

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. T126 (Public) Filed via MAGNA: 19/08/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-077587

Report on the corporation's liabilities by maturity dates
Regulations 9D and 38E of the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting period: 30/06for year *Current year*2026

Below is a breakdown of the corporation's liabilities by maturity dates:

A. BONDS issued to the public by the reporting corporation and held by the public, excluding such BONDS held by the corporation's parent company, its controlling shareholder, companies controlled by any of them or companies controlled by the corporation – based on data from the corporation's separate financial statements ("solo" statements) (in NIS thousands)

Principal payments									
	Shekel linked to CPI	Shekel unlinked to CPI	Euro	Dollar	Norwegian Krone	Pound Sterling	Other	Gross interest payments (before tax deduction)	Total by years
First year	1,764,023	0	0	0	0	0	0	549,642	2,313,665
Second year	1,862,295	0	0	0	0	0	0	515,544	2,377,839
Third year	993,086	0	0	0	0	0	0	482,543	1,475,629
Fourth year	1,552,711	0	0	0	0	0	0	460,396	2,013,107
Fifth year and onwards	18,260,654	0	0	0	0	0	0	3,959,552	22,220,206
Total	24,432,769	0	0	0	0	0	0	5,967,677	30,400,446

B. Private BONDS and non-bank credit, excluding BONDS or credit provided by the corporation's parent company, its controlling shareholder, companies controlled by any of them or by the corporation – based on data from the corporation's separate financial statements ("solo" statements) (in NIS thousands)

Principal payments									
	Shekel linked to CPI	Shekel unlinked to CPI	Euro	Dollar	Norwegian Krone	Pound Sterling	Other	Gross interest payments (before tax deduction)	Total by years
First year	80,349	560,384	0	0	0	0	0	37,017	677,750
Second year	80,349	0	0	0	0	0	0	12,567	92,916
Third year	13,667	0	0	0	0	0	0	11,550	25,217
Fourth year	387,243	0	0	0	0	0	0	11,149	398,392
Fifth year and onwards	0	0	0	0	0	0	0	0	0
Total	561,608	560,384	0	0	0	0	0	72,283	1,194,275

C. Bank credit from banks in Israel – based on data from the corporation's separate financial statements ("solo" statements) (in NIS thousands)

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Fifth year and onwards	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

D. Bank credit from banks abroad – based on data from the corporation's separate financial statements ("solo" statements)
(in NIS thousands)

[illegible]

E. Summary table for Tables A–D, total bank, non-bank credit and BONDS – based on data from the corporation's separate financial statements ("solo" statements) (in NIS thousands)

Principal payments									
	Shekel linked to CPI	Shekel unlinked to CPI	Euro	Dollar	Norwegian Krone	Pound Sterling	Other	Gross interest payments (before tax deduction)	Total by years
First year	1,844,372	560,384	0	0	0	0	0	586,659	2,991,415
Second year	1,942,644	0	0	0	0	0	0	528,111	2,470,755
Third year	1,006,753	0	0	0	0	0	0	494,093	1,500,846
Fourth year	1,939,954	0	0	0	0	0	0	471,545	2,411,499
Fifth year and onwards	18,260,654	0	0	0	0	0	0	3,959,552	22,220,206
Total	24,994,377	560,384	0	0	0	0	0	6,039,960	31,594,721

F. Off-balance sheet credit exposure (for financial guarantees and commitments to extend credit) – based on data from the corporation's separate financial statements ("solo" statements) (in NIS thousands)

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G. Off-balance sheet credit exposure (for financial guarantees and commitments to extend credit) of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Table F above (in NIS thousands)

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Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and onwards	0	0	0	0	0	0	0	0	0
One-time commitment	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

H. Total balances of bank credit, non-bank credit and BONDS of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Tables A–D above (in NIS thousands)

Principal payments									
	Shekel linked to CPI	Shekel unlinked to CPI	Euro	Dollar	Norwegian Krone	Pound Sterling	Other	Gross interest payments (before tax deduction)	Total by years
First year	13,667	879,970	31,484	18,975	0	0	0	304,229	1,248,325
Second year	13,667	0	31,484	19,779	0	187,058	0	243,285	495,273
Third year	13,667	0	31,484	20,703	0	242,439	0	238,762	547,055
Fourth year	387,243	0	1,125,553	221,430	0	0	0	211,873	1,946,099
Fifth year and onwards	0	34,658	0	471,328	1,337,203	0	0	186,928	2,030,117
Total	428,244	914,628	1,220,005	752,215	1,337,203	429,497	0	1,185,077	6,266,869

I. Credit balances granted to the reporting corporation by the parent company or by a controlling shareholder and BONDS balances issued by the reporting corporation and held by the parent company or by the controlling shareholder (in NIS thousands):

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J. Credit balances granted to the reporting corporation by companies controlled by the parent company or by the controlling shareholder and which are not controlled by the reporting corporation, and BONDS balances issued by the reporting corporation and held by companies controlled by the parent company or by the controlling shareholder and which are not controlled by the reporting corporation (in NIS thousands):

[illegible]

K. Credit balances granted to the reporting corporation by consolidated companies and BONDS balances issued by the reporting corporation and held by consolidated companies (in NIS thousands):

Principal payments	
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	Shekel linked to CPI	Shekel unlinked to CPI	Euro	Dollar	Norwegian Krone	Pound Sterling	Other	Gross interest payments (before tax deduction)	Total by years
First year	0	0	0	0	0	0	0	0	0
Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and onwards	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

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 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

Form structure update date:
04/02/2025

Short name: Azrieli Group

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Previous names of the reporting entity:

Name of electronic reporter: Goldstein ArielPosition: Chief Financial OfficerEmployer company name:
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