

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: 21/09/2025

Israel Securities Authority Website: www.isa.gov.il

TEL AVIV STOCK EXCHANGE LTD Website: www.tase.co.il

Reference: 2025-01-071065

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:

Issuance of bonds (Series 16 and bonds (Series 17))

Explanation: Please briefly describe the nature of the change.

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

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

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.

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	216,157,318.81	216,157,286.81
Preferred shares	0	500,000,000	0	0
Bonds (Series 9)	3900354	0	311,728,547	311,728,547
Bonds (Series 10)	3900362	0	400,109,490	400,109,490
Bonds (Series 11)	3900487	0	160,745,600	160,745,600
Bonds (Series 12)	3900495	0	2,054,942,764	2,054,942,764
Bonds (Series 13)	1189406	0	1,861,029,248.03	1,861,029,248.03
Bonds (Series 15)	1189414	0	1,050,480,000	1,050,480,000
Bonds (Series 16)	1229384	0	102,352,000	102,352,000
Bonds (Series 17)	1229392	0	196,170,000	196,170,000
Warrants 03/23	1195809	0	582,179	0
ALONY HETZ other options	1205749	0	253,754	0
ALONY HETZ employee options	1205756	0	1,125,285	0

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.

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
Warrants (Series 16)	1208404	0	9,605,450	9,605,450

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.

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

2. The Corporation Announces That:

From date: 19/09/2025

To date: 21/09/2025

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: Issuance of bonds (Series 16 and bonds (Series 17)) and expiration of non-tradable warrants

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

Details of the Change:

1. Registered Holder Affected by the Change: I.B.I. Benefit Plans (2000) Ltd.

Type of ID Number: Company registration number in Israel

ID Number: 512907718

- **Nature of the Change:** Expiration
- **Date of Change:** 19/09/2025
- **Executed via TASE Clearing House:** No
- **Type and Name of Security Changed:** ALONY HETZ employee options
- **Security Number on TASE:** 1205756
- **Holder's Balance in Last Report:** 1,138,718
- **Holder's Balance After Change:** 1,125,285
- **Total Quantity of Securities Decreased/Increased:** 13,433
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **TASE number of share resulting from exercise:** _____
- **Number of shares resulting from full exercise/conversion:** _____
- **Total additional consideration from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From date:** _____ **To date:** _____
- **Allocated securities will be registered for trading:** _____
- **Allocation of said securities is in continuation of:** _____ published on _____, reference number _____
- **Other:** Not relevant

2. Registered Holder Affected by the Change: Registration Company of the TEL AVIV STOCK EXCHANGE LTD

- **Type of ID Number:** Company registration number in Israel
- **ID Number:** 515736817
- **Nature of the Change:** Public offering
- **Date of Change:** 21/09/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security Changed:** Bonds (Series 16)
- **Security Number on TASE:** 1229384
- **Holder's Balance in Last Report:** 0
- **Holder's Balance After Change:** 102,352,000
- **Total Quantity of Securities Decreased/Increased:** 102,352,000
- **Is this a grant of rights to purchase shares:** No

- **Total consideration for allocated securities:** _____
- **TASE number of share resulting from exercise:** _____
- **Number of shares resulting from full exercise/conversion:** _____
- **Total additional consideration from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From date:** _____ **To date:** _____
- **Allocated securities will be registered for trading:** _____
- **Allocation of said securities is in continuation of:** _____ published on _____, reference number _____
- **Security was fully paid and consideration received in full.**

3. Registered Holder Affected by the Change: Registration Company of the TEL AVIV STOCK EXCHANGE LTD

- **Type of ID Number:** Company registration number in Israel
- **ID Number:** 515736817
- **Nature of the Change:** Exercise of options
- **Date of Change:** 21/09/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security Changed:** Bonds (Series 17)
- **Security Number on TASE:** 1229392
- **Holder's Balance in Last Report:** 0
- **Holder's Balance After Change:** 196,170,000
- **Total Quantity of Securities Decreased/Increased:** 196,170,000
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **TASE number of share resulting from exercise:** _____
- **Number of shares resulting from full exercise/conversion:** _____
- **Total additional consideration from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From date:** _____ **To date:** _____
- **Allocated securities will be registered for trading:** _____
- **Allocation of said securities is in continuation of:** _____ published on _____, reference number _____
- **Security was fully paid and consideration received in full.**

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. Date of change – all changes of the same type, in the same security, performed on the same day, will be summarized in one row. For this purpose – changes performed via the TASE Clearing House must be separated from those performed 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 entered, not the par value in NIS.
-

Change Only in the Register of Holders (No Change in Quantity)

A change occurred only in the register of holders of the corporation's securities (without a change in the quantity of the corporation's securities) as a result of:

Description of the nature of the change: _____

Explanation: Please describe all details of the transaction or action that caused the change in the register.

Details:

1. **Registered Holder Affected by the Change:** _____
 - **Type of ID Number:** _____
 - **ID Number:** _____
 - **Date of Change:** _____
 - **Executed via TASE Clearing House:** _____
 - **Type and Name of Security Changed:** _____
 - **Security Number on TASE:** _____
 - **Quantity of Change:** _____
 - **Holder's Balance After Change:** _____
-

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 of Shares and Par Value	Number of Shares	Holds Shares as Trustee
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999

[Shareholder Register as of 11/09/2025 \(PDF\)](#)

Alt: Shareholder Register as of 11/09/2025 PDF file

5. Attached is an updated file of the corporation's securities registers, including the register of option holders and the register of bond holders

[Register of Securities Holders as of 21/09/2025 \(PDF\)](#)

Alt: Register of Securities Holders as of 21/09/2025 PDF file

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. Staff position on the matter can be found on the Authority's website: [Click here](#).

Previous reference numbers of 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 LTD

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: Yifat Lonbraun Haimovich

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