AZRIELI GROUP LTD
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Number in the Registrar: 510960719

To: Israel Securities Authority www.isa.gov.il | To: Tel Aviv Stock Exchange Ltd. www.tase.co.il | T930 (Public) | Filed via MAGNA: 19/08/2026 Reference: 2026-01-077581

Report on the Financial Position

Is this a report of a Periodic/Quarterly report of an insurance corporation? *No*

Explanation: As of the financial statements for the first quarter of 2017, a corporation that is an insurer (i.e., reported in the past using Form T932) will report using this form and will mark "Yes" in this field; the other corporations may proceed to the following sections.

- ○ Periodic report according to Chapter B of the Securities Regulations (Periodic and Immediate Reports), 1970
- ○ Quarterly report according to Chapter D of the Securities Regulations (Periodic and Immediate Reports), 1970
- ○ Semi-annual report according to Regulation 5D of the Securities Regulations (Periodic and Immediate Reports), 1970

Small corporation

During the reporting period the corporation meets the definition of a "small corporation" *No*

Explanation: According to the definition of "small corporation" as stated in Regulation 5G of the Securities Regulations (Periodic and Immediate Reports), 1970

(1) As of the determining date, the following conditions are met in the corporation: _________

(2) The corporation chose to apply the reliefs in the following matters:

- ☐ Reporting on a semi-annual basis
- ☐ Attaching very material valuation reports
- ☐ Attaching financial statements of an equity-accounted investee
- ☐ Reporting regarding the effectiveness of internal control
- ☐ The corporation has not adopted any relief

I Periodic report

1. Attached hereby is a Periodic report for the year _________signed on the date _________.

2. Date of the meeting – to the extent that a shareholders' meeting was convened at which the financial statements will be presented: _________.

3. Details of the signatories of the Periodic report:

Name of signatory	Position of signatory	
_________	_________	_________

II Financial Statements

4. Attached hereby:

- ○ Periodic report for the year _________
- ○ *Quarterly* report for the period ended on *30/06/2026*.

  Signed on the date *18/08/2026*.

Do the attached financial statements include a correction of an error by way of restating comparative figures as a "restatement due to immaterial adjustment of comparative figures": *No*

Do the attached financial statements include a material error correction by way of "restatement" of comparative figures: *No*

5. Attached is *Review report of the reviewing accountant*

Date of signing by the reviewing accountant on the opinion/review: *18/08/2026*.

6. Name of the auditing accounting firm

1 *Brightman Almagor Zohar & Co.* _________
Name of the auditing accountant signing the opinion: _________
License number of the auditing accountant: _________________

7. A. The opinion is given in an unqualified wording _________

B. The review report is given in an unqualified wording *Yes*

C. There is an emphasis of matter in the financial statements *No*

Emphasis of matter _________

Quoted text of the emphasis of matter: _________

D. Type of modification or addition to the standard wording:

Explanation: If "No" was marked in section 7(A) or 7(B), one of the following fields must be marked.

- ☐ Qualification
- ☐ Adverse opinion
- ☐ Disclaimer of opinion

Quoted paragraphs that are not required in the standard wording: _________

Explanation: If the auditors' opinion or the review report is not in the standard wording or includes additions to the standard wording, specify the modification and present from the auditors' opinion or the review report additional paragraphs that are not required in the standard wording (emphasis of matter, qualification, etc.).

8. Date of approval of the financial statements: *18/08/2026*

9. Details of the signatories of the financial statements:

Name of signatory	Position of signatory
Irit Sklar Philosof	*Chairperson of the Board* _________
Dana Azrieli	*CEO* _________
Ariel Goldstein	*Chief Financial Officer* _________

10. Details of material equity-accounted investees whose financial statements are attached:

1 Name of company _________
Do the attached financial statements include a correction of an error by way of restating comparative figures as a "restatement due to immaterial adjustment of comparative figures": _________
Do the attached financial statements include a material error correction by way of "restatement" of comparative figures: _________

11. Details of guarantor companies whose financial statements are attached:

1 Name of company _________
Do the attached financial statements include a correction of an error by way of restating comparative figures as a "restatement due to immaterial adjustment of comparative figures": _________
Do the attached financial statements include a material error correction by way of "restatement" of comparative figures: _________

12. Has the corporation made an early application of an accounting standard *No*

Explanation: If "Yes" was chosen, please specify which accounting standard is concerned

____

III Directors' report – presentation

13. A. Attached hereby is the Directors' report signed on the date *18/08/2026*.

B. Details of the signatories of the Directors' report:

Name of signatory	Position of signatory
Irit Sklar Philosof	*Chairperson of the Board*
Dana Azrieli	*CEO*

C. Does the corporation have obligations for which disclosure is required according to Regulations 9D and 38E of the Securities Regulations (Periodic and Immediate Reports), 1970: *Yes*

Regarding how to fill in this section and the exemption given to companies from parallel reporting on Form 126, see FAQ No. 105.37 at the following link: Link

D. Does the company publish separate financial statements ("solo" statements):

- ○ Yes
- ○ No

(1). Cash and cash equivalents, securities held for trading and short-term deposits based on the data of the company's separate financial statements ("solo" statements) (in thousands of NIS): *3,834,000*

(2). Cash and cash equivalents, securities held for trading and short-term deposits based on the data of the company's consolidated financial statements (in thousands of NIS): *4,463,000*

Explanation: The data shall include only balances that are not pledged.

E. Disclosure regarding projected cash flow under Regulation 10(b)(14)(a) of the Securities Regulations (Periodic and Immediate Reports), 1970 (Note: This subsection is not relevant to an insurance corporation):

1. Has the corporation issued debentures held by the public as of the date of signing the report? *Yes*

2. Does one or more of the warning signs specified in the Regulation apply to the company? *No*

3A. Mark all warning signs that apply to the company:

- ☐ Deficit in equity.
- ☐ Emphasis of matter referring to the company's financial position, excluding an emphasis of matter regarding significant doubts about the company's ability to continue as a going concern.
- ☐ Deficit in working capital or in working capital for a period of twelve months together with a continuing negative cash flow from operating activities (in the consolidated statements and also in the separate financial statements according to Regulation 9G or Regulation 38D, as the case may be).
- ☐ Deficit in working capital or in working capital for a period of twelve months or a continuing negative cash flow from operating activities, and the company's Board of Directors has not determined that this does not indicate a liquidity problem in the company.
- ☐ Emphasis of matter regarding significant doubts about the company's ability to continue as a going concern.

3B. One or more of the following options must be filled in according to the consolidated financial statements:

- ☐ The company has a deficit in working capital or in working capital for a period of twelve months.
- ☐ The company has a continuing negative cash flow from operating activities.
- ☐ The company does not have a deficit in working capital or in working capital for a period of twelve months and does not have a continuing negative cash flow from operating activities.

3C. One or more of the following options must be filled in according to separate financial information (Regulation 9G or 38D, as the case may be):

- ☐ The company has a deficit in working capital or in working capital for a period of twelve months.
- ☐ The company has a continuing negative cash flow from operating activities.
- ☐ The company does not have a deficit in working capital or in working capital for a period of twelve months and does not have a continuing negative cash flow from operating activities.
- ☐ The company is not required to publish separate financial information according to Regulation 9G or 38D, as the case may be.

4. Mark the item relevant to the company:

- ☐ The company included in the Directors' report a disclosure regarding projected cash flow due to the existence of a warning sign.

At the end of one of the periods included in the disclosure regarding projected cash flow, is a negative cash balance expected? _________

☐ The company's Board of Directors determined that the existence of a deficit in working capital or deficit in working capital for a period of twelve months or a continuing negative cash flow from operating activities does not indicate a liquidity problem in the company.

F. Compliance with financial covenants for debentures:

1. Does the corporation comply with all financial covenants stipulated in the deeds of trust? *Yes*

2. Does non-compliance with the financial covenants give rise to grounds for immediate repayment of the debentures? _________

G. Details regarding the corporation's auditing accountant:

1 Total fees paid to the auditing accountant _________for:
Audit services __________________
Services other than audit services __________________

Note: The total fees paid to the accountant for audit services, services related to the audit, including tax services related to the audit.

Details regarding the auditing accountant of material consolidated corporations:

The data is required to be entered separately for each accounting firm.

1 Total fees paid to the auditing accountant _________ _________
of material consolidated corporations of the corporation for:
Audit services __________________
Services other than audit services __________________

ISOX IV Report on Internal Control

14. Is the company exempt from implementing internal control? *No*

Explanation: If "Yes" was chosen, please specify the reason for the exemption from implementing internal control _________

A. An internal control management report, in the wording prescribed in the Regulations, updated to the date of the statements, has been attached (according to the Ninth Addendum – Periodic report – Regulation 9B; Quarterly report – Regulation 38(c)) *Yes*

To the extent that it is not according to the wording prescribed in the Regulations, specify the content of the change _________

B. The internal control as of the date of this report was found to be: *Effective*

C. Has the Board of Directors' conclusion regarding control effectiveness changed from the last report submitted (that is, from effective control to ineffective and vice versa)? *No*

D. Management statements

1. Has the CEO's statement been attached according to the standard wording prescribed in the Regulations (Periodic report – Regulation 9B(d)(1); Quarterly report according to Regulation 38G(d)(1)) with emphasis on Sections 1, 4(a) and 5(a)? *Yes*

2. Has the statement of the senior officer in the finance field been attached according to the standard wording prescribed in the Regulations – Annual report 9B(d)(2); Quarterly report Regulation 38G(d)(2)? *Yes*

3. Has the wording in Section 4 of the management statements been adjusted in accordance with the provisions of the Regulations – Annual report 9B(d)(1)(2); Quarterly report according to Regulation 38G(d)(1)(2), in the case where there is a financial statements committee that is not an audit committee? *No*

4. Are the management statements signed as required (name of the officer and date of his signature as of the date of signing the statements)? *Yes*

V Attached files

15. A. ○ Periodic report in IXBRL format: _________

Regarding attaching Periodic reports in iXBRL format see the ISA position here

○ Periodic report in PDF format: report_for_isa_broadcast.pdf *The quarterly report*

B. Below is the file of very material valuation reports whose attachment is required according to Regulation 8B or Regulation 49 of the Securities Regulations (Periodic and Immediate Reports), 1970, as applicable ________

C. ________Explanation of the information attached in the file: ________

Are the attached PDF files in a textual format that enables search? *Yes*

Do the financial statements include all comparative periods required under accounting rules and Securities Regulations? *Yes*

VI Financial data (excluding earnings per share) in: *MillionsILS (Israel, New Shekels)*

Representative exchange rate of the reporting currency against the NIS at the end of the reporting period: ________

16. Data from the consolidated statement of financial position

The amounts of assets and liabilities shall be recorded as a positive amount, i.e., with a "+" sign, whereas amounts appearing in the company's balance sheets in parentheses (for example, deficit in equity) shall be recorded as a negative amount, i.e., with a "-" sign.

Assets	
1. Total current assets	*6,514*
2. Total non-current assets	*59,364*
3. **Total assets**	*65,878*
Liabilities	
4. Total current liabilities	*6,648*
5. Total non-current liabilities	*33,414*
6. **Total liabilities**	*40,062*
Equity	
7. Total equity attributable to owners of the parent company	*25,797*
8. Non-controlling interests	*19*
9. **Total equity**	*25,816*
10. **Total equity and liabilities**	*65,878*

17. The method of presenting the statement of profit or loss is:

○ Presentation by function of expense

○ Presentation by nature of expense

18. Data from the consolidated statement of profit or loss: *For the period of three months ended on the balance sheet date*

In quarterly reports the data must be completed for the statement of profit or loss for a period of 3 months and not for the cumulative period. In a semi-annual report, the data must be completed for the statement of profit or loss for a period of six months. Negative totals (such as loss from ordinary activities) shall be recorded as a negative amount, i.e., with a "-" sign. If an item does not appear in the company's financial statements, the appropriate checkbox must be selected.

1. Revenue	*1,138*
2. Gross profit ☐ Not relevant	*665*
3. Profit (loss) from operating activities ☐ Not relevant	*549*
4. Profit (loss) before tax	*141*
5. Profit (loss)	*155*
6. Profit (loss) attributable to:	
6.1 Profit (loss) attributable to owners of the parent company	*155*
6.2 Profit (loss) attributable to non-controlling interests	*0*

7. **Earnings per share**

7.1 Total basic earnings (loss) per share	*1.25*
7.2 Total diluted earnings (loss) per share	*1.24*
8. **Total comprehensive income**	*-548*
8.1. Comprehensive income attributable to owners of the parent company	*-545*
8.2. Comprehensive income attributable to non-controlling interests	*-3*

19. Data from the statement of cash flows: *For the period of three months ended on the balance sheet date*

Cash flows used for activities shall be recorded as a negative amount, i.e., with a "-" sign

(1) Net cash flows provided by (used in) operating activities	*530*
(2) Net cash flows provided by (used in) investing activities	*-707*
(3) Net cash flows provided by (used in) financing activities	*626*
(4) Effect of changes in foreign exchange rates on cash and cash equivalents	*13*
(5) Additional effects not reflected in items 1-4 above	*0*
Increase (decrease), net in cash and cash equivalents during the period	*462*
Balance of cash and cash equivalents at beginning of period	*3,991*
Balance of cash and cash equivalents at end of period	*4,453*

20. A. As of the date of the financial report, is the company a shell company as defined in the TASE Regulations? *No*

B. As of the date of publication of the financial report, is the company a shell company as defined in the TASE Regulations? ________

☐ We hereby declare that we have completed the form in accordance with the data in the full financial statements.

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

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

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report submitted under 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 ISA website: Click here .

Reference numbers of previous documents on the subject (the reference is not deemed an inclusion by way of reference):

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

Form structure update date: 09/12/2025

Short name: Azrieli Group

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

E-mail: Niritz@azrieli.com Company website:www.azrieligroup.com

Former names of the reporting entity:

Name of electronic reporter: Ariel GoldsteinPosition: Chief Financial OfficerName of employing company:

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