

DUNIEC BROS. LTD.

Registration Number: 520038605

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form No.: T076 (Public)

Reported via MAGNA: 24/12/2025

Israel Securities Authority: www.isa.gov.il

Tel Aviv Stock Exchange: www.tase.co.il

Reference: 2025-01-102761

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 significant to the reporting corporation, please use form T121.

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

A.S.A.Z GENERAL PARTNER COMPANY LTD

Type of Identification Number: Company number in the companies register in Israel

Identification Number of the Holder: 515960003

Type of Holder: Interested party not covered by any other definitions

The hedge fund has the right to appoint a director or representative on the company's board: _____

Is the holder acting as a representative for reporting purposes of a number of shareholders holding securities together in the corporation: No

Name of controlling shareholder in the interested party: As detailed below

Identifying number of the controlling shareholder in the interested party: -

Citizenship / Country of incorporation or registration: Incorporated in Israel

Country of citizenship / Incorporation or registration: _____

Security number on the stock exchange: 400010

Name and type of security: DUNIEC - ordinary share

Nature of change: Decrease

Due to sale off-exchange

Further Details: Exercise of an option to purchase company shares from the holder, which the holder granted to investors as part of a distribution of company shares on January 23, 2025 (Reference: 2025-01-006334).

Note: A purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the TASE regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this manner.

Is this a change in a single transaction or a cumulative change of several transactions: Single transaction

Date of change: 23/12/2025

Transaction rate: 27,082 Agorot

Are they dormant shares or securities convertible to dormant shares: No

Balance (quantity of securities) in previous report: 2,036,339

Percentage holding of total securities of that type in previous report: 22.56%

Change in quantity of securities: 68,040-

Current balance (in quantity of securities): 1,968,299

Current holding percentage of total securities of that type: 21.94%

Holding percentage after the change: In capital: 21.94%

In voting power: 25.50%

Explanation: Holding rate after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: In capital: 21.62%

In voting power: 25.07%

Number of note: 1

Note: If the value of an increase is selected due to a forced purchase of loaned securities, or a decrease due to a forced sale of loaned securities, then loaned securities not returned to the lender, and accordingly the lending becomes a forced purchase and lending a forced sale.

Note 1

To the best of the company's knowledge and as reported to it, the holders of the company's shares are JTLV 2 (Duniec) Limited Partnership (540305075) and JTLV 2 (Elad New Residences) Limited Partnership (540296365) (hereinafter: the "Dedicated Partnerships"), held by JTLV 2 (PE) Limited Partnership (hereinafter: the "Fund") as a limited partner, alongside additional limited partners. The general partner in the fund and the dedicated partnerships is JTLV 2 (General Partner) Limited Partnership (hereinafter: the "General Partner"). The general partner of the General Partner is A.S.A.Z General Partner Company Ltd. (hereinafter: the "General Partner of the General Partner" or "A.S.A.Z"). The General Partner of the General Partner is a private company, and to the best of the company's knowledge, its controlling shareholders are Mr. Ariel Rotter, Amir Biram, and Shlomo Gutman. It should be noted, as stated in the company's immediate report dated January 23, 2025 (Reference: 2025-01-006334), A.S.A.Z entered into an agreement to distribute part of its holdings in the company to classified investors, within which it granted those investors options to purchase an additional 840,000 company shares held by A.S.A.Z at a price of 272.5 NIS per share (subject to customary adjustments), which may be exercised (in whole or in part) until December 31, 2025. In addition, following the exercise that is the subject of this immediate report, there remain options for investors to purchase 20,745 company shares from A.S.A.Z, exercisable until December 31, 2025.

1. Was the entire payment made at the date of the change? Yes

If not all the consideration was paid at the date of the change, please indicate payment completion date:

**2. If the change was made by way of signing a lending agreement, please indicate details about the termination method:

Explanation: Please indicate holding percentages considering all securities held by the interested party.

3. The date and time the corporation first became aware of the event or matter 23/12/2025 at 20:05

4. Details of the actions that led to the change:

Details of authorized signatories on behalf of the corporation

No.	Name of Signatory	Position
1	Orly Granot - Ben Avi, Adv.	Corporate Secretary

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report submitted under these regulations must 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](#).

Reference Numbers of Previous Documents on the subject (mention of previous documents does not constitute incorporation by reference):

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

Date of form structure update: 04/02/2025

Short name: DUNIEC

Address: Yakum Business Park - Building D, Yakum 6097200

Phone: 09-8638573

Fax: 09-7734903

Email: orly@dunietz.co.il

Previous names of the reporting entity:

Name of electronic filer: Orly Granot Ben Avi

Position: Adv., Corporate Secretary

Employer Company Name:

Address: 65 Jabotinsky Street, Rishon LeZion 75109

Phone: 052-5696881

Fax: 03-9673651

Email: orly@dunietz.co.il