

Skyline Investments Inc.
(the "Company")

July 2, 2026

Tel Aviv Stock Exchange Ltd.
Via Magna

Israel Securities Authority
Via Magna

Dear Madam /Sir,

Re: Immediate Report on the Convening of an Annual and Special Meeting of Shareholders of the Company pursuant to the Securities (Periodic and Immediate Reports) Regulations, 5730-1970 ("Reporting Regulations"), the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company), 5760-2000, the Companies Regulations (Written Voting and Position Statement), 5765-2005 ("Written Voting Regulations"), and the Companies Law, 5759-1999 (the "Companies Law") (the "Report")

The Company hereby announces the convening of an annual and special meeting of the Company's shareholders, the agenda of which includes the items set forth in this Report (the "**Meeting**").

1 Place, Date and Time of the Meeting

The Meeting will be held on Thursday August 6, 2026, at 3:00 p.m. (Israeli time), at the offices of Matry, Meiri, Wacht & Co., 4 Ariel Sharon Street, Givatayim (HaShachar Tower, 17th floor) ("**MMW Offices**"). If, within half an hour of the time set for the Meeting, no quorum is present, as set forth below, the Meeting will be adjourned to Thursday, August 13, 2026, at the same time and in the same place.

2 Items on the Agenda and Proposed Resolutions

2.1 Presentation and Discussion of Financial Statements and Board of Directors' Report

Presentation and discussion of the Financial Statements and the Board of Directors' Report for the year ended December 31, 2025. The Financial Statements and the Board of Directors' Report, which are attached to the Company's Periodic Report for 2025, as published on March 15, 2026 (Reference No. 2026-01-022518) (the "**2025 Periodic Report**"), are available for review. This item will not be voted on.

2.2 Appointment of Company Auditors

Reappointment of the accounting firm of Brightman Almagor Zohar and Co. (Deloitte) to serve as the Company's auditors, and authorization of the Company's Board of Directors to fix their remuneration.

After reviewing the work of the Auditors, the Financial Statements Review Committee of the Company recommended to the Board of Directors to reappoint the accounting firm of Brightman Almagor Zohar and Co. (Deloitte) as the Company's Auditors. The Committee received explanations on the rules of independence that apply to the Auditors. In accordance with the recommendation of the Financial Statements Review Committee, and after holding a discussion, the Board of Directors resolved to recommend the Company's shareholders to approve the reappointment of the Auditors.

For details of the Auditors' fees for 2025, see Section 20 of the Board of Directors' Report attached to the 2025 Periodic Report.

The proposed resolution reads as follows: "To re-appoint the accounting firm of Brightman Almagor Zohar & Co. (Deloitte) to serve as auditors of the Company until the end of the next annual

general meeting of shareholders and to authorize the Board of Directors of the Company to determine their remuneration."

2.3 Reappointment of Incumbent Directors who are not External Directors

It is proposed to reappoint Messrs. Amir Tamari, Shimshon Marfogel, Kim Shoham Nir, Alon Waxman and Amit Muchtar as directors of the Company.

It should be noted that, in accordance with Sections 224B and 241 of the Companies Law, each of the directors has declared that he or she is qualified to serve as a director of the Company, possesses the requisite skills and the ability to devote the appropriate time to the performance of his/her duties, and has provided details of such skills ("**Directors' Statements**"). The Directors Statements are attached as **Appendix A** to this Report.

For information about the directors, as required under Regulations 26 and 36b (a) (10) of the Reporting Regulations, see Regulation 26 of Chapter D of the 2025 Periodic Report.

The following updates were provided with respect to Mr. Amir Tamari: During the past five years Mr. Tamari has served as a business consultant to various companies and has been active in startup ventures.

Other corporations in which he serves as a director: Chairman of the Board of Directors of Mishorim Real Estate Investments Ltd; Director of Castro Model Ltd.; Independent Director of Dunietz Brothers Ltd.; Director of A. Tamari Management & Initiatives Ltd., Hilan Ltd., Galileo Ltd. and Sodyo Ltd.

The following are updates regarding Amit Muchtar's director: Mr. Muchtar serves as a director in the following corporations: Ista Properties Ltd.; Mishorim Real Estate Investments Ltd.; Noor Inc. Innovation Ltd.; Linoya Consulting & Management Ltd. and S.L.G. Economic Consulting Ltd.

Mrs. Kim Shoham Nir has been serving as a director of the Company since May 28, 2026. Below are details about Mrs. Shoham Nir, as required under Regulation 26 of the Reporting Regulation:

Name:	Kim Shoham Nir
Identity No.:	013245865
Date of Birth:	November 26, 1965
Address for Service of Court Documents:	5 HaMekubalim St., Herzliya
Citizenship:	Israeli
Membership of Board Committees:	No
External Director:	No
Does the director have an accounting and Financial Expertise or Professional Qualification:	Accounting expertise
Is the director an independent director?	No
Is the director an employee of the Company or a subsidiary/affiliate of an interested party (specify the duties performed by him):	No
Date of commencement of term of office:	May 28, 2026
Education:	MBA in Business Administration, Financing (Tel Aviv University); BA in Accounting and Statistics (Tel Aviv University).
Occupation during the past five years:	VP Regulatory Affairs at Land Development of Nimrodi Group Ltd. and Israel Land Development - Urban Renewal Ltd.
Names of the companies in which he serves as a director (other than the Company):	Director of private companies of the Land Development Group; External Director of Altshuler Shaham Properties Ltd. and Midrug Ltd.
Is the director a family member of another interested party of the Company:	No

It is clarified that each candidate for reappointment as a director of the Company shall be voted on separately.

The directors shall be entitled to remuneration in the amounts prescribed in the Schedules to the Companies Regulations (Rules Regarding Remuneration for an External Director), 5760-2000 (the "**Remuneration Regulations**"), in accordance with the Company's equity level, as may be applicable from time to time.¹ The directors shall also be entitled to an indemnification and insurance undertaking in the form of the Letter of Indemnification and Insurance approved at the Annual and Special Meeting of Shareholders held on December 20, 2021² as well as directors' and officers' liability insurance maintained by the Company, as approved from time to time.

The proposed resolutions read as follows:

"To approve the reappointment of Mr. Amir Tamari for an additional term of office until the end of the next annual general meeting"

"To approve the reappointment of Mr. Shimshon Marfogel for an additional term of office until the end of the next annual general meeting"

"To approve the reappointment of Mrs. Kin Shoham Nir for an additional term of office until the end of the next annual general meeting"

"To approve the reappointment of Mr. Alon Waxman for an additional term of office until the end of the next annual general meeting".

"To approve the reappointment of Mr. Amit Muchtar for an additional term of office until the end of the next annual general meeting".

2.4 Reappointment of the External Director Mr. Shahaf³

Reappointment of Mr. Moshe Shahaf to serve as an external director of the Company for a period beginning on the date of approval of the appointment by the General Meeting convened hereunder and ending in accordance with the Company's Articles of Association and subject to applicable law.

It should be noted that in accordance with Sections 224B and 241 of the Companies Law, Mr. Moshe Shahaf has declared that he is qualified to serve as an external director of the Company, possesses the requisite skills and the ability to devote the appropriate time to the performance of his duties, and has provided details of such skills. Mr. Shahaf has also declared that the restrictions set forth in sections 226 and 227 of the Companies Law are not met. The statement of Mr. Moshe Shahaf is attached as **Appendix A** to this Report.

For information about Mr. Shahaf, as required under Regulations 26 and 36b (a) (10) of the Reporting Regulations, see Regulation 26 of Chapter D of the 2025 Periodic Report.

The remuneration payable to the external directors for their service as external directors of the Company will be equal to the "fixed amount" paid to external directors in accordance with the Remuneration Regulations and the Company's Directors' Remuneration Policy.

¹ As agreed with Mishorim Real Estate Investments Ltd., Mr. Waxman assigned his fees as director to Mishorim. For further information, see immediate report published by the Company on August 12, 2022 (Reference No. 2022-01-083196).

² See the Notice of General Meeting dated December 7, 2021 (reference number: 2021-01-052591).

³ It should be noted that the reappointment of incumbent directors is submitted for approval by the General Meeting on an annual basis in accordance with the provisions of Canadian law applicable to the Company. For details regarding the Company's exemption from the Securities Authority and the controlling shareholder's obligation in this regard, see Chapter 4 of the Company's Prospectus dated August 21, 2024 (reference number: 2024-01-090916).

The external directors will be entitled to indemnification and insurance arrangements in accordance with Section 2.3 above.

It should be clarified that the terms of office and employment of the external directors are not submitted for approval by the General Meeting and are only provided for the sake of completeness of information only.

The proposed resolution reads as follows:

"To approve the reappointment of Mr. Moshe Shahaf for an additional term of office until the end of the next annual general meeting of shareholders".

2.5 Appointment of Mrs. Einav Alfasi as an External Director

Appointment of Mrs. Einav Alfasi to serve as an external director of the Company of the Company for a period beginning on the date of approval of the appointment by the General Meeting convened hereunder and ending in accordance with the Company's Articles of Association and subject to applicable law.

Below are details about Mrs. Einav Alfasi, as required under Regulations 26 and 36B(a)(10) of the Reporting Regulation:

Name:	Einav Alfasi
Identity No.:	039499710
Date of Birth:	May 12, 1984
Address for Service of Court Documents:	6/2 Dolphine St., Ashdod
Citizenship:	Israeli
Membership of Board Committees:	To be appointed
External Director:	Yes
Is the director an independent director?	No
Does the director have an accounting and Financial Expertise or Professional Qualification:	Professional qualification.
Is the director an employee of the Company or a subsidiary/affiliate of an interested party (specify the duties performed by him):	No
Date of commencement of term of office:	Date of approval by the General Meeting
Education:	MBA in Business Administration; M.A. in Governance and Public Policy; LLB in Law.
Occupation during the past five years:	Chief Legal Counsel and Head of the Legal Division at Netivei Israel - National Transport Infrastructure Company Ltd.
Names of the companies in which he serves as a director (other than the Company):	No
Is the director a family member of another interested party of the Company:	No
Is the director considered by the Company as having accounting and financial expertise for the purpose of meeting the minimum number determined by the Board of Directors pursuant to Section 92(a)(12) of the Companies Law?	N/A

It should be noted that in accordance with Sections 224B and 241 of Companies Law, Mrs. Alfasi has declared that she is qualified to serve as an external director of the Company and possesses the requisite skills and the ability to devote the appropriate time to the performance of her duties. The statement of Mrs. Alfasi is attached as **Appendix A** to this Report and is also available for review at MMW Offices.

Mrs. Alfasi was evaluated by the Board of Directors of the Company as having professional qualification, in accordance with the Companies Regulations (Conditions and Tests for a Director With Accounting and Financial Expertise and for a Director With Professional Qualification), 5766-2005.

Subject of approval of her appointment as an external director by the General Meeting. the remuneration payable to Mrs. Alfasi for her service as external director of the Company will as set forth in Section 2.4 above, and she will also be entitled to a Letter of Indemnification and Insurance as described.

The proposed resolution reads as follows:

"To approve the appointment of Mrs. Alfasi to serve as an external director of the Company of the Company for a period beginning on the date of approval of the appointment by the General Meeting convened hereunder and ending in accordance with the Company's Articles of Association and subject to applicable law."

3 The Majority Required to Pass the Resolutions on the Agenda

- 3.1 Approval of the resolutions relating to items 2.2 and 2.3 on the agenda of the Meeting requires a simple majority of the votes of all shareholders present at the Meeting, who are entitled to vote and have voted thereat, without taking abstentions into account.
- 3.2 Approval of the resolutions relating to items 2.4 and 2.5 on the agenda of the Meeting requires one of the following to be met:
 - 3.2.1 In counting the majority of votes at the Meeting, such majority will include a majority of all votes of shareholders participating in the vote who are not controlling shareholders or have a personal interest in the approval of the resolutions. In counting the votes of such shareholders, abstaining votes will not be taken into account. The provisions of Section 276 of the Companies Law will apply, *mutatis mutandis*, to any person who has such personal interest.
 - 3.2.2 The total number of opposing votes from among the shareholders referred to in Section 3.2.1 above will not exceed two percent (2%) of the total voting rights in the Company.

4 Place and Date of Convening the Meeting; Quorum; Record Date; Voting Methods

4.1 Place and Date of Convening the Meeting

The Meeting will convene on Thursday August 6, 2026, at 3:00 p.m. (Israeli time), at MMW Offices.

4.2 Quorum

No discussion shall be held unless a quorum is present at the opening of the General Meeting, *i.e.* at least two (2) shareholders who are present in person or by proxy, or who sent a voting paper to the Company indicating their vote, and who hold or represent at least one quarter (25%) of the voting rights in the Company, shall constitute a quorum (the "**Quorum**").

A shareholder or its legal representative, who also serves as a proxy of other shareholders, shall be deemed to be two or more shareholders, according to the number of shareholders represented by him.

If within half an hour of the time set for the Meeting no quorum is present, the Meeting will be adjourned to Thursday August 13, 2026, at the same time and in the same place, and at the adjourned meeting, the matters for which the original Meeting was called will be discussed (the

"Adjourned Meeting"). If within half an hour of the time appointed for the adjourned Meeting no quorum is present, the presence, in person or by proxy, of at least two (2) shareholders, regardless of their voting rights, within half an hour of the time appointed for the Meeting, shall constitute the quorum for the adjourned Meeting.

4.3 Eligibility for Voting

The record date for determining the eligibility of a shareholder to vote at the Meeting, as provided for in section 182 (b) of the Companies Law and Regulation 3 of the Companies Regulations (Voting in Writing and Position Statements), 5766-2005 ("**Written Voting Regulations**") is Tuesday July 7, 2026 (the "**Record Date**").

Any person who, as of the Record Date, is a shareholder of the Company, whether the shares are registered in his name or held by a TASE member, may participate and vote at the Meeting in person or by proxy as well as by means of a voting paper or electronic voting paper (as defined below).

The letter of authorization for the appointment of the proxy shall be signed by the shareholder or the person authorized for this purpose, in writing, and if the appointer is a corporation, such letter shall be signed in a manner that binds the corporation. The original authorization letter or a copy thereof, provided it is approved by an attorney or notary, shall be deposited at MMW Offices at least twenty-four (24) hours prior to the time fixed for the Meeting or the adjourned meeting for which the authorization letter was drawn up. A vote in accordance with the letter of authorization shall be valid even if the appointee passed away or has become incompetent, or has become bankrupt, or if it is a corporation - dissolved, canceled the authorization letter, or transferred the share in relation to the same, unless written notice of the occurrence of such event has been received at MMW Offices prior to the Meeting.

Pursuant to the Companies Regulations (Proof of Ownership of a Share for the Purpose of Voting at the General Meeting), 5760-2000 (the "**Proof of Ownership Regulations**"), a shareholder of the Company who holds a share registered with a TASE member and such share is included among the shares registered in the register of shareholders, shall be entitled to participate in the Meeting, in person or by proxy, only if prior to the meeting, he provides the Company with a certificate from the relevant TASE member with which his right to the share is registered, attesting to his ownership of the Company's shares as of the Record Date ("**Certificate of Ownership**"). Alternatively, a non-registered shareholder may direct that his certificate of ownership be provided to the Company through the Electronic Voting System (as defined below).

A shareholder whose shares are registered with a TASE member is entitled to receive the Certificate of Ownership from the TASE member through which he holds his shares, at the branch of the TASE member or by mail to his address in return for postage fees only, if he so requests, provided that a request in this regard is delivered in advance to a particular securities account.

As noted, a shareholder may vote at the Meeting by means of a voting paper, as defined in Section 87 of the Companies Law, in the form attached hereto ("**Voting Paper**"). The Voting Paper and the Position Statements, as defined in Section 88 of the Companies Law, if any, are available for review on the ISA Distribution Site and the TASE website. Any shareholder may directly request the Company to receive, at no charge, the text of the Voting Paper and of the Position Statements, if any. A shareholder will indicate his vote on any resolution on the agenda in the second part of the Voting Paper.

A TASE member will send a link to the text of the Voting Paper and Position Statements, if published, on the distribution site, free of charge, by e-mail to any shareholder who is not registered in the register of shareholders and whose shares are registered with such TASE member but

provided the notice has been given in respect of a particular securities account, prior to the Record Date.

The Voting Paper and the documents attached thereto as set forth in the Voting Paper must be submitted to MMW Offices (including by registered mail) together with the Certificate of Ownership (and in the case of a registered shareholder – also a photocopy of his identity card, passport or certificate of incorporation, as the case may be) up to twenty-four (24) hours prior to the time of convening the Meeting. For this purpose, the "date of delivery" is the date on which the Voting Paper and the documents attached thereto are received at MMW Offices. The Voting Paper of a non-registered shareholder will only be valid if a certificate of ownership has been attached thereto (or alternatively, if the certificate of ownership has been delivered through the electronic voting system, as defined below) and the Voting Paper of a registered shareholder will only be valid if a photocopy of an identity card has been attached thereto, as the case may be.

The deadline for shareholders to deliver Position Statements to the Company is up to ten (10) days prior to the date of the Meeting. The deadline for the Board of Directors to submit its response to Position Statements, insofar as Position Statements are submitted and the Board of Directors elects to submit its response thereto, is up to five (5) days prior to the date of the Meeting.

In addition, a non-registered shareholder may also vote by means of an electronic voting paper delivered to the Company through the electronic voting system operating under Article Two of Chapter 7.2 of the Securities Law ("**Electronic Vote**", "**Electronic Voting System**" and "**Electronic Voting Paper**", respectively).

Voting through an Electronic Voting Paper will be possible from the end of the Record Date and up to six (6) hours prior to the time of convening the Meeting.

It should be noted that pursuant to section 83 (d) of the Companies Law, if a shareholder has voted in more than one way, his later vote will be taken into account, and in this regard, the vote of a shareholder voting in person or by proxy shall be deemed to be a vote made after voting by means of a Voting Paper or Electronic Voting Paper.

One or more shareholders holding shares equal to 5% or more of the total voting rights in the Company as of the Record Date, and any person holding such percentage of the total voting rights that are not held by a controlling shareholder, as defined in section 268 of the Companies Law, may review the Voting Papers and voting lists received by the Company, in person or by a proxy on his behalf, after the Meeting is convened, at MMW Offices (as specified in section 13 below), during regular working hours, through the Electronic Voting System, as set out in Regulation 10 of the Written Voting Regulations.

The number of shares constituting 5% of the total voting rights in the Company is 835,024 ordinary shares of the Company with no par value.

5 Notice of Personal Interest; Connection with an Interested Party or Other Characteristics of a Shareholder

Prior to voting on the resolutions included in the agenda, each shareholder who participates in the vote at the Meeting, either in person or by proxy (and if the vote is by means of a Voting Paper or Electronic Voting Paper, on the Voting Paper or Electronic Voting Paper, as the case may be), will notify the Company of the existence or absence of a personal interest, connection or other characteristic that the shareholder may have in connection with the resolution on the agenda, and shall describe them, all as set forth in the second part of the Voting Paper attached hereto or in the Electronic Voting Paper, as the case may be. If such shareholder fails to provide the Company with such notice or fails to mark "yes" or provide the said description, such shareholder may not vote, and his vote shall not be counted.

In addition, any shareholder wishing to participate in the vote will be required to notify the Company, including by way of marking in the place designated for this purpose in the Voting Paper, Electronic Voting Paper and/or power of attorney, whether or not he is an interested party of the Company, a senior officer and/or institutional investor.

6 Changes in the Agenda; Deadline for Submitting a Shareholder's Request to Include an Item on the Agenda

Changes to the agenda may be made following publication of this Report, including the addition of an item to the agenda, and additional Position Statements may be published. The updated agenda and Position Statements, if published, will be available in the Company's reports on the distribution Site.

A shareholder's request under section 66 (b) of the Companies Law to include an item on the agenda of the General Meeting shall be delivered to the Company no later than seven (7) days after the convening notice of the meeting ("**Shareholder's Request**"). If the Board of Directors finds that an item that a shareholder seeks to include on the agenda is suitable to be discussed at the Meeting, the Company shall prepare a revised agenda and an amended Voting Paper and shall publish them no later than seven (7) days from the deadline for the submission of a Shareholder's Request.

7 The Company's Representative for Handling the Immediate Report

The Company's representatives for the purpose of handling this immediate report are the Company's external legal counsel. Matry, Meiri Wacht & Co, phone: +972-3-610-900, fax: +972-3-610-9009.

8 Review of Documents

A shareholder may review the full text of the resolutions on the agenda and any document relating to the resolutions that are the subject of this report, at MMW Offices, following prior coordination with the MMW Secretariat at +972-3-610-9000, Sunday through Thursday 9:00 AM – 4:00 PM, until the date of the meeting. In addition, this Report and the Voting Paper are available for review on the Distribution Site and the TASE Website.

Sincerely,

Skyline Investments Inc.

The Report was signed by Mrs. Neha Kapelus, CEO