

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Registration Number: 520038506

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd. (www.tase.co.il)

Form Number: T076 (Public) Broadcasted on MAGNA: 25/12/2025 Reference: 2025-01-103207

Immediate Report of Changes in Holdings of Interested Parties and Senior Office Holders

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is intended for reporting changes in holdings of the reporting corporation's securities only. For holding changes in securities of a subsidiary whose business is material to the reporting corporation, use form T121.

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- Name of entity / surname and first name of holder: *Frenkel Oren*
- Type of identification number: ID number
- Holder's identification number: 023944176
- Type of holder: Senior office holder who is not CEO or director and is not an interested party by virtue of holdings
- Hedge fund has the right to appoint a director or representative: _____
- Is the holder a representative for the purpose of reporting for several shareholders holding together the corporation's securities: No
- Name of the controlling shareholder in the interested party: Not relevant
- Identification of the controlling shareholder in the interested party: Not relevant
- Citizenship / Country of incorporation or registration: 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
- Nature of transaction: One transaction
- Date of change: 24/12/2025
- Transaction rate: 3,187.03 agorot
- Are these dormant shares or convertible securities into dormant shares: No
- Previous balance (quantity of securities): 107,970
- Previous holding percentage of this type: 53.69%
- Change in quantity: -20,000
- Current balance: 87,970
- Current holding percentage of this type: 52.31%
- Holding percentage after the change:
 - In capital: 0.01%
 - In voting rights: 0.01%
- **Explanation:** Holding percentage after change does not refer to convertible securities.
- Holding percentage after full dilution:
 - In capital: 0.20%
 - In voting rights: 0.20%
- Note: Purchase or sale of shares on the exchange by means of a matched transaction, as defined in the third part of the exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was performed in this manner.

- Name of entity / surname and first name of holder: *Frenkel Oren*
- Type of identification number: ID number
- Holder's identification number: 023944176
- Type of holder: Senior office holder who is not CEO or director and is not an interested party by virtue of holdings
- Hedge fund has the right to appoint a director or representative: _____
- Is the holder a representative for the purpose of reporting for several shareholders holding together the corporation's securities: No
- Name of the controlling shareholder in the interested party: Not relevant
- Identification of the controlling shareholder in the interested party: Not relevant
- Citizenship / Country of incorporation or registration: 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
- Nature of transaction: One transaction
- Date of change: 24/12/2025
- Transaction rate: 0 agorot
- Are these dormant shares or convertible securities into dormant shares: No
- Previous balance (quantity of securities): 0
- Previous holding percentage of this type: 0.00%
- Change in quantity: +20,000
- Current balance: 20,000
- Current holding percentage of this type: 0.01%
- Holding percentage after the change:
 - In capital: 0.01%
 - In voting rights: 0.01%
- **Explanation:** Holding percentage after change does not refer to convertible securities.
- Holding percentage after full dilution:
 - In capital: 0.20%
 - In voting rights: 0.20%
- Note: Purchase or sale of shares on the exchange by means of a matched transaction, as defined in the third part of the exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was performed in this manner.

- Name of entity / surname and first name of holder: *Frenkel Oren*
- Type of identification number: ID number
- Holder's identification number: 023944176
- Type of holder: Senior office holder who is not CEO or director and is not an interested party by virtue of holdings
- Hedge fund has the right to appoint a director or representative: _____
- Is the holder a representative for the purpose of reporting for several shareholders holding together the corporation's securities: No
- Name of the controlling shareholder in the interested party: Not relevant
- Identification of the controlling shareholder in the interested party: Not relevant
- Citizenship / Country of incorporation or registration: 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 exchange
- Nature of transaction: Multiple transactions
- Date of change: 24/12/2025
- Transaction rate: 3,992.02 agorot
- Are these dormant shares or convertible securities into dormant shares: No
- Previous balance (quantity of securities): 20,000
- Previous holding percentage of this type: 0.01%
- Change in quantity: -20,000
- Current balance: 0
- Current holding percentage of this type: 0.00%
- Holding percentage after the change:
 - In capital: 0.00%
 - In voting rights: 0.00%
- **Explanation:** Holding percentage after change does not refer to convertible securities.
- Holding percentage after full dilution:
 - In capital: 0.20%
 - In voting rights: 0.20%
- Note: Purchase or sale of shares on the exchange by means of a matched transaction, as defined in the third part of the exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was performed in this manner.

Note: If the value 'increase due to forced purchase of loaned securities' or 'decrease due to forced sale of loaned securities' is chosen, then loaned securities that were not returned to the lender become a forced purchase or a forced sale.

Notes Table

#	Note
1	Sale price is weighted average price

1. Was the full consideration paid at the date of change?

- Yes

2. If not, indicate the completion date of payment: _____

3. If the change was by signing a loan agreement, detail the manner of termination of the loan: _____

- **Explanation:** Holding percentages must take into account all securities held by the interested party.

4. Date and time corporation was first notified of the event/issue: 24/12/2025 at 18:00

5. Details of actions that caused the change: _____

Details of authorized signatories on behalf of the corporation:

	Name	Role
1	Yifat Lonbraun Chaimovich	Other – Deputy Legal Counsel and Corporate Secretary

Explanation: According to regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted according to these regulations must be signed by the authorized signatories on behalf of the corporation. Staff's position can be found at the Israel Securities Authority website: [Click here](#).

Additional Information

- The corporation's securities are listed for trading on the Tel Aviv Stock Exchange.
- Short name: ALONY HETZ
- Address: 2 Jabotinsky St., Ramat Gan, 5250501
 - Telephone: 03-7521115
 - Fax: 03-7514730
- Email: office@alony-hetz.com
- Company website: www.alony-hetz.com

Previous names of the reporting entity:

Name of electronic reporter: Yifat Lonbraun Chaimovich

- Role: Legal Counsel, Company Secretary
- Employing company:

Correspondence address: 2 Jabotinsky St., Ramat Gan, 5250501

- Telephone: 03-7521115
- Fax: 03-7514730
- Email: yifat@alony-hetz.com

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No images appeared in the original document.