

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Registration Number: 520038506

To: Securities Authority
www.isa.gov.il
To: Tel Aviv Stock Exchange Ltd.
www.tase.co.il
Form Number: T076 (Public)
Filed via MAGNA: 23/12/2025
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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 a change in holdings of securities of a subsidiary whose activity is material to the reporting corporation, form T121 should be used.

1. Name of Corporation / Surname and First Name of Holder:

Migdal Insurance and Financial Holdings Ltd – Participating in Profits

Type of ID Number: Company Registration Number in Israel
ID Number: 520029984

Type of Holder: Life Insurance Accounts - Participating in Profits

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

Is the holder serving as a representative for the reporting of several shareholders holding together the securities of the corporation? No

Name of the controlling shareholder in the interested party: See note below

ID number of the controlling shareholder in the interested party: See note below

Citizenship / Country of Incorporation or Registration: Incorporated in Israel

Country of Citizenship / Incorporation or Registration: _____

TASE Security Number: 1208404

Name and Type of Security: Warrants (Series 16)

Nature of the change: Decrease; In convertible securities resulting from their conversion to shares or their redemption

Note: The purchase or sale of shares on the exchange by way of a matched transaction, as defined in the third part of the exchange's bylaws, will be classified as an off-exchange transaction, with disclosure provided in the free text field indicating the transaction was conducted in this manner.

Is the change in the form of a single transaction or several transactions (cumulative change): Single transaction

Date of change: 22/12/2025

Transaction rate: 3,168 agorot

Are these dormant shares or securities convertible into dormant shares? No

Balance (number of securities) in last report: 1,150,000

Holding percentage of total securities of the same type in last report: 11.97%

Change in number of securities: 1,150,000-

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: 6.67%

In voting rights: 6.67%

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

Holding percentage after the change on a fully diluted basis:

In capital: 6.46%

In voting rights: 6.46%

Note number: _____

Note: If an increase is due to a forced purchase of borrowed securities or a decrease due to a forced sale of borrowed securities, the borrowed securities not returned to the lender are thereby considered a forced acquisition, and the lending action is considered a forced sale.

Notes Table

#	Note
1	To the best knowledge of the company, as of the date of this report, Mr. Shlomo Eliyahu is the ultimate controlling shareholder of the company and holds 45.50% of the issued and paid-up share capital of the company ("share capital") through Eliyahu Issues Ltd. Eliyahu Issues Ltd is wholly owned by Eliyahu 1959 Ltd. To the best knowledge of the company, the shareholders of Eliyahu 1959 Ltd are: Mr. Shlomo Eliyahu, holding 25.14% of the capital and 98% of the management shares; Mrs. Chaya Eliyahu, holding 0.02% of the capital and 2% of the management shares; Shlomo Eliyahu Holdings Ltd, holding 61.7% of the capital; Achi Eliyahu Trust and Investments Ltd, holding 13.14% of the capital. The shareholders of Shlomo Eliyahu Holdings Ltd are Mr. Shlomo Eliyahu, holding 83.31%, and Mrs. Chaya Eliyahu, holding 16.69%. The sole shareholder of Achi Eliyahu Trust and Investments Ltd is Eliyahu 1959 Ltd, whose shareholders are as detailed above.

1. Was the entire consideration paid at the time of the change? Yes

If not, please specify the date of completion of the payment:

2. If the change was made by signing a loan agreement, please provide details regarding the termination of the loan:

Explanation: The holding percentages should consider all securities held by the interested party.

3. Date and time on which the corporation first became aware of the event or matter

23/12/2025 at 16:40

4. Details of the actions which led to the change

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Yifat Lonbaron Haimovich	Other - Deputy Legal Advisor and Company Secretary

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report filed pursuant to these regulations shall be signed by those authorized to sign on behalf of the corporation. The Staff's position on this issue can be found on the authority's website: [Click here](#).

Securities of the corporation are listed for trade on the Tel Aviv Stock Exchange.

Short name: Alony Hetz

Address: Jabotinsky 2, 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 Report Signatory: Yifat Lonbaron Haimovich
Position: Adv., Company Secretary
Employer's Name:

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

Form structure update date: 04/02/2025

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