

ALONY HETZ PROPERTIES & INVESTMENTS LTD.

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Registration Number: 520038506

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T126 (Public)
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The corporation will schedule the report for publication on 19/08/2025 08:00

Report on the Corporation's Liabilities by Maturity Dates

Regulations 9d and 38e of the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting period: 30/06 for the current year 2025

Below is a detailed breakdown of the corporation's liabilities by maturity dates:

A. Bonds issued to the public by the reporting corporation and held by the public, excluding such bonds held by the parent company of the corporation, its controlling shareholder, companies controlled by any of them, or companies controlled by the corporation - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	355,919	0	0	0	0	0	210,663	566,582
Second Year	0	355,919	0	0	0	0	0	191,179	547,098
Third Year	114,681	878,506	0	0	0	0	0	175,093	1,168,280
Fourth Year	114,681	878,506	0	0	0	0	0	146,151	1,139,338
Fifth Year+	917,448	2,319,706	0	0	0	0	0	466,918	3,704,072
Total	1,146,810	4,788,556	0	0	0	0	0	1,190,004	7,125,370

B. Private bonds and non-bank credit, excluding bonds or credit provided by the parent company of the corporation, its controlling shareholder, companies controlled by any of them, or by the corporation - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

C. Bank credit from banks in Israel - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

D. Bank credit from banks abroad - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

E. Summary Table for Tables A-D, Total Bank Credit, Non-Bank Credit, and Bonds - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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First Year	0	355,919	0	0	0	0	0	210,663	566,582
Second Year	0	355,919	0	0	0	0	0	191,179	547,098
Third Year	114,681	878,506	0	0	0	0	0	175,093	1,168,280
Fourth Year	114,681	878,506	0	0	0	0	0	146,151	1,139,338
Fifth Year+	917,448	2,319,706	0	0	0	0	0	466,918	3,704,072
Total	1,146,810	4,788,556	0	0	0	0	0	1,190,004	7,125,370

F. Off-balance sheet credit exposure (for financial guarantees and credit commitments) - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
One-time Commitment	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

G. Off-balance sheet credit exposure (for financial guarantees and credit commitments) of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Table F above (in thousands of NIS)

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
One-time Commitment	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

H. Total balances of bank credit, non-bank credit, and bonds of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Tables A-D above (in thousands of NIS)

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	633,909	0	91,763	725,672
Second Year	0	0	0	0	0	719,860	0	45,427	765,287
Third Year	0	0	0	0	0	195,269	0	27,042	222,311
Fourth Year	0	0	0	0	0	208,062	0	11,536	219,598
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1,757,100	0	175,768	1,932,868

I. Balances of credit given to the reporting corporation by the parent company or controlling shareholder and balances of bonds issued by the reporting corporation held by the parent company or controlling shareholder (in thousands of NIS):

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

J. Balances of credit given to the reporting corporation by companies controlled by the parent company or controlling shareholder and not controlled by the reporting corporation, and balances of bonds issued by the reporting corporation held by companies controlled by the parent company or controlling shareholder and not controlled by the reporting corporation (in thousands of NIS):

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

K. Balances of credit given to the reporting corporation by consolidated companies and balances of bonds issued by the reporting corporation held by consolidated companies (in thousands of NIS):

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	NIS Index Linked	NIS Not Index Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Authorized signatories for the corporation:

#	Name	Position
1	Oren Frankel	CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. The staff's position on the matter can be found on the Authority's website: [Click here](#).

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

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

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Previous names of the reporting entity:

Electronic Reporter Name: Frankel Oren Position: CFO Employer Company Name:

Address: 11 HaPardes St., Avihayil 4291000 Phone: 03-7521115, Fax: 03-7514730 Email: oren@alony-hetz.com

All numbers are in thousands of NIS unless otherwise stated.

Glossary translations applied as per instructions.