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.

Azrieli Group Ltd
AZRIELI GROUP LTD
Number in the register: 510960719

To: Israel Securities Authority www.isa.gov.il
To: Tel Aviv Stock Exchange Ltd www.tase.co.il
T078 (Public)
Filed via MAGNA: 05/06/2026
Reference No.: 2026-01-053696

Immediate report on a person who has become an interested party in the corporation
Regulation 33(e)-(f) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. Details of the holder:
First name: _________

First name in English as it appears in the passport: _________
Surname/Name of corporation: *HAPHOENIX INVESTMENT HOUSE LTD*
Surname/Name of corporation in English: *The Phoenix Investments House Ltd*
Type of identification number: *Number in the Israeli Registrar of Companies* ☐ The holder is a corporation

Identification number: *520041989*

Citizenship/Country of incorporation or registration: *Incorporated in Israel*

Country of citizenship/incorporation or registration: _________

Address: *3 Metzada St., Bnei Brak*
Is the holder serving as a representative for purposes of reporting on a number of shareholders holding together with it securities of the corporation: *Yes*

Name of the controlling shareholder in the interested party: *HAPHOENIX FINANCIALS LTD*
Identification number of the controlling shareholder in the interested party: *520017450*

2. Details of the action following which the holder became an interested party in the corporation:
a. Nature of the action Increasedue to purchase on the stock exchange

____

b. Name and type of the security that is the subject of the action: *AZRIELI GROUP*
c. Stock exchange security number: *1119478*

d. Date of execution of the action *03/06/2026*

e. Quantity of securities that are the subject of the action: *52,118*

f. The price at which the action was carried out: *43,080*agorot_________

g. Whether they are dormant shares or securities convertible into dormant shares *No*

h. Whether the full consideration was paid at the date of the change *Yes*
If the full consideration was not paid at the date of the change, please specify the date of completion of the payment _________

3. a. Holdings of the interested party after the action:

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.

Name, type and series of the security	Stock exchange security number	Quantity of securities	Dormant*	Rate of holding		Rate of holding (full dilution)	
				% of capital	% of voting rights	% of capital	% of voting rights
AZRIELI GROUP	1119478	1,032,417.84	No	0.83	0.83	0.83	0.83
AZRIELI BONDS D	1138650	81,870,975.45	No	0	0	0	0
AZRIELI BONDS E	1156603	86,108,371.36	No	0	0	0	0
AZRIELI BONDS F	1156611	133,149,108.40	No	0	0	0	0
AZRIELI BONDS G	1178672	93,072,324.21	No	0	0	0	0
AZRIELI BONDS H	1178680	195,661,762.95	No	0	0	0	0
AZRIELI BONDS I	1209253	217,912,938.65	No	0	0	0	0
AZRIELI BONDS J	1225689	30,451,206.00	No	0	0	0	0

b. ○ The holder is not a member of an institutional reporting group.

○ The holder is not a member of an institutional reporting group, but serves as a senior officer who is not the CEO or a director and is not an interested party by virtue of its holdings.

○ The holder is a hedge fund as defined in the Joint Investment in Trust Regulations (Assets that may be purchased and held by a fund and their maximum rates), 1994.

The hedge fund has the right to appoint a director or its representative on the company's board of directors

____

○ The holder is a member of an institutional reporting group.

Here are details of its holdings:

The holder	Name, type and series of a security	Stock exchange security number	Quantity of securities	Dormant
Companies managing joint investment trust funds	AZRIELI GROUP	1119478	1,032,425.22	No
Market maker	AZRIELI GROUP	1119478	0	No
Companies managing joint investment trust funds	AZRIELI BONDS D	1138650	81,870,482.37	No
Market maker	AZRIELI BONDS D	1138650	493.08	No
Companies managing joint investment trust funds	AZRIELI BONDS E	1156603	86,107,767.27	No
Market maker	AZRIELI BONDS E	1156603	604.09	No
Companies managing joint investment trust funds	AZRIELI BONDS F	1156611	133,176,657.00	No
Market maker	AZRIELI BONDS F	1156611	0	No
Companies managing joint investment trust funds	AZRIELI BONDS G	1178672	93,080,715.94	No
Market maker	AZRIELI BONDS G	1178672	0	No
Companies managing joint investment trust funds	AZRIELI BONDS H	1178680	195,628,781.68	No
Market maker	AZRIELI BONDS H	1178680	32,981.27	No
Companies managing joint investment trust funds	AZRIELI BONDS I	1209253	217,911,481.38	No
Market maker	AZRIELI BONDS I	1209253	1,457.27	No
Companies managing joint investment trust funds	AZRIELI BONDS J	1225689	30,451,206.59	No
Market maker	AZRIELI BONDS J	1225689	0	No

Explanations:

1. If the interested party holds more than one type of security, the holding rates taking into account all the securities held by it must be stated in only one of the lines.
2. Holdings of other securities must also be reported, including other securities that are not listed for trading.

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.

3. In a case where the interested party is a subsidiary, holdings must be split into shares purchased prior to the entry into force of the Companies Law, 1999, and shares purchased after its entry into force.

4. When the holder is not a member of an institutional reporting group, only section 3(a) must be completed. When the holder is a member of an institutional reporting group, sections 3(a) and 3(b) must be completed.

5. If the interested party is a corporation wholly (100%) owned by a single controlling shareholder, the "Name of holder" field must state the name of the single controlling shareholder and in the notes at the bottom of the form the details of the corporation or corporations through which the shares are held will be given, together with any other relevant detail. In contrast, if the interested party is a corporation held by more than one controlling shareholder, or held by several interested parties, the "Name of holder" field must state the name of the holding corporation and in the notes at the bottom of the form the details of the controlling shareholders or interested parties who hold the holding corporation will be given.

6. A report on a holder of a material means of control in a banking corporation without a controlling core will be reported in report T121.

* It must be stated whether these are dormant shares or securities convertible into dormant shares

4. ○ The interested party does not hold shares or other securities in a held company, if its activity is material to the activity of the reporting corporation

○ The interested party holds shares or other securities in a held company, if its activity is material to the activity of the reporting corporation, as detailed below:

1 Name of the held company if its activity is material to the activity of the reporting corporation: _________ Type of identification number: _________ Identification number: _________ Country of incorporation or registration: _________Country: _________ Nature of the relationship to the reporting corporation: _________ Type of security: _________ Security number: _________ Quantity of securities: _________ Rate of holding out of all the securities of the same type: % _________ Rate of holding in the capital: % _________Rate of holding in voting power: % _________

5. Additional details:

The holder is an interested party in the company due to aggregate holdings of HAPHOENIX FINANCIALS LTD and HAPHOENIX INVESTMENT HOUSE LTD, which together hold approximately 5.0149% of the company's shares. See also the immediate report published concurrently with the publication of this immediate report regarding the holdings of HAPHOENIX FINANCIALS LTD in the company's securities. As was reported to the company, HAPHOENIX FINANCIALS LTD, the controlling shareholder of the holder, is a company without a controlling core. The details set out in section 2 above reflect several purchase transactions that were executed on the same day. In the table in section 3(b) above, for technical reasons negative balances of the market maker were marked as 0. The negative holding balances reflect short sale transactions. The market maker's balances are as follows: AZRIELI GROUP – 7.38-; AZRIELI BONDS F – 27,548.6-; AZRIELI BONDS G – 8,391.73-; AZRIELI BONDS J – -0.59-.

6. The date and time on which the corporation first became aware of the event or matter *04/06/2026*At time *14:37*

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

	Name of signatory	Position
1	Adv. Nirit Ze'evi	*Other* *Deputy CEO, General Counsel and Company Secretary*

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) 1970, a report submitted pursuant to these regulations shall 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 .

Reference numbers of previous documents on the subject (the reference does not constitute incorporation by reference):

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.

The corporation's securities are listed for trading on the Tel Aviv Stock Exchange

Date of form structure update: 04/02/2025

Short name: AZRIELI GROUP

Address: Azrieli Center1 , Tel Aviv67021 Telephone: 03-6081400 , 03-6081300Fax: 03-6081380

Email: Niritz@azrieli.com Company website:www.azrieligroup.com

Previous names of reporting entity:

Name of electronic reporter: Ze'evi NiritPosition: VP and Legal CounselName of employing company:

Address: Azrieli Center1 , Tel Aviv67021Telephone: 03-6081383Fax: 03-6081717Email: niritz@azrieli.com