

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

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 to report on changes in holdings of securities of the reporting corporation only. For changes in holdings of securities of a subsidiary of the reporting corporation whose activity is material to the activity of the reporting corporation, use Form T121.

Holder 1

- **Name of Corporation / Last Name and First Name of Holder:** Moran Funi Sade
- **In English:** MORAN FUNY SADE
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 037058443
- **Type of Holder:** Senior officer who is not CEO or director and is not an interested party by virtue of holdings
- **The hedge fund has the right to appoint a director or its representative to the board:** Not applicable
- **Is the holder serving as a representative for reporting purposes of multiple shareholders holding together securities of the corporation:** No
- **Name of controlling shareholder in the interested party:** Not applicable
- **ID number of controlling shareholder in the interested party:** Not applicable
- **Citizenship / Country of Incorporation or Registration:** Individual holding Israeli citizenship
- **Country of Citizenship / Incorporation or Registration:** Not filled
- **Stock Exchange Security Number:** 1195809
- **Name and type of security:** Warrants 03/23
- **Nature of the change:** Decrease, in convertible securities due to their conversion to shares or their redemption
- **Is this a change in a single transaction or multiple transactions (cumulative change):** Single transaction
- **Date of change:** 01/01/2026
- **Transaction price:** 3,187.03 agorot
- **Are these dormant shares or securities convertible into dormant shares:** No
- **Balance (number of securities) in last report:** 4,162
- **Holding percentage out of all securities of the same type in last report:** 1.02%
- **Change in number of securities:** -4,162
- **Current balance (number of securities):** 0
- **Current holding percentage out of all securities of the same type:** 0.00%
- **Holding percentage after the change: equity %:** 0.00, voting power %: 0.00
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after change in full dilution: equity %:** 0.02, voting power %: 0.02
- **Notes:** Not filled

Holder 2

- **Name of Corporation / Last Name and First Name of Holder:** Moran Funi Sade
- **In English:** MORAN FUNY SADE
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 037058443
- **Type of Holder:** Senior officer who is not CEO or director and is not an interested party by virtue of holdings
- **The hedge fund has the right to appoint a director or its representative to the board:** Not applicable
- **Is the holder serving as a representative for reporting purposes of multiple shareholders holding together securities of the corporation:** No
- **Name of controlling shareholder in the interested party:** Not applicable
- **ID number of controlling shareholder in the interested party:** Not applicable
- **Citizenship / Country of Incorporation or Registration:** Individual holding Israeli citizenship
- **Country of Citizenship / Incorporation or Registration:** Not filled
- **Stock Exchange Security Number:** 390013
- **Name and type of security:** Ordinary shares
- **Nature of the 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:** 01/01/2026
- **Transaction price:** 0 agorot
- **Are these dormant shares or securities convertible into dormant shares:** No
- **Balance (number of securities) in last report:** 0
- **Holding percentage out of all securities of the same type in last report:** 0.00%
- **Change in number of securities:** +4,162
- **Current balance (number of securities):** 4,162
- **Current holding percentage out of all securities of the same type:** 0.00%
- **Holding percentage after the change: equity %:** 0.00, voting power %: 0.00
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after change in full dilution: equity %:** 0.02, voting power %: 0.02
- **Notes:** Not filled

Holder 3

- **Name of Corporation / Last Name and First Name of Holder:** Moran Funi Sade
- **In English:** MORAN FUNY SADE
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 037058443
- **Type of Holder:** Senior officer who is not CEO or director and is not an interested party by virtue of holdings
- **The hedge fund has the right to appoint a director or its representative to the board:** Not applicable
- **Is the holder serving as a representative for reporting purposes of multiple shareholders holding together securities of the corporation:** No
- **Name of controlling shareholder in the interested party:** Not applicable
- **ID number of controlling shareholder in the interested party:** Not applicable
- **Citizenship / Country of Incorporation or Registration:** Individual holding Israeli citizenship
- **Country of Citizenship / Incorporation or Registration:** Not filled
- **Stock Exchange Security Number:** 390013
- **Name and type of security:** Ordinary shares
- **Nature of the 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:** 01/01/2026
- **Transaction price:** 3,950 agorot
- **Are these dormant shares or securities convertible into dormant shares:** No
- **Balance (number of securities) in last report:** 4,162
- **Holding percentage out of all securities of the same type in last report:** 0.00%
- **Change in number of securities:** -4,162
- **Current balance (number of securities):** 0
- **Current holding percentage out of all securities of the same type:** 0.00%
- **Holding percentage after the change: equity %:** 0.00, voting power %: 0.00
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after change in full dilution: equity %:** 0.02, voting power %: 0.02
- **Notes:** Not filled

Holder 4

- **Name of Corporation / Last Name and First Name of Holder:** Naama Emanuel
- **In English:** Naama Emanuel
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 039265327
- **Type of Holder:** Senior officer who is not CEO or director and is not an interested party by virtue of holdings
- **The hedge fund has the right to appoint a director or its representative to the board:** Not applicable
- **Is the holder serving as a representative for reporting purposes of multiple shareholders holding together securities of the corporation:** No
- **Name of controlling shareholder in the interested party:** Not applicable
- **ID number of controlling shareholder in the interested party:** Not applicable
- **Citizenship / Country of Incorporation or Registration:** Individual holding Israeli citizenship
- **Country of Citizenship / Incorporation or Registration:** Not filled
- **Stock Exchange Security Number:** 1195809
- **Name and type of security:** Warrants 03/23
- **Nature of the change:** Decrease, in convertible securities due to their conversion to shares or their redemption
- **Is this a change in a single transaction or multiple transactions (cumulative change):** Single transaction
- **Date of change:** 01/01/2026
- **Transaction price:** 3,187.03 agorot
- **Are these dormant shares or securities convertible into dormant shares:** No
- **Balance (number of securities) in last report:** 8,000
- **Holding percentage out of all securities of the same type in last report:** 4.76%
- **Change in number of securities:** -8,000
- **Current balance (number of securities):** 0
- **Current holding percentage out of all securities of the same type:** 0.00%
- **Holding percentage after the change: equity %:** 0.00, voting power %: 0.00
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after change in full dilution: equity %:** 0.03, voting power %: 0.03
- **Notes:** Not filled

Holder 5

- **Name of Corporation / Last Name and First Name of Holder:** Naama Emanuel
- **In English:** Naama Emanuel
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 039265327
- **Type of Holder:** Senior officer who is not CEO or director and is not an interested party by virtue of holdings
- **The hedge fund has the right to appoint a director or its representative to the board:** Not applicable
- **Is the holder serving as a representative for reporting purposes of multiple shareholders holding together securities of the corporation:** No
- **Name of controlling shareholder in the interested party:** Not applicable
- **ID number of controlling shareholder in the interested party:** Not applicable
- **Citizenship / Country of Incorporation or Registration:** Individual holding Israeli citizenship
- **Country of Citizenship / Incorporation or Registration:** Not filled
- **Stock Exchange Security Number:** 390013
- **Name and type of security:** Ordinary shares
- **Nature of the 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:** 01/01/2026
- **Transaction price:** 0 agorot
- **Are these dormant shares or securities convertible into dormant shares:** No
- **Balance (number of securities) in last report:** 0
- **Holding percentage out of all securities of the same type in last report:** 0.00%
- **Change in number of securities:** +8,000
- **Current balance (number of securities):** 8,000
- **Current holding percentage out of all securities of the same type:** 0.00%
- **Holding percentage after the change: equity %:** 0.00, voting power %: 0.00
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after change in full dilution: equity %:** 0.03, voting power %: 0.03
- **Notes:** Not filled

Holder 6

- **Name of Corporation / Last Name and First Name of Holder:** Naama Emanuel
- **In English:** Naama Emanuel
- **Type of Identification Number:** Identity Card Number
- **Holder's Identification Number:** 039265327
- **Type of Holder:** Senior officer who is not CEO or director and is not an interested party by virtue of holdings
- **The hedge fund has the right to appoint a director or its representative to the board:** Not applicable
- **Is the holder serving as a representative for reporting purposes of multiple shareholders holding together securities of the corporation:** No
- **Name of controlling shareholder in the interested party:** Not applicable
- **ID number of controlling shareholder in the interested party:** Not applicable
- **Citizenship / Country of Incorporation or Registration:** Individual holding Israeli citizenship
- **Country of Citizenship / Incorporation or Registration:** Not filled
- **Stock Exchange Security Number:** 390013
- **Name and type of security:** Ordinary shares
- **Nature of the 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:** 01/01/2026
- **Transaction price:** 3,950 agorot
- **Are these dormant shares or securities convertible into dormant shares:** No
- **Balance (number of securities) in last report:** 8,000
- **Holding percentage out of all securities of the same type in last report:** 0.00%
- **Change in number of securities:** -8,000
- **Current balance (number of securities):** 0
- **Current holding percentage out of all securities of the same type:** 0.00%
- **Holding percentage after the change: equity %:** 0.00, voting power %: 0.00
- **Explanation:** The holding percentage after the change does not refer to convertible securities.
- **Holding percentage after change in full dilution: equity %:** 0.03, voting power %: 0.03
- **Notes:** Not filled

Note: If an increase was chosen due to a forced purchase of borrowed securities or a decrease due to a forced sale of borrowed securities, then borrowed securities not returned to the lender render the lending action as a forced purchase and the lending transaction as a forced sale.

Additional Information

- 1. Was the entire consideration paid on the date of the change?** Yes
 - If not, indicate the date of completion of the payment: Not filled
- 2. If the change is by signing a lending letter, provide details about the end of the lending:** Not filled
 - *Explanation:* The holding percentages should include all securities held by the interested party.
- 3. The date and time the corporation first became aware of the event or matter:** 01/01/2026 at 17:00
- 4. Details of actions causing the change:** Not filled

Authorized signatories signing on behalf of the corporation:

Name	Role	Additional Role Description
Yifat Lunbrown 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 at the Securities Authority website: [Click here](#).

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

- **Company short name:** Alony Hetz
- **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: (not filled)

Authorized electronic reporter: Lunbrown Haimovich Yifat | Role: Legal Counsel, Company Secretary

- **Employer company name:** (not filled)
- **Address:** 2 Jabotinsky St., Ramat Gan, 5250501
- **Phone:** 03-7521115
- **Fax:** 03-7514730
- **Email:** yifat@alony-hetz.com

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