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ALONY HETZ PROPERTIES & INVESTMENTS LTD.

Company Number: 520038506

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T460 (Public)
Sent via MAGNA: 18/08/2025
Reference: 2025-01-061377

The corporation will schedule the report for publication on: 19/08/2025 10:00

Immediate Report on a Meeting

Regulation 36B (a) and (d), and Regulation 36C of the Securities Regulations (Periodic and Immediate Reports), 1970

Explanation: If one of the topics on the agenda of the meeting is the approval of a transaction with a controlling shareholder or the approval of an extraordinary proposal, you must first fill out Form T133 or T138 as appropriate, and then this form must also be reported.

Is it possible to vote via the electronic voting system: Yes

Note: This field is only for foreign corporations (not registered in Israel), and for corporations whose securities are not listed for trading. Using the voting system will require the corporation to process all votes received in this system.

Link to the voting system website where you can vote: [Voting System](#)

Explanation: Eligible voters will receive access details to the system from the stock exchange members.

The corporation announces: *Convening a meeting*

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Note: In case of a change in the meeting date (postponement or advancement), select "Postponement of meeting" or "Postponement by court order" or "Postponement to an unknown date".

Reference number of the last notice about the meeting is _____, which was convened for the date _____

Reason for postponement or cancellation: _____

Explanation: Reference should be made to the reference number of the last notice of convening or postponing the meeting.

1. Type of Security: *Share*

Name of the eligible security: ALONY HETZ

Security number on the stock exchange that entitles the holder to participate in the meeting: 390013

Record date for entitlement to participate and vote in the meeting: 21/09/2025

Explanation: If a meeting is required for more than one security, a separate T460 must be reported for each additional security. Reports that specify additional security numbers will require sending a corrective report.

2. On the date: 18/08/2025

It was decided to *convene a meeting Annual Meeting*, _____,

That will convene on *Tuesday* on: 21/10/2025 at 14:00

At the address: Zabotinsky 2, Ramat Gan (Amot Atrium Tower), 40th floor ("Company offices")

3. Agenda:

Explanation: The numbering of the agenda items will be according to their order in the meeting invitation report if attached as a file.

Topics/Resolutions to be raised at the meeting:

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1. Discussion of the company's financial statements and the board of directors' report for the year ended 31.12.2024.

- Declaration: No suitable field for classification
- Note: The value from this table determines the wording of the shareholder's declaration in the online voting system. [Conversion Table](#)
- Gender: _____
- Note: This field is filled only when the decision is for the appointment of an external director.
- No obligation to specify gender.
- Reference of the last report on private offer approval (T138): _____
- No transaction between the company and a controlling shareholder as per sections 275 and 320(f) of the Companies Law.
- Reference of the last report on the matter (T133): _____
- Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: Section 60(b) of the Companies Law.
- Note: In a transaction with a controlling shareholder that does not fit any field in the law section table, select "Declaration: No suitable field for classification" and select "Yes" for a transaction with a controlling shareholder.
- Only in the case of a bondholders' meeting or if it is not a transaction with a controlling shareholder, and no suitable field is found in the table, explain and detail the relevant legal sections under which the decision is required.
- Does the topic require disclosure of a connection or other characteristic of the voting shareholder: No
- Note: These values can only be selected if "Declaration: No suitable field for classification" was marked in the previous table and it is not a transaction between the company and its controlling shareholder.
- _____
- In the case of a bondholders' meeting
- It was decided that another matter exists: _____
- Details of the other matter: _____
- Note: The details of the other matter determine the wording of the declaration that will be included in the online voting system. A question must be formulated so that the answer is in the format "Yes"/"No". The question will appear in the voting system next to the decision on the agenda, and the voter will have the option to choose between "Yes"/"No" and to add details if the answer is "Yes".
- Request for additional details from holders:
- It was decided to require additional details from holders: No
- Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____

- Note: This field determines the wording of the requirement for additional details that will be included in the online voting system. The voter will have the option to add details in a text field.
- ☐ Disclosure amendment
- ☐ Negligible change or only to benefit the company compared to the wording of the decision detailed in the last report
- ☐ Removed from the agenda
- ☐ The topic was discussed in a previous meeting
- ☐ Change of topic / addition of a new topic to the agenda by court order
- ☐ Change of topic / addition of a new topic to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Topic to the Agenda), 2000
- ☐ Addition of a new topic to the agenda after the record date due to a technical error, as detailed: _____
- Note: After the record date, it is not possible to make a correction to the decision except for a correction in the terms of the transaction that benefits the company or a negligible change. Also, after the record date, it is not possible to add new topics to the agenda except by court order or according to Regulation 5B of the notice and announcement regulations.
- The decision on the agenda is brought *for reporting only*
- Type of majority required for approval: _____
- _____
- Will the controlling shareholder's holdings in the company's shares grant the controlling shareholder the required majority for the decision: _____

2. Reappointment of Brightman Almagor Zohar & Co. (the company's current auditor) as the company's auditor from this general meeting until the next annual general meeting and receipt of a report on the auditor's fees for audit activities and for additional services for 2024.

- Declaration: No suitable field for classification
- Gender: _____
- Reference of the last report on private offer approval (T138): _____
- No transaction between the company and a controlling shareholder as per sections 275 and 320(f) of the Companies Law.
- Reference of the last report on the matter (T133): _____
- Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: Section 154 of the Companies Law.
- Does the topic require disclosure of a connection or other characteristic of the voting shareholder: No
- _____
- In the case of a bondholders' meeting
- It was decided that another matter exists: _____
- Details of the other matter: _____
- Request for additional details from holders: No
- Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____
- ☐ Disclosure amendment
- ☐ Negligible change or only to benefit the company compared to the wording of the decision detailed in the last report
- ☐ Removed from the agenda
- ☐ The topic was discussed in a previous meeting
- ☐ Change of topic / addition of a new topic to the agenda by court order
- ☐ Change of topic / addition of a new topic to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Topic to the Agenda), 2000
- ☐ Addition of a new topic to the agenda after the record date due to a technical error, as detailed: _____
- The decision on the agenda is brought *for voting*
- Type of majority required for approval: Regular majority
- _____
- Will the controlling shareholder's holdings in the company's shares grant the controlling shareholder the required majority for the decision: No

3. Reappointment of Mr. Aviram Wertheim as a director in the company

- Appointment or dismissal of a director as per sections 59 and 230 of the Companies Law
- Gender: _____
- Reference of the last report on private offer approval (T138): _____
- No transaction between the company and a controlling shareholder as per sections 275 and 320(f) of the Companies Law.
- Reference of the last report on the matter (T133): _____
- Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: _____
- Does the topic require disclosure of a connection or other characteristic of the voting shareholder: _____
- _____
- In the case of a bondholders' meeting
- It was decided that another matter exists: _____
- Details of the other matter: _____
- Request for additional details from holders: No
- Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____
- ☐ Disclosure amendment
- ☐ Negligible change or only to benefit the company compared to the wording of the decision detailed in the last report
- ☐ Removed from the agenda
- ☐ The topic was discussed in a previous meeting
- ☐ Change of topic / addition of a new topic to the agenda by court order
- ☐ Change of topic / addition of a new topic to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Topic to the Agenda), 2000
- ☐ Addition of a new topic to the agenda after the record date due to a technical error, as detailed: _____
- The decision on the agenda is brought *for voting*
- Type of majority required for approval: Regular majority
- _____
- Will the controlling shareholder's holdings in the company's shares grant the controlling shareholder the required majority for the decision: No

4. Reappointment of Mr. Natan Hetz as a director in the company

- Appointment or dismissal of a director as per sections 59 and 230 of the Companies Law
- Gender: _____
- Reference of the last report on private offer approval (T138): _____
- No transaction between the company and a controlling shareholder as per sections 275 and 320(f) of the Companies Law.
- Reference of the last report on the matter (T133): _____
- Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: _____
- Does the topic require disclosure of a connection or other characteristic of the voting shareholder: _____
- _____
- In the case of a bondholders' meeting
- It was decided that another matter exists: _____
- Details of the other matter: _____
- Request for additional details from holders: No
- Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____
- ☐ Disclosure amendment
- ☐ Negligible change or only to benefit the company compared to the wording of the decision detailed in the last report
- ☐ Removed from the agenda
- ☐ The topic was discussed in a previous meeting
- ☐ Change of topic / addition of a new topic to the agenda by court order
- ☐ Change of topic / addition of a new topic to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Topic to the Agenda), 2000
- ☐ Addition of a new topic to the agenda after the record date due to a technical error, as detailed: _____
- The decision on the agenda is brought *for voting*
- Type of majority required for approval: Regular majority
- _____
- Will the controlling shareholder's holdings in the company's shares grant the controlling shareholder the required majority for the decision: No

5. Reappointment of Mr. Ilan Giffman as a director in the company

- Appointment or dismissal of a director as per sections 59 and 230 of the Companies Law
- Gender: _____
- Reference of the last report on private offer approval (T138): _____
- No transaction between the company and a controlling shareholder as per sections 275 and 320(f) of the Companies Law.
- Reference of the last report on the matter (T133): _____
- Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: _____
- Does the topic require disclosure of a connection or other characteristic of the voting shareholder: _____
- _____
- In the case of a bondholders' meeting
- It was decided that another matter exists: _____
- Details of the other matter: _____
- Request for additional details from holders: No
- Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____
- ☐ Disclosure amendment
- ☐ Negligible change or only to benefit the company compared to the wording of the decision detailed in the last report
- ☐ Removed from the agenda
- ☐ The topic was discussed in a previous meeting
- ☐ Change of topic / addition of a new topic to the agenda by court order
- ☐ Change of topic / addition of a new topic to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Topic to the Agenda), 2000
- ☐ Addition of a new topic to the agenda after the record date due to a technical error, as detailed: _____
- The decision on the agenda is brought *for voting*
- Type of majority required for approval: Regular majority
- _____
- Will the controlling shareholder's holdings in the company's shares grant the controlling shareholder the required majority for the decision: No

6. Reappointment of Ms. Roni Patishi Hilel as an (independent) director in the company

- Appointment or dismissal of a director as per sections 59 and 230 of the Companies Law
- Gender: _____
- Reference of the last report on private offer approval (T138): _____
- No transaction between the company and a controlling shareholder as per sections 275 and 320(f) of the Companies Law.
- Reference of the last report on the matter (T133): _____
- Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: _____
- Does the topic require disclosure of a connection or other characteristic of the voting shareholder: _____
- _____
- In the case of a bondholders' meeting
- It was decided that another matter exists: _____
- Details of the other matter: _____
- Request for additional details from holders: No
- Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____
- ☐ Disclosure amendment
- ☐ Negligible change or only to benefit the company compared to the wording of the decision detailed in the last report
- ☐ Removed from the agenda
- ☐ The topic was discussed in a previous meeting
- ☐ Change of topic / addition of a new topic to the agenda by court order
- ☐ Change of topic / addition of a new topic to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Topic to the Agenda), 2000
- ☐ Addition of a new topic to the agenda after the record date due to a technical error, as detailed: _____
- The decision on the agenda is brought *for voting*
- Type of majority required for approval: Regular majority
- _____
- Will the controlling shareholder's holdings in the company's shares grant the controlling shareholder the required majority for the decision: No

7. Reappointment of Ms. Bat Sheva Moshe as an (independent) director in the company

- Appointment or dismissal of a director as per sections 59 and 230 of the Companies Law
- Gender: _____
- Reference of the last report on private offer approval (T138): _____
- No transaction between the company and a controlling shareholder as per sections 275 and 320(f) of the Companies Law.
- Reference of the last report on the matter (T133): _____
- Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: _____
- Does the topic require disclosure of a connection or other characteristic of the voting shareholder: _____
- _____
- In the case of a bondholders' meeting
- It was decided that another matter exists: _____
- Details of the other matter: _____
- Request for additional details from holders: No
- Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____
- ☐ Disclosure amendment
- ☐ Negligible change or only to benefit the company compared to the wording of the decision detailed in the last report
- ☐ Removed from the agenda
- ☐ The topic was discussed in a previous meeting
- ☐ Change of topic / addition of a new topic to the agenda by court order
- ☐ Change of topic / addition of a new topic to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Topic to the Agenda), 2000
- ☐ Addition of a new topic to the agenda after the record date due to a technical error, as detailed: _____
- The decision on the agenda is brought *for voting*
- Type of majority required for approval: Regular majority
- _____
- Will the controlling shareholder's holdings in the company's shares grant the controlling shareholder the required majority for the decision: No

8. Reappointment of Ms. Adva Sharvit as a director in the company

- Appointment or dismissal of a director as per sections 59 and 230 of the Companies Law
- Gender: _____
- Reference of the last report on private offer approval (T138): _____
- No transaction between the company and a controlling shareholder as per sections 275 and 320(f) of the Companies Law.
- Reference of the last report on the matter (T133): _____
- Explanation for the section in the Companies Law or Securities Law or other law for approval of the decision: _____
- Does the topic require disclosure of a connection or other characteristic of the voting shareholder: _____
- _____
- In the case of a bondholders' meeting
- It was decided that another matter exists: _____
- Details of the other matter: _____
- Request for additional details from holders: No
- Details of the additional details required from holders or the manner of convening the meetings (in the case of a meeting under 350): _____
- ☐ Disclosure amendment
- ☐ Negligible change or only to benefit the company compared to the wording of the decision detailed in the last report
- ☐ Removed from the agenda
- ☐ The topic was discussed in a previous meeting
- ☐ Change of topic / addition of a new topic to the agenda by court order
- ☐ Change of topic / addition of a new topic to the agenda according to Regulation 5B of the Companies Regulations (Notice and Announcement of a General Meeting and Class Meeting in a Public Company and Addition of a Topic to the Agenda), 2000
- ☐ Addition of a new topic to the agenda after the record date due to a technical error, as detailed: _____
- The decision on the agenda is brought *for voting*
- Type of majority required for approval: Regular majority
- _____
- Will the controlling shareholder's holdings in the company's shares grant the controlling shareholder the required majority for the decision: No

Attachment of the meeting invitation report: *Immediate_Report-Annual_General_Meeting_Invitation_2025_isa.pdf*

4. Attachments

4.1 Attachment of a file including the text of the voting ballot / position statements: *Voting_Ballot_Annual_General_Meeting_October_2025_isa.pdf*

Voting ballot text: Yes

Position statements: No

Explanation: If a voting ballot and/or position statement is attached, ensure they are prepared according to the Companies Regulations (Written Voting and Position Statements), 2005. The company must consolidate all position statements (as defined in section 88 of the Companies Law) into one file, indicating the publication date, from whom it was received, and a reference to the relevant page in the unified file.

4.2 Attachment of a file including candidate declarations / other accompanying documents: *Declarations_isa.pdf*

Candidate's declaration to serve as a director in the corporation: Yes

Declaration of independent director: Yes

Declaration of external director: No

Declaration of appointment of a representative to the representation: _____

Corrected deed of trust: _____

Request for approval of arrangement with creditors under section 350: _____

Other: _____

5. Legal quorum for holding the meeting:

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A legal quorum at the general meeting will be present when at least two (2) shareholders holding or representing together at least 25% of the voting rights in the company are present, in person, by written vote, via the electronic voting system and/or by proxies. If after half an hour from the time set for the meeting the legal quorum is not present, the meeting will be postponed automatically to the same day the following week, at the same time and place as set for the original meeting. If after half an hour from the time set for the postponed meeting the legal quorum is still not present, the meeting will be held with any number of participants.

In the absence of a legal quorum, the postponed meeting will be held on:
28/10/2025, at 14:00, at: Company offices.

In the absence of a legal quorum, the meeting will not be held.

7. The place and times where you can review any proposed resolution whose full text was not included in the agenda above

You can review the proposed resolutions, subject to any law, at the company's offices during regular business hours and by prior arrangement (phone: 03-7521115).

Meeting identifier: _____

Note: The meeting identifier is the reference of the initial report. In the initial report on the meeting, this field remains blank.

Details of the authorized signatories on behalf of the corporation:

| # | Name | Position |
|---|---------------|--------------------------|
| 1 | Natan Hetz | CEO and Director |
| 2 | Hanan Feldmos | Legal Advisor of Company |

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. The staff's position on the matter can be found on the authority's website: [Click here](#)

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

Short name: ALONY HETZ PROPERTIES & INVESTMENTS LTD.

Address: Zabotinsky 2, Ramat Gan 5250501

Phone: 03-7521115

Fax: 03-7514730

Email: office@alony-hetz.com

Company website: www.alony-hetz.com

Previous names of the reporting entity:

Electronic signatory name: Lunbraun Haimovich Yifat

Position: Attorney, Company Secretary

Employer company name:

Address: Zabotinsky 2, Ramat Gan 5250501

Phone: 03-7521115

Fax: 03-7514730

Email: yifat@alony-hetz.com

Date of form structure update: 06/08/2024

Reference numbers of previous documents on the subject (the mention does not constitute inclusion by reference):

Note: No images were present in the original document.