

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.

Registry Number: 520038506

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T076 (Public)
Sent via MAGNA: 11/10/2025
ISA Website: www.isa.gov.il
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The corporation will schedule the report for publication on: 12/10/2025 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 reporting corporation, use Form T121.

1. Holder Details

- **Name of Holder:** Frenkel Oren
- **Type of ID Number:** Identity Card Number
- **ID 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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** Not relevant
- **ID 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:** Warrant 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:** 09/10/2025
- **Transaction Price:** 3,211.03 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 157,970
- **Holding percentage of total securities of the same type in last report:** 39.87%
- **Change in number of securities:** 50,000-
- **Current balance (number of securities):** 107,970
- **Current holding percentage of total securities of the same type:** 53.69%
- **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:** 0.23%
In voting rights: 0.23%
- **Note number:** _____

2. Holder Details

- **Name of Holder:** Frenkel Oren
 - **Type of ID Number:** Identity Card Number
 - **ID 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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
 - **Name of controlling shareholder in the interested party:** Not relevant
 - **ID 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:** 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:** 09/10/2025
 - **Transaction Price:** 0 agorot
 - **Are these dormant shares or securities convertible to dormant shares:** No
 - **Balance (number of securities) in last report:** 0
 - **Holding percentage of total securities of the same type in last report:** 0.00%
 - **Change in number of securities:** 50,000+
 - **Current balance (number of securities):** 50,000
 - **Current holding percentage of total securities of the same type:** 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:** 0.23%
In voting rights: 0.23%
 - **Note number:** _____
-

3. Holder Details

- **Name of Holder:** Frenkel Oren
- **Type of ID Number:** Identity Card Number
- **ID 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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** Not relevant
- **ID 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:** 09/10/2025
- **Transaction Price:** 4,051 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 50,000
- **Holding percentage of total securities of the same type in last report:** 0.02%
- **Change in number of securities:** 50,000-
- **Current balance (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 full dilution: In capital:** 0.20%
In voting rights: 0.20%
- **Note number:** 1

4. Holder Details

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- **Name of Holder:** Feldmus Hanan
- **Type of ID Number:** Identity Card Number
- **ID Number:** 055080428
- **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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** Not relevant
- **ID 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:** Warrant 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:** 09/10/2025
- **Transaction Price:** 3,211.03 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 37,494
- **Holding percentage of total securities of the same type in last report:** 9.20%
- **Change in number of securities:** 37,494-
- **Current balance (number of securities):** 0
- **Current holding percentage of total securities of the same type:** 0.00%
- **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:** 0.10%
In voting rights: 0.10%
- **Note number:** _____

5. Holder Details

- **Name of Holder:** Feldmus Hanan
 - **Type of ID Number:** Identity Card Number
 - **ID Number:** 055080428
 - **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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
 - **Name of controlling shareholder in the interested party:** Not relevant
 - **ID 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 shares
 - **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:** 09/10/2025
 - **Transaction Price:** 0 agorot
 - **Are these dormant shares or securities convertible to dormant shares:** No
 - **Balance (number of securities) in last report:** 0
 - **Holding percentage of total securities of the same type in last report:** 0.00%
 - **Change in number of securities:** 37,494+
 - **Current balance (number of securities):** 37,494
 - **Current holding percentage of total securities of the same type:** 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:** 0.10%
In voting rights: 0.10%
 - **Note number:** _____
-

6. Holder Details

- **Name of Holder:** Feldmus Hanan
- **Type of ID Number:** Identity Card Number
- **ID Number:** 055080428
- **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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** Not relevant
- **ID 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 shares
- **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:** 09/10/2025
- **Transaction Price:** 4,046 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 37,494
- **Holding percentage of total securities of the same type in last report:** 0.02%
- **Change in number of securities:** 37,494-
- **Current balance (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 full dilution: In capital:** 0.8%
In voting rights: 0.8%
- **Note number:** 1

7. Holder Details

- **Name of Holder:** Naama Emanuel
- **Type of ID Number:** Identity Card Number
- **ID Number:** 039265327
- **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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** Not relevant
- **ID 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:** Warrant 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:** 09/10/2025
- **Transaction Price:** 3,211.03 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 20,000
- **Holding percentage of total securities of the same type in last report:** 4.91%
- **Change in number of securities:** 12,000-
- **Current balance (number of securities):** 8,000
- **Current holding percentage of total securities of the same type:** 3.98%
- **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 of Holder:** Naama Emanuel
 - **Type of ID Number:** Identity Card Number
 - **ID Number:** 039265327
 - **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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
 - **Name of controlling shareholder in the interested party:** Not relevant
 - **ID 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 shares
 - **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:** 09/10/2025
 - **Transaction Price:** 0 agorot
 - **Are these dormant shares or securities convertible to dormant shares:** No
 - **Balance (number of securities) in last report:** 0
 - **Holding percentage of total securities of the same type in last report:** 0.00%
 - **Change in number of securities:** 12,000+
 - **Current balance (number of securities):** 12,000
 - **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 full dilution: In capital:** 0.03%
In voting rights: 0.03%
 - **Note number:** _____
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9. Holder Details

- **Name of Holder:** Naama Emanuel
- **Type of ID Number:** Identity Card Number
- **ID Number:** 039265327
- **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 a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
- **Name of controlling shareholder in the interested party:** Not relevant
- **ID 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 shares
- **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:** 09/10/2025
- **Transaction Price:** 4,076 agorot
- **Are these dormant shares or securities convertible to dormant shares:** No
- **Balance (number of securities) in last report:** 12,000
- **Holding percentage of total securities of the same type in last report:** 0.01%
- **Change in number of securities:** 12,000-
- **Current balance (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 full dilution: In capital:** 0.03%
In voting rights: 0.03%
- **Note number:** 1

10. Holder Details

- **Name of Holder:** Wertheim Aviram
 - **Type of ID Number:** Identity Card Number
 - **ID Number:** 55585277
 - **Type of Holder:** Director/CEO
 - **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
 - **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
 - **Name of controlling shareholder in the interested party:** Not relevant
 - **ID 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:** Warrant 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:** 09/10/2025
 - **Transaction Price:** 3,211.03 agorot
 - **Are these dormant shares or securities convertible to dormant shares:** No
 - **Balance (number of securities) in last report:** 1,642
 - **Holding percentage of total securities of the same type in last report:** 0.51%
 - **Change in number of securities:** 1,642-
 - **Current balance (number of securities):** 0
 - **Current holding percentage of total securities of the same type:** 0.00%
 - **Holding percentage after the change: In capital:** 0.03%
In voting rights: 0.03%
 - **Explanation:** The holding percentage after the change does not refer to convertible securities.
 - **Holding percentage after the change on full dilution: In capital:** 0.09%
In voting rights: 0.09%
 - **Note number:** _____
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11. Holder Details

- **Name of Holder:** Wertheim Aviram
 - **Type of ID Number:** Identity Card Number
 - **ID Number:** 55585277
 - **Type of Holder:** Director/CEO
 - **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
 - **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
 - **Name of controlling shareholder in the interested party:** Not relevant
 - **ID 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:** 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:** 09/10/2025
 - **Transaction Price:** 0 agorot
 - **Are these dormant shares or securities convertible to dormant shares:** No
 - **Balance (number of securities) in last report:** 66,140
 - **Holding percentage of total securities of the same type in last report:** 0.03%
 - **Change in number of securities:** 1,642+
 - **Current balance (number of securities):** 67,782
 - **Current holding percentage of total securities of the same type:** 0.03%
 - **Holding percentage after the change: In capital:** 0.03%
In voting rights: 0.03%
 - **Explanation:** The holding percentage after the change does not refer to convertible securities.
 - **Holding percentage after the change on full dilution: In capital:** 0.09%
In voting rights: 0.09%
 - **Note number:** _____
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12. Holder Details

- **Name of Holder:** Wertheim Aviram
 - **Type of ID Number:** Identity Card Number
 - **ID Number:** 55585277
 - **Type of Holder:** Director/CEO
 - **Does the hedge fund have the right to appoint a director or representative to the company's board?** _____
 - **Is the holder a representative for reporting purposes of several shareholders holding together securities of the corporation?** No
 - **Name of controlling shareholder in the interested party:** Not relevant
 - **ID 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:** 09/10/2025
 - **Transaction Price:** 4,009 agorot
 - **Are these dormant shares or securities convertible to dormant shares:** No
 - **Balance (number of securities) in last report:** 67,782
 - **Holding percentage of total securities of the same type in last report:** 0.03%
 - **Change in number of securities:** 1,642-
 - **Current balance (number of securities):** 66,140
 - **Current holding percentage of total securities of the same type:** 0.03%
 - **Holding percentage after the change: In capital:** 0.03%
In voting rights: 0.03%
 - **Explanation:** The holding percentage after the change does not refer to convertible securities.
 - **Holding percentage after the change on full dilution: In capital:** 0.09%
In voting rights: 0.09%
 - **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 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:**
09/10/2025 at 12:00
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 Counsel 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 reporting entity:

Name of electronic signatory: Lonbraun Haimovich 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

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