

I.B.I. INVESTMENT HOUSE LTD

Registry Number: 520034356

To:

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

Form Number: T077 (Public)

Filed on MAGNA: 08/12/2025

Reference number: 2025-01-097691

Immediate Report regarding the Holdings of Interested Parties and Senior Officers

Regulation 33(c)-(d) to the Securities Regulations (Periodic and Immediate Reports), 1970

Reference numbers of previous related reports:

_____, _____, _____.

Below is the status as of 07/12/2025:

A. Interested Parties in the Corporation (including CEO and Directors, and any other employee holding 5% or more of the issued share capital or voting rights):

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Holder Number	Holder Name	Type, Class and Series of Security	Updated Quantity of Securities	Holding Percentage		Holding Percentage (Full Dilution)	
				% Equity	% Voting	% Equity	% Voting
1	David Weisberg	Ordinary 0.1 NIS	2,707,112	19.55	19.55	18.81	18.81
2	David Lubetzky	Ordinary 0.1 NIS	2,711,112	19.58	19.58	18.83	18.83
3	Emanuel Kook	Ordinary 0.1 NIS	2,427,040	17.53	17.53	16.86	16.86
4	Jacob Alexander	Ordinary 0.1 NIS	2,427,040	17.53	17.53	16.86	16.86
5	I.B.I. Investment House Ltd	Ordinary 0.1 NIS (Dormant)	2,048,834	0	0	0	0
6	Iddo Kook	Ordinary 0.1 NIS	293,060	2.12	2.12	2.04	2.04
7	Elah Alkakay	Ordinary 0.1 NIS	12,000	0.09	0.09	0.08	0.08
8	I.B.I. Mutual Funds Ltd (Index Funds)	Ordinary 0.1 NIS	74,082	0.54	0.54	0.51	0.51

Total Holding Percentage

	% Equity	% Voting	% Equity (Full Dilution)	% Voting (Full Dilution)
TOTAL	76.94	76.94	73.99	73.99

B. Senior Officers of the Corporation (excluding CEO and Directors, and any other employee holding 5% or more):

☐ Do not hold the corporation's securities.

☒ Below is the status of holdings of senior officers in the corporation:

Holder Number	Holder Name	Name, Type, Series of Security	Updated Quantity	% Equity	% Voting	% Equity (Full Dilution)	% Voting (Full Dilution)
9	Dror Tenne	Ordinary 0.1 NIS	27,600	0.20	0.20	0.19	0.19
10	Dror Tenne	I.B.I. Employee Warrants	14,000	0.00	0.00	0.08	0.08
11	Alon Dori	I.B.I. Employee Warrants	3,000	0.00	0.00	0.02	0.02
12	Tal Dori	I.B.I. Employee Warrants	4,667	0.00	0.00	0.03	0.03
13	Oren Ofek	I.B.I. Employee Warrants	12,630	0.00	0.00	0.06	0.06
14	Oren Ofek	Ordinary 0.1 NIS	2,917	0.02	0.02	0.02	0.02
15	Livnat Mizrahi Rinsky	I.B.I. Employee Warrants	14,000	0.00	0.00	0.08	0.08
16	Shiri Levinson Raz	I.B.I. Employee Warrants	7,000	0.00	0.00	0.04	0.04
17	Oren Cohen	I.B.I. Employee Warrants	36,000	0.00	0.00	0.17	0.17
18	Oren Cohen	Ordinary 0.1 NIS	37,500	0.26	0.26	0.26	0.26
19	Moran Setton	I.B.I. Employee Warrants	5,000	0.00	0.00	0.03	0.03

Total Holding Percentage (Senior Officers):

	% Equity	% Voting	% Equity (Full Dilution)	% Voting (Full Dilution)
TOTAL	0.48	0.48	0.98	0.98

Explanations:

1. Holdings of other securities (other than BONDS) should be reported as well, including unlisted securities.
2. In the case where a report is required on holdings in BONDS that are not convertible into shares, the holdings can be attached as a PDF file at the designated field at the end of Section B, instead of entry into the form, as stated in Legal Staff Position No. 104-21: [Link](#).
3. The PDF file must be prepared in structure and content similar to the Excel file published by the Authority and attached to the staff position. The PDF will include, at a minimum, the information appearing in the Excel file.
4. If an interested party holds more than one kind of security in the corporation, the holding percentage (including fully diluted) must reflect all securities held by that party in a single row.
5. This form must detail the holdings of all interested parties, even if there was no change in their holdings.
6. If the interested party is a company with material activity for the operation of the corporation, holdings must be split between shares purchased before the Companies Law, 1999 came into effect (granting capital and voting rights) and shares purchased after and which are dormant shares.
7. If the interested party is a corporation, state also the full name(s) of the ultimate controlling shareholder(s); if there is no controlling shareholder, state the interested parties' details.
8. If a senior officer holds 5% or more of the issued share capital or voting rights, detail their holdings in the "Interested Parties" table as specified in Section A.
9. If an interested party or senior officer also holds securities in a subsidiary with material activities for the corporation, this should be detailed in the "comments" field of the holder's information.

C. As of the submission date of this report and in accordance with the law, is there a controlling shareholder in the corporation?

[x] Yes
[] No
[] Other: _____

The controlling shareholders are:

- 1. David Lubetzky (ID: 035672286). Transfer of control during report period: No.
- 2. David Weisberg (ID: 008324998). Transfer of control: No.
- 3. Emanuel Kook (ID: 000034942). Transfer of control: No.

Total holding percentage (%) in the capital of the corporation of all controlling shareholders: 56.66%

Authorized signatories for the Company:

#	Name	Role
1	Dave Lubetzky	CEO
2	Shlomi Khanam	Chief Accountant

According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by the authorized signatories. See staff position on the Authority's website: [Click here](#).

The percentage holdings in capital and voting power are in accordance with the company's issued capital, deducting 2,048,834 dormant shares held by the company itself.

Please note: The amount of options for full dilution is presented as Cashless (in accordance with the implementation mechanism in the employee stock option plan and the option outline published on October 25, 2021, reference number: 2021-01-159501).

Additional Details

- **Previous names of the reporting entity:** Gachat Investment Company Ltd
- **Short name:** IBI Investment House
- **Address:** 9 Ahad Ha'am Street, Shalom Tower, Tel Aviv 61291
- **Phone:** 03-5193444 **Fax:** 03-5175411
- **Email:** DROR@IBI.CO.IL

Electronic Signatory: Avner Chait Koral -- Legal Advisor & Company Secretary

- Address: 9 Ahad Ha'am St., Tel Aviv, 61219101 Tel: 03-5193857, Fax: 03-5193857
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END OF DOCUMENT

This document is an English translation for reference purposes only. Should any discrepancy occur between this translation and the original Hebrew text, the Hebrew version will prevail.