

I.B.I. INVESTMENT HOUSE LTD

Registry Number: 520034356

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T126 (Public)

Sent via MAGNA: 20/08/2025

Reference: 2025-01-062102

Report on the Corporation's Liabilities by Maturity Dates

Regulations 9d and 38e to the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting Period: 30/06 for the year Current Year 2025

Below is a detailed breakdown of the corporation's liabilities by maturity dates:

A. Bonds Issued to the Public by the Reporting Corporation and Held by the Public, Excluding Bonds Held by the Parent Company, Controlling Shareholder, Companies Controlled by Any of Them, or Companies Controlled by the Corporation - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	GBP	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

B. Private Bonds and Non-Bank Credit, Excluding Bonds or Credit Provided by the Parent Company, Controlling Shareholder, Companies Controlled by Any of Them, or by the Corporation - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	GBP	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

C. Bank Credit from Banks in Israel - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	GBP	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	95,701	9,305	22,198	37,153	0	0	4,135	168,492
Second Year	0	30,000	0	0	0	0	0	3,400	33,400
Third Year	0	0	0	0	0	0	0	2,590	2,590
Fourth Year	0	70,000	0	0	0	0	0	2,590	72,590
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	195,701	9,305	22,198	37,153	0	0	12,715	277,072

D. Bank Credit from Foreign Banks - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	GBP	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

E. Summary Table for Tables A-D, Total Bank Credit, Non-Bank Credit, and Bonds - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	GBP	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	95,701	9,305	22,198	37,153	0	0	4,135	168,492
Second Year	0	30,000	0	0	0	0	0	3,400	33,400
Third Year	0	0	0	0	0	0	0	2,590	2,590
Fourth Year	0	70,000	0	0	0	0	0	2,590	72,590
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	195,701	9,305	22,198	37,153	0	0	12,715	277,072

F. Off-Balance Sheet Credit Exposure (for Financial Guarantees and Credit Granting Commitments) - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

All values are 0.

G. Off-Balance Sheet Credit Exposure (for Financial Guarantees and Credit Granting Commitments) of All Consolidated Companies, Excluding Companies that are Reporting Corporations and Excluding Data of the Reporting Corporation Entered in Table F Above (in thousands of NIS)

All values are 0.

H. Total Balances of Bank Credit, Non-Bank Credit, and Bonds of All Consolidated Companies, Excluding Companies that are Reporting Corporations and Excluding Data of the Reporting Corporation Entered in Tables A-D Above (in thousands of NIS)

	NIS CPI Linked	NIS Unlinked	Euro	Dollar	GBP	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	12,448	0	0	0	0	0	3,251	15,699
Second Year	0	6,816	0	0	0	0	0	2,864	9,680
Third Year	0	7,227	0	0	0	0	0	2,453	9,680
Fourth Year	0	7,662	0	0	0	0	0	2,018	9,680
Fifth Year+	0	25,866	0	0	0	0	0	3,175	29,041
Total	0	60,019	0	0	0	0	0	13,761	73,780

I. Balances of Credit Granted to the Reporting Corporation by the Parent Company or Controlling Shareholder and Balances of Bonds Issued by the Reporting Corporation Held by the Parent Company or Controlling Shareholder (in thousands of NIS)

All values are 0.

J. Balances of Credit Granted to the Reporting Corporation by Companies Controlled by the Parent Company or Controlling Shareholder and Not Controlled by the Reporting Corporation, and Balances of Bonds Issued by the Reporting Corporation Held by Such Companies (in thousands of NIS)

All values are 0.

K. Balances of Credit Granted to the Reporting Corporation by Consolidated Companies and Balances of Bonds Issued by the Reporting Corporation Held by Consolidated Companies (in thousands of NIS)

All values are 0.

Details of Authorized Signatories on Behalf of the Corporation:

#	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. The staff's 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

Short Name: I.B.I INVESTMENT HOUSE LTD

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Phone: 03-5193444

Fax: 03-5175411

Email: DROR@IBI.CO.IL

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

Electronic Reporter Name: 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

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