

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Registry Number: 520038506

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd.

Form T087 (Public) Transmitted via MAGNA: 02/11/2025 Reference: 2025-01-082748

Capital Structure, Granting Rights to Purchase Shares, and the Company's Securities Register 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 tradeable warrants into ordinary shares."

Explanation: Please briefly describe the nature of the change.

References to previous reports on the subject: _____ , _____ , _____ .

1. The Company'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	TASE Security Number	Amount in Registered Capital	Issued and Paid-up Capital (most recent)	Issued and Paid-up Capital (current)	Amount Recorded by Nominee Company
Ordinary Shares	390013	500,000,000	216,607,233.81	216,667,233.81	216,667,201.81
Preferred Shares	0	500,000,000	0	0	0
BONDS Series 9	3900354	0	311,728,547	311,728,547	311,728,547
BONDS Series 10	3900362	0	400,109,490	400,109,490	400,109,490
BONDS Series 11	3900487	0	160,745,600	160,745,600	160,745,600
BONDS Series 12	3900495	0	2,054,942,764	2,054,942,764	2,054,942,764
BONDS Series 13	1189406	0	1,861,029,248.03	1,861,029,248.03	1,861,029,248.03
BONDS Series 15	1189414	0	1,050,480,000	1,050,480,000	1,050,480,000
BONDS Series 16	1229384	0	102,352,000	102,352,000	102,352,000
BONDS Series 17	1229392	0	196,170,000	196,170,000	196,170,000
Warrants 03/23	1195809	0	188,165	188,165	0
Alony-Hetz Other Warrants	1205749	0	242,853	242,853	0
Alony Hetz Employee Warrants	1205756	0	1,125,285	1,125,285	0
Warrants (Series 16)	1208404	0	9,560,450	9,500,450	9,500,450

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

2. The Company Announces that:

From date: 23/10/2025 To date: 27/10/2025

A change occurred in the quantity and register of the company's securities (including rights to purchase shares) as a result of:
Description of the nature of the change: "Exercise of tradeable warrants into ordinary shares."

Explanation: Please describe the transaction or action causing the change in the company's securities.

Details Regarding the Change:

1. Registered holder affected: TASE Clearing House Ltd.

- ID Type: Israel Companies Registrar Number
- ID Number: 515736817
- Nature of change: Option Exercise
- Change Date: 23/10/2025
- Executed via TASE clearing: Yes
- Security type changed: Warrants (Series 16) (1208404)
- Balance prior: 9,560,450
- Balance after: 9,501,450
- Change amount: 59,000
- Is this a grant of share purchase rights? No
- Security fully paid and consideration received? N/A
- Remarks: Not relevant

2. Registered holder affected: TASE Clearing House Ltd.

- Security changed: Ordinary Shares (390013)
- Balance prior: 216,607,201.81
- Balance after: 216,666,201.81
- Change amount: 59,000
- Fully paid and consideration received: Yes

3. Registered holder affected: TASE Clearing House Ltd.

- Change Date: 27/10/2025
- Security type: Warrants (Series 16) (1208404)
- Balance prior: 9,501,450
- Balance after: 9,500,450
- Change amount: 1,000

4. Registered holder affected: TASE Clearing House Ltd.

- Security changed: Ordinary Shares (390013)
- Balance prior: 216,666,201.81
- Balance after: 216,667,201.81
- Change amount: 1,000
- Fully paid and consideration received: Yes

Explanations:

- 1. If the change affects more than one security, detail the impact for each security separately.
- 2. Change date: All changes of the same type, in the same security, made on the same day, should be summarized in one line. Changes made via the clearing house vs. directly in company books must be separated.
- 3. For a decrease, add “-” sign.
- 4. In all quantity fields, indicate number of securities, not par value (NIS).

3. Summary of Shareholder Register at the Date of Report:

(Full details in attached file)

4. Attached: File of the updated shareholder register in accordance with section 130 of the Companies Law, 1999

[RegisterOfShareholders02112025_isa.pdf]

5. Attached: Updated file of registers of the company’s securities, including option and bond registers

[Register_of_Securities_Holders_02112025_isa.pdf]

Details of Authorized Signatories for the Company:

#	Signatory Name	Position
1	Yifat Lonbraun Haimovich	Other, Deputy Legal Advisor and Corporate 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 guidance is available at the Israeli Securities Authority website.

Short Name: Alony Hetz

Address: 2 Jabotinsky St., Ramat Gan 5250501 Phone: 03-7521115 Fax: 03-7514730 Email: office@alony-hetz.com Website: www.alony-hetz.com

Previous Names of Reporting Entity: None

Electronic Reporter: Lonbraun Haimovich Yifat **Position:** Adv., Corporate Secretary **Employer Company:** **Address:** 2 Jabotinsky St., Ramat Gan 5250501 **Phone:** 03-7521115 **Fax:** 03-7514730 **Email:** yifat@alony-hetz.com

Note: Securities of the company are listed for trading on the Tel Aviv Stock Exchange.