

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Registry number: 520038506

To: Securities Authority

To: TEL AVIV STOCK EXCHANGE LTD

Form number: T087 (Public)

Broadcasted through MAGNA: 03/12/2025

Securities Authority Email: www.isa.gov.il

TASE Email: www.tase.co.il

Reference: 2025-01-096072

The corporation will schedule the report for publication on 03/12/2025 16:00

Securities Position, Granting of Rights to Purchase Shares, and Registry of the Securities of the Corporation and Changes Therein

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:

Realization of listed warrants into ordinary shares

Explanation: Briefly describe the nature of the change.

Reference Numbers for Previous Reports on the Subject:

- _____ , _____ , _____.

1. The Securities Position of the Corporation After the Change:

Name & Type of Security	Security Number on Exchange	Amount in Registered Capital	Issued and Paid-Up Capital Last Report Qty	Issued and Paid-Up Capital Current Qty	Amount Registered in the Name of Registering Company
M.R.	390013	500,000,000	216,667,233.81	217,363,472.81	217,363,440.81
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	9,500,450	8,804,211	8,804,211

Explanation: All securities of the company, including unlisted securities, should be detailed.

2. The corporation announces that:

From date: 27/11/2025

To date: 03/12/2025

There was a change in the amount and in the register of holders of the company's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Realization of listed warrants into ordinary shares

Explanation: All details regarding the transaction or action by which the change occurred in the company's securities should be described.

Details of Each Change

1. Registered holder for whom the change occurred:

- "Company for Registrations of the Tel Aviv Stock Exchange Ltd."
- Type of identification number: Company registry number in Israel
- ID number: 515736817
- Nature of change: Realization of warrants
- Date of change: 27/11/2025
- Performed through the Stock Exchange Clearing House: Yes
- Type and name of security: Warrants (Series 16)
- Security number on exchange: 1208404
- Holder's balance of security in last report: 9,500,450
- Holder's balance of security after change: 9,498,450
- Total quantity of securities in which there was a decrease/increase: 2,000
- Is this a grant of rights to purchase shares: No
- Other: Not relevant

2. Registered holder for whom the change occurred:

- "Company for Registrations of the Tel Aviv Stock Exchange Ltd."
- Type of identification number: Company registry number in Israel
- ID number: 515736817
- Nature of change: Realization of warrants
- Date of change: 27/11/2025
- Performed through the Stock Exchange Clearing House: Yes
- Type and name of security: M.R.
- Security number on exchange: 390013
- Holder's balance of security in last report: 216,667,201.81
- Holder's balance of security after change: 216,669,201.81
- Total quantity of securities in which there was a decrease/increase: 2,000
- Is this a grant of rights to purchase shares: No
- The security was fully paid and consideration was fully received.

3. Registered holder for whom the change occurred:

- "Company for Registrations of the Tel Aviv Stock Exchange Ltd."
- Type of identification number: Company registry number in Israel
- ID number: 515736817
- Nature of change: Realization of warrants
- Date of change: 30/11/2025
- Performed through the Stock Exchange Clearing House: Yes
- Type and name of security: Warrants (Series 16)
- Security number on exchange: 1208404
- Holder's balance of security in last report: 9,498,450
- Holder's balance of security after change: 8,830,407
- Total quantity of securities in which there was a decrease/increase: 668,043
- Is this a grant of rights to purchase shares: No
- Other: Not relevant

4. Registered holder for whom the change occurred:

- "Company for Registrations of the Tel Aviv Stock Exchange Ltd."
- Type of identification number: Company registry number in Israel
- ID number: 515736817
- Nature of change: Realization of warrants
- Date of change: 30/11/2025
- Performed through the Stock Exchange Clearing House: Yes

- Type and name of security: M.R.
- Security number on exchange: 390013
- Holder's balance of security in last report: 216,669,201.81
- Holder's balance of security after change: 217,337,244.81
- Total quantity of securities in which there was a decrease/increase: 668,043
- Is this a grant of rights to purchase shares: No
- The security was fully paid and consideration was fully received.

5. **Registered holder for whom the change occurred:**

- "Company for Registrations of the Tel Aviv Stock Exchange Ltd."
- Type of identification number: Company registry number in Israel
- ID number: 515736817
- Nature of change: Realization of warrants
- Date of change: 03/12/2025
- Performed through the Stock Exchange Clearing House: Yes
- Type and name of security: Warrants (Series 16)
- Security number on exchange: 1208404
- Holder's balance of security in last report: 8,830,407
- Holder's balance of security after change: 8,804,211
- Total quantity of securities in which there was a decrease/increase: 26,196
- Is this a grant of rights to purchase shares: No
- Other: Not relevant

6. **Registered holder for whom the change occurred:**

- "Company for Registrations of the Tel Aviv Stock Exchange Ltd."
- Type of identification number: Company registry number in Israel
- ID number: 515736817
- Nature of change: Realization of warrants
- Date of change: 03/12/2025
- Performed through the Stock Exchange Clearing House: Yes
- Type and name of security: M.R.
- Security number on exchange: 390013
- Holder's balance of security in last report: 217,337,244.81
- Holder's balance of security after change: 217,363,440.81
- Total quantity of securities in which there was a decrease/increase: 26,196
- Is this a grant of rights to purchase shares: No
- The security was fully paid and consideration was fully received.

Explanations:

- 1. In case the change affects more than one security, specify the effect of the change separately for each security.
- 2. Date of change – all changes of the same type, in the same security, made on one day, will be summarized in one row. For this purpose – separate between changes made via the stock exchange clearing house vs. those made directly in the company's books.
- 3. For a decrease, the sign "-" should be added.
- 4. All quantity fields should be filled with the amount of securities, not NIS par value.

3. The main register of shareholders as of the report date is as follows:

No.	Name of Registered Shareholder	ID Type	ID Number	Security Number	Type and Par Value of Shares	Number of Shares	Is Held as Trustee
1	_____	_____	_____	_____	_____	_____	_____

Attached file of the shareholders register according to Section 130 of the Companies Law, 1999:
[03122025מרשםבעלימניות_isa.pdf](#)

Image alt: Link to PDF file - Shareholders registry 03/12/2025

Attached updated file of the registers of the corporation's securities holders, including the register of warrant holders and the register of bond holders:
[03122025מרשם_בעלי_ניירות_ערך_isa.pdf](#)

Image alt: Link to PDF file - Securities holders registry 03/12/2025

Details of Authorized Signatories on Behalf of the Corporation

No.	Signatory Name	Position
1	Hanan Feldmus	Other: Legal Advisor

Explanation: As per Regulation 5 to 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. Staff's position paper on this topic can be found on the authority's website: [Click here](#)

Previous reference numbers for documents on this subject (mention is for information only):

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 **Company website:** www.alony-hetz.com

Previous names of reporting entity:

Electronic Signatory Name: Shdeh Moran Pnina **Position:** Accountant **Employer's Name:**

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

Form update date: 06/08/2024