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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 Number: T087 (Public)
Sent via MAGNA: 03/09/2025 Israel Securities Authority Website: www.isa.gov.il Tel Aviv Stock
Exchange Website: www.tase.co.il Reference: 2025-01-066646

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

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

Reference numbers of previous reports on the subject: _____, _____, _____.

1. The corporation's securities after the change:

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: 15,696,330	13,696,400
			Current: 15,696,410	
I.B.I Employee Warrants	1750132	0	Last Report: 886,462	0
			Current: 886,362	
I.B.I Other Warrants	1211689	0	Last Report: 18,168	0
			Current: 18,168	

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

2. The corporation announces that: From date: 19/08/2025 to date: 31/08/2025

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 100 employee options into 80 shares

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

Details of the change:

Name of registered holder affected by the change: Strauss Lazar & Co. Type of identification number: Company number in the Israeli Companies Registrar Identification number: 511742066

Nature of the change: Exercise of options Date of change: 31/08/2025 Executed via the stock exchange clearing house: Yes Type and name of security affected: I.B.I Employee Warrants Security number: 1750132 Holder's balance in the last report: 886,462 Holder's balance after the change: 886,362 Total quantity of securities increased/decreased: 100 Is this a grant of rights to purchase shares: No Total consideration for allocated securities: _____ Stock exchange 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: _____ To: _____ 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: _____

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Name of registered holder affected by the change: The Registration Company of the Tel Aviv Stock Exchange Ltd. Type of identification number: Company number in the Israeli Companies Registrar Identification number: 515736817

Nature of the change: Exercise of options Date of change: 31/08/2025 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 last report: 13,696,320 Holder's balance after the change: 13,696,400 Total quantity of securities increased/decreased: 80 Is this a grant of rights to purchase shares: No Total consideration for allocated securities: _____ Stock exchange 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: _____ To: _____ Allocated securities will be registered for trading: _____ The allocation of these securities is a continuation of: _____ published on: _____ and its reference number is: _____

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- ☒ 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 should be detailed in a separate row for each security.
2. Date of change – all changes of the same type, in the same security, performed on the same day, should be summarized in one row. For this purpose – changes made through the stock exchange clearing house should be separated from those 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 should be filled in, not the par value in NIS.

If only the register of holders of the corporation's securities has changed (without a change in the quantity of the corporation's securities) as a result of: Description of the nature of the change: _____

Explanation: Describe all details of the transaction or action that caused the change in the register.

Details:

Name of registered holder affected by the change: _____ Type of identification number: _____ Identification number: _____ Date of change: _____ Executed via the stock exchange clearing house: _____ Type and name of security affected: _____ Security number: _____ Quantity of change: _____ Holder's balance after the change: _____

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

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No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number	Type of Shares and Par Value	Number of Shares	Holds Shares as Trustee
1	The Registration Company of the Tel Aviv Stock Exchange Ltd.	Company number in Israel	515736817	175018	Ordinary shares of 0.1 NIS par value	13,696,400	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 register of shareholders 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 warrant holders and the register of bond holders [marsham_isa.pdf](#)

Details of the authorized signatories on behalf of the corporation:

No.	Name	Position
1	David Lubetzky	CEO
2	Shlomi Khanam	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](#).

Reference numbers of previous 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

Form structure update date: 06/08/2024 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.

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