

# 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: T081 (Public)  
Sent via MAGNA: 19/08/2025 Israel Securities Authority Website: [www.isa.gov.il](http://www.isa.gov.il) Tel Aviv Stock Exchange Website: [www.tase.co.il](http://www.tase.co.il) Reference: 2025-01-061498

## Immediate Report on Cash Dividend Distribution for Securities

Regulation 37(a) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. We hereby report that on the date 18/08/2025, it was decided to pay a dividend.
2. Record date (ex-date): 02/09/2025

Payment date: 16/09/2025

3. Payment details:
  - Dividend distributed from an Israeli resident company (for the composition of the dividend sources and tax rates, see section 7a)
  - Dividend distributed by a Real Estate Investment Trust (for the composition of the dividend sources and tax rates, see section 7c)

Eligible Security Number	Security Name	Dividend Amount per Security	Dividend Amount Currency	Payment Currency	Representative Rate for Payment Date	Individual Tax %	Corporate Tax %
390013	Ordinary Shares	0.24	NIS	NIS	_____	25	0

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- Dividend distributed from a foreign resident company (for tax rates, see section 7b)

Please specify the dividend amount to be paid with an accuracy of up to 7 digits after the decimal point when the dividend amount currency is NIS, and up to 5 digits after the decimal point if the dividend amount currency is another currency.

- 4. The total amount of dividend to be paid is: 51,608,009 NIS \_\_\_\_\_.
- 5. The remaining profits of the corporation as defined in section 302 of the Companies Law, 1999, after the distribution subject to this report, are: 1,697,622,991 NIS \_\_\_\_\_.
- 6. Dividend distribution approval process:

The board of directors' decision to distribute a dividend for the third quarter of 2025 is within the framework of the 2025 dividend policy, as approved at the board meeting on March 10, 2025 (see immediate report published by the company on March 11, 2025, reference number 2025-01-015894).

The above distribution is not subject to court approval according to section 303 of the Companies Law: No

The final dividend amount per share is subject to changes due to: Not relevant

It is possible to update the final dividend amount per share up to 2 trading days before the record date.

- 7. The withholding tax rates listed below are for the purpose of withholding tax by TASE members.

**7a. Composition of dividend sources distributed from an Israeli resident company from shares and financial instruments, excluding REIT funds.**

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	% of Dividend	Individuals	Companies	Foreign Residents
Income subject to corporate tax (1)	100	25%	0%	25%
Income originating overseas (2)	0	25%	23%	25%
Income from approved/preferred enterprise (3)	0	15%	15%	15%
Income from Irish privileged enterprise until 2013 (4)	0	15%	15%	4%
Income from Irish privileged enterprise from 2014 (5)	0	20%	20%	4%
Preferred income	0	20%	0%	20%
Income from approved tourism/agricultural enterprise (6)	0	20%	20%	20%
Income from approved/preferred enterprise that submitted a waiver notice (7)	0	15%	0%	15%
Distribution classified as capital gain	0	25%	23%	0%
Distribution by Participating unit	0	0	0	0
Other	0	0	0	0

**Explanation:** (1) Income subject to corporate tax - income from profit distribution or dividend originating from income produced or accrued in Israel, received directly or indirectly from another entity subject to corporate tax. (2) Income originating overseas is income produced or accrued abroad and not taxed in Israel. (3) Including income from an approved tourism enterprise with a selection/operation year up to 2013. (4) Irish privileged enterprise with a selection year up to 2013. (5) Irish privileged enterprise with a selection year from 2014 onwards. (6) Including income from an approved tourism enterprise with a selection/operation year from 2014 onwards. (7) Approved or preferred enterprise that submitted a waiver notice by 30.6.2015, after corporate tax was deducted.

**7b. Dividend distributed from a foreign resident company**

	Individuals	Companies	Foreign Residents
Dividend from a foreign resident company	25%	23%	0%

**7c. Dividend distributed by a Real Estate Investment Trust**

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	% of Dividend	Individuals (1)	Companies	Foreign Resident Companies	Exempt Trust Fund	Pension Fund (2)
From real estate appreciation, capital gain, and depreciation (3)	_____	25%	23%	23%	0%	0%
Other taxable income (e.g., rent)	_____	47%	23%	23%	23%	0%
From income-producing real estate for rental housing	_____	20%	20%	20%	0%	0%
Income taxed by the fund (4)	_____	25%	0%	25%	0%	0%
Extraordinary income	_____	70%	70%	70%	60%	70%
Other	_____	_____	_____	_____	_____	_____
Weighted withholding tax rate	100%	_____	_____	_____	_____	_____

**Explanation:** (1) Individuals - including taxable trust fund income, foreign resident individuals. (2) Pension fund for retirement, provident, or compensation as defined in the Income Tax Ordinance, as well as a foreign pension fund resident in a reciprocating country. (3) From real estate appreciation or capital gain, except from the sale of real estate held for a short period, and from income in the amount of depreciation expenses. (4) Distribution from income taxed by the fund according to section 64A4(e).

8. Number of dormant securities of the corporation not entitled to dividend payment and for which a waiver letter must be provided to receive the dividend payment: 85,340

9. Effect of the dividend distribution on convertible securities:

- The company has no convertible securities
- The dividend distribution has no effect on convertible securities
- The effect of the dividend distribution on convertible securities is as follows:

Security Name	Security Number	Remarks
Warrants 03/23	1195809	Other: The current (nominal) exercise price will be reduced by the dividend per share.
ALONY HETZ Employees	1205756	Other: The current (nominal) exercise price will be reduced by the dividend per share.
ALONY HETZ Others	1205749	Other: The current (nominal) exercise price will be reduced by the dividend per share.
Warrants (Series 16)	1208404	Other: The current (nominal) exercise price will be reduced by the dividend per share.

10. Recommendations and decisions of the directors regarding the dividend distribution according to Regulation 37(a)(1) of the Securities Regulations (Periodic and Immediate Reports), 1970:
11. The company's board of directors approved the dividend distribution based on the company's reviewed financial data as of 30.6.2025 and after examining the sources for repayment of existing and expected obligations that the company is required to repay over a period of two years and six months starting from 30.6.2025, the company's existing credit sources and credit lines, and the expected cash flow from the company's ongoing operations.
12. The board approved the distribution according to the tests set forth in section 302 of the Companies Law, 1999, as detailed below:
  - "Profit Test" - According to the reviewed financial data as of 30.6.2025, the company's retained earnings amount to approximately NIS 1,749 million.
  - "Solvency Test" - The board's position is that the distribution does not impair financial stability and that the company's operations are based on several additional parameters contributing to its ability to meet its obligations: a. Generally, the company has positive cash flow from ongoing operations, mainly from receiving dividends from subsidiaries with a declared dividend policy that has continued for many years, derived from their positive ongoing cash flows, mainly from widely diversified lease contracts and income from electricity sales; b. The company's assets are unencumbered (some are marketable securities); c. Existence of extensive approved credit lines (solo); d. The company's proven ability over the years to raise financing for its operations and refinance its existing debts; e. In the board's opinion, the distribution will not materially affect the company's capital structure, leverage, compliance with required financial ratios, or its ability to continue operating in its current format and implement its investment plans.

Based on the above and after the board was convinced, considering the company's financial condition as stated above, that there is no reasonable concern that the distribution will prevent the company from meeting its existing and expected obligations when due, the board decided to approve the dividend distribution. The above information is forward-looking information as defined in the Securities Law, 1968, based, among other things, on financial analysis conducted by the company, based on current data. These expectations and assessments may not materialize, in whole or in part, or may materialize in a materially different manner than anticipated.

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## Details of the authorized signatories on behalf of the corporation:

#	Signatory Name	Position
1	Natan Hetz	CEO and Director
2	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. Staff position on the matter can be found on the Authority's website: [Click here](#).

1.) The tax rate applicable to a dividend for an individual who is not a substantial shareholder is 25%. 2.) The total dividend amount is subject to changes that may result from an increase in the number of shares entitled to the dividend, due to the exercise and conversion into shares of the company's convertible securities in circulation.

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.

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Previous names of the reporting entity:

Electronic signatory 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](mailto:yifat@alony-hetz.com)