



INTRODUCTION TO
AMOT
CAPITAL MARKET PRESENTATION

COMPANY INFORMATION ALL
AS OF 31 DECEMBER 2019
UNLESS STATED OTHERWISE





START



END

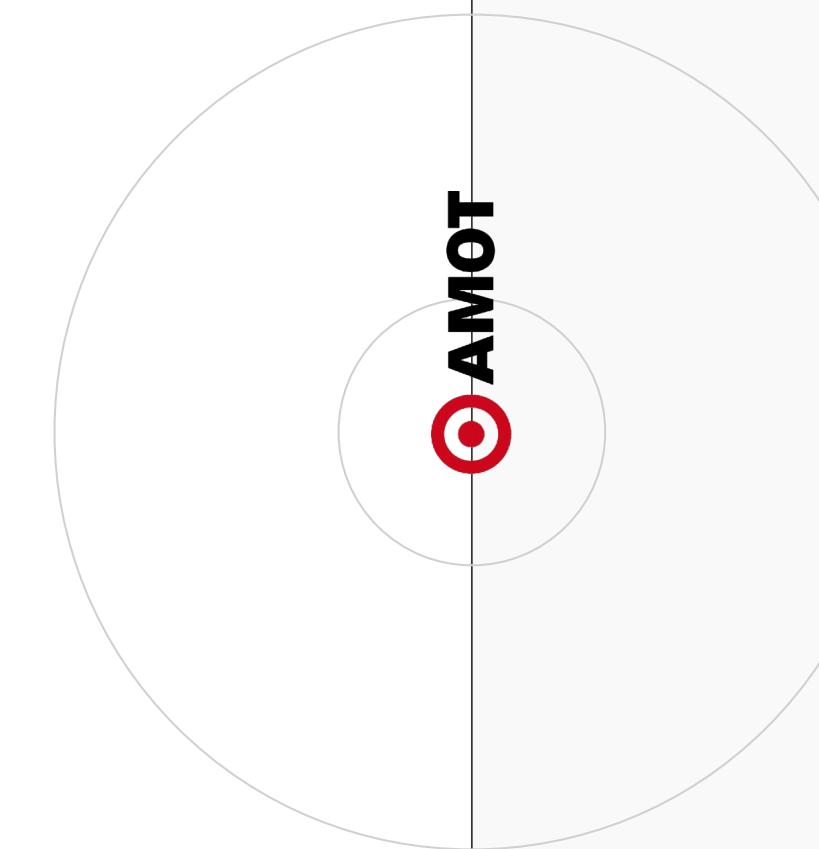
INVESTOR PRESENTATION



NEXT SLIDE



PREVIOUS SLIDE



CONTENT

AMOT INTRODUCTION

DEVELOPMENTS STRATEGY

INVESTMENT PROPERTIES

AMOT FORECAST

GROWTH

FINANCIAL DATA

FINANCIAL STRENGTH

CONCLUSION

AMOT OFFICES

AMOT RETAIL

AMOT SUPERMARKETS

INDUSTRIAL AND LOGISTIC PARKS

convenience translation
\$ 1= NIS 3.5

ONE OF THE LARGEST
PUBLICLY-TRADED,
DEVELOPERS,
OWNERS AND MANAGERS OF
OFFICE, RETAIL AND LOGISTIC
REAL ESTATE IN ISRAEL

PRESENTATION
CONTENT



IN TRO DUC TION

AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
INTRODUCTION**

AMOT AT A GLANCE

ONE OF THE LARGEST PUBLICLY-TRADED OWNERS, MANAGERS AND DEVELOPERS OF REAL ESTATE IN ISRAEL

A public company that is traded on the Israeli Stock Exchange and included in the indices:

Tel Aviv 35, Tel-Aviv - Real Estate and Tel Div

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 55% of its equity

Total area: 1,500,000

Approximately 942,000 m² of rental space

Total real-estate value – **3.9** billion USD

74% of the Total Operating Property Value is located in greater Tel Aviv area

All of the Company's assets are not encumbered except for assets valued at 2% of ownership with partners

The average occupancy rate of the Company's assets is approximately **97.7%**

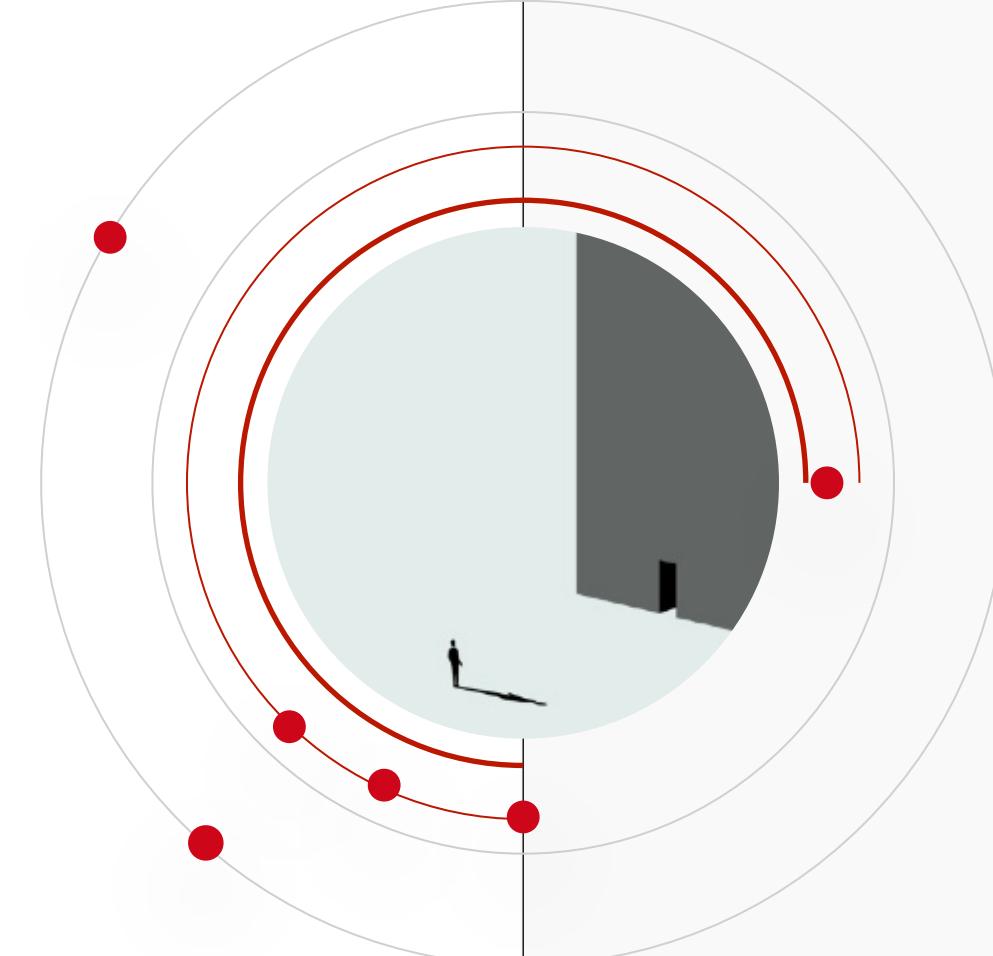
5 projects under construction and advanced planning totaling 140,000 sqm

Leverage ratio – **42%**

Net Financial Debt – **1.7** billion USD

The Company's bonds are rated Aa/Stable by S&P Maalot and Aa2/Stable by Midroog

The Company is expected to be included in the EPRA index as of March 23, 2020



INFORMATION ABOUT THE COMPANY

ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT
INTRODUCTION

KEY INVESTMENT HIGHLIGHTS

ONE OF THE LARGEST PUBLICLY-TRADED OWNERS,
MANAGERS AND DEVELOPERS OF REAL ESTATE IN ISRAEL

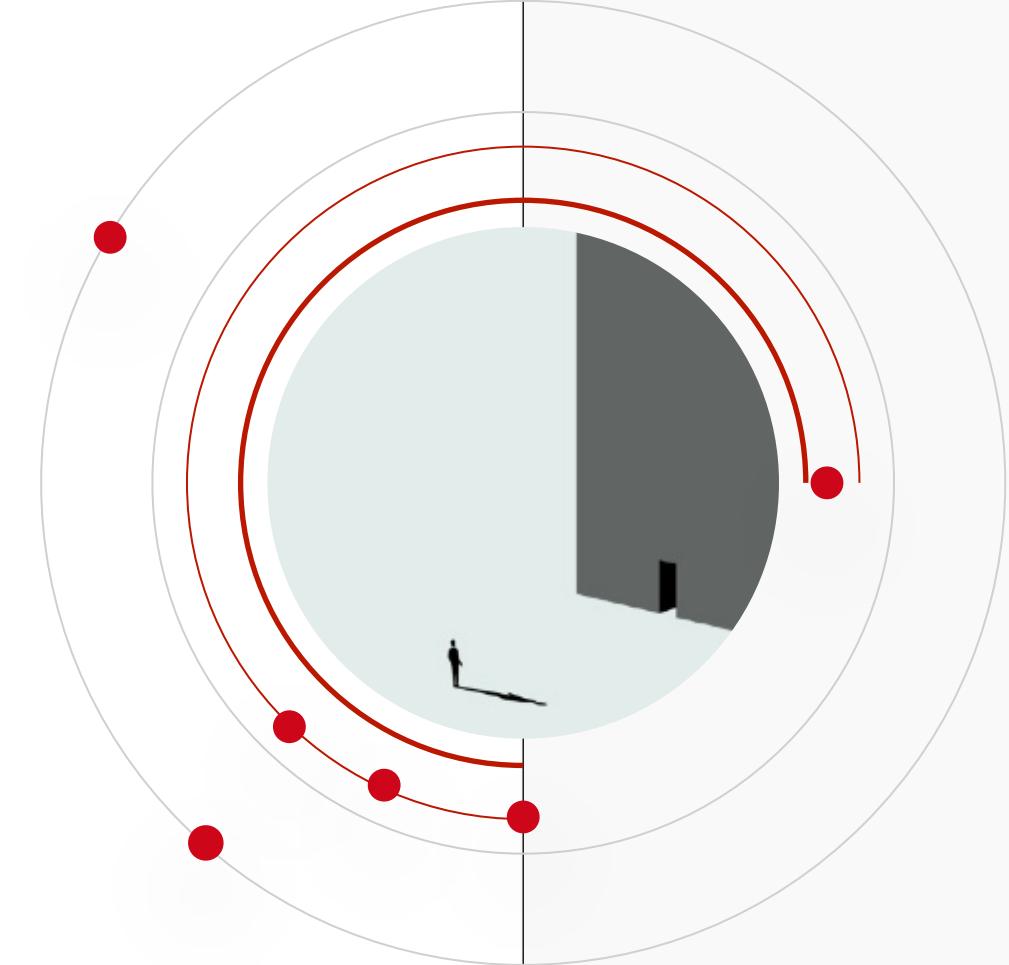
NOI 1-12.19 totalled USD 208 million, an increase of **7%** compared with the same period last year

FFO 1-12.19 totalled USD 149 million (exc. one off financing expenses), an increase of **9%** compared with the same period last year

FFO per share 1-12.19 totalled 41 USD pennies per share (exc one off financing expenses) an increase of 1% compared with last year. With an increase of 8% in the number of weighted shares.

NOI same property 10-12.19 an increase of **2.3%** compared with the same period last year

Effective leverage ratio of 42%. Decrease of 3% compared with 31.12.18.



INFORMATION ABOUT THE COMPANY

ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



INTRODUCTION
+

AMOT
INTRODUCTION

KEY INVESTMENT HIGHLIGHTS

ONE OF THE LARGEST PUBLICLY-TRADED OWNERS, MANAGERS AND DEVELOPERS OF REAL ESTATE IN ISRAEL

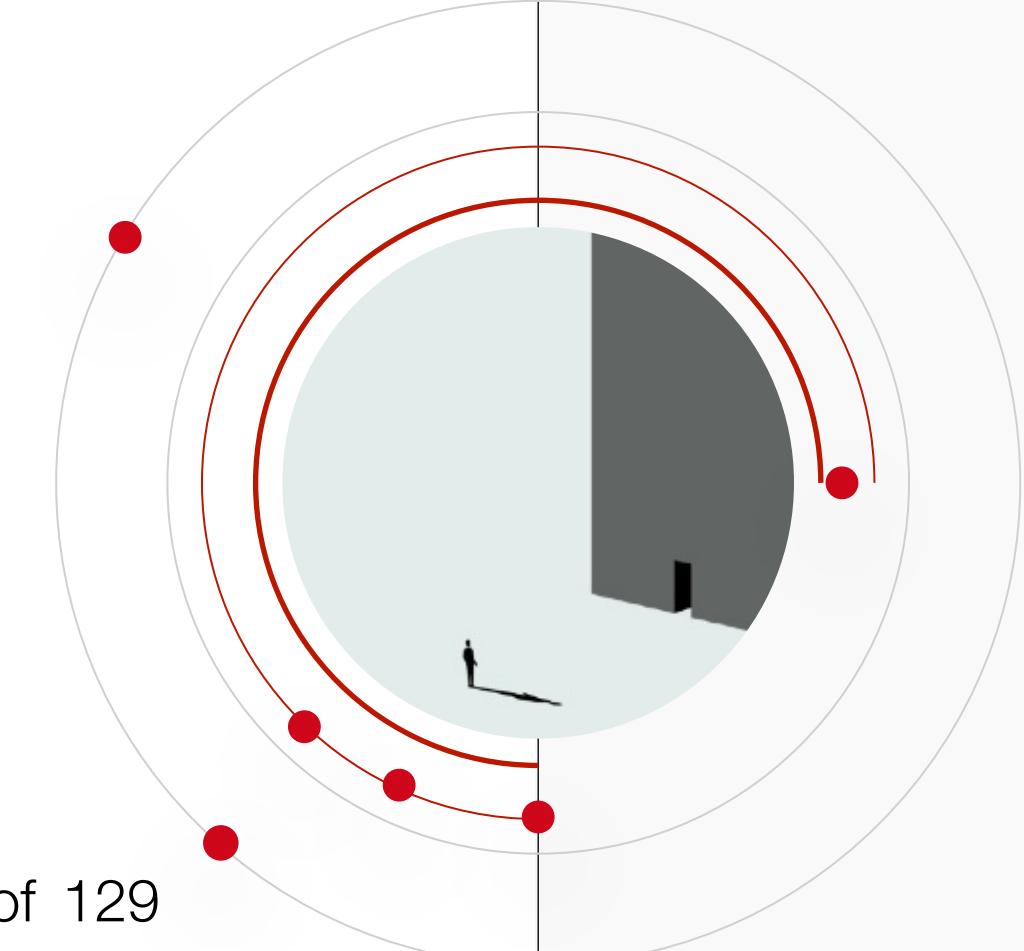
Over the course of 2019, capital and debt raising in the amount of approximately 0.5 billion USD, approximately 0.2 billion USD in capital and 0.3 billion USD in debt.

In February of 2020, debt raising at a scope of approximately 0.2 billion USD, in weighted effective interest at a rate of 1% including hedging transactions with an average duration of about 9 years.

In February of 2020, the company at its own initiative made an early repayment of a loan from a banking institution at a financial scope of 77 million USD including an early repayment commission.

Purchase of a logistic asset for a sum of 129 million USD excluding transaction costs in a total area of approximately 50 thousand sqm which will yield the company an annual NOI of approximately 6.3 million USD.

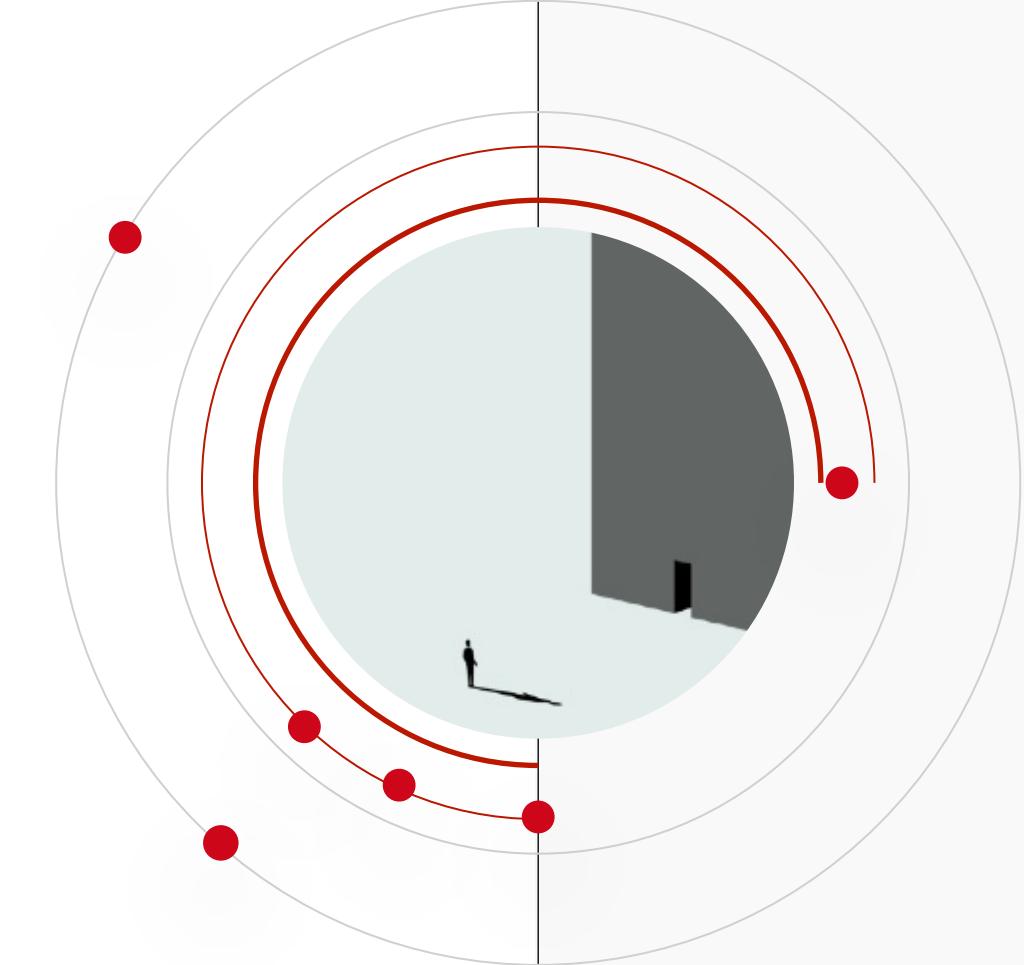
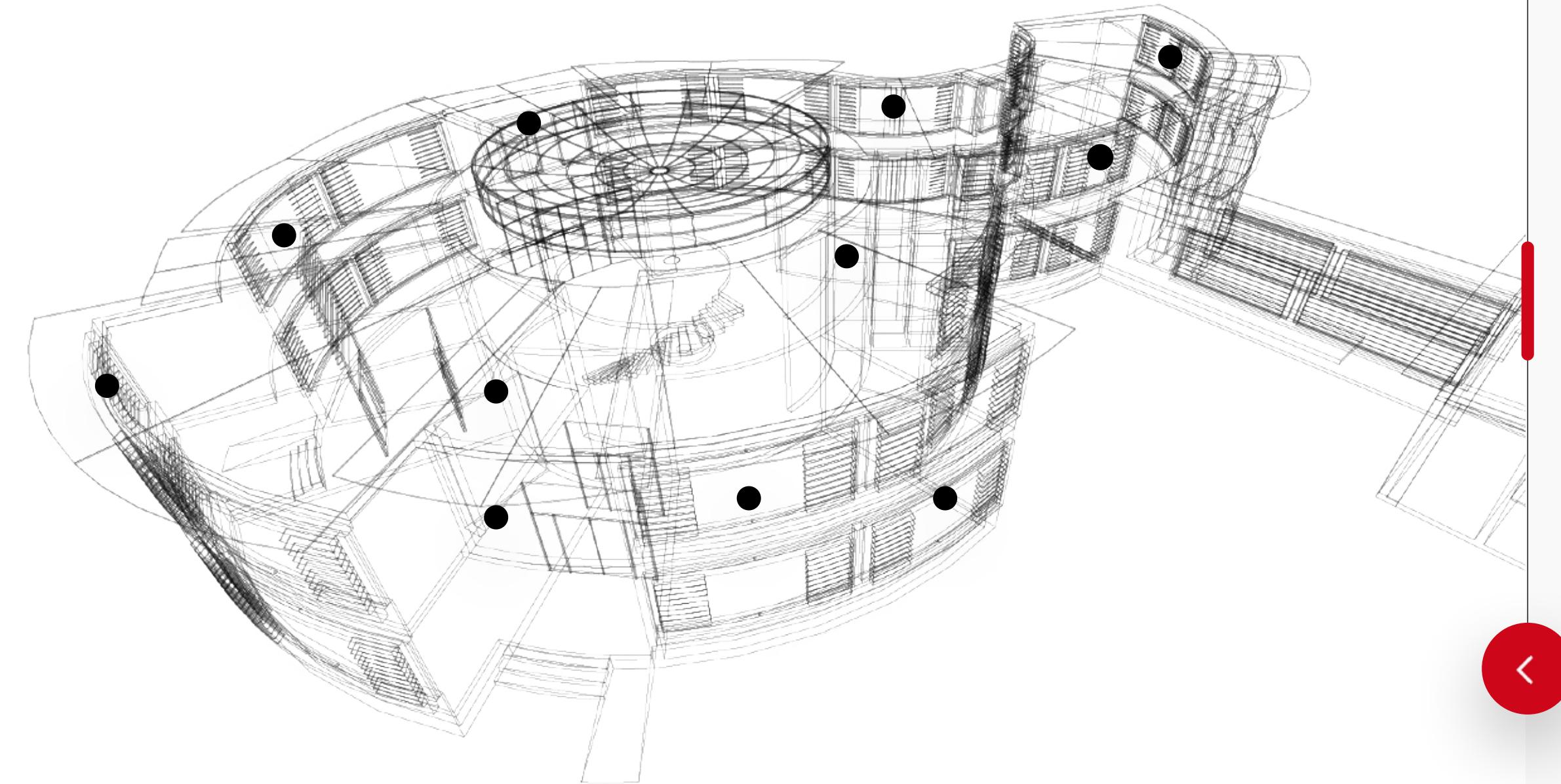
Purchase of the partners share in Kiryat Ono Mall for a sum of 154 million USD excluding transaction costs in a total area of approximately 21 thousand sqm which will yield the company an annual NOI of approximately 9 million USD.



INFORMATION ABOUT THE COMPANY

ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

DIVERSE TENANT ROSTER OF BOTH INT'L AND LOCAL COMPANIES



INFORMATION ABOUT THE COMPANY

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT
INTRODUCTION

A VARIETY OF USES

ONE OF THE LARGEST PUBLICLY-TRADED OWNERS,
MANAGERS AND DEVELOPERS OF REAL ESTATE IN ISRAEL



RETAIL



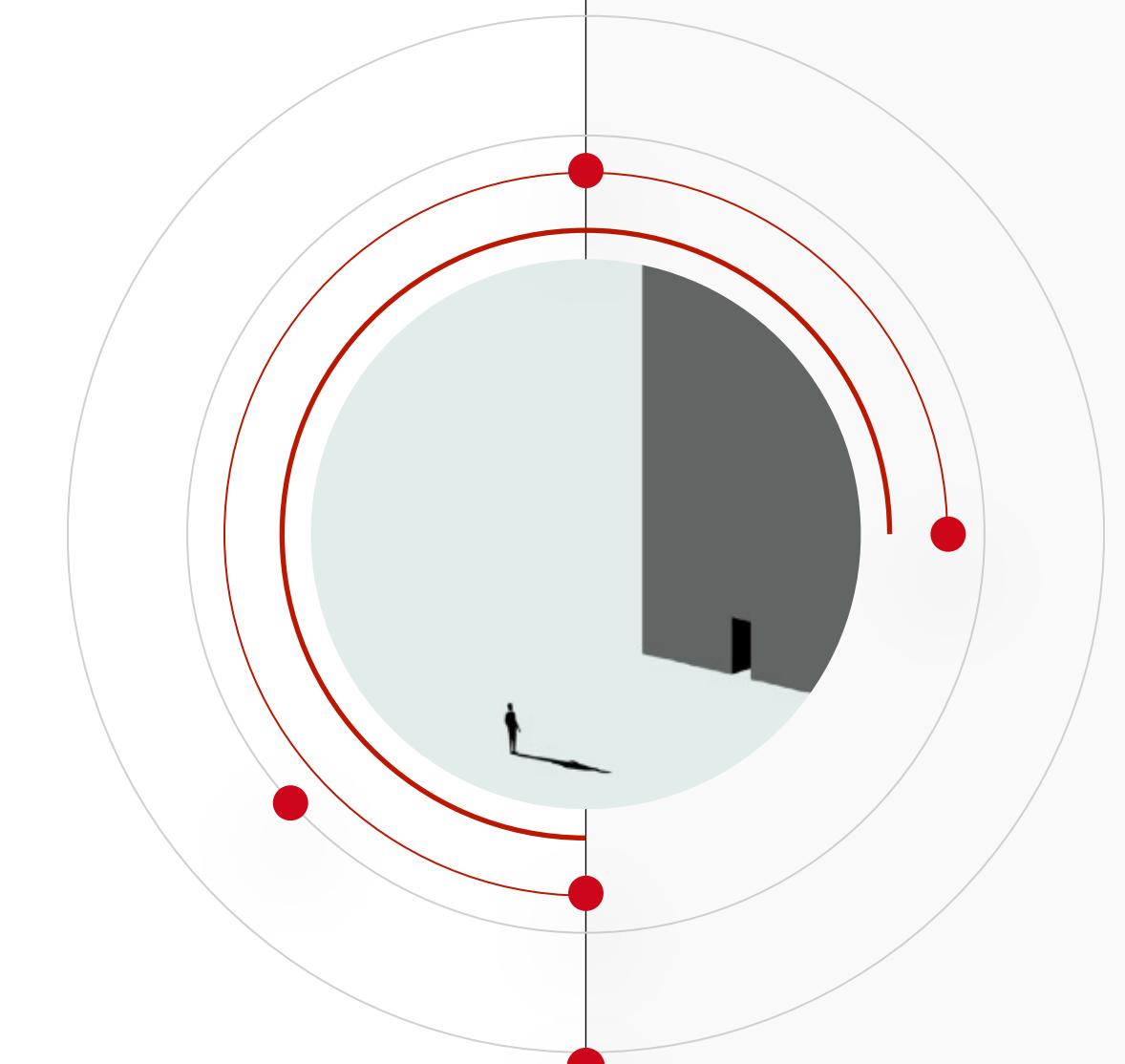
OFFICES



SUPERMARKETS



INDUSTRIAL AND
LOGISTICS



ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

**INFORMATION
ABOUT THE
COMPANY**

AMOT
INTRODUCTION



INVESTMENTS

AMOT INVESTMENTS.
PEOPLES FIRST.

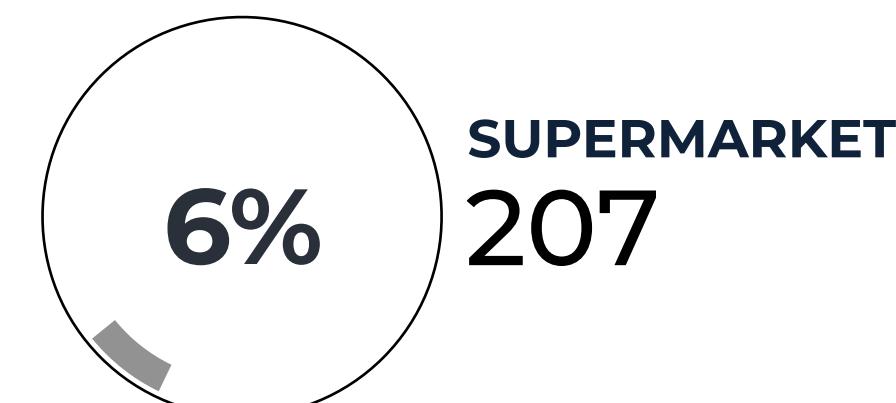
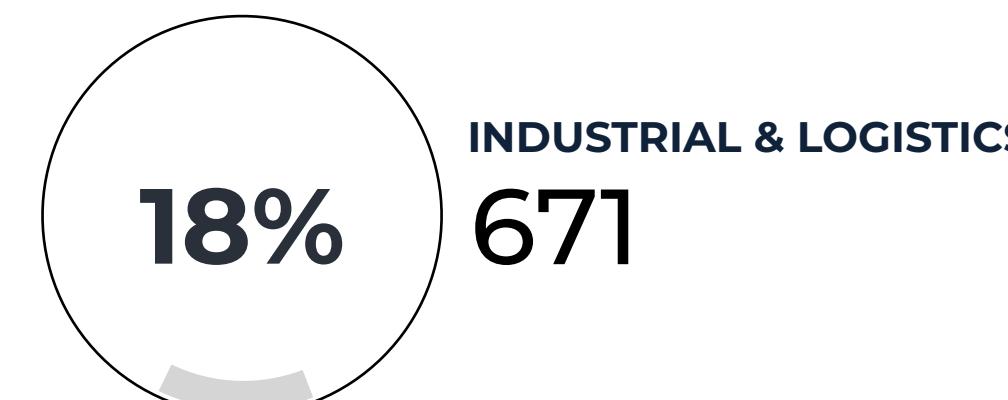
INVESTMENT
PROPERTIES

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INVESTMENTS PROPERTIES

VALUE IN USD MILLION: 3,651

INCOME-PRODUCING PROPERTY
VALUE AS OF: 31/12/19



INCOME-PRODUCING
PROPERTY VALUE AS OF
31.12.19

VALUE IN USD MILLION
3,651



ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

INVESTMENT
PROPERTIES

FAIR VALUE BY LOCATION

INVESTMENTS PROPERTIES

74%

TEL AVIV
METROPOLIS
38% | 1,373

GUSH DAN
SURROUNDINGS
36% | 1,325

OTHER
AREAS
26% | 953



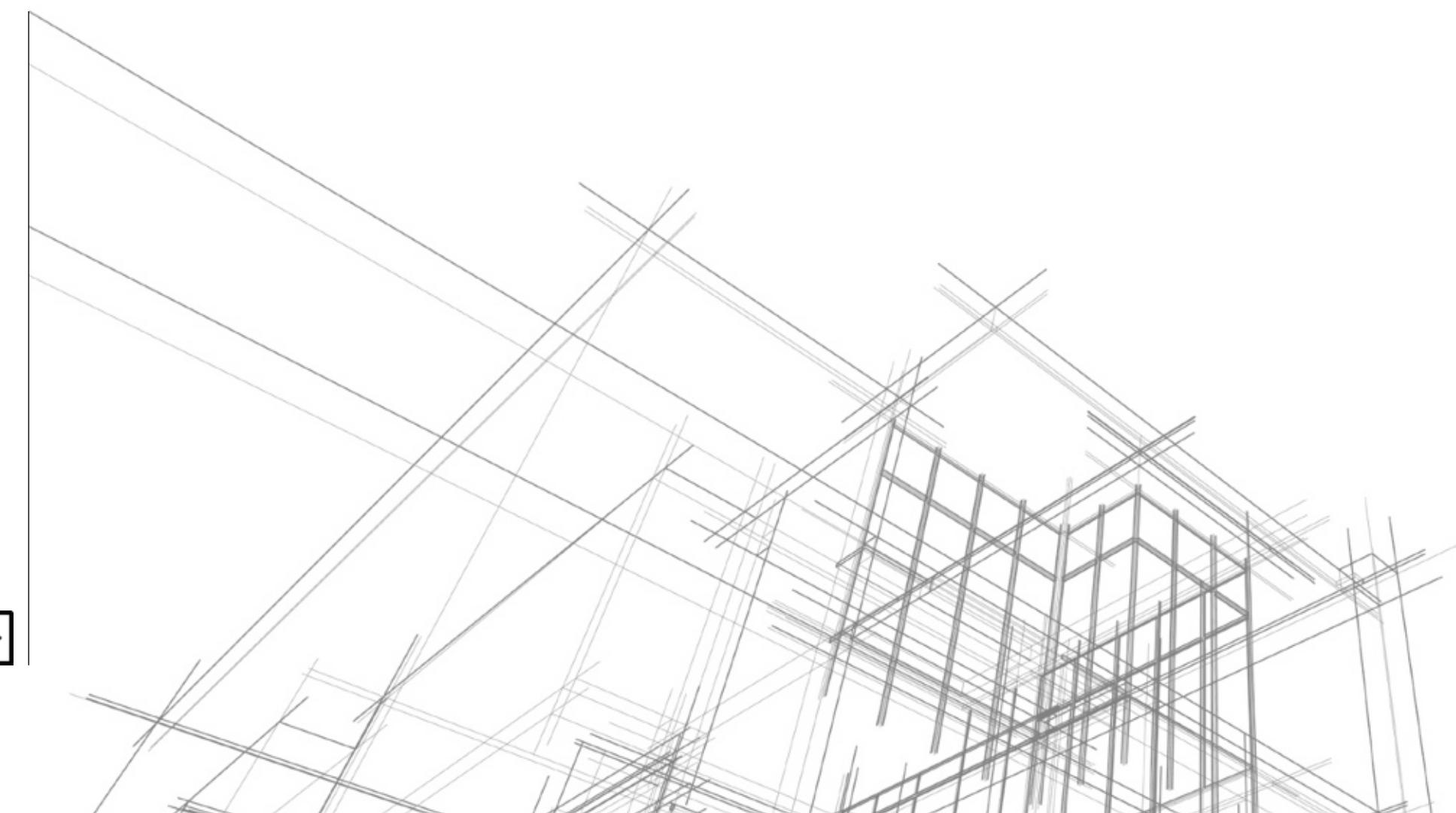
INCOME-PRODUCING
PROPERTY VALUE AS OF

31.12.19

VALUE IN USD MILLION

3,651

ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



INVESTMENT
PROPERTIES

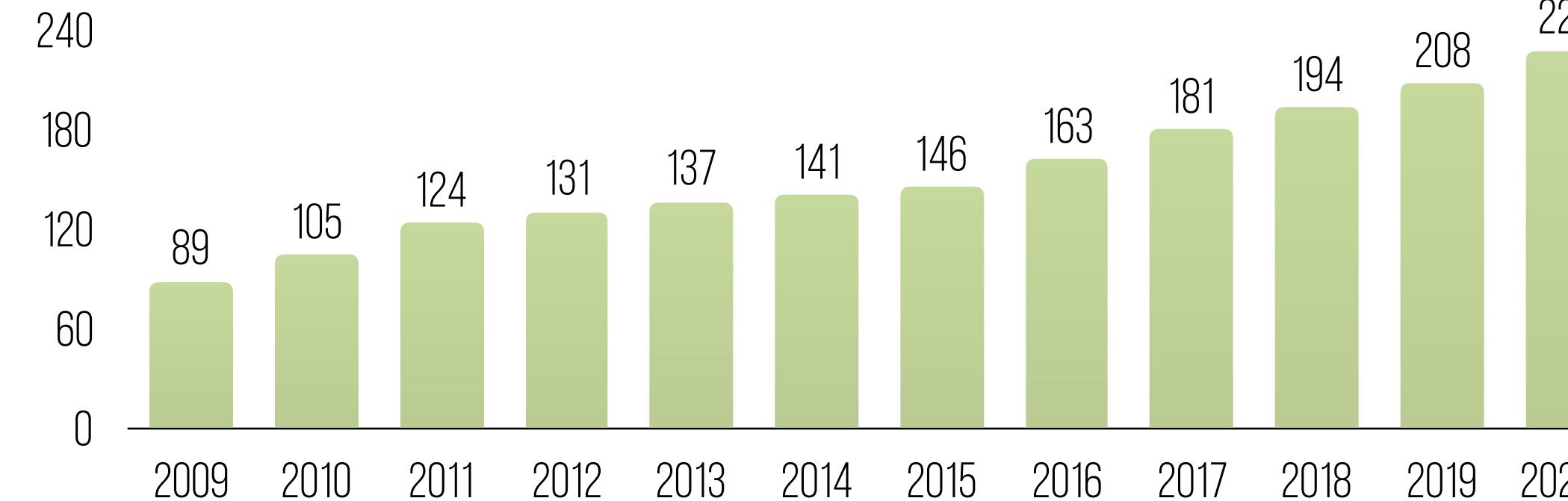


GROWTH

AMOT INVESTMENTS.
PEOPLES FIRST.

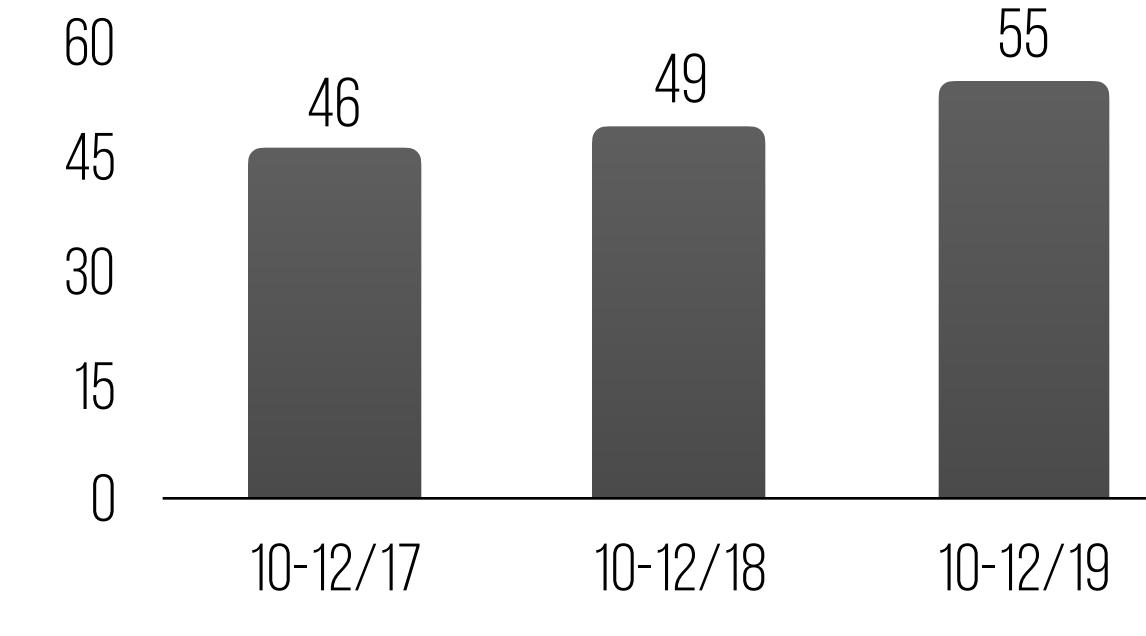
GROWTH

CONTINUOUS GROWTH IN NOI –
ANNUAL-IN USD MILLION



● 156%

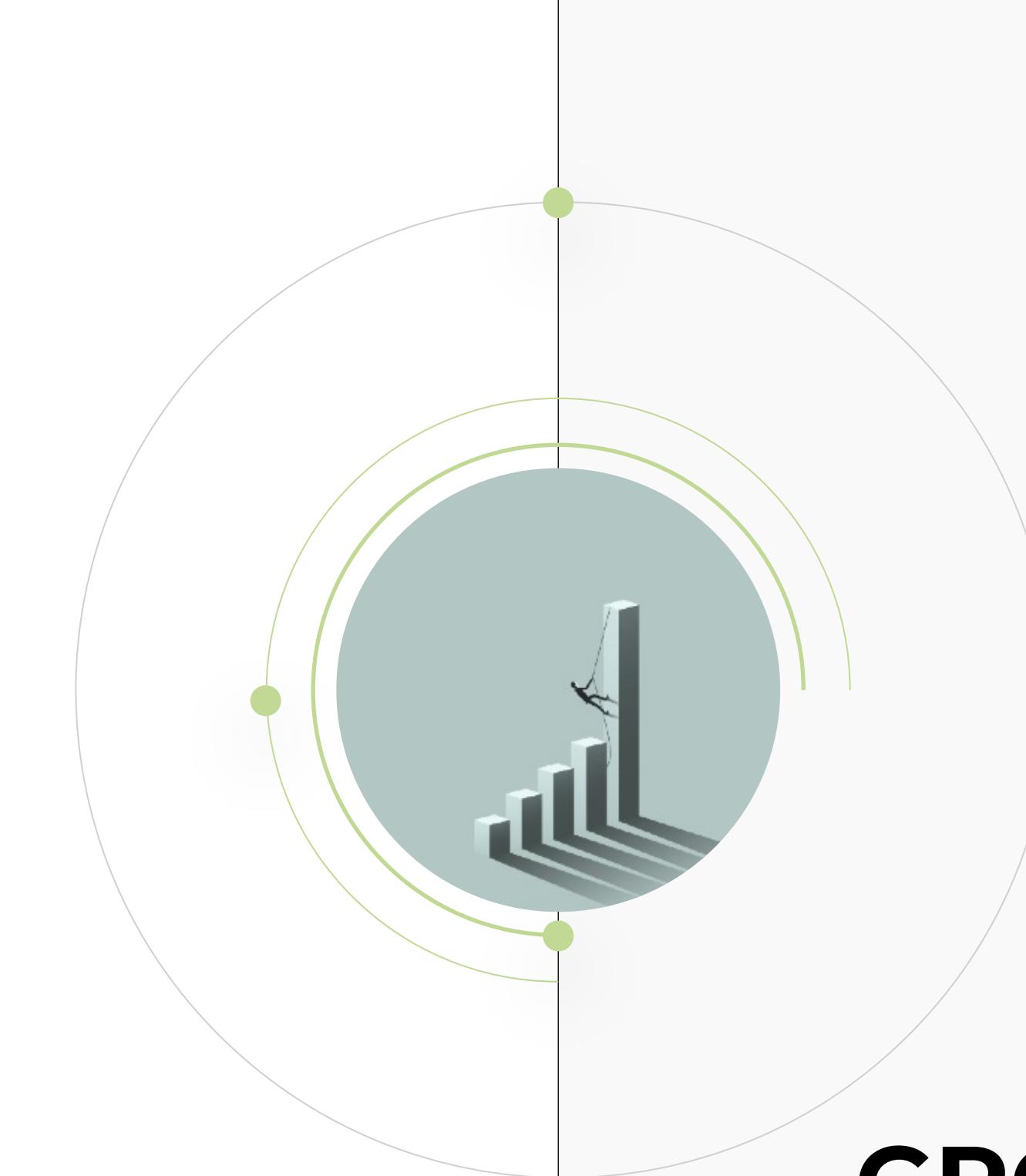
CONTINUOUS GROWTH IN NOI –
QUARTERLY-IN USD MILLION



● 19%

NOI

ANNUAL AND QUARTERLY



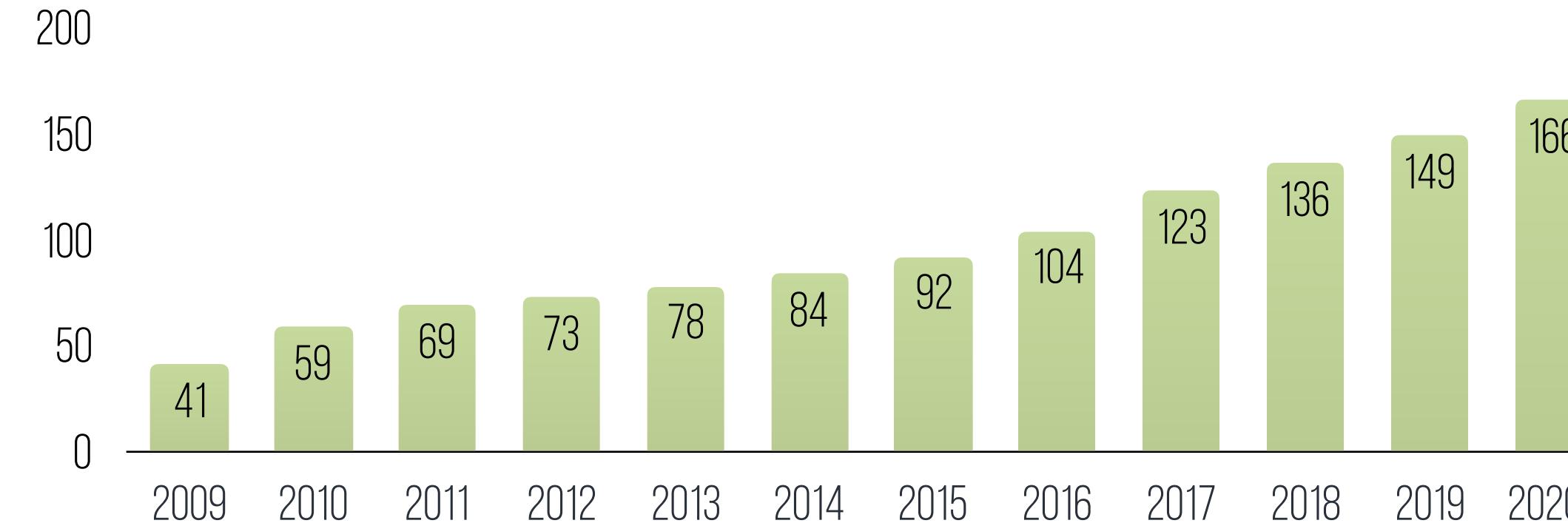
GROWTH



ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

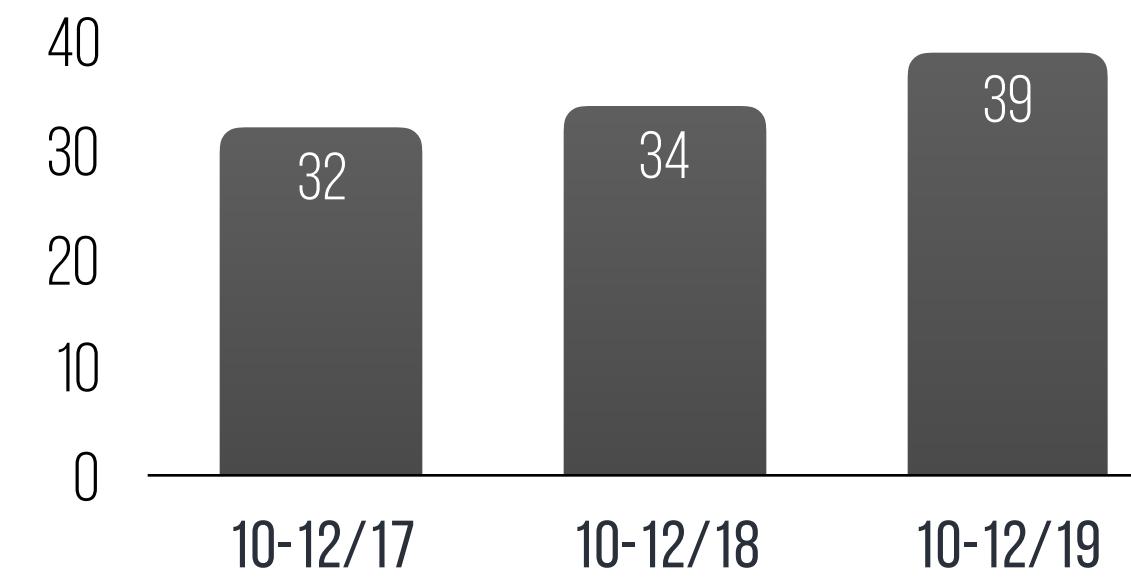
GROWTH

CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE
IN THE LEVERAGE RATIO - ANNUAL - IN USD MILLION



● 304%

CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE
IN THE LEVERAGE RATIO - QUARTERLY - IN USD MILLION



● 22%

FFO

ANNUAL AND QUARTERLY

Excluding the effect of one - time financing expenses



GROWTH



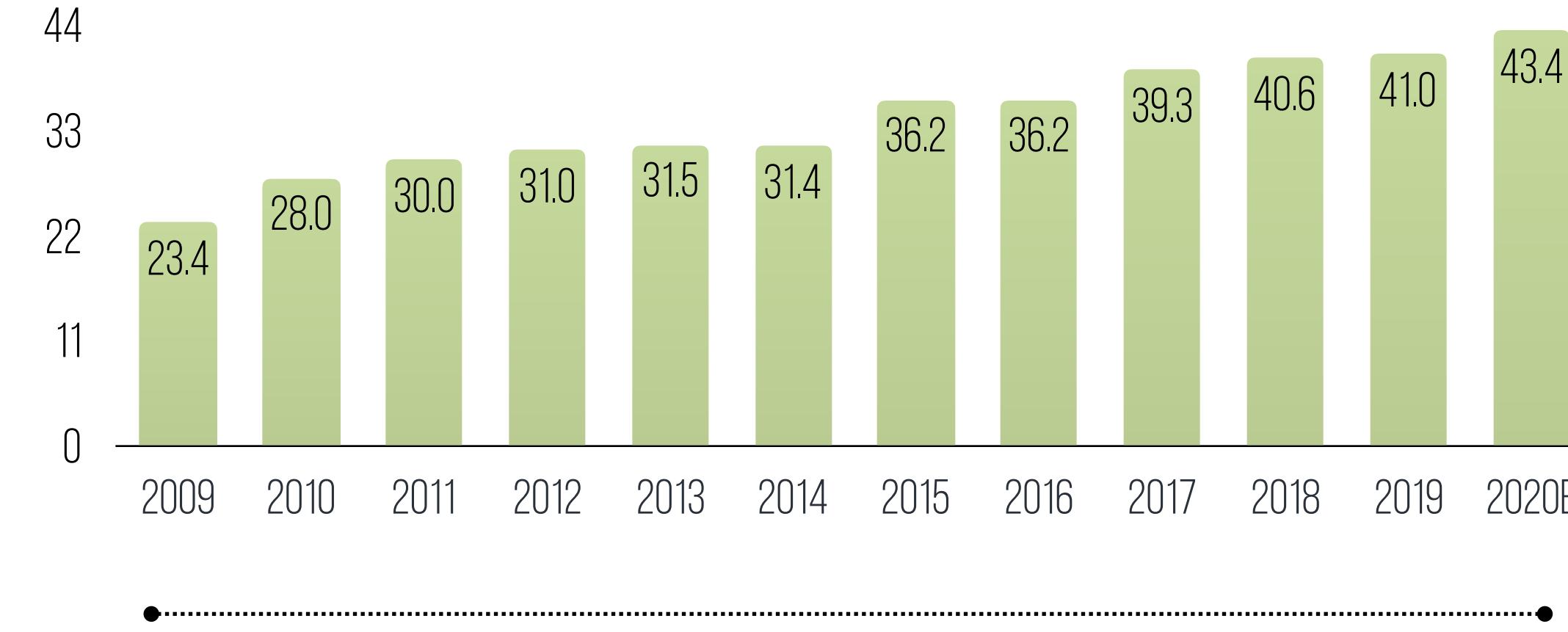
ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

GROWTH



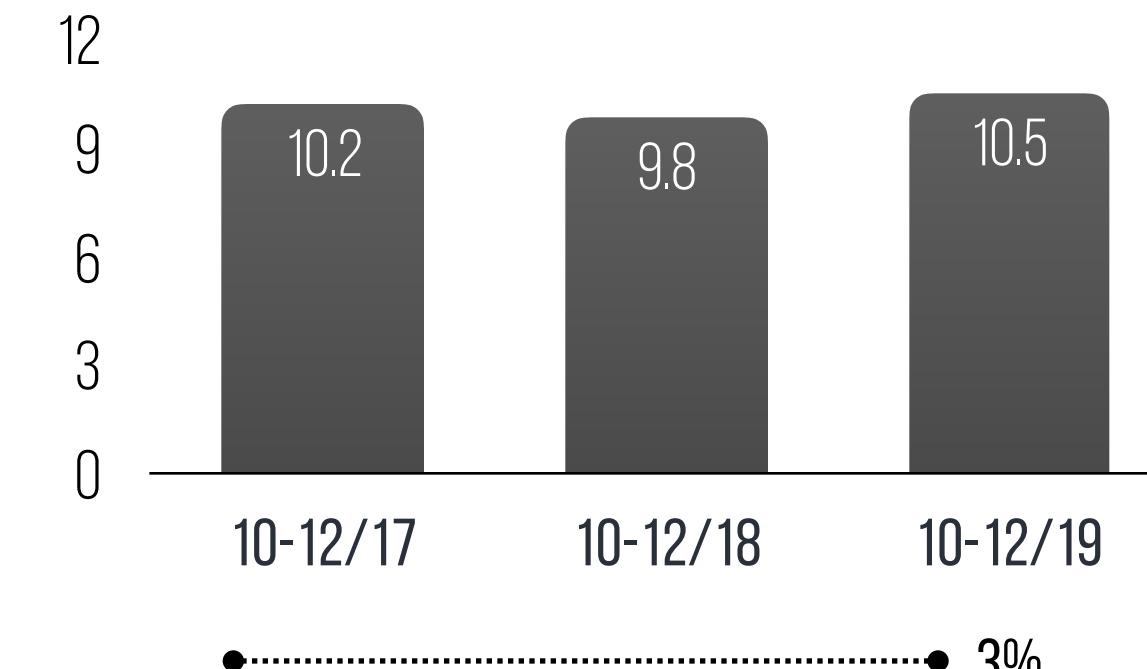
GR
OW
TH

CONTINUOUS GROWTH IN FFO PER SHARE ALONG WITH A DECREASE IN THE LEVERAGE RATIO- ANNUAL - IN PENNIES



GROWTH

CONTINUOUS GROWTH IN FFO PER SHARE ALONG WITH A DECREASE IN THE LEVERAGE RATIO- QUARTERLY - IN PENNIES



FFO
PER SHARE

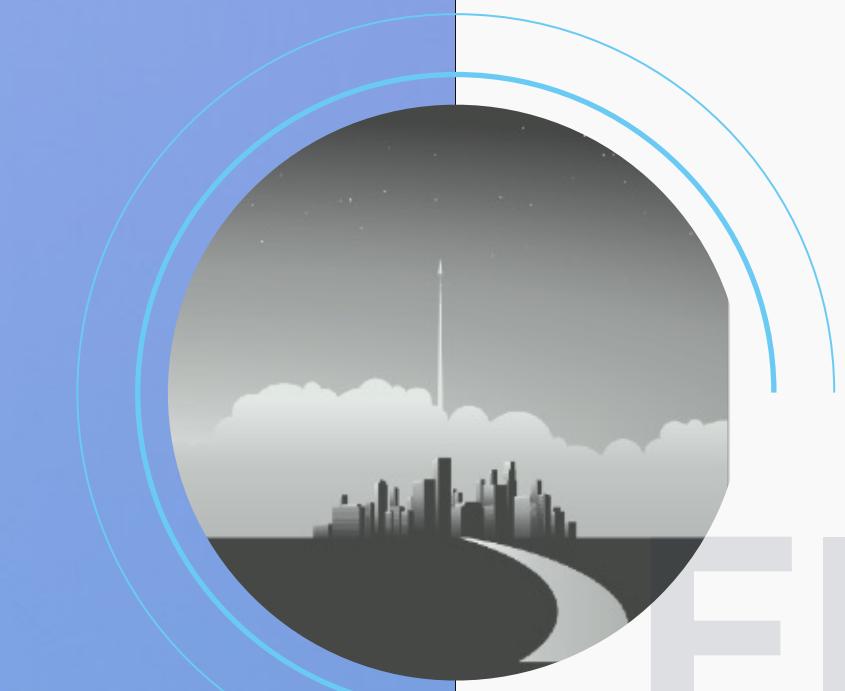
FFO PER SHARE IN 2019 AMOUNTED TO 41.0 PENNIES, COMPARED TO 40.6 PENNIES IN THE PREVIOUS YEAR, REPRESENTING AN INCREASE OF 1%, ALONG WITH AN INCREASE OF 8% IN THE NUMBER OF WEIGHTED SHARES.

Excluding the effect of one - time financing expenses



ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

GROWTH



FI
NAN
CIAL

N
AMOT INVESTMENTS.
PEOPLES FIRST.

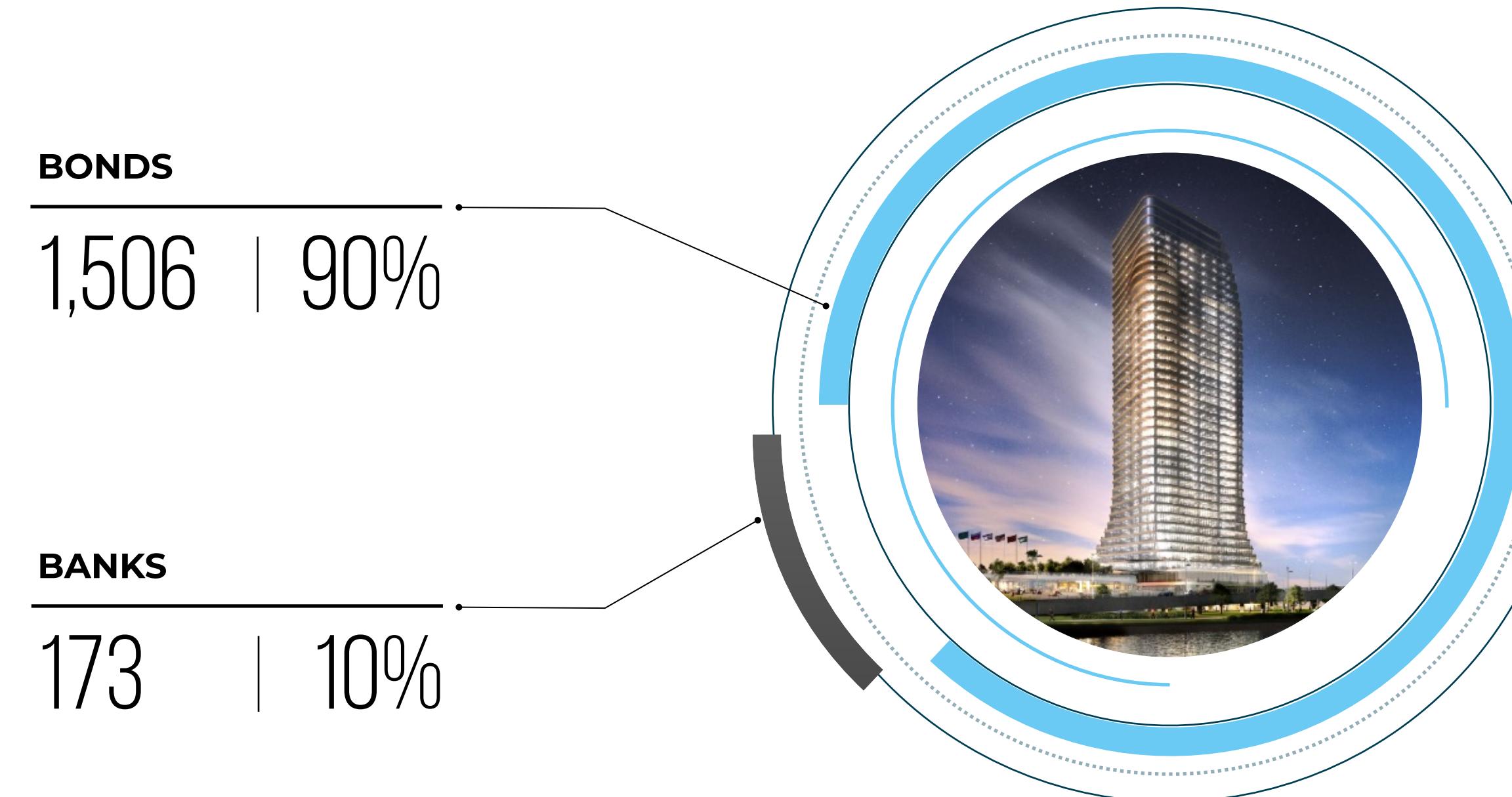
B
**FINANCIAL
STRENGTH**

FINANCIAL STRENGTH

DEBT STRUCTURE – EXPANDED CONSOLIDATED

BONDS
1,506 | 90%

BANKS
173 | 10%



CAPITAL MARKET
PRESENTATION

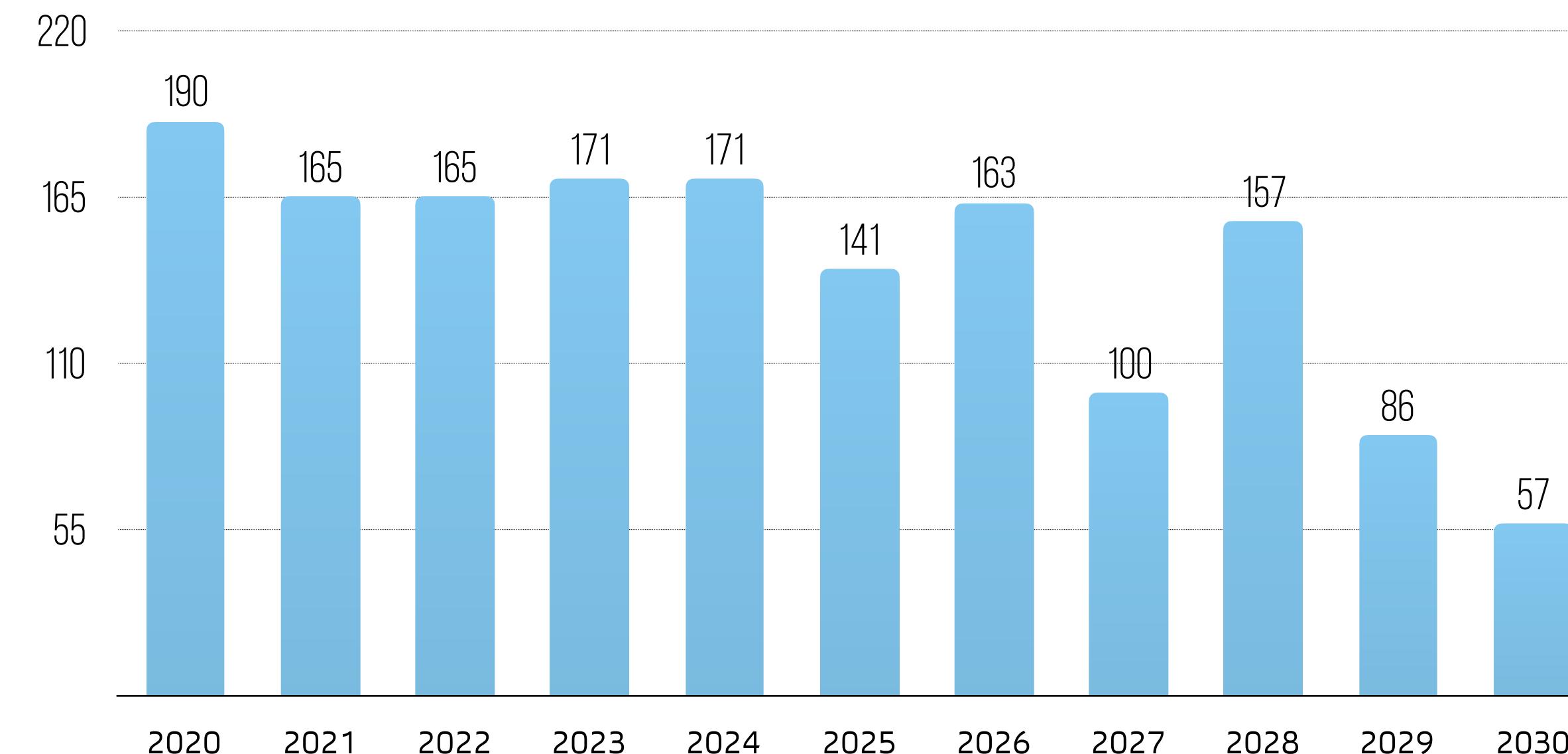
FINANCIAL STRENGTH



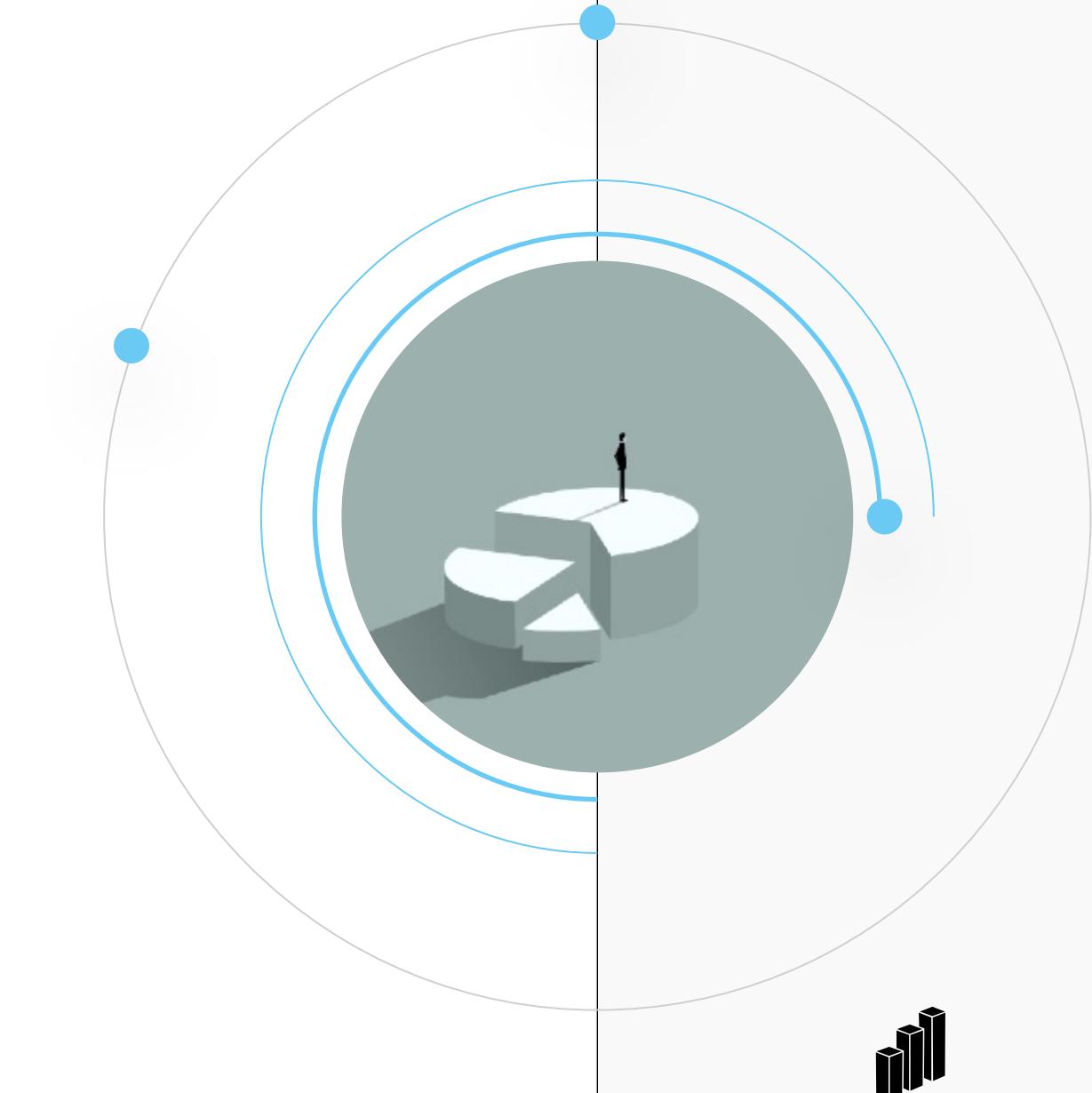
ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FINANCIAL STRENGTH

THE SPREAD OF REPAYMENTS OVER THE YEARS EXCLUDES CREDIT FACILITY UTILIZATION.



N
EXCLUDE UTILIZATION OF A CREDIT FACILITY OF 76 MILLION USD AS OF 31.12.19 WHICH WAS REPAYED IN FEBRUARY 2020



ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FINANCIAL STRENGTH



FINANCIAL STRENGTH

Cash and cash equivalents in the amount of **21** million USD

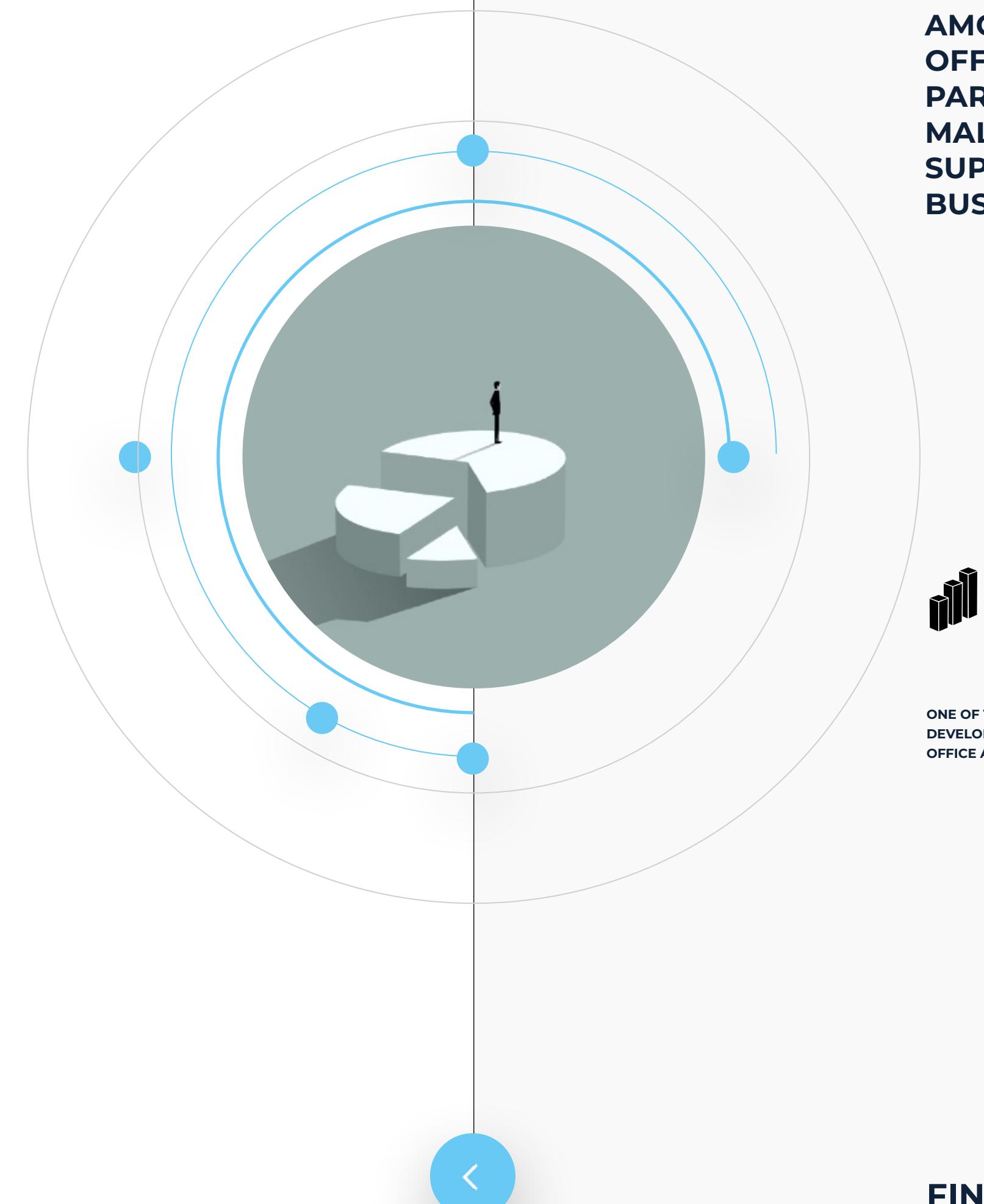
All of the Company's assets are unsecured except for assets valued at 2% which is held with partners.

Credit facilities in the amount of **229** million USD

Rating AA by Maalot and Midroog

Weighted effective linked interest – **2.22%**

Average duration of debt – **4.6** years



FINANCIAL STRENGTH

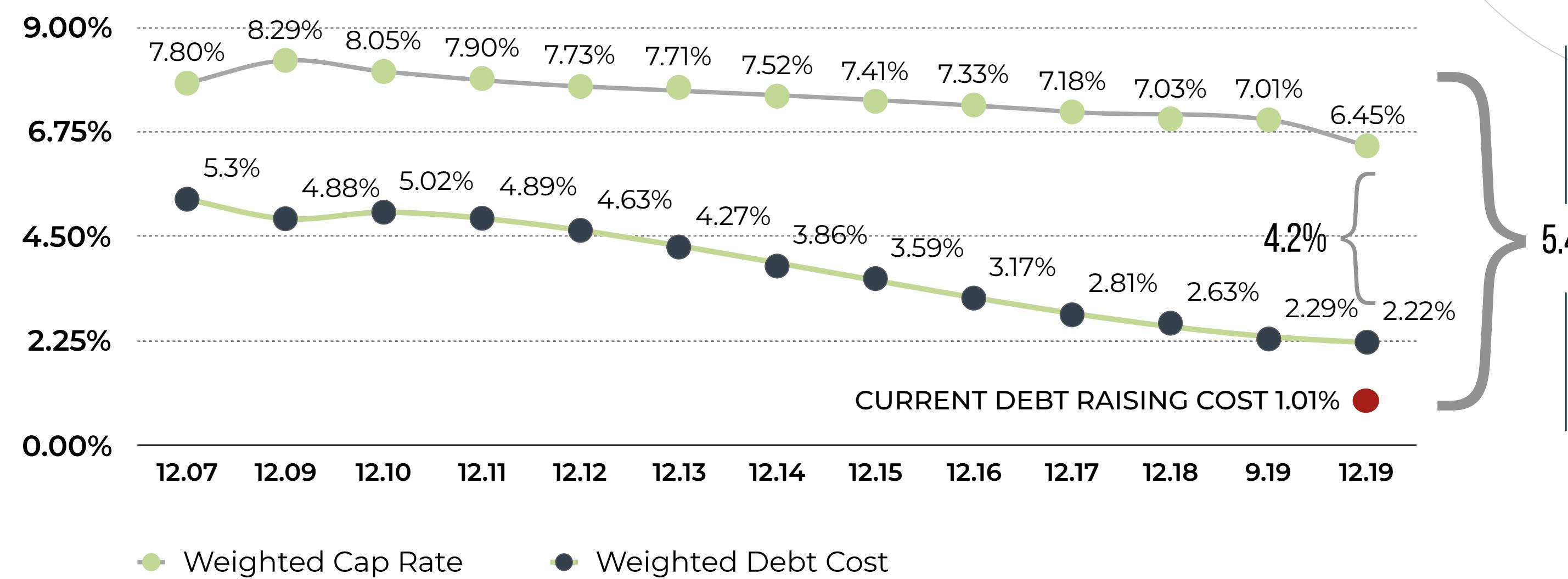
AMOT'S PROPERTIES INCLUDE OFFICE BUILDINGS, INDUSTRIAL PARKS, LOGISTICS CENTERS, MALLS, SHOPPING CENTERS, SUPERMARKETS AND CENTRAL BUS STATIONS.



ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FINANCIAL STRENGTH

THE CHANGE IN THE WEIGHTED CAPITALIZATION RATE RELATIVE
TO THE CHANGE IN THE COMPANY'S WEIGHTED LINKED INTEREST RATE



FINANCIAL STRENGTH



ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

CURRENT DEBT RAISING COST BASED ON COMPANY'S
BOND MARKET PRICE (SERIES NUMBER 6), 7.6 YEARS
DURATION, AS OF 8 MARCH 2020

FINANCIAL STRENGTH



OF
OFFICES

AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
OFFICES**

AMOT OFFICES

The fair value as of 31/12/2019 is approximately USD 1.9 billion

The NOI from offices in 2019 is USD 112 million

63% of the value of offices located in the Tel Aviv metropolis area

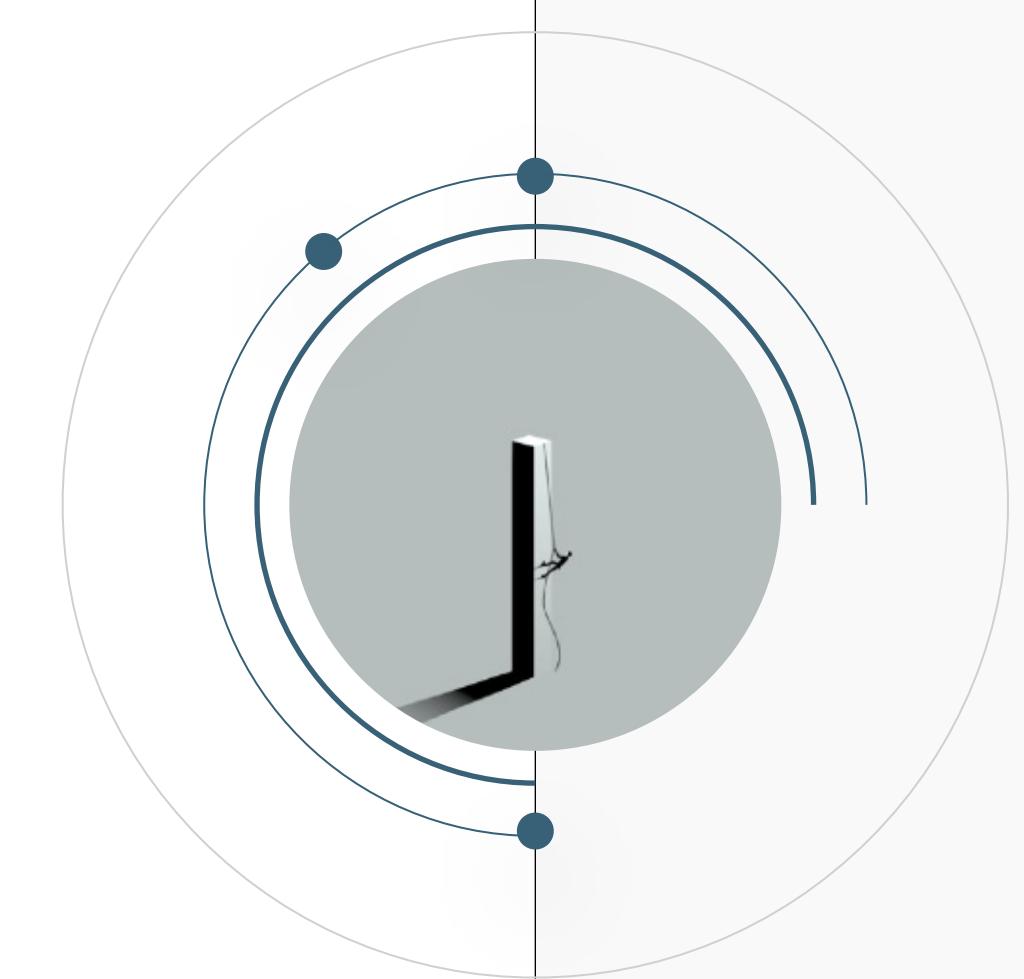
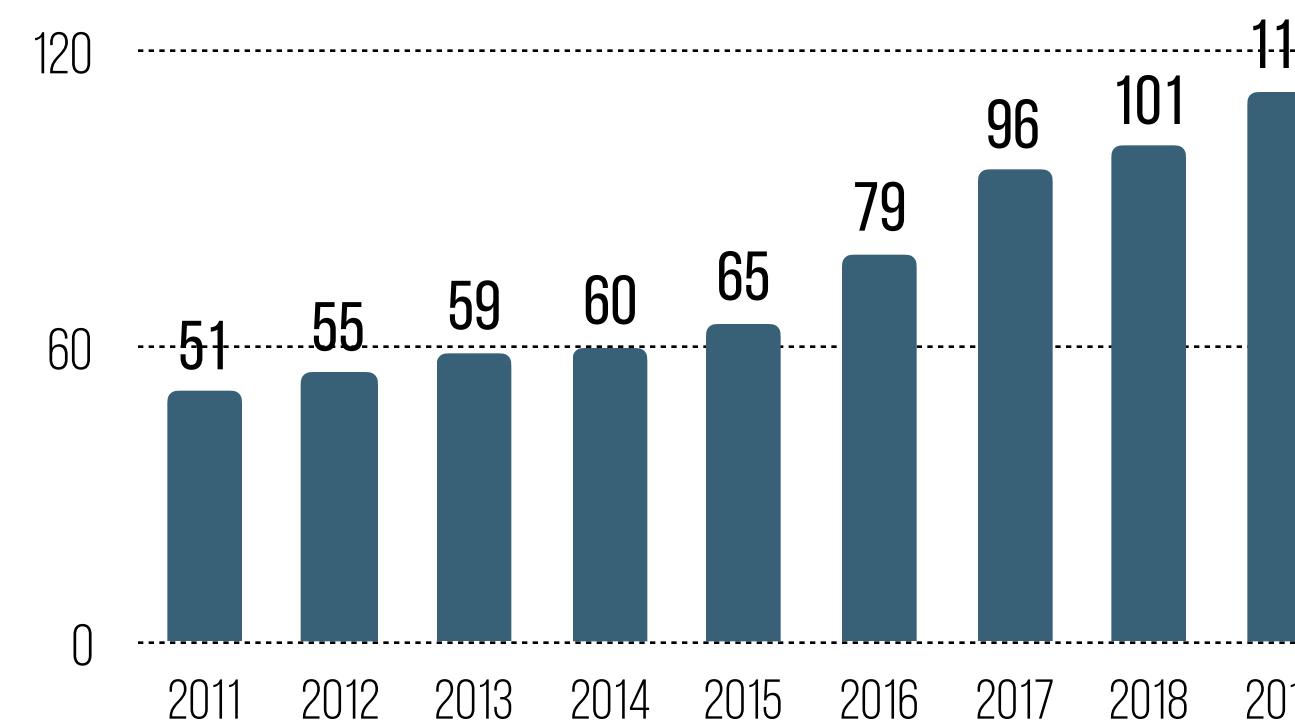
As of December 31, 2019, the rate of occupancy in office space is 96.1%

The average contractual-renting duration is 3-5 years
(20% of rental agreements are renewed each year)

Income producing office buildings with an area of approximately

399,749 sqm.

NOI FROM OFFICES



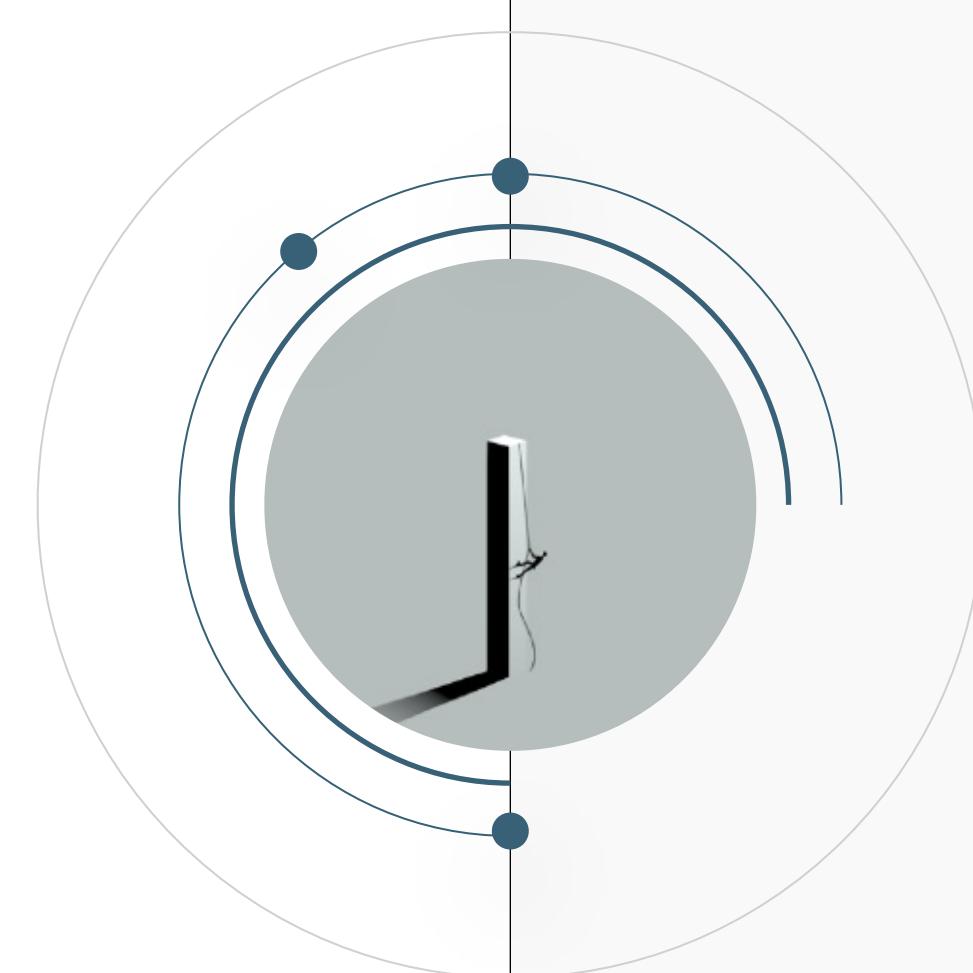
AMOT OFFICES



ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

REPRESENTATIVE ASSETS

TOHA Tower	Europe House	Hayetzira House
Atrium Tower	Vered House	Tim House
Platinum Tower	Amot Park Afek	Pliner House
Amot Investments Tower	Verint House	Amot Communications House
Ziviel House, Ramat Hahayal	Amot Hakiriya	Moshe Aviv Tower
HP Yehud	Hame'a Tower	Amot Haifa House
Amot Law House	Merkazim 2001	Hotzvim mountain
Amot Insurance House	Dubnov 10	Amot Mevasseret Zion
Habarzel 30	Yahav House	Maccabi Netanya



AMOT OFFICES

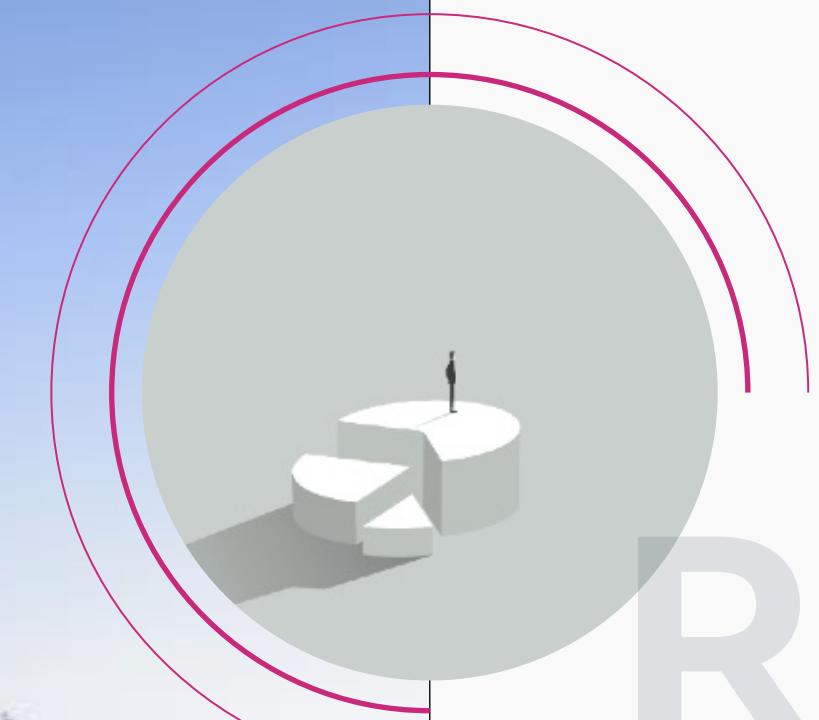
ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

Income producing office buildings with an area of approximately

399,749 sqm.



AMOT OFFICES



RE
TA
IL

AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
RETAIL**

AMOT RETAIL

The fair value as of 31/12/2019
is approximately 0.8 billion USD

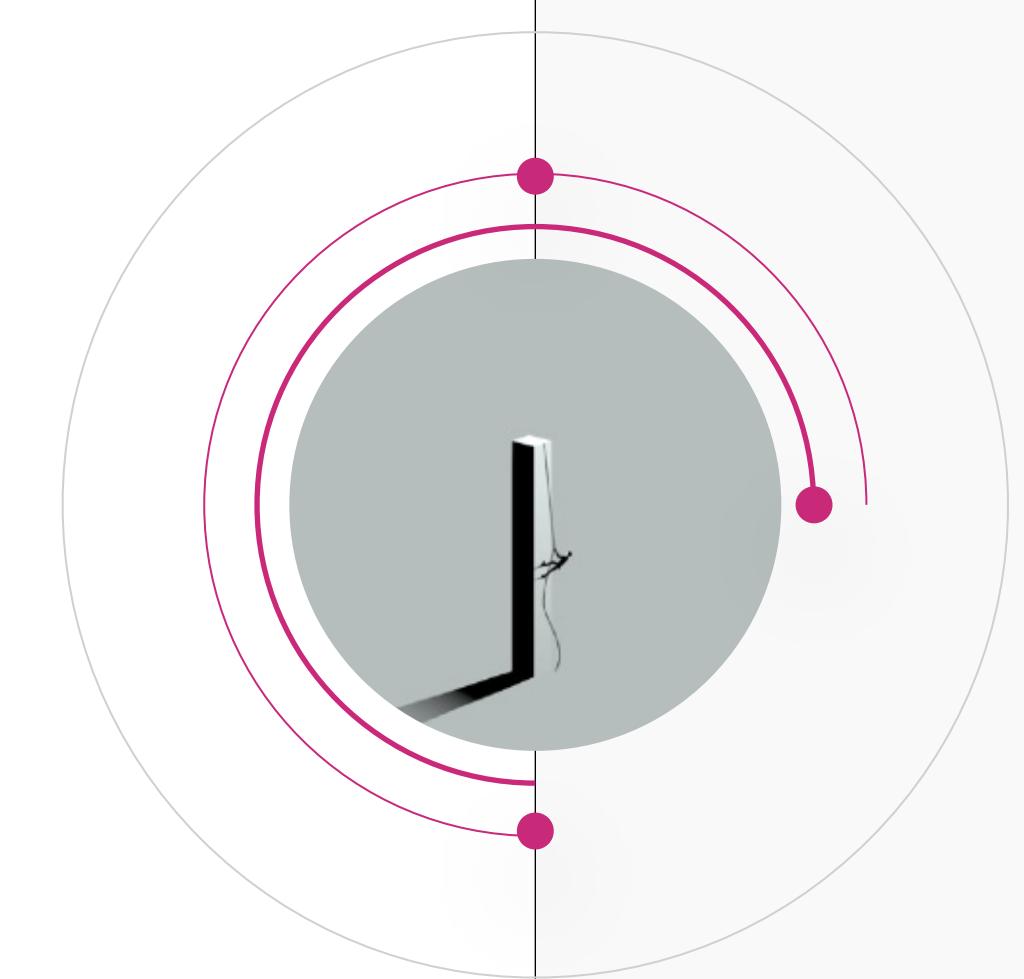
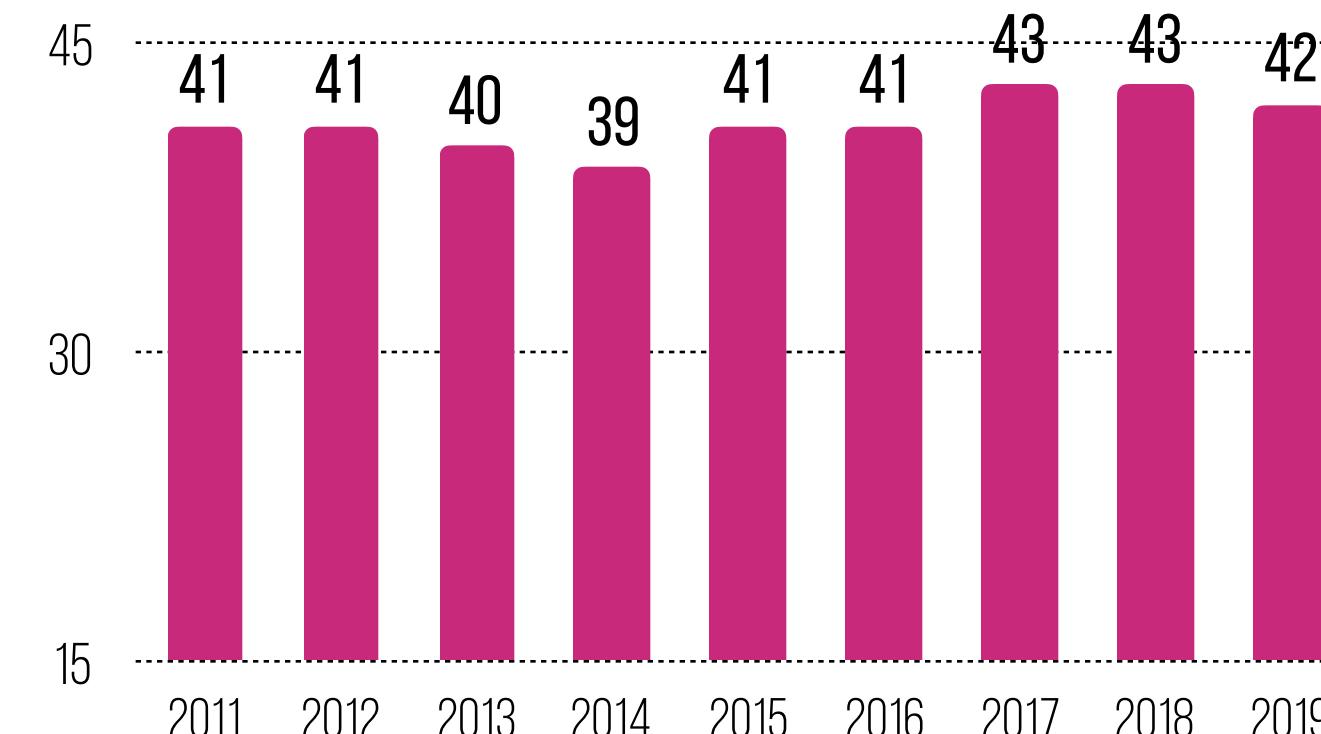
The NOI from offices in 2019
is 42 USD million

As of December 31, 2019, the
rate of occupancy in retail
centers is 97.4%

Retail centers a with an
area of approximately

130,723 sqm

NOI FROM OFFICES



**AMOT
RETAIL**



ONE OF THE LARGEST PUBLICLY-
TRADED, DEVELOPERS, OWNERS
AND MANAGERS OF OFFICE AND
INDUSTRIAL REAL ESTATE IN ISRAEL

AMOT
RETAIL

OF
FI
CES

REPRESENTATIVE ASSETS

Arim Mall, Kfar Saba

Merkazit Mall, Jerusalem

Neve Ze'ev, Beer Sheva

Kiryat Ono Mall

Hutzot Alonim Mall

124 Mall, Ilan Gvirol, Tel Aviv

Orot Mall, Or Akiva

Center Hagalil, Rosh Pina

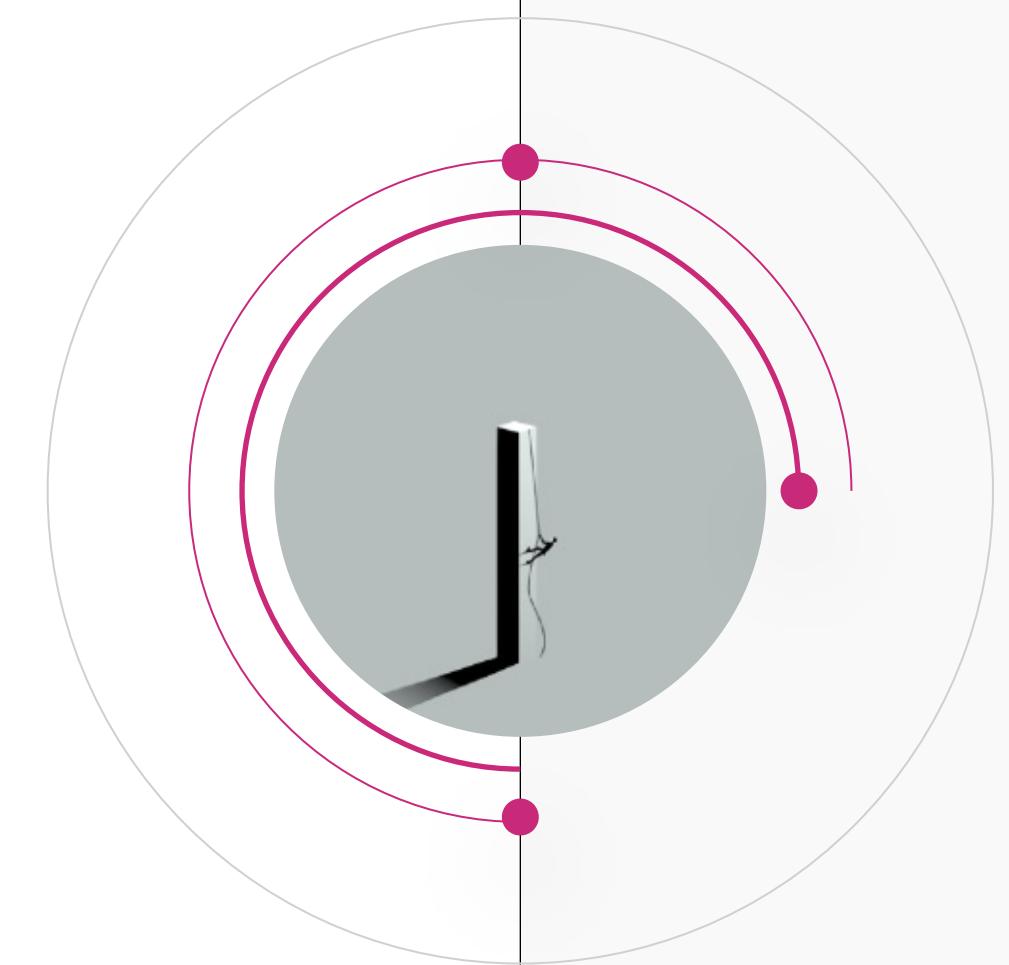
Merkaz h'kiryah Ashdod

Brodetsky, Ramat Aviv

Amot Max, Beer Sheva

My Center, Carmiel

Bat Hadar, Ashkelon



**AMOT
RETAIL**

ONE OF THE LARGEST PUBLICLY-
TRADED, DEVELOPERS, OWNERS
AND MANAGERS OF OFFICE AND
INDUSTRIAL REAL ESTATE IN ISRAEL

Retail centers a with an
area of approximately

130,723 sqm



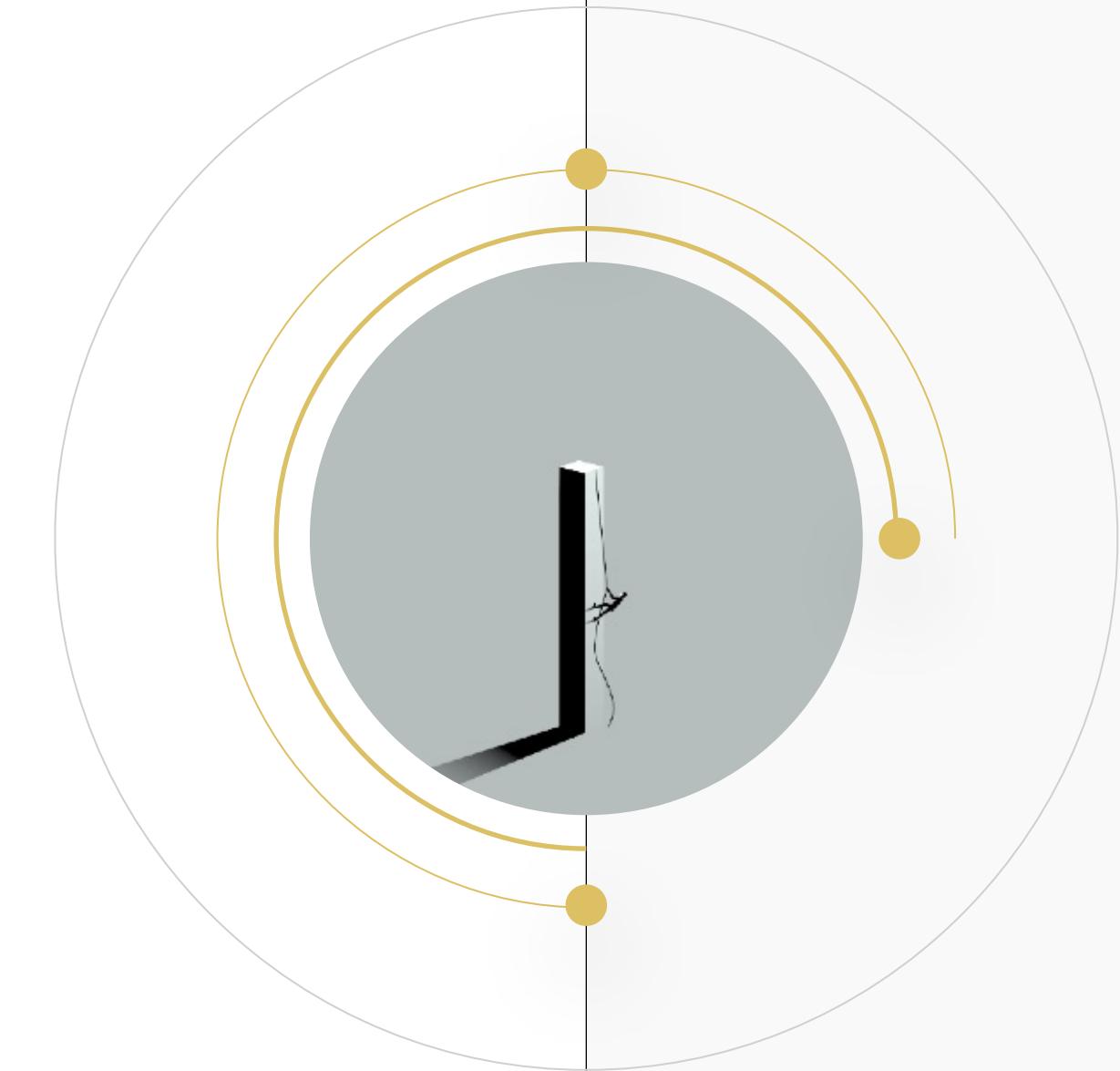
SUPER
MARKETS

AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
SUPERMARKETS**

REPRESENTATIVE ASSETS

Mega – Anbar Holon	Supermarket – Arad	Shufersal – Motzkin
Mega – Ashdod	Mega – Hafetz Haim	Shufersal – Hayarden
Mega – Bavli	Mega – Ramat Efal	Shufersal – Or Yehuda
Shufersal – Givatayim Weizman	Mega – Raanana	Shufersal – Kiryat Shprinzak
Mega – Gilat Beer Sheva	Victory – Hyper Ashkelon	Supermarket – Beit Shemesh
Mega – Dimona	Victory – Raanana	Co-op – Hapalmach
Shufersal – South Givatayim	Rami Levy – Ezdirect	Co-op – Kiryat Yam
Mega – Hadar Weizman	Shufersal – Kfar Saba	Co-op – Kiryat Menachem
Mega – Lev HaIr Herzliya	Shufersal – Nazareth Illit	Levkowitz – Givat Hamoreh
Mega – Erel Tower	Shufersal – Carmiel	Super Sapir – Tzfat
Mega – Nahum Tower	Shufersal – Yizraelia	
Mega – Ne'ot Rachel	Super-Sapir – Akko	
Mega – Neve Amirim	Shufersal – Kiryat Eliezer	



AMOT SUPER MARKETS

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

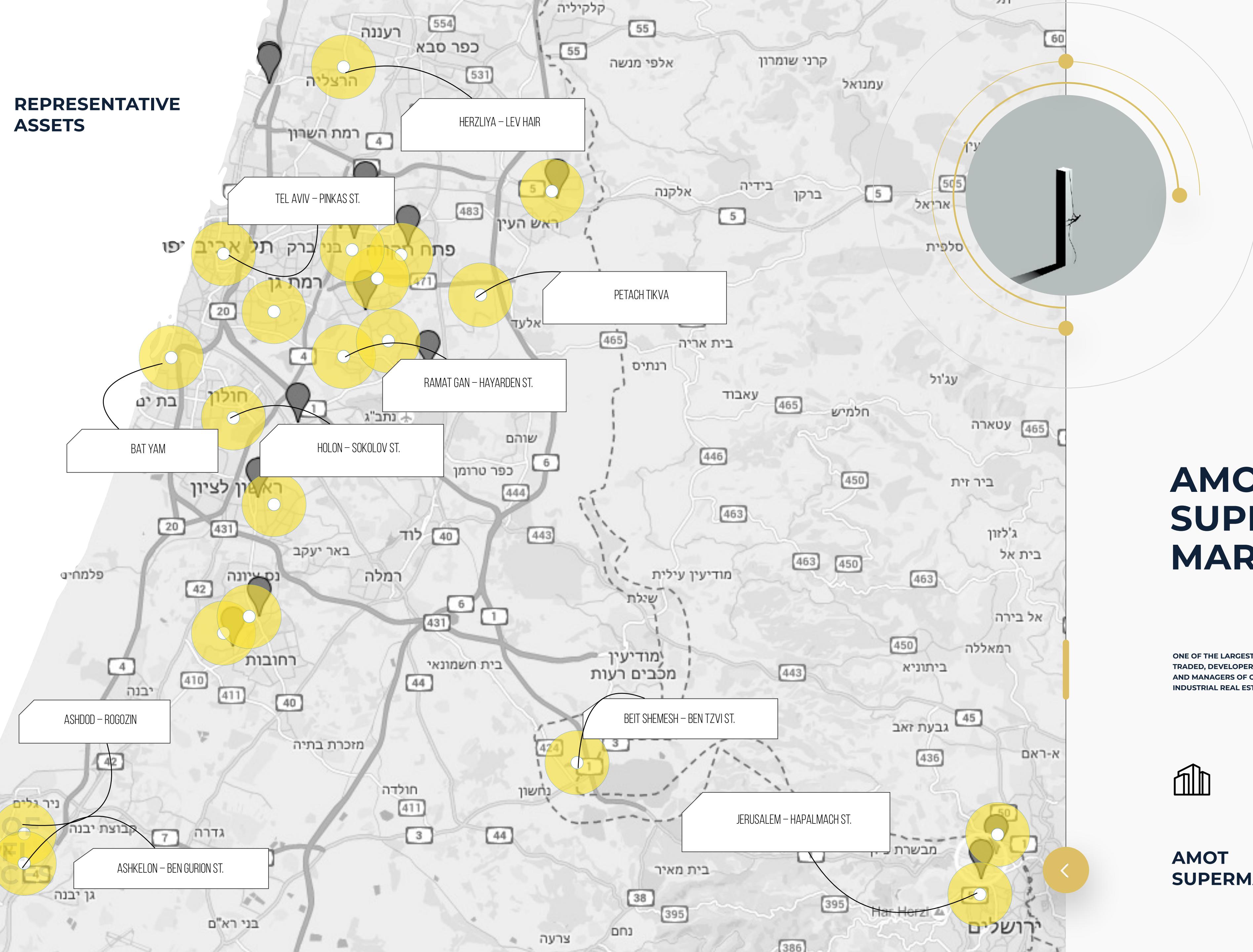


AMOT
SUPERMARKETS

Supermarkets with an area of approximately

38,889 sqm

REPRESENTATIVE ASSETS



AMOT SUPER MARKETS

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT SUPERMARKETS



IN DUS TRIAL

AMOT INVESTMENTS.
PEOPLES FIRST.

INDUSTRIAL AND
LOGISTIC PARKS



AMOT INDUSTRIAL AND LOGISTIC PARKS

The fair value as of 31/12/2019
is approximately 0.7 billion USD

The NOI from offices in 2019 is 36
million USD

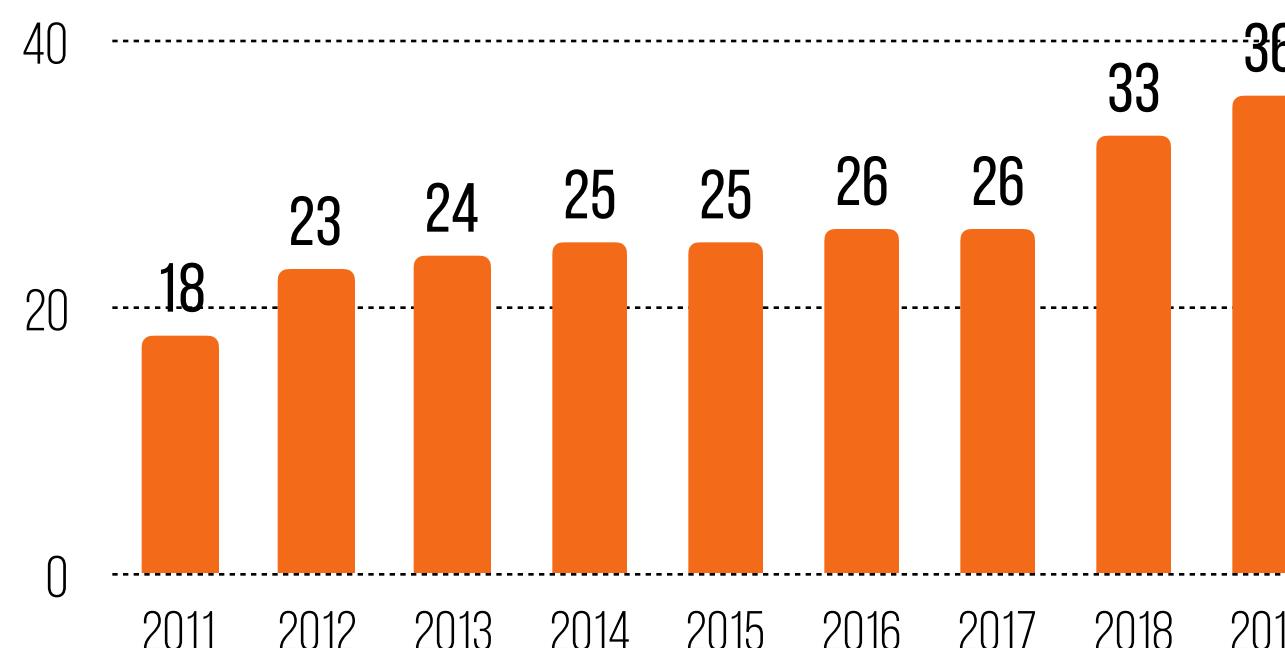
As of December 31, 2019, the rate
of occupancy is 99.3%

The scope of new logistics centers
purchased during 2019 and 2018 is
approximately 129 and 121 million
USD respectively

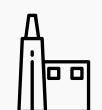
Industrial and logistic parks with
an area of approximately:

348,786 sqm

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



INDUSTRIAL & LOGISTIC PARKS



ONE OF THE LARGEST PUBLICLY-
TRADED, DEVELOPERS, OWNERS
AND MANAGERS OF OFFICE AND
INDUSTRIAL REAL ESTATE IN ISRAEL

INDUSTRIAL AND
LOGISTIC PARKS

REPRESENTATIVE ASSETS

Poleg Park

Rehovot Park

Frenkel Caesarea

Si'im Park

Tech Park Yavne

Amot Ma'alot

Amot Hamada

Best Carton

The Amot Modi'in complex

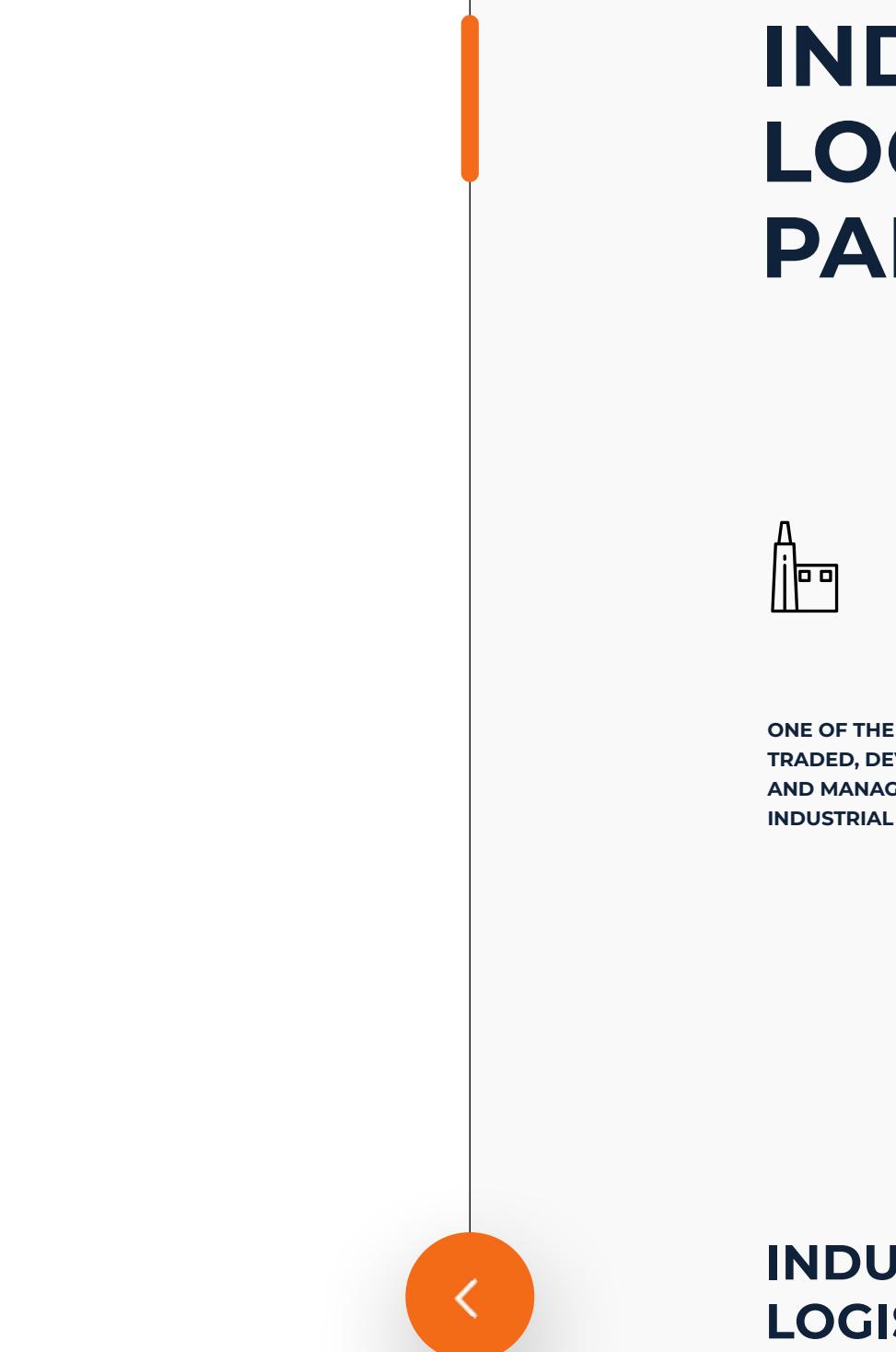
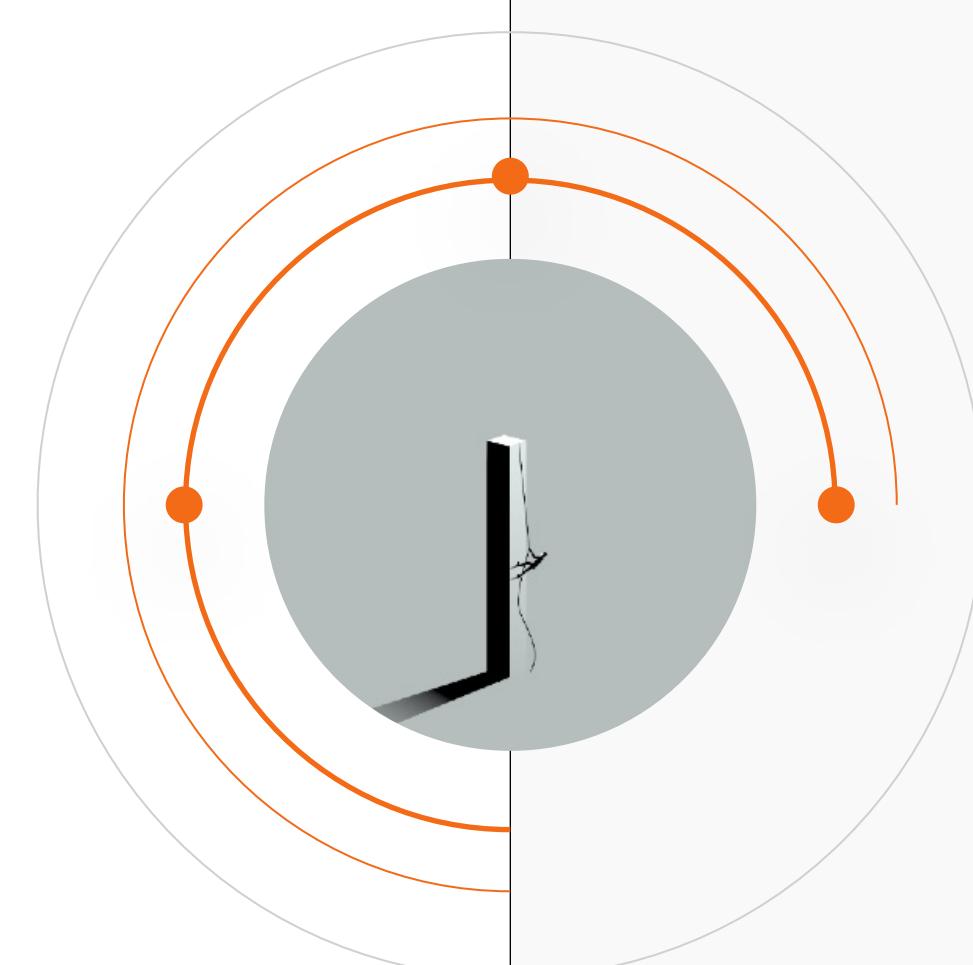
Amot Park Tech

Cargal

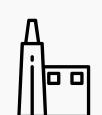
Teva S.L.A Logistics Center

Amot Ariel

Amot Modi'in



INDUSTRIAL & LOGISTIC PARKS



ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

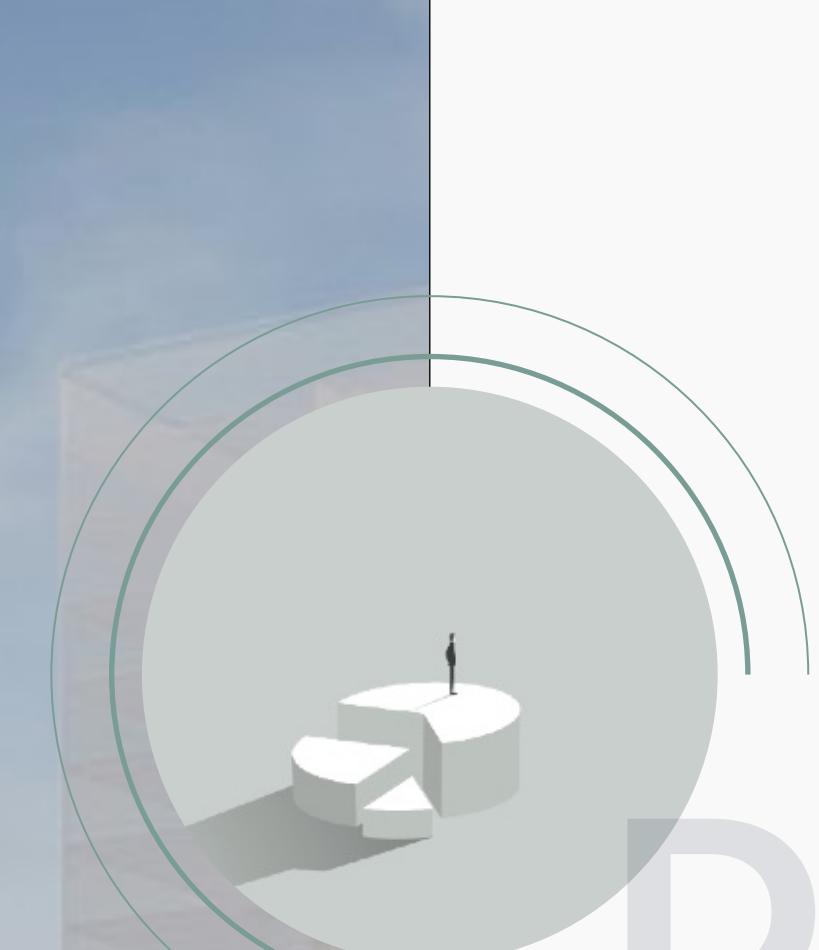
Industrial and logistic parks with an area of approximately:

348,786 sqm



IN
DUS
TRIAL

INDUSTRIAL AND LOGISTIC PARKS



DE
VE
LOP
MENT

AMOT INVESTMENTS.
PEOPLES FIRST.

DEVELOPMENTS
STRATEGY

N

B

AMOT

DEVELOPMENT STRATEGY / POLICY

Investment in projects under construction (land + building) up to 15% of the total property value.

Construction outside of the Gush Dan region is backed by an anchor tenant.

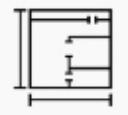
Maintaining the Company's existing leverage rates.

LOW

DEVELOPMENT

RISK

INVESTMENT IN PROJECTS UNDER CONSTRUCTION (LAND + BUILDING) UP TO 15% OF THE TOTAL PROPERTY VALUE.



DEVELOPMENTS STRATEGY

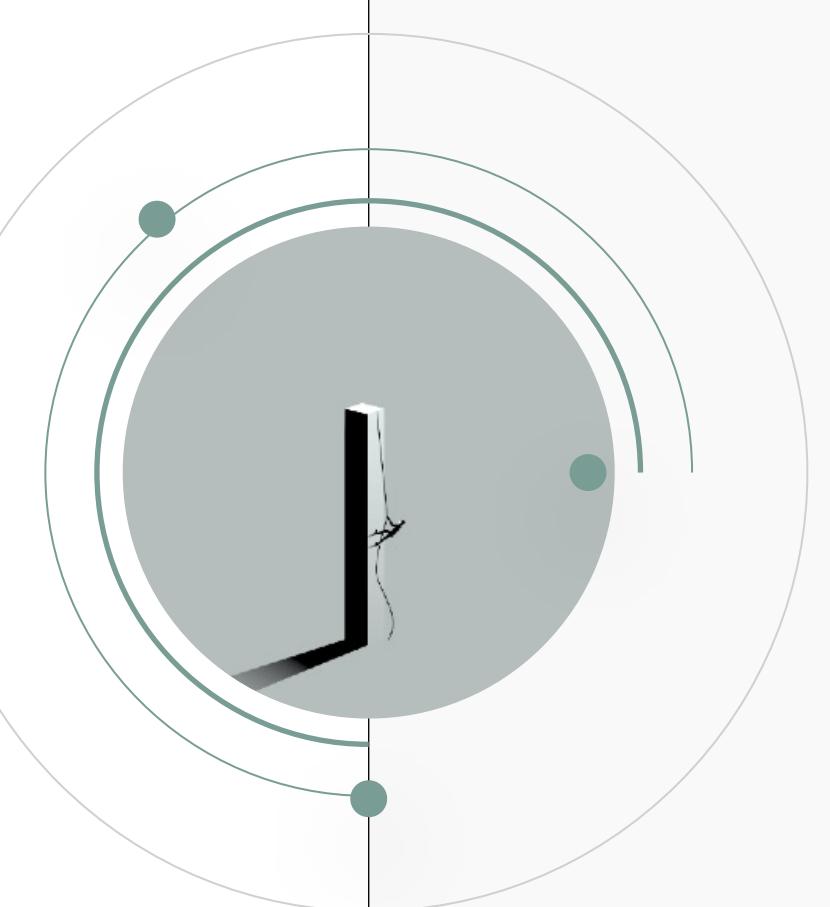
N

B

DE
VE
LO
P
M
E
N
T

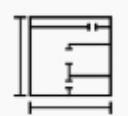
CONCENTRATION OF DATA ON PROJECTS UNDER CONSTRUCTION AS OF
DECEMBER 31,2019

	Amot Holon	Amot modi'in	Mitham ha'lehi	Mitham 1000	Total	
Location	Holon	Modi'in	Bnei Brak	Rishon leZion		Parking Lot ToHa2
Use	Offices	Logistics	Offices	Offices		Tel Aviv
Company's Share %	77.8%	75%	50%	100%		Parking lot
GLA	56,000	52,000	75,000	19,000	202,000	
Estimated Completion Date	2021	2020	2024	2023		
Book Value 31.12.19 Company's Share -USD Million	57	32	5	10	104	5
Estimated Construction Cost, Including Land and Parking Cellars Company's Share -USD Million	147	86	157	74	464	43
Estimated Completion Cost 31.12.19 Company's Share - USD Million	90	54	152	64	360	38
Estimated NOI Company's Share -USD Million	12	7	14	6	39	



CONCENTRATION OF DATA
ON PROJECTS UNDER
CONSTRUCTION

AMOT DEVELOP MENTS



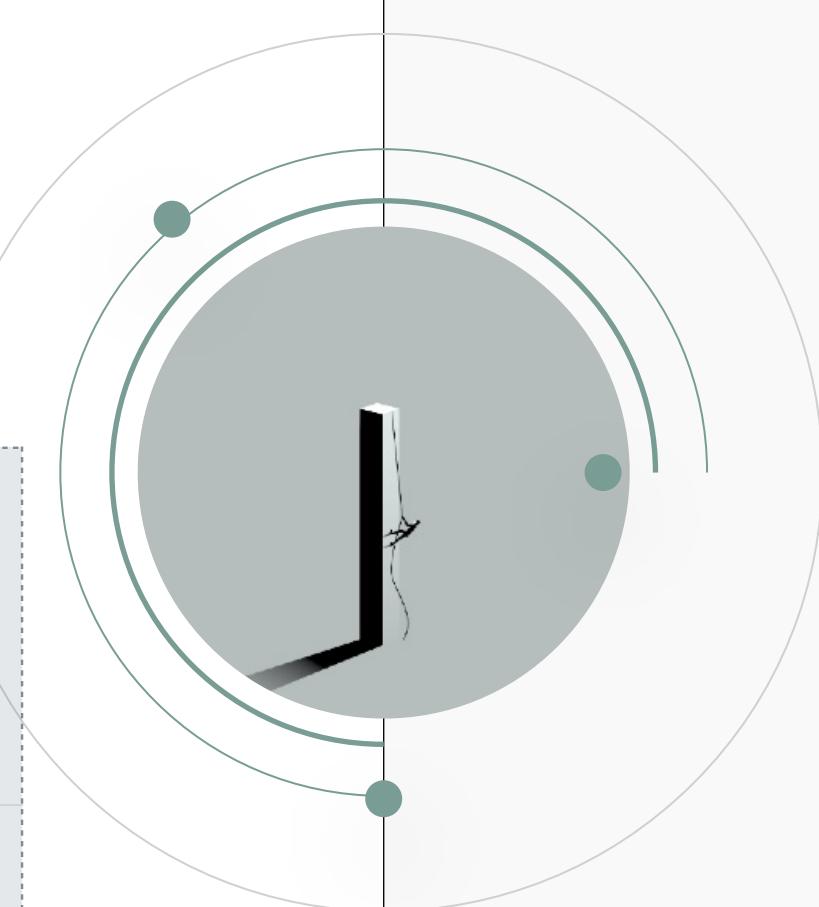
DEVELOPMENTS STRATEGY



DE
VELOP
MENT

CONCENTRATION OF DATA ON PROJECTS IN THE PLANNING AND INITIATION STAGES
AS OF DECEMBER 31, 2019

	ToHa2	Platinum Phase B (2)	Land in Kfar Saba raanana north	Total
Location	Tel Aviv	Petah Tikva	Kfar Saba	
Use	Offices	Offices	Offices	
AMOT'S OWNERSHIP %	50%	100%	50%	
GLA 100%	140,000	27,000	35,000	202,000
Estimated Completion Date	TBD	TBD	TBD	
GLA Company's Share	70,000	27,000	17,500	114,500
Estimated Construction Cost Company's Share USD Million (1)	286	63	49	398



CONCENTRATION OF DATA
ON PROJECTS UNDER
CONSTRUCTION

AMOT DEVELOP MENTS

- (1) The estimated cost including land and parking cellars, excluding capitalizations and tenant improvements
(2) Subject to completion of building rights to build a twin tower



DE
VE
LO
P
M
ENT



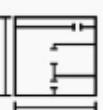
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

TOHA 2 TOWER

TOHA 2 – PHASE TWO OF
THE EXISTING TOHA
PROJECT

A SIGNATURE SKYSCRAPER IN
THE CENTRE OF TEL AVIV

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOP
MENTS
STRATEGY

MAIN USE OFFICES

ADDITIONAL RIGHTS:

ACCORDING TO T'A\5000, THE LOCAL COMMITTEE APPROVED FOR DEPOSIT UNDER CONDITIONS, BUILDING RIGHTS FOR THE CONSTRUCTION OF ANOTHER OFFICE TOWER

GLA (100%) 140,000 SQM

AMOT'S SHARE 50%

**ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE**

USD 286 M

The estimated cost including land and parking cellars, excluding capitalizations and tenant improvements



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

TOHA 2 TOWER

TOHA 2 – PHASE TWO OF
THE EXISTING TOHA
PROJECT

A SIGNATURE SKYSCRAPER IN
THE CENTRE OF TEL AVIV

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



CAPITAL MARKET PRESENTATION

N

B

MAIN USE

OFFICES

GL

56,000 SQM

AMOT'S SHARE

78%

EXPECTED COMPLETION

2021

ESTIMATED CONSTRUCTION COST:

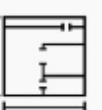
AMOT'S SHARE

USD 147 M

PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

HOLON TOWER

PREEMINENT DEVELOPER WITH DORLUST PIPELINE



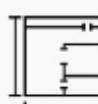
DEVELOPMENTS STRATEGY



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



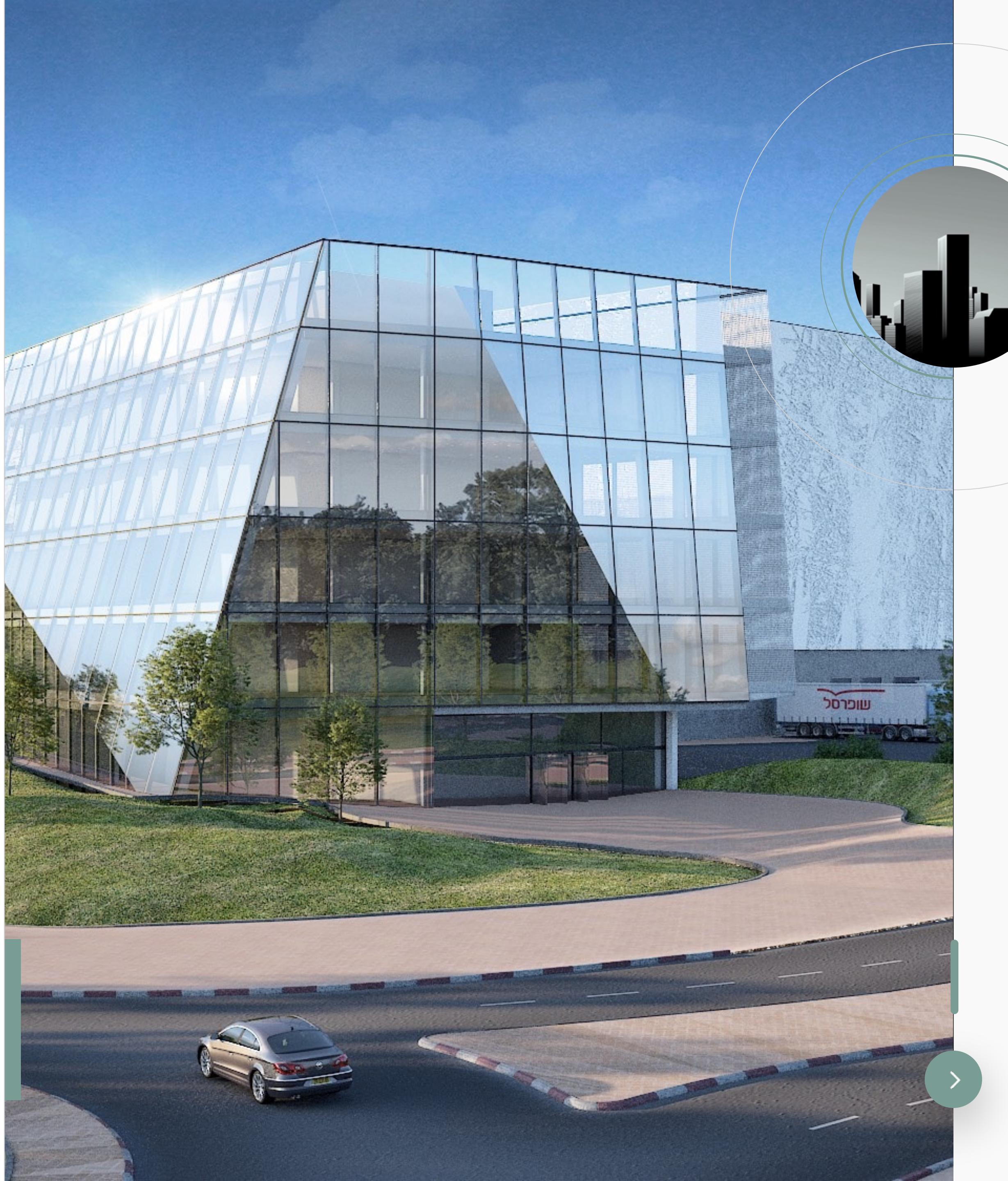
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



DE
VE
LO
P
M
ENT

MAIN USE

LOGISTICS

GLA

52,000 SQM

AMOT'S SHARE

75%

**EXPECTED
COMPLETION**

2020

ESTIMATED CONSTRUCTION COST:

AMOT'S SHARE

USD 86 M

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MODI'IN LOGISTICS

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOP
MENTS
STRATEGY



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MODI'IN LOGISTICS

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MODI'IN LOGISTICS

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



MAIN USE **OFFICES**

GLA 75,000 SQM

AMOT'S SHARE 50%

EXPECTED COMPLETION 2024

**ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE**
USD 157 M

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM HA'LEHI

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



DE
VE
LO
P
M
ENT





PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM HA'LEHI

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



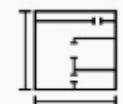
DEVELOPMENTS
STRATEGY



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM HA'LEHI

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY

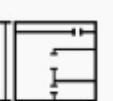
DE
VE
LO
P
M
E
N
TPROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MAIN USE OFFICES

GLA 19,000 SQM

AMOT'S SHARE 100%

EXPECTED COMPLETION 2023

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE USD 74 MMITHAM
1000PREEMINENT DEVELOPER WITH
ROBUST PIPELINEDEVELOPMENTS
STRATEGY



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM 1000

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



FO
RE
CAST

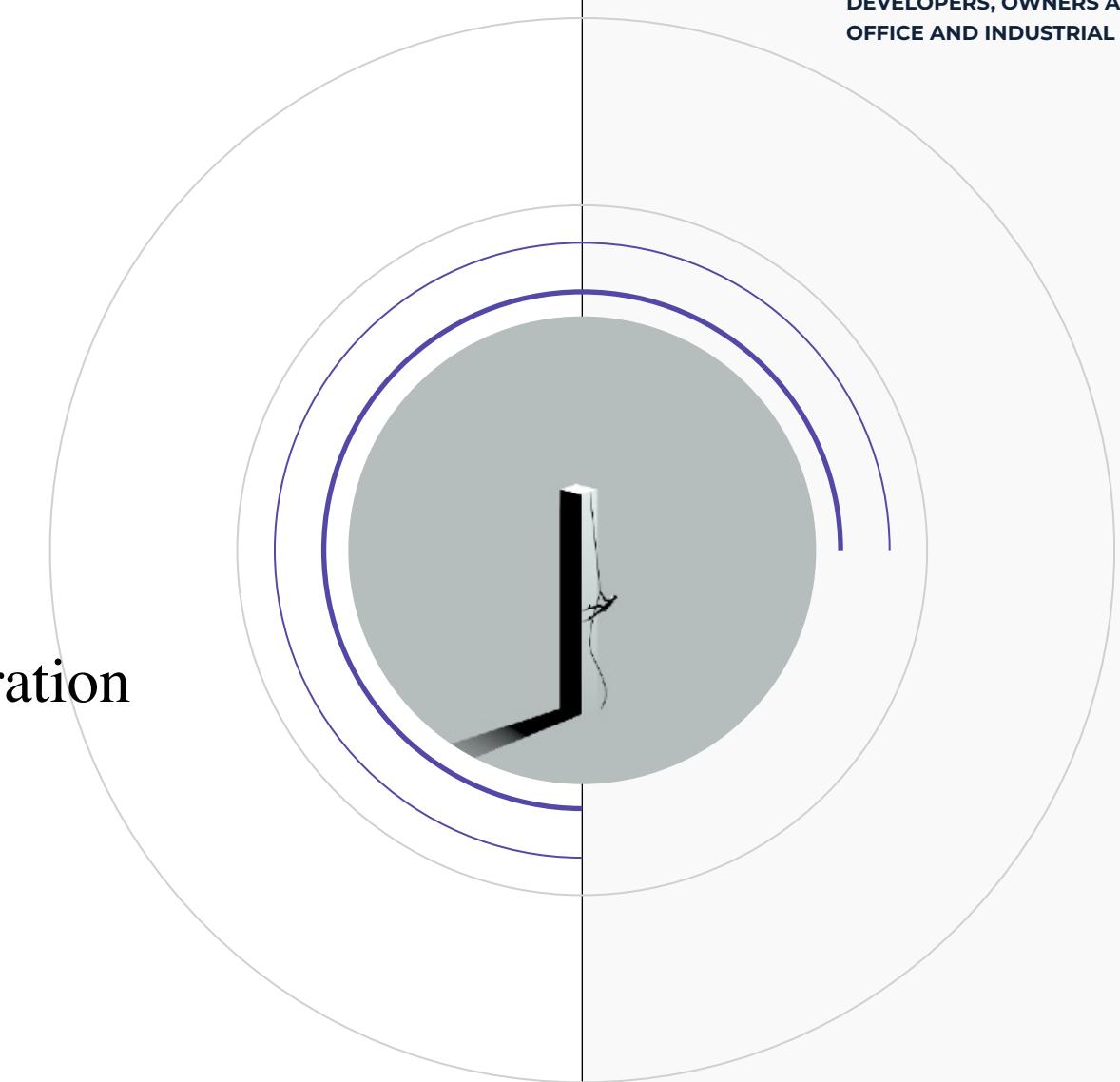


AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
FORECAST**

AMOT FORECAST

ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



FORECAST 2020

Set forth below is the Company's projection as to its principal operating results in 2020, based on the following work assumptions:

- Annual change in consumer price index - 1%.
- The forecast does not address potential implication of the Corona virus on the group business operation

	2020 Forecast In USD million	2019 Actual (**) In USD million	2019 Updated Forecast In USD million
NOI	226-230	208	204-206
FFO	164-169	149	146-148
FFO PER SHARE (PENNIES) (*)	43-44	41	40-44

FORECAST 2020

(*) Following the issuance of 7.3 million shares and the exercise of 21.7 million Series 9 options, the number of shares increased by 8.3%. As a result of the increase in the number of shares as aforesaid, the FFO per share was diluted at a rate of app. 3.3% in 2019 (1.4 pennies per share); the leverage rate decreased to app. 42%.

(**) The data presented above is neutralized an early repayment commission, net.



FINANCIAL DATA

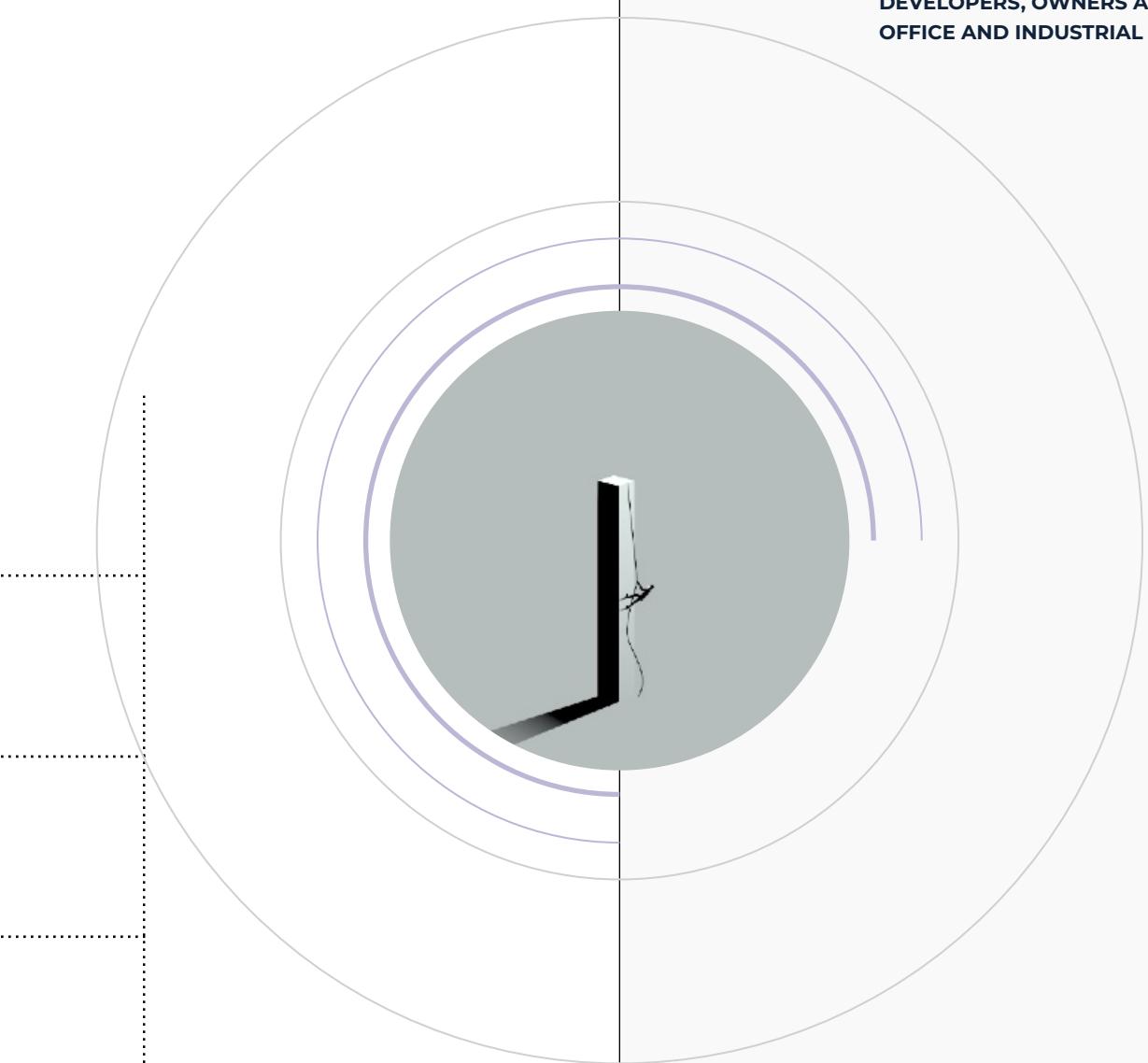
AMOT INVESTMENTS.
PEOPLES FIRST.

FINANCIAL DATA

FINANCIAL DATA

AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

	31.12.19 USD million	31.12.18 USD million
Cash and cash equivalents	21	88
Income-producing property and under construction	3,848	3,176
Financial liabilities	1,679	1,555
Deferred taxes	374	289
Total equity	1,744	1,382
EPRA NAV	2,118	1,671



ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FINANCIAL DATA



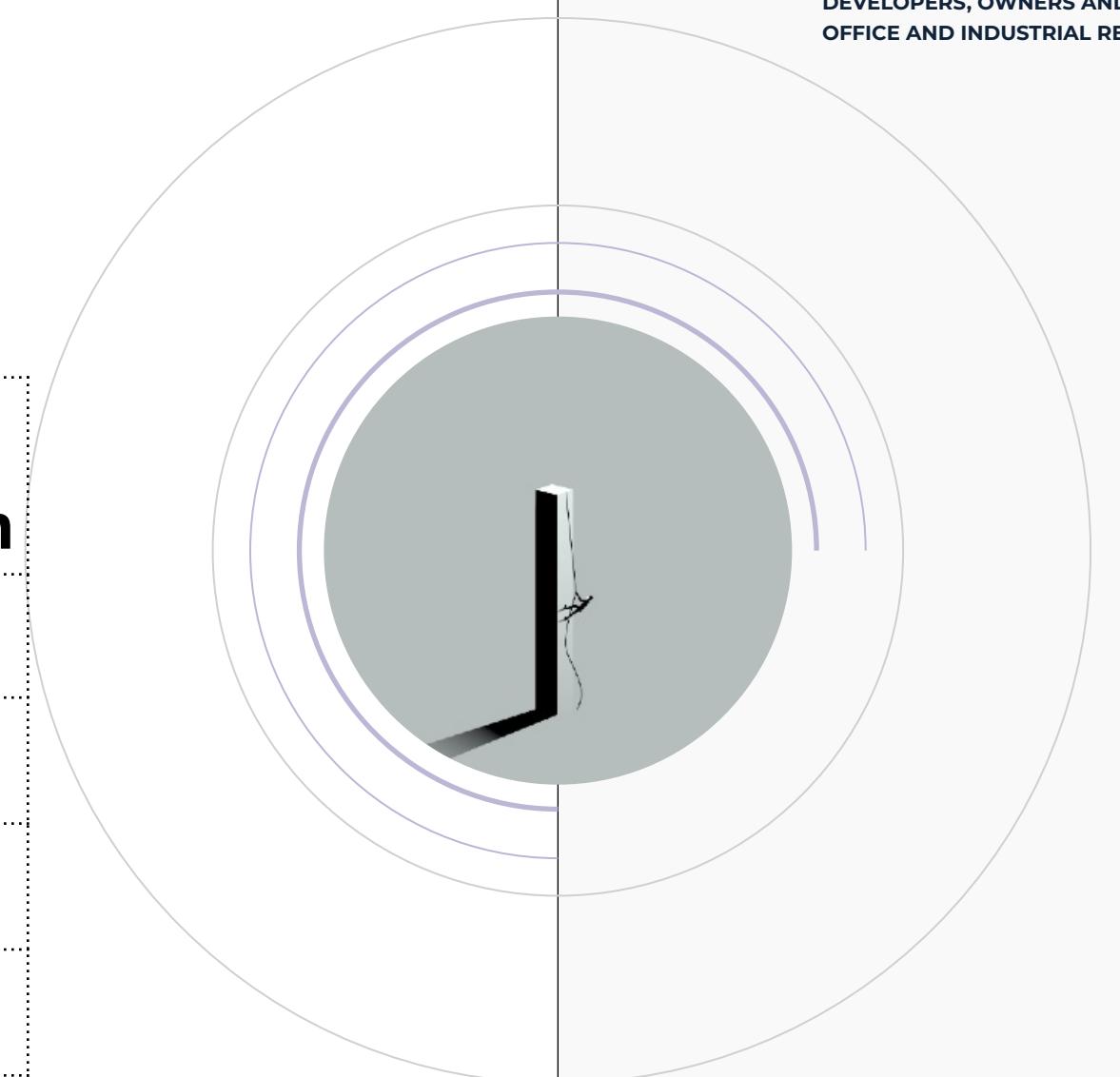
FINANCIAL
DATA

FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

	Change %	2019 USD million	2018 USD million
NOI	7%	208	194
Change in the value of investment properties		255	77
General and administrative expenses		(14)	(14)
Financing – real interest	(4%)	(37)	(39)
Financing – linkage and exchange rate differentials		(5)	(11)
One-off financing expenses - repayment fee		(7)	-
Taxes		(92)	(44)
Net income	89%	306	162
FFO <small>Excluding the effect of one - time financing expenses</small>	9%	149	136

ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



FINANCIAL DATA



FINANCIAL
DATA

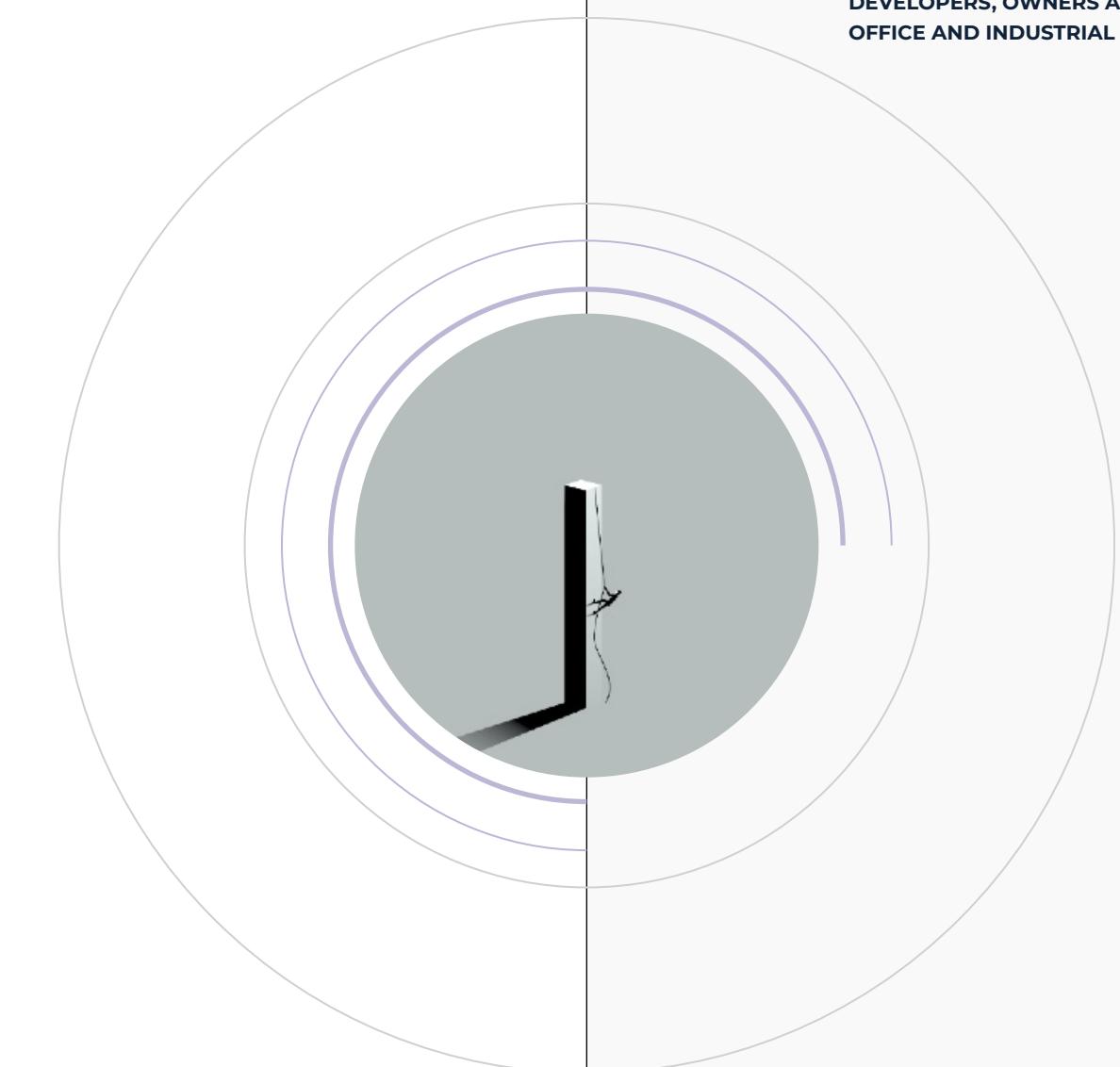
FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

NOI

	10-12.19	7-9.19	4-6.19	1-3.19	10-12.18	Change
Same property NOI	49,843	49,662	49,077	49,273	48,702	2.3%
New assets	4,895	2,541	1,799	781	94	
NOI	54,738	52,203	50,876	50,054	48,796	12.2%

USD thousands



N
B
+
FI
NAN
CIAL

ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FINANCIAL DATA

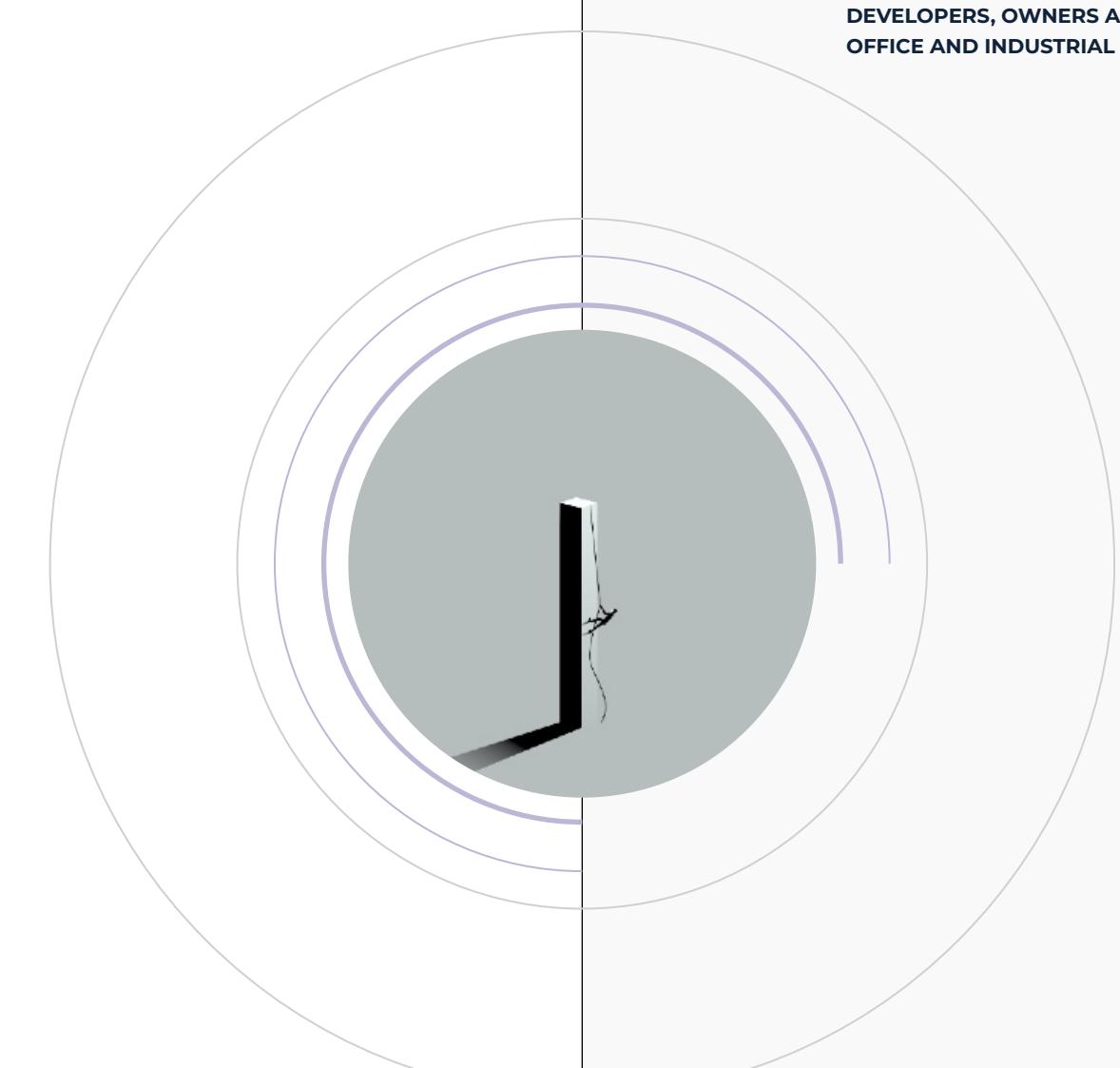


FINANCIAL
DATA

FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

NOI SAME PROPERTY



	2019	2018	% Change
USD thousands			
Same property NOI	195,101	192,267	1.5%
Properties acquired / sold / sorted to real estate under construction	12,770	1,584	
NOI	207,871	193,851	7.2%

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FINANCIAL DATA



FINANCIAL DATA

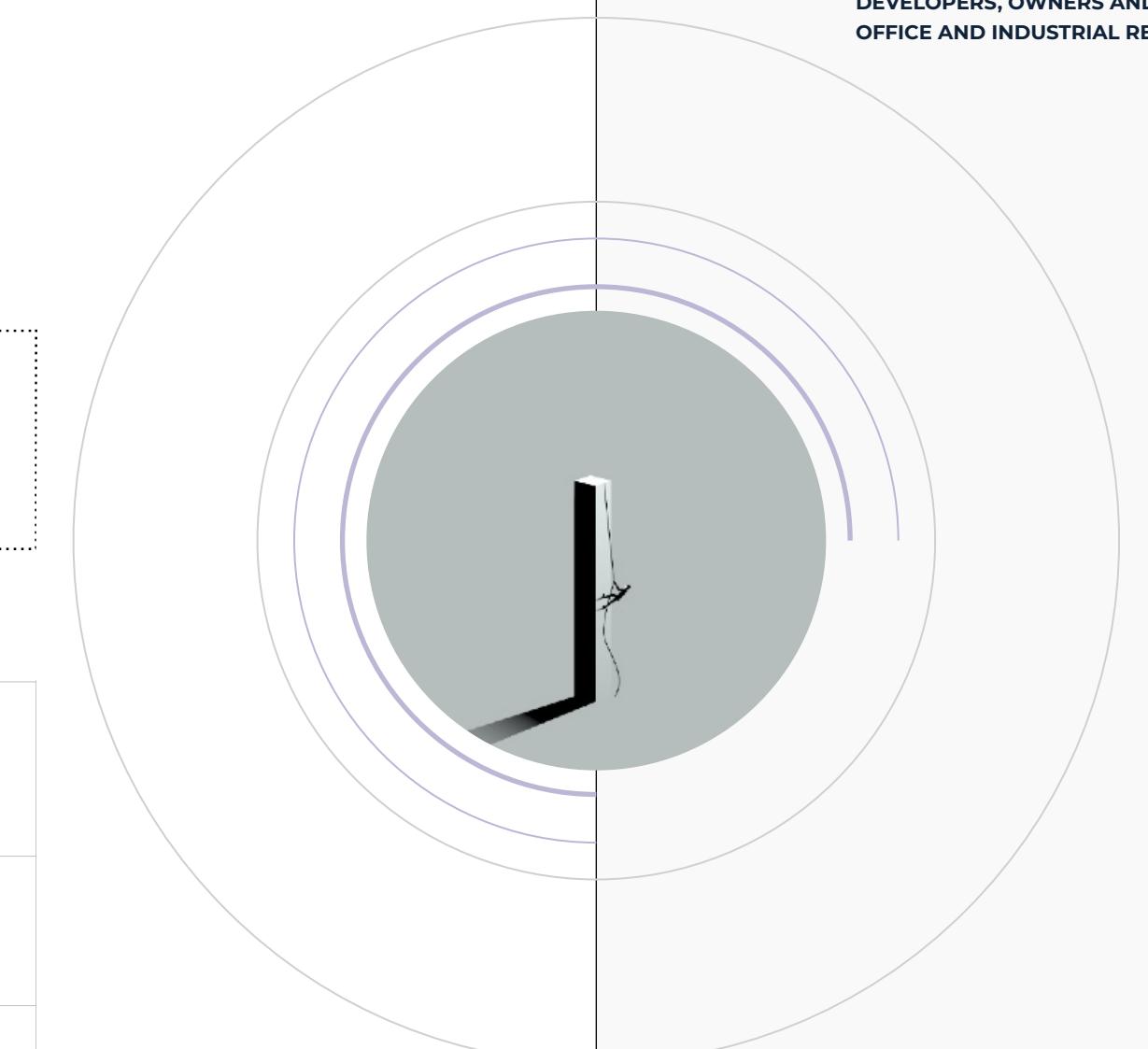
FINANCIAL DATA

ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

FFO

	2019	2018	Change %
USD thousands			
FFO	143,412	136,370	5%
Weighted number of shares	362,016	336,320	8%
FFO per share (pennies)	39.6	40.6	(2%)
FFO exc. one-off financing expenses	148,649	136,370	9%
Weighted number of shares	362,016	336,320	8%
FFO per share (pennies)	41.0	40.6	1%



FINANCIAL DATA

N
FI
NAN
CIAL

In February of 2020, the company at its own initiative made an early repayment of a loan from a banking institution at a financial scope of USD 77 million including an early repayment commission of 7 million USD.



FINANCIAL
DATA



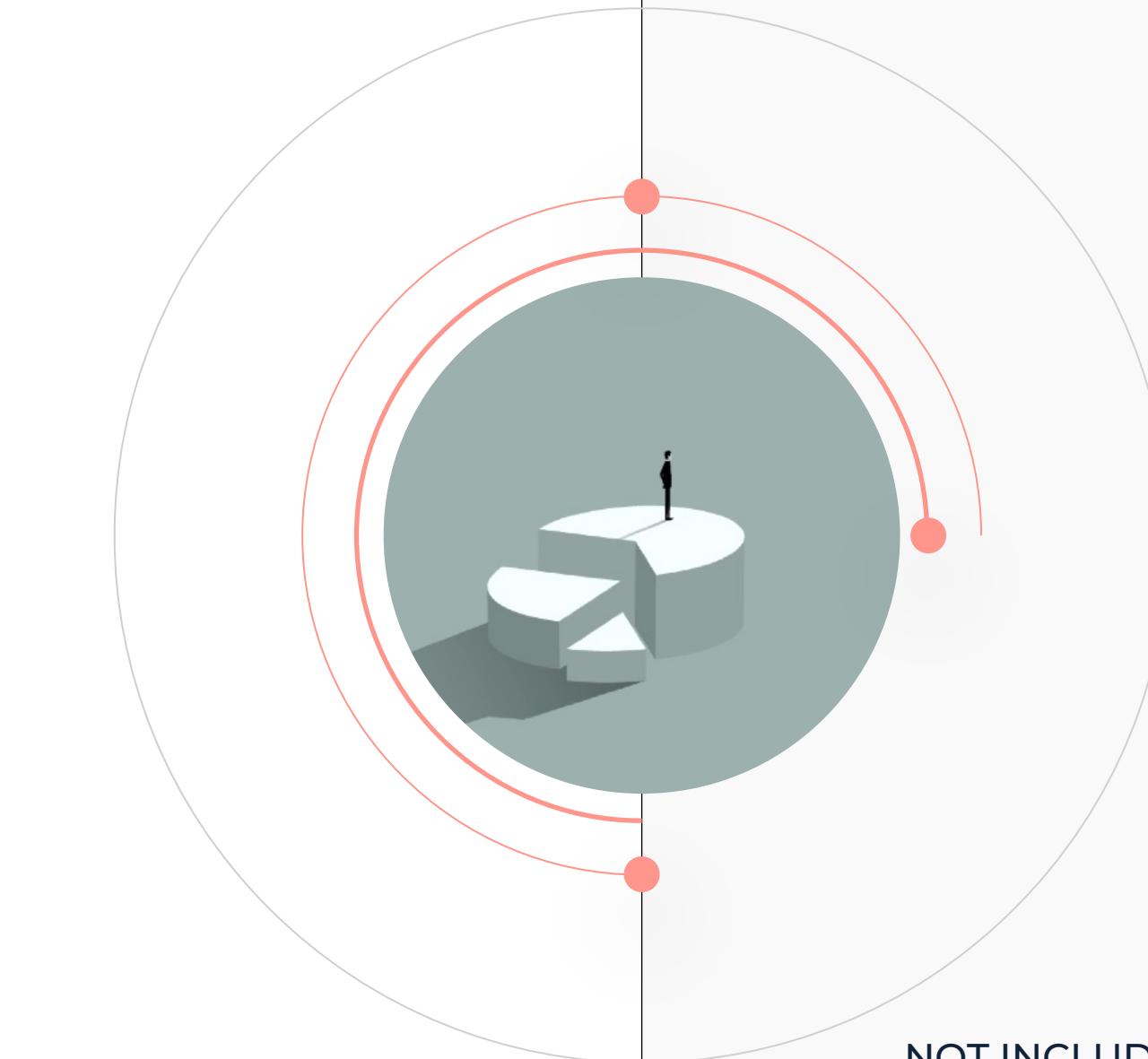
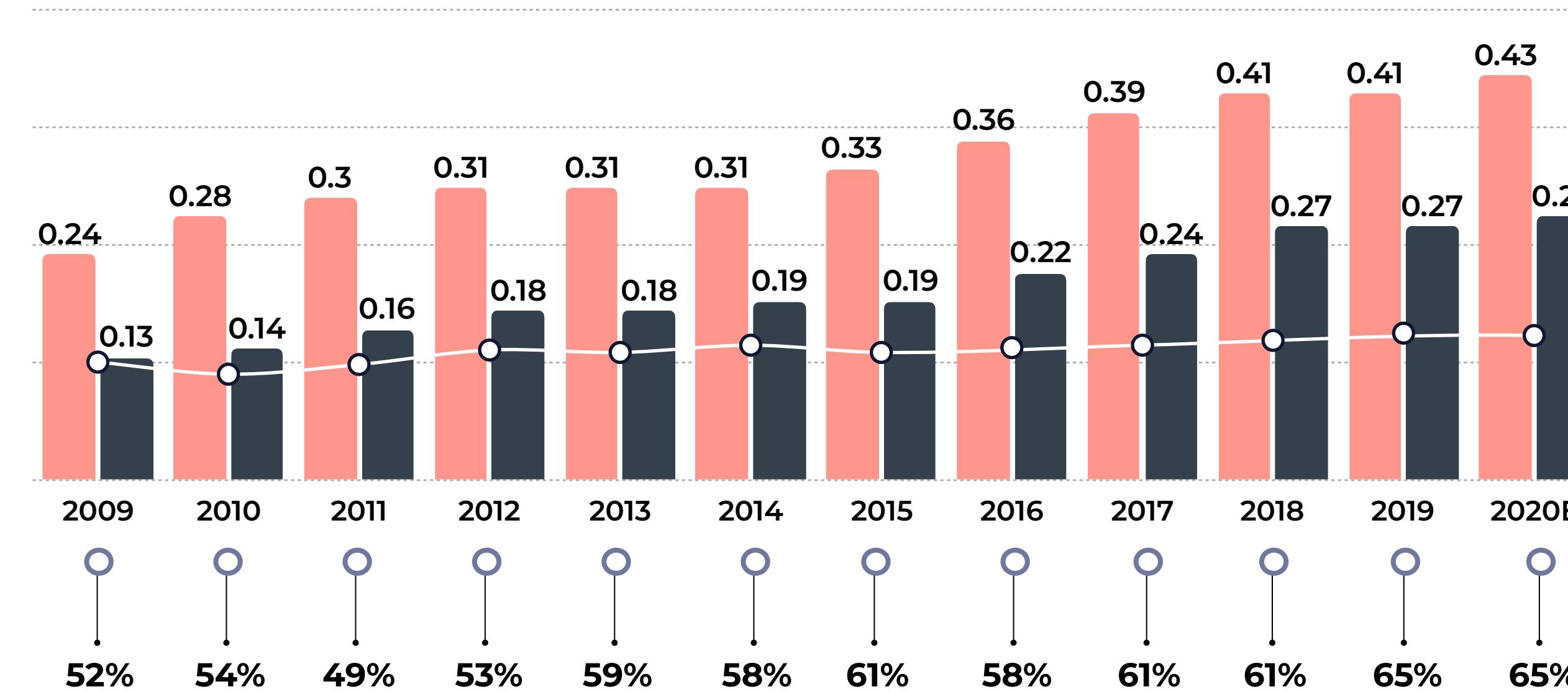
CONCLUSION

AMOT INVESTMENTS.
PEOPLES FIRST.

CONCLUSION

HEALTHY FFO AND DIVIDEND PER SHARE GROWTH

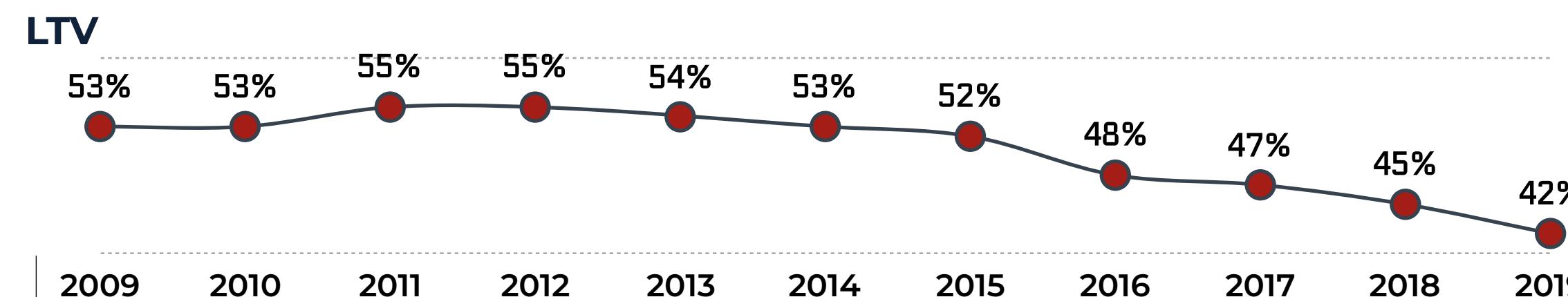
ROBUST FFO PER SHARE GROWTH OVER TIME HAS SUPPORTED A RAPIDLY INCREASING DIVIDEND (USD)



NOT INCLUDING DISTRIBUTION OF SPECIAL DIVIDENDS

SUMMARY

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



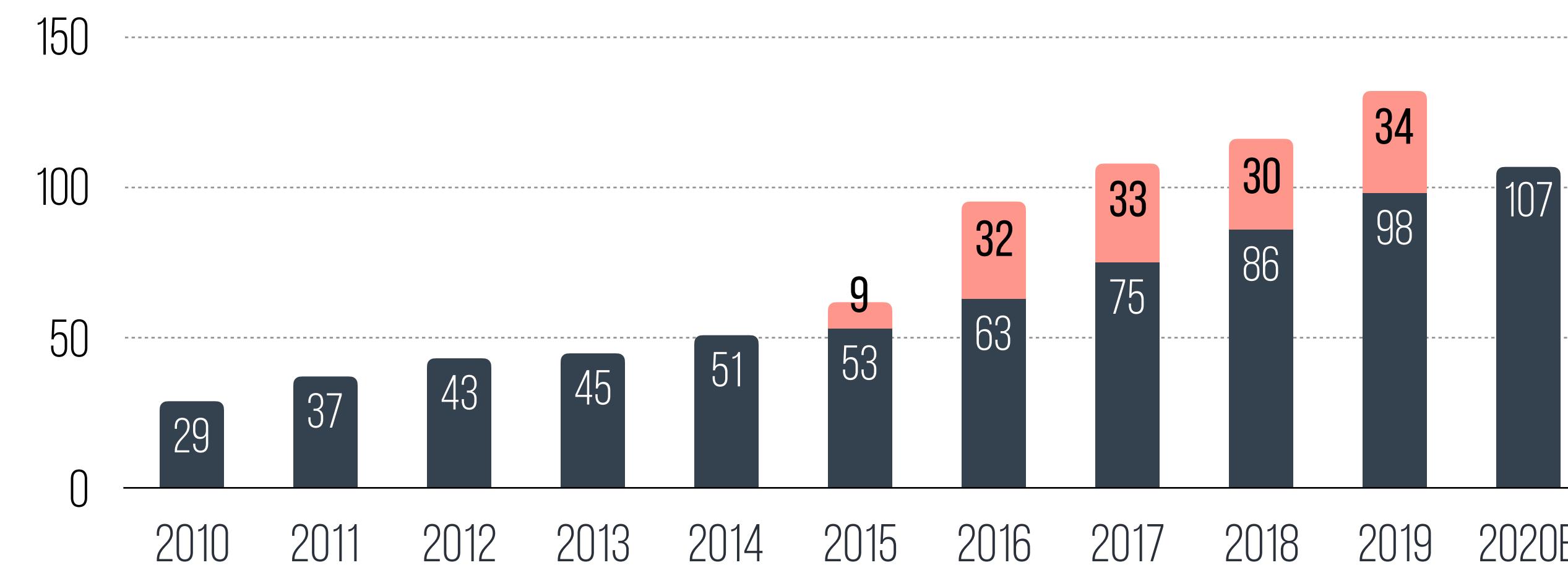
- FFO PER SHARE EXC. ONE-OFF FINANCING EXPENSES
- DIVIDEND PER SHARE
- DIVIDEND PAYOUT RATIO

SUPERIOR FINANCIAL RETURNS

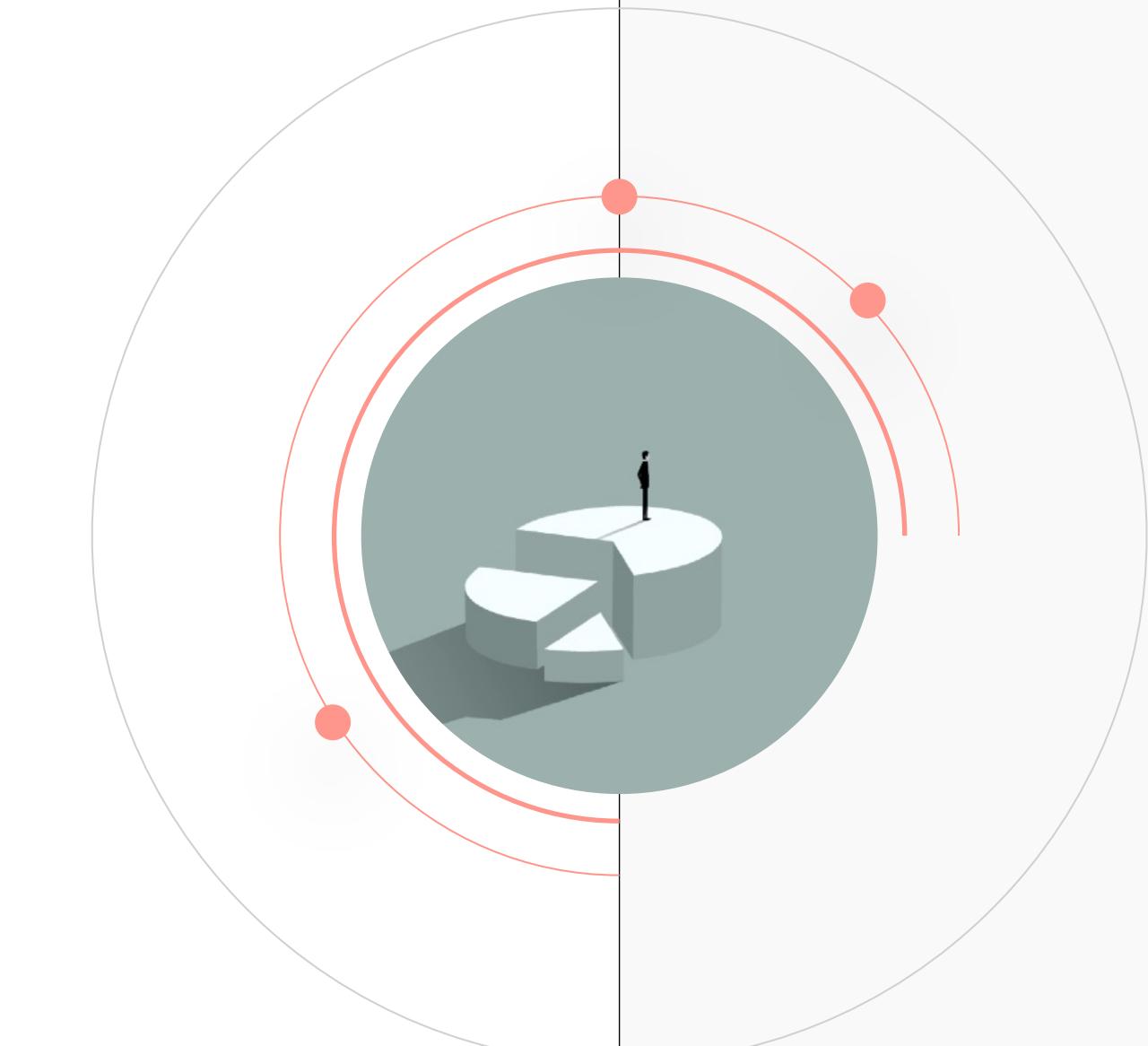
59

SUMMARY

DIVIDEND DISTRIBUTION OVER
THE YEARS (IN MILLION USD)



- EXTRA DIVIDEND PER SHARE
- REGULAR DIVIDEND PER SHARE



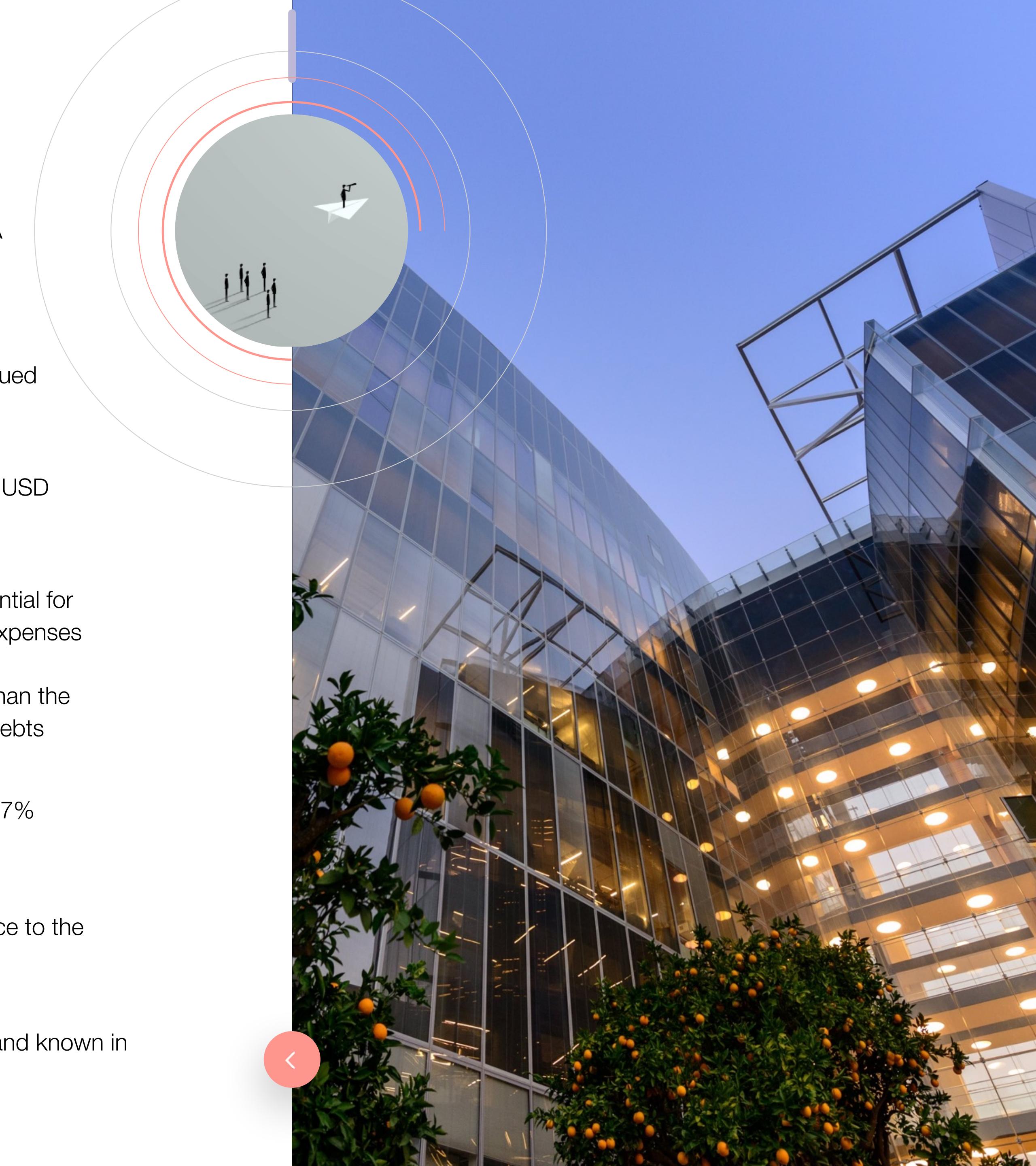
SUMMARY

Accumulated amount
distributed since 2006:

0.9
BILLION USD

OUR STRENGTHS

- 104 income producing properties
- A variety of uses
- Strong tenant mix and wide geographic distribution, managed in a responsible manner
- Managerial ability and the ability to improve assets
- Financial strength and availability for large-scale acquisition transactions
- Effective leverage ratio of 42%
- Financial flexibility and high accessibility to the capital market
- High financial strength (rated AA by Maalot and Midroog)
- All of the Company's assets are unsecured except for assets valued at 2% held with partners
- Credit facilities in the amount of USD 229 million
- The Company has a future potential for additional savings in financing expenses from a recycling of debts at a significantly lower interest rate than the average rate paid currently for debts
- High occupancy over time – 97.7% as of 31.12.19
- Promoting projects with reference to the potential for improvement
- A dividend policy that is stable and known in advance



DISCLAIMER

The presentation does not constitute an offer or an invitation to purchase the Company's securities, and its contents do not constitute a recommendation or opinion or a substitute for the investor's discretion.

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.



DISCLAIMER



ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



CONTACT DETAILS

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS,
OWNERS AND MANAGERS OF OFFICE, RETAIL AND
LOGISTIC REAL ESTATE IN ISRAEL

P +972 3 5760505
F +972 3 5760506

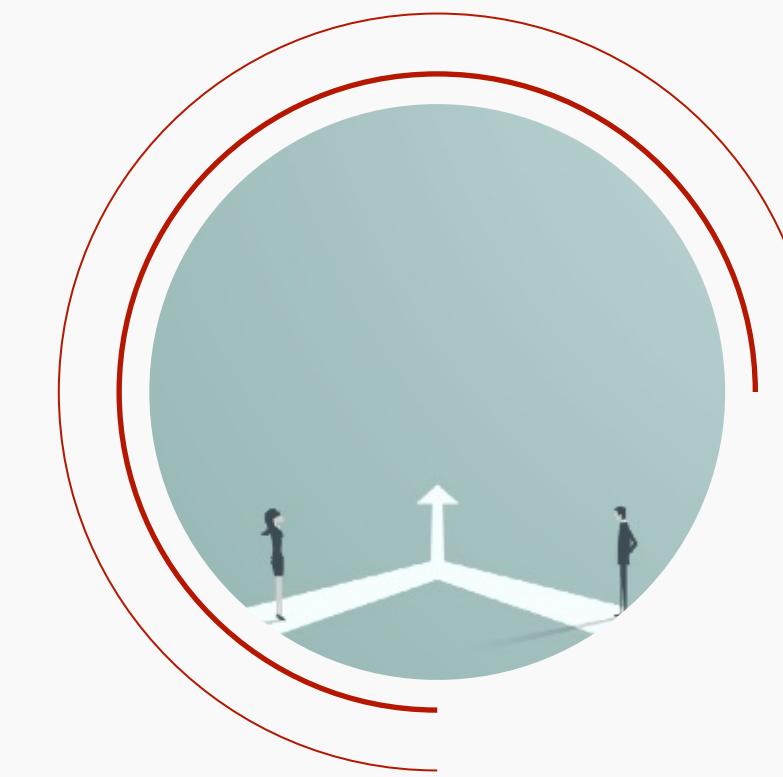
WWW.AMOT.CO.IL

AMOT ATRIUM TOWER
2 JABOTINSKY STREET, RAMAT GAN
ISRAEL
5250501

AMOT INVESTMENTS LTD



 **INTRODUCTION TO**
AMOT
INVESTOR PRESENTATION
MARCH 2020



THANK YOU

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS,
OWNERS AND MANAGERS OF OFFICE, RETAIL AND
LOGISTIC REAL ESTATE IN ISRAEL