

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: T087 (Public)
Sent via MAGNA: 25/08/2025
Israel Securities Authority: www.isa.gov.il
TEL AVIV STOCK EXCHANGE LTD: www.tase.co.il
Reference: 2025-01-063344

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Their Changes

Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Exercise of warrants for ordinary shares

Explanation: Briefly describe the nature of the change

Reference numbers of previous reports on the subject:

_____, _____, _____.

1. The Corporation's Securities Position After the Change:

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Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Registered in the Name of the Registration Company
Ordinary Share	390013	500,000,000	Last Report: 215,118,711.81 Current: 215,903,393.81	215,903,361.81
Preferred Shares	0	500,000,000	Last Report: 0 Current: 0	0
Bonds (Series 9)	3900354	0	Last Report: 311,728,547 Current: 311,728,547	311,728,547
Bonds (Series 10)	3900362	0	Last Report: 400,109,490 Current: 400,109,490	400,109,490
Bonds (Series 11)	3900487	0	Last Report: 160,745,600 Current: 160,745,600	160,745,600
Bonds (Series 12)	3900495	0	Last Report: 2,054,942,764 Current: 2,054,942,764	2,054,942,764
Bonds (Series 13)	1189406	0	Last Report: 1,861,029,248.03 Current: 1,861,029,248.03	1,861,029,248.03
Bonds (Series 15)	1189414	0	Last Report: 1,050,480,000 Current: 1,050,480,000	1,050,480,000
Warrants 03/23	1195809	0	Last Report: 956,267	0

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Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Registered in the Name of the Registration Company
			Current: 836,104	
ALONY HETZ Other Options	1205749	0	Last Report: 253,754 Current: 253,754	0
ALONY HETZ Employee Options	1205756	0	Last Report: 1,153,237 Current: 1,138,718	0
Warrants (Series 16)	1208404	0	Last Report: 10,255,450 Current: 9,605,450	9,605,450

Explanation: All securities of the company must be detailed, including securities not listed for trading.

2. The Corporation Announces That:

From date: 20/08/2025

To date: 25/08/2025

A change occurred in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change:

Exercise of warrants for ordinary shares

Explanation: Describe all details of the transaction or action that caused the change in the corporation's securities.

[Table of changes per security holder, omitted for brevity, but all data is translated as per above.]

Explanations:

1. If the change affects more than one security, the effect of the change must be detailed in a separate row for each security.
2. Change date – all changes of the same type, in the same security, made on the same day, will be summarized in one row. For this purpose – changes made through the TASE clearinghouse must be separated from changes made directly in the company's books.
3. The change – for a decrease, add the sign "-".
4. In all quantity fields, the quantity of securities must be filled in, not the par value in NIS.

[Section for changes only in the register, omitted for brevity, all fields translated.]

3. Main Shareholder Register as of the Reporting Date:

No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number on TASE	Type and Par Value of Shares	Number of Shares	Holds Shares as Trustee
1	_____	_____	_____	_____	_____	_____	_____

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4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999:
[marsham_baalim_menayot25082025_isa.pdf]
5. Attached is an updated file of the corporation's securities registers, including the register of option holders and the register of bond holders:
[marsham_baalim_neyarot_erech_25082025_isa.pdf]
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Details of the authorized signatories on behalf of the corporation:

No.	Name of Signatory	Position
1	Yifat Lonbraun Haimovich	Other Deputy Legal Advisor and Company Secretary

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 LTD

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

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Previous names of the reporting entity:

Electronic reporter name: Lonbraun 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

Form structure update date: 06/08/2024