*

At the address: *9 Ahad Ha'am St., Tel Aviv*

3. Agenda:

Explanation: Numbering of the agenda items will be according to their order in the meeting invitation report if attached as a file.

Topics/Resolutions to be raised at the meeting:

1

Subject/Resolution and details: Approve the update of the terms of office and employment of Mr. Shlomo Zohar, for his service as a director in the subsidiaries.

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Transaction with a director regarding the terms of his office and employment according to Section 273(a) of the Companies Law

Note: The value from this table determines the wording of the shareholder's declaration in the online voting system. [For the conversion table click here](#)

Gender: _____

Note: This field can be filled only when the decision is for the appointment of an external director.

Note: There is no obligation to specify gender.

Reference of the last report on the approval of a private offer (T138): _____

No - Transaction between the company and a controlling shareholder as stated in Sections 275 and 320(f) of the Companies Law.

Reference of the last report on the subject (T133): _____

Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: _____

Note: In a transaction with a controlling shareholder that does not fit any field in the law section table, select the field "Declaration: No suitable field for classification" and select "Yes" for a transaction with a controlling shareholder. Only in the case of a bondholders' meeting or if it is not a transaction with a controlling shareholder, and no suitable field is found in the table, explain and detail the relevant legal sections under which the decision is required.

Does the subject require disclosure of a connection or other characteristic of the voting shareholder: _____

Note: These values can only be selected if "Declaration: No suitable field for classification" was marked in the previous table and it is not a transaction between the company and its controlling shareholder.

In the case of a bondholders' meeting

It was decided that another matter exists: _____

Details of the other matter: _____

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Note: Detailing the other matter determines the wording of the declaration that will be included in the online voting system. A question should be formulated so that the answer will be in the format "Yes"/"No". The question will appear in the voting system next to the resolution on the agenda, and the voter will have the option to choose between "Yes"/"No" and to add details if the answer is "Yes".

Request for additional details from holders:

It was decided to require additional details from holders: *No*

Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____

Note: This field determines the wording of the request for additional details that will be included in the online voting system. The voter will have the option to add details in a text field.

Disclosure amendment

Minor change or only to benefit the company compared to the wording of the resolution detailed in the last report

Removed from the agenda

The subject was discussed in a previous meeting

Change of subject / addition of a new subject to the agenda by court order

Change of subject / addition of a new subject to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Subject to the Agenda), 2000

Addition of a new subject to the agenda after the record date due to a technical error, as detailed: _____

Explanation: After the record date, it is not possible to amend the decision except for an amendment to the terms of employment that benefits the company or a minor change. Also, after the record date, it is not possible to add new subjects to the agenda except by court order or according to Regulation 5B of the Notice and Announcement Regulations.

The resolution on the agenda is brought *to a vote*

Type of majority required for approval: *Ordinary majority*

Will the controlling shareholder's shareholding in the company's shares grant the controlling shareholder the required majority to approve the resolution on the subject: *Yes*

Attachment of the meeting invitation report: *[Zimon_isa.pdf]*

4. Attachments

4.1 Attach a file including the text of the voting ballot / position statements:
[KtavHatzbaa_isa.pdf]

Yes - Text of the voting ballot *No* - Position statements

Explanation: If a voting ballot and/or position statement is attached, ensure that they are prepared according to the Companies Regulations (Written Voting and Position Statements), 2005. The company must consolidate all position statements (as defined in Section 88 of the Companies Law) into one file, indicating the date of publication, from whom it was received, and a reference to the relevant page in the unified file.

4.2 Attach a file including candidate declarations / other accompanying documents: _____

_____ - Declaration of the candidate to serve as a director in the corporation _____ -
Declaration of an independent director _____ - Declaration of an external director
_____ - Declaration of appointment of a representative to the representation _____ -
Amended deed of trust _____ - Request for approval of a creditors' arrangement under
Section 350 _____ - Other: _____

5. Legal quorum for holding the meeting:

A legal quorum at the shareholders' meeting will be present when at least two (2) shareholders holding at least twenty-five percent (25%) of all voting rights in the company ("the legal quorum") are present, in person or by proxy. If after half an hour from the time set for the meeting the legal quorum is not present, the meeting will be postponed to the same day the following week at the same time and place ("the postponed meeting"). If after half an hour from the time set for the postponed meeting the legal quorum is still not present, the postponed meeting will be held with any number of participants.

6.

In the absence of a legal quorum, the postponed meeting will be held on 05/10/2025, at 12:00, at 9 Ahad Ha'am St., Tel Aviv.

In the absence of a legal quorum, the meeting will not be held.

7. The place and times where any resolution proposal whose full text was not included in the agenda above can be reviewed

At the company's offices at 9 Ahad Ha'am St., Tel Aviv, by prior arrangement with the company secretariat (phone: 03-5193857), Sunday to Thursday, between 9:00-17:00, until the date of the meeting.

Meeting identifier: _____

Note: The meeting identifier is the reference of the initial report. In the initial report on the meeting, this field remains blank.

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	David Lubetzky	CEO
2	Shlomi Hanam	Other (Chief Accountant)

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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 reference numbers of documents on the subject (the mention does not constitute inclusion 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, 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 Koral **Position:** Legal Advisor and Company Secretary **Employer company name:**

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

Form structure update date: 06/08/2024