

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Registrar Number: 520038506

To: Israel Securities Authority (www.isa.gov.il) To: Tel-Aviv Stock Exchange Ltd (www.tase.co.il) Form T126 (Public) Submitted via MAGNA: 17/11/2025 Reference: 2025-01-088292

The corporation will schedule the report for publication on: 18/11/2025 08:00

Report on the Corporation’s Debt Structure According to Repayment Dates

Regulations 9d and 38e of the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting period: 30/09 for the year: Current Year 2025

Below is the breakdown of the corporation's debt structure by repayment dates:

A. Bond Series issued to the public by the reporting corporation and held by the public, except for bonds held by the controlling shareholder, the controlling shareholder's companies, or companies controlled by the corporation – based on the corporation's separate financial statements ("solo" statements) (in thousands of NIS):

	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	355,919	0	0	0	0	0	214,217	570,136
Year 2	0	355,919	0	0	0	0	0	203,128	559,047
Year 3	116,243	878,506	0	0	0	0	0	190,441	1,185,190
Year 4	116,243	878,506	0	0	0	0	0	161,459	1,156,208
Year 5+	1,032,295	2,515,876	0	0	0	0	0	578,227	4,126,398
Total	1,264,781	4,984,726	0	0	0	0	0	1,347,472	7,596,979

B. Other Bond Series and Non-Bank Credit, except for bonds/credit from the controlling shareholder or controlled companies – based on separate financial statements (in thousands of NIS):

(all values are 0)

C. Bank Credit from Israeli Banks – based on separate financial statements (in thousands of NIS): (all values are 0)

D. Bank Credit from Foreign Banks – based on separate financial statements (in thousands of NIS): (all values are 0)

E. Summary Table for A-D, Total Bank Credit, Non-Bank Credit, and Bonds – based on separate financial statements (in thousands of NIS):

	NIS CPI Linked	NIS Non-Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	355,919	0	0	0	0	0	214,217	570,136
Year 2	0	355,919	0	0	0	0	0	203,128	559,047
Year 3	116,243	878,506	0	0	0	0	0	190,441	1,185,190
Year 4	116,243	878,506	0	0	0	0	0	161,459	1,156,208
Year 5+	1,032,295	2,515,876	0	0	0	0	0	578,227	4,126,398
Total	1,264,781	4,984,726	0	0	0	0	0	1,347,472	7,596,979

F. Off-Balance Sheet Credit Exposure (regarding financial guarantees and or commitments to provide credit) – based on separate financial statements (in thousands of NIS): (all values are 0)

G. Off-Balance Sheet Credit Exposure (regarding financial guarantees and or commitments to provide credit) of all consolidated companies, except reporting corporations and except the data in F (in thousands of NIS): (all values are 0)

H. Total Outstanding Bank & Non-Bank Credit and Bond Series for all consolidated companies, except reporting corporations and except data in A-D (in thousands of NIS):

	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	Swiss Franc	GBP	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	6,080	0	830,978	0	294,862	1,131,920
Year 2	0	0	0	1,243,942	0	467,098	0	224,024	1,935,064
Year 3	0	0	0	0	0	175,367	0	147,139	322,506
Year 4	0	0	0	0	0	199,841	0	131,785	331,626
Year 5+	0	0	0	2,148,900	0	0	0	331,631	2,480,531
Total	0	0	0	3,398,922	0	1,673,284	0	1,129,441	6,201,647

I. Balances of credit provided to the reporting corporation by the controlling shareholder or by companies controlled by the controlling shareholder, and bonds of the reporting corporation held by the controlling shareholder/related companies (in thousands of NIS): (all values are 0)

J. Balances of credit provided to the reporting corporation by companies controlled by the controlling shareholder (but not by the reporting corporation), and bonds held by those companies (in thousands of NIS): (all values are 0)

K. Balances of credit provided to the reporting corporation by consolidated companies and bonds of the company held by consolidated companies (in thousands of NIS): (all values are 0)

Authorized signatories for the corporation:

#	Name	Role
1	Oren Frenkel	CFO (Chief Financial Officer)

Explanation: According to Regulation 5 of the Securities (Periodic and Immediate Reports) Regulations, 1970, the report must be signed by those authorized to sign on behalf of the corporation. Staff position on the matter can be found at the Israel Securities Authority website: [Click here](#)

Short Company Name: Alony Hetz

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Last form structure update: 04/02/2025 Securities of the corporation are listed on the Tel Aviv Stock Exchange

Previous names of the reporting entity:

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