

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)
Transmitted via MAGNA: 29/09/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-072856

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 the holder:

MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD.

Name of corporation/Last name and first name of the holder in English as registered with the Companies Registrar or in the passport:

Migdal Insurance and Financial Holdings Ltd

Type of identification number:

Israeli Companies Registrar Number

Identification number of the holder:

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520029984

Type of holder:

Participating life insurance accounts

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 on behalf of several shareholders holding together with him securities of the corporation:

Yes

Name of controlling shareholder in the interested party:

See Note 1 below

Identification number of the controlling shareholder in the interested party:

See Note 1 below

Citizenship/Country of incorporation or registration:

Incorporated in Israel

Country of citizenship/incorporation or registration:

Security number on the stock exchange:

1229392

Name and type of security:

Debentures (Series 17)

Nature of the change:

Increase

Due to issuance according to prospectus

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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.

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

Single transaction

Date of change:

21/09/2025

Transaction rate:

99.2

Currency: agorot

Are these dormant shares or securities convertible into 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:

30,000,000 +

Current balance (in quantity of securities):

30,000,000

Current holding percentage of total securities of the same type: %

15.29

Holding percentage after the change: In capital: %

6.45

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In voting rights: %

6.45

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: %

6.63

In voting rights: %

6.63

Note number:

1

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	<p>1.) To the best of the company's knowledge, as of the report date, Mr. Shlomo Eliahu is the ultimate controlling shareholder in the interested party and holds 45.50% of the issued and paid-up share capital of the interested party ["share capital"], through ELIAHU ISSUES LTD. ELIAHU ISSUES LTD is wholly owned by Eliahu 1959 Ltd. To the best of the company's knowledge, the shareholders of Eliahu 1959 Ltd are: Mr. Shlomo Eliahu, holding 25.14% of the capital and 98% of the management shares, Mrs. Chaya Eliahu, holding 0.02% of the capital and 2% of the management shares, Shlomo Eliahu Holdings Ltd, holding 61.7% of the capital, and Achim Eliahu Trust and Investments Ltd, holding 13.14% of the capital. The shareholders of Shlomo Eliahu Holdings Ltd are Mr. Shlomo Eliahu holding 83.31% and Mrs. Chaya Eliahu holding 16.69%. The sole shareholder of Achim Eliahu Trust and Investments Ltd is Eliahu 1959 Ltd, whose shareholders are as detailed above. 2.) The holdings in the company's debentures listed under participating life insurance accounts are held by the partnership "Migdal Sal – Corporate Bonds in Israel" ("the partnership"). The partnership is a registered partnership, all of whose rights holders are institutional reporting group companies from the Migdal group. The partnership itself is not participating life insurance accounts and/or a management company. According to the agreements among the partners, the holding percentage of the rights holders in the partnership changes frequently, according to the mechanism set in the partnership agreement. Below are the holding percentages in the partnership of the rights holders as of September 28, 2025: Participating – 46.3%, Pension and Provident – 53.7%. 3.) The transaction rate takes into account an early commitment fee.</p>

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 termination of the loan:

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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:

29/09/2025 at 15:50

4. Details of the actions that caused the change:

Details of the authorized signatories on behalf of the corporation:

No.	Name	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](#).

Reference numbers of previous 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: Yifat Lonbraun Chaimovich Position: Attorney, Company Secretary
Employer company name:

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