

AZRIELI GROUP LTD

Company Number: 510960719

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd (www.tase.co.il)

Form No.: T087 (Public) MAGNA Transmission Date: 05/01/2026 Reference Number: 2026-01-001485

Statement of Capital Position, Granting Rights to Purchase Shares, and Registers of the Corporation's Securities and Changes Therein

According to Regulation 31e, 31(a), 31(b1), and 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Partial redemption of bonds (Series 4')

Explanation: Please briefly describe the nature of the change.

Previous Reference Numbers on the Subject:

_____, _____, _____

1. The Corporation's Securities Position After the Change:

Name and Type of Security	TASE Security Number	Quantity in Registered Capital	Issued and Outstanding Capital	Quantity Recorded in Nominee Company Name
Azrieli Group	1119478	127,501,500	[Last Report: 121,272,760 / Current: 121,272,760]	121,272,760
Bonds (Series 4')	1138650	0	[Last Report: 2,208,887,187 / Current: 1,987,998,468]	1,987,998,468
Bonds (Series 5')	1156603	0	[Last Report: 2,432,543,250 / Current: 2,432,543,250]	2,432,543,250
Bonds (Series 6')	1156611	0	[Last Report: 3,212,127,750 / Current: 3,212,127,750]	3,212,127,750
Bonds (Series 7')	1178672	0	[Last Report: 2,695,612,173 / Current: 2,695,612,173]	2,695,612,173
Bonds (Series 8')	1178680	0	[Last Report: 4,362,960,000 / Current: 4,362,960,000]	4,362,960,000
Bonds (Series 9')	1209253	0	[Last Report: 5,098,933,000 / Current: 5,098,933,000]	5,098,933,000
Bonds (Series 10')	1225689	0	[Last Report: 500,000,000 / Current: 500,000,000]	500,000,000
Azrieli Employee Option	1206416	0	[Last Report: 234,350 / Current: 234,350]	0
Azrieli Employee Option	1220763	0	[Last Report: 500,294 / Current: 375,213]	0

Explanation: All company securities, including those not listed for trading, must be detailed.

2. The corporation reports that:

On the date: 05/01/2026 A change occurred in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change:

Partial redemption of bonds (Series 4')

Explanation: Please describe the full details of the transaction or action causing the change in the corporation's securities.

Details:

- Name of the registered holder to whom the change applies:
 - The Nominee Company of the Tel Aviv Stock Exchange Ltd
- Identification type: Registered company number in Israel
- Identification number: 515736817
- Nature of the Change: Other
 - Partial redemption of bonds (Series 4')
- Date of Change: 05/01/2026
- Executed via TASE clearinghouse: Yes
- Type and name of securities affected: Bonds (Series 4')
- TASE Security Number: 1138650
- Holder's balance in last report: 2,208,887,187
- Holder's balance after the change: 1,987,998,468
- Total securities amount decreased/increased: 220,888,719
- Is this granting rights to purchase shares?: No
- Total proceeds for allocated securities: _____
- Security number of the share resulting from the realization of the securities: _____
- Number of shares resulting from the realization/full conversion of securities: _____
- Total proceeds from full realization/conversion into shares: _____
- The period in which the securities can be exercised: _____
- From: _____ To: _____
- The allocated securities will be registered for trading: _____
- Allocation of these securities is further to: _____ published on: _____
- and its reference number is: _____
- The security was fully paid and consideration was fully received.
- The security was fully paid, but consideration was not fully received.
- Issued for ATM program.
- Other.
 - Partial redemption of bonds (Series 4')

Explanations:

1. If the change affects more than one security, the change's impact should be detailed in a separate line for each security.
2. Change date – all changes of the same kind in the same security executed on the same day will be summarized in one row. For this matter, separate between changes via TASE clearinghouse and those directly in the company's books.
3. For reductions, add the symbol “-”.
4. In all quantity fields, fill in the quantity of securities, not NIS par value.

3. Main Shareholders Register as of the Report Date:

No.	Registered Shareholder Name	ID Type	ID Number	TASE Security Number	Share Class and Nominal Value	Quantity of Shares	Holds Shares as Trustee
1	The Nominee Company of the Tel Aviv Stock Exchange Ltd	Registered company number in Israel	515736817	1119478	Ordinary shares of 0.1 NIS	121,272,760	No

4. Attached is a file of the shareholders register as required by Section 130 of the Companies Law, 1999

[M:/EXCEL/Financial statements/4/מרשם_בעל_מניות/סדרה_4_агч/isa.pdf]

Alt text: Shareholder register file

5. Attached is an updated file of the corporation's securities registers, including the register of warrant holders and bonds holders

[M:/EXCEL/Financial statements/4/מרשם_נייר_ערך/סדרה_4_агч/isa.pdf]

Alt text: Updated securities register file

Details of Authorized Signatories on Behalf of the Corporation:

No.	Signatory Name	Position
1	Ariel Goldstein	CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted pursuant to these regulations must be signed by those authorized to sign on behalf of the corporation. The ISA staff's position on the matter can be found [here](#).

Additional Details

- Previous reference numbers on the subject (Mention does not constitute a reference by way of inclusion):

Additional Information:

- Securities of the corporation are registered for trading on the Tel Aviv Stock Exchange.
- Last update of form structure: 06/08/2024
- Short Name: Azrieli Group
- Address: Azrieli Center 1, Tel Aviv, 67021
- Phone: 03-6081400, 03-6081300, Fax: 03-6081380
- Email: Niritz@azrieli.com, Website: www.azrieligroup.com

Electronic Reporter Name: Goldstein Ariel

- Position: CFO
- Employer: [blank]
- Address: Azrieli Center 1, Tel Aviv 6701101
- Phone: 03-6081319, Fax: 03-6094518
- Email: arielg@azrieli.com

Previous registered names: [blank]