



September 8, 2022

To	To
The Securities Authority	The Tel Aviv Stock Exchange Ltd.
<u>By Magna system</u>	<u>By Magna system</u>

Re: Immediate report on results of a public offer according to a shelf offer report dated September 7, 2022 published according to a shelf prospectus dated May 6, 2022

Pursuant to Section 30 of the Securities Law, 5728-1968 and the Securities Regulations (Notice of Results of the Offer in a Prospectus) 5730-1969, Alony Hetz Properties and Investments Ltd. (the “**Company**”) respectfully announces hereby the results of the offer according to the Company’s shelf offer reported dated September 7, 2022 (hereinafter: the “**Shelf Offer Report**”), which was published according to a shelf prospectus dated May 6, 2022 (dated May 5, 2022).

Within the Shelf Offer Report, the Company offered to the public, by way of uniform offer:

Up to 6.4 million ordinary shares of NIS 1 par value (“**Ordinary Shares**”), which were offered in 64,000 units, each unit having 100 ordinary shares (hereinafter: “**unit**”) by way of a tender over the unit price, which is to be not less than NIS 5,193.

The list of signatures for purchasing shares that were offered to the public as set forth above was opened on September 7, 2022 and was closed that at the same day.

The results of the public tender that was held on September 7, 2022 follow:

Within the tender, 42 orders were received to purchase 53,188 units of approximately NIS 276 million total monetary value, all of which were received within an early commitment of classified investors (the “**Classified Investors**”) (of which 6,000 units were ordered by Mr. Nathan Hetz (via Adva Financial Consultancy Ltd.), a stakeholder,

director and CEO of the Company to a total financial volume of approximately NIS 31 million), as set forth in Section 5.3 of the Shelf Offer Report.

The unit price that was set is the minimum price per unit, i.e., NIS 5,193 per unit (hereinafter: the “**Set Unit Price**”).

Units were allocated in the tender according to the provisions of Section 2.10 of the Shelf Offer Report, as set forth below:

1. 40 public orders to purchase 48,476 units (all of which were orders of Classified Investors), in which a price higher than the Set Unit Price was quoted – were granted in their entirety.
2. 2 public orders to purchase 4,712 units (all of which were orders of Classified Investors) in which the Set Unit Price was quoted – were granted in their entirety.

In view of the foregoing, the Company will issue to the public 5,318,800 ordinary shares.

The total gross consideration that will be received by the Company for the offer totals approximately NIS 276 million.

Best regards,

Alony Hetz Properties and Investments Ltd.

By: Nathan Hetz, CEO

Oren Frankel, CFO