

The background of the upper half of the page features a grayscale image of several modern skyscrapers. The buildings are rendered with a fine grid pattern, giving them a wireframe-like appearance. They vary in height and architectural style, with some having unique, curved or stepped tops. The buildings are set against a plain white background.

REAL ESTATE ASSETS | 2022

AZRIELI
G R O U P



Azrieli Group

Ms. Danna Azrieli, the Chairwoman of the Azrieli Group, was trained as a lawyer and has been active in the commercial real estate world since 1995. As Chairwoman, Ms. Azrieli leads the strategic operations of the company and oversees the Azrieli Group's activities in Israel and abroad.

The Azrieli family is the controlling shareholder of the Azrieli Group.

"I believe that the best way to maximize shareholder value is to constantly improve our operations and to recognize opportunities and create value where others see none."

- Danna J. Azrieli, 2016



The Azrieli Group owns and operates approximately 1.3 million square meters of leasable space, with 10 assets in development stages.

The Azrieli Group's IPO in June 2010 raised approximately NIS 2.5 billion (\$650 million) in the largest-ever IPO on the Tel Aviv Stock Exchange (TASE). The Azrieli Group is traded in the Tel Aviv 35 Index, which includes the 35 largest companies on the TASE. The Group's share is included in the EPRA indices.

David Azrieli, of blessed memory, was the founder and Chairman of the Azrieli Group. Mr. Azrieli was a renowned property developer, architect and businessman, and the founder of two charitable foundations, the Azrieli Foundation in Canada and the Azrieli Foundation in Israel.

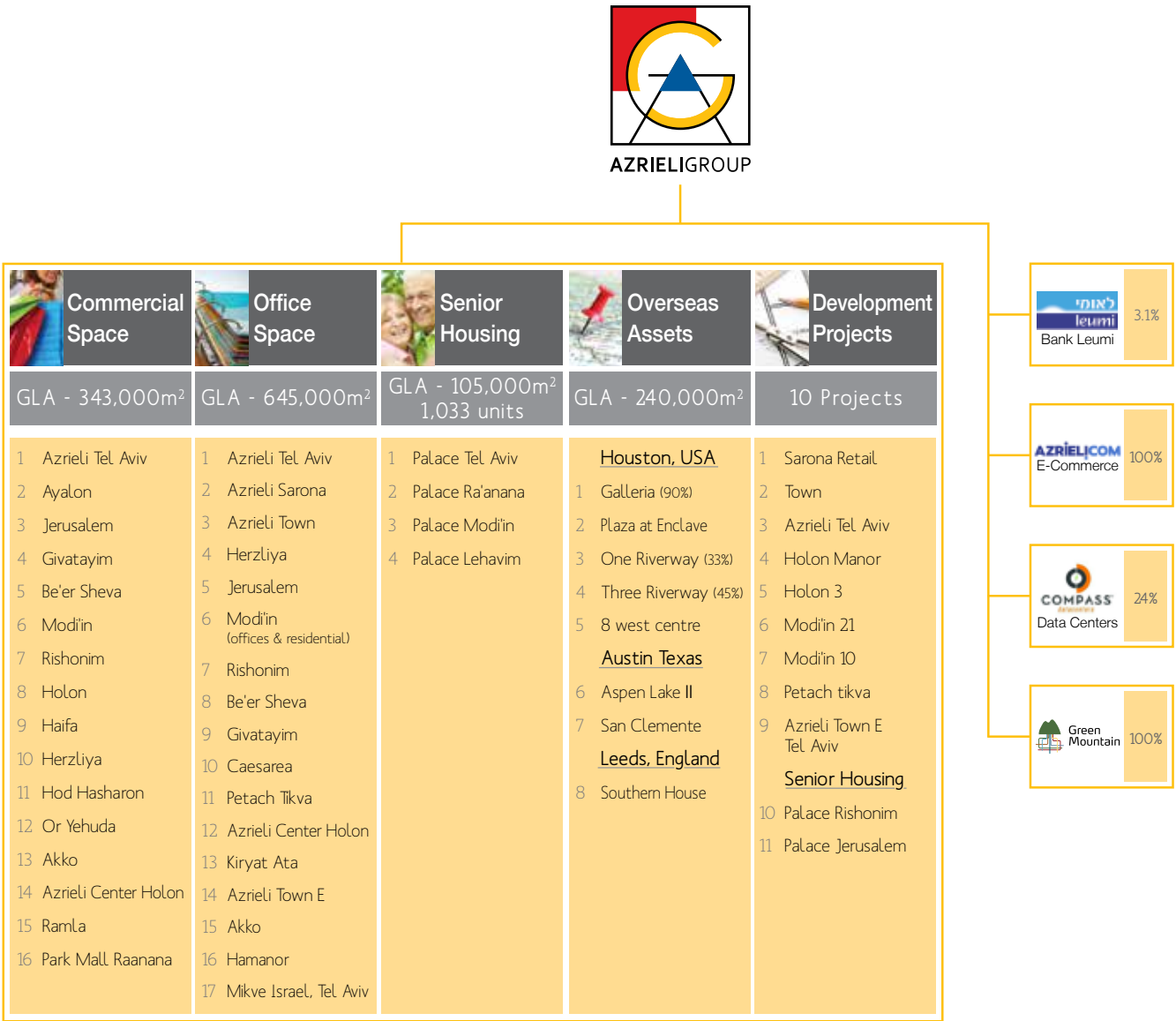
Mr. Azrieli started the company in the 1980's with the development and management of the first shopping mall in Israel.

"Success didn't happen overnight. For about 30 years, we were committed to focusing our business primarily in Israel, and in achieving a level of stability that would gain us a high investment rating. Thanks to this policy, we have always been ready to move from a position of strength, while other companies are grappling with uncertainty."

- David J. Azrieli z"l



Company Structure



Azrieli Group Milestones

- 1 9 8 5

Opening of the first shopping center in Israel, Azrieli Ayalon Mall.
- 1 9 9 0

Opening of Azrieli Hanegev Mall.
- 1 9 9 3

Opening of Azrieli Jerusalem Mall.
- '98-2000

Opening of Azrieli Center in Tel Aviv.
- 2 0 0 6

Acquisition of the controlling stake of Granite Hacarmel.
- 2 0 0 8

Opening of Azrieli Center Modi'in.
- 2008-9

Acquisition of 20% of Leumi Card and 4.8% of Bank Leumi.
- 2 0 0 9

Acquisition of Givatayim Mall.
- 2009-10

Acquisition of Land in Rishonim, Ramla and Holon.
- 2 0 1 0

Acquisition of Haifa Mall.
- 2 0 1 0

IPO on the TASE in the largest IPO in the history of the Israeli Stock Exchange, raising NIS 2.5 billion.
- 2 0 1 1

Acquisition of Land in Tel Aviv for Azrieli Center Sarona.
- 2 0 1 1

Opening of Azrieli Akko Mall and Azrieli Kiryat Ata Mall.
- 2 0 1 2

Acquisition of Land in Tel Aviv for Azrieli Town.
- 2 0 1 3

Acquisition of Land in Tel Aviv adjacent to Azrieli Center.
- 2 0 1 4

Acquisition of Land in Modi'in for Azrieli Modi'in Senior Housing.
- 2 0 1 4

Acquisition of Land in Lehavim for Azrieli Lehavim Senior Housing.
- 2 0 1 5

Opening of Azrieli Ramla Mall and Azrieli Ayalon second floor.
- 2 0 1 6

Completion of the Azrieli Holon Business Center.
- 2 0 1 7

Completion of the Azrieli Rishonim Mall and Business Center.
- 2 0 1 7

Opening of Azrieli Sarona Office Tower.
- 2 0 1 8

Opening of Palace Modi'in Senior Home.
- 2018-19

Acquisition of Lands in Modi'in (10+21).
- 2 0 1 9

Acquisition of 19.5% stake in Compass Data Centers.
- 2 0 2 0

Acquisition of Mount Zion Hotel, Jerusalem.
- 2 0 2 0

Increasing the holding in Compass Data Centers to 24%.
- 2 0 2 1

Acquisition of 100% in Green Mountain Data Centers, Acquisition of Abraham Hostel.
- 2 0 2 2

Acquisition of a Land in Ramat Hasharon for the development of Solar-Edge Campus.



* Gross Leasable Area is the group's share.



AZRIELI CENTER
TEL AVIV

- Ownership - 100%
- Regional Mall & Business Center
- Retail (GLA) - 32,864 sqm
- Office (GLA) - 149,392 sqm
- Parking spaces - 3,200
- Opened - 2000 (Square Tower - 2008)



Azrieli Center
TEL AVIV



- Ownership - 100%
- Business Tower & Boutique Mall
- Office (GLA) - 118,000 sqm
- Retail (GLA) - 10,500 sqm
- Parking spaces - 1,600
- Opened - 2017





AZRIELI MALL JERUSALEM

- Ownership - 100%
- Regional Mall & Offices
- Retail (GLA) - 39,127 sqm
- Office (GLA) - 3,032 sqm
- Parking spaces - 1,800
- Opened - 1993



Azrieli Mall JERUSALEM





AZRIELI MALL
AYALON

- Ownership - 100%
- Regional Mall
- Retail (GLA) - 32,765 sqm
- Parking spaces - 2,000
- Opened - 1985
- Second floor opened - 2015



A Azrieli Mall
AYALON





AZRIELI MALL MODIIN

- Ownership - 100%
- Regional Mall & Business Center
- Retail (GLA) - 26,436 sqm
- Office (GLA) - 14,235 sqm
- Residential (GLA) - 8,693 sqm, 67 apartments
- Parking spaces - 1,665
- Opened - 2008



Azrieli Mall
MODI'IN



- Ownership - 83%
- Business Park
- Office (GLA) - 111,000 sqm
- Retail (GLA) - 8,000 sqm
- Parking spaces - 2,600
- Opened - 2013



Azrieli Center
HOLON



AZRIELI CENTER
RISHONIM



Azrieli Center
RISHONIM

- Ownership - 100%
- Regional Mall & Business Center
- Retail (GLA) - 20,000 sqm
- Office (GLA) - 30,000 sqm
- Parking spaces - 1,500
- Opened - 2017



AZRIELI MALL
GIVATAYIM



Azrieli Mall
GIVATAYIM

- Ownership - 100%
- Regional Mall
- Retail (GLA) - 21,678 sqm
- Office (GLA) - 3,138 sqm
- Parking spaces - 1,200
- Purchased - 2009



AZRIELI MALL
HANEDEV



Azrieli Mall
HANEDEV

- Ownership - 100%
- Regional Mall & Business Center
- Retail (GLA) - 23,788 sqm
- Office (GLA) - 8,109 sqm
- Parking spaces - 650
- Opened - 1990



AZRIELI MALL
HOLON



Azrieli Mall
HOLON

- Ownership - 100%
- Regional Mall
- Retail (GLA) - 16,967 sqm
- Parking spaces - 330
- Opened - 2013



AZRIELI CENTER
HERZLIYA



Azrieli Center
HERZLIYA

- Ownership - 100%
- Business Center & Outlet
- Retail (GLA) - 7,475 sqm
- Office (GLA) - 67,749 sqm
- Parking spaces - 1,815
- Opened - 1995-2011



AZRIELI MALL
HAIFA



Azrieli Mall
HAIFA

- Ownership - 100%
- Regional Mall
- Retail (GLA) - 29,718 sqm
- Parking spaces - 1,400
- Purchased - 2010



AZRIELI MALL
RAMLA



Azrieli Mall
RAMLA

- Ownership - 100%
- Regional Mall
- Retail (GLA) - 22,500 sqm
- Parking spaces - 800
- Opened - 2015



AZRIELI MALL
HOD HASHARON



Azrieli Mall
HOD HASHARON

- Ownership - 100%
- Regional Mall
- Retail (GLA) - 7,137 sqm
- Parking spaces - 300
- Opened - 1997 (The company acquired 50% from its partners in 2008)



AZRIELI MALL
AKKO



Azrieli Mall
AKKO

- Ownership - 100%
- Regional Mall
- Retail (GLA) - 12,641 sqm
- Office (GLA) - 8,000 sqm
- Parking spaces - 400
- Opened - 2011



AZRIELI OUTLET
OR YEHUDA



Azrieli Outlet
OR YEHUDA

- Ownership - 100%
- Local Mall
- Retail (GLA) - 5,539 sqm
- Purchased - 2009



Azrieli PALACE Ra'anana

- Ownership - 100%
- Senior Housing
- Gross Built Area 25,000 sqm
325 units + 2 LTC wings
- Retail (GLA) - 8,000 sqm
- Purchased - 2016



Azrieli PALACE Tel Aviv

- Ownership - 100%
- Senior Housing
- Gross Built Area 30,000 sqm
231 units + 4 LTC wings
- Parking spaces - 60
- Purchased - 2015



Azrieli PALACE Lehavim

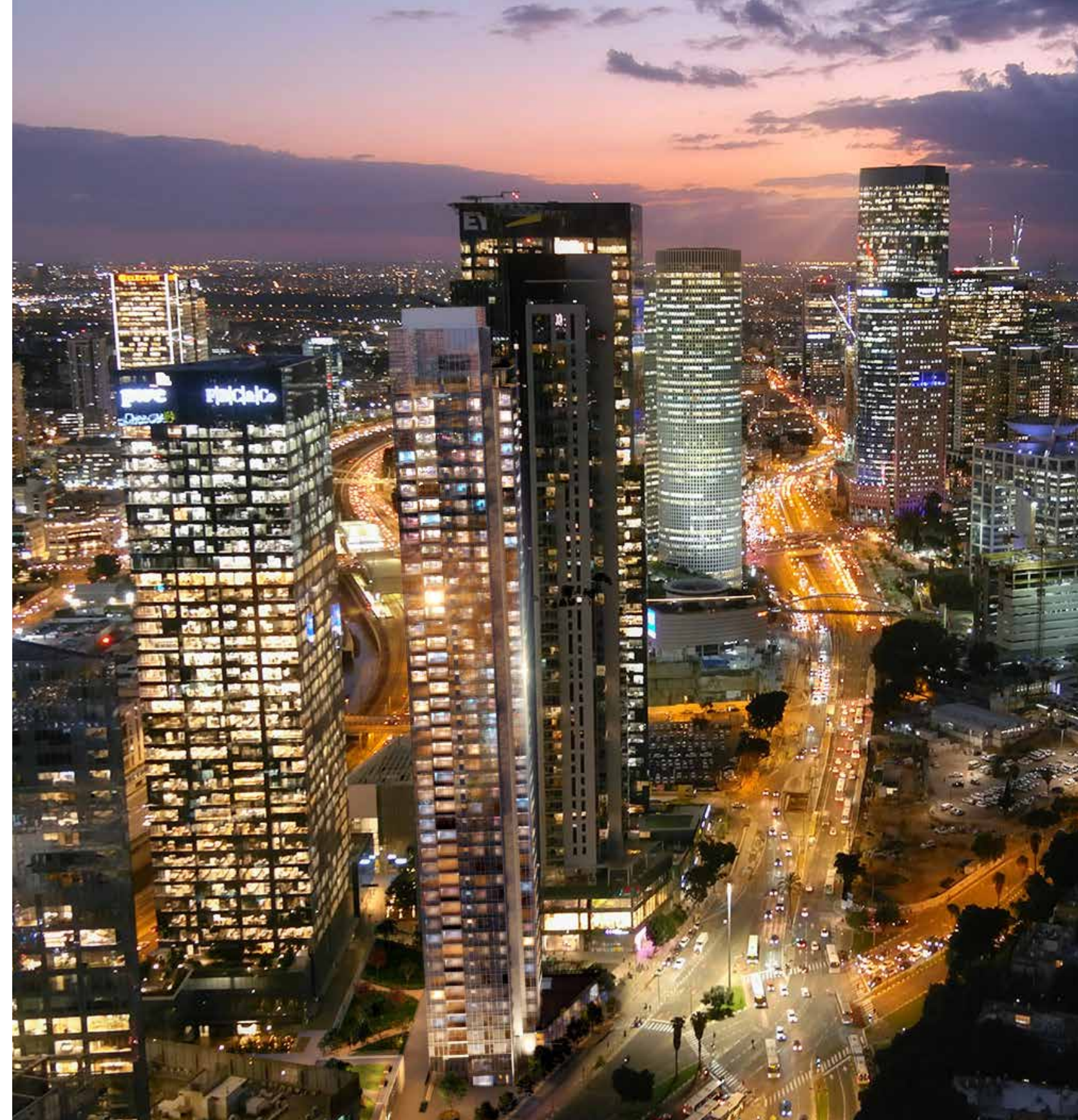
- Ownership - 100%
- Senior Housing Project
- Gross Built Area 44,000 sqm
(350 units + 2 LTC wings)
- Parking spaces - 100
- Opened - 2020



Azrieli PALACE Modi'in

- Ownership - 100%
- Senior Housing
- Gross Built Area 35,000 sqm
239 units + 4 LTC wings
- Retail (GLA) - 600 sqm
- Parking spaces - 100
- Opened - 2018

- Ownership - 100%
- Business Tower & Residential Tower
- Office (GLA) - 48,000 sqm
- Retail (GLA) - 10,000 sqm
- Residential (GLA) - 17,000 sqm (215 units)
- Parking spaces - 1,500
- Opened - 2021
- In zoning process to add additional 20,000 sqm (GLA)



A Azrieli
TOWN Tel Aviv



AZRIELI CENTER
HOLON



Azrieli Holon
HAMANOR

- Ownership - 100%
- Business Center
- Office (GLA) - 28,000 sqm
- Opened - 2020

Azrieli Group





AZRIELI

DEVELOPMENT PIPELINE ►



AZRIELI
GROUP

Development Projects

- Ownership - 100%
- Offices + Residence + Retail + Hotel
- GLA- 150,000 sqm
- Estimated construction cost, including land - NIS 2.3-2.5 Billion



Azrieli Center
TEL AVIV



AZRIELI CENTER
HOLON

Development Projects

Holon 3



Azrieli Center
HOLON

- Ownership - 100%
- Retail and offices
- Office (GLA) ~200,000 sqm
- Retail (GLA) ~50,000 sqm

Development Projects

Petach Tikva land



AZRIELI
GROUP

- Ownership - 100%
- Offices and Retail
- Office and Retail (GLA) - 53,000 sqm
- Estimated Construction Cost, including land: TBD
- Estimated date of Completion: TBD
- In zoning process to add additional 97,000 sqm (GLA)



Azrieli
Petach Tikva land

Senior Housing



- Ownership - 100%
- Senior Housing
- Gross Built Area 40,000 sqm
- 300 Units
- Estimated date of completion - TBD

P Azrieli
PALACE Jerusalem

Senior Housing



- Ownership - 100%
- Senior Housing Project + Retail
- Estimated Construction Cost, including Land (NIS in millions): 310-320
- Gross Built Area 28,750 sqm
- Estimated date of completion - TBD
- In zoning process to add additional 32,000 sqm (GBA)

P Azrieli
PALACE Rishon Lezion

Modi'in 10



Azrieli
Modi'in 10

- Ownership - 100%
- Offices and Retail
- Office and Retail (GLA) - 37,000 sqm
- Estimated Construction Cost, including Land: TBD
- Estimated date of Completion: TBD

Modi'in 21



Azrieli
Modi'in 21

- Ownership - 100%
- Offices + Residence + Retail + Hotel
- Office and Retail (GLA) - 20,000 sqm
- Estimated Construction Cost, including Land (NIS in millions): 350-380
- Estimated date of Completion: TBD
- In zoning process to add additional 8,000 sqm (GLA)



AZRIELI
GROUP

Development Projects

Mount Zion Hotel



Azrieli Group



Azrieli
Mount Zion Hotel

- Ownership - 100%
- Hotel
- Current GBA - 11,600 (137 rooms)
- Future GBA - 34,000 (400 rooms)
- Estimated Construction Cost (NIS in millions) 500-600
- Estimated date of Completion - TBD
- Parking - 380



ZRIELI

OVERSEAS ASSETS ►

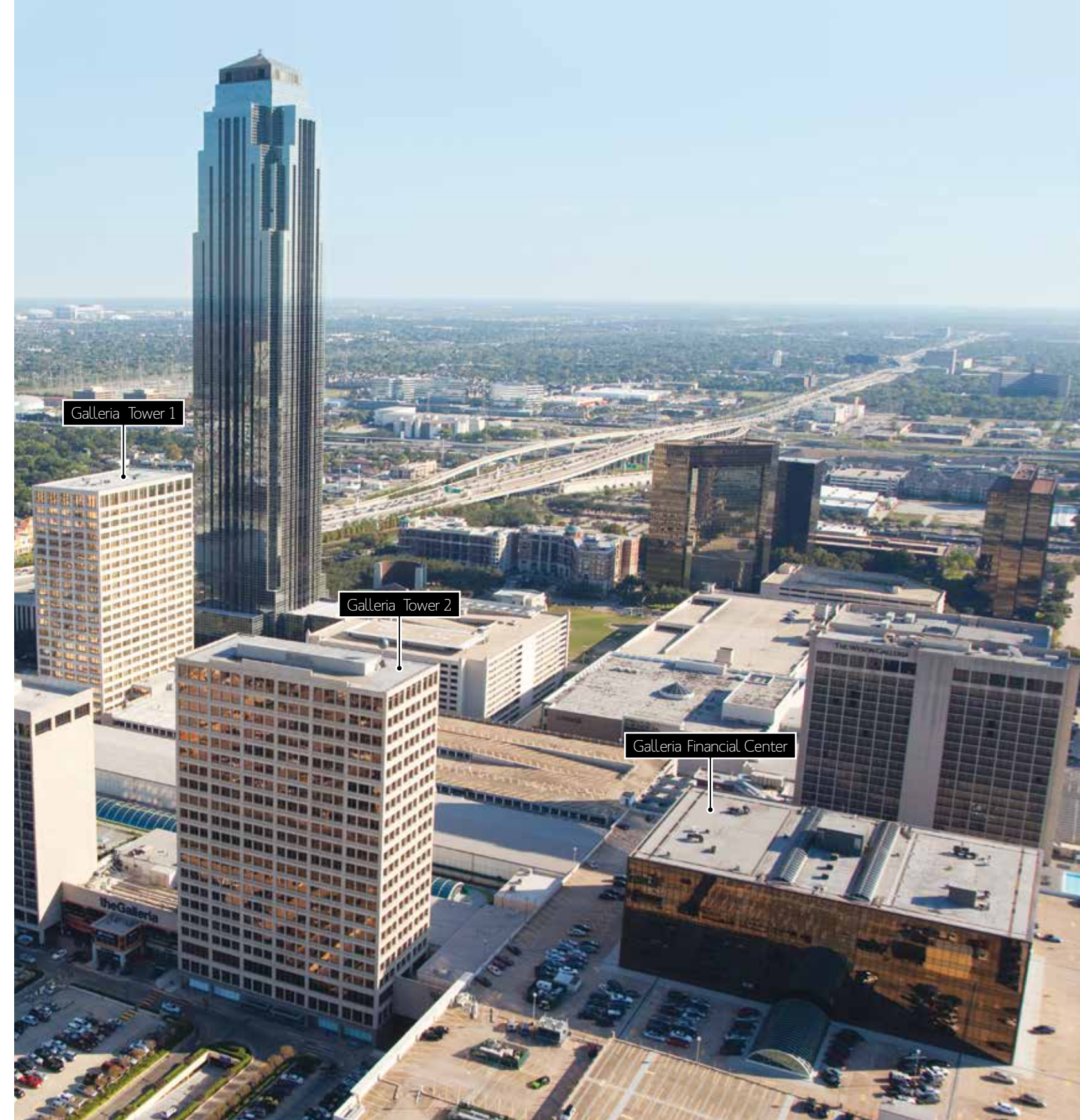
Houston, Texas - Three Galleria Office Towers

- Ownership - 90%
- Office (GLA) - 98,672 sqm
- Multi-Tenant
- Parking spaces - 3,774
- Purchased - 2011

- Galleria Tower 1 - 45,553 sqm
- Galleria Tower 2 - 29,773 sqm
- Galleria Financial Center - 23,346 sqm



Azrieli
HOUSTON offices



Houston, Texas - 8 West Centre



Azrieli
HOUSTON offices

- Ownership - 100%
- Office (GLA) - 21,093 sqm
- 2 Anchor Tenants - Helix and Cameron (99% of GLA)
- Parking spaces - 1,073
- Purchased - 2014

Houston, Texas - Dow Houston Center



- Ownership - 100%
- Office (GLA) - 31,986 sqm
- Anchor Tenant - Dow Chemical (87% of GLA) until 2026
- Parking spaces - 1,434
- Purchased - 2012



Azrieli
HOUSTON offices

Houston, Texas - One Riverway



Azrieli
HOUSTON offices

- Ownership - 33%
- Office (GLA) - 45,158 sqm
- Azrieli Group's share in GLA - 14,902 sqm
- Multi-Tenant
- Parking spaces - 1,827
- Purchased - 2005

Houston, Texas - Three Riverway



- Ownership - 45%
- Office (GLA) - 36,811 sqm
- Azrieli Group's share in GLA - 16,656 sqm
- Multi-Tenant
- Parking spaces - 1,273
- Purchased - 2008



Azrieli
HOUSTON offices

Austin, Texas - Lake Aspen II



A Azrieli
Austin offices

- Ownership - 100%
- Office (GLA) - 12,000 sqm
- Single Tenant - Q2 Software
- Parking spaces - 500
- Purchased - 2016

Austin, Texas – 3700 San Clemente



- Ownership - 100%
- Office (GLA) - 23,200 sqm
- Anchor Tenant - Spiceworks (38% of GLA) until 2022
- Parking spaces - 970
- Purchased - 2018

A Azrieli
Austin

Leeds, UK - Southern House



Azrieli
LEEDS offices

- Ownership - 100%
- Office (GLA) - 3,116 sqm
- Single Tenant - UK Government (100% of GLA) until 2030
- Parking spaces - 51
- Purchased - 1997



AZRIELGROUP

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