



January 31, 2022

To:
Israel Securities Authority
Via MAGNA

To:
Tel Aviv Stock Exchange Ltd.
Via MAGNA

Re: Immediate Report regarding the results of the public offering pursuant to a Shelf Offer Report dated January 30, 2022 published pursuant to a Shelf Prospectus dated May 6, 2021

Pursuant to Section 30 of the Securities Law, 5728-1968 and the Securities Regulations (Notice of the Results of the Offer in the Prospectus), 5730-1969, Alony - Hetz Properties and Investments Ltd. (hereinafter: "**the Company**") is pleased to announce the results of the offering pursuant to the Company's Shelf Offer Report dated January 30, 2022 (hereinafter: the "**Shelf Offer Report**"), pursuant to a Shelf Prospectus dated May 6, 2021.

1. As part of the Shelf Offer Report, the Company offered to the public, by way of a uniform offer:
 - 1.1 Up to NIS 270 million par value of registered Bonds (Series IX) of NIS 1 par value each, bearing a fixed annual interest rate of 3.85% per annum (hereinafter: "**the Bonds (Series IX)**"), by way of a series expansion. The Bonds (Series IX) were offered to the public in up to 270,000 units of NIS 1,000 each (hereinafter: "**Unit IX**"), by way of a tender for the price of Unit IX which will not be less than NIS 1,103 per unit (hereinafter: "**the Minimum Price per Unit IX**").
 - 1.2 Up to NIS 105 million par value of registered Bonds (Series X) of NIS 1 par value each, bearing variable, unlinked annual interest, at the Bank of Israel interest rate plus a margin of 2.24% per annum (hereinafter: "**the Bonds (Series X)**"), by way of a series expansion. The Bonds (Series X) were offered to the public in up to 105,000 units of NIS 1,000 each (hereinafter: "**Unit X**"), by way of a tender for the price of Unit X which will not be less than NIS 1,045 per unit (hereinafter: "**the Minimum Price per Unit X**").
 - 1.3 Up to NIS 508 million par value of registered Bonds (Series XII) of NIS 1 par value each, bearing a fixed annual interest rate of 2.41% per annum (hereinafter: "**the Bonds (Series XII)**"), by way of a series expansion. The Bonds (Series XII) were offered to the public in up to 508,000 units of NIS 1,000 each (hereinafter: "**Unit XII**"), by way of a tender for the price of Unit XII which will not be less than NIS 1,027 per unit (hereinafter: "**the Minimum Price per Unit XII**").
2. In the Shelf Offer Report, it was determined that, in any event, the amount of the Bonds actually issued will not exceed NIS 230,000 million par value of Bonds (Series IX), NIS 440 million par value of Bonds (Series 12) and NIS 100 million par value of Bonds (Series XII) and that if orders are submitted by the public in quantities exceeding the above quantities in relation to each Series separately (excess quantities) then the allocation to subscribers will be reduced accordingly (see Paragraphs 1.1.7, 1.2.7 and 1.3.7 of the Shelf Offer Report). In addition, the Shelf Offer Report stipulates that the cumulative amount of the Bonds that will be allocated pursuant to the Shelf Offer Report to the public will not exceed a total of NIS 770 million par value.

In actual fact, no excess quantities were submitted in the Tender to the public.

The list of subscriptions for the purchase of the Bonds offered to the public as detailed above, opened on January 30, 2022 and closed on the same day.

3. The following are the results of the public tender held on January 30, 2022:

3.1 Bonds Tender (Series IX) -

In the Tender, 27 orders were received from classified investors for the purchase of 221,400 units, with a total monetary value of approximately NIS 244.2 million.

The price of the unit determined in the Tender – NIS 1,103.

21 classified investor orders for the purchase of 179,856 units, in which a price was quoted higher than the unit price specified, were complied with in full.

6 classified investor orders for the purchase of 41,544 units, in which the unit price was quoted as specified, were complied with in full.

3.2 Bonds Tender (Series X) -

In the Tender, 29 orders were received for the purchase of 84,230 units (including 26 orders from classified investors for the purchase of 83,800 units) with a total monetary value of approximately NIS 88 million.

The price of the unit determined in the Tender – NIS 1,045.

21 classified investor orders for the purchase of 65,000 units, in which a price was quoted higher than the unit price specified, were complied with in full.

One order from the public for the purchase of 280 units, in which the unit price was quoted as specified, was complied with in full.

5 classified investor orders for the purchase of 18,800 units, in which the unit price was quoted as specified, were complied with in full.

2 orders from the public for the purchase of 150 units, in which the unit price was quoted as specified, were complied with in full.

3.3 Bonds Tender (Series XII) -

In the Tender, 39 orders were received from classified investors for the purchase of 436,990 units, with a total monetary value of approximately NIS 448.8 million.

The price of the unit determined in the Tender – NIS 1,027.



29 classified investor orders for the purchase of 333,880 units, in which a price was quoted higher than the unit price specified, were complied with in full.

10 classified investor orders for the purchase of 103,110 units, in which the unit price was quoted as specified, were complied with in full.

The total gross consideration to be received by the Company in respect of the issuance of the Bonds from all of the above Series, amounts to approximately NIS 781 million.

4. **Discount**

Since the minimum price for Unit IX, the minimum price for Unit X, and the minimum price for Unit XII (in terms of NIS 1 par value) are higher than their adjusted value, the Bonds (Series IX), the Bonds (Series X) and the Bonds (Series XII) offered pursuant to the Shelf Offer Report, by way of a series extension, will be issued without further discount for tax purposes.

After the expansion pursuant to the Shelf Offer Report, the Bonds (Series IX) and the Bonds (Series XII) will remain without discount, while the new weighted discount rate of the Bonds (Series X) is 0.0048%.

Sincerely,

Alony - Hetz Properties and Investments Ltd.

By: Nathan Hetz, Chief Executive Officer

Oren Frenkel, Chief Financial Officer