

AZRIELI GROUP LTD
AZRIELI GROUP LTD
Registration number: 510960719

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. T078 (Public) Transmitted by MAGNA: 14/10/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-093449

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 passport: _____
Last name/Name of corporation: *HAPHOENIX INVESTMENTS HOUSE LTD*
Last name/Name of corporation in English: *The Phoenix Investments House Ltd*
Type of I.D. No.: *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*
Does the holder serve 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 FINANCIAL HOLDINGS LTD*
Identification number of the controlling shareholder in the interested party: *520017450*

2. Details of the action as a result of which the holder became an interested party in the corporation:

a. Nature of the action Not involving a transaction in securities_____
See section 5 of this immediate report.
b. Name and type of security subject of the action: *AZRIELI GROUP*
c. Security number on the stock exchange: *1119478*

d. Date of execution of the action *13/10/2026*

e. Quantity of securities subject of the action: _____

f. The price at which the action was carried out: _____Agorot_____

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

h. Whether the entire consideration was paid at the date of the change *Yes*
If the entire consideration was not paid at 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	Number of securities	Dormant*	Rate of holding		Rate of holding (full dilution)	
				% Capital	% Voting	% Capital	% Voting
<i>AZRIELI GROUP</i>	<i>1119478</i>	<i>1,000,715.84</i>	<i>No</i>	<i>0.80</i>	<i>0.80</i>	<i>0.80</i>	<i>0.80</i>

Name, type and series of the security	Security number on the stock exchange	Number of securities	Dormant*	Rate of holding		Rate of holding (full dilution)	
				% Capital	% Voting	% Capital	% Voting
AZRIELI BONDS D	1138650	75,557,135.36	No	0	0	0	0
AZRIELI BONDS E	1156603	48,872,283.55	No	0	0	0	0
AZRIELI BONDS F	1156611	131,482,357.39	No	0	0	0	0
AZRIELI BONDS G	1178672	92,500,043.46	No	0	0	0	0
AZRIELI BONDS H	1178680	192,290,997.95	No	0	0	0	0
AZRIELI BONDS I	1209253	209,291,551.65	No	0	0	0	0
AZRIELI BONDS J	1225689	30,545,370.00	No	0	0	0	0
AZRIELI BONDS K	1243328	22,873,364.00	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 bought and held by a fund and their maximum rates), 1994.
- The hedge fund has a right to appoint a director or its representative to the company’s board of directors _____
- ☐ The holder is a member of an institutional reporting group.

The details of its holdings are as follows:

The holder	Name, type and series of security	Security number on the stock exchange	Number of securities	Dormant
Companies for the management of mutual funds in trust	AZRIELI GROUP	1119478	1,000,715.25	No
Market maker	AZRIELI GROUP	1119478	0.59	No
Companies for the management of mutual funds in trust	AZRIELI BONDS D	1138650	75,557,137.16	No
Market maker	AZRIELI BONDS D	1138650	0	No
Companies for the management of mutual funds in trust	AZRIELI BONDS E	1156603	48,872,291.94	No
Market maker	AZRIELI BONDS E	1156603	0	No
Companies for the management of mutual funds in trust	AZRIELI BONDS F	1156611	131,482,364.64	No
Market maker	AZRIELI BONDS F	1156611	0	No
Companies for the management of mutual funds in trust	AZRIELI BONDS G	1178672	92,500,062.87	No
Market maker	AZRIELI BONDS G	1178672	0	No
Companies for the management of mutual funds in trust	AZRIELI BONDS H	1178680	192,291,124.07	No
Market maker	AZRIELI BONDS H	1178680	0	No
Companies for the management of mutual funds in trust	AZRIELI BONDS I	1209253	209,291,695.12	No
Market maker	AZRIELI BONDS I	1209253	0	No
Companies for the management of mutual funds in trust	AZRIELI BONDS J	1225689	30,545,375.40	No
Market maker	AZRIELI BONDS J	1225689	0	No
Companies for the management of mutual funds in trust	AZRIELI BONDS K	1243328	22,873,364.93	No
Market maker	AZRIELI BONDS K	1243328	0	No

Explanations:

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

3. Where the interested party is a subsidiary, the holdings must be split into shares purchased before the Companies Law, 1999 came into force, and shares purchased after it came 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 that is fully (100%) held by a single controlling shareholder, the field “Name of holder” must indicate 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 provided, along 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 field “Name of holder” must indicate 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 provided.
6. Reporting on a person holding a material means of control in a banking corporation without a core controlling interest shall be reported on report T121.

* It must be indicated 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 operations are material to the operations of the reporting corporation
- ☐ The interested party holds shares or other securities in a held company, if its operations are material to the operations of the reporting corporation, as detailed below:

1 Name of the held company if its operations are material to the operations of the reporting corporation:

Type of I.D. 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 securities of the same type: % _____

Rate of holding in capital: % _____Rate of holding in voting power: % _____

5. Additional details:

The holder is an interested party in the company due to the aggregate holdings of Haphoenix Financial Holdings Ltd and Haphoenix Investments House Ltd, which together hold approximately 5.0028% of the company’s shares. See also the immediate report published concurrently with the publication of this immediate report regarding the holdings of Haphoenix Financial Holdings Ltd in the company’s securities. As was informed to the company, Haphoenix Financial Holdings Ltd, the controlling shareholder of the holder, is a company without a core controlling interest. 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’s holdings are as follows: Azrieli Bonds 4’ - 1.80-; Azrieli Bonds 5’ - 8.39-; Azrieli Bonds 6’ - 7.25-; Azrieli Bonds 7’ - 19.41-; Azrieli Bonds 8’ - 126.12-; Azrieli Bonds 9’ - 143.47-; Azrieli Bonds 10’ - 5.40-; Azrieli Bonds 11’ - 0.93-.

6. The date and time on which the corporation first became aware of the event or matter 14/10/2026at 15:39

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 Corporate 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 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 inclusion by way of reference):

Securities of the corporation are listed for trading on the Tel-Aviv Stock Exchange

Date of last update of the form structure:
04/02/2025

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

Previous names of the reporting entity:

Name of electronic reporter: Ze’evi NiritPosition: VP and General CounselName of employing company:

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