

Alony-Hetz Properties & Investments Ltd.
ALONY-HETZ PROPERTIES & INVESTMENTS LTD
Registration number: 520038506

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. T087 (Public) Filed via Magna: 01/06/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-051879

Share capital structure, grant of rights to purchase shares and the corporation’s securities registers and the changes therein

- Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
- Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
- Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
- Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Nature of the change: Exercise of non-tradable warrants into ordinary shares
Explanation: A brief description of the nature of the change must be provided.

Reference numbers of previous reports on the matter: _____, _____, _____.

1. The corporation’s securities position after the change:

Name and type of security	TASE security no.	Amount in registered capital	Issued and paid-up capital		Quantity registered in the name of the registration company
			Quantity in last report	Current quantity	
Ordinary Shares	390013	500,000,000	226,326,104.81	226,338,812.81	226,338,780.81
Preference shares	0	500,000,000	0	0	0
BONDS (Series 9)	3900354	0	155,864,273	155,864,273	155,864,273
BONDS (Series 10)	3900362	0	200,054,745	200,054,745	200,054,745
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	531,120,000	531,120,000	531,120,000
Warrants 03/23	1195809	0	25,416	12,708	0
Alony-Hetz employee options	1205756	0	1,660,999	1,660,999	0
Alony-Hetz other options	1205749	0	242,853	242,853	0
Alony-Hetz other options - 1	1240688	0	138,274	138,274	0

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

2. The corporation reports that:

- ☐ On date _____
- ☐ From date 20/05/2026 to date 24/05/2026
- ☐ There was a change in the quantity and in the register of the corporation’s security holders (including rights to purchase shares) as a result of:
Description of the nature of the change Exercise of non-tradable warrants into ordinary shares

Explanation: All the details of the transaction or action causing the change in the corporation's securities must be described.

1	Name of registered holder for whom the change occurred: <i>I.B.I. Benefit Plans (2000) Ltd.</i> Type of identifying number: <i>Number in the Israeli Registrar of Companies</i>Identifying number: <i>512907718</i> Nature of the change: Exercise of options _____ Date of the change: <i>20/05/2026</i>Executed through the TASE Clearing House: <i>Yes</i> Type and name of security in which the change occurred: <i>Warrants 03/23</i> TASE security no.: <i>1195809</i> Holder's balance in the security in the last report: <i>25,416</i> Holder's balance in this security after the change: <i>12,708</i> Total quantity of securities by which there was a decrease/increase: <i>12,708</i> Is this a grant of rights to purchase shares <i>No</i> Total consideration for securities allocated: _____ TASE number of the share that will result from exercise of the security: _____ Number of shares that will result from full exercise/conversion of the security: _____ Total exercise premium that will be received from full exercise/conversion of the security into shares: _____ Period during which the security may be exercised: _____ From _____to _____ The allocated securities will be listed for trading: _____ The allocation of said securities is further to _____published on _____and its reference number is _____ ☐ The security has been fully paid up and the consideration was fully received. ☐ The security has been fully paid up, but the consideration was not fully received. ☐ Issued for an ATM program ☐ Other. <i>Not applicable</i>
2	Name of registered holder for whom the change occurred: <i>TASE Clearing House Company Ltd.</i> Type of identifying number: <i>Number in the Israeli Registrar of Companies</i>Identifying number: <i>515736817</i> Nature of the change: Exercise of options _____ Date of the change: <i>24/05/2026</i>Executed through the TASE Clearing House: <i>Yes</i> Type and name of security in which the change occurred: <i>Ordinary Shares</i> TASE security no.: <i>390013</i> Holder's balance in the security in the last report: <i>226,326,072.81</i> Holder's balance in this security after the change: <i>226,338,780.81</i> Total quantity of securities by which there was a decrease/increase: <i>12,708</i> Is this a grant of rights to purchase shares <i>No</i>

Total consideration for securities allocated: _____

TASE number of the share that will result from exercise of the security: _____

Number of shares that will result from full exercise/conversion of the security: _____

Total exercise premium that will be received from full exercise/conversion of the security into shares:

Period during which the security may be exercised: _____
From _____ to _____

The allocated securities will be listed for trading: _____

The allocation of said securities is further to _____published on _____and its reference number is _____

☐ The security has been fully paid up and the consideration was fully received.

☐ The security has been fully paid up, but the consideration was not fully received.

☐ Issued for an ATM program

☐ Other.

Explanations:

1. If the change affects more than one security, the effect of the change must be detailed on a separate line for each security.
2. Date of the change – all changes of the same type, in the same security, carried out on the same day, will be summarized in one line. For this purpose – changes made through the TASE Clearing House must be distinguished from changes made directly in the company’s books.
3. The change – for a decrease, the symbol “-” must be added.
4. In all quantity fields the quantity of securities and not NIS par value must be entered.

There was a change only in the register of the corporation’s security holders (**without a change in the quantity of the corporation’s securities**) as a result of:

Description of the nature of the change _____

Explanation: All the details of the transaction or action causing the change in the register must be described.

1 Name of registered holder for whom the change occurred: _____

Type of identifying number: _____ Identifying number: _____

Date of the change: _____ Executed through the TASE Clearing House: _____

Type and name of security in which the change occurred:

TASE security no.: _____

Quantity of the change: _____

Holder’s balance in this security after the change: _____

3. The main details of the shareholders’ register as of the reporting date are as follows:

No.	Name of registered shareholder	Type of identifying number	Identifying number	TASE security number	Type of shares and their par value	Number of shares	Whether holds the shares as trustee
1	_____	_____	_____	_____	_____	_____	_____

5. Attached is an updated file of the corporation’s securities registers, including the register of option holders and the register of BONDS holders [01062026 בעלי ניירות ערך isa.pdf](#)

Details of the signatories authorized to sign on behalf of the corporation:

	Name of signatory	Position
1	Yifat Lonbaron Haimovich	<i>Other</i> <i>Deputy Legal Counsel and Corporate Secretary</i>

Explanation: Pursuant to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 5730 – 1970, a report submitted under these Regulations shall be signed by those authorized to sign on behalf of the corporation. The Staff’s position on this matter can be found on the Authority’s website: [Click here](#).

Reference numbers of previous documents on the matter (such reference does not constitute incorporation by reference):

The corporation’s securities are listed for trading on the Tel Aviv Stock Exchange Form structure update date: 06/08/2024
Short name: Alony Hetz
Address: Jabotinsky2 , Ramat Gan5250501 Telephone: 03-7521115 , Fax: 03-7514730
E-mail: office@alony-hetz.com Company website:www.alony-hetz.com

Previous names of reporting entity:

Name of electronic reporter: Lonbaron HaimovichYifatPosition: Attorney, Corporate SecretaryName of employing company:
Address: Jabotinsky2 , Ramat Gan5250501Telephone: 03-7521115Fax: 03-7514730E-mail: yifat@alony-hetz.com