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: 03/08/2026
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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 Companies Register* ☐ 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 acting as a representative for the purpose of reporting a number of shareholders who hold together with him securities of the corporation: *Yes*

Name of the controlling shareholder in the interested party: *HAPHOENIX FINANCE 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 which is the subject of the action: *Azrieli Group*

c. Security number on the stock exchange: *1119478*

d. Date of execution of the action *30/07/2026*

e. Quantity of securities which are the subject of the action: *43,713*

f. The price at which the action was executed: *40,340*Agorot_________

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

h. Whether all the consideration was paid on the date of the change *Yes*

If all the consideration was not paid on the date of the change, please indicate the date of completion of payment _________

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

Name, type and series of the security	Security number on the stock exchange	Quantity of securities	Dormant*	Holding percentage		Holding percentage (full dilution)	
				% Capital	% Voting	% Capital	% Voting
Azrieli Group	*1119478*	*1,031,612.84*	*No*	*0.83*	*0.83*	*0.83*	*0.83*
Azrieli BONDS D	*1138650*	*73,474,496.36*	*No*	*0*	*0*	*0*	*0*
Azrieli BONDS E	*1156603*	*65,452,630.47*	*No*	*0*	*0*	*0*	*0*
Azrieli BONDS F	*1156611*	*133,623,733.39*	*No*	*0*	*0*	*0*	*0*
Azrieli BONDS G	*1178672*	*91,529,407.46*	*No*	*0*	*0*	*0*	*0*
Azrieli BONDS H	*1178680*	*190,036,166.95*	*No*	*0*	*0*	*0*	*0*
Azrieli BONDS I	*1209253*	*208,563,918.65*	*No*	*0*	*0*	*0*	*0*
Azrieli BONDS J	*1225689*	*30,598,735.00*	*No*	*0*	*0*	*0*	*0*
Azrieli BONDS K	*1243328*	*2,183,456.00*	*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 a CEO or director and is not an interested party by virtue of his holdings.

○ The holder is a hedge fund as defined in the Joint Investment 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 a representative on its behalf to the Board of Directors of the company _________

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

Below are details of his holdings:

The holder	Name, type and series of security	Security number on the stock exchange	Quantity of securities	Dormant
Companies managing mutual funds under trust	*Azrieli Group*	*1119478*	*1,036,010.11*	*No*
Market maker	*Azrieli Group*	*1119478*	*0*	*No*
Companies managing mutual funds under trust	*Azrieli BONDS D*	*1138650*	*73,476,736.70*	*No*
Market maker	*Azrieli BONDS D*	*1138650*	*0*	*No*
Companies managing mutual funds under trust	*Azrieli BONDS E*	*1156603*	*65,566,449.34*	*No*
Market maker	*Azrieli BONDS E*	*1156603*	*0*	*No*
Companies managing mutual funds under trust	*Azrieli BONDS F*	*1156611*	*133,519,356.59*	*No*
Market maker	*Azrieli BONDS F*	*1156611*	*104,376.80*	*No*
Companies managing mutual funds under trust	*Azrieli BONDS G*	*1178672*	*91,575,431.40*	*No*
Market maker	*Azrieli BONDS G*	*1178672*	*0*	*No*
Companies managing mutual funds under trust	*Azrieli BONDS H*	*1178680*	*189,834,830.83*	*No*
Market maker	*Azrieli BONDS H*	*1178680*	*201,336.12*	*No*
Companies managing mutual funds under trust	*Azrieli BONDS I*	*1209253*	*208,229,039.53*	*No*
Market maker	*Azrieli BONDS I*	*1209253*	*334,879.12*	*No*
Companies managing mutual funds under trust	*Azrieli BONDS J*	*1225689*	*30,454,053.14*	*No*
Market maker	*Azrieli BONDS J*	*1225689*	*144,681.86*	*No*
Companies managing mutual funds under trust	*Azrieli BONDS K*	*1243328*	*2,183,456.00*	*No*

Explanations:

1. If the interested party holds more than one type of security, the holding percentages taking into account all securities held by him must be indicated in only one of the rows.
2. Holdings of other securities must also be reported, including other securities that are not listed for trading.
3. In a case where the interested party is a subsidiary, the holdings must be divided 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 3a should be completed. When the holder is a member of an institutional reporting group, sections 3a and 3b should be completed.
5. If the interested party is a corporation wholly owned (100%) by a single controlling shareholder, the name of the single controlling shareholder shall be indicated in the field "Name of holder" and in the notes at the bottom of the form the details of the corporation or corporations through which the shares are held shall be provided, together with any other relevant details. 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 the holding corporation shall be indicated in the field "Name of holder" and in the notes at the bottom of the form the details of the controlling shareholders or interested parties who hold the holding corporation shall be provided.
6. A report regarding a holder of a material means of control in a banking corporation without a core controlling interest shall be reported on report T121.

* Please indicate 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 with the reporting corporation: _________

Type of security: _________ Security number: _________

Quantity of securities: _________

Holding percentage of the total securities of the same type: % _________

Holding percentage in capital: % _________Holding percentage in voting power: % _________

5. Additional details:

The holder is an interested party in the company due to aggregate holdings of HAPHOENIX FINANCE LTD and The Phoenix Investments House Ltd, which together hold approximately 5.0052% of the company's shares. See also the immediate report published concurrently with the publication of this immediate report regarding the holdings of HAPHOENIX FINANCE LTD in the company's securities. As was reported to the company, HAPHOENIX FINANCE LTD, the controlling shareholder in the holder, is a company without a core controlling interest. The details set out in section 2 above reflect a number of purchase transactions carried out 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 balances of the market maker are as follows: Azrieli Group – 4,397.27-; Azrieli BONDS 4 – 2,240.34-; Azrieli BONDS 5 – 113,818.87-; Azrieli BONDS 7 – -46,023.94-.

6. The date and time on which the corporation first became aware of the event or matter *02/08/2026*at *16:03*

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 Periodic and Immediate Reports Regulations (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 this 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):

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