

# I.B.I. INVESTMENT HOUSE LTD

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Registration Number: 520034356

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T081 (Public)  
Sent via MAGNA: 20/08/2025 Israel Securities Authority Website: [www.isa.gov.il](http://www.isa.gov.il) Tel Aviv Stock  
Exchange Website: [www.tase.co.il](http://www.tase.co.il) Reference: 2025-01-062106

## Immediate Report on Cash Dividend Distribution for Securities

Regulation 37(a) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. We hereby report that on the date 20/08/2025, it was decided to pay a dividend.
2. Record date (ex-date): 26/08/2025

Payment date: 03/09/2025

3. Payment details:
  - Dividend distributed by a real estate investment trust (see section 7c for composition of dividend sources and tax rates)

Eligible Security Number	Security Name	Dividend Amount per Security	Dividend Amount Currency	Payment Currency	Representative Rate for Payment Date	Individual Tax %	Corporate Tax %
175018	Ordinary Share	1.592729	NIS	NIS	_____	25	0

- Dividend distributed by a foreign resident company (see section 7b for tax rates)

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Please note: The dividend amount to be paid must be specified with up to 7 decimal places when the currency is NIS, and up to 5 decimal places if the currency is another currency.

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- 4. The total amount of the dividend to be paid is: 25,000,000 NIS \_\_\_\_\_.
  - 5. The remaining retained earnings of the corporation as defined in section 302 of the Companies Law, 1999, after the distribution subject to this report, are: 626 NIS \_\_\_\_\_.
  - 6. Dividend distribution approval process: As detailed below

The above distribution is not subject to court approval according to section 303 of the Companies Law.

The final dividend amount per share is subject to changes due to \_\_\_\_\_.

It is possible to update the final dividend amount per share up to 2 trading days before the record date.

- 7. The withholding tax rates detailed below are for the purpose of withholding tax by the members of the stock exchange.

**7a. Composition of dividend sources distributed by an Israeli resident company from shares and financial instruments, excluding REIT funds.**

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	% of Dividend	Individuals	Companies	Foreign Residents
Income subject to corporate tax (1)	100	25%	0%	25%
Income originating overseas (2)	0	25%	23%	25%
Income from approved/privileged enterprise (3)	0	15%	15%	15%
Income from Irish privileged enterprise until 2013 (4)	0	15%	15%	4%
Income from Irish privileged enterprise from 2014 (5)	0	20%	20%	4%
Preferred income	0	20%	0%	20%
Income from approved agricultural/tourism enterprise (6)	0	20%	20%	20%
Income from approved/privileged enterprise that submitted a waiver notice (7)	0	15%	0%	15%
Distribution classified as capital gain	0	25%	23%	0%
Distribution by participating unit	0	0	0	0
Other	0	0	0	0

Explanation: (1) Income subject to corporate tax - income from profit distribution or dividend originating from income produced or accrued in Israel, received directly or indirectly from another entity subject to corporate tax. (2) Income originating overseas is income produced or accrued abroad and not taxed in Israel. (3) Including income from a privileged tourism enterprise with a selection/operation year up to 2013. (4) Irish privileged enterprise with a selection year up to 2013. (5) Irish privileged enterprise with a selection year from 2014 onwards. (6) Including income from a privileged tourism enterprise with a selection/operation year from 2014 onwards. (7) Approved or privileged enterprise that submitted a waiver notice by 30.6.2015, after corporate tax was deducted.

**7b. Dividend distributed by a foreign resident company**

	Individuals	Companies	Foreign Residents
Dividend distributed by a foreign resident company	25%	23%	0%

**7c. Dividend distributed by a real estate investment trust**

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	% of Dividend	Individuals (1)	Companies	Foreign Resident Companies	Exempt Trust Fund	Pension Fund (2)
From real estate appreciation, capital gain, and depreciation (3)	0	25%	23%	23%	0%	0%
Other taxable income (e.g., rent)	0	47%	23%	23%	23%	0%
From income-producing real estate for rental housing	0	20%	20%	20%	0%	0%
Income taxed by the fund (4)	0	25%	0%	25%	0%	0%
Extraordinary income	0	70%	70%	70%	60%	70%
Other	0	0	0	0	0	0
Weighted withholding tax %	100%	0	0	0	0	0

(1) Individuals - including taxable trust fund income, foreign resident individuals. (2) Pension fund for pension, provident, or compensation as defined in the Income Tax Ordinance, as well as a foreign pension fund resident in a reciprocating country. (3) From real estate appreciation or capital gain, except from the sale of real estate held for a short period, and from income in the amount of depreciation expenses. (4) Distribution from income taxed by the fund according to section 64A4(e).

8. Number of dormant securities of the corporation not entitled to dividend payment and for which a waiver letter must be provided to receive the dividend payment: 0
9. Effect of the dividend distribution on convertible securities:
- The company has no convertible securities
  - The dividend distribution has no effect on convertible securities
  - The effect of the dividend distribution on convertible securities is as follows:

Security Name	Security Number	Remarks
I.B.I AP Employee	1750132	Other. The exercise price of the options will be adjusted by the full amount of the dividend paid per share.
I.B.I AP Others	1211689	Other. The exercise price of the options will be adjusted by the full amount of the dividend paid per share.

10. Recommendations and decisions of the directors regarding the dividend distribution according to Regulation 37(a)(1) of the Securities Regulations (Periodic and Immediate Reports), 1970:

The company's board of directors examined the company's compliance with the profit test and the solvency test as defined in section 302 of the Companies Law, 1999, and found that the company meets these tests regarding the dividend distribution as detailed below.

Regarding the profit test, the board approved the dividend distribution based on the company's retained earnings (as defined in section 302(b) of the Companies Law) as of June 30, 2025, which exceeds the dividend amount (balance before distribution of 681 million NIS).

Regarding the solvency test, the board examined, among other things, the company's financial information as of June 30, 2025: the company's solo liquid assets (current assets of 481 million NIS, including cash and short-term investments of 165 million NIS), the company's capital structure (equity to balance sheet ratio of 70%), and its liabilities (long-term liabilities of 161 million NIS and current liabilities of 209 million NIS). The board noted that the company meets the financial covenants it has committed to and will continue to do so after the distribution. The board also examined data regarding the company's profits, the scope of the distribution, its liquidity level, sources for meeting existing and expected obligations (positive working capital), cash balances (including dividends from subsidiaries), the company's liabilities and their maturity dates, as well as the company's investment plans and additional financing sources available if needed. In light of the above, the board believes there is no reasonable concern that the distribution will prevent the company from meeting its existing and expected obligations as they become due. The board also found that the distribution does not materially adversely affect the company's balance sheet structure, financial strength, leverage level, or its ability to continue operating in its current business format and implement its investment plans.

**Authorized signatories on behalf of the corporation:**

	Signatory Name	Position
1	Dave Lubetzky	CEO
2	Shlomi Khanam	Other (Chief Accountant)

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](#).

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

Form structure update date: 15/07/2025

Short name: I.B.I INVESTMENT HOUSE LTD

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

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