

November 25, 2025

Israel Canada (T.R) Ltd.
(the Company)

To:Israel Securities Authoritywww.isa.gov.il To:Tel Aviv Stock Exchange Ltd.www.tase.co.il

Re: Immediate Report

Further to the immediate report of the Company dated November 13, 2025¹, regarding the Company's intention to publish its financial statements as of September 30, 2025 on November 27, 2025; and for the sake of good order; on November 25, 2025, B.S.R. Engineering and Development Ltd., the Company's partner in the Vertical City Project (Stock Exchange Triangle)² (the Project), published its quarterly report for the third quarter of 2025³, to which the financial statements of Vertical City Ltd. (the Project Company), the Project Company holding all rights in the Project, were attached, as well as the valuation for the Project. It should be noted that the financial statements of the Project Company will be attached to the Company's financial statements for the third quarter of 2025, as required by law.

Respectfully,

Israel Canada (T.R) Ltd.

Signed by:

Guy Canada, Deputy CEO

¹ Reference number: 2025-01-086762, the information of which is brought in this report by way of reference.
² Held by the company at a rate of approximately 55.9%, with the balance held by corporations from the Clal Insurance Group (approximately 24.5%) and by a subsidiary controlled by B.S.R. Engineering and Development Ltd. (approximately 19.6%).
³ Reference number: 2025-01-092127, the information of which is brought in this report by way of reference.