

ALONY-HETZ PROPERTIES & INVESTMENTS LTD

Company Registration Number: 520038506

To:

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

Form T087 (Public)

Transmitted via MAGNA: 31/12/2025

Reference: 2025-01-105926

Securities Position, Granting of Rights to Purchase Shares, and Registers of the Corporation's Securities and Their Changes

Regulations:

- 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 warrants (Series 16) and non-tradable warrants into ordinary shares

Previous Reference Numbers: (none provided)

1. The Corporation's Securities Position After the Change:

Name and Type of Security	Security Number	Amount in Registered Capital	Issued and Paid-up Capital (Last Reported)	Issued and Paid-up Capital (Current)	Amount Registered to Registration Company
Ordinary Shares	390013	500,000,000	220,563,166.81	226,183,356.81	226,183,323.81
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	168,165	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	5,604,517	0	0

Explanation: All securities of the company should be detailed, including securities not listed for trading.

2. The Corporation Announces That:

From Date: 24/12/2025 **to** 31/12/2025

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

- Exercise of warrants (Series 16) and non-tradable warrants into ordinary shares

Explanation: Please briefly describe the transaction or action leading to the change in the corporation's securities register.

Further Details

For each event, the following details are given:

- Registered holder affected: Company for Registration of the Tel Aviv Stock Exchange Ltd
- Identification Type: Company Registrar Number in Israel
- Identification Number: 515736817
- Nature of the change: Exercise of options
- Date of change: see individual entries
- Was this done via TASE clearing house: Yes
- Type and security name changed, Security Number, Previous and after-quantity, Total increase/decrease, and if share purchase rights were granted: No
- Total proceeds, conversion details, registration of allocated securities: Not specified
- Comments (if any): Not relevant or not specified
- For all option events, most boxes for proceeds or resulting share numbers are blank, as in the original form

Explanations

1. If the change affects more than one security, the impact on each security must be detailed in a separate line.
2. Date of change – all changes of the same kind, in the same security, made on the same day, should be summarized in one line. For this purpose – distinguish between changes made through TASE clearing house and those made directly in the company's books.
3. The change – for reductions, add the sign "-".
4. In all quantity fields, specify the quantity of securities and not NIS par value.

Main Shareholder Register as of the Report Date

No.	Registered Shareholder	ID Type	ID Number	Security Number	Type of Shares and Nominal Value	Quantity of Shares	Is Holding as Trustee
1	[Blank in form]	[Blank]	[Blank]	[Blank]	[Blank]	[Blank]	[Blank]

Attached file:

- [Shares3112.pdf](#) (Shareholder register file)

Alt text: Updated shareholder register as per Section 130 of the Companies Law, 1999

- [Securities3112.pdf](#) (Updated registers for all securities including option and bond holders)

Alt text: Updated registers of the corporation's securities, including option and bond holder ledgers

Authorized Signatories on behalf of the corporation:

No.	Name	Position
1	Yifat Lunbraun-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 guidance on the subject can be found on the Israel Securities Authority website: [Click here](#)

Short name: Alony Hetz

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- **Fax:** 03-7514730
- **Email:** office@alony-hetz.com
- **Company website:** www.alony-hetz.com

Previous names of the reporting entity: [None indicated]

Electronic Reporter Name: Lounbraun Haimovich Yifat

- **Position:** Adv., Company Secretary

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