

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Registration Number: 520038506

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd (www.tase.co.il)

Form Number: T087 (Public)
Broadcast on MAGNA: 22/12/2025
Reference: 2025-01-102183

Register of Capital, Grant of Rights to Purchase Shares and the Registers of Securities of the Corporation and Changes Thereto

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 warrants (Series 16) to ordinary shares.

Explanation: Briefly describe the nature of the change.

Reference numbers of previous reports on the subject: __, __, __.

1. The Corporation's Securities Position 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/Type of Security	Security Number	Quantity in Registered Capital	Issued & Paid-Up Capital (Last Report)	Issued & Paid-Up Capital (Current)	Quantity Listed Under Nominee Company
Ordinary Shares	390013	500,000,000	218,625,993.81	220,563,166.81	220,563,134.81
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	7,541,690	5,604,517	5,604,517

Explanation: List all company securities, including securities not listed for trading.

2. The corporation announces that:

From date: 14/12/2025
To date: 22/12/2025

A change occurred in the quantity and register of securities holders (including rights to purchase shares) of the corporation as a result of:

Description of Nature of Change: Realization of warrants (Series 16) to ordinary shares.

Explanation: Please detail all details of the transaction or action that caused the change in the corporation's securities.

Table: Details of Security Holder(s) for Whom the Change Occurred

#	Name of Registered Holder	Type of ID Number	ID Number
1	TASE Nominee Company	Company Registrar Number	515736817

Nature of change: Exercise of warrants
Date of change: Varies; see above table
Performed via TASE clearing: Yes

3. Main Register of Shareholders at Report Date

#	Registered Shareholder Name	ID Type	ID Number	Security Number	Share Class & Par Value	Number of Shares	Holding as Trustee
1	_____	_____	_____	_____	_____	_____	_____

A file of the shareholder register is attached as per Section 130 of the Companies Law, 1999.

Attachment: [מניות.pdf](C:\Users\yifat\OneDrive - AlonyHetz\Desktop\מניות.pdf)

Alt: File attached - Register of Shareholders (PDF)

4. Updated File of the Corporation's Securities Registers

Includes option holder and bond holder ledgers.

Attachment: [ניירותערך.pdf](C:\Users\yifat\OneDrive - AlonyHetz\Desktop\ניירותערך.pdf)

Alt: File attached - Securities Registers (PDF)

Authorised Signatories of the Corporation:

#	Signatory Name	Role
1	Yifat Lonbraun-Haimovich	Other (Deputy Legal Advisor and Company 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 position paper on the matter can be found on the Authority's website: [Click here](#)

Previous Reference Numbers on This Subject: (No references listed)

Trading: Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange.

Form Structure Update Date: 06/08/2024

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: (none listed)

Electronic Report Signatory: Yifat Lonbraun-Haimovich

Position: Attorney, Company Secretary

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

Explanations:

1. If the change affects more than one security, specify the effect of the change in a separate row for each security.
2. Change Date – All changes of the same type, for the same security, performed on the same day, will be summarized in one row.
For this purpose – changes made via the TASE clearinghouse must be separated from those made directly in the company's books.
3. For decrease, use the "-" sign.
4. All quantity fields must specify the quantity of securities and not shekels in par value.