

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: T950 (Public)
Filed on MAGNA: 24/08/2025 Israel Securities Authority Website: www.isa.gov.il Tel Aviv Stock
Exchange Website: www.tase.co.il Reference: 2025-01-062943

Voluntary iXBRL Financial Report

- Periodic report according to Chapter B of the Securities Regulations (Periodic and Immediate Reports), 1970
- Quarterly report according to Chapter D of the Securities Regulations (Periodic and Immediate Reports), 1970
- Semiannual report according to Regulation 5D of the Securities Regulations (Periodic and Immediate Reports), 1970

Periodic report as of 30/06 for the year 2025.

Attached Files

1. Periodic report in iXBRL format: 520034356-20250630.htm
2. Below is the file of very significant valuation assessments, the attachment of which is required according to Regulation 8B or Regulation 49 of the Securities Regulations (Periodic and Immediate Reports), 1970, as applicable: _____
3. Explanation for the information attached in the file: _____

Attention:

The attached report is not submitted under the Securities Law. The report is submitted voluntarily by the corporation as part of its participation in a process promoted by the Israel Securities Authority for the implementation of iXBRL reporting in Israel, in which the corporation experiments with iXBRL reporting alongside the regular report.

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.

The attached reports are based on the corporation's reports published on 20/08/2025, reference number [2025-01-062083](#). Additional information has been added to these reports regarding the tagging of certain data from the periodic and/or quarterly reports as instructed by the Authority or as chosen by the corporation at its discretion. It is emphasized that the selection of such data does not constitute any opinion regarding their materiality compared to other data in the periodic or quarterly reports that were not required to be tagged. The Israel Securities Authority or the corporation are not responsible in any way for the content, reliability, accuracy, or completeness of such tags, and the sole responsibility for their use lies with the user only.

The method of reporting and presentation provided herein (originating from the iXBRL format) may differ from the method of reporting and presentation as provided in the periodic and/or quarterly reports submitted by the reporting corporation (originating from the PDF format, which differs from the iXBRL format).

In any case of discrepancy between the information provided herein and the information in the periodic or quarterly reports submitted by the reporting corporation (in the reporting form on MAGNA T930), the binding data are those presented in the periodic or quarterly reports.

Details of the 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](#).

Reference numbers of previous documents on the subject (the mention does not constitute inclusion by way of reference):

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

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Short name: I.B.I INVESTMENT HOUSE LTD

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

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

Electronic reporter name: Dror Tana Position: CFO Employer company name: Address: 9 Ahad Ha'am St., Tel Aviv 61291 Phone: 03-5193465, Fax: 03-5175411 Email: dror@ibi.co.il