

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.

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: 30/09/2025 Proof: 2025-01-073425

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. Holder Details

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- Name of corporation/last name and first name of holder: Oren Frenkel
- Name of corporation/last name and first name of holder in English as registered with the Companies Registrar or in passport: Frenkel Oren
- Type of identification number: Identity card 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
- The hedge fund has the right to appoint a director or representative to the company's board: _____
- Is the holder a representative for the purpose of reporting on behalf of several shareholders holding together 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: 30/09/2025
- Transaction rate: 3,211.03 agorot
- Are these dormant shares or securities convertible to dormant shares: No
- Balance (in number of securities) in last report: 266,732
- Holding percentage of total securities of the same type in last report: 31.99%
- Change in number of securities: 107,936-
- Current balance (in number of securities): 158,796
- Current holding percentage of total securities of the same type: 38.95%
- Holding percentage after the change: In capital: 0.05%; In voting rights: 0.05%
- Explanation: The holding percentage after the change does not refer to convertible securities.
- Holding percentage after the change on full dilution: In capital: 0.27%; In voting rights: 0.27%
- Note number: _____

2. Holder Details

- Name: Oren Frenkel
 - English Name: Frenkel Oren
 - Type of identification: Identity card number
 - ID: 023944176
 - 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - ID of controlling shareholder: Not relevant
 - Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
 - Country of citizenship/incorporation or registration: _____
 - Security number: 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: Single transaction
 - Date of change: 30/09/2025
 - Transaction rate: 0 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance in last report: 0
 - Holding percentage in last report: 0.00%
 - Change in number of securities: 107,936+
 - Current balance: 107,936
 - Current holding percentage: 0.05%
 - Holding percentage after the change: In capital: 0.05%; In voting rights: 0.05%
 - Explanation: The holding percentage after the change does not refer to convertible securities.
 - Holding percentage after the change on full dilution: In capital: 0.27%; In voting rights: 0.27%
 - Note number: _____
-

3. Holder Details

- Name: Oren Frenkel
- English Name: Frenkel Oren
- Type of identification: Identity card number
- ID: 023944176
- 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
- Name of controlling shareholder in the interested party: Not relevant
- ID of controlling shareholder: Not relevant
- Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
- Country of citizenship/incorporation or registration: _____
- Security number: 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: Multiple transactions
- Date of change: 30/09/2025
- Transaction rate: 3,929.64 agorot
- Are these dormant shares or securities convertible to dormant shares: No
- Balance in last report: 107,936
- Holding percentage in last report: 0.05%
- Change in number of securities: 107,936-
- Current balance: 0
- Current holding percentage: 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 full dilution: In capital: 0.23%; In voting rights: 0.23%
- Note number: 1

4. Holder Details

- Name: Hanan Feldmus
 - English Name: Feldmus Hanan
 - Type of identification: Identity card number
 - ID: 055080428
 - 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - ID of controlling shareholder: Not relevant
 - Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
 - Country of citizenship/incorporation or registration: _____
 - Security number: 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: Single transaction
 - Date of change: 30/09/2025
 - Transaction rate: 3,211.03 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance in last report: 72,494
 - Holding percentage in last report: 8.57%
 - Change in number of securities: 35,000-
 - Current balance: 37,494
 - Current holding percentage: 9.20%
 - Holding percentage after the change: In capital: 0.02%; In voting rights: 0.02%
 - Explanation: The holding percentage after the change does not refer to convertible securities.
 - Holding percentage after the change on full dilution: In capital: 0.11%; In voting rights: 0.11%
 - Note number: _____
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5. Holder Details

- Name: Hanan Feldmus
- English Name: Feldmus Hanan
- Type of identification: Identity card number
- ID: 055080428
- 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
- Name of controlling shareholder in the interested party: Not relevant
- ID of controlling shareholder: Not relevant
- Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
- Country of citizenship/incorporation or registration: _____
- Security number: 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: Single transaction
- Date of change: 30/09/2025
- Transaction rate: 0 agorot
- Are these dormant shares or securities convertible to dormant shares: No
- Balance in last report: 0
- Holding percentage in last report: 0.00%
- Change in number of securities: 35,000+
- Current balance: 35,000
- Current holding percentage: 0.02%
- Holding percentage after the change: In capital: 0.02%; In voting rights: 0.02%
- Explanation: The holding percentage after the change does not refer to convertible securities.
- Holding percentage after the change on full dilution: In capital: 0.11%; In voting rights: 0.11%
- Note number: _____

6. Holder Details

- Name: Hanan Feldmus
 - English Name: Feldmus Hanan
 - Type of identification: Identity card number
 - ID: 055080428
 - 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - ID of controlling shareholder: Not relevant
 - Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
 - Country of citizenship/incorporation or registration: _____
 - Security number: 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: Multiple transactions
 - Date of change: 30/09/2025
 - Transaction rate: 3,919 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance in last report: 35,000
 - Holding percentage in last report: 0.02%
 - Change in number of securities: 35,000-
 - Current balance: 0
 - Current holding percentage: 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 full dilution: In capital: 0.10%; In voting rights: 0.10%
 - Note number: 1
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7. Holder Details

- Name: Pnina Sade Moran
- English Name: MORAN FUNY SADE
- Type of identification: Identity card number
- ID: 037058443
- 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
- Name of controlling shareholder in the interested party: Not relevant
- ID of controlling shareholder: Not relevant
- Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
- Country of citizenship/incorporation or registration: _____
- Security number: 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: Single transaction
- Date of change: 30/09/2025
- Transaction rate: 3,211.03 agorot
- Are these dormant shares or securities convertible to dormant shares: No
- Balance in last report: 22,272
- Holding percentage in last report: 2.31%
- Change in number of securities: 18,110-
- Current balance: 4,162
- Current holding percentage: 1.02%
- 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 full dilution: In capital: 0.03%; In voting rights: 0.03%
- Note number: _____

8. Holder Details

- Name: Pnina Sade Moran
 - English Name: MORAN FUNY SADE
 - Type of identification: Identity card number
 - ID: 037058443
 - 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - ID of controlling shareholder: Not relevant
 - Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
 - Country of citizenship/incorporation or registration: _____
 - Security number: 390013
 - Name and type of security: Ordinary shares
 - Nature of change: Increase; In shares due to conversion of securities
 - Is this a change in a single transaction or multiple transactions: Single transaction
 - Date of change: 30/09/2025
 - Transaction rate: 0 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance in last report: 0
 - Holding percentage in last report: 0.00%
 - Change in number of securities: 18,110+
 - Current balance: 18,110
 - Current holding percentage: 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 full dilution: In capital: 0.03%; In voting rights: 0.03%
 - Note number: _____
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9. Holder Details

- Name: Pnina Sade Moran
- English Name: MORAN FUNY SADE
- Type of identification: Identity card number
- ID: 037058443
- 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
- Name of controlling shareholder in the interested party: Not relevant
- ID of controlling shareholder: Not relevant
- Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
- Country of citizenship/incorporation or registration: _____
- Security number: 390013
- Name and type of security: Ordinary shares
- Nature of change: Decrease; Due to sale on the stock exchange
- Is this a change in a single transaction or multiple transactions: Multiple transactions
- Date of change: 30/09/2025
- Transaction rate: 3,939.87 agorot
- Are these dormant shares or securities convertible to dormant shares: No
- Balance in last report: 18,110
- Holding percentage in last report: 0.01%
- Change in number of securities: 18,110-
- Current balance: 0
- Current holding percentage: 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 full dilution: In capital: 0.02%; In voting rights: 0.02%
- Note number: _____

10. Holder Details

- Name: Naama Emanuel
 - English Name: Naama Emanuel
 - Type of identification: Identity card number
 - ID: 039265327
 - 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - ID of controlling shareholder: Not relevant
 - Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
 - Country of citizenship/incorporation or registration: _____
 - Security number: 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: Single transaction
 - Date of change: 30/09/2025
 - Transaction rate: 3,211.03 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance in last report: 33,408
 - Holding percentage in last report: 3.47%
 - Change in number of securities: 13,408-
 - Current balance: 20,000
 - Current holding percentage: 4.91%
 - 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 full dilution: In capital: 0.04%; In voting rights: 0.04%
 - Note number: _____
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11. Holder Details

- Name: Naama Emanuel
- English Name: Naama Emanuel
- Type of identification: Identity card number
- ID: 039265327
- 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
- Name of controlling shareholder in the interested party: Not relevant
- ID of controlling shareholder: Not relevant
- Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
- Country of citizenship/incorporation or registration: _____
- Security number: 390013
- Name and type of security: Ordinary shares
- Nature of change: Increase; In shares due to conversion of securities
- Is this a change in a single transaction or multiple transactions: Single transaction
- Date of change: 30/09/2025
- Transaction rate: 0 agorot
- Are these dormant shares or securities convertible to dormant shares: No
- Balance in last report: 0
- Holding percentage in last report: 0.00%
- Change in number of securities: 13,408+
- Current balance: 13,408
- Current holding percentage: 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 full dilution: In capital: 0.04%; In voting rights: 0.04%
- Note number: _____

12. Holder Details

- Name: Naama Emanuel
 - English Name: Naama Emanuel
 - Type of identification: Identity card number
 - ID: 039265327
 - 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 a representative for the purpose of reporting on behalf of several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - ID of controlling shareholder: Not relevant
 - Citizenship/country of incorporation or registration: Private individual with Israeli citizenship
 - Country of citizenship/incorporation or registration: _____
 - Security number: 390013
 - Name and type of security: Ordinary shares
 - Nature of change: Decrease; Due to sale on the stock exchange
 - Is this a change in a single transaction or multiple transactions: Multiple transactions
 - Date of change: 30/09/2025
 - Transaction rate: 3,900.00 agorot
 - Are these dormant shares or securities convertible to dormant shares: No
 - Balance in last report: 13,408
 - Holding percentage in last report: 0.01%
 - Change in number of securities: 13,408-
 - Current balance: 0
 - Current holding percentage: 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 full dilution: In capital: 0.03%; In voting rights: 0.03%
 - Note number: _____
-

Note: If the value of increase due to forced purchase of loaned securities or value of 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.

Notes Table

No.	Note
1	The sale price is a weighted 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 signing a loan agreement, please specify details regarding the termination of 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: 30/09/2025 at 17:30

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

Details of authorized signatories on behalf of the corporation:

No.	Name of Signatory	Position
1	Yifat Lonbraun Haimovich	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](#).

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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

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: Yifat Lonbraun Haimovich 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

Form structure update date: 04/02/2025