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Azrieli Group Ltd
AZRIELI GROUP LTD
Registration number: 510960719

To: Israel Securities Authority www.isa.gov.il | To: Tel Aviv Stock Exchange Ltd www.tase.co.il | T087 (Public) | Filed via MAGNA: 02/07/2026 Reference: 2026-01-062499

Share Capital Status, Grant of Rights to Purchase Shares and the Corporation's Securities Registers and Changes Thereto
Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the change: Partial redemption of BONDS (Series 7)
Explanation: A brief description should be provided of the nature of the change

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

1. The corporation's securities status after the change:

Name and type of security	Security number on TASE	Quantity in the registered capital	Issued and paid-up capital: Quantity in last report	Issued and paid-up capital: Current quantity	Quantity registered in the name of the Registration Company
Azrieli Group	*1119478*	*127501500*	*124,516,850*	*124,516,850*	*124,516,850*
BONDS (Series 4)	*1138650*	*0*	*1,987,998,468*	*1,987,998,468*	*1,987,998,468*
BONDS (Series 5)	*1156603*	*0*	*1,621,695,500*	*1,621,695,500*	*1,621,695,500*
BONDS (Series 6)	*1156611*	*0*	*3,212,127,750*	*3,212,127,750*	*3,212,127,750*
BONDS (Series 7)	*1178672*	*0*	*2,695,612,173*	*2,639,453,587*	*2,639,453,587*
BONDS (Series 8)	*1178680*	*0*	*4,362,960,000*	*4,362,960,000*	*4,362,960,000*
BONDS (Series 9)	*1209253*	*0*	*5,098,933,000*	*5,098,933,000*	*5,098,933,000*
BONDS (Series 10)	*1225689*	*0*	*500,000,000*	*500,000,000*	*500,000,000*
BONDS (Series 11)	*1243328*	*0*	*2,102,997,000*	*2,102,997,000*	*2,102,997,000*
Azrieli employee options	*1206416*	*0*	*117,174*	*117,174*	*0*
Azrieli employee options	*1220763*	*0*	*389,888*	*389,888*	*0*

Explanation: All of the company's securities should be detailed, including securities not listed for trading.

2. The corporation announces that:

- On the date 02/07/2026
- From date ________ to date ________

- A change occurred in the quantity and in the register of the corporation's security holders (including rights to purchase shares) as a result of:

Description of the nature of the change Partial redemption of BONDS (Series 7)

Explanation: The full details should be provided of the transaction or action which gave rise to the change in the corporation's securities.

1 Name of the registered holder in respect of whom the change occurred: *The Registration Company of the Tel Aviv Stock Exchange Ltd*

Type of I.D. No.: *Number in the Israeli Companies Register* I.D. No.: *515736817*

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Nature of the change: Other *Partial redemption of BONDS (Series 7)*

Date of change: *02/07/2026*Executed via TASE Clearing House: *Yes*

Type and name of security in which the change occurred: *BONDS (Series 7)*

Security number on TASE: *1178672*

Balance of the holder in the security in the last report: *2,695,612,173*

Balance of the holder in this security after the change: *2,639,453,587*

Total quantity of securities in which a decrease/increase occurred: *56,158,586*

Is this a grant of rights to purchase shares? *No*

Total consideration for securities that were allotted: _________

TASE number of the share that will derive from exercise of the securities: _________

Number of shares that will derive from full exercise/conversion of the securities: _________

Total exercise premium that will be received from full exercise/conversion of the securities into shares: _________

Period in which the securities may be exercised: _________

From _________to _________

The securities that were allotted will be listed for trading: _________

The said allotment of securities is further to _________which was published on _________and its reference number is _________

- [ ] The security was fully redeemed and the consideration was fully received.
- [ ] The security was fully redeemed, but the consideration was not fully received.
- [ ] Issued for an ATM program
- [ ] Other.

Partial redemption of BONDS (Series 7)

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2 Name of the registered holder in respect of whom the change occurred: *The Registration Company of the Tel Aviv Stock Exchange Ltd*

Type of I.D. No.: *Number in the Israeli Companies Register*I.D. No.: *513901330*

Nature of the change: Other *Allotment of shares following exercise of warrants*

Date of change: *22/06/2026*Executed via TASE Clearing House: *Yes*

Type and name of security in which the change occurred: *Azrieli Group*

Security number on TASE: *1119478*

Balance of the holder in the security in the last report: *124,516,836*

Balance of the holder in this security after the change: *124,516,850*

Total quantity of securities in which a decrease/increase occurred: *14*

Is this a grant of rights to purchase shares? *No*

Total consideration for securities that were allotted: _________

TASE number of the share that will derive from exercise of the securities: _________

Number of shares that will derive from full exercise/conversion of the securities: _________

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Total exercise premium that will be received from full exercise/conversion of the securities into shares: _________

Period in which the securities may be exercised: _________

From _________to _________

The securities that were allotted will be listed for trading: _________

The said allotment of securities is further to _________which was published on _________and its reference number is _________

☐ The security was fully redeemed and the consideration was fully received.
☐ The security was fully redeemed, but the consideration was not fully received.
☐ Issued for an ATM program
☐ Other.
Allotment of 14 shares following the exercise of Azrieli other warrants as part of a "net exercise" mechanism and in accordance with the company's warrant plan.

Explanations:

1. If the change affects more than one security, the effect of the change should be detailed on a separate line for each security.
2. Date of change – all changes of the same type, in the same security, executed on the same day, shall be summarized on one line. For this purpose – changes executed via the TASE Clearing House should be separated from changes executed directly in the company's books.
3. The change – for a decrease the sign "-" should be added.
4. In all quantity fields, the quantity of securities should be filled in and not NIS par value.

○ A change occurred only in the corporation's securities register **(without a change in the quantity of the corporation's securities)** as a result of:

Description of the nature of the change _________

Explanation: The full details should be provided of the transaction or action which gave rise to the change in the register

1 Name of the registered holder in respect of whom the change occurred: _________

Type of I.D. No.: _________ I.D. No.: _________

Date of change: _________ Executed via TASE Clearing House: _________

Type and name of security in which the change occurred: _________

Security number on TASE: _________

Quantity of change: _________

Balance of the holder in this security after the change: _________

3. The principal shareholders' register as of the report date is as follows:

No.	Name of registered shareholder	Type of I.D. No.	I.D. No.	TASE security number	Type of shares and their par value	Number of shares	Does he hold the shares as trustee
1	*The Registration Company of the Tel Aviv Stock Exchange Ltd*	*Number in the Israeli Companies Register*	*515736817*	*1119478*	*Ordinary shares of NIS 0.1 par value*	*124,516,850*	*No*

4. Attached is a file of the shareholders' register in accordance with the provisions of Section 130 of the Companies Law, 1999 *Shareholders_register_isa.pdf*

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5. Attached is an updated file of the corporation's securities registers, including the register of warrant holders and the register of BONDS holders *Securities_register_isa.pdf*

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

	Name of signatory	Position
1	Ariel Goldstein	*Chief Financial Officer*

Explanation: Pursuant to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) 1970, a report filed pursuant to these regulations shall be signed by those authorized to sign on behalf of the corporation. Staff's position on this matter can be found on the ISA website: Click here .

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

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

Form structure update date: 06/08/2024

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: Goldstein ArielPosition: Chief Financial OfficerName of employing company:

Address: Azrieli Center1 , Tel Aviv6701101Telephone: 03-6081319Fax: 03-6094518Email: arielg@azrieli.com