

September 21, 2025



To:

Israel Securities Authority
Via MAGNA

TEL AVIV STOCK EXCHANGE LTD
Via MAGNA

Subject: Immediate Report Regarding the Results of the Public Offering According to Shelf Offering Report Dated September 18, 2025

Published according to the Shelf Prospectus dated April 16, 2024, with the date April 17, 2025 ("the Shelf Prospectus")

Pursuant to Section 30 of the Securities Law, 1968 and the Securities Regulations (Notice of Results of the Offer in the Prospectus), 1969, ALONY HETZ PROPERTIES & INVESTMENTS LTD. (hereinafter: "the Company") is honored to hereby announce the results of the offering according to the Company's shelf offering report dated September 18, 2025 (hereinafter: "the Shelf Offering Report"), which was published according to the Shelf Prospectus.

- 1.** As part of the Shelf Offering Report, the Company offered to the public, by way of a uniform offer:
- 1.1** Up to NIS 126 million par value of debentures (Series 16, registered, each with a par value of NIS 1, index-linked) (hereinafter: "the Debentures (Series 16)"), by way of the first issuance of the series. The Debentures (Series 16) were offered to the public in up to 126,000 units, each with a par value of NIS 1,000 (hereinafter: "Unit 16"), by way of a tender on the annual interest rate not to exceed 3.68% per annum (hereinafter: "**the Maximum Interest Rate for Debentures (Series 16)**").

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- **1.2** Up to NIS 240 million par value of debentures (Series 17, registered, each with a par value of NIS 1, not index-linked) (hereinafter: "the Debentures (Series 17)"), by way of the first issuance of the series. The Debentures (Series 17) were offered to the public in up to 240,000 units, each with a par value of NIS 1,000 (hereinafter: "Unit 17"), by way of a tender on the annual interest rate not to exceed 5.7% per annum (hereinafter: "**the Maximum Interest Rate for Debentures (Series 17)**").

The list of signatures for the purchase of the debentures offered to the public as detailed above was opened on September 18, 2025, and closed on the same day.

2. Below are the results of the public tender held on 18.9.2025:

- **2.1** Tender for Debentures (Series 16)

- In the tender, 41 orders were received for the purchase of 102,352 units (including 30 orders from classified investors for the purchase of 100,052 units) for a total monetary value of approximately NIS 102.40 million.
- The interest rate set in the tender - 3.68%.
- 28 orders from classified investors for the purchase of 94,852 units, in which a lower interest rate than the rate set was specified, were fully accepted.
- 7 orders from the public for the purchase of 1,470 units, in which a lower interest rate than the rate set was specified, were fully accepted.
- 2 orders from classified investors for the purchase of 5,200 units, in which the set interest rate was specified, were fully accepted.
- 4 orders from the public for the purchase of 830 units, in which the set interest rate was specified, were fully accepted.

4.1.1. Tender for Debentures (Series 17)

In the tender, 40 orders were received for the purchase of 196,170 units (including 33 orders from classified investors for the purchase of 194,730 units) for a total monetary value of approximately NIS 196.20 million.

The interest rate set in the tender - 5.70%.

29 orders from classified investors for the purchase of 139,958 units, in which a lower interest rate than the rate set was specified, were fully accepted.

3 orders from the public for the purchase of 610 units, in which a lower interest rate than the rate set was specified, were fully accepted.

4 orders from classified investors for the purchase of 54,772 units, in which the set interest rate was specified, were fully accepted.

4 orders from the public for the purchase of 830 units, in which the set interest rate was specified, were fully accepted.

The total gross proceeds to be received by the Company for the issuance of the debentures from both of the above series amount to approximately NIS 298.6 million.

5. The interest rate for the first interest period-

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5.1. The interest rate to be paid to holders of Debentures (Series 16) for the first interest period ending on February 27, 2026 is 1.6132%.

5.2. The interest rate to be paid to holders of Debentures (Series 17) for the first interest period ending on February 27, 2026 is 2.4986%.

6. Discount

Since the debentures will be issued at their par value, they will be issued without discount for tax purposes.

Respectfully,

ALONY HETZ PROPERTIES & INVESTMENTS LTD.

By: Nathan Hetz, CEO

Oren Frenkel, CFO