

AZRIELI GROUP LTD

AZRIELI GROUP LTD

Registration Number: 510960719

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T121 (Public)
Sent via MAGNA: 18/08/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-061119

Immediate Report for General Material Information

Explanation: Do not use this form when there is a form tailored to the reported event.

This reporting form is intended for material reports for which there is no suitable dedicated form.

Results of an issuance should be reported in T20 and not in this form.

Reporting on bond ratings or corporate ratings should be submitted using form T125.

Nature of the event:

Investor Presentation - Hebrew

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

An informative presentation of the company is hereby attached, which the company will present in conversations with institutional investors following the publication of the company's quarterly report as of June 30, 2025 (the "quarterly report"). The information included in this presentation is based on information included in the quarterly report as published today on MAGNA, as well as on previous presentations and reports published by the company.

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Slides 9, 12-17, 24, 43-45 include information that is not included in previous company reports and/or in the quarterly report, mainly regarding the status of marketing and occupancy of development projects, areas in specific assets and by usage, rent-to-sales ratio and data regarding tenants' sales, expected addition to NOI and expected NOI, FFO and yield in some of the development projects, investments in development projects by usage, expected NOI and FFO from data centers activity in the medium term, the company's debt structure, analysis of debt structure and FFO calculation presented differently from the financial report, and similar.

In addition, the presentation includes data and information presented in a manner and/or format and/or segmentation different from the data included in the aforementioned reports, or that can be calculated from the data included in the company's reports.

Parts of the information in the presentation are forward-looking information, as defined in the Securities Law, 1968, as detailed in the presentation.

Attached file: [Final_Investor_Presentation_62025_isa.pdf](#)

The company is not a shell company as defined in the stock exchange regulations.

The date the corporation first became aware of the event: 18/08/2025 at 08:00

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Ariel Goldstein	CFO

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. The staff's position on the matter can be found on the Authority's website: [Click here](#).

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange.

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Short name: AZRIELI GROUP LTD

Address: Azrieli Center 1, Tel Aviv 67021 Phone: 03-6081400, 03-6081300 Fax: 03-6081380
Email: Niritz@azrieli.com Company website: www.azrieligroup.com

Previous names of the reporting entity:

Electronic reporter name: Goldstein Ariel Position: CFO Employer company name:
Address: Azrieli Center 1, Tel Aviv 6701101 Phone: 03-6081319 Fax: 03-6094518 Email:
arielg@azrieli.com

No images were present in the original document.