

ALONY HETZ PROPERTIES & INVESTMENTS LTD.

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Registration Number: 520038506

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T089 (Public)
Sent via MAGNA: 18/08/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-061405

Immediate Report on Interest Payment

Explanation: This report is intended for reporting interest whose rate is not set in the repayment schedule, such as in cases of variable interest, interest set in an arrangement, or interest due to early redemption.

Reference numbers of previous reports on the subject: _____, _____, _____.

1. On 31/08/2025, interest at a rate of 1.6804 will be paid.
2. The interest is the first interest: No
3. The interest is paid for the period starting on 01/06/2025 and ending on 30/08/2025.

The interest paid is calculated based on an annual interest rate of 6.74.

4. Record date (ex-date): 25/08/2025
5. Tax rate to be withheld at source: Individual tax 15%, Company tax 23%

If the interest is from different sources, the tax rate is the weighted rate. Please specify the composition of the interest sources in percentages.

6.

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.

Security Number	Security Name	Interest Amount per Security (before linkage)	Linkage	Interest Amount Currency	Payment Currency	Representative Rate for Payment Date	Individual Tax %	Company Tax %
3900362	Bonds (Series 10)	0.016804	None	NIS	NIS	_____	15	23

Explanation:

1. The interest amount to be paid should be specified with up to 7 decimal places for payment in NIS and up to 5 decimal places for payment in another currency.
2. The representative rate is published in the afternoon. Therefore, the known representative rate on any given day is from the previous day.

This report was signed by Oren Frenkel, CFO.

Reference numbers of previous 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

Form structure update date: 15/07/2025

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 the reporting entity:

Electronic reporter name: Lunbraun 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