



September 12, 2022

To
The Securities Authority
By Magna system

To
The Tel Aviv Stock Exchange Ltd.
By Magna system

Re: immediate report on results of a public offer according to a shelf offering report dated September 11, 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 offering reported dated September 11, 2020 (hereinafter: the “**Shelf Offering Report**”), which was published according to a shelf prospectus dated May 6, 2022.

1. Within the shelf offering report, the Company offered to the public, by way of fixed price:
 - 1.1. Up to NIS 310 million par value of nominal bonds (Series M) of NIS 1 par value each, unlinked (hereinafter: the “**Bonds (Series M)**”) by way of first issue of a series. The Bonds (Series M) were offered to the public in up to 310,000 units of NIS 1,000 par value each (hereinafter: “**M Unit**”) by way of tender for the annual interest rate that is not to exceed 4.94% per year (hereinafter: the “**Bond (Series M) Maximum Interest Rate**”).
 - 1.2. Up to NIS 300 million par value of nominal bonds (Series O) of NIS 1 par value each, index linked (hereinafter: the “**Bonds (Series O)**”) by way of first issue of a series. The Bonds (Series O) were offered to the public in up to 300,000 units of NIS 1,000 par value each (hereinafter: “**O Unit**”) by way of tender for the annual interest rate that is not to exceed 2.56% per year (hereinafter: the “**Bond (Series O) Maximum Interest Rate**”).

The list of signatures for purchasing the bonds that were offered to the public as set forth above was opened on September 11, 2022 and was closed on the same day.

2. **The results of the public tender held on September 11, 2022 follow:**

2.1. **Bonds (series M) tender -**

In the tender, 58 orders were received to purchase 290,176 units (including 53 orders from classified investors for purchasing 257,121 units) at a total monetary value of approximately NIS 290.2 million.

The interest rate set for the tender is 4.94%.

50 orders from classified investors to purchase 243,346 units, in which an interest rate lower than the set interest rate was specified, were granted in their entirety.

5 orders from the public to purchase 33,055 units in which an interest rate lower than the set interest rate was specified, were granted in their entirety.

3 orders from classified investors to purchase 13,775 units in which the set interest rate was specified, were granted in their entirety.

2.2. **Bonds (series O) tender**

In the tender, 50 orders to purchase 248,542 units (including 42 orders from classified investors to purchase 247,402 units) of a total monetary value of approximately NIS 248.5 million were received.

The interest rate set in the tender was 2.56%.

38 orders from classified investors to purchase 219,592 units, in which an interest rate lower than the set interest rate was specified, were granted in their entirety.

4 orders from the public to purchase 250 units, in which an interest rate lower than the set interest rate was specified, were granted in their entirety.

4 orders from classified investors to purchase 27,900 units, in which the set interest rate was specified, were granted in their entirety.

4 orders from the public to purchase 800 units, in which the set interest rate was specified, were granted in their entirety.

The total gross consideration received by the Company for the offer of bonds from these two series totals approximately NIS 538.7 million.

3. **The interest rate for the first interest period -**

3.1. The rate of interest that will be paid to the bondholders (Series M) for the first interest period ending on February 27, 2023 is 2.2873%.

3.2. The rate of interest that will be paid to the bondholders (Series O) for the first interest period ending on February 27, 2023 is 1.1853%.

4. **Discounting**

As the bonds will be issued at their par value price, they will be issued without discounting for tax purposes.

Best regards,

Alony Hetz Properties and Investments Ltd.

By: Nathan Hetz, CEO

Oren Frankel, CFO