

Israel-Canada (T.R) Ltd

Registry Number: 520039298

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd
Form Number: T078 (Public)
Transmitted via MAGNA: 13/08/2025
Israel Securities Authority: www.isa.gov.il
Tel Aviv Stock Exchange: www.tase.co.il
Reference: 2025-01-060065

Immediate Report on a Person Becoming an Interested Party in the Corporation

Regulation 33(e)-(f) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. Holder Details:

First Name: -
First Name in English as appears in passport: -
Last Name/Corporation Name: PHOENIX INVESTMENTS HOUSE LTD
Last Name/Corporation Name in English: The Phoenix Investments House Ltd
Type of Identification Number: Company Registrar Number in Israel
The holder is a corporation
Identification Number: 520041989
Citizenship/ Country of Incorporation or Registration: Incorporated in Israel
Country of Citizenship/ Incorporation or Registration: _____
Address: 3 Metzada St., Bnei Brak

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Is the holder acting as a representative for the purpose of reporting on several shareholders holding together securities of the corporation: Yes

Name of controlling shareholder in the interested party: The interested party is a company without a controlling shareholder

Identification number of the controlling shareholder in the interested party: -

2. Details of the Action as a Result of Which the Holder Became an Interested Party in the Corporation:

A. Nature of the action: Increase due to purchase on the stock exchange

Other: _____

B. Name and type of security subject to the action: Israel Canada ordinary share

C. Security number on the stock exchange: 434019

D. Date of action: 07/08/2025

E. Quantity of securities subject to the action: 878,139

F. Price at which the action was performed: 1,570 agorot _____

G. Are they dormant shares or securities convertible into dormant shares: No

H. Was the entire consideration paid at the time of the change: Yes

If not all the consideration was paid at the time of the change, please specify the date of completion of payment: _____

3. A. Holdings of the Interested Party after the Action:

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Name, Type, and Series of Security	Security Number on TASE	Quantity of Securities	Dormant*	Holding Percentage	Holding Percentage (Full Dilution)
Israel Canada ordinary share	434019	9,080,160.93	No	2.74% equity, 2.74% voting	2.74% equity, 2.74% voting
Israel Canada Bond Series G	4340212	47,409,032.48	No	_____, _____	_____, _____
Israel Canada Bond Series H	1207836	118,599,032.96	No	_____, _____	_____, _____

B.

- The holder is not a member of an institutional reporting group.
- The holder is not a member of an institutional reporting group, but serves as a senior officer who is not a CEO or director and is not an interested party by virtue of his holdings.
- The holder is a hedge fund as defined in the Joint Investment Trust Regulations (Permitted Assets and Their Maximum Rates), 1994.
- The hedge fund has the right to appoint a director or representative on the company's board: _____
- **The holder is a member of an institutional reporting group.**

Below is a breakdown of holdings:

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Holder	Name, Type, and Series of Security	Security Number	Quantity of Securities	Dormant
Companies managing mutual fund investment trusts	Israel Canada ordinary share	434019	9,188,148.52	No
Companies managing mutual fund investment trusts	Israel Canada Bond Series G	4340212	47,409,030.58	No
Companies managing mutual fund investment trusts	Israel Canada Bond Series H	1207836	118,613,265.93	No
Market maker	Israel Canada ordinary share	434019	0	No
Market maker	Israel Canada Bond Series G	4340212	1.90	No
Market maker	Israel Canada Bond Series H	1207836	0	No

Explanations:

1. If the interested party holds more than one type of security, the holding percentages should be indicated considering all securities held by him only in one row.
 2. Report should also include holdings of other securities, including those not listed for trading.
 3. If the interested party is a subsidiary, holdings should be split between shares acquired before the Companies Law, 1999 came into effect, and those acquired after.
 4. When the holder is not a member of an institutional reporting group, only section 3A should be completed. When the holder is a member, both 3A and 3B should be completed.
 5. If the interested party is a corporation wholly owned (100%) by a single controlling shareholder, the field "holder name" should state the name of the sole controlling shareholder, and the notes at the bottom of the form should include details of the corporation(s) through which the shares are held, along with any other relevant details. Conversely, if the interested party is a corporation held by more than one controlling shareholder or by several interested parties, the field "holder name" should state the name of the holding corporation, and the notes at the bottom of the form should include details of the controlling shareholders or interested parties holding the holding corporation.
 6. Reporting about a material means of control holder in a banking corporation without a control core should be reported in report T121.
- Please indicate whether these are dormant shares or securities convertible into dormant shares.

4.

- The interested party does not hold shares or other securities in a held company, if its activity is material to the activity of the reporting corporation.
- The interested party holds shares or other securities in a held company, if its activity is material to the activity of the reporting corporation, as detailed below:

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#	Name of held company if its activity is material to the reporting corporation	Type of ID number	ID number	Country of incorporation or registration	Country	Nature of connection to the reporting corporation	Type of security	Security number	Quantity of securities	Holding percentage of same type of securities	Holding percentage in equity	Holding percentage in voting rights
1												

5. Additional Details:

The holder is an interested party in the company due to the aggregate holdings of PHOENIX FINANCIAL LTD and PHOENIX INVESTMENTS HOUSE LTD, which together hold 5.20% of the company's shares. See also the immediate report published simultaneously with this immediate report regarding the holdings of PHOENIX FINANCIAL LTD in the company's securities. The holder has informed the company that it will act to obtain a holding permit as required, and will update the company accordingly. As informed to the company, the controlling shareholder of PHOENIX INVESTMENTS HOUSE LTD is PHOENIX FINANCIAL LTD. On July 17, 2024, PHOENIX FINANCIAL LTD reported its transformation into a company without a control core. It should be noted that in section 3B above, the zeroed-out holdings of the market maker reflect short sale transactions, which cannot be presented due to form limitations, as follows: Israel Canada ordinary share - (107,987.59-); Israel Canada Bond Series H - (14,232.97-).

6. Date and Time the Corporation First Became Aware of the Event or Matter

12/08/2025 at 23:30

Details of the Authorized Signatories on Behalf of the Corporation:

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#	Name of Signatory	Position
1	Guy Canada	Deputy CEO

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](#).

Previous reference numbers on this subject (the mention does not constitute inclusion by reference):

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

Short Name: Israel Canada

Address: 2 Hamnifim St., Herzliya Pituach, 4672553

Phone: 09-9549091

Fax: 09-9518005

Email: guy@canada-israel.com

Previous names of the reporting entity: Pangaea Real Estate Ltd, 3 Pan Technologies Ltd, Rav Kar Industries Ltd

Electronic reporter name: Hadar Reut

Position: Deputy CEO, Legal Advisor and Company Secretary

Employer company name:

Address: 2 Hamnifim St., Herzliya, 4672553

Phone: 050-6659191

Email: reut@canada-israel.com