Azrieli Group ESG Data – 2025

- Azrieli Group is releasing a quantitative ESG data update for 2025, as part of its commitment to ongoing transparency with investors, analysts, and stakeholders. As the Group's CSR report is released on a biennial basis, this update is released in years in which the full CSR report is not released. The next full report is scheduled for release in 2027.
- The data relate to Azrieli Group's operations in Israel and to assets included in the 2025 reporting boundaries.
- The data cover consumption across both tenant-leased spaces and common areas, based on data availability and the measurement boundaries for each asset

Environmental Data

- The Group is currently implementing a comprehensive, in-depth greenhouse gas (GHG) emissions reduction plan, under which a data enhancement process is underway to ensure maximum reporting precision. The report below reflects the most accurate data currently available, although future changes in the data may occur, which will be transparently reported.
- The environmental data covers ~84% of the Group's entire portfolio (excluding the Group's Palace senior homes). Data normalization has been calculated accordingly.
- In accordance with EPRA methodology, Like-for-Like (LFL) data, as appear throughout this document, present year-over-year comparisons based on the same assets included in both reporting periods, with the aim of reflecting operational performance changes in the existing portfolio, excluding the impact of changes to the portfolio composition or reporting boundaries.
- The data in this document is broken down by common areas, retail, and offices. The "Common Areas" category refers to consumption by shared spaces and systems in properties, whereas "Retail" and "Offices" refer to tenant-leased spaces categorized by usage type.

Green Building Certified Properties

New Properties

- Azrieli commits to 100% green building certification for new properties.

Existing Properties

- Azrieli Group has environmental construction and/or operations certifications across its existing portfolio:
  - 5 properties certified under the LEED green building standard – 4 at the Gold level and 1 at the Silver level.
  - 14 properties certified under the LEED O&M standard for green operations, including: Azrieli Town – Platinum V4 certification, and Sarona – the new Platinum V5 certification. The other properties are certified at the Gold V4 level.

- 3 properties certified under Israeli Green Building Standard IS 5281.

- The GLA of the Group's green building-certified properties totals 654,225 sqm, representing 55% of the Group's total GLA in Israel.

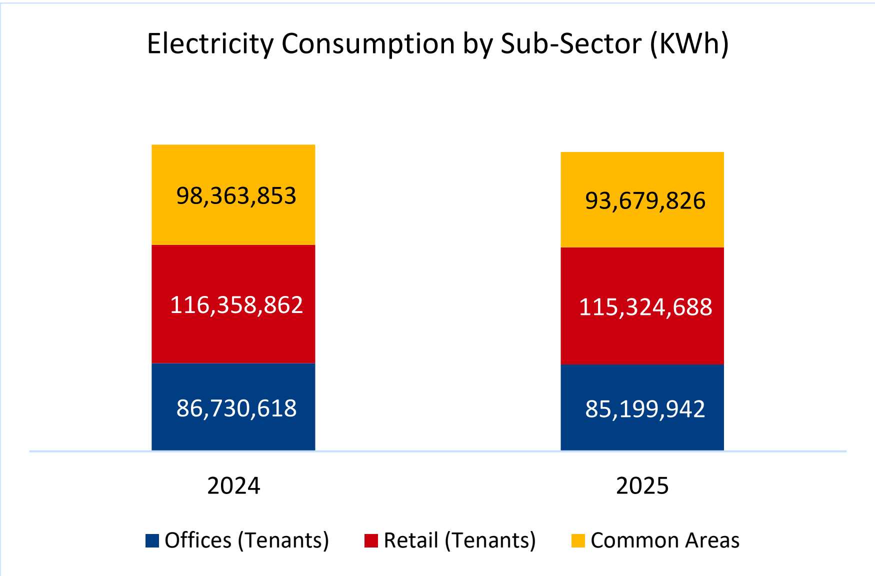
- Azrieli Group is a pioneer in achieving LEED O&M certification for office buildings. Azrieli Tel Aviv was the first office tower and mall in Israel to earn LEED O&M certification.

- Azrieli Sarona Tower is the first project in the Middle East and North Africa to achieve LEED O&M V5 Platinum certification – the highest level awarded under the international standard for green building and sustainable operations. It is one of only 11 projects worldwide to earn this rating, solidifying Azrieli Group's position as a leader in green operations in Israel.

Energy Consumption

Electricity Consumption

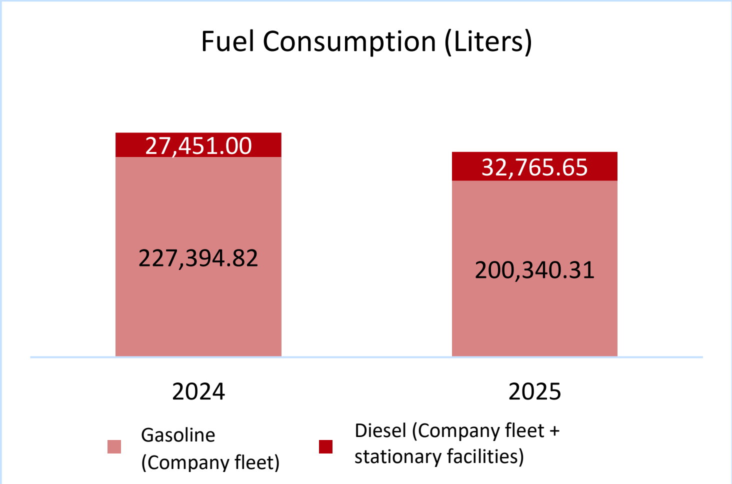
In 2025, total electricity consumption decreased by ~3% compared to 2024, and electricity consumption across LFL properties decreased by ~2%.



Electricity Consumption and Generation (kWh)				
	Metric	**2024**	**2025**	**Change (%)**
Electricity Consumption	Offices	86,730,618	85,199,942	-2%
	Retail	116,358,862	115,324,688	-1%
	Common Areas	98,363,853	93,679,826	-5%
	Total	301,453,333	294,204,456	-3%
Electricity Generation (PV)		3,312,876	5,622,653	70%

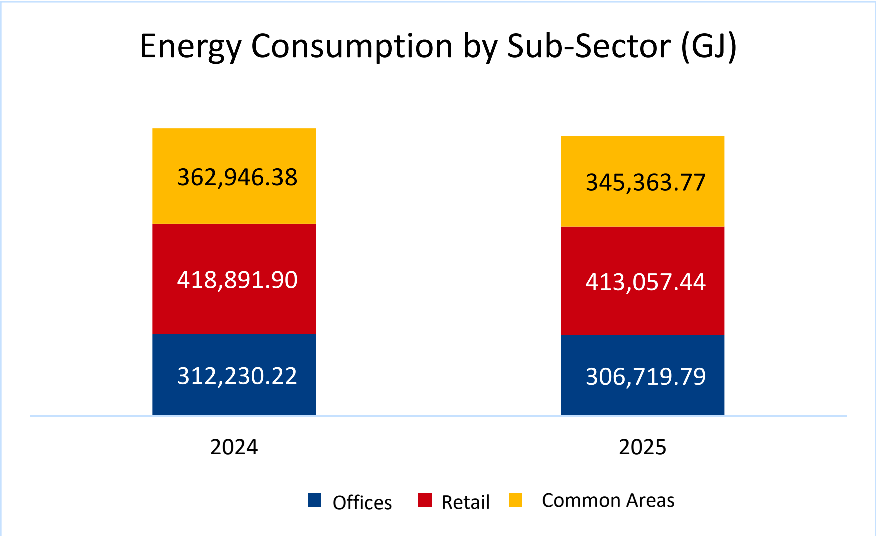
LFL Electricity Consumption (kWh)			
Metric	**2024**	**2025**	**Change (%)**
Offices	86,717,184	85,199,942	-2%
Retail	116,358,862	115,324,688	-1%
Common Areas	98,052,807	93,679,826	-4%
Total	301,128,853	294,204,456	-2%

Fuel Consumption



Fuel Consumption (Liters)				
Metric		**2024**	**2025**	**Change (%)**
Diesel	Stationary facilities	26,895	31,601	17%
	Company fleet	556	1,165	109%
	Total	27,451	32,766	19%
Gasoline (Company fleet)		227,395	200,340	-12%

Total Energy Consumption (Electricity + Fuel)



Energy Consumption (GJ)			
Sub-Sector	**2024**	**2025**	**Change (%)**
Offices	312,230.22	306,719.79	-1.8%
Retail	418,891.90	413,057.44	-1.4%
Common Areas	362,946.38	345,363.77	-4.8%
Total	**1,094,068.51**	**1,065,141.00**	**-2.6%**

LFL Energy Consumption (GJ)			
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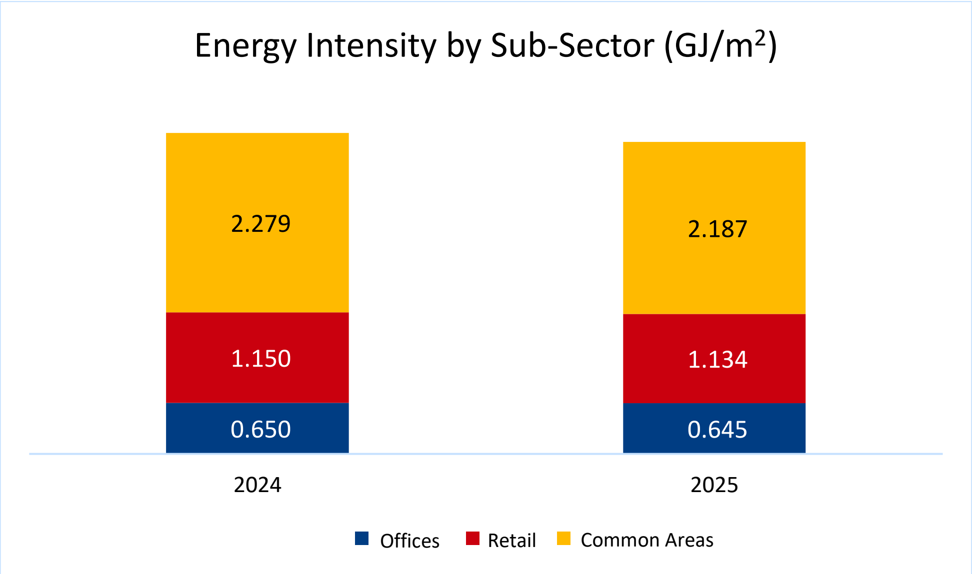
Offices	312,181.86	306,719.79	-1.7%
Retail	418,891.90	413,057.44	-1.4%
Common Areas	361,826.62	345,363.77	-4.5%
Total	**1,092,900.38**	**1,065,141.00**	**-2.5%**

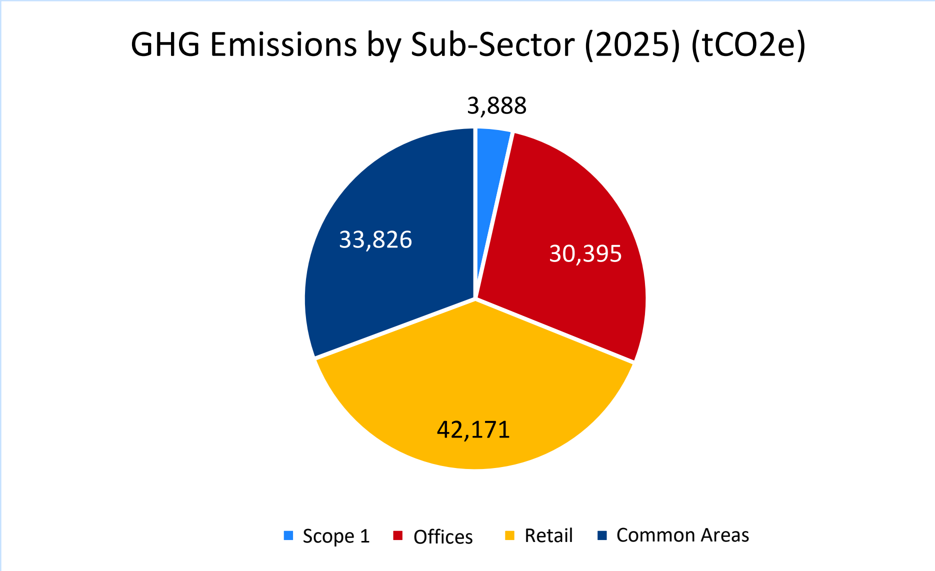
Energy Intensity



Energy Intensity (GJ/m^2)			
Sub-Sector	**2024**	**2025**	**Change (%)**
Offices	0.650	0.645	-0.7%
Retail	1.150	1.134	-1.4%
Common Areas	2.279	2.187	-4.0%
Total Energy Intensity	1.09	1.07	-2.0%

GHG Emissions

- Scope 1+2 GHG emissions are calculated based on electricity consumption (tenants + common areas), fuel consumption (gasoline + diesel oil), and refrigerant gas usage.
- Scope 2 emissions were calculated using the market-based approach, based on assignment of each property's electricity consumption to the relevant power supplier and on the supplier-specific emission factors.



GHG Emissions (tCO_2e)				
	Metric	**2024**	**2025**	**Change (%)**
Scope 1		2,852	3,888	36%
Scope 2	Offices	30,894	30,395	-2%
	Retail	40,215	42,171	5%
	Common Areas	35,545	33,826	-5%
	Total	109,177	106,392	-3%
Total Scope 1 & 2 GHG Emissions		**112,029**	**110,280**	**-2%**

Scope 1+2 GHG Emissions Intensity (tCO_2e/m^2)			
Sub-Sector	**2024**	**2025**	**Change (%)**
Offices	0.0643	0.0640	-0.51%
Retail	0.110	0.116	4.9%
Common Areas	0.241	0.239	-0.96%
Total GHG Emissions Intensity	0.112	0.111	-0.9%

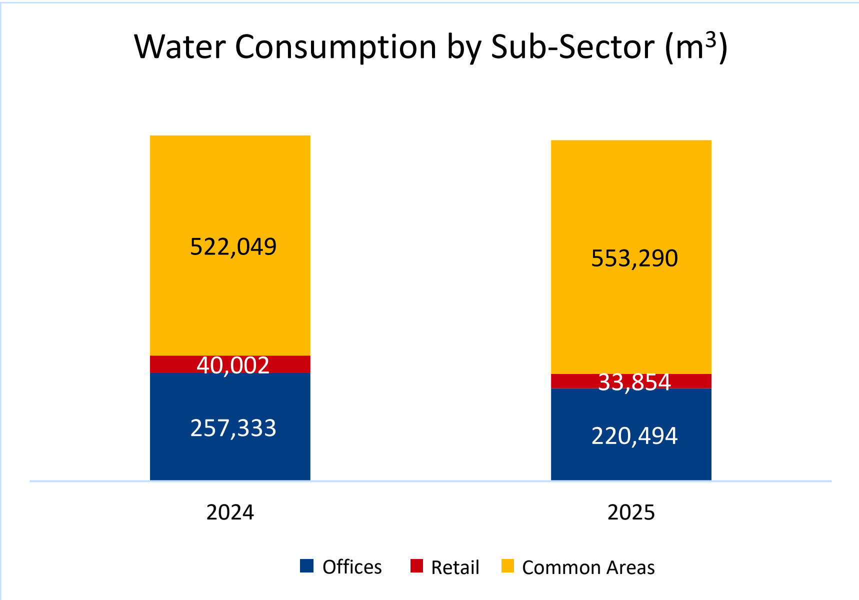
GHG Emissions Reduction Targets

- Azrieli Group's emissions reduction plan targets were approved in May 2026.
- These targets are the product of an in-depth plan formed over two years in collaboration with all stakeholders across the Group, from field operations to executive management, supported by international and local consultants (UK-based WSP and Israel-based Alpha). Alongside the reduction plan, the Group advanced initiatives for the sourcing of renewable energy and the construction of a solar farm in joint ownership with Shikun & Binui Energy.
- This marks a first step, to be followed by further measures aimed at expanding scope, validating targets, and enhancing measurement capabilities.

Reduction Targets – GHG Emissions			
Scope	2030	2035	2045
Scope 1+2 (Electricity, Refrigerants, Vehicles)	–	63%	67%
Scope 3 – Embodied Carbon (Construction)	14%	19%	26%
Scope 3 – Waste to Landfill	50%	68%	84%

Water Consumption

- The reported water consumption is based on consumption of water from the local authorities.
- In 2025, total water consumption decreased by ~1% compared to 2024. In an LFL analysis, a ~2% increase was recorded, attributable mainly to an increase in common area water consumption, alongside a decrease in office and retail water consumption.



Water Consumption (m^3)			
Sub-Sector	**2024**	**2025**	**Change (%)**

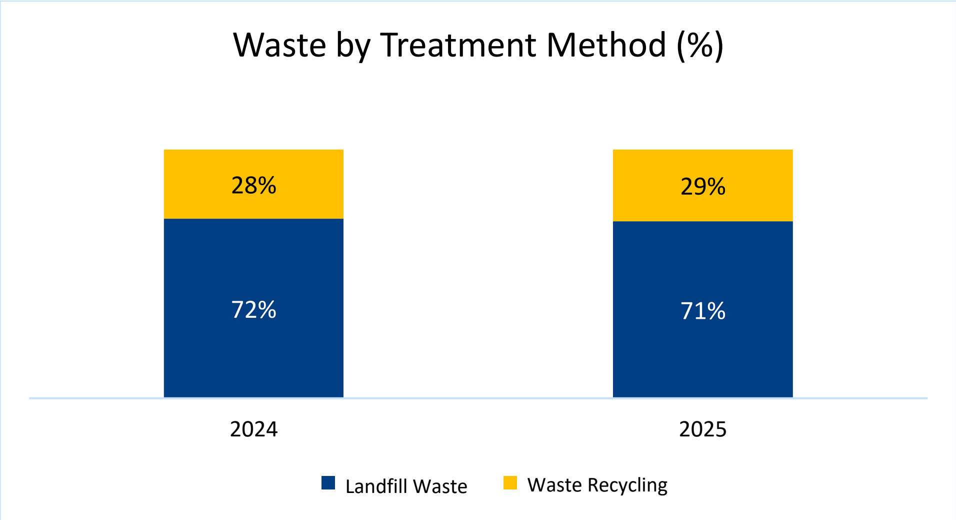
Offices	257,333	220,494	-14%
Retail	40,002	33,854	-15%
Common Areas	522,049	553,290	6%
Total	819,384	807,638	-1%

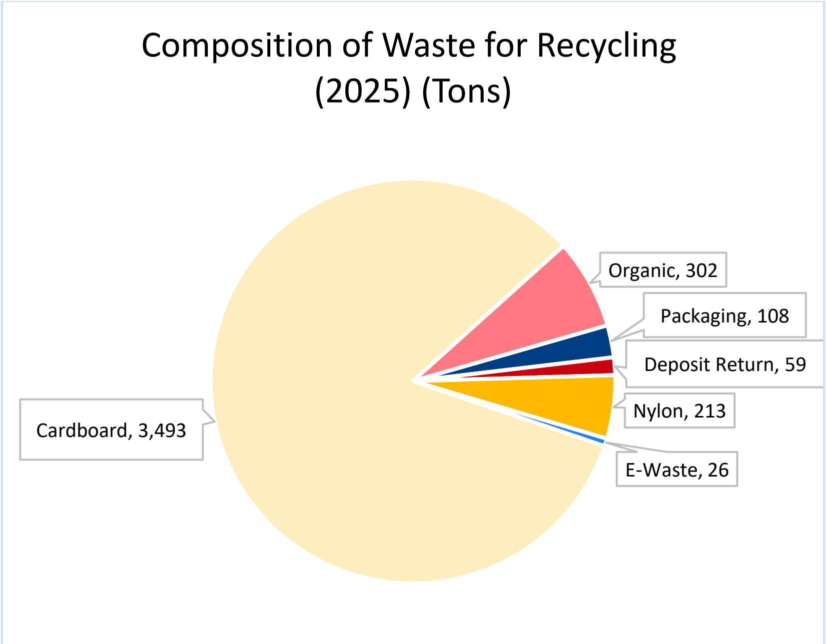
LFL Water Consumption (m^3)			
Sub-Sector	**2024**	**2025**	**Change (%)**
Offices	228,690	220,494	-4%
Retail	40,002	33,854	-15%
Common Areas	520,419	553,290	6%
Total	789,111	807,638	2%

Water Consumption Intensity (m^3/m^2)			
Sub-Sector	**2024**	**2025**	**Change (%)**
Offices	0.54	0.52	-2%
Retail	0.43	0.36	-15%
Common Areas	3.48	3.72	7%
Total	1.13	1.22	8%

Waste

- In 2025, ~28.9% of reported waste was diverted to recycling and ~71.1% was directed to landfill, compared to ~27.9% to recycling and ~72.1% to landfill in 2024.





Waste (Tons)				
Metric		2024	2025	Change (%)
Landfill Waste		10,081.03	10,337.79	3%
Waste Recycling by Stream	Packaging	53.42	107.82	102%
	Deposit Return	11.04	59.21	436%
	Nylon	146.68	212.76	45%
	E-Waste	13.35	25.76	93%
	Cardboard	3,507.12	3,492.56	0.4%-
	Organic	168.04	302.42	80%
Total Waste Recycling		3,899.65	4,200.53	8%
Total Waste		13,980.68	14,538.32	4%

LFL Waste (Tons)				
Metric		2024	2025	Change (%)
Landfill Waste		10,044.19	10,057.44	0.1%
Waste Recycling by Stream	Packaging	52.41	90.79	73%
	Deposit Return	10.50	37.85	260%
	Nylon	140.08	200.76	43%
	E-Waste	13.35	25.71	93%
	Cardboard	3,478.06	3,417.35	2%-
	Organic	168.04	260.91	55%
Total Waste Recycling		3,862.44	4,033.38	4%
Total Waste		13,906.63	14,090.82	1%

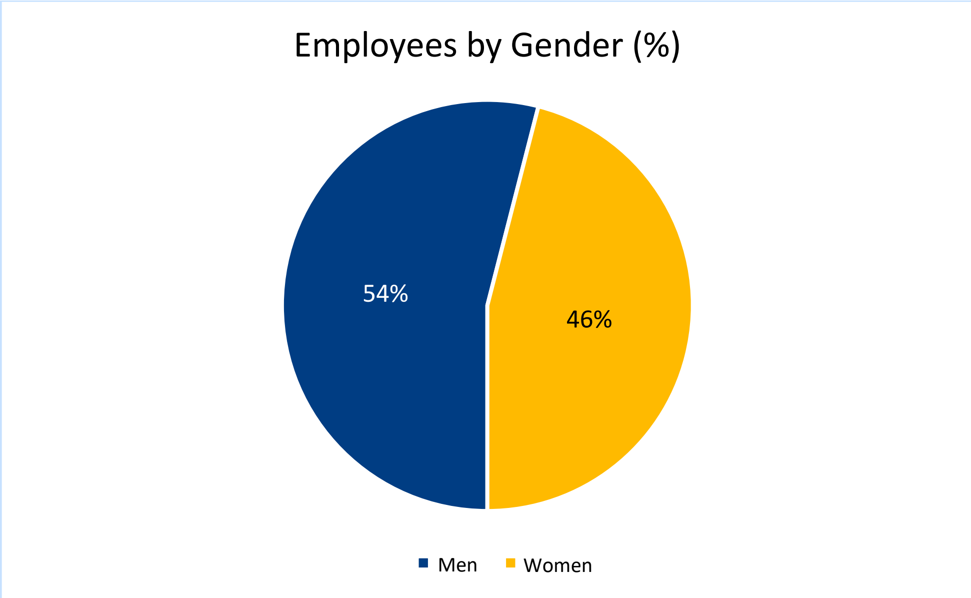
Waste by Sub-Sector (Tons)					
Metric		Offices (Tenant & Common Areas)		Retail (Tenant & Common Areas)	
		2024	2025	2024	2025
Total Landfill Waste		2,611.11	2,975.83	7,469.92	7,361.96
Waste Recycling by Stream	Packaging	28.15	44.43	25.27	63.40
	Deposit Return	11.04	55.44	0.00	3.77
	Nylon	30.13	38.28	116.55	174.48
	E-Waste	8.09	7.93	5.26	17.83
	Cardboard	528.46	551.62	2,978.66	2,940.94
	Organic	26.23	94.45	141.81	207.98
Total Waste Recycling		632.1	792.14	3,267.55	3,408.39
Total Waste		3,243.21	3,767.97	10,737.47	10,770.35

LFL Waste by Sub-Sector (Tons)					
Metric		Offices (Tenant & Common Areas)		Retail (Tenant & Common Areas)	
		2024	2025	2024	2025
Total Landfill Waste		2,574.27	2,695.48	7,469.92	7,361.96
Waste Recycling by Stream	Packaging	28.15	27.14	25.27	63.40
	Deposit Return	11.04	10.5	0.00	3.77
	Nylon	30.13	23.53	116.55	174.48
	E-Waste	8.09	8.09	5.26	17.83
	Cardboard	528.46	499.4	2,978.66	2,940.94
	Organic	26.23	26.23	141.81	207.98
Total Waste Recycling		594.89	624.98	3,267.55	3,408.39
Total Waste		3,169.16	3,320.46	10,737.47	10,770.35

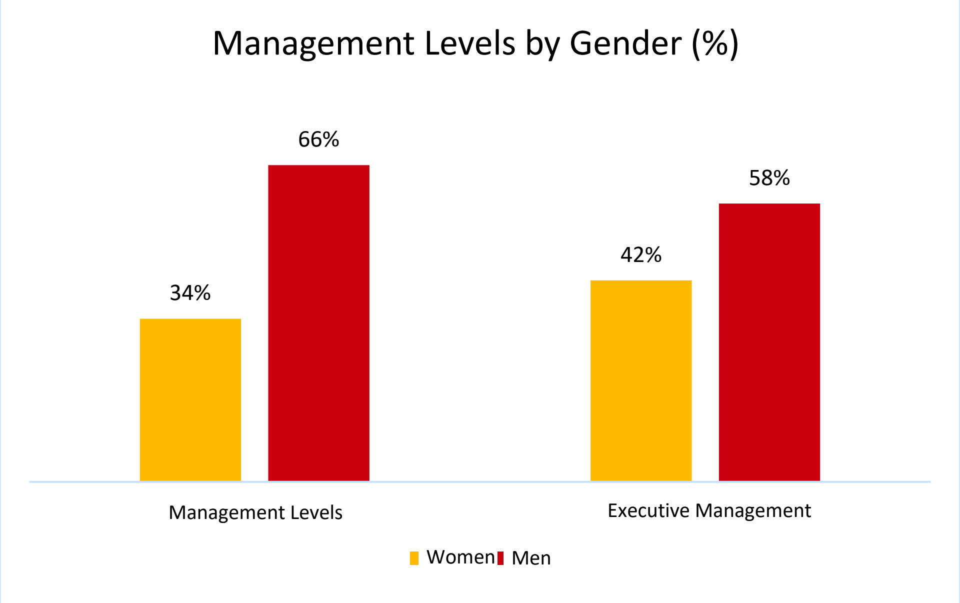
Social Data

Gender Diversity

- In 2025, Azrieli Group employed a total of **453** employees.
- According to the Equal Pay for Male and Female Employees Law, Azrieli Group publishes an annual Equal Pay Report which presents the gender breakdown of the Group's employees across job categories. The 2025 Annual Report is available here (in Hebrew).
- Board diversity data, including the number and percentage of female directors, are specified in the Group's 2025 Periodic Report (in Hebrew).



Workforce Breakdown by Age and Gender			
Age Group	**% of Total Workforce**	**% Male Employees in Age Group**	**% Female Employees in Age Group**
Up to 29	6.40%	27.60%	72.40%
30-34	10.20%	41.30%	58.70%
35-44	27.60%	46.40%	53.60%
45-54	29.80%	56.30%	43.70%
55-66	22.10%	66.00%	34.00%
67-74	3.50%	87.50%	12.50%
75+	0.40%	100.00%	0.00%



Employee Turnover

Employee Turnover	2025
Management Level	7.80%
Non-Management Levels	12%

Training and Development

Training Hours	2025
Average Training Hours per Employee	14.5
Average Training Hours per Non-Managerial Employee	21.4

Category / Department	Number of Training Sessions	Total Attendees	Total Training Hours
Company-wide – Digital	11	1,137	1,423.80
Company-wide – In-person	5	97	701
Operations Department	15	164	2,818
Engineering & Construction Department	6	28	504
Property Bookkeepers	3	90	570
Finance Department	3	73	550
Total	**43**	**1,589**	**6,566.80**

Wellbeing

- 100% of the Company's employees are eligible for core welfare benefits.
- Azrieli Group operates the *"Together for Them"* program for family caregivers, offering an exceptionally broad benefits basket that includes full psychological therapy, an additional 9 sick days, flexible working hours, and remote work options.

Employee Volunteering

Volunteer Rate (%)	Total Volunteer Hours	Average Volunteer Hours per Employee
67%	1,590	5.2

Responsible Procurement

99% of the Company's suppliers are local suppliers.

Safety

Safety Training

An annual training day held in 2025 for head office personnel and managers, which included occupational health and safety, was attended by 97 head office staff members and property managers, alongside members of the Group's Board.

Safety Incidents in Properties

- In 2025, zero fatalities were reported among Azrieli Group employees.
- The safety incidents detailed below pertain to safety and operational events in the Group's properties.

Incident Type	Number of Incidents
Fire / Ignition	7
Leak / Flooding	5
Falling or Damaged Objects/ Elements	3
Missile Impact	1
Total	**16**

Accessibility

100% of the Group's properties are accessible in accordance with legal and regulatory requirements applicable to the relevant properties and services.

In 2025, Azrieli Group, in collaboration with the NPO 'Etgarim', conducted experiential workshops at several properties to raise accessibility awareness among employees and tenants. Subsequently, accessibility tours and mapping were conducted at the Group's properties, based on which a two-year plan was developed and approved to promote accessibility beyond regulatory requirements, and its implementation commenced

Corporate Governance

The Board

- There is a separation between the Board and management.
- As of 2025, the Group's Board comprised 10 members, of whom 4 are independent directors and 5 are women. Additional information regarding the Board's structure, its committees, the remuneration policy, interested-party transactions, and risk management is provided in the Group's 2025 Periodic Report (in Hebrew).
- The results of the annual meeting held on 7 August 2025 are available here.

Political Contributions

Azrieli Group does not engage in lobbying activities and does not make political contributions or provide political financing.

Ethics & Corporate Integrity

- The Group operates in accordance with its Code of Ethics (in Hebrew) and Anti-Corruption and Anti-Bribery Policy (in Hebrew), embedding their principles among its employees and managers. In 2025, 75.5% of employees completed training on and signed the Code of Ethics.
- Employees who witness actions or behavior inconsistent with the Code of Ethics are required to report thereon to their direct manager, the Legal Department, or the Internal Compliance Officer. In exceptional cases, reports may be submitted directly to the Group's CEO.
- The Group has developed an internal "Whistleblower" procedure in both Hebrew and English, providing a clear framework for reporting and investigating suspected legal violations, including fraud and embezzlement. The procedure allows employees to submit a complaint at any time to their direct managers or to the General Counsel, including on an anonymous and confidential basis. In addition, the Human Resources Department conducts annual individual check-ins with all head office and field personnel, offering employees a direct channel to raise issues, concerns, or grievances.

Privacy & Information Security

The Group implements control procedures and processes to safeguard privacy, information security, and the protection of business and personal data. These matters are incorporated into the Code of Ethics and the Company's procedures, and are embedded among relevant employees.

For analyst and investor inquiries regarding ESG matters, please contact Nofar Halal Peretz, Head of ESG, at NofarH@Azrieli.com, or Azrieli Group's Investor Relations Department.