

I.B.I. INVESTMENT HOUSE LTD

Registration number: 520034356

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd (www.tase.co.il)

Form number: T950 (**Public**)

Transmitted via **MAGNA**: 02/12/2025

Reference: 2025-01-095575

Voluntary iXBRL Financial Report

- Periodic report according to Chapter B of the Securities Regulations (Periodic and Immediate Reports), 1970
- **Checked** 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: *30/09 for the year 2025.*

Attached Files

1. Periodic report in XBRL format
[520034356-20250930.htm](#)
2. Below is the file of the highly material valuation assessments that must be attached according to Regulation 8B or Regulation 49 of the Securities Regulations (Periodic and Immediate Reports) 1970, respectively

[_____](#)
3. [_____](#)
Explanation for the attached file:

Attention:

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

The attached reports are based on the corporation's reports published on **26/11/2025** ([reference 2025-01-092747](#)). To these reports, information has been added about 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 should be emphasized that the selection of such data does not constitute an opinion in any way regarding their materiality in relation to other data in the periodic or quarterly reports for which tagging was not requested. Neither the Israel Securities Authority nor the corporation bears any responsibility for the content, reliability, accuracy, or completeness of such tagging, and the sole responsibility for their use lies with the user only.

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

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

Details of the authorized signatories signing on behalf of the corporation:

	Signatory Name	Position
1	David Lubetzki	CEO
2	Dror Tana	CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall be signed by those authorized to sign on behalf of the corporation. A staff position on the matter can be found on the authority's website: [Click here](#).

Previous document reference numbers on the subject (mention does not constitute inclusion by way of reference):

The corporation's securities are listed for trading on the Tel Aviv Stock Exchange

Short name: I.B.I Investment House

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

Name of electronic reporter: Dror Tana

Position: CFO

Address: 9 Ahad Ha’am St., Tel Aviv 61291

Phone: 03-5193465, **Fax:** 03-5175411

Email: dror@ibi.co.il

Form structure update date: 21/10/2025

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