

Mizrahi Tefahot Bank Ltd.'s Immediate Reports are published in Hebrew on the Israel Securities Authority and the Tel Aviv Stock Exchange websites. The English version is prepared for convenience purposes only. The only binding version of the Immediate Reports is the Hebrew version. In the event of any discrepancy or inconsistency between the Hebrew version and the translation to English, the Hebrew version shall prevail and supersede, for all purposes and in all respects.

MIZRAHI TEFAHOT BANK LTD
No. with the Registrar of Companies: 520000522

To	<u>Israel Securities Authority</u>	To	<u>Tel Aviv Stock Exchange Ltd</u>	T053 (Public)	Date of transmission: January 31, 2022
	www.isa.gov.il		www.tase.co.il		Ref: 2022-01-013000

Immediate Report of an Event or Matter which Deviates from the Corporation's Ordinary Course of Business

Regulation 36 of the Securities Regulations (Immediate and Periodic Reports), 5730-1970.

Issue results must be reported under T20 and not under this form.

Bond rating or corporation rating reports must be submitted through Form T125

Report on: A report whose submission was delayed

Nature of the Event: *Sale of the Bank Group's Real Estate Properties*

1. *Further to the report from September 14, 2021, regarding a possible engagement in an agreement to sell and lease real estate properties owned by Mizrahi Tefahot Bank Ltd (the "Bank") and additional members of the group, including Union Bank of Israel Ltd ("Union") (reference no. 2021-01-146793), the contents of which are included in this report by way of reference, the Bank hereby reports that on January 30, 2021, an agreement was signed to sell said properties of the Bank group to Mivne Real Estate (K.D) Ltd (the "Buyer" and the "Sale Agreement" or the "Transaction", respectively) and to lease the properties from the Buyer, in accordance with the details in said report from September 14, 2021.*

The Sale Agreement is contingent on a suspensory condition – the confirmation of the Competition Supervisor (which is required since the Transaction includes the sale of all properties belonging to a subsidiary of Union), and its completion is therefore uncertain.

2. Date and time at which the corporation first learned of the event:

© January 30, 2022 at 19:00

Report delayed per Regulation 36(b):

3. If the report was delayed, the reason due to which its submission was delayed:
4. On _____ at _____ the report embargo was removed
5. The company is a shell company, as defined in the TASE Rules and Regulations.

Details of the signatories authorized to sign on behalf of the corporation

	Signatory's Name	Position
1	<i>Nissan Levi</i>	<i>Other</i> <i>Head of the Human Capital,</i> <i>Resources and Operation</i> <i>Division</i>
2	<i>Racheli Friedman</i>	<i>Other</i> <i>Chief Legal Advisor</i>

Explanation: According to Regulation 5 of the Securities (Periodic and Immediate Reports) Regulations, 5730-1970, a report filed under these regulations shall be signed by those authorized to sign on behalf of the corporation. The position of the senior staff on the matter (in Hebrew) can be found on the ISA's website: [Click here](#)

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

2021-01-146793

Securities of a Corporation Listed for Trading on the Tel Aviv Stock Exchange Form structure revision date: December 30, 2021

Abbreviated Name: Mizrahi Tefahot

Address: 7 Jabotinsky Street, Ramat Gan, 52520 Tel:03-7559720 Fax:03-7559923

E-mail: mangment@umtb.co.il Company website: <https://www.mizrahi-tefahot.co.il>

Previous name of the reporting entity: United Mizrahi Bank Ltd

Name of the person reporting electronically: Horwitz Ofer Position: Bank Secretary Name of Employing Company: Mizrahi Tefahot Bank Ltd

Address: 7 Jabotinsky Street, Ramat Gan, 52520 Tel: 03-7559207 Fax: 03-7559913 E-mail: management@umtb.co.il