

ALONY HETZ PROPERTIES & INVESTMENTS LTD.

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Registration Number: 520038506

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T076 (Public)
Sent via MAGNA: 25/08/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-063554

The corporation will schedule the report for publication on 26/08/2025 08:00

Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is intended for reporting changes in holdings of securities of the reporting corporation only. For reporting changes in holdings of securities of a subsidiary of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121.

1

Name of corporation/Last name and first name of holder: Frenkel Oren

Type of identification number: ID number

Holder's identification number: 023944176

Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Does the hedge fund have the right to appoint a director or representative to the company's board?

Is the holder acting as a representative for the purpose of reporting for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: Not relevant

Identification number of controlling shareholder in the interested party: Not relevant

Citizenship / Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration:

Security number on the stock exchange: 1195809

Name and type of security: Warrants 03/23

Nature of change: Decrease In convertible securities due to their conversion to shares or redemption

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 25/08/2025

Transaction rate: 3,235.03 agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in quantity of securities) in the last report: 268,987 **Holding percentage of total securities of the same type in the last report:** % 31.81

Change in quantity of securities: 2,255-

Current balance (in quantity of securities): 266,732 **Current holding percentage of total securities of the same type:** % 31.99

Holding percentage after the change: In capital: % 0.00 In voting rights: % 0.00

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: In capital: % 0.28 In voting rights: % 0.28

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

2

Name of corporation/Last name and first name of holder: Frenkel Oren

Type of identification number: ID number

Holder's identification number: 023944176

Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings

Does the hedge fund have the right to appoint a director or representative to the company's board?

Is the holder acting as a representative for the purpose of reporting for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: Not relevant

Identification number of controlling shareholder in the interested party: Not relevant

Citizenship / Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration:

Security number on the stock exchange: 390013

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Name and type of security: Ordinary share

Nature of change: Increase In shares due to conversion of securities

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 25/08/2025

Transaction rate: 0 agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in quantity of securities) in the last report: 0 **Holding percentage of total securities of the same type in the last report:** % 0.00

Change in quantity of securities: 2,255+

Current balance (in quantity of securities): 2,255 **Current holding percentage of total securities of the same type:** % 0.00

Holding percentage after the change: In capital: % 0.00 **In voting rights:** % 0.00

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: In capital: % 0.28 **In voting rights:** % 0.28

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

3

Name of corporation/Last name and first name of holder: Frenkel Oren

Type of identification number: ID number

Holder's identification number: 023944176

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings

Does the hedge fund have the right to appoint a director or representative to the company's board?

Is the holder acting as a representative for the purpose of reporting for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: Not relevant

Identification number of controlling shareholder in the interested party: Not relevant

Citizenship / Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration:

Security number on the stock exchange: 390013

Name and type of security: Ordinary share

Nature of change: Decrease Due to sale on the stock exchange

Is this a change in a single transaction or multiple transactions (cumulative change): Multiple transactions

Date of change: 25/08/2025

Transaction rate: 3,959 agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in quantity of securities) in the last report: 2,255 **Holding percentage of total securities of the same type in the last report:** % 0.00

Change in quantity of securities: 2,255-

Current balance (in quantity of securities): 0 **Current holding percentage of total securities of the same type:** % 0.00

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Holding percentage after the change: In capital: % 0.00 In voting rights: % 0.00

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: In capital: % 0.27 In voting rights: % 0.27

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Notes Table:

No.	Note
1	The sale price is an average price

1. 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 the payment:

2. If the change is by way of signing a loan agreement, please specify details regarding the manner of ending the loan:

Explanation: The holding percentages should be stated taking into account all securities held by the interested party.

3. The date and time the corporation first became aware of the event or matter: 25/08/2025 at 19:00

4. Details of the actions that caused the change:

Details of the authorized signatories to sign on behalf of the corporation:

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

No.	Name of Signatory	Position
1	Yifat Lonbraun Chaimovich	Other: Deputy Legal Advisor and Company Secretary

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall 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 the 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: ALONY HETZ PROPERTIES & INVESTMENTS LTD.

Address: 2 Jabotinsky St., 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: Lonbraun Chaimovich Yifat Position: Attorney, Company Secretary
Employer company name:

Address: 2 Jabotinsky St., Ramat Gan 5250501 Phone: 03-7521115, Fax: 03-7514730 Email: yifat@alony-hetz.com