

AZRIELI GROUP LTD (קבוצת עזריאלי בע"מ)

Registry Number: 510960719

To:

Israel Securities Authority	www.isa.gov.il
Tel Aviv Stock Exchange Ltd.	www.tase.co.il
Form Number: T121 (Public)	Reference: 2025-01-092455
Date Transmitted via MAGNA: 26/11/2025	

Immediate Report for General Material Information

Explanation: Do not use this form when a tailored form for the reported event exists.

This report form is intended for material disclosures for which there is no suitable dedicated form.

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

Reports on bond ratings or corporation ratings must be submitted using form T125.

Event Nature:

Investor Presentation - Hebrew

Previous Reference Numbers for Reports on this Subject:

_____, _____, _____.

Attached herewith is an informative presentation of the company, which the company will present in meetings with institutional investors following the publication of the company's quarterly report as of September 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.

Slides 9, 12–17, 22, 41, 42, 45 include information not contained in previous company reports and/or in the quarterly report, primarily reference to the status of marketing and occupancy of development projects, areas in specific properties and by usage, rent collection pressure and tenant sales figures, expected addition to NOI, and expected NOI, FFO and yields 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 calculation of FFO presented differently from their presentation in the financial statements, and similar.

Additionally, the presentation includes data and information presented in a manner and/or editing 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, as defined in the Securities Law, 1968, as detailed in the presentation.

Attached File: [92025_מסוקיעים_סופית_מסגת_isa.pdf](S:\92025_מסוקיעים_מסגת_2025\מסוקיעים_isa.pdf)

| The company | is not | a shell company as defined in the TASE regulations |

The date on which the corporation first became aware of the event: 26/11/2025
At the time: 08:00

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

#	Signatory Name	Role
1	Nirith Ze'evi, Adv.	Other: Deputy CEO, Legal Advisor, and Corporate Secretary

Explanation: According to regulation 5 of the Periodic and Immediate Reports Regulations (1970), reports submitted according to these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position on the subject can be found on the Authority’s website: [Click here](#)

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

- **Short Name:** AZRIELI GROUP
- **Address:** Azrieli Center 1, Tel Aviv, 67021
- **Telephone:** 03-6081400, 03-6081300
- **Fax:** 03-6081380
- **Email:** Niritz@azrieli.com
- **Company Website:** www.azrieligroup.com

- **Electronic Reporter Name:** Ze'evi Nirith
- **Position:** Deputy CEO and Legal Advisor
- **Employer Company Name:**
- **Address:** Azrieli Center 1, Tel Aviv, 67021
- **Telephone:** 03-6081383
- **Fax:** 03-6081717
- **Email:** niritz@azrieli.com

Previous names of reporting entity:

Notes

- No images appeared in the source document, so none are included here.
- Fields left blank or with underscores in the original document remain so in this translation.