

# 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: T020 (Public)  
Sent via MAGNA: 21/09/2025 Israel Securities Authority: [www.isa.gov.il](http://www.isa.gov.il) Tel Aviv Stock  
Exchange: [www.tase.co.il](http://www.tase.co.il) Reference: 2025-01-070848

## Notice of the Offeror on the Results of the Prospectus Offer

According to Section 30 of the Securities Law, 1968 and the Securities Regulations (Notices on the Results of the Prospectus Offer), 1969 Regulation 30G of the Periodic and Immediate Reports Regulations, 1970

- Results of early commitment tender given in the prospectus (without offering the securities in the prospectus).
- **[Checked]** Results of the offer in the prospectus.
- Cancellation of the public offer.

**Note:** In reporting the results of an offer in the prospectus, early commitments given prior to the publication of the prospectus must also be included.

The prospectus is a **shelf prospectus** of a **reporting corporation**.

1. The results of the offer in the prospectus, reference number for its publication (T012): 2024-01-038131

Permission for its publication was granted on: 16/04/2024 and the period for submitting orders under it ended on: \_\_\_\_\_.

Was the offer made by means of a shelf offering report or supplementary notice: **Yes**  
Reference number for the shelf offering report (T022) / supplementary notice (T024): 2025-01-070525

Attached are the results of the **prospectus offer**: תוצאות הנפקה סופי\_isa.pdf

Prospectus Number: 47330 **Note:** For internal use of the authority.

2.a. Total securities offered in the prospectus:

Security Type	Security Number	Security Name	Total Quantity	Price*	Interest Rate	Discount Rate	Weighted Discount Rate
Debenture	1229392	ALONY HETZ Bond Series YZ	240,000,000	1 New Shekel	5.7%	0%	0%
Debenture	1229384	ALONY HETZ Bond Series TZ	126,000,000	1 New Shekel	3.68%	0%	0%

\*Price per 1 security

2.b. Completion of details for ETFs offered in the prospectus:

Canceled*	Security Number	Series Serial Number	Name	Security Type in Exchange	Trustee Name	Listing Date
	_____	_____				

**Note:** The maximum number of records that can be filled in the table is 35. If it is necessary to report a larger number of records, the report should be split. **Explanation:** If the series was canceled, mark the "Canceled" field. **Explanation:** In the "Series Serial Number" field, enter up to 3 letters or digits describing the serial number of the series without additional marks such as quotation marks.

3. Total securities by type, and by type of orderers whose offer was accepted:

Securities for which consideration is received in cash:

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Issue Type	Type, Number, and Name of Security in Exchange	Tender Number	Type of Orderer	Total Quantity Issued	Price*	Future Exercise Price*	Total Calculated Consideration	Par Value of Total Securities
Public Offer (Cash Consideration)	Debenture, 1229384, ALONY HETZ Bond Series TZ	1223544	Institutional	100,052,000	1 New Shekel	_____	100,052,000 New Shekel	100,052,000 New Shekel
Public Offer (Cash Consideration)	Debenture, 1229384, ALONY HETZ Bond Series TZ	1223544	Public	2,300,000	1 New Shekel	_____	2,300,000 New Shekel	2,300,000 New Shekel
Public Offer (Cash Consideration)	Debenture, 1229392, ALONY HETZ Bond Series YZ	1208396	Institutional	194,730,000	1 New Shekel	_____	194,730,000 New Shekel	194,730,000 New Shekel
Public Offer (Cash Consideration)	Debenture, 1229392, ALONY HETZ Bond Series YZ	1208396	Public	1,440,000	1 New Shekel	_____	1,440,000 New Shekel	1,440,000 New Shekel

\*Price per 1 security

In case of listing for trading (including listing for trading as part of an IPO) / release from lock-up / exchange tender offer / merger / dividend in kind:

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Issue Type	Type, Number, and Name of Security in Exchange	Total Quantity	Average Closing Price* / Value of Security on the Trading Day Prior to Exchange	Future Exercise Price	Total Calculated Consideration	Par Value of Total Securities	Execution Date**	Securities Offered
_____	_____	_____	_____	_____	_____	_____	_____	_____

**Notes:**

- Average closing price of the security of the same type, in the first three trading days after listing for trading. \*\* In case of listing for trading/release from lock-up/dividend in kind, the date is the day of listing the securities for trading on the exchange; in case of exchange tender offer, the date is the actual exchange date. \*\*\* In an exchange tender offer, report the exchanged securities (received). If the exchanged securities are not traded, report the securities offered.

**Attention:** The total amount of the calculated consideration will be in accordance with the Securities Regulations (Application Fee for Permission to Publish a Prospectus), 1995. For your convenience, a link to the calculation table: [Click here](#)

If this is an exchange tender offer:

Cash consideration received in \_\_\_\_\_: \_\_\_\_\_ Cash consideration paid in \_\_\_\_\_: \_\_\_\_\_

\*Cash consideration received by the offeror for the offered securities \*\*Cash consideration paid by the offeror as part of the tender offer

4. Details of underwriters and distributors in the offering:

Participants in the offering:

- ☐ Underwriters
- ☒ Distributors
- ☐ None of these

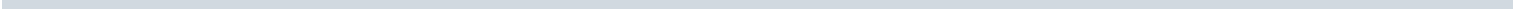
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	Name	Role
1	Value Base Underwriting and Offering Management Ltd.	Distributor
2	Leader Offerings (1993) Ltd.	Distributor
3	Barak Capital Underwriting Ltd.	Distributor
4	Unicorn Capital Ltd.	Distributor
5	Other: Compass Rose Capital P.A. Ltd. (ID: 516787371)	Distributor
6	Y.A.T. Investments and Properties Ltd.	Distributor

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

	Name	Role
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 shall 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

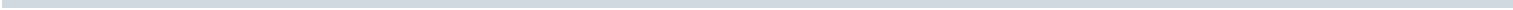
Short Name: ALONY HETZ

Address: 2 Jabotinsky St., Ramat Gan 5250501 Phone: 03-7521115, Fax: 03-7514730 Email: [office@alony-hetz.com](mailto:office@alony-hetz.com) Company Website: [www.alony-hetz.com](http://www.alony-hetz.com)

Previous names of the reporting entity:

Electronic reporter 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)



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*This is a translation of the original Hebrew document. In case of any discrepancy, the Hebrew version shall prevail.*