

Israel-Canada (T.R) Ltd.

Re: Immediate Report

To:
Israel Securities Authority
www.isa.gov.il

To:
Tel Aviv Stock Exchange Ltd. (the Exchange)
www.tase.co.il

November 12, 2025

Immediate Report

Further to the company's reports dated July 8, 2025 and September 9, 2025¹ (the reference reports), regarding the receipt of a letter from a shareholder in the company (the shareholder), demanding that a lawsuit be filed against the controlling shareholders of the company who also serve as company officers (the controlling shareholders) and against Canada Global (T.R) Ltd. (Canada Global)², all as detailed in the reference reports, the company wishes to update that on November 11, 2025, the company was served with a request for disclosure of documents pursuant to Section 198A of the Companies Law, 1999 (the request), whereby (among other things) the existing activity demarcation arrangement in the company expired in 2020, and the controlling shareholders took advantage of three business opportunities of the company (according to his claim) in the field of real estate in the USA, totaling approximately NIS 711 million³. In the opinion of the shareholder, in light of the set of arguments he presented in the request, the company has several causes of action against the controlling shareholders, and also towards Canada Global, and in order to reach a final conclusion on the matter, it is necessary to examine the documents from Flow which are the subject of the request.

Signed by: Guy Canada
Israel-Canada (T.R) Ltd.

Signed by: Guy Canada

Deputy CEO of the company

The company is reviewing the request and the grounds stated therein and will respond within the statutory time frame; however, based on a preliminary review, the company considers these claims to be completely lacking any factual and/or legal basis.

For further details see the reference reports. Terms not defined in this immediate report shall have the meaning given to them in the reference report.

¹ Reference numbers: 2025-01-050101 and 2025-01-067906, the information of which is cited in this report by way of reference.

² A public company whose securities are traded on the Exchange and whose controlling shareholders are also the controlling shareholders of the company.

³ It should be noted that in the reference reports, the shareholder referred to two assets held by Canada Global, and in the application he refers to an additional asset acquired by Canada Global in August 2025, and according to Canada Global's immediate reports, it too was offered to it by Flow Property Investors LLC (an interested party in Canada Global and a partner in Canada Global's projects) (Flow).