Azorim Investment, Development & Construction Co. Ltd.
AZORIM-INVESTMENT, DEVELOPMENT & CONSTRUCTION CO. LTD
Registration number: 520025990

To: Israel Securities Authority www.isa.gov.il
To: Tel-Aviv Stock Exchange Ltd. www.tase.co.il
T930 (Public)
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Report on the financial position

Is this a report of a Periodic report/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 (that is, reported in the past within the framework of Form T932) will report within the framework of this form and will mark "Yes" in this field, the other corporations can proceed to the following sections.

- ○ Periodic report according to Chapter B of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
- ○ Quarterly report according to Chapter D of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
- ○ Semi-annual report according to Regulation 5D of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Small corporation
During the reporting period the corporation meets the definition of "Small corporation" *No*
Explanation: According to the definition of "Small corporation" as stated in Regulation 5C of the Securities Regulations (Periodic and Immediate Reports), 5730-1970

(1) As of the determining date, the corporation meets the following conditions: ________

(2) The corporation has chosen to apply the reliefs in the following matters:
- ☐ Reporting in a semi-annual format
- ☐ Attachment of very material valuation reports
- ☐ Attachment of financial statements of an equity-accounted investee
- ☐ Reporting regarding the effectiveness of internal control
- ☐ The corporation did not adopt any relief

I Periodic report

1. Attached herewith is a Periodic report for the year ________which was signed on ________.

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

3. Details of the signatories to the Periodic report:

Name of signatory	Position of signatory	
________	________	________

II Financial statements
4. Attached herewith:
- ○ Periodic report for the year ________
- ○ *Quarterly report* for the period ended on *31/03/2026*.

  Which was signed on *27/05/2026*.

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

5. Enclosed is *Review report of the independent auditor*

Date of signature of the independent auditor on the opinion/review: *27/05/2026*.

6. Name of the firm of the independent auditor

1 *Brightman Almagor Zohar & Co.* _________

Name of the independent auditor signing the opinion: _________

License number of the independent auditor: __________________

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 _________

Quotation of the wording of the emphasis of matter: _________

d. Type of change or addition to the standard wording:

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

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

Quotation of the 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 change and present from the auditors' opinion or 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: *27/05/2026*

9. Details of the signatories to the financial statements:

Name of signatory	Position of signatory
Hershey Friedman	*Chairman of the Board* _________
Adi Dana	*CEO* _________
Levi Streisler	*VP Finance* _________

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

1 Name of company _________

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

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

Do the attached financial statements include correction of a material error by way of "restatement" of comparative figures: _________

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

Explanation: If "Yes" is selected, please specify which accounting standard is involved

____

III Directors' report - presentation

13. a. Attached herewith is the Directors' report which was signed on *27/05/2026*.

b. Details of the signatories to the Directors' report:

Name of signatory	Position of signatory
Hershey Friedman	*Chairman of the Board*
Adi Dana	*CEO*

c. Does the corporation have obligations that are required to be disclosed in accordance with Regulations 9D and 38E of the Securities Regulations (Periodic and Immediate Reports), 5730 – 1970: *No*

Regarding how to fill in this section and the exemption granted to companies from parallel reporting of Form 126, see Q&A 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 data from the company's separate financial statements ("solo" statements) (in thousands of NIS): *2,590*

(2). Cash and cash equivalents, securities held for trading and short-term deposits based on data from the company's consolidated financial statements (in thousands of NIS): *178,525*

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

e. Disclosure regarding projected cash flow pursuant to Regulation 10(b)(14)(a) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 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 set out in the Regulation apply to the company? *No*

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

- [ ] Deficit in equity.
- [ ] Emphasis of matter relating to the company's financial position, excluding an emphasis of matter regarding significant doubts as to 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 financial statements and also in the separate financial statements pursuant to Regulation 9G or Regulation 38D as applicable).
- [ ] 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 as to the company's ability to continue as a going concern.

3b. One or more of the following options must be completed in accordance with 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 completed in accordance with the separate financial information (Regulation 9G or 38D, as applicable):

- [ ] 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 in accordance with Regulation 9G or 38D as applicable.

4. Mark the section relevant to the company:

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

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

☐ The company's Board of Directors has determined that the existence of a deficit in working capital or a 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 covenants in respect of debentures:

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

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

____

g. Details regarding the corporation's independent auditor:

1 Total remuneration paid to the independent auditor _________for: Audit services ___________________ Services other than audit services ___________________

Note: The total remuneration paid to the auditor for audit services, services related to the audit, including tax services related to the audit.

Details regarding the independent auditor of material consolidated corporations:

The data must be entered separately for each accounting firm.

1 Total remuneration paid to the independent auditor _________ _________ of material consolidated corporations to 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" is selected, please specify the reason for 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, was attached (according to the Ninth Schedule - Periodic report - Regulation 9B; Quarterly report - Regulation 38(c) *Yes*

If it is not in the wording prescribed in the regulations, specify the content of the change

____

b. Internal control as of the date of this report was found to be: *Effective*

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

d. Management statements

1. Has the CEO's statement been attached in accordance with the uniform 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 domain been attached, in accordance with the uniform 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 that prescribed in the regulations – Annual report 9B(d)(1)(2); Quarterly report according to Regulation 38G(d)(1)(2), in a 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 the date of his signature as of the date of signing the statements)? *Yes*

V Attached files

15. a. ◯ Periodic report in IXBRL format: _________

Regarding attachment of Periodic reports in iXBRL format see the Authority's position here

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

b. Below is the file of very material valuation reports which is required to be attached pursuant to Regulation 8B or Regulation 49 of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970, as applicable _________

c. _________Explanation of the information attached in the file: _________

Are the attached PDF files in text format that allows searching? *Yes*

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

VI Financial data (excluding earnings per share) in: *Thousands ofILS (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 will be recorded as a positive amount, that is with a "+" sign, whereas amounts that appear in the company's balance sheets in parentheses (such as deficit in equity) will be recorded as a negative amount, that is with a "-" sign.

Assets	
1. Total current assets	*4,692,857*
2. Total non-current assets	*4,571,558*
3. **Total assets**	*9,264,415*
Liabilities	
4. Total current liabilities	*4,088,412*
5. Total non-current liabilities	*2,648,500*
6. **Total liabilities**	*6,736,912*
Equity	
7. Total equity attributable to owners of the parent company	*2,527,503*
8. Non-controlling interests	_________
9. **Total equity**	*2,527,503*
10. **Total equity and liabilities**	*9,264,415*

17. The presentation format of 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 three-month period ended on the balance sheet date*

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

1. Revenue	*417,115*
2. Gross profit ☐ Not applicable	*111,628*
3. Profit (loss) from operating activities ☐ Not applicable	*78,825*
4. Profit (loss) before tax	*25,908*
5. Profit (loss)	*20,668*
6. Profit (loss) attributable to:	
6.1 Profit (loss) attributable to owners of the parent company	*20,668*
6.2 Profit (loss) attributable to non-controlling interests	_________

7. **Earnings per share**

7.1 Total basic earnings (loss) per share	*0.1*
7.2 Total diluted earnings (loss) per share	*0.1*

8. **Total comprehensive income**	*16,211*
8.1. Comprehensive income attributable to owners of the parent company	*16,211*
8.2. Comprehensive income attributable to non-controlling interests	______

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

Cash flows used for activities will be recorded as a negative amount, that is with a "-" sign

(1) Net cash flows from (used for) operating activities	*-712,611*
(2) Net cash flows from (used for) investing activities	*-78,890*
(3) Net cash flows from (used for) financing activities	*829,387*
(4) Effect of exchange rate changes of foreign currency on cash and cash equivalents	*-206*
(5) Other effects not reflected in sections 1-4 above	*0*
Increase (decrease), net in cash and cash equivalents during the period	*37,680*
Balance of cash and cash equivalents at beginning of period	*135,564*
Balance of cash and cash equivalents at end of period	*173,244*

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	Adi Dana	*General Manager*

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 5730 – 1970, a report submitted under these regulations will be signed by those authorized to sign on behalf of the corporation. The staff position on the matter can be found on the Authority's website: Click here .

The report was approved by the company's CEO, Mr. Adi Dana

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

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

Date of form structure update: 09/12/2025

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Email: LILACH@AZORIM.CO.IL

Previous names of reporting entity:

Name of electronic reporter: Streisler LeviPosition: Finance ManagerName of employing company:

Address: Oswaldo Aranha 32 , Tel Aviv 6107034Telephone: 03-5632632Fax: 03-5632620Email: Levi@azorim.co.il