

AMOT INVESTMENTS CAPITAL MARKET PRESENTATION

Q3/2024

This is an English translation of a Hebrew report of the company, that was published on 12 November , 2024 (reference No. 2024-01-615179) at the ISA reporting website (magna.isa.gov.il) (hereafter: "The Hebrew Version"). The English version is only for convenience purposes. This is not an official translation and has no binding force. The translation in any case cannot perfectly reflect the Hebrew Version. In the event of any discrepancy between the Hebrew Version and this translation, the Hebrew Version shall prevail.

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

NOVEMBER 2024

Capital Market Presentation
Q3/2024



GOOGLE TENANCY

60,000 SQM

Upper Rental Area



The renter

115 MILLION (NIS)

Rental fees per year
(shell and core)

Q4, 2026

Anticipated commencement

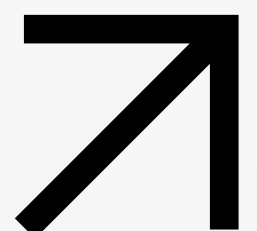
The date above is 100%
(Company's Share 50%)



Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.



The visualization is for illustration only





ABOUT **AMOT** ↗

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

ABOUT AMOT

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate for over 60 years.

20.3 BILLION

Total real-estate value (in NIS)

1.85 MILLION SQM

Approximately 1.15 million sqm rental space

93.2%

Excluding properties that were occupied for the first time 95.9%

201 THOUSAND SQM

6 projects under construction in the scope of 201 Thousand sqm in total cost of 3.4 billion NIS (company's share)

112 PROPERTIES

Owned by the company

75%

Assets value in greater Tel Aviv

1,750 RENTERS

NOI 1.0 BILLION

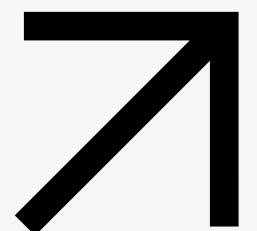
NOI forecast for 2024 (in NIS)

NOI 1.4 BILLION

NOI represents after occupation of vacant areas and at the end of occupation of projects under construction ⁽¹⁾



1. The representative NOI is based on the company's current valuation. Actual results may vary significantly. The representative NOI does not include projects in planning, development and licensing, does not include future changes as a result of index differences and contract renewals, and does not take into account future evictions and/or asset realization.



FINANCIAL STRENGTH

9 BILLION

Equity (in NIS)

9.1 BILLION

Net financial debt (in NIS)

44%

Leverage ratio

98%

Of the Company's assets are unsecured

1.80%

Weighted cost of debt

4.8 YEARS

Average debt duration

AA/Aa2

The Company's bonds rating

51%

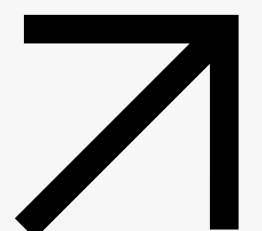
A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 51% of its equity.

DIVIDEND

Quarterly dividend distribution policy, high dividend yield over time

LEADING INDICES

A public company that is traded on the Israeli Stock Exchange and included in the indices: **Tel Aviv 35, Tel-Aviv - Real Estate, Tel Div and EPRA.**



CONTRACTS 1-9.24

RENT PER SQUARE METER AT FINISHING LEVEL

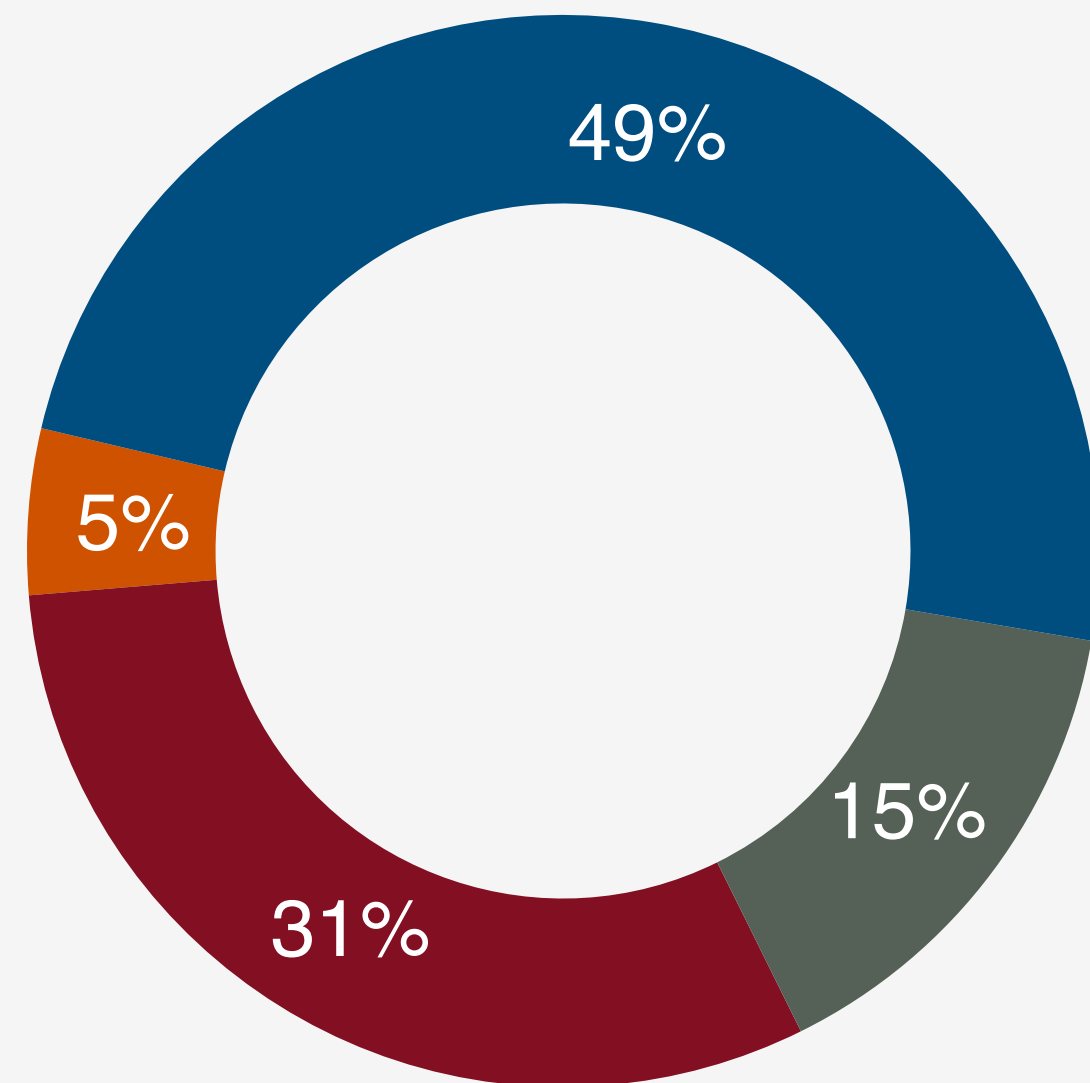
% CHANGE IN RENT PER SQM ACCORDING TO PRICES OF AGREEMENTS IN PRACTICE (AT FINISHING LEVEL, WITHOUT NEUTRALIZATIONS)

143,000
Total area in SQM

142 MILLION
Annual rent in NIS

1%
A weighted average increase

351
New contracts



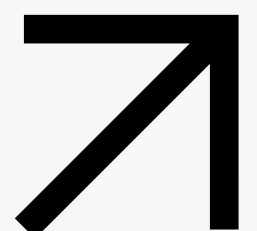
OFFICES
187 CONTRACTS
IN OFFICES
▼ **1% decrease** in rent per sqm

LOGISTICS & INDUSTRY
39 CONTRACTS
IN LOGISTICS AND INDUSTRIAL
▲ **9% increase** in rent per sqm

RETAIL
119 CONTRACTS
IN RETAIL
— **No change** in rent per sqm

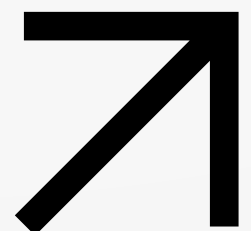
SUPERMARKETS
6 CONTRACTS
IN SUPERMARKETS
▲ **7% increase** in rent per sqm

1. The Company signs contracts with varied levels of finishing. The difference in finishing levels between the contracts projects on the rate of change in rental prices per sqm.
2. The table does not include new spaces, in the matter of the rental agreement with Google in the ToHa2 project
3. The graph is by part of the area of signed agreements



THE COMPANY'S CUSTOMERS

LOCAL AND INTERNATIONAL COMPANIES





INVESTMENT PROPERTIES ↗

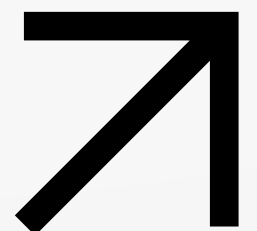
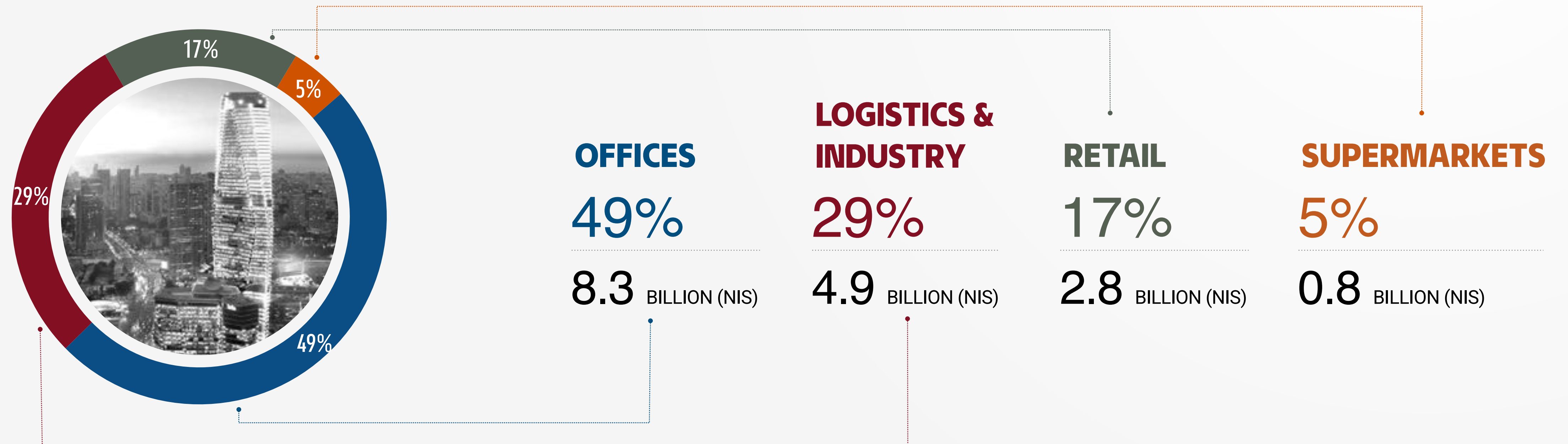
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

SEGMENTATION OF INVESTMENTS PROPERTIES

SEGMENTATION OF PROPERTIES VALUE BY USES

17,163

Total Investments Properties Value in Million NIS

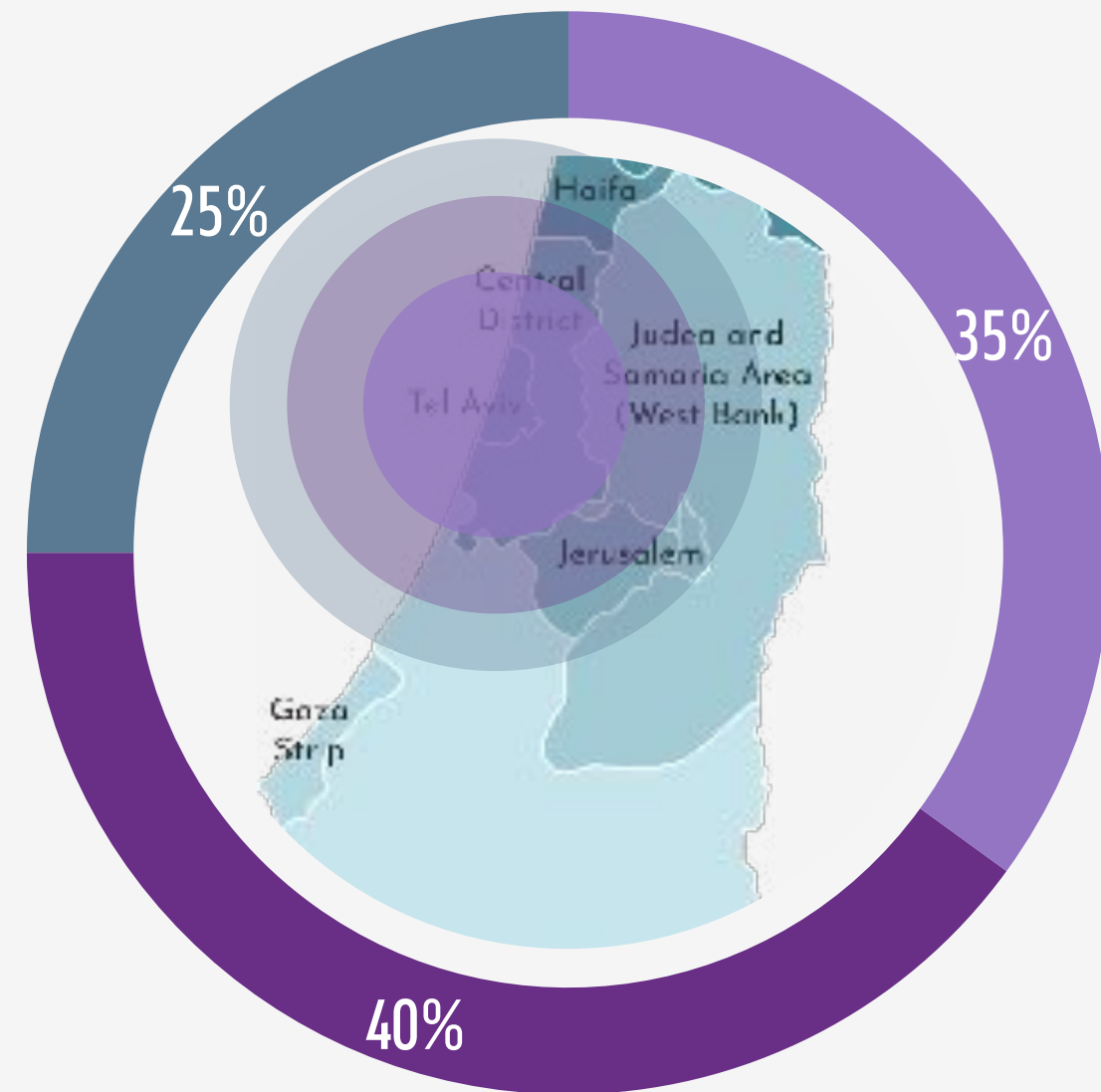


SEGMENTATION OF INVESTMENTS PROPERTIES

SEGMENTATION OF PROPERTIES VALUE BY REGIONS

17,163

Total Investments Properties Value in Million NIS



TEL AVIV METROPOLIS

35%

5.9 BILLION (NIS)

GUSH DAN VICINITY

40%

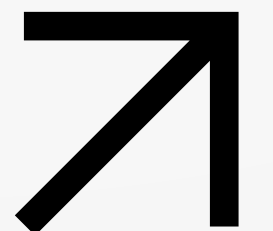
6.9 BILLION (NIS)

OTHER AREAS

25%

4.4 BILLION (NIS)

75%





FORECAST ↗

FORECAST 2024

Set forth below is the Company's projection as to its principal operating results in 2024, based on the following work assumptions:

Consumer price index - Increase in CPI by 3.5%.

The rental agreements are signed and Company's management expectations as to renewal of current rental agreements in 2024.

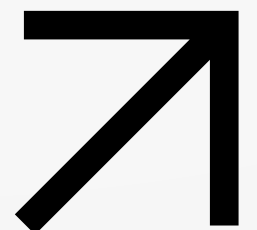
According to the company's strategy, 2024 NOI includes the realization of investment properties in the annual scope of 2%-3% out of the value of the investment properties assets of the company, as part of the process of refining the asset portfolio through the sale of non-core assets.

No substantial changes will take place in the security situation in Israel and in the business environment that the Company operates in. See the business environment chapter in the company's directorate report

	1-9.24 ACTUAL	FY 2024 UPDATED FORECAST	FY 2024 ORIGINAL FORECAST	FY 2023 ACTUAL
NOI (Million MIS)	778	1,020-1,040	1,000-1,040	1,004
Real FFO (Million MIS)	616	800-820	775-805	803
FFO Per Share (Agorot)	130.8	170-174	165-171	170.7

The Company estimates that it will end the year in the higher end of the forecast.

The information regarding the projection for 2024 constitutes forward-looking information, as defined in Section 32a of the Securities Law, 1968. Forward-looking information is a projection, assessment, estimate or other information relating to a future event or matter the materialization of which is uncertain and not controlled solely by the Company.

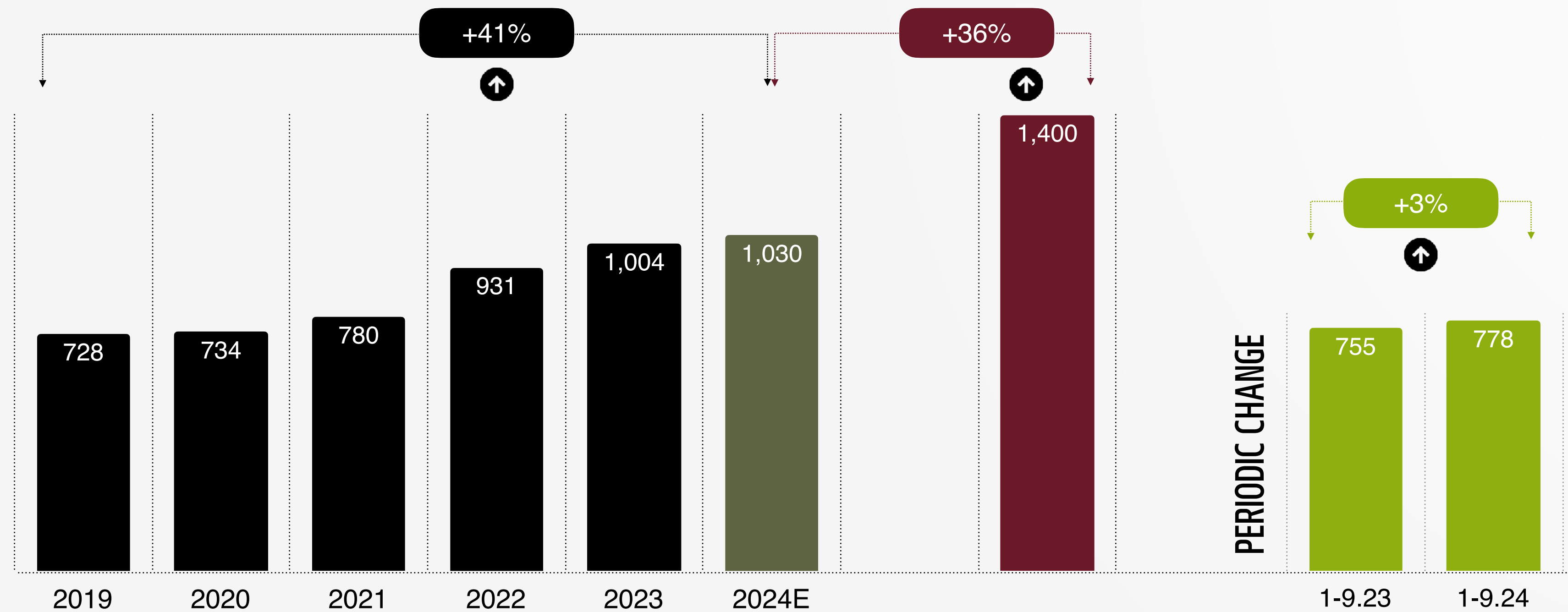




GROWTH ↗

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

NOI ANNUAL

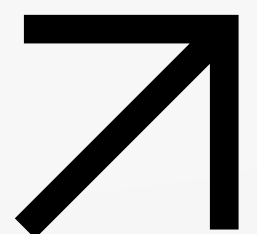


Represent NOI after occupying vacant spaces and occupying projects under construction (1)

The forecast for 2024 is according to the middle of the forecast rang, see page 12

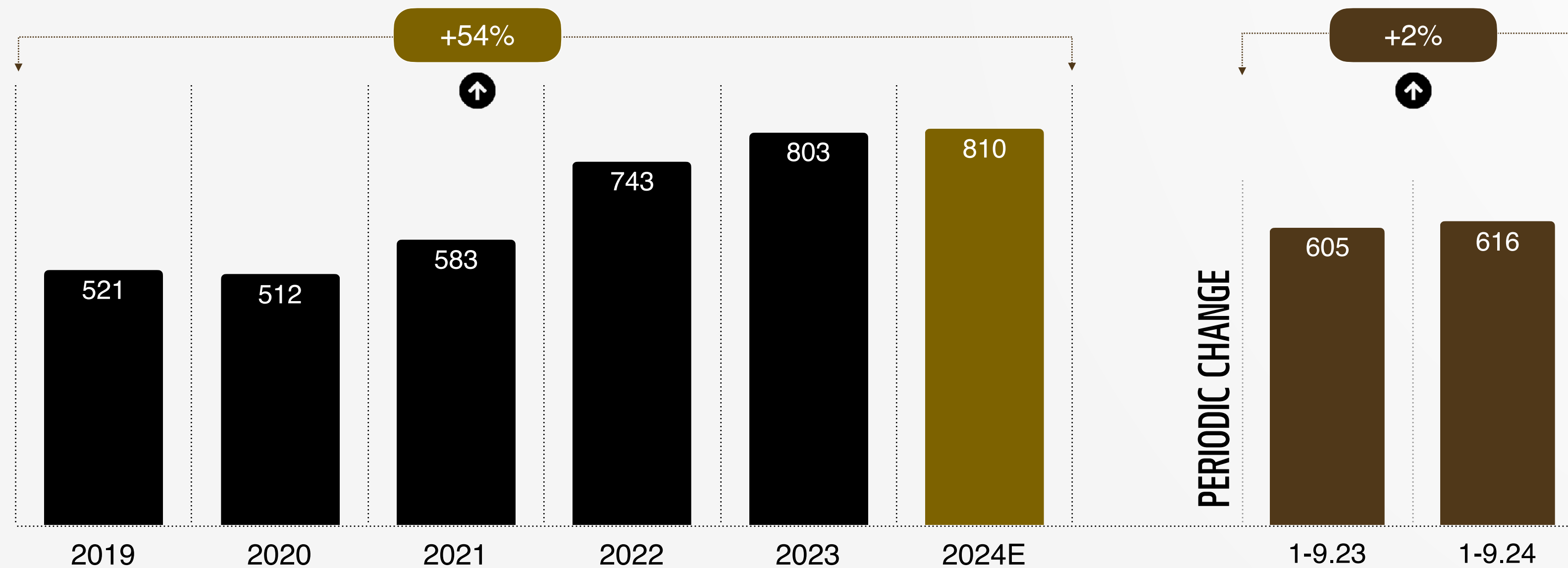
1. The future NOI does not include projects in planning, development and licensing and does not include future changes as a result of index differences, contract renewals, future evictions and/or asset realization

2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.



FFO ANNUAL

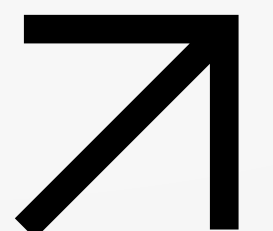
ACCORDING TO THE MANAGEMENT APPROACH



Regarding FFO according to the approach of the Securities Authority, see page 39 below.

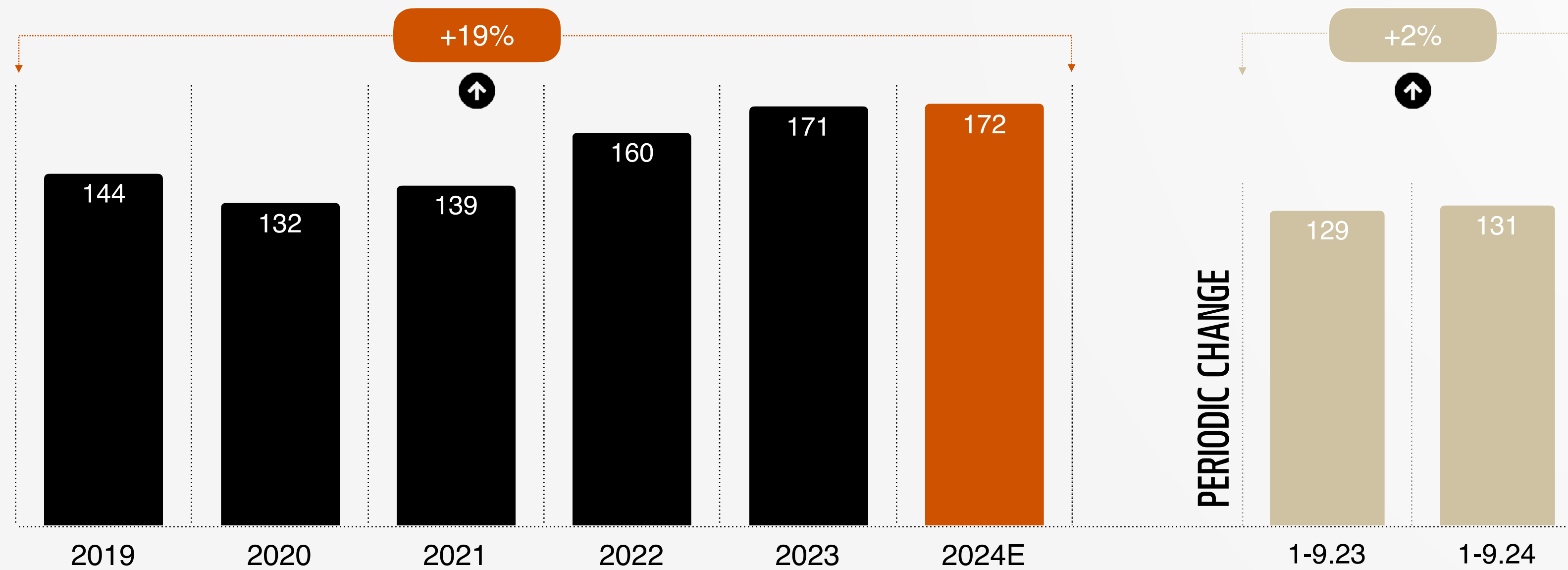
The forecast for 2024 is according to the middle of the forecast rang, see page 12

2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.



FFO ANNUAL PER SHARE

ACCORDING TO THE MANAGEMENT APPROACH

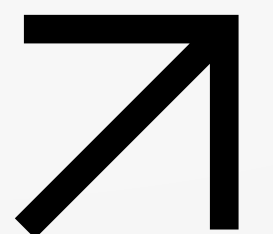


Regarding FFO according to the approach of the Securities Authority, see page 39 below.

The forecast for 2024 is according to the middle of the forecast rang, see page 12

The increase in FFO per share is incidentally the increase in the number of shares in the company

2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.





FINANCIAL STRENGTH ↗



DEBT STRUCTURE EXPANDED CONSOLIDATED

400 MILLION (NIS)

Amount of cash and cash equivalents as of the report publication date.

1,050 MILLION (NIS)

Unused Credit facilities

1.80%

Effective interest rate linked

98%

Of the Company's assets are unsecured

555 MILLION (NIS)

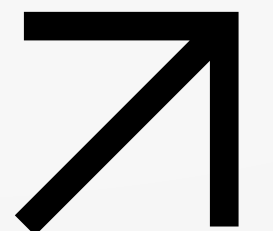
Raising bonds during the period, at CPI-linked weighted effective interest of 3.3% and overage life duration of 8.2 years.

4.8 YEARS

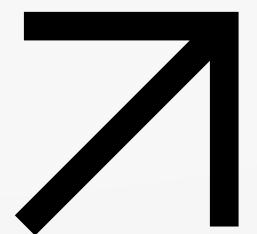
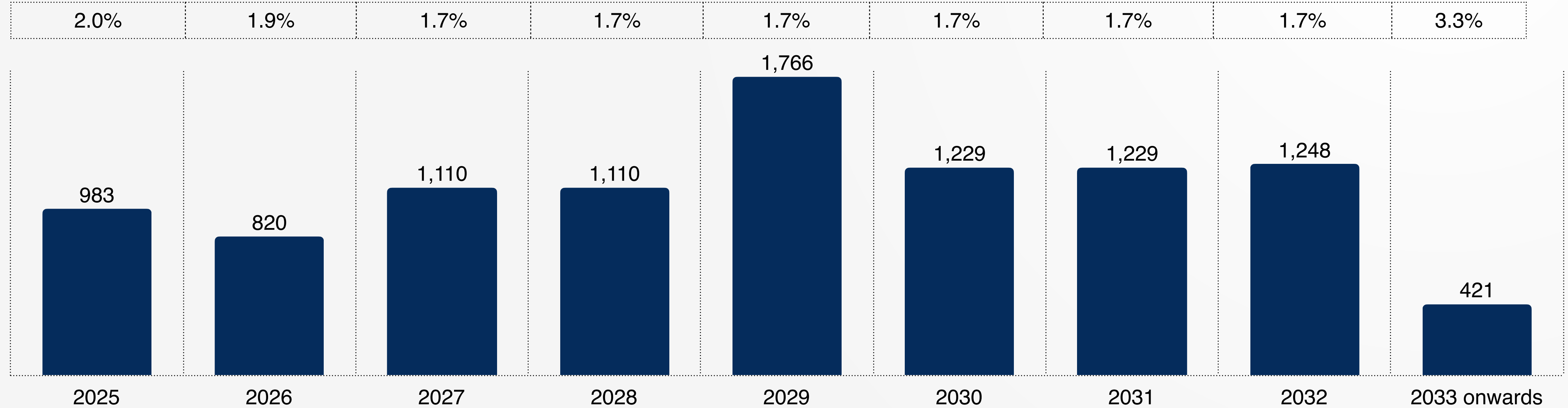
Average duration of debt.

AA/Aa2

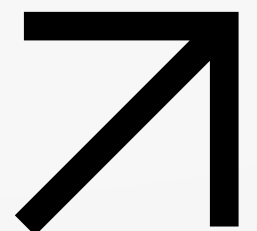
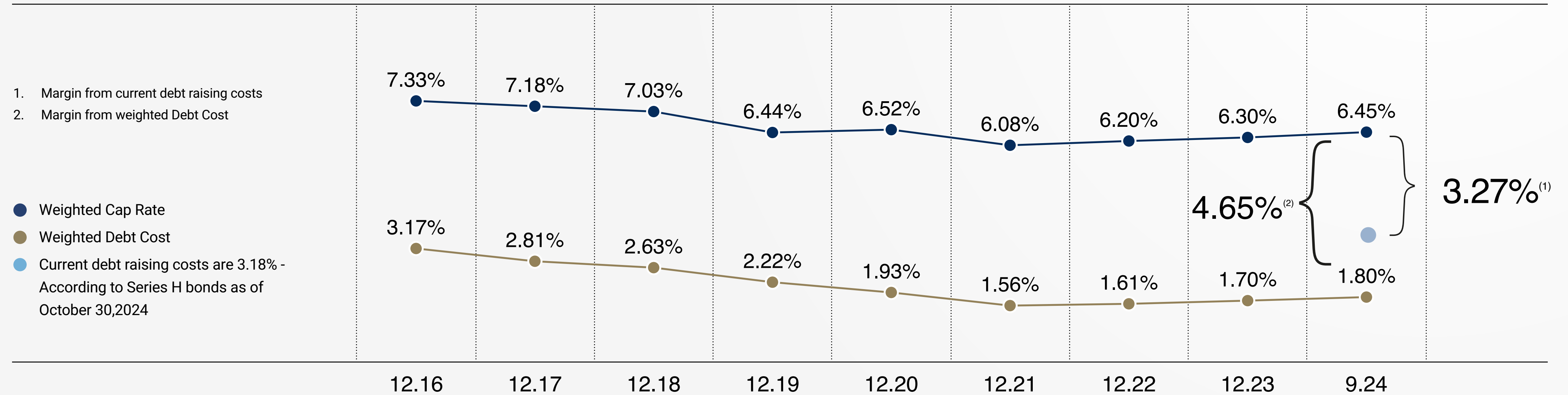
The Company's bonds rating



THE SPREAD OF REPAYMENTS AND EFFECTIVE INTEREST RATE LINKED OVER THE YEARS



THE SPREAD OF REPAYMENTS AND EFFECTIVE INTEREST RATE OVER THE YEARS





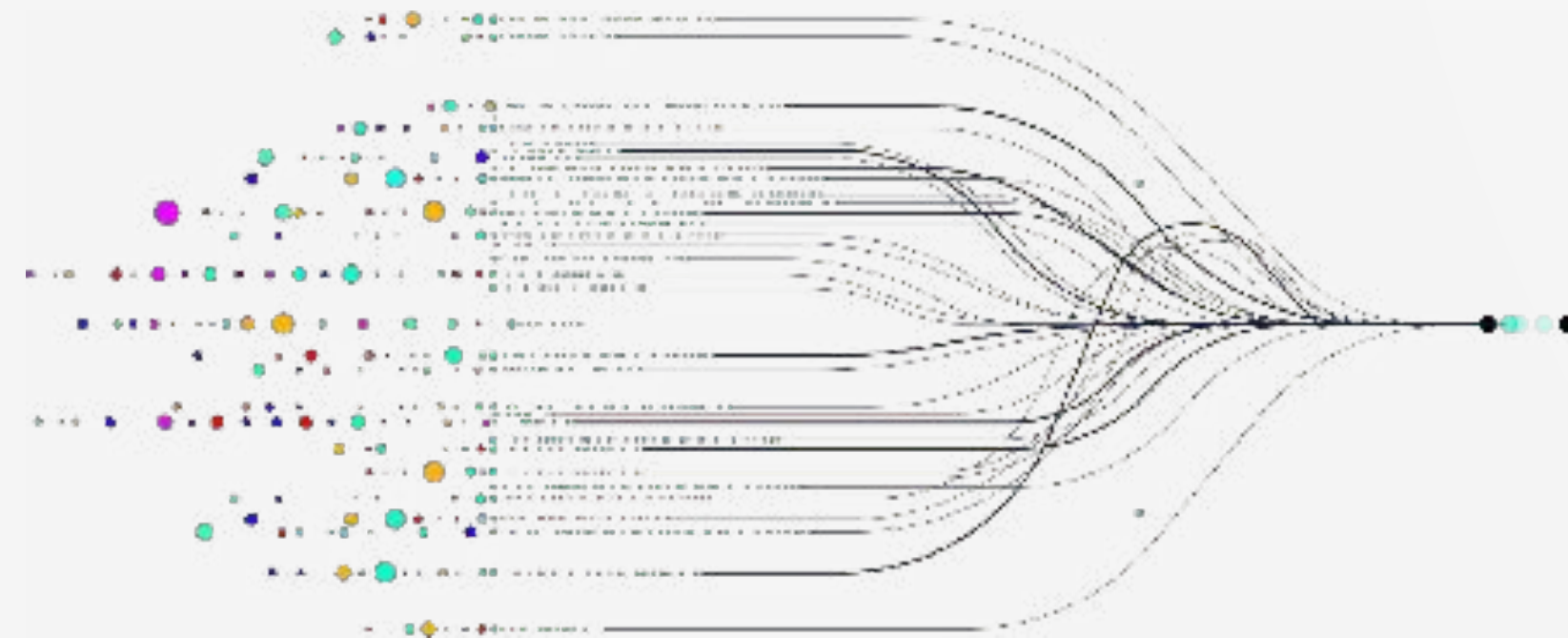
AMOT DEVELOPMENTS ↗



Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

GROWTH ENGINES

AMOT PROPERTIES INITIATION AND DEVELOPMENT



The strategic initiation and development plans of Amot Investments properties are one of the main engines for the Company's continued growth and leadership in the cash-generating real estate market.

The betterment of the Company's properties portfolios and the creation of innovative employment compounds that will allow an advanced work environment that meets the needs of the companies of tomorrow:

01.

Unique locations and an emphasis on the Tel Aviv business center

02.

Transportation accessibility near existing and planned mass transit centers

03.

Architectural quality, utilization of engineering advantages

04.

Quality positioning

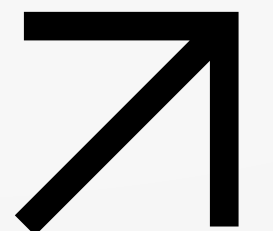
05.

Construction in accordance with LEED standards for maximum protection of user health and the environment

06.

Optimal utilization of land uses for the implementation of the Company's strategy

The projects are planned carefully in accordance with the Company's strategy, with the aim of maximizing profitability and preserving long-term occupancy levels and positioning the Company's assets as higher quality in the long term.

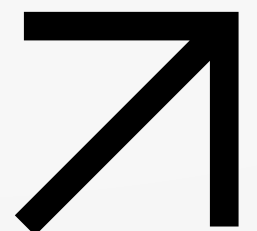


PROJECTS UNDER CONSTRUCTION

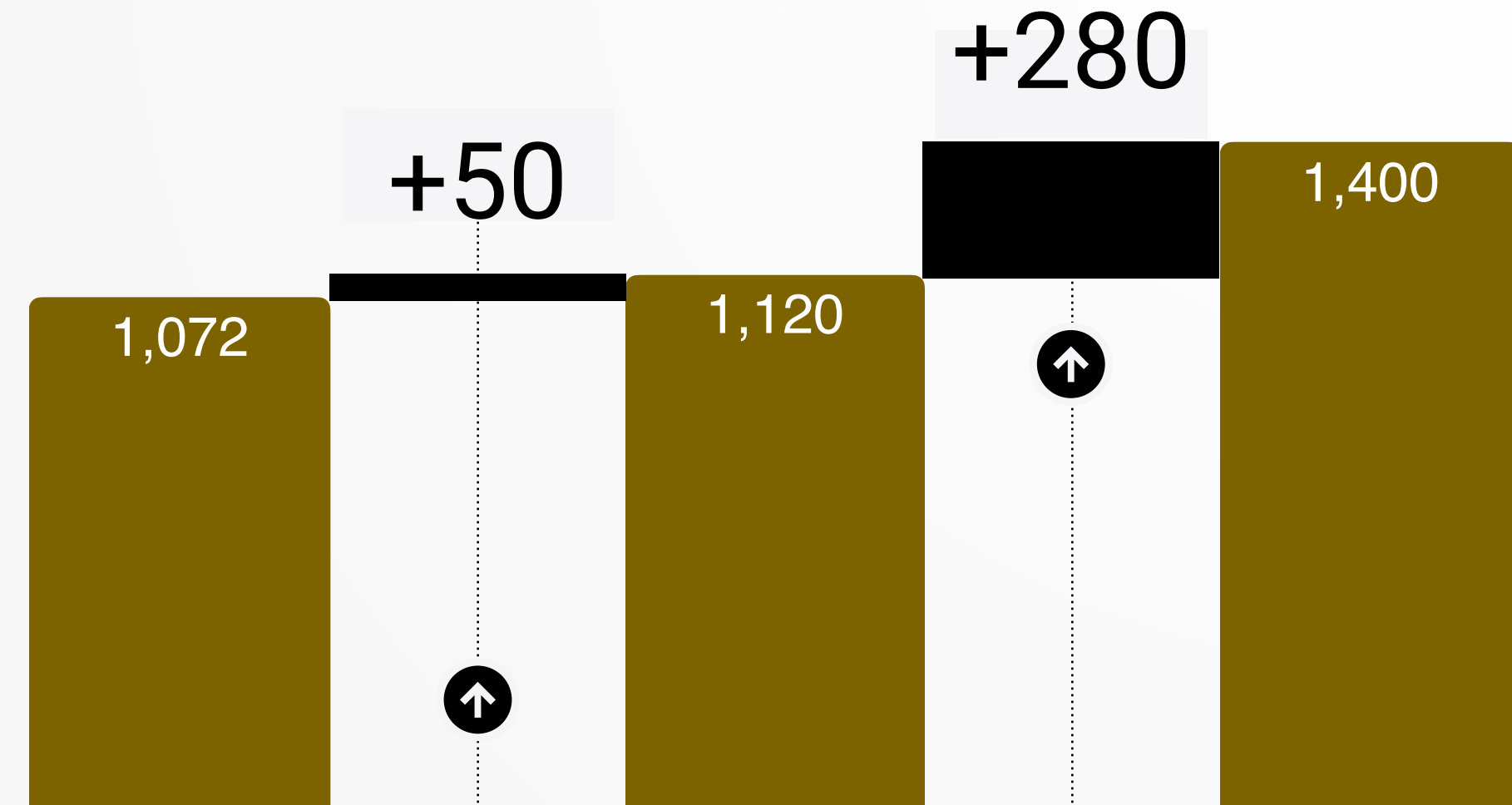
AS OF SEPTEMBER 30, 2024

Property Name	LOCATION	PRIMARY USE	ESTIMATED COMPLETION DATE	SQUARE METER FOR MARKETING ABOVE-GROUND 100%	HOLDING RATE	SQUARE METER FOR MARKETING ABOVE-GROUND	CUMULATIVE COST AS AT SEPTEMBER 30,	PROJECT'S BOOK VALUE	ESTIMATED CONSTRUCTION COST)INCLUDING LAND AND PARKING SPACES(EXPECTED NOI	EXPECTED YIELD
Company's share in million of NIS											
Amot Modi'in	Modi'in	Offices	2024	9,000	75%	6,750	56	56	70-80	5	6.7%
Halehi complex (1)	Bnei Brak	Offices	2025	100,000	50%	50,000	576	576	750-780	57-61	7.7%
K complex Jerusalem	Jerusalem	Offices	2028	93,000	50%	46,500	149	149	700-740	49-53	7.1%
Logistic center Beit Shemesh - Lower Logistics Center	Beit Shemesh	Logistics	2024	25,400	60%	15,240	100	100	108-110	8	7.3%
Park Afek	Rosh HaAyin	Offices	2024	8,400	50%	4,200	23	23	35-45	3	7.5%
ToHa2	Tel Aviv	Offices	2026	156,000	50%	78,000	646	1,030	1,600-1,700	150-165	9.5%
Total				391,800		200,690	1,550	1,934	3,263-3,455	272-295	8.4%

1. As of publication date the commercial floors in the "halehi Complex" were delivered to renters for purpose of adjustment works, and several stores were opened to the public. The company has signed contracts in the amount of approximately 8,500 square meters (the company's share is 50%), which are expected to yield annual rents of approximately NIS 14 million (the company's share is 50%).



FUTURE POTENTIAL FOR INCREASING THE NOI IN MILLION OF NIS

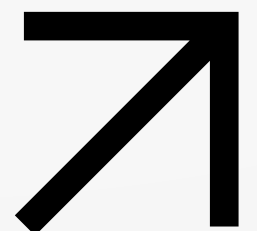


1. NOI after occupation of projects under construction does not include occupation of projects in Initiation and development planning.
2. NOI after occupation of projects under construction does not take into account future increases as a result of CPI increases and contract renewals, and does not take tenants vacating in the future into account
3. NOI after occupation of projects under construction is based on the Company's current assessment. Results in practice may be significantly different.

Annual NOI based on quarter 3 2024

Representative NOI after occupying vacant areas and occupying new areas

Representative NOI after occupancy of projects under construction



TOHA

2



City
TEL AVIV

Main Use
OFFICES

GLA - 100%
156,000 SQM

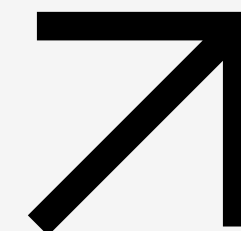
Amot's Share
50%

Construction Cost
1,650 MILLION (NIS)
COMPANY'S SHARE

Expected Completion
2026

Expected yield
9.5%

Expected NOI
160 MILLION (NIS)
COMPANY'S SHARE





TOHA 2



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HA'LEHI COMPLEX



City
BNEY BRAK

Main Use
OFFICES

GLA - 100%
100,000 SQM

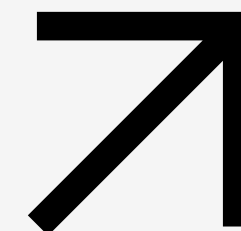
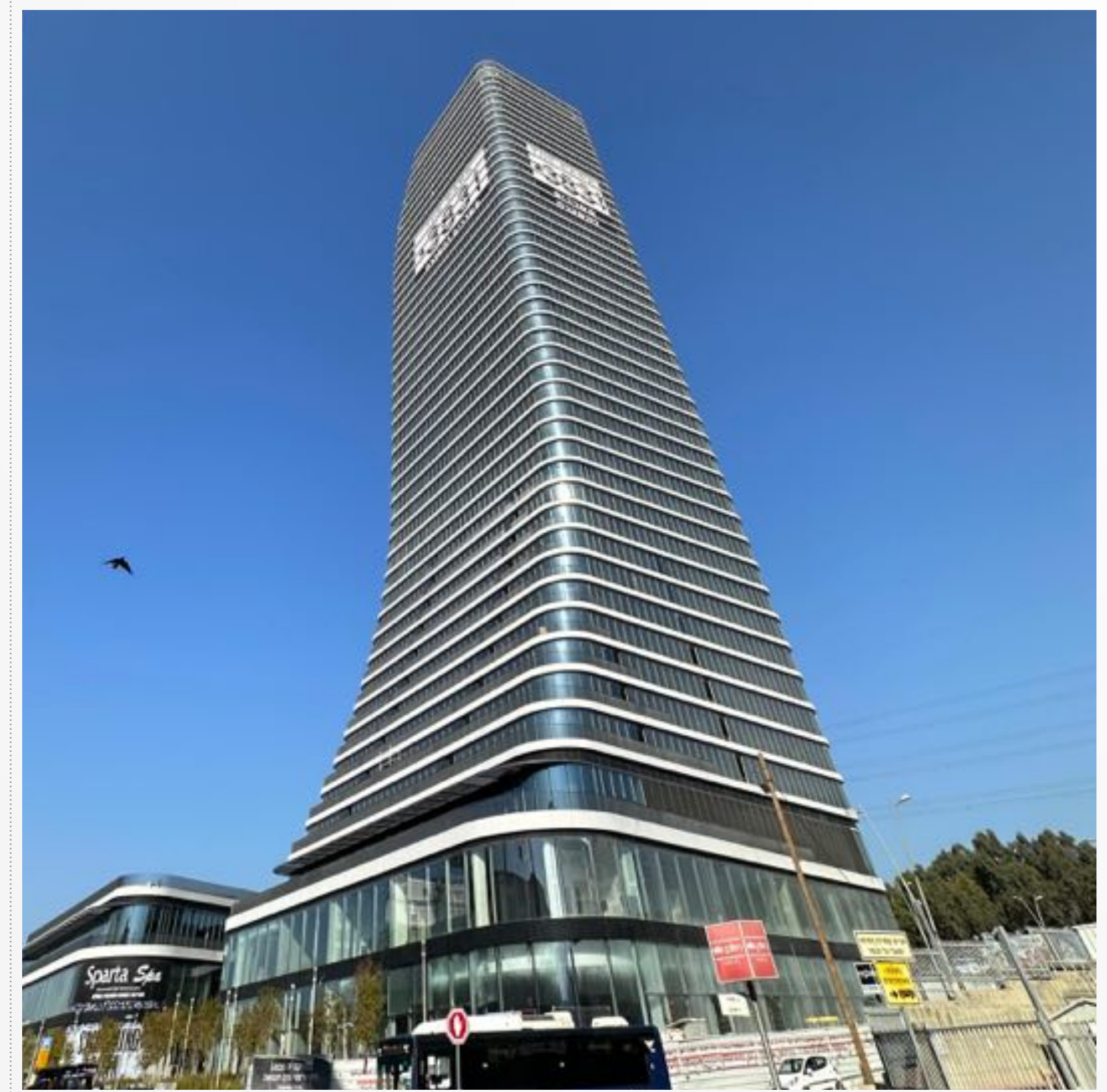
Amot's Share
50%

Construction Cost
765 MILLION (NIS)
COMPANY'S SHARE

Expected Completion
2024 RETAIL
2025 OFFICES

Expected yield
7.7%

Expected NOI
59 MILLION (NIS)
COMPANY'S SHARE



LOGISTICS CENTER BEIT SHEMESH

LOWER LOGISTICS CENTER



City
BEIT SHEMESH

Main Use
LOGISTICS

GLA - 100%
25,400 SQM

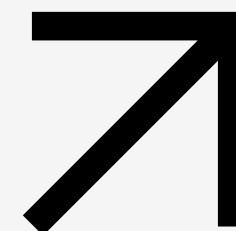
Amot's Share
60%

Construction Cost
109 MILLION (NIS)
COMPANY'S SHARE

Expected Completion
2024

Expected yield
7.3%

Expected NOI
8 MILLION (NIS)
COMPANY'S SHARE



K COMPLEX JERUSALEM



City
JERUSALEM

Main Use
OFFICES

GLA - 100%
93,000 SQM

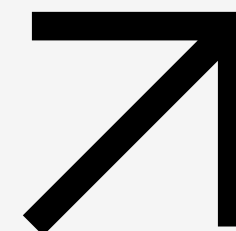
Amot's Share
50%

Construction Cost
720 MILLION (NIS)
COMPANY'S SHARE

Expected Completion
2028

Expected yield
7.1%

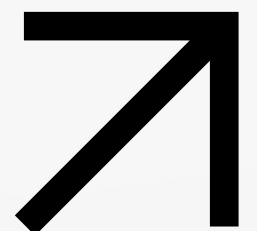
Expected NOI
51 MILLION (NIS)
COMPANY'S SHARE



GROWTH ENGINES

PROJECTS IN PLANING AND LICENSING PROCESSES -THIS INFORMATION IS SUBJECT TO THE COMPLETION OF ADDITIONAL RIGHTS IN THE PROJECT LISTED BELOW:

PROJECT	LOCATION	MAIN USE	ADDITIONAL SQUARE METER FOR MARKETING ABOVE-GROUND (100%)	AMOT'S SHARE	ADDITIONAL SQUARE METER FOR MARKETING -COMPANY'S SHARE
Toha 3 + Toha 4 buildings	Tel Aviv	Offices	200,000	50%	100,000
Tzrifin	Tzrifin - Sdot Dan	Logistics	80,000	100%	80,000
Amot Mishapt (Town Construction plan in effect)	Tel Aviv	Offices	44,000	73%	32,120
Hasolelim	Tel Aviv	Offices	80,000	100%	80,000
Amot BDO	Tel Aviv	Offices	70,000	86%	60,200
Migdal HaMe'a - Ibn Gvirol	Tel Aviv	Offices	60,000	46%	27,600
Lot 300 (Town Construction plan in effect)	Tel Aviv	Living	94 Residential units	50%	47 Residential units
Amot Europe	Tel Aviv	Offices	32,000	100%	32,000
Total					411,920





COMPLEX ToHa



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LOGISTICS PARK TZRIFIN



City
TZRIFIN - SDOT
DAN

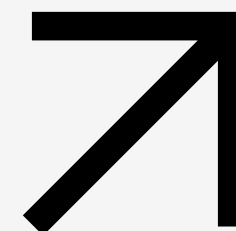
Main Use
LOGISTICS

GLA - 100%
274,000 SQM

Amot's Share
100%

SQM for marketing -
Complex A
80,000 SQM

This information is subject
to the completion of
additional building rights in
the project



AMOT MISHPAT



City
TEL AVIV

Main Use
OFFICES

Lot area
5,103 SQM

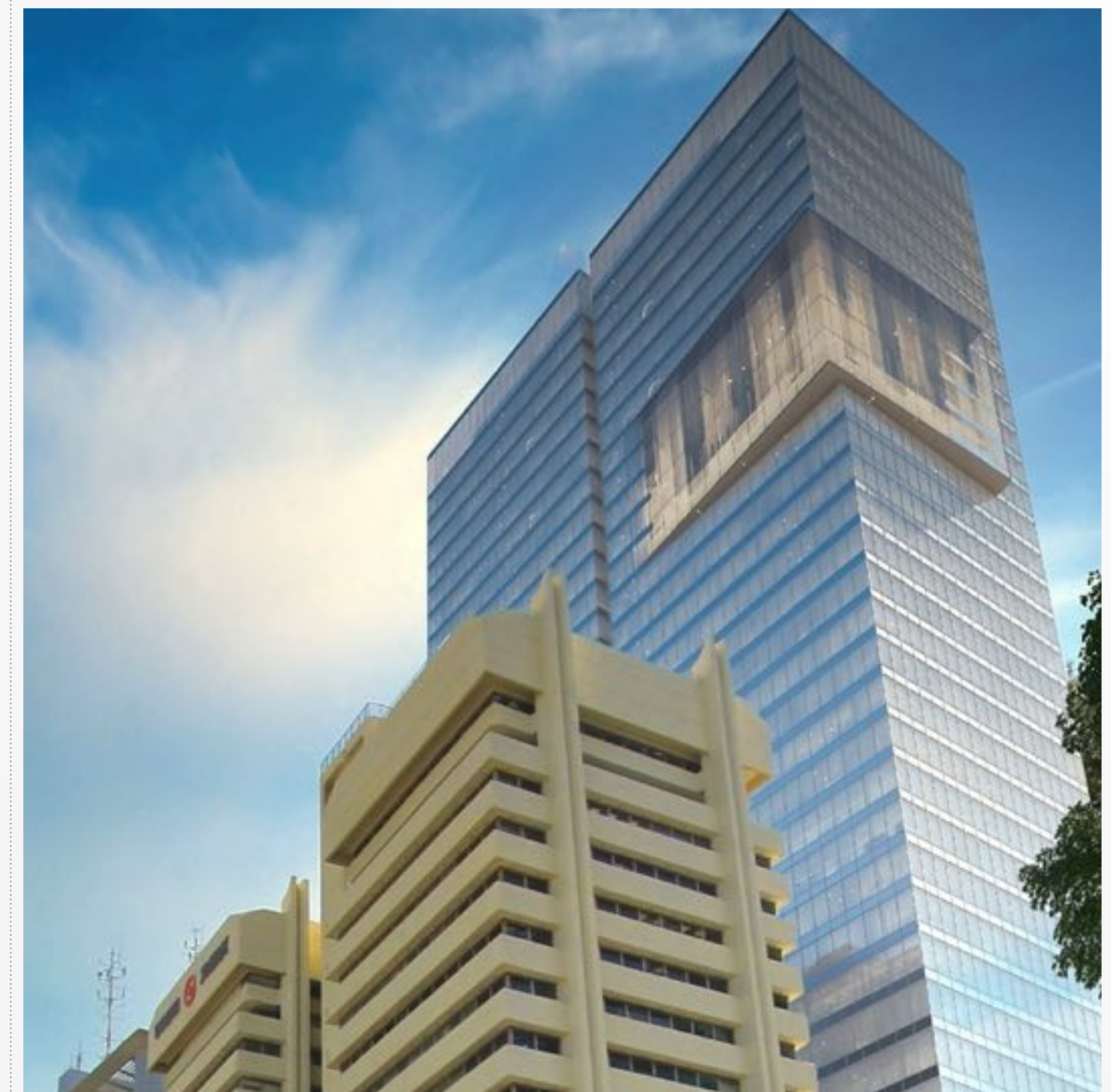
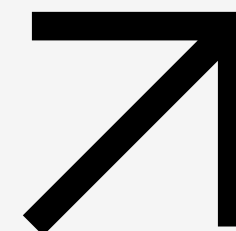
Amot's Share
73%

Status
**APPROVED TOWN
PLAN**

Above-ground area
for marketing (100%)
44,000 SQM

Existing tower area –
preservation (100%)
12,000 SQM

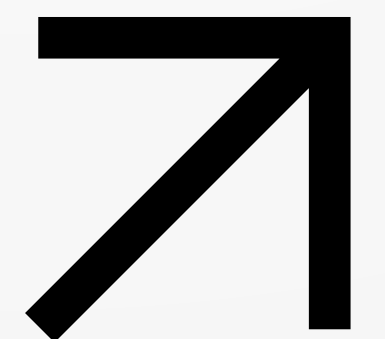
This information is subject
to the completion of
additional building rights in
the project



AMOT MISHPAT



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STRONG TOGETHER. 



FINANCIAL DATA ↗

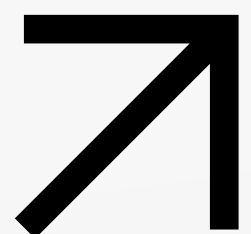


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AMOT BALANCE SHEET DATA

EXPANDED CONSOLIDATED

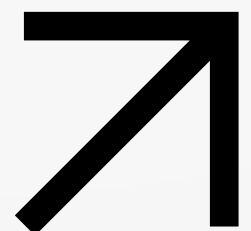
	30.09.2024 MILLION NIS	31.12.2023 MILLION NIS
Cash and cash equivalents and short term deposits	394	534
Investment property and investment property under construction	20,331	19,488
Financial liabilities	9,470	9,251
Deferred taxes	1,875	1,812
Total equity	9,036	8,838
EPRA NRV	10,911	10,650



AMOT PROFIT AND LOSS SHEET DATA

EXPANDED CONSOLIDATED - IN MILLIONS NIS

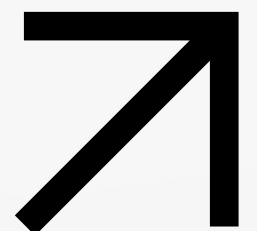
	% CHANGE	1-9.2024	1-9.2023
NOI	3%	778	755
Adjustment of the fair value- investment property and capital gain from realization		452	144
Transaction cost reduction due to properties purchase		(19)	(1)
General and administrative expenses and donation		(52)	(51)
Financing - real interest		(95)	(88)
Financing - linkage differences		(297)	(264)
Taxes		(100)	(45)
Net income	48%	666	449
FFO - According to the SEC	(6%)	319	341
FFO - Management's approach	2%	616	605



INCOME DATA

EXPANDED CONSOLIDATED

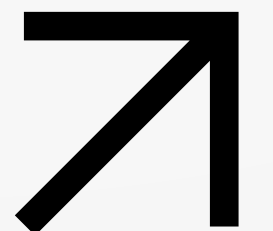
NOI	Q3-2024	Q2-2024	Q1-2024	Q4-2023	Q3-2023	% CHANGE Q3-24 VS Q3-23
NIS thousands						
Same property NOI	261,119	255,476	254,332	247,198	252,876	3.4%
Properties acquired / Sorted from investment property under construction	2,933	2,960	627	-	-	
Properties realized	4	71	157	2,478	2,541	
NOI	264,056	258,507	255,116	249,676	255,417	3.5%



FFO DATA

EXPANDED CONSOLIDATED

FFO	1-9.2024	1-9.2023	% CHANGE Q3.24 VS Q3.23
NIS thousands			
FFO according to the Israel Securities Authority	319,290	340,645	(6%)
FFO (According to the management's approach)	616,393	604,784	2%
Weighted number of shares	471,236	469,992	-
FFO per share (agorot) (According to the management's approach)	130.8	128.7	2%
Increase in CPI	3.5%	3.3%	

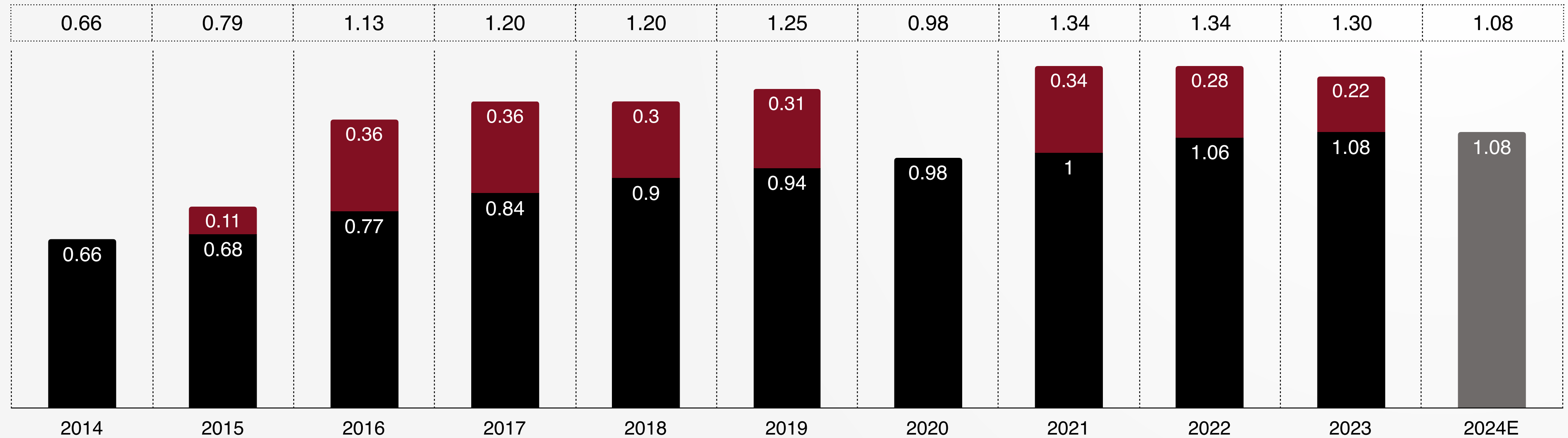




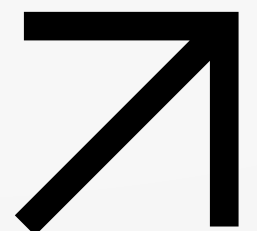
CONCLUSION ↗



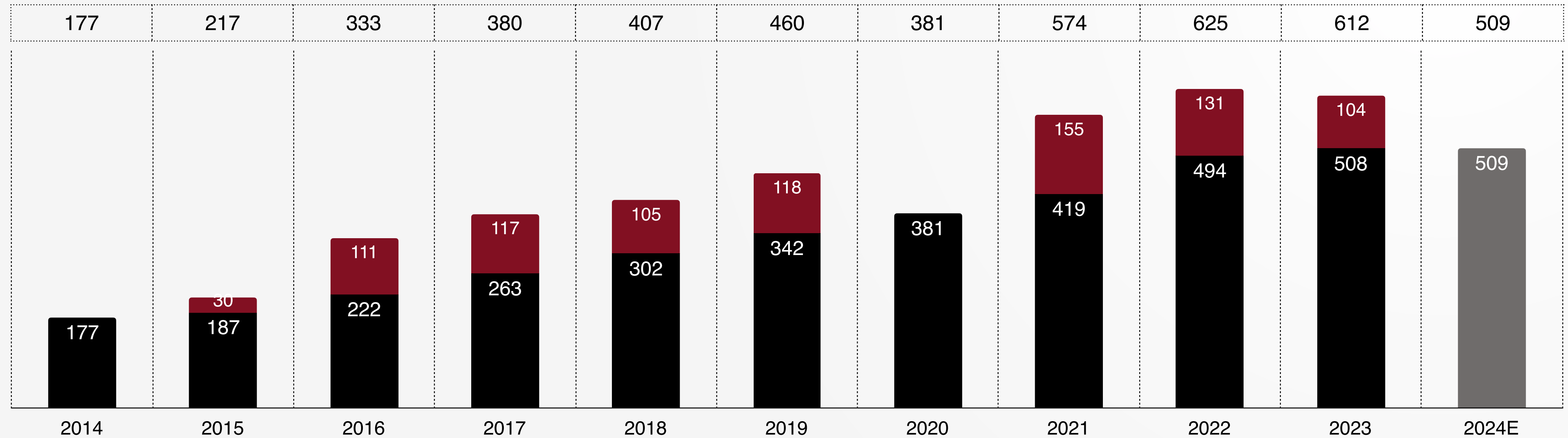
DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE



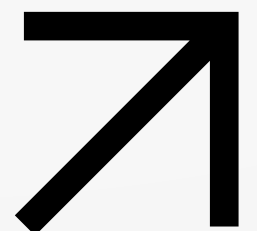
- Dividend per share - regular
- Dividend per share - additional



DIVIDEND DISTRIBUTION OVER THE YEARS



- Dividend - regular
- Dividend - additional



OUR STRENGTHS

112

income producing properties with a variety of uses and high occupancy at 93.2%. Excluding properties that were occupied for the first time at 95.9%.

44%

Effective leverage ratio.

1,050 BILION (NIS)

Unutilized credit facilities.

Managerial ability and the ability to improve assets.

A dividend policy that is stable and known in advance.

Strong tenant mix and wide geographic distribution, managed in a responsible manner.

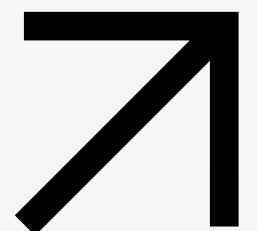
High financial strength (rated AA by Maalot and Midroog).

Financial strength and availability for large-scale acquisition transactions.

Financial flexibility and high accessibility to the capital market.

All of the Company's assets are unsecured except for assets valued at 2% of ownership.

Promoting projects with reference to the potential for improvement.

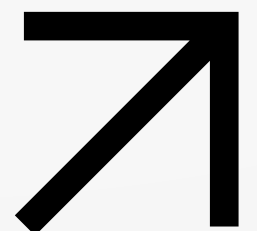


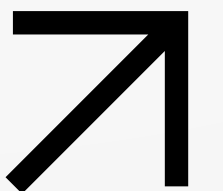
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This presentation includes forecasts, valuations, estimates, and other information relating to future events and/or matters, the realization of which is not certain and is not under the Company's control, and is forward-looking information, as defined in the Securities Law, 1968. Such information may not be realized, in whole or in part, or may be realized in a manner significantly different than expected. Such information includes, inter alia, income forecasts, FFO and NOI, and timetables.

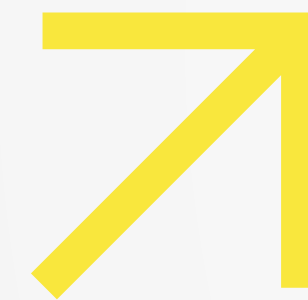
Forward-looking information is based solely on the subjective evaluation of the Company, based on facts and data regarding the current state of the Company's business and macro-economic facts and data, all as known to the Company at the time of preparing this presentation. The realization or non-realization of the forward-looking information will be affected, inter alia, by factors that cannot be assessed in advance and which are not under the Company's control. The Company does not undertake to update and/or change any such forecast and/or assessment in order to reflect events and/or circumstances that may occur after the date of preparation of this presentation.







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AMOT INVESTMENTS CAPITAL MARKET PRESENTATION

Q3/2024

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

NOVEMBER 2024

Capital Market Presentation
Q3/2024

