Immediate Report on Cash Dividend Distribution for Securities

Alony Hetz Properties & Investments Ltd.

Registration Number: 520038506
Report Type: T081 (Public)
Date Sent via MAGNA: 17/11/2025
Reference: 2025-01-088340
Scheduled for Publication: 18/11/2025 08:00

1. We hereby report that on 17/11/2025 it was decided to distribute a dividend.

2. Record date (ex-date): 01/12/2025

3. Payment date: 14/12/2025

4. Details of the payment:

- Dividend distributed by an Israeli resident company (see section 7A for dividend sources and tax rates)

Eligible Security Number	Security Name	Dividend Amount Per Security	Dividend Currency	Payment Currency	Representative Rate Date	Individuals Tax %	Corporate Tax %
390013	Ordinary Shares	0.24	ILS (NIS)	ILS (NIS)	—	25	0

- Dividend distributed by a Real Estate Investment Trust (see section 7C for sources and tax rates)
- Dividend distributed by a foreign resident company (see section 7B for tax rates)

5. Total dividend amount to be paid: 51,980,117 ILS (NIS)

6. Retained earnings of the corporation (per Section 302 of the Companies Law) after the payment: 1,430,622,883 ILS (NIS)

7. Approval process for the dividend distribution:

The decision by the board of directors to distribute a dividend for Q4 2025 is in accordance with the dividend policy for 2025 as approved in the board meeting on 10 March 2025 (see immediate report dated 11 March 2025, reference 2025-01-015894).

Court approval required for this distribution: **No**

The final per-share dividend amount is **not relevant** (no expected changes noted). The final amount per share can be updated up to 2 trading days before the record date.

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7. Tax Deduction Rates for Withholding Tax by Stock Exchange Members

7A. Composition of dividend sources distributed by an Israeli resident company from shares and financial instruments (non-REIT)

Source	% of Dividend	Individuals	Corporations	Non-residents
Corporate-taxed income (1)	100	25%	0%	25%
Income sourced abroad (2)	0	25%	23%	25%
Approved/priviliged enterprise income (3)	0	15%	15%	15%
Privileged enterprise Ireland to 2013 (4)	0	15%	15%	4%
Privileged enterprise Ireland from 2014 (5)	0	20%	20%	4%
Preferred income	0	20%	0%	20%
Approved enterprise, tourism/agriculture (6)	0	20%	20%	20%
Approved/priviliged enterprise w/ waiver (7)	0	15%	0%	15%
Distribution classified as capital gain	0	25%	23%	0%
Distribution by Participating Units (YHS)	0	0	0	0
Other	0	0	0	0

Explanations:

- (1) Corporate-taxed income: Income from profit distribution or dividends originating in income earned/derived in Israel, directly or indirectly from another entity subject to corporate tax.
- (2) Income sourced abroad is income that was earned or accrued abroad and not taxed in Israel.

7B. Dividend distributed by a foreign resident company

Division Source	Individuals	Corporations	Non-residents
Dividend from foreign company	25%	23%	0%

7C. Dividend distributed by a Real Estate Investment Trust (REIT)

Source	% of Dividend	Individuals	Corporations	Foreign Corp.	Exempt Mutual Fund	Pension Fund
Real estate appreciation, capital gain & depreciation	—	25%	23%	23%	0%	0%
Other taxable income (e.g., rental)	—	47%	23%	23%	23%	0%
Income from residential rental real estate	—	20%	20%	20%	0%	0%
Income previously taxed by the fund	—	25%	0%	25%	0%	0%
Extraordinary income	—	70%	70%	70%	60%	70%
Other	—	—	—	—	—	—
Weighted withholding tax rate	100%	—	—	—	—	—

8. Number of dormant securities not entitled to dividend payment and requiring a waiver letter: 85,340

9. Effect of the dividend distribution on convertible securities:

- The dividend distribution will reduce the current (nominal) exercise price of the following securities by the dividend per share amount:

Security Name	Security Number	Remark
Warrants 03/23	1195809	The current (nominal) exercise price will be reduced by the dividend per share amount.
Alony Hetz Employees	1205756	The current (nominal) exercise price will be reduced by the dividend per share amount.
Alony Hetz Others	1205749	The current (nominal) exercise price will be reduced by the dividend per share amount.
Warrant Series 16	1208404	The current (nominal) exercise price will be reduced by the dividend per share amount.

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10. Directors’ recommendations and decisions regarding the dividend distribution in accordance with Regulation 37(a)(1) of Securities Regulations (Periodic and Immediate Reports), 1970:

1. The company's board approved the dividend distribution based on the company's reviewed financial data as of 30/09/2025 and after examining sources to meet existing and foreseeable obligations for the next two years and three months (from 30/09/2025), existing and committed lines of credit, and projected cash flows from ongoing business.

2. The board approved the distribution in accordance with the criteria set in Section 302 of the Companies Law, 1999, as follows:

   - **Profit Test:** Reviewed financials as of 30/09/2025 indicate surplus earnings of approx. ILS 1,483 million.
   - **Solvency Test:** The board maintains that the distribution does not undermine financial resilience and that:
     - The company generally has positive cash flows from operations, primarily from dividends from subsidiaries with long-standing dividend policies based on positive operating cash flows from broadly diversified rental contracts and electricity sales.
     - The company's assets are unencumbered (some are listed securities).
     - There are substantial approved credit lines (solo).
     - The company has a proven track record of raising funds for ongoing needs and debt refinancing.
     - The distribution will not materially affect the company's capital structure, leverage, financial covenants, or ability to continue current operations and investment plans.

   Based on the above, and having found, considering the company's financial condition, that no reasonable concern exists that the distribution would prevent the company from meeting its existing and expected obligations when due, the board resolved to approve the dividend distribution.

> The above constitutes forward-looking information as defined by the Securities Law, 1968, based on data analysis as of today. Expectations and assessments may not come true, wholly or partially, or may materialize differently.

Authorized Signatories on behalf of the corporation:

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	Position
1	Natan Hetz	CEO & Director
2	Oren Frankel	CFO

Additional Remarks

- The withholding tax on dividend for an individual who is not a significant shareholder: **25%**.
- The total dividend amount is subject to change due to increases in the number of shares eligible for the dividend following the exercise and conversion of the company's convertible securities in circulation.

Company details:

- **Short Name (TASE):** Alony Hetz
- **Address:** 2 Jabotinsky St., Ramat Gan, 5250501
- **Phone:** 03-7521115, Fax: 03-7514730
- **Email:** office@alony-hetz.com
- **Company Website:** www.alony-hetz.com
- **Electronic signatory:** Yifat Lonbraun Chaimovich (Adv., Corporate Secretary), Email: yifat@alony-hetz.com

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Note: All figures referring to dividend per share must be stated to a precision of up to seven decimal places for amounts denominated in ILS (NIS) and up to five decimal places for other currencies.

Glossary Used:

- "Controlling shareholder(s)" for "בעלי שליטה", "בעל שליטה"
- "Regarding" for "בק"ע"
- "Commercial papers" for "נע"מ"
- "Par value" for "ע.נ"
- "Security / securities" for "ני"ע"
- "Warrant / warrants" for "אופציות", "אופ'"
- "Results" for "תוצ'"
- "Partnership" for "שות'"
- "Technology/technologies" for "טכנו'"
- "Dividend" for "דיב"
- "Agorot" for "אג'"
- "Participating unit" for "יה"ש"
- "BONDS" for "אגרות החוב", "אגח", "אג"ח"
- "Officer / officers" for "נ. משרה"
- "Outstanding" for "בלתי מסולקת"
- "Original Series" for "סדרה מקורית"
- "Accountant / accountants" for "רו"ח"
- "TASE UP" for "מערכת רצף מוסדי"

Company names handled:

- Alony Hetz Properties & Investments Ltd. for any variations in Hebrew.