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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: 28/08/2025 Israel Securities Authority Website: www.isa.gov.il Tel Aviv Stock
Exchange Website: www.tase.co.il Reference: 2025-01-064625

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. To report 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.

- Name of corporation/Last name and first name of holder: Barzilay Moti
 - Type of identification number: Identity card number
 - Holder's identification number: 022939276
 - Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
 - The hedge fund has 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 on several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - Identification number of the 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: 27/08/2025
 - Transaction rate: 3,235.03 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance (in number of securities) in the last report: 251,670
 - Holding percentage of total securities of the same type in the last report: 26.14%
 - Change in number of securities: 22,158-
 - Current balance (in number of securities): 229,512
 - Current holding percentage of total securities of the same type: 28.28%
 - Holding percentage after the change: In capital: 0.01%; In voting rights: 0.01%
 - **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 number: _____
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- Name of corporation/Last name and first name of holder: Barzilay Moti
 - Type of identification number: Identity card number
 - Holder's identification number: 022939276
 - Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
 - The hedge fund has 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 on several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - Identification number of the 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: 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: 27/08/2025
 - Transaction rate: 0 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance (in number of securities) in the last report: 0
 - Holding percentage of total securities of the same type in the last report: 0.00%
 - Change in number of securities: 22,158+
 - Current balance (in number of securities): 22,158
 - Current holding percentage of total securities of the same type: 0.01%
 - Holding percentage after the change: In capital: 0.01%; In voting rights: 0.01%
 - **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 number: _____
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- Name of corporation/Last name and first name of holder: Barzilay Moti
 - Type of identification number: Identity card number
 - Holder's identification number: 022939276
 - Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
 - The hedge fund has 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 on several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - Identification number of the 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: 27/08/2025
 - Transaction rate: 3,829 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance (in number of securities) in the last report: 22,158
 - Holding percentage of total securities of the same type in the last report: 0.01%
 - Change in number of securities: 22,158-
 - Current balance (in number of securities): 0
 - 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: 0.27%; In voting rights: 0.27%
 - Note number: 1
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Note: If the value 'increase due to forced purchase of loaned securities' or 'decrease due to forced sale of loaned securities' is selected, then loaned securities not returned to the lender, and thus the lending action became a forced purchase and the lending action a forced sale.

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: 27/08/2025 at 16:59

4. Details of the actions that caused the change: _____

Details of the authorized signatories on behalf of the corporation:

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

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Previous reference numbers of documents 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

Form structure update date: 04/02/2025

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 reporter 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