



INTRODUCTION TO
AMOT
INVESTOR PRESENTATION
APRIL 2021

COMPANY INFORMATION AS
OF 31 DECEMBER 2020
UNLESS STATED OTHERWISE



CONTENT



START



END

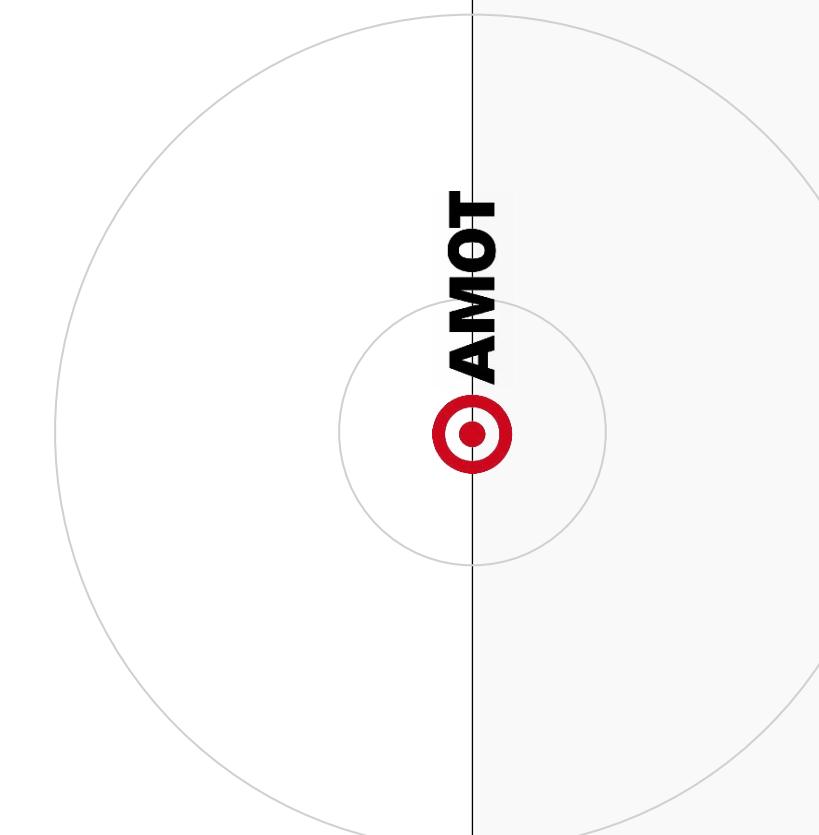
INVESTOR PRESENTATION



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

PRESENTATION
CONTENT



INTRODUCTION

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

**AMOT
INTRODUCTION**



AMOT AT A GLANCE

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

14 BILLION NIS

TOTAL REAL ESTATE VALUE (GAV) - 14 BILLION NIS
ALL LOCATED IN ISRAEL.

72% IN GREATER TEL AVIV

72% OF THE TOTAL OPERATING PROPERTY VALUE IS
LOCATED IN GREATER TEL AVIV AREA.

1.5M SQM

TOTAL AREA: 1,500,000 SQUARE METRES.
APPROXIMATELY 956,000 SQM ABOVE GROUND SPACE AND
553,000 SQM PARKING SPACES.

TEL AVIV 35 / EPRA

ONE OF THE 35 LARGEST COMPANIES ON THE ISRAELI STOCK
EXCHANGE AND INCLUDED IN THE FOLLOWING INDICES:
TEL AVIV 35, TEL-AVIV - REAL ESTATE AND TEL-AVIV - DIVIDEND,
FTSE EPRA NAREIT GLOBAL.

INVESTMENT GRADE CREDIT RATING

THE COMPANY'S BONDS ARE RATED **ILAA/STABLE** BY S&P MAALOT
AND **ILAA2/STABLE** BY MOODY'S MIDROOG (ISRAELI SCALE).

LONG TERM COMMITTED SHARE HOLDER

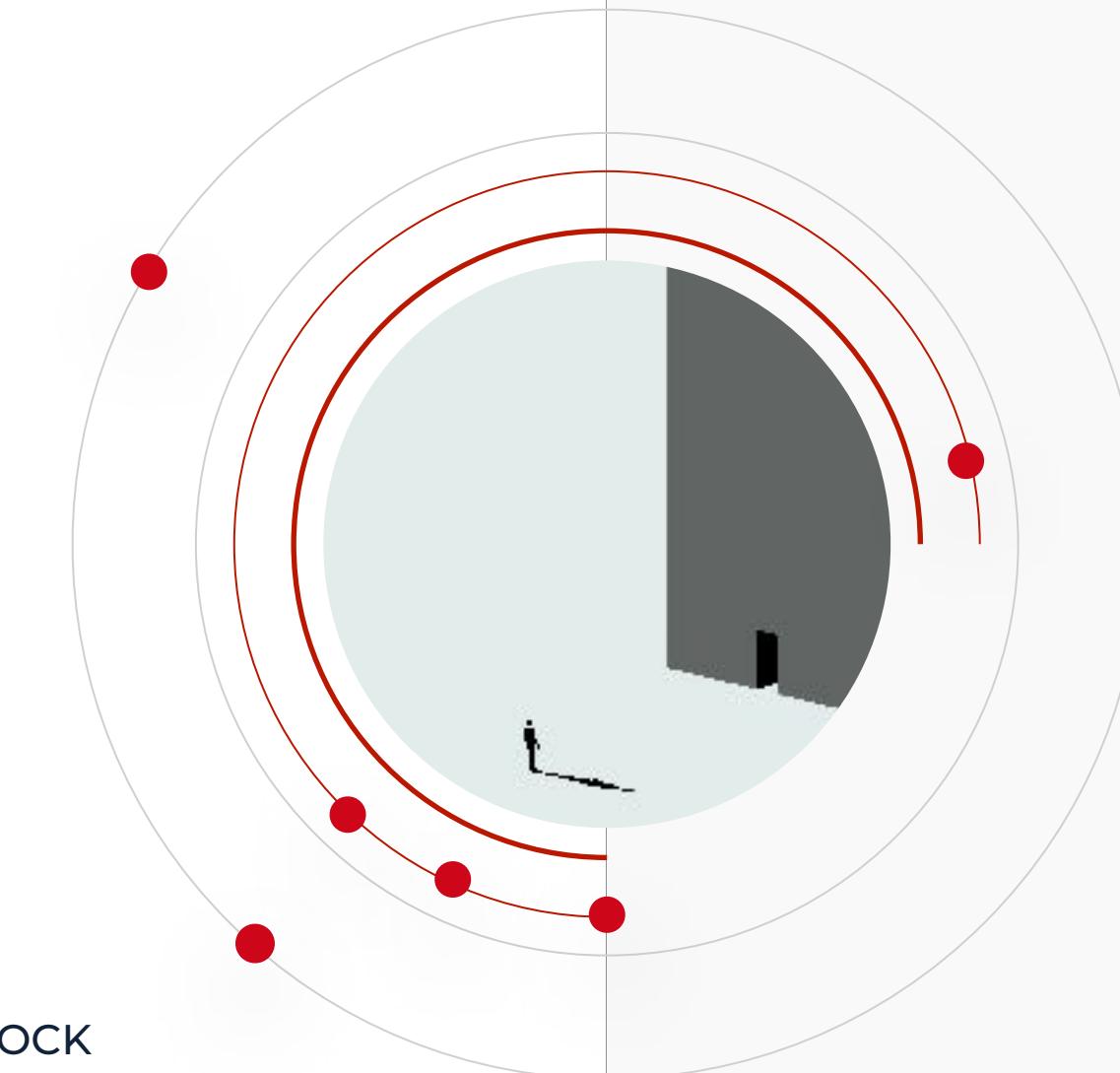
57% OWNED BY **ALONY HETZ**, A LEADING REAL ESTATE GROUP
WITH EXTENSIVE TRACK RECORD IN COMMERCIAL REAL ESTATE.

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



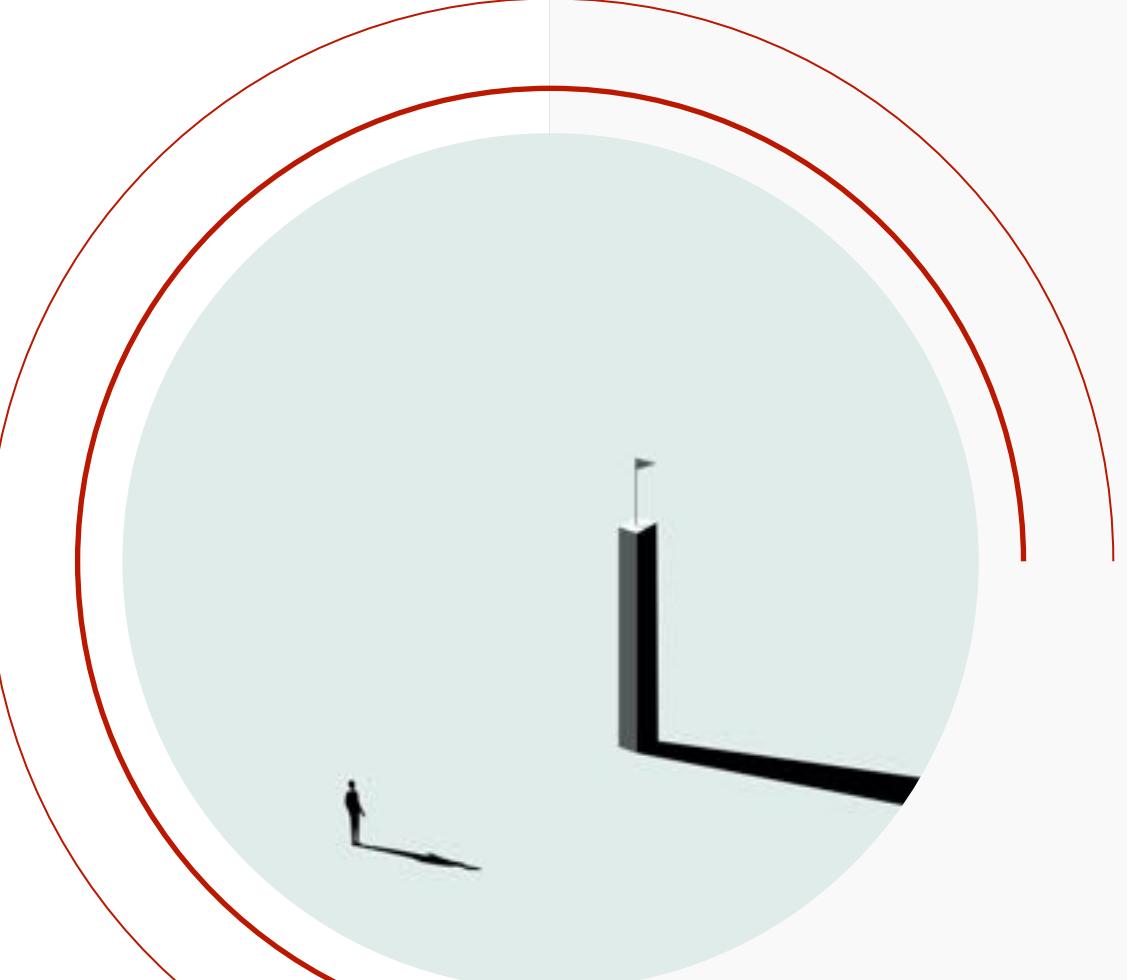
AMOT
INTRODUCTION

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WHY AMOT?

KEY INVESTMENT HIGHLIGHTS



- 1 ATTRACTIVE ISRAELI ECONOMIC ENVIRONMENT COUPLED WITH STRONG LOCAL REAL ESTATE FUNDAMENTALS.
- 2 PORTFOLIO FOCUSED ON GREATER TEL AVIV REGION, ISRAEL'S GROWTH ENGINE.
- 3 HIGH QUALITY PORTFOLIO OF PROPERTIES, FOCUSED ON OFFICE, LOCATED IN PRIME LOCATIONS.
- 4 STRONG DEMAND FROM A DIVERSE SET OF INTERNATIONAL AND LOCAL TENANTS.
- 5 PREEMINENT DEVELOPER WITH A ROBUST PIPELINE TO FUEL GROWTH.
- 6 TOP-RATED FINANCIAL POSITION.
- 7 PROVEN TRACK RECORD OF DELIVERING SHAREHOLDER VALUE.
- 8 QUARTERLY DIVIDEND DISTRIBUTION ACCORDING TO A CLEAR DIVIDEND POLICY.



Key investment highlights



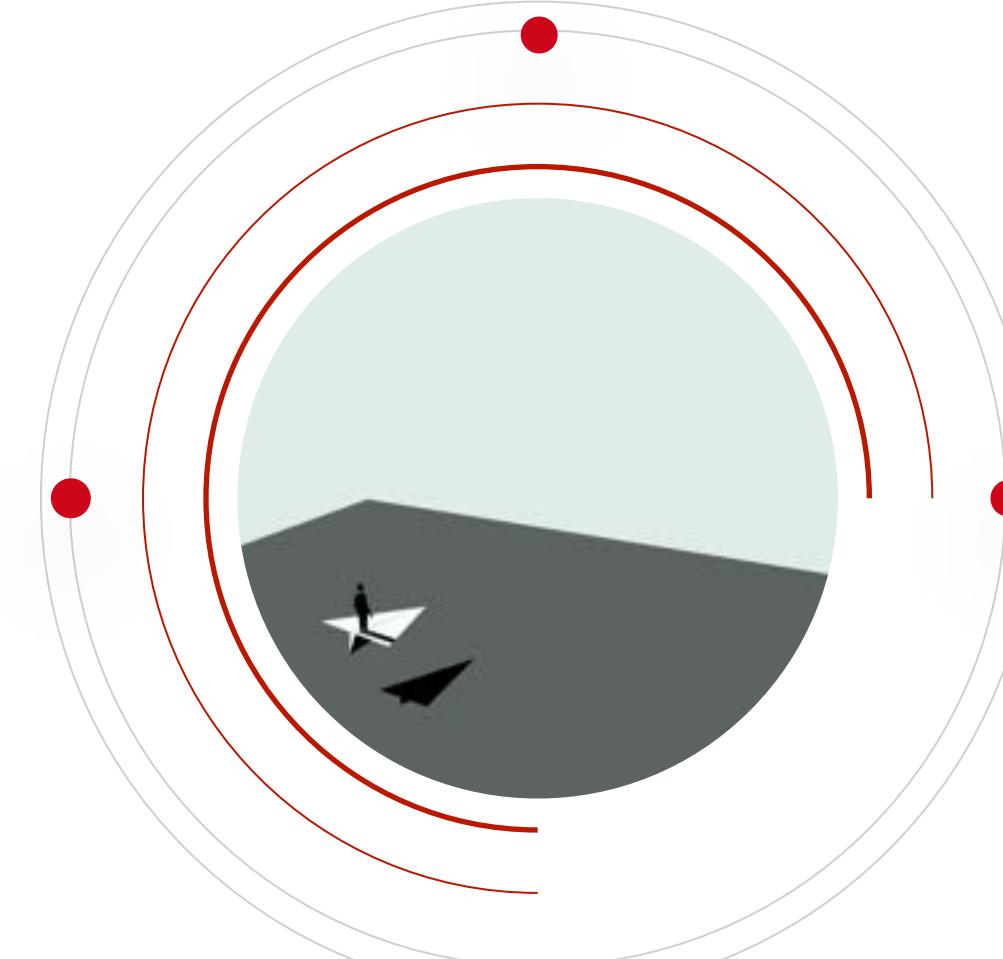
ENVIRONMENT

SUPPORTIVE MACRO
ENVIRONMENT AND LOCAL
REAL ESTATE
FUNDAMENTALS

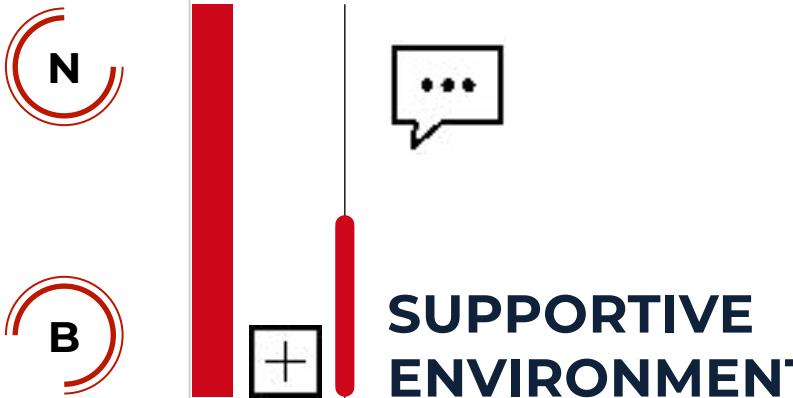
**SUPPORTIVE MACRO
ENVIRONMENT**

EXPOSURE TO THE LEADING ISRAELI ECONOMY

ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB

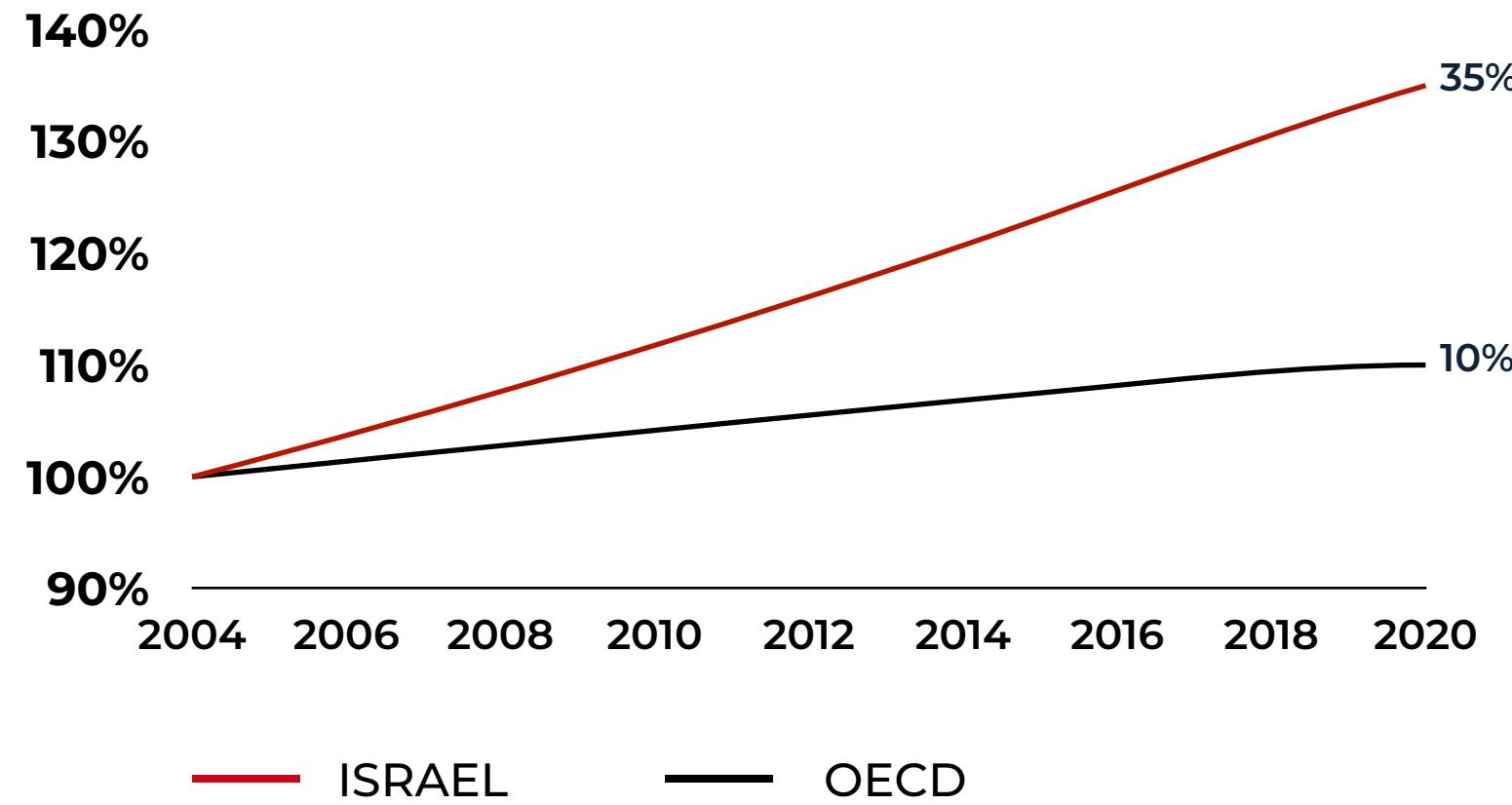


ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB

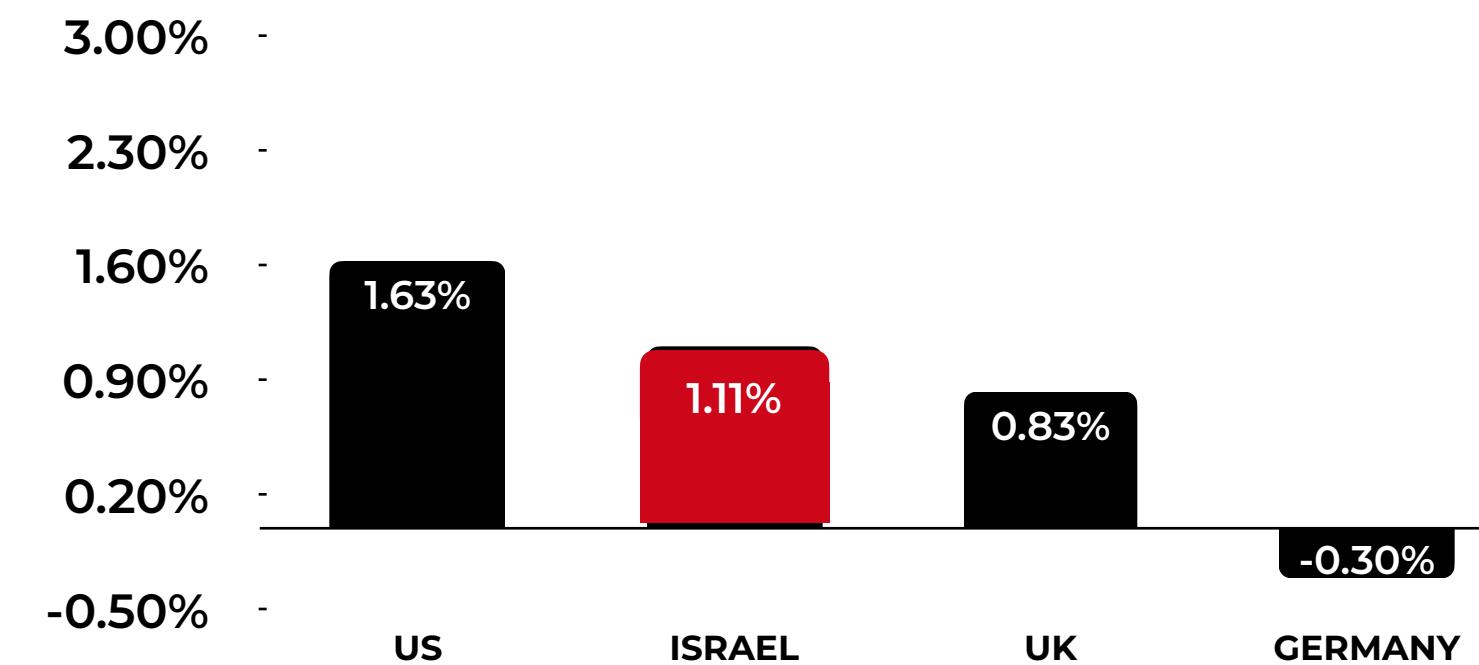


IMPRESSIVE ECONOMIC FUNDAMENTALS

ROBUST POPULATION GROWTH (INDEXED-BASED AT 100%)



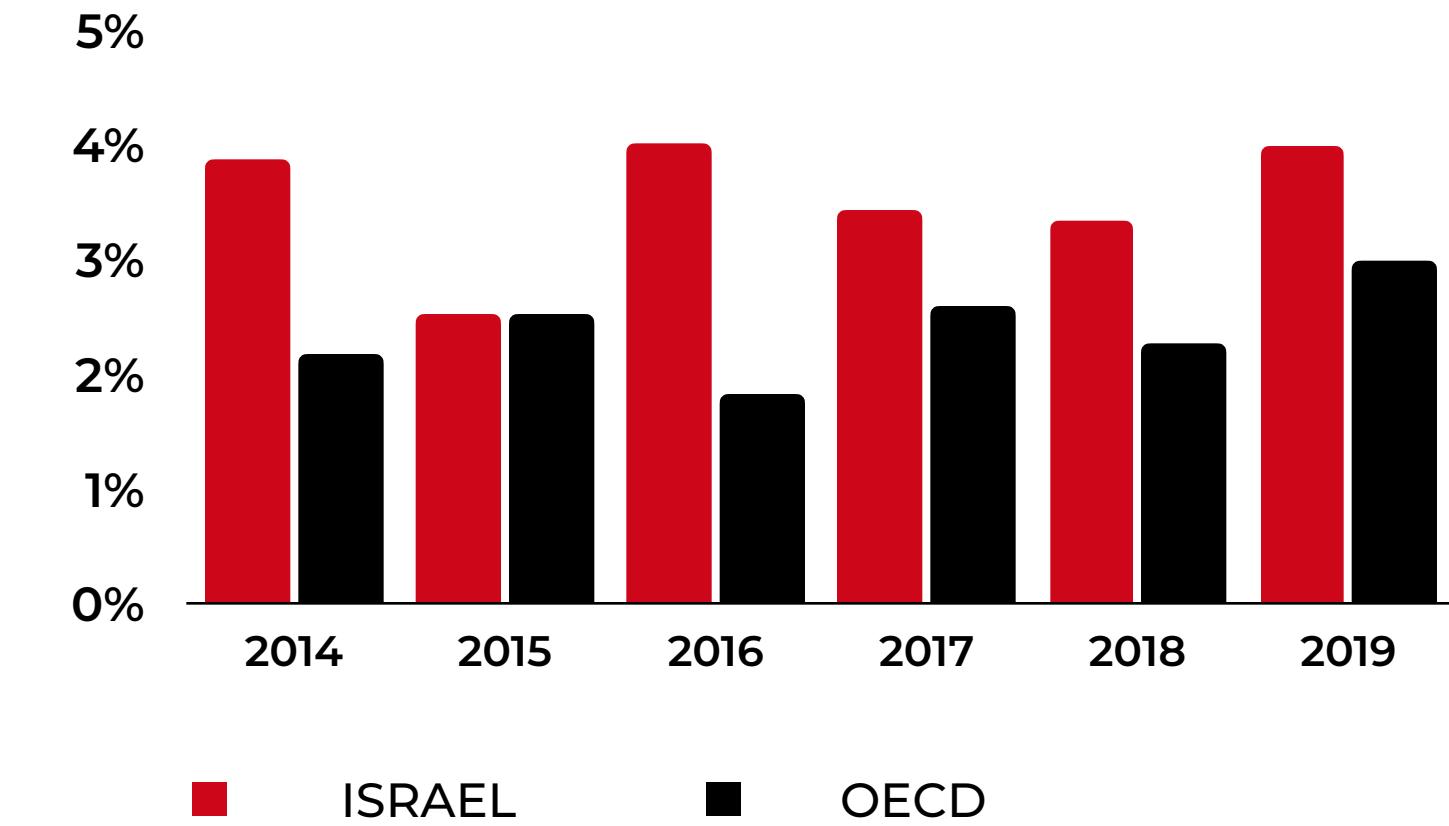
LOW INTEREST RATES (%) ⁽¹⁾



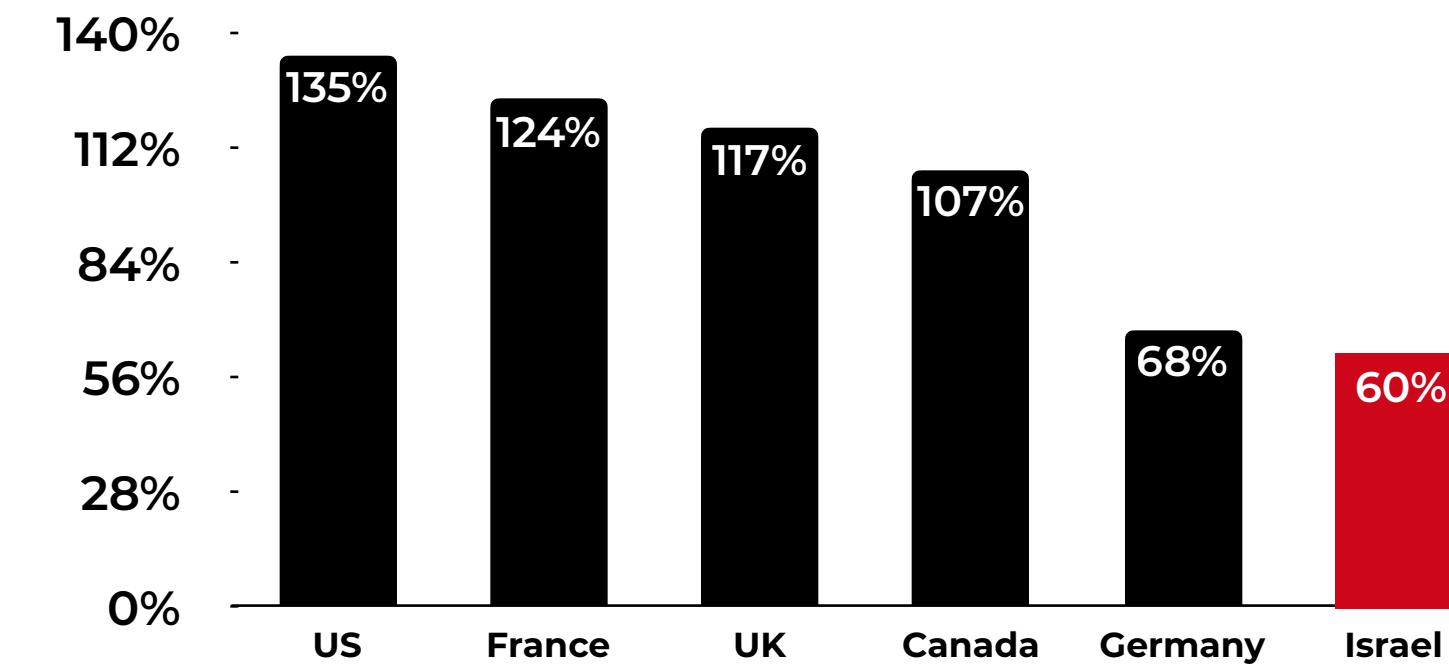
(1) 10 YEARS GOVERNMENT BOND YIELDS

(2) SOURCES: OECD DATABASE, CENTRAL BANK AND FINANCIAL WEBSITE, BANK OF ISRAEL, FACTSET AS OF 12 MARCH 2021

SUPERIOR GDP GROWTH (% PER YEAR)

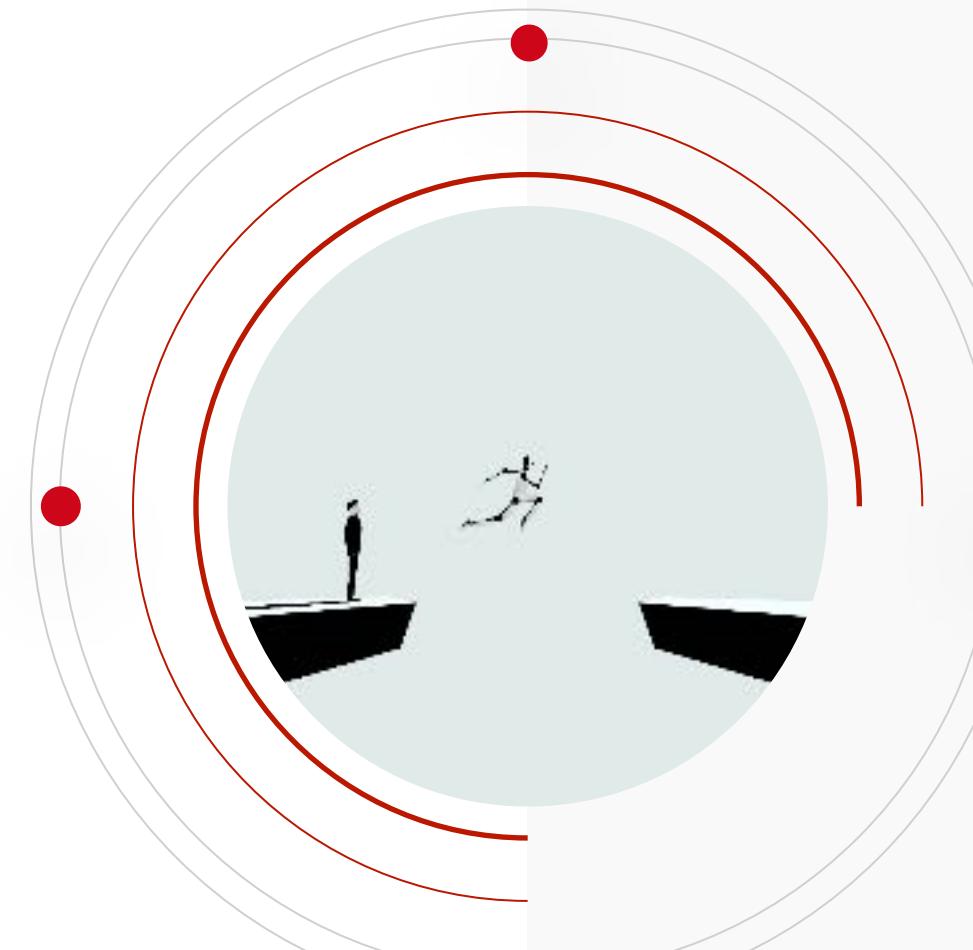


PUBLIC DEBT AS % OF GDP (2019)



EXPOSURE TO THE LEADING ISRAELI ECONOMY

ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB



ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB



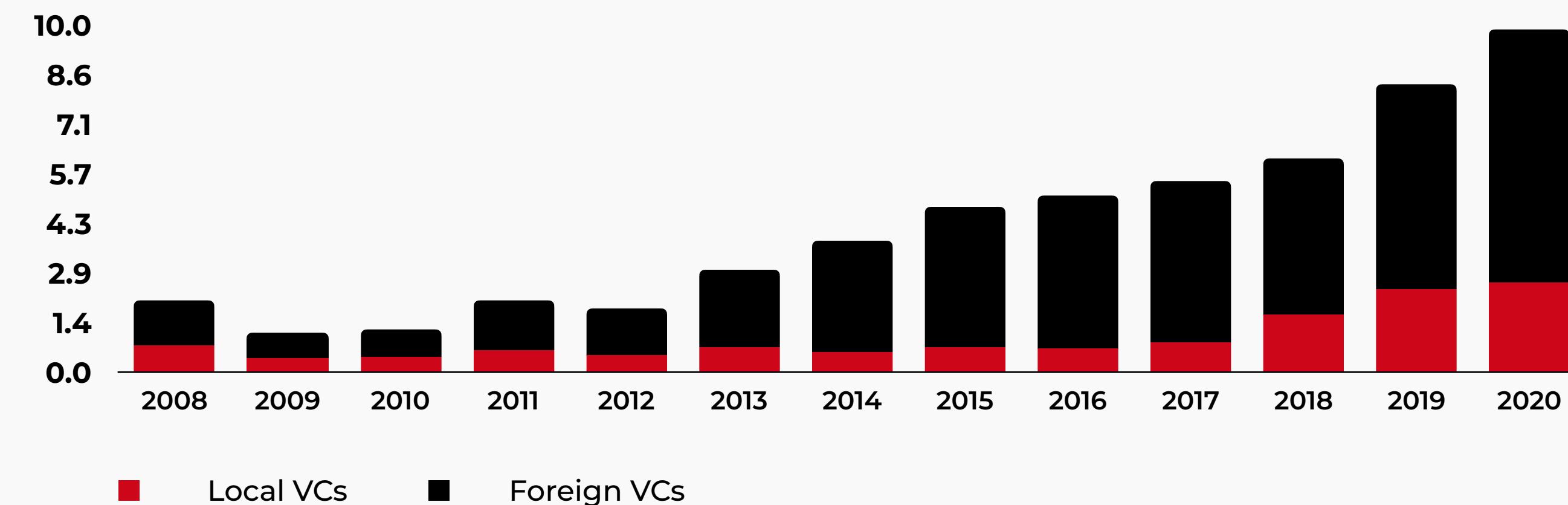
SUPPORTIVE ENVIRONMENT

INTRODUCTION



GLOBAL TECHNOLOGY HUB

GROWING VC INVESTMENTS IN ISRAEL (\$,BN)

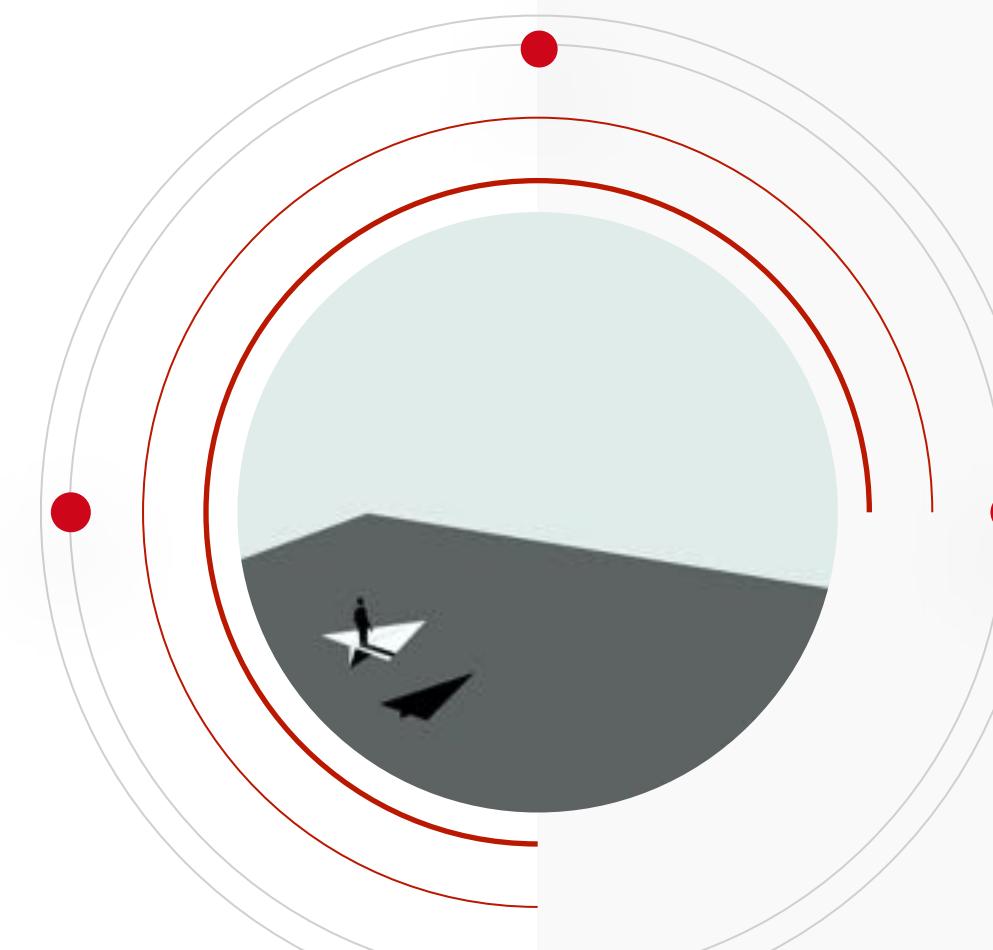


MAJOR TECH COMPANIES WITH R&D CENTRES IN ISRAEL



SOURCES: IVC, MINISTRY OF ECONOMY AND INDUSTRY

COVID-19 STATUS IN ISRAEL

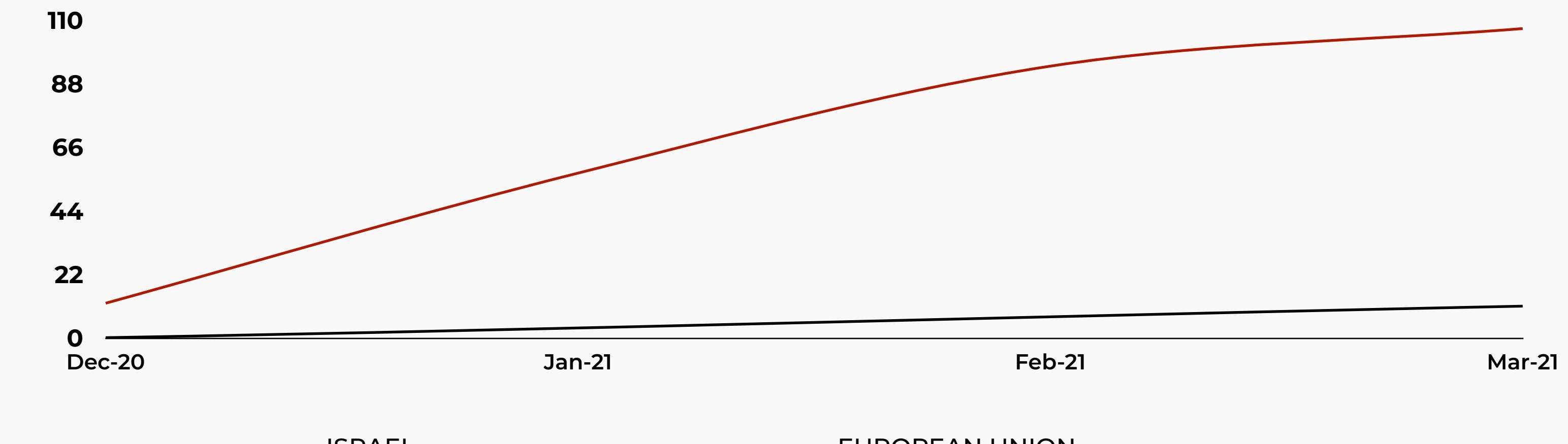


**SUPPORTIVE
ENVIRONMENT**

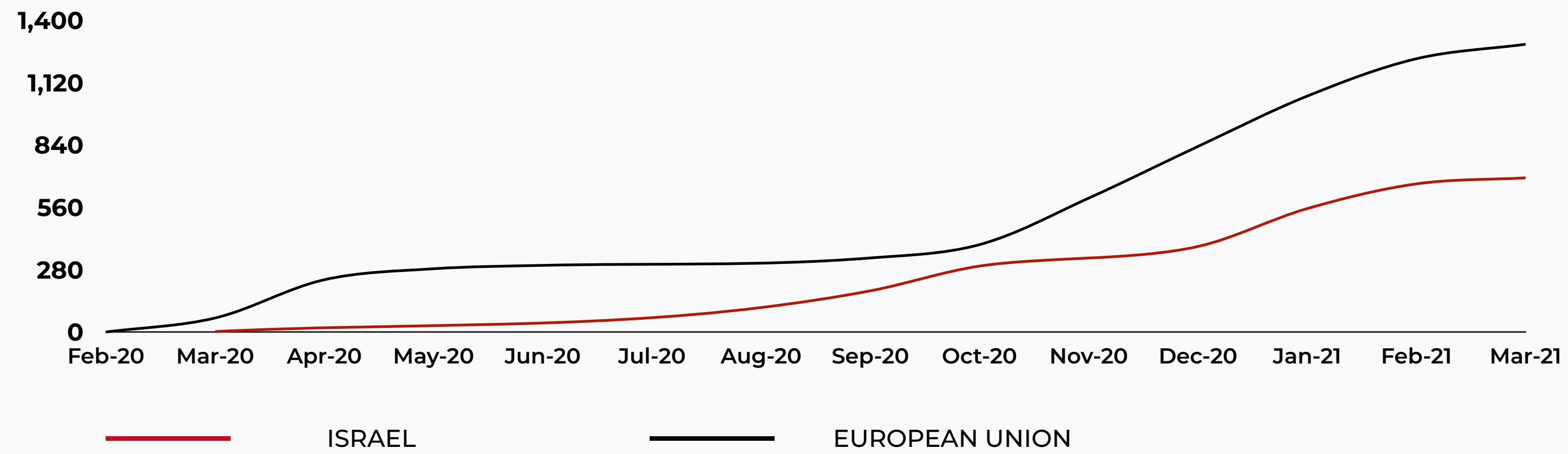


COVID-19 STATUS IN ISRAEL

CUMULATIVE COVID-19 VACCINATION DOSES ADMINISTERED PER 100 PEOPLE

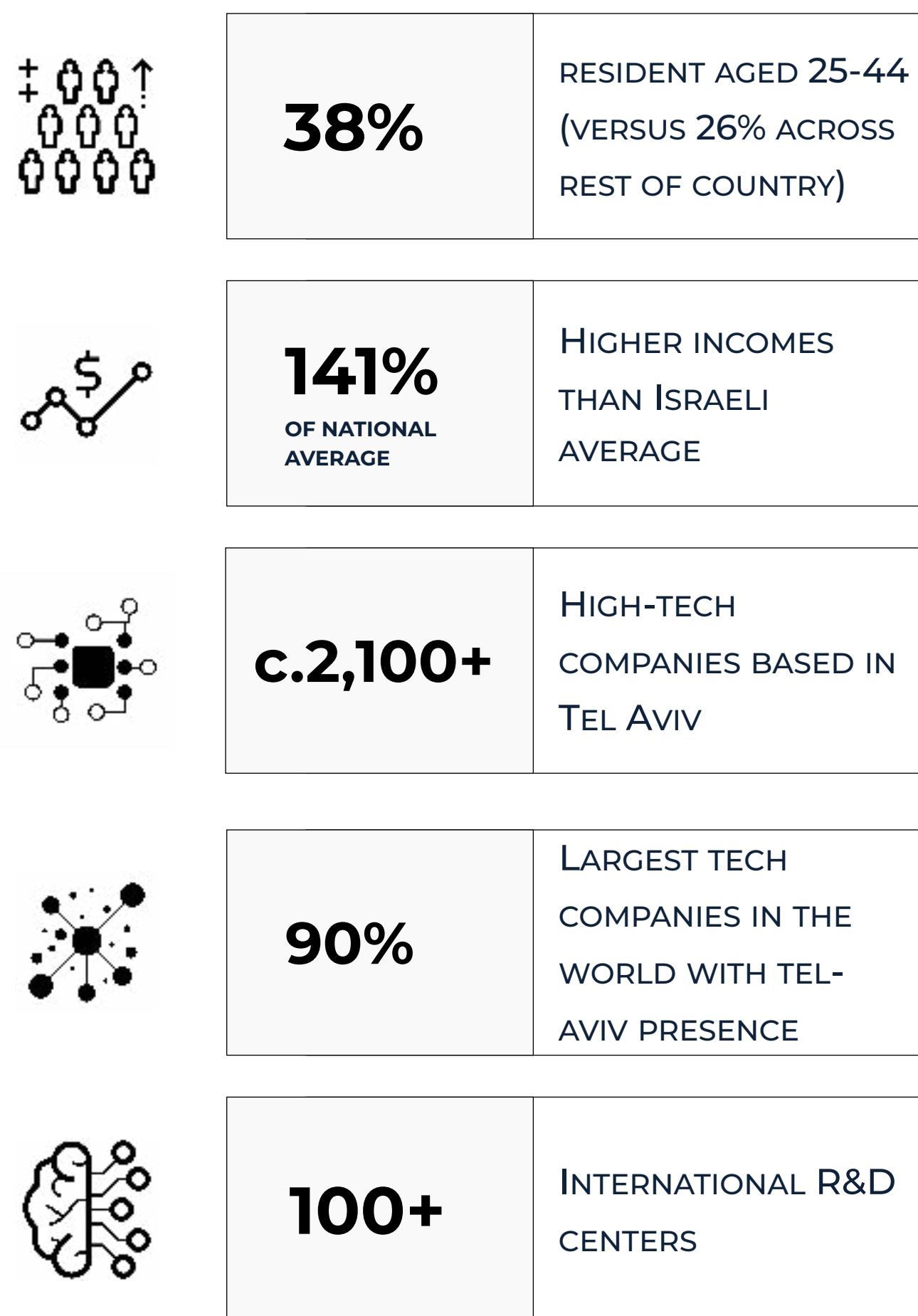


CUMULATIVE CONFIRMED COVID-19 DEATHS PER MILLION PEOPLE



SOURCE: OUR WORLD IN DATA

TEL AVIV - KEY HIGHLIGHTS



SOURCE: TEL AVIV STATISTICAL YEARBOOK, IVC, TEL AVIV STARTUP CITY REPORT



TEL AVIV AS A GLOBAL BUSINESS DESTINATION

TEL AVIV AS ISRAEL'S GROWTH ENGINE



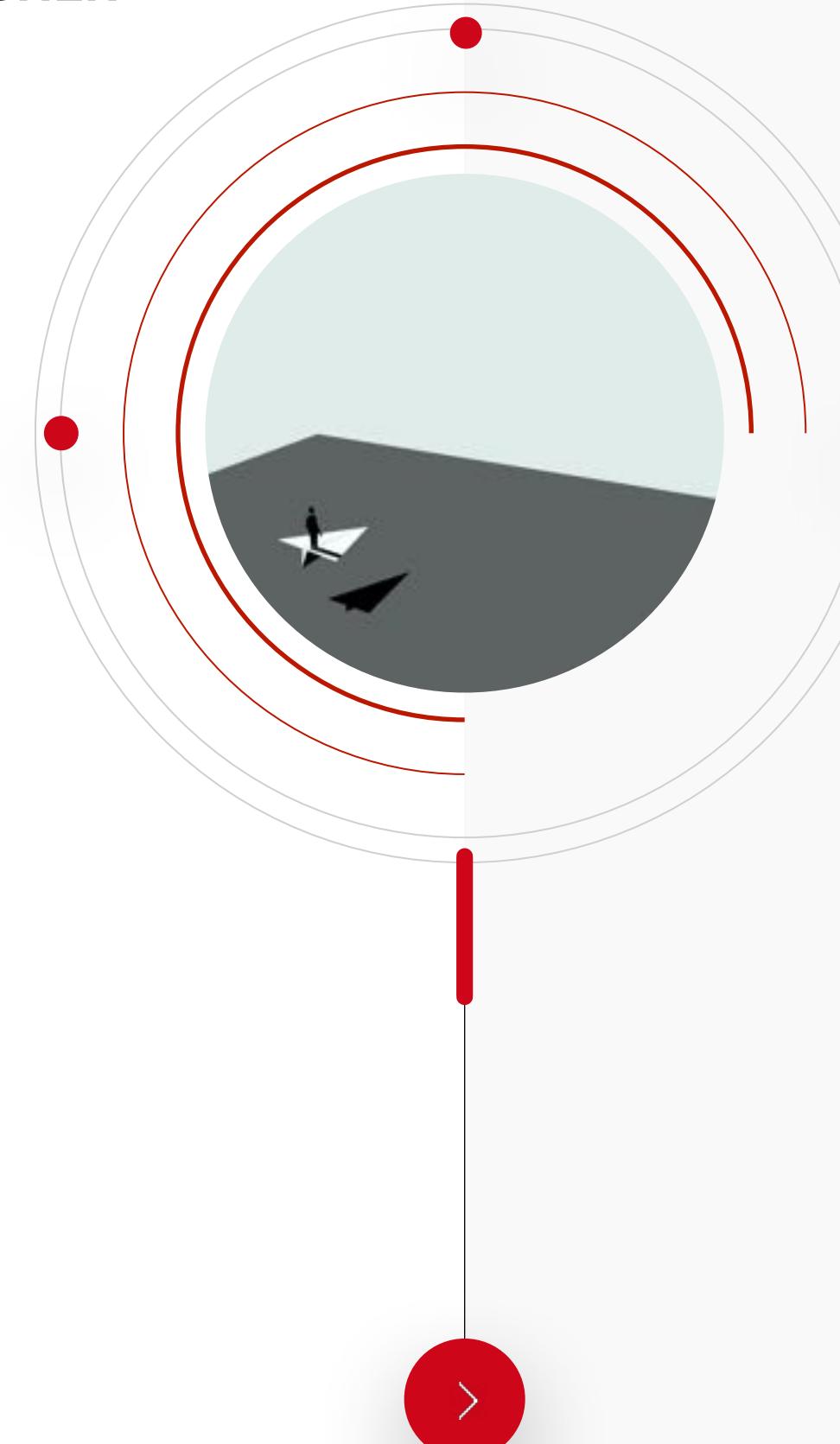
SUPPORTIVE ENVIRONMENT

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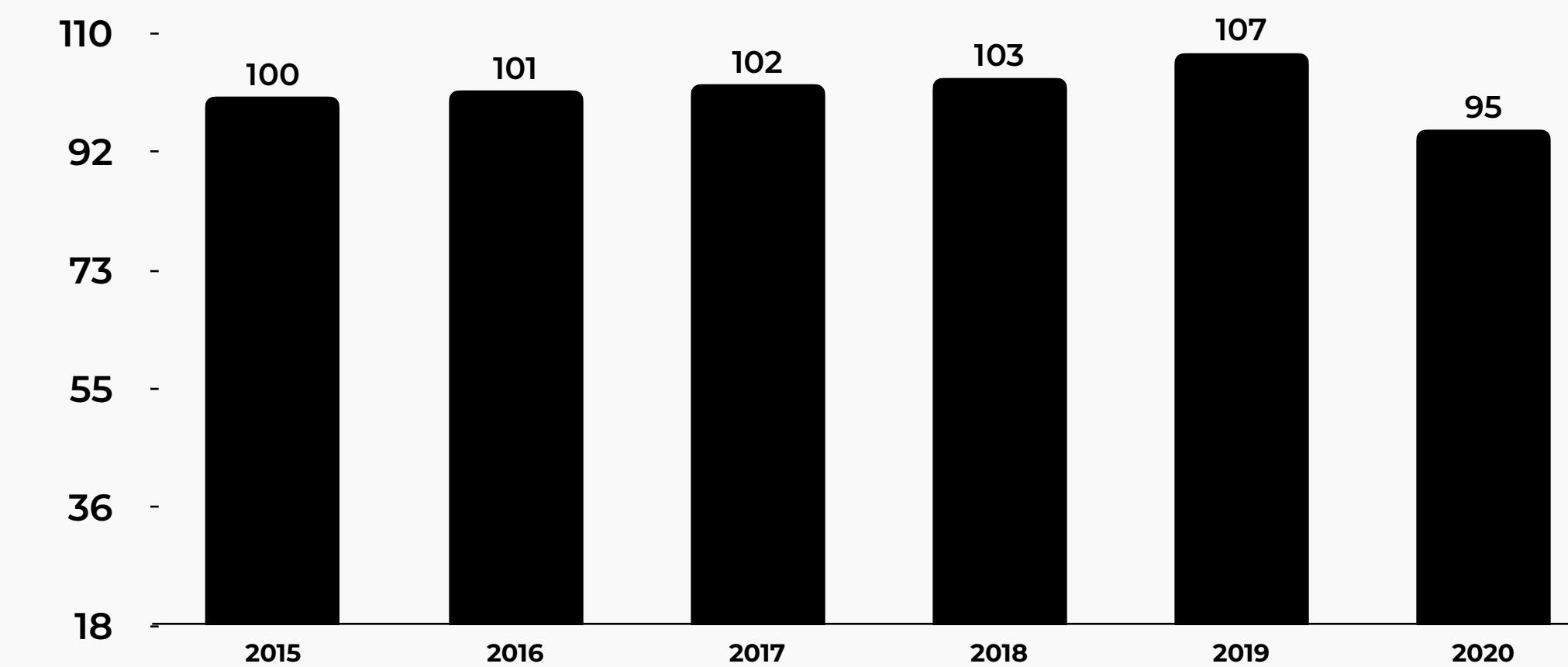
AMOT INVESTMENTS

ATTRACTIVE TEL AVIV OFFICE MARKET FUNDAMENTALS

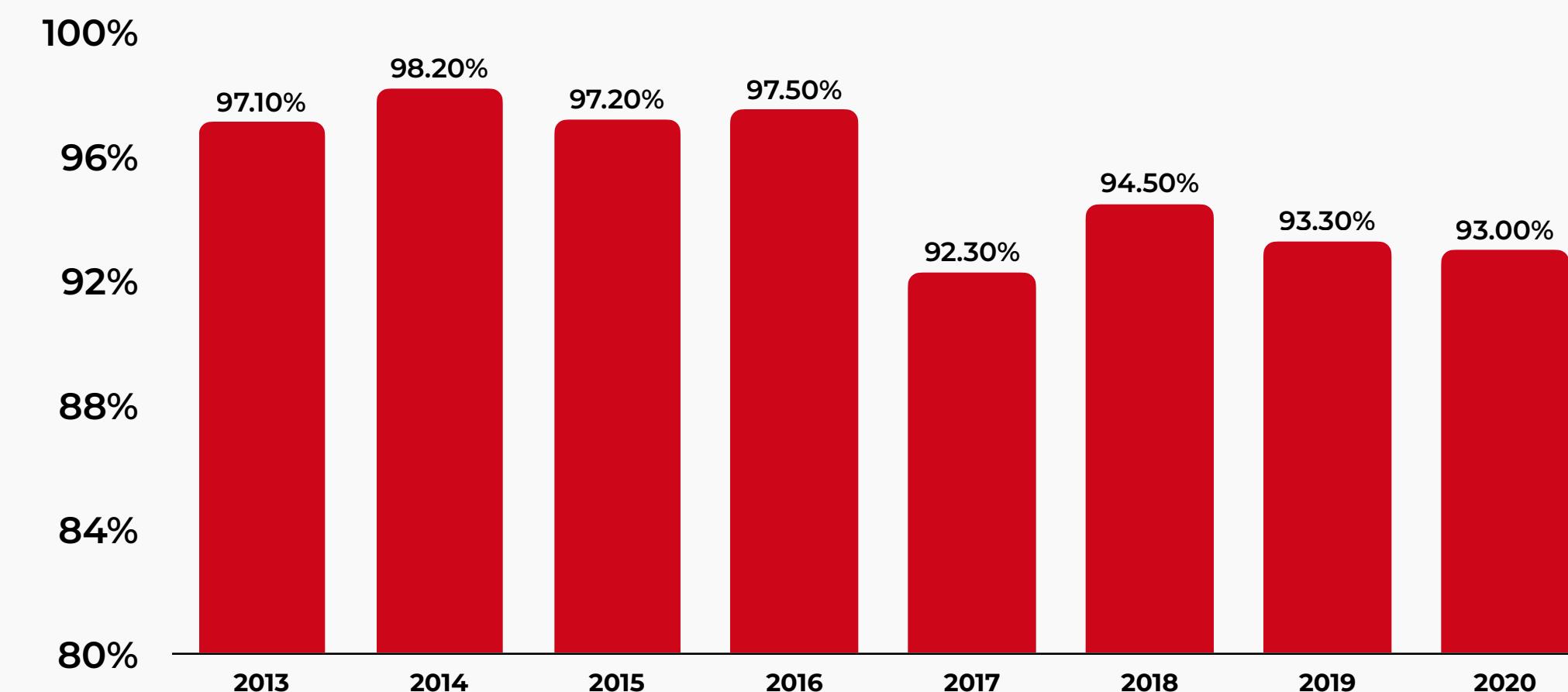
**STRONG TENANT DEMAND
WITH LIMITED NEAR TERM.
NEW SUPPLY DRIVING
RENTS HIGHER**



RENT PER SQM. PER MONTH (NIS)

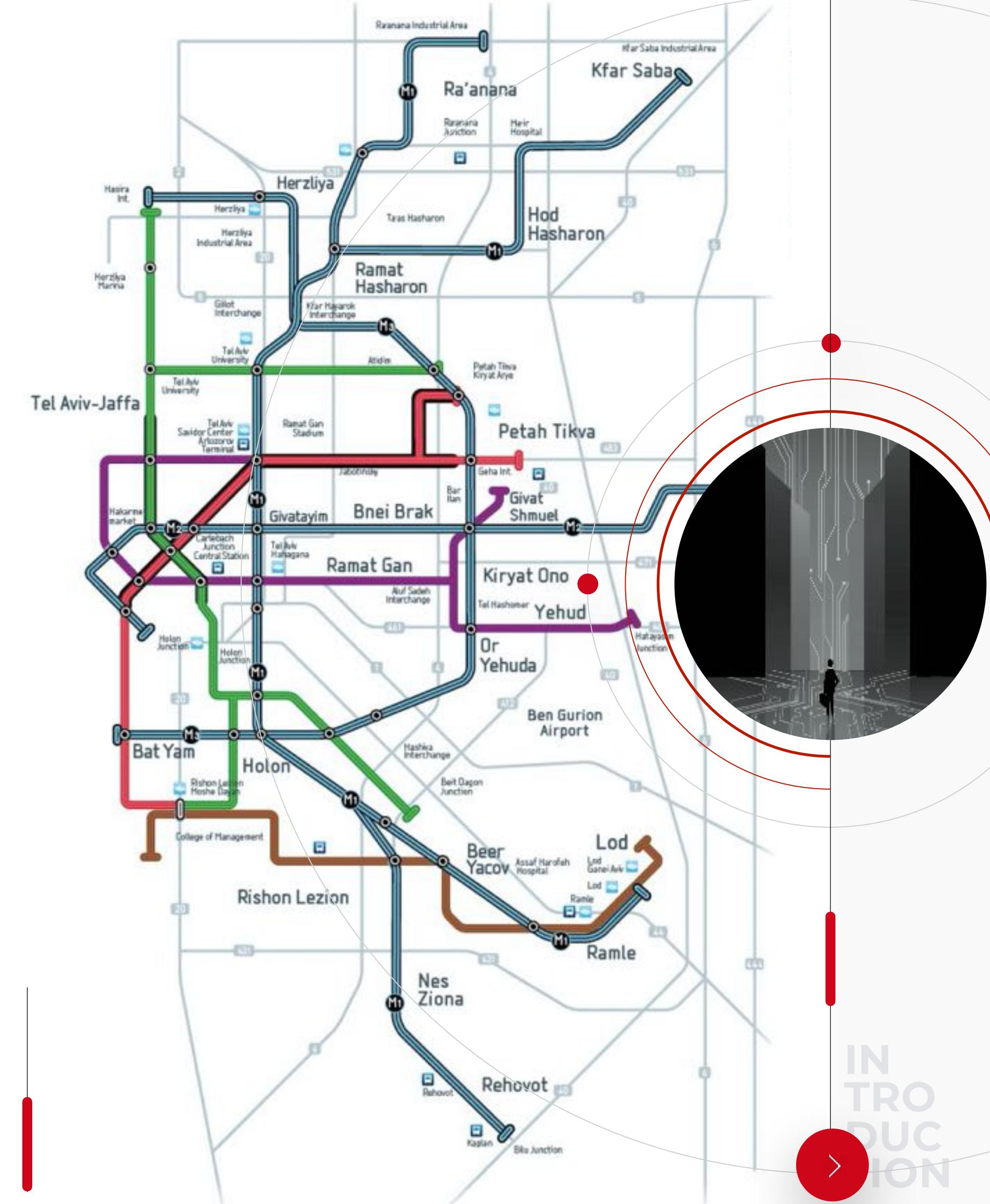


TEL AVIV - AVERAGE OFFICE OCCUPANCY (%)



SOURCE:
CBRE - INTRODUCTION TO COMMERCIAL REAL ESTATE IN ISRAEL (DECEMBER 2020)

FUTURE PUBLIC TRANSPORT LINKS

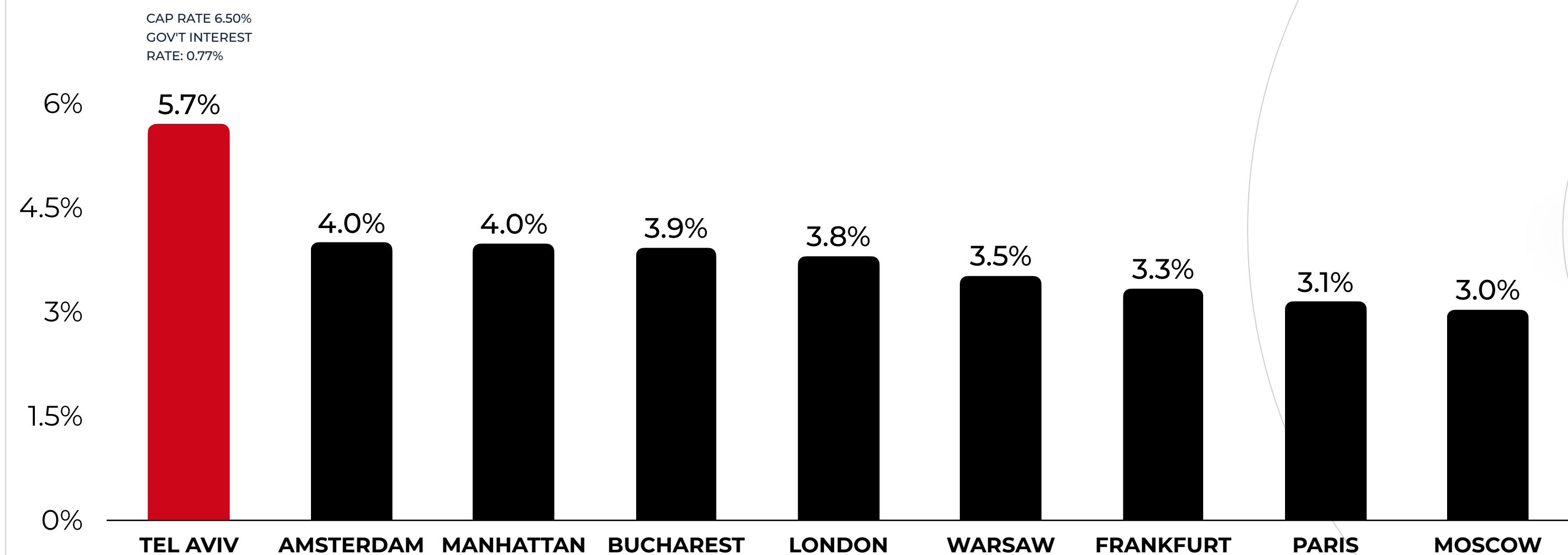


TEL AVIV TO SIT AT THE CROSSROADS OF A FUTURE TRANSPORTATION NETWORK

ISRAELI GOVERNMENT TO INVEST OVER 150 BILLION NIS OVER THE NEXT SEVERAL YEARS, TO PROMOTE AND DEVELOP THE TRANSPORT INFRASTRUCTURE IN THE TEL AVIV METROPOLITAN AREA, INCLUDING SEVERAL LIGHT RAIL LINES AND METRO LINES CONNECTING TEL AVIV CBD TO SURROUNDING SUBURBS.



SUPPORTIVE
ENVIRONMENT



NOTE

1 Cap rate spread defined as prime CBD office cap rates / yields less the applicable 10-year benchmark government bond yield

SOURCE

Cushman & Wakefield, CBRE, JLL; the office market in the shadow of covid-19 feb 2021 (Hebrew version);Factset as of 12 March 2021

EXPOSURE TO THE ATTRACTIVE ISRAELI REAL ESTATE SECTOR

SIGNIFICANT GAP BETWEEN HIGH CAP RATES AND LOW INTEREST RATES SUPPORT AN ATTRACTIVE RETURN ON EQUITY FOR REAL ESTATE INVESTORS



IN
TRO
DUC
ION



SUPPORTIVE ENVIRONMENT



PORTFOLIO

OFFICE AND INDUSTRIAL
LED PORTFOLIO; RETAIL
LARGELY COMPRISED OF
CENTRES IN HIGH QUALITY
LOCATIONS

**HIGH QUALITY
PORTFOLIO**

N

B

AMOT'S LEADING REAL ESTATE PORTFOLIO

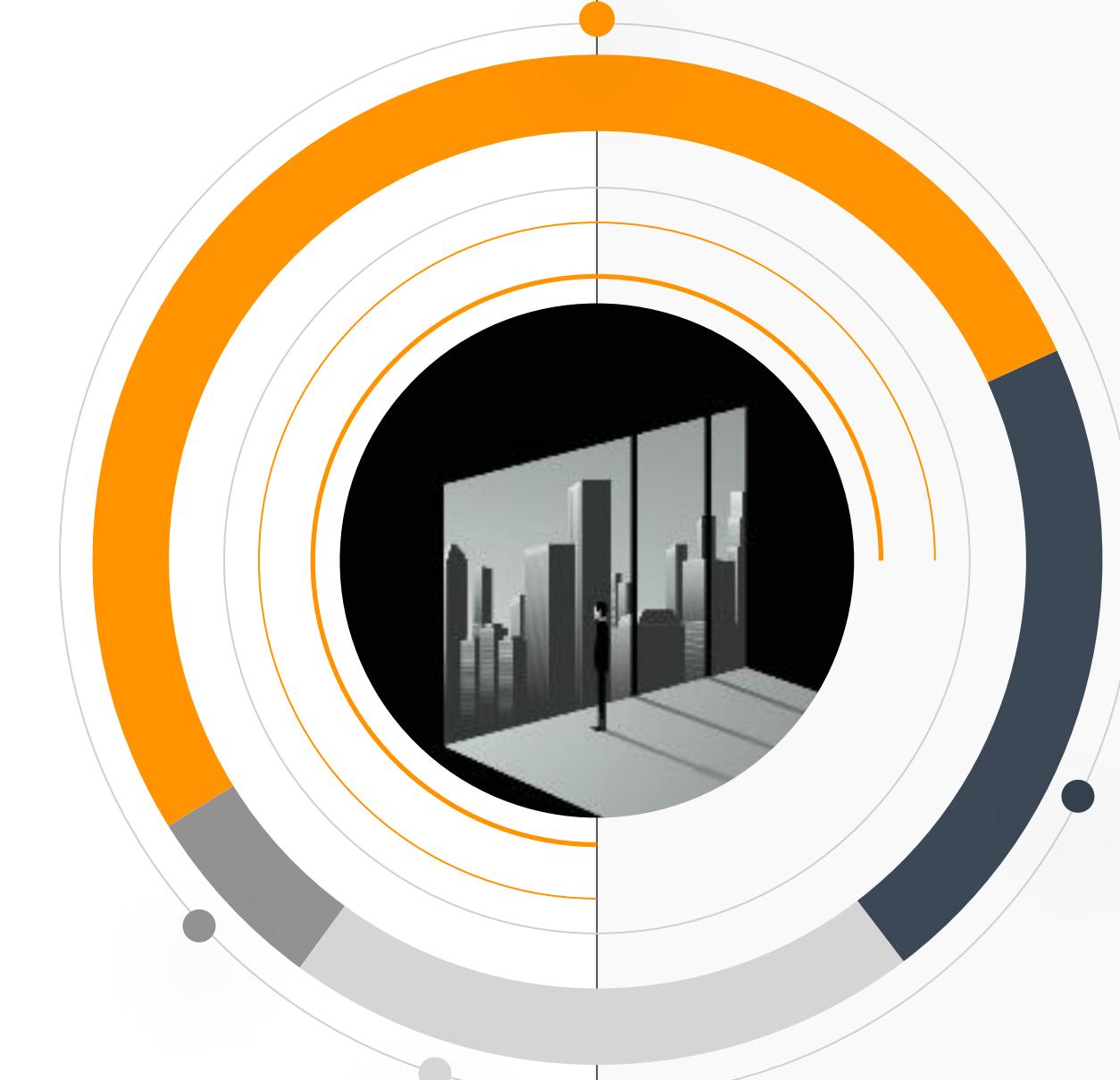
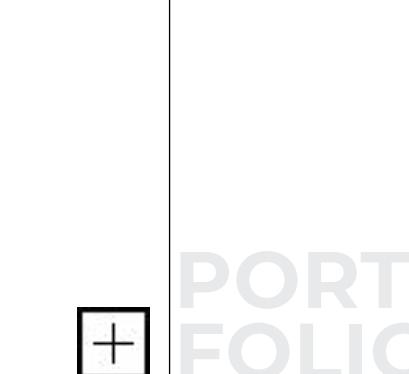
OFFICE FOCUS PORTFOLIO

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INCOME-PRODUCING PROPERTY VALUE AS OF: 31/12/2020



* INCLUDING ESSENTIAL RETAIL (7%) SUCH AS PHARMACIES, CLINICS AND BANKS



TOTAL PROPERTY VALUE IN MILLION NIS:

13,941

INCLUDING PROJECTS UNDER DEVELOPMENT

OFFICE AND INDUSTRIAL LED PORTFOLIO; RETAIL LARGELY COMPRISED OF CENTRES IN HIGH QUALITY LOCATIONS



HIGH QUALITY PORTFOLIO

FOCUS ON GREATER TEL AVIV AND SURROUNDING METRO AREA

AMOT'S PORTFOLIO IS FOCUSED ON GREATER TEL AVIV AND ITS IMMEDIATE SURROUNDINGS ("GUSH DAN"), THE BOOMING EPICENTRE OF ISRAEL

FAIR VALUE BY LOCATION INCOME-PRODUCING PROPERTY

TEL AVIV METROPOLIS

36%

GUSH DAN SURROUNDINGS

36%

OTHER AREAS

28%

GREATER
TEL AVIV
72%

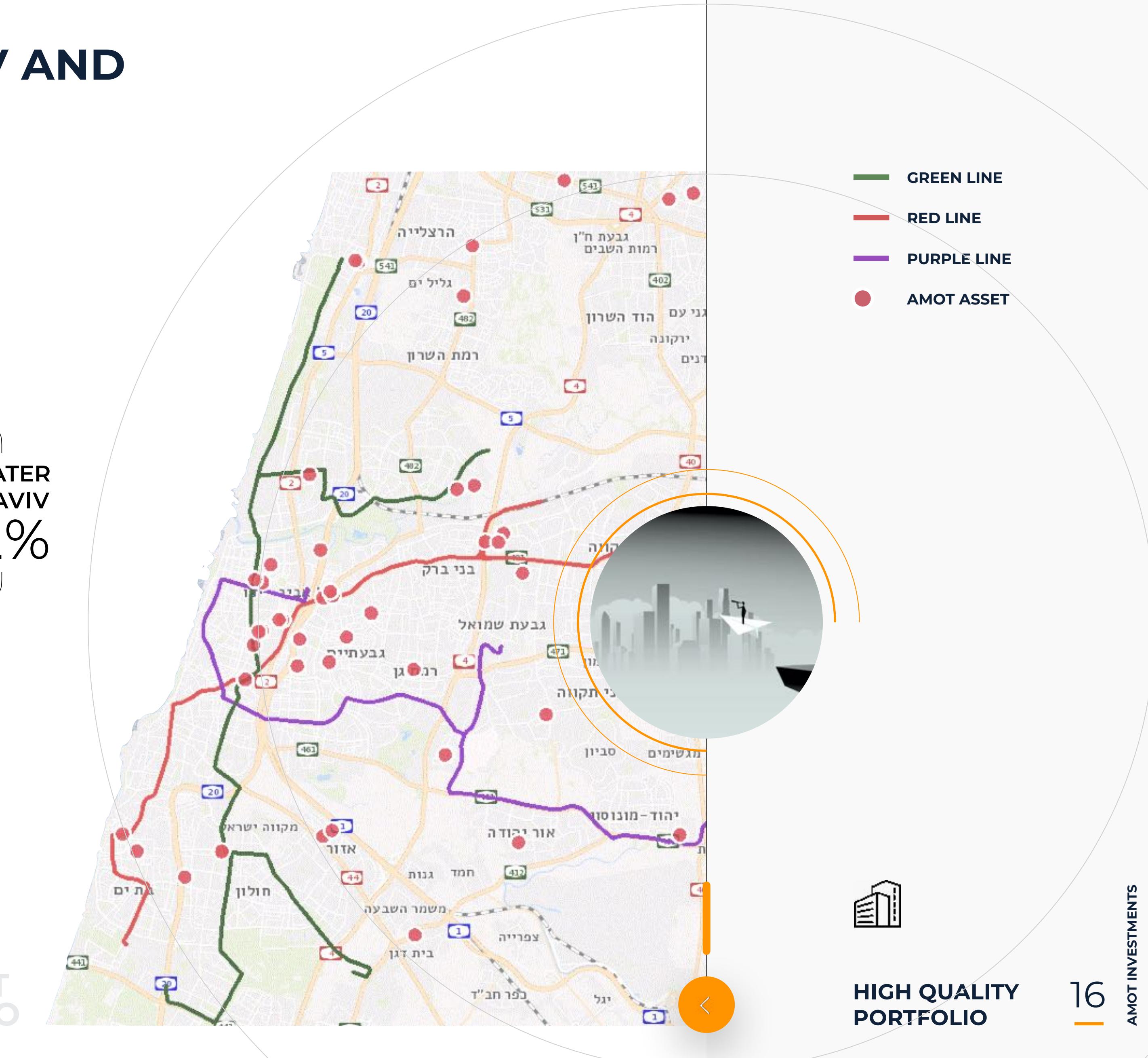
VALUE IN MILLION NIS:

12,651

INCOME-PRODUCING
PROPERTY VALUE AS OF:

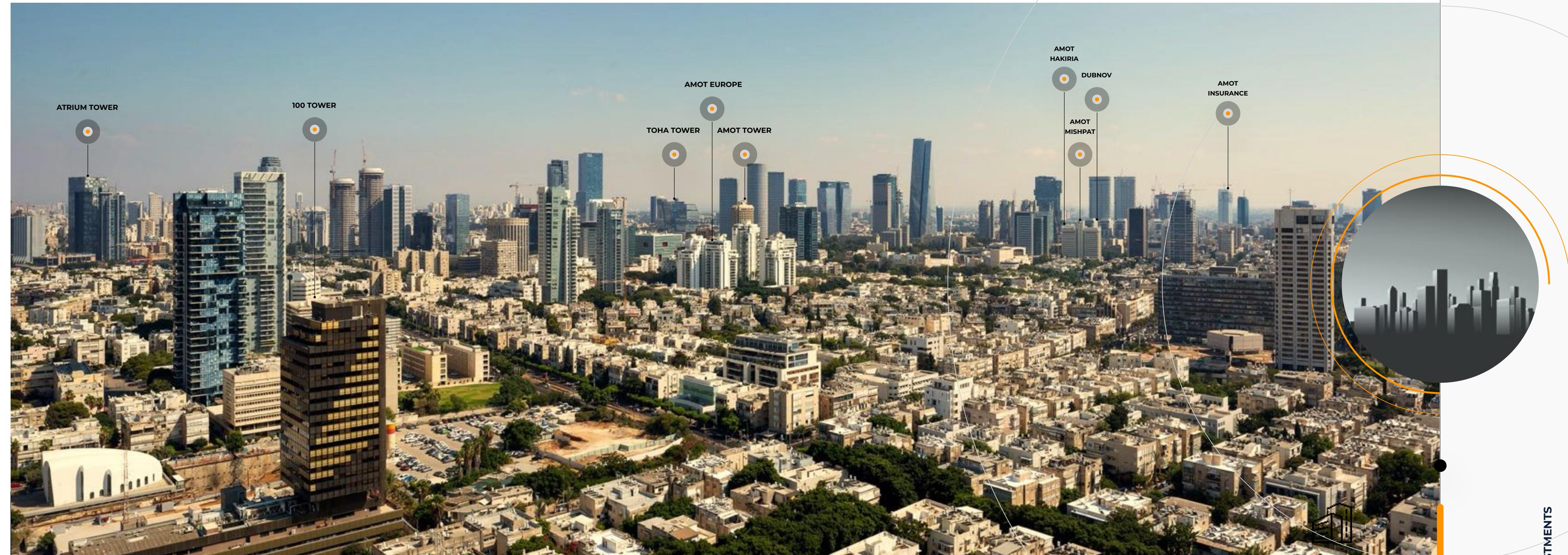
31/12/2020

PORT
FOLIO



AMOT ACROSS THE TEL AVIV SKYLINE

AMOT OWNS SEVERAL MARQUEE BUILDINGS THAT STAND OUT AMIDST THE TEL AVIV SKYLINE





atrium tower

LOCATION

TEL AVIV
METROPOLIS

MAIN USE

OFFICES

AMOT'S SHARE

100%

AREA

57,000 SQM

FAIR VALUE

1,482M
NIS
INCLUDING AMOT'S FLOOR 31.12.2020

OCCUPANCY

95%

REP. NOI

91
MILLION NIS
INCLUDING AMOT'S FLOOR

YIELD ON COST

>10%

OFFICES CASE
STUDY

DEVELOPMENT AT
ATTRACTIVE YIELD
ON COST



HIGH QUALITY
PORTFOLIO



TOHA 1 TOWER

LOCATION

TEL AVIV
METROPOLIS

MAIN USE

OFFICES

AMOT'S SHARE

50%

AREA

100% 57,000 SQM

FAIR VALUE

100% AS OF 31.12.2020 1,542M
NIS

OCCUPANCY

96.5%

NOI

2020 100% 90
MILLION NIS

YIELD ON COST

>10%

OFFICES CASE STUDY

DEVELOPMENT AT
ATTRACTIVE YIELD
ON COST



HIGH QUALITY
PORTFOLIO



AMOT S.L.A. (TEVA)

LOCATION SHOHAM

(28KM FROM CENTRAL TEL-AVIV)

MAIN USE LOGISTICS

AMOT'S SHARE 100%

AREA 50,000 SQM

FAIR VALUE 451M
11.2019 NIS

OCCUPANCY 100%

NOI 22
2020 MILLION NIS

ADDITIONAL UNUSED BUILDING RIGHTS

LOGISTICS CASE STUDY



**HIGH QUALITY
PORTFOLIO**

INT'L MATURE TECHNOLOGY COMPANIES AND GROWTH TECH BUSINESSES



EMBASSIES / CONSULATES



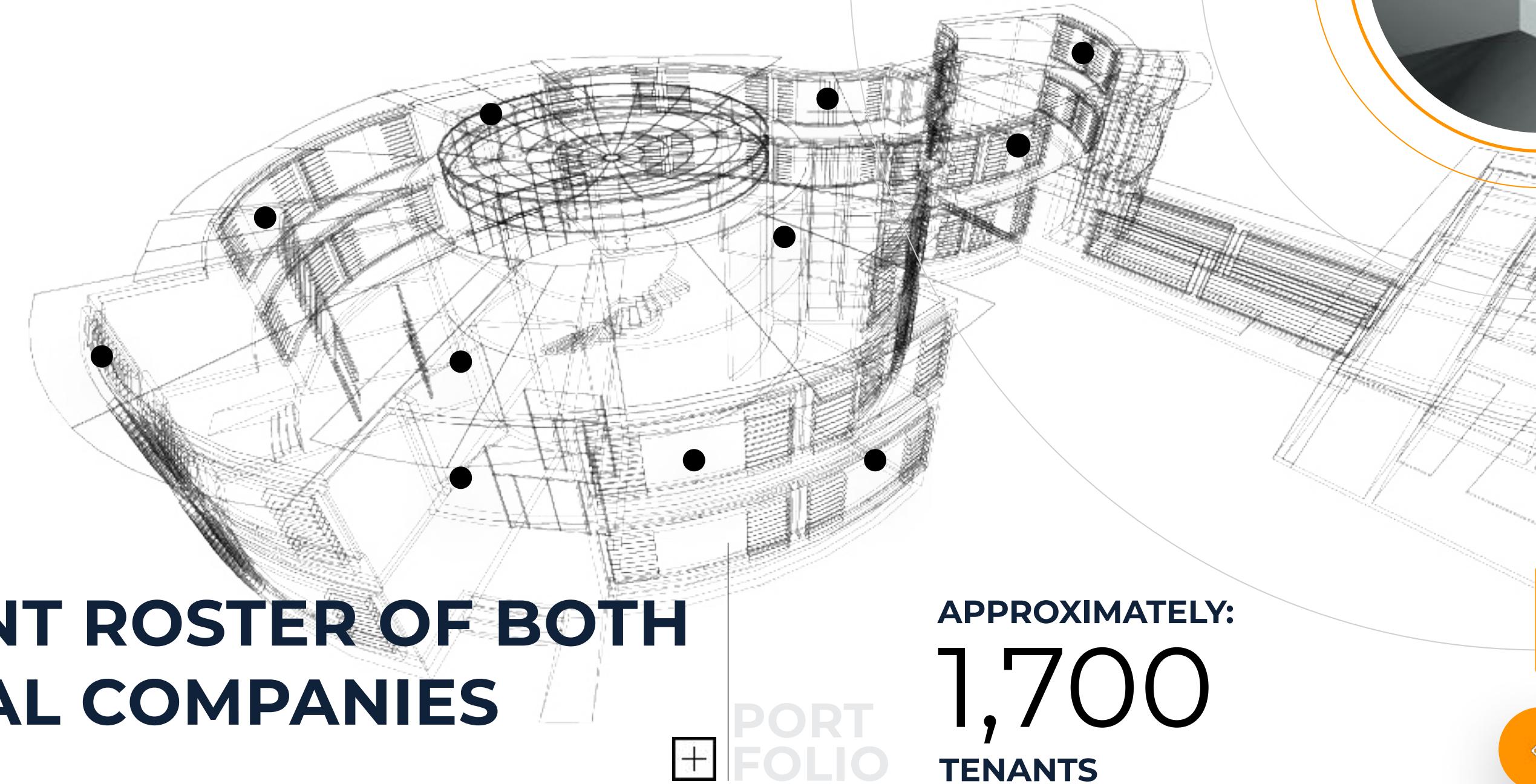
INT'L DIVERSIFIED



ISRAELI LOCAL



AMOT'S PORTFOLIO IS
FOCUSSED ON GREATER
TEL AVIV AND ITS
IMMEDIATE
SURROUNDINGS ("GUSH
DAN"), THE BOOMING
EPICENTRE OF ISRAEL



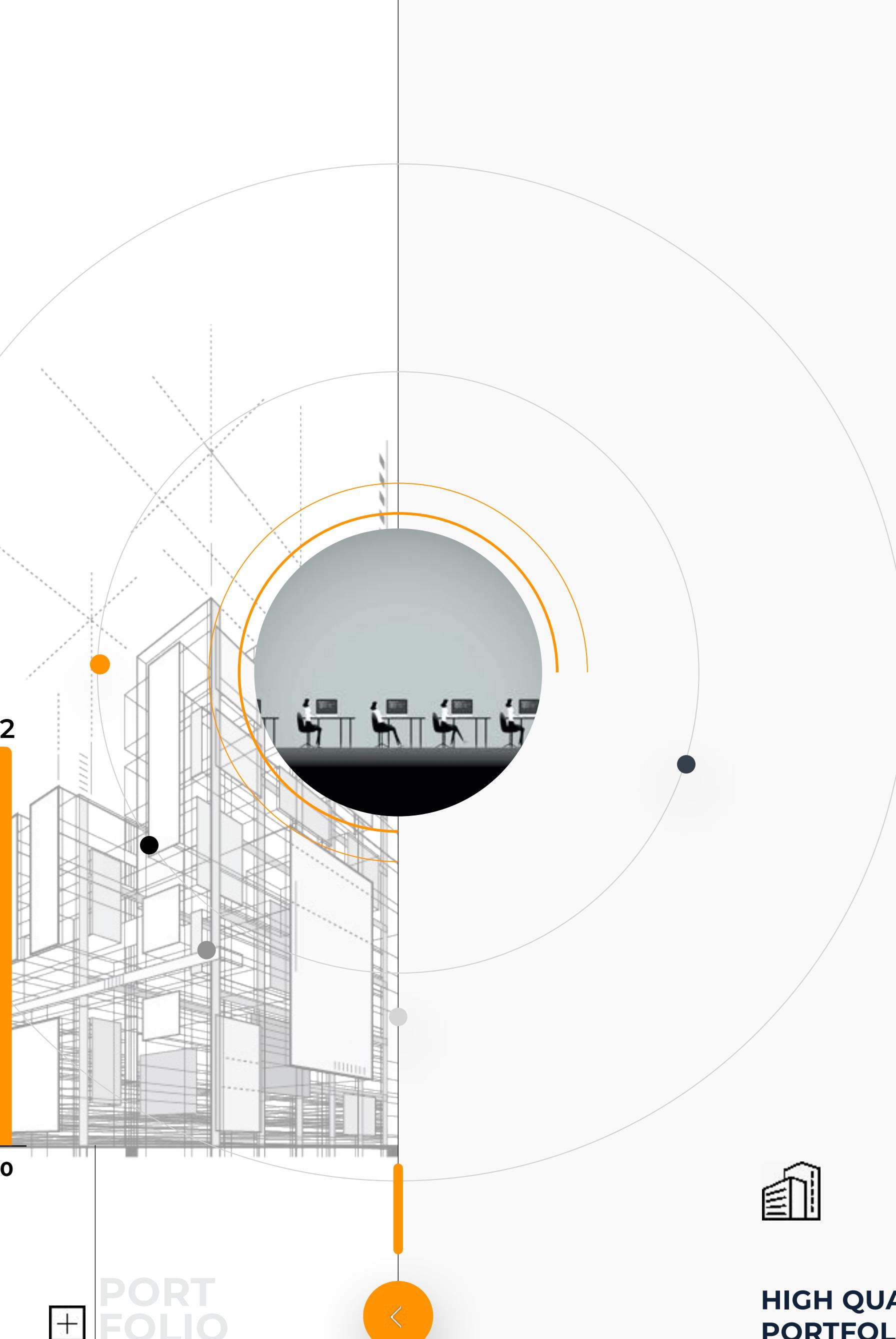
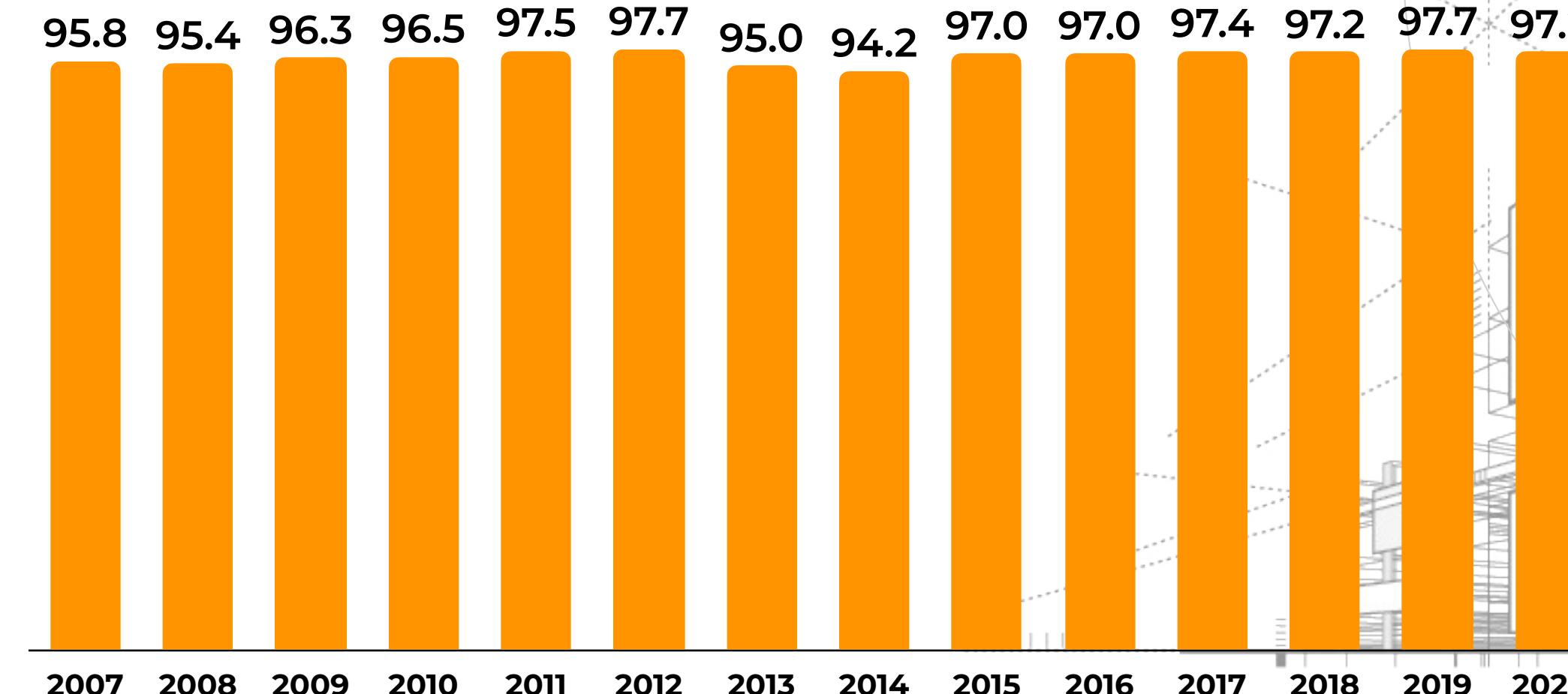
HIGH QUALITY
PORTFOLIO

DIVERSE TENANT ROSTER OF BOTH
INT'L AND LOCAL COMPANIES

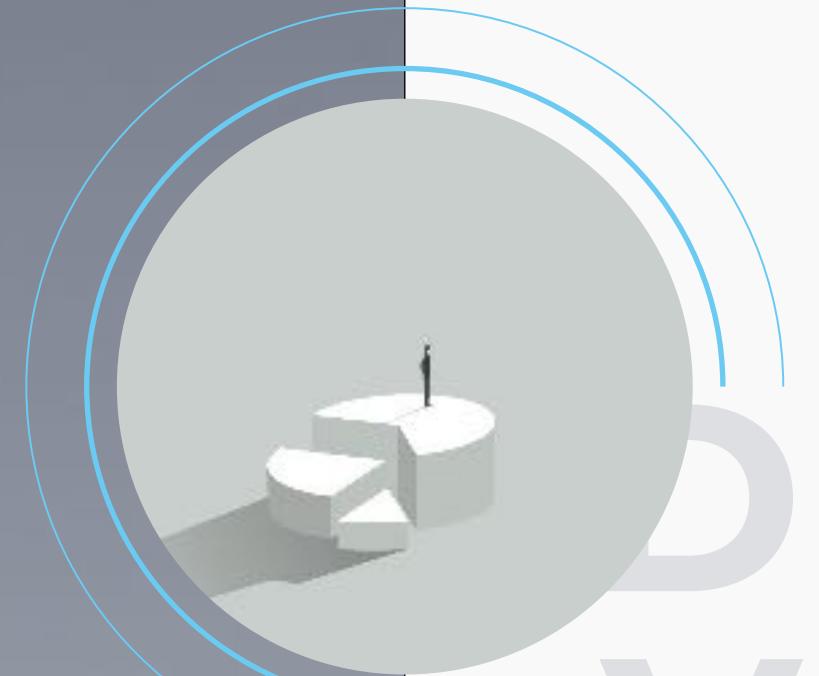
PORT
FOLIO

HIGH AND STABLE OCCUPANCY RATES

ASSETS ACROSS ALL OF AMOT'S PORTFOLIO ARE NEAR FULL OCCUPANCY; LONG TRACK-RECORD OF SUCCESSFUL LEASING



HIGH QUALITY PORTFOLIO



DEVELOPMENT

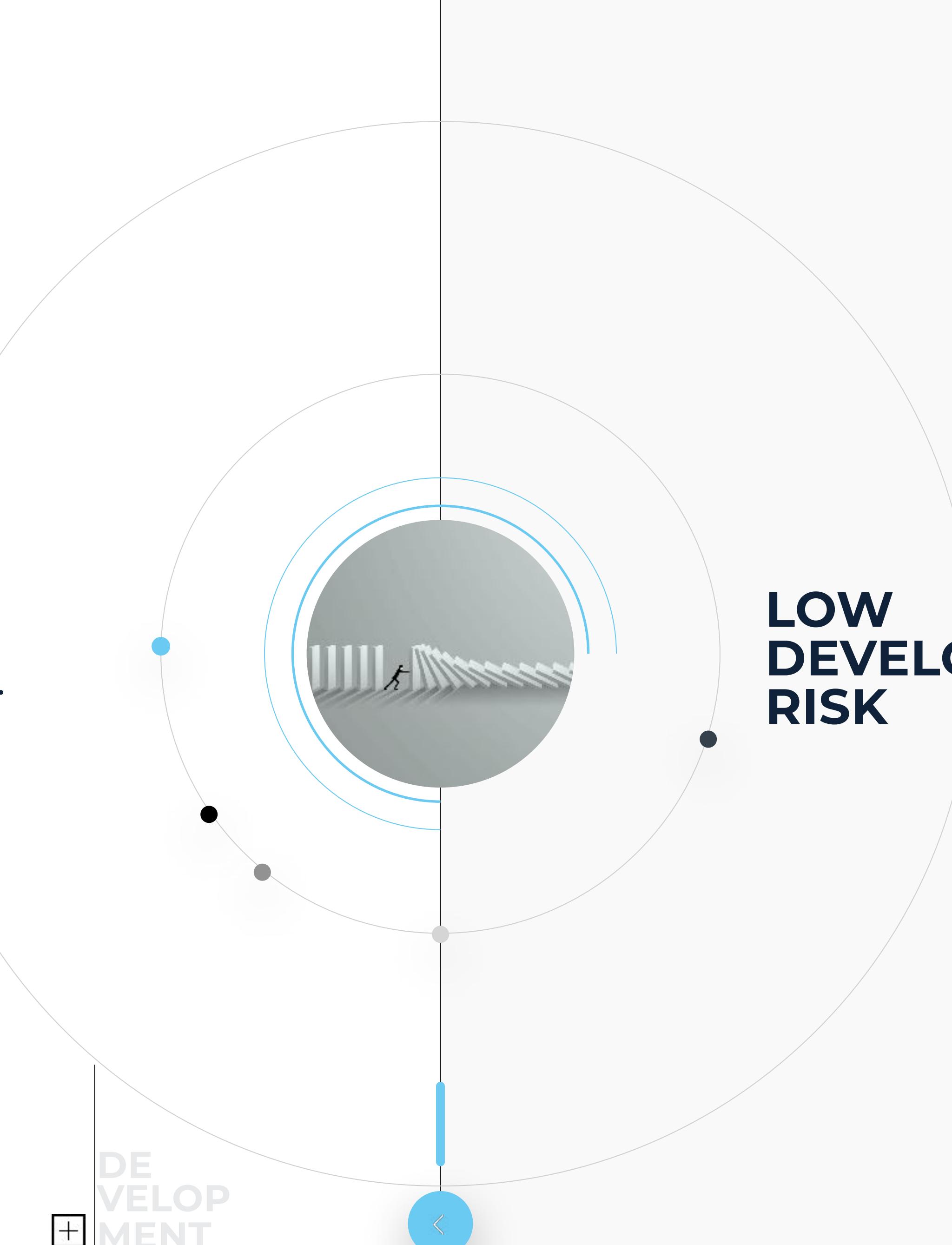
**ROBUST
DEVELOPMENT
PIPELINE**



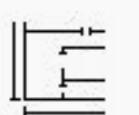
INVESTMENT IN PROJECTS UNDER CONSTRUCTION (LAND + BUILDING) UP TO 15% OF THE TOTAL PROPERTY VALUE.

MAINTAINING THE COMPANY'S EXISTING LEVERAGE RATES.

AMOT
DEVELOPMENT STRATEGY / POLICY



**LOW
DEVELOPMENT
RISK**



ROBUST
DEVELOPMENT
PIPELINE



MITHAM HA'LEHI



CAMPUS AMOT



TOHA2-PARKING LOT



MOD'IIN LOGISTICS

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+ ←

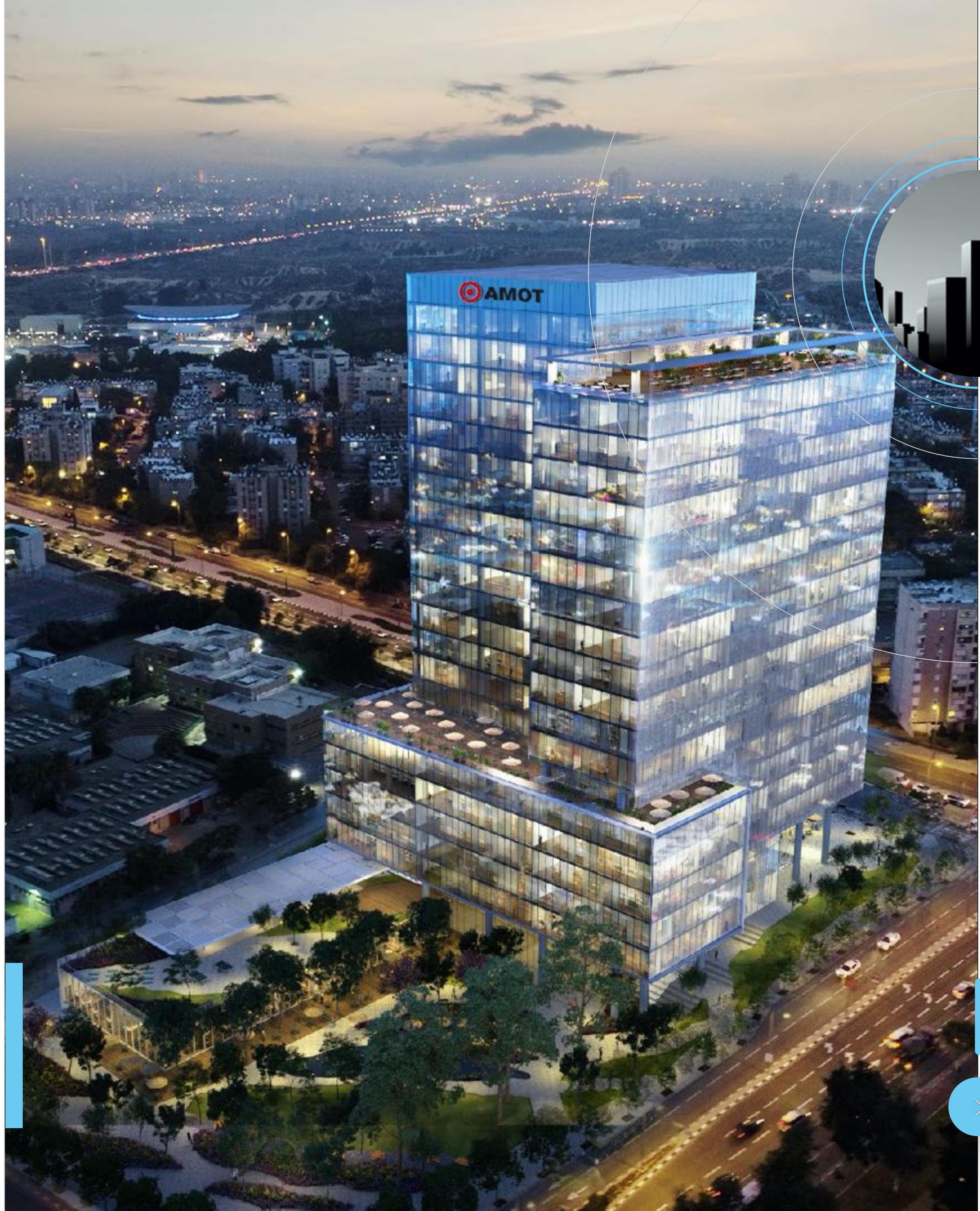
AMOT DEVELOPMENTS

**ATTRACTIVE YIELD ON COST
FOR PRIME ASSETS**

PROJECTS UNDER CONSTRUCTION

THE COMPANY HAS 4 PROJECTS IN THE STAGES OF CONSTRUCTION OR PRE-CONSTRUCTION, IN WHICH THE COMPANY'S SHARE IS APPROXIMATELY 94 THOUSAND SQUARE METERS OF ABOVEGROUND AREAS. THE TOTAL EXPECTED SCOPE OF THE INVESTMENT IN THESE PROJECTS IS AROUND NIS 1.4 BILLION (THE COMPANY'S SHARE), AND THE BALANCE OF THE INVESTMENT THEREIN IS NIS 0.8 BILLION (THE COMPANY'S SHARE).

CONCENTRATION OF DATA
ON PROJECTS UNDER
CONSTRUCTION

**LOCATION****HOLON**

(10KM FROM CENTRAL TEL-AVIV)

MAIN USE**OFFICES****AMOT'S SHARE**

78%

GLA

100%

60,000 SQM

EXPECTED COMPLETION

2021

ESTIMATED CONSTRUCTION COST:

AMOT'S SHARE

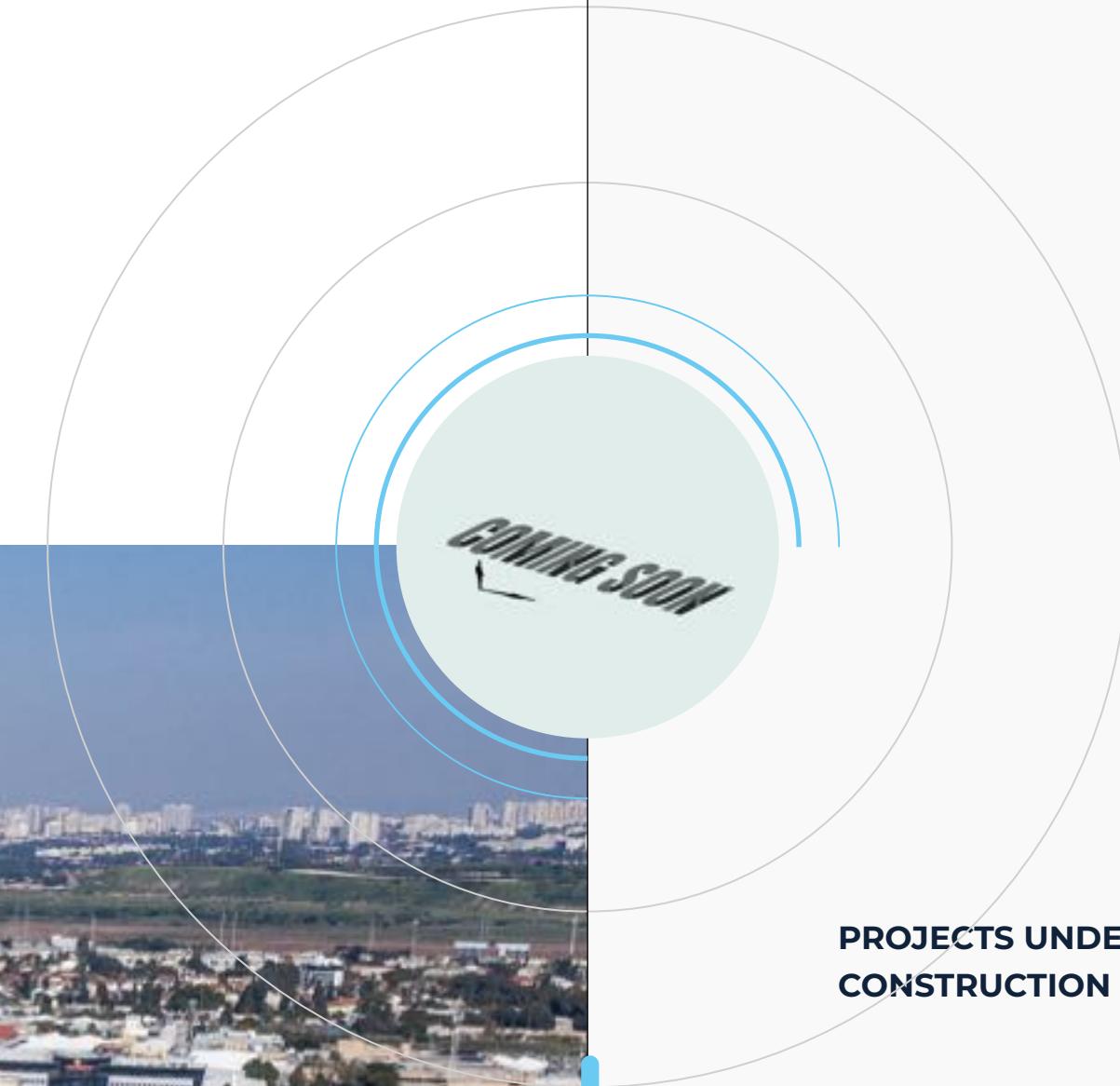
**570 M
NIS****EXPECTED YOC**

8%

PROJECTS UNDER CONSTRUCTION

CAMPUS AMOT

AMOT DEVELOPMENTS



PROJECTS UNDER
CONSTRUCTION

CAMPUS AMOT

AMOT
DEVELOPMENTS



DE
VELOP
MENT

LOCATION

MODI'IN

(38KM FROM CENTRAL TEL-AVIV)

MAIN USE

LOGISTICS

AMOT'S SHARE

75%

GLA

100%

42,700 SQM

STATUS

LEASED TO
SHUFERSAL LTD

ESTIMATED CONSTRUCTION COST:

100%

**320 M
NIS**

EXPECTED YOC

8%

IN ADDITION THERE IS AN OFFICE BUILDING WITH
AN AREA OF APPROXIMATELY 9 THOUSAND
SQUARE METERS (100%) ,UNDER CONSTRUCTION.

PROJECTS UNDER
CONSTRUCTION

MODI'IN LOGISTICS

AMOT
DEVELOPMENTS



MODI'IN LOGISTICS



AMOT
DEVELOPMENTS



DE
VELOP
MENT

LOCATION

BNEI BRAK

(6KM FROM CENTRAL TEL-AVIV)

MAIN USE

OFFICES

AMOT'S SHARE

50%

GLA

100%

82,000 SQM

EXPECTED COMPLETION

2024

ESTIMATED CONSTRUCTION COST:

100%

**1,234 M
NIS**

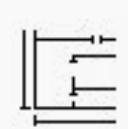
EXPECTED YOC

8%

PROJECTS UNDER CONSTRUCTION

MITHAM HA'LEHI

PREEMINENT DEVELOPER WITH ROBUST PIPELINE



AMOT DEVELOPMENTS



TOHA2



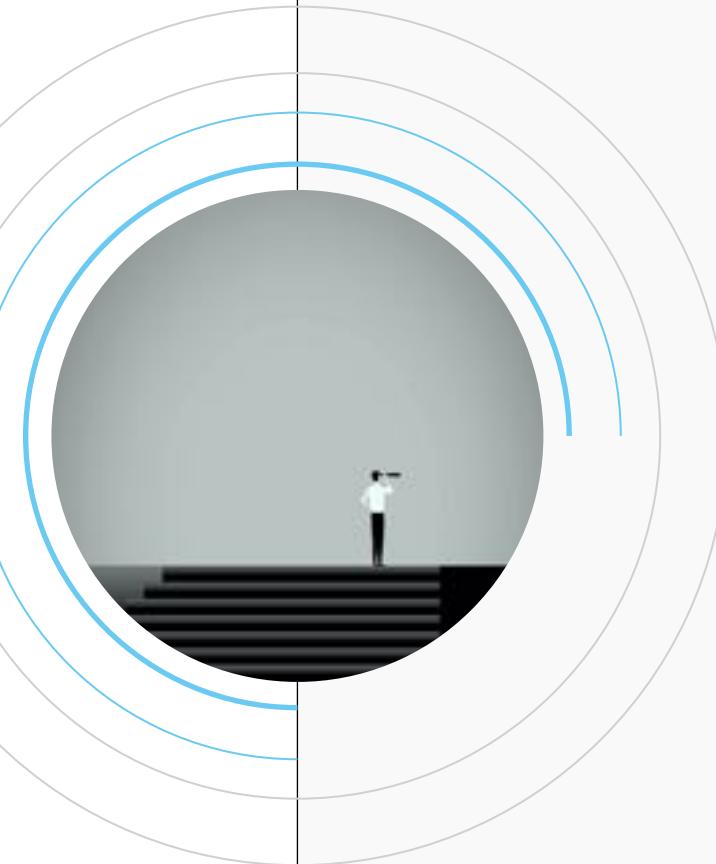
MITHAM K



PLATINUM PHASE 2



AMOT SHAUL

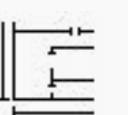


CONCENTRATION OF DATA ON
PROJECTS IN THE PLANNING
AND INITIATION STAGES

AMOT DEVELOPMENTS

SIGNIFICANT PIPELINE IN PLANNING

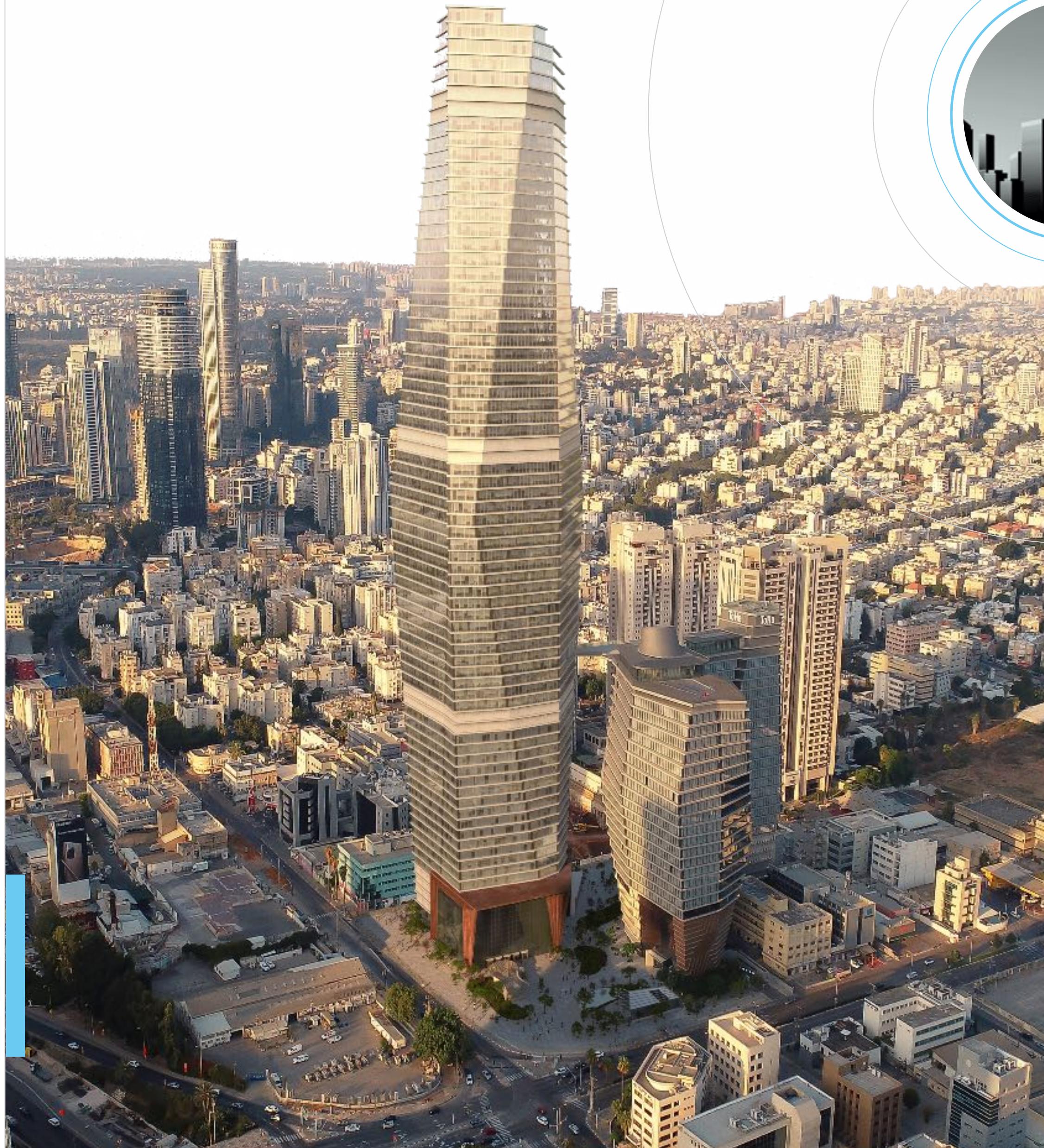
PROJECTS IN THE PLANNING AND
INITIATION STAGES



ROBUST
DEVELOPMENT
PIPELINE

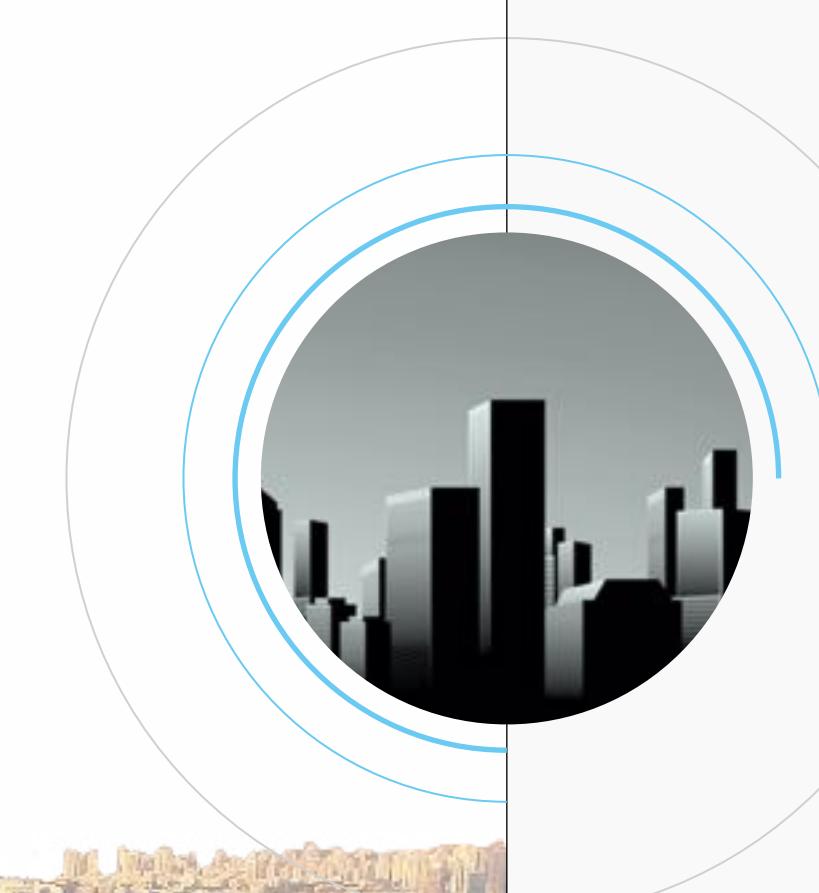
DE
VELOP
MENT





DE
VELOP
MENT

THE CONSTRUCTION COST DOES NOT INCLUDE
TENANTS IMPROVEMENTS AND CAPITALIZATION OF
COSTS.



LOCATION

TEL AVIV
METROPOLIS

MAIN USE

OFFICES

AMOT'S SHARE

50%

ADDITIONAL RIGHTS:

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

GLA

100%

140,000

ESTIMATED CONSTRUCTION COST:

100%

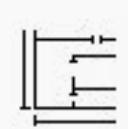
2,000 M
NIS

PROJECTS UNDER
PLANNING

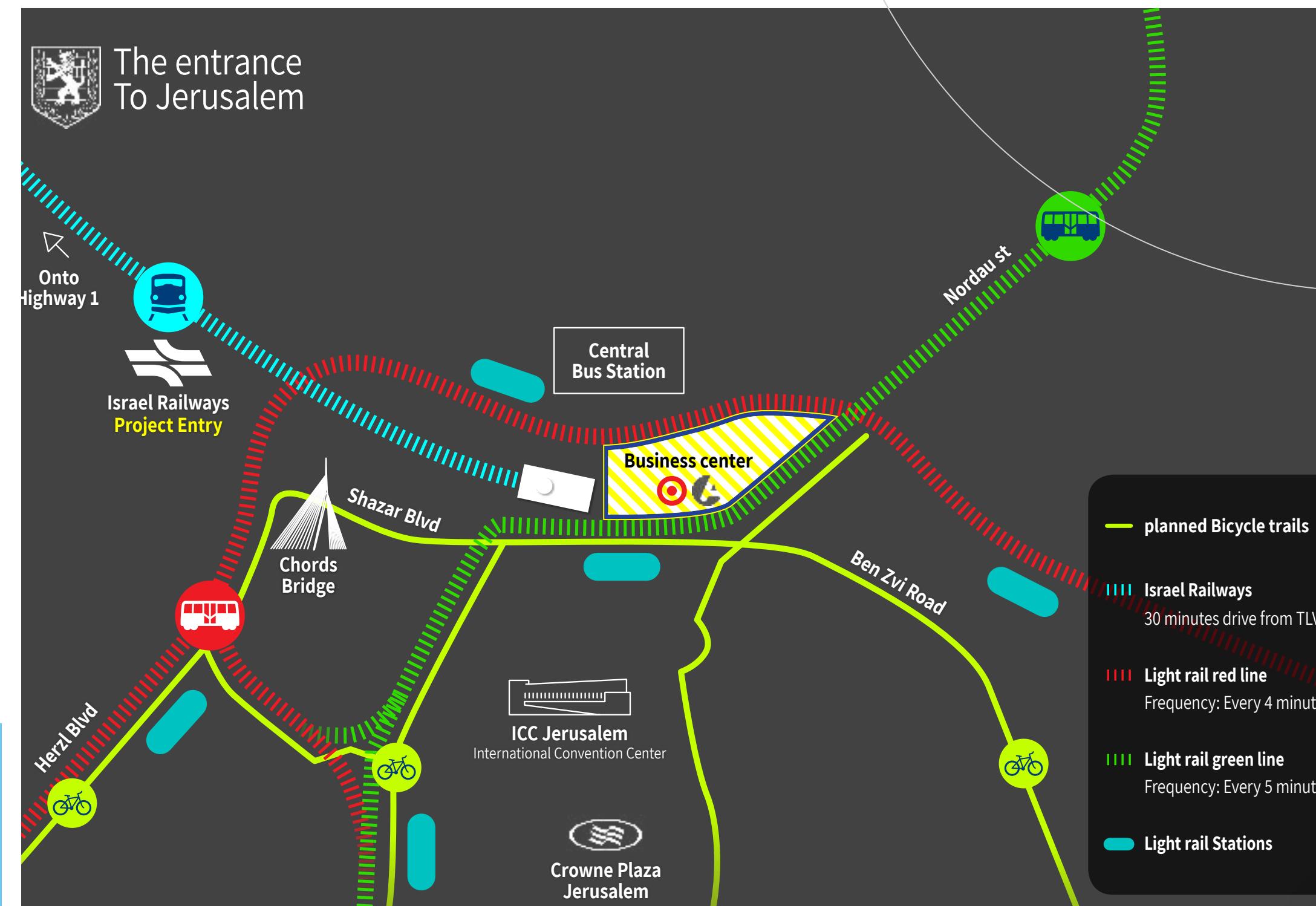
TOHA 2 TOWER

TOHA 2 – PHASE TWO OF
THE EXISTING TOHA
PROJECT

A SIGNATURE SKYSCRAPER IN
THE CENTRE OF TEL AVIV



AMOT
DEVELOPMENTS



LOCATION JERUSALEM
(66KM FROM CENTRAL TEL-AVIV)

MAIN USE OFFICES

AMOT'S SHARE 50%

GLA (*) 103,000 SQM
100%

EXPECTED COMPLETION TBD

ESTIMATED CONSTRUCTION COST:
100% 1,100 M NIS

PROJECTS UNDER PLANNING

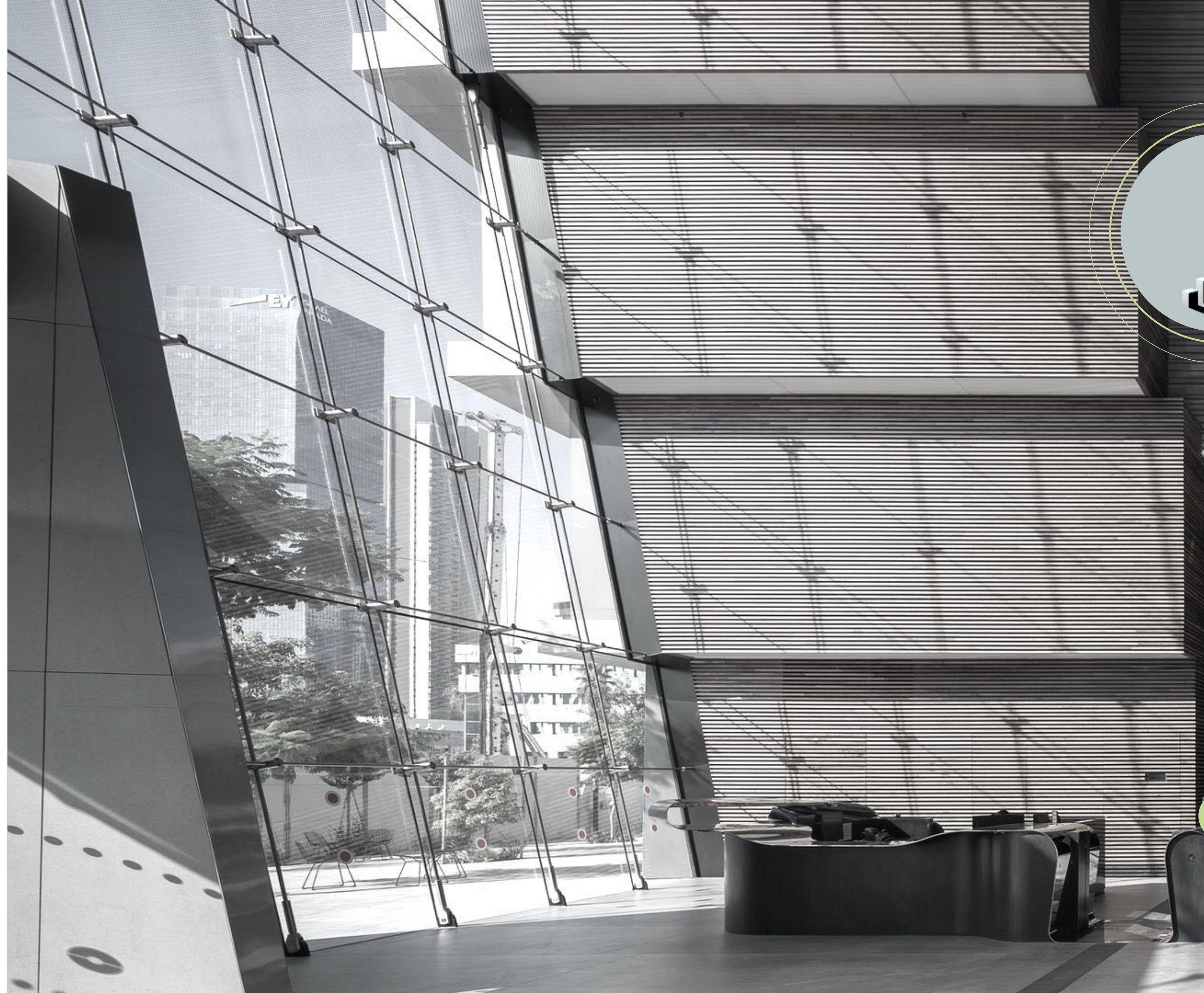
MITHAM K JERUSALEM

(*) GLA IS PURSUANT TO AN URBAN CONSTRUCTION PLAN THAT IS ABOUT TO BE DEPOSITED APPROXIMATELY 79 THOUSAND SQUARE METERS ABOVE GROUND, PURSUANT TO AN URBAN CONSTRUCTION PLAN THAT IS IN EFFECT (100%)

PREEMINENT DEVELOPER WITH ROBUST PIPELINE



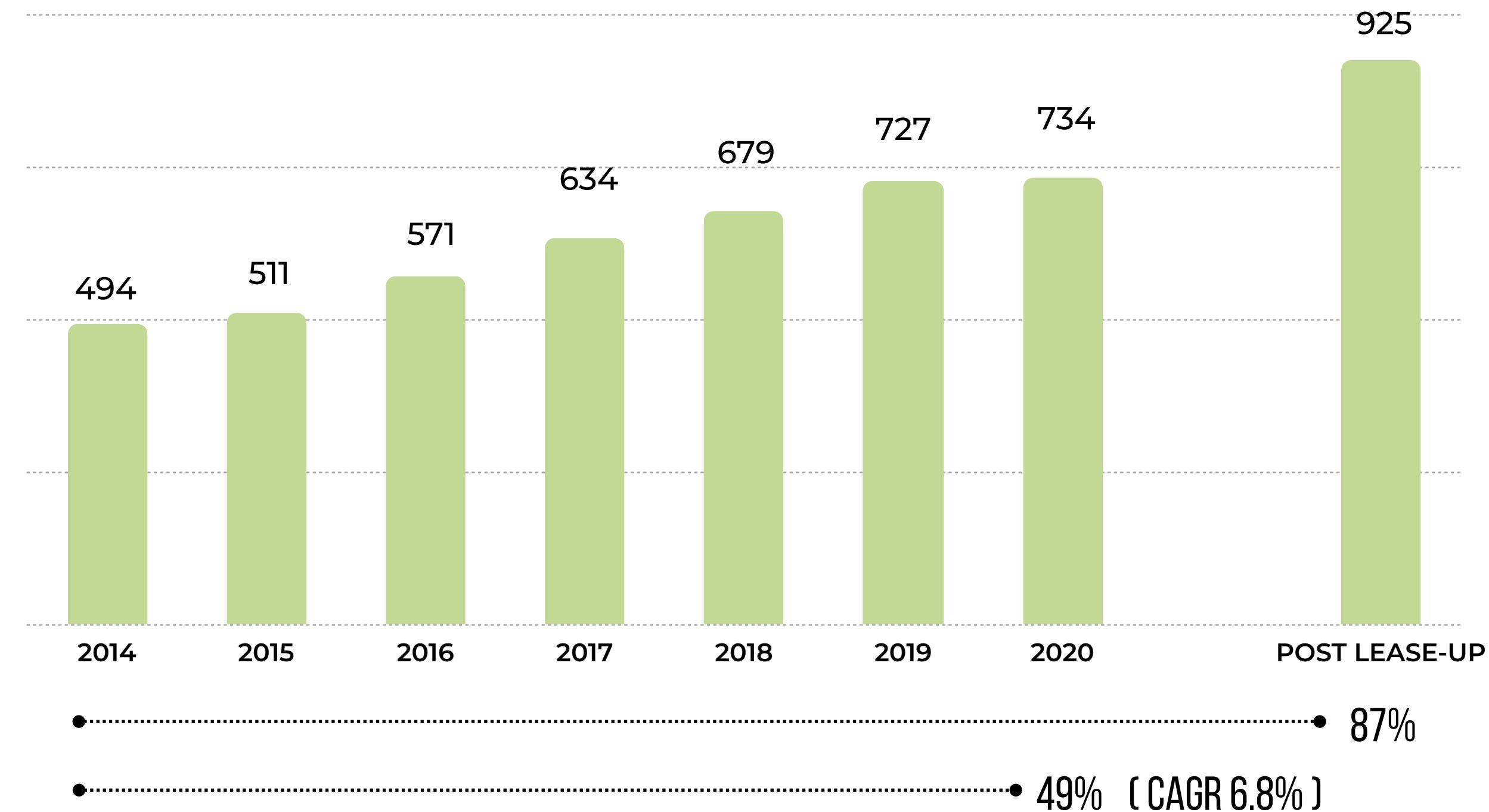
AMOT DEVELOPMENTS



FINAN CIAL

**SUPERIOR
FINANCIAL RETURNS**

NOI PRO FORMA AFTER NEW DEVELOPMENTS



FORECASTED NOI IS CALCULATED AS RUN-RATE NOI TODAY PLUS THE ESTIMATED NOI OF NEW DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION AFTER COMPLETION (SEE PAGE 25).

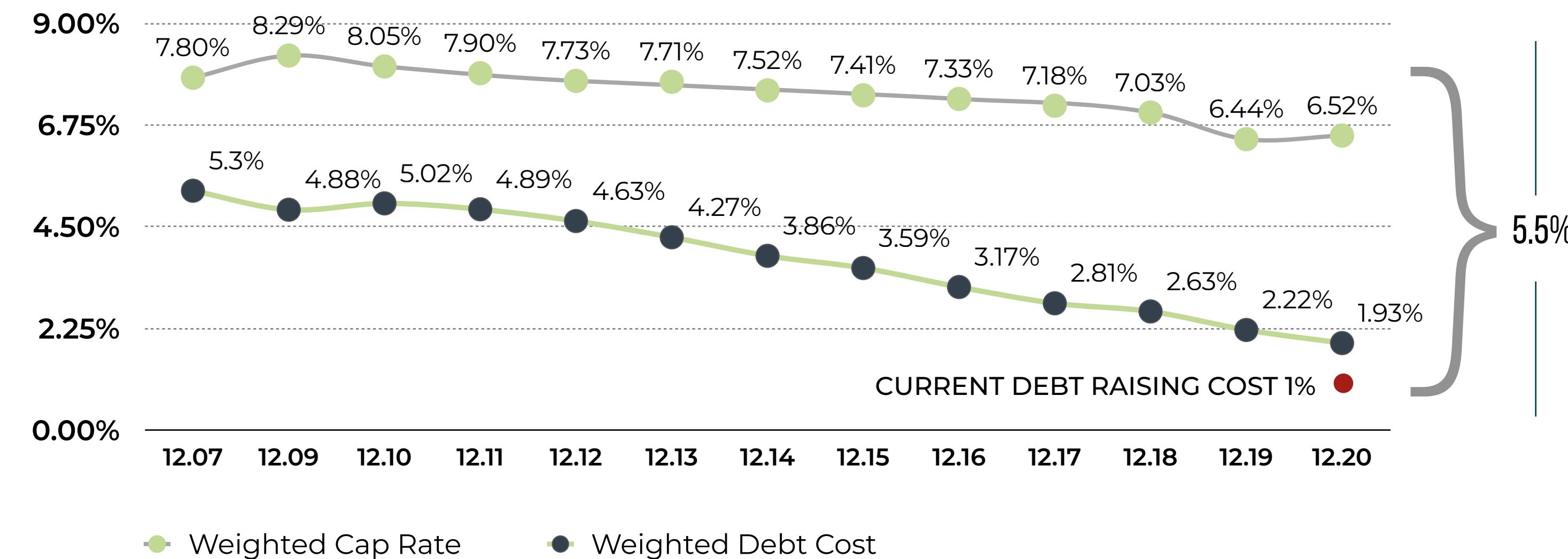
INCLUDE ASSET CLASSIFIED AS UNDER CONSTRUCTION.

DOES NOT INCLUDE ANY ASSUMPTION OF NEW ACQUISITIONS AND DOES NOT INCLUDE PROJECTS IN PLANNING (SEE PAGE 31).
IN NIS MILLION.

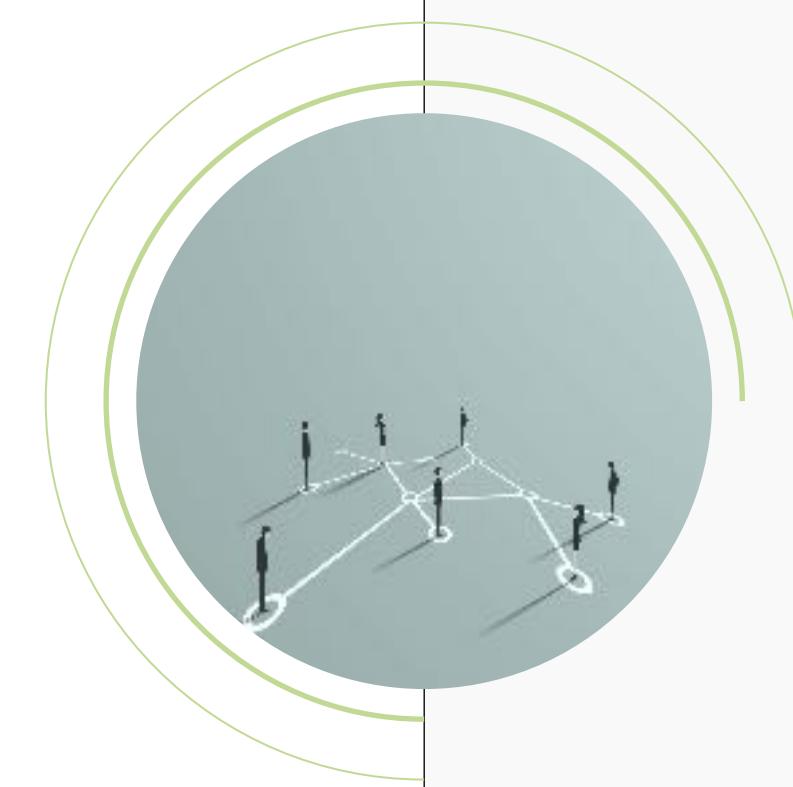


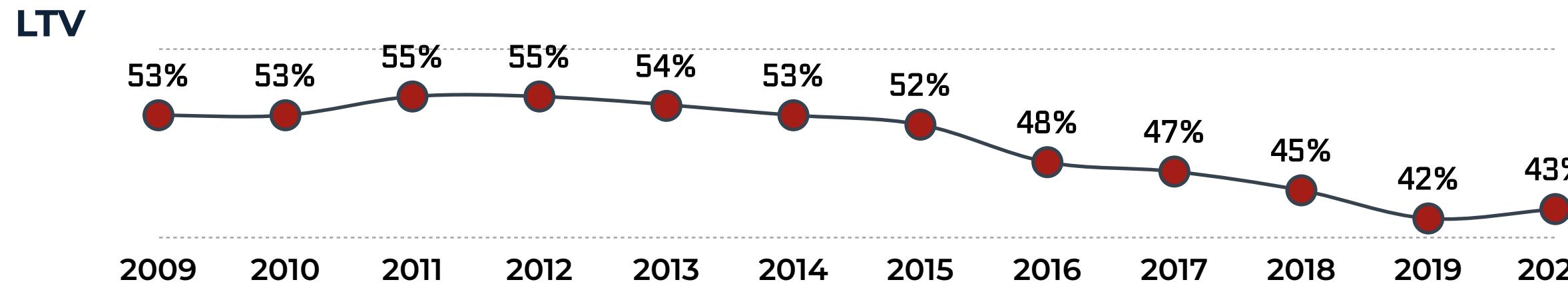
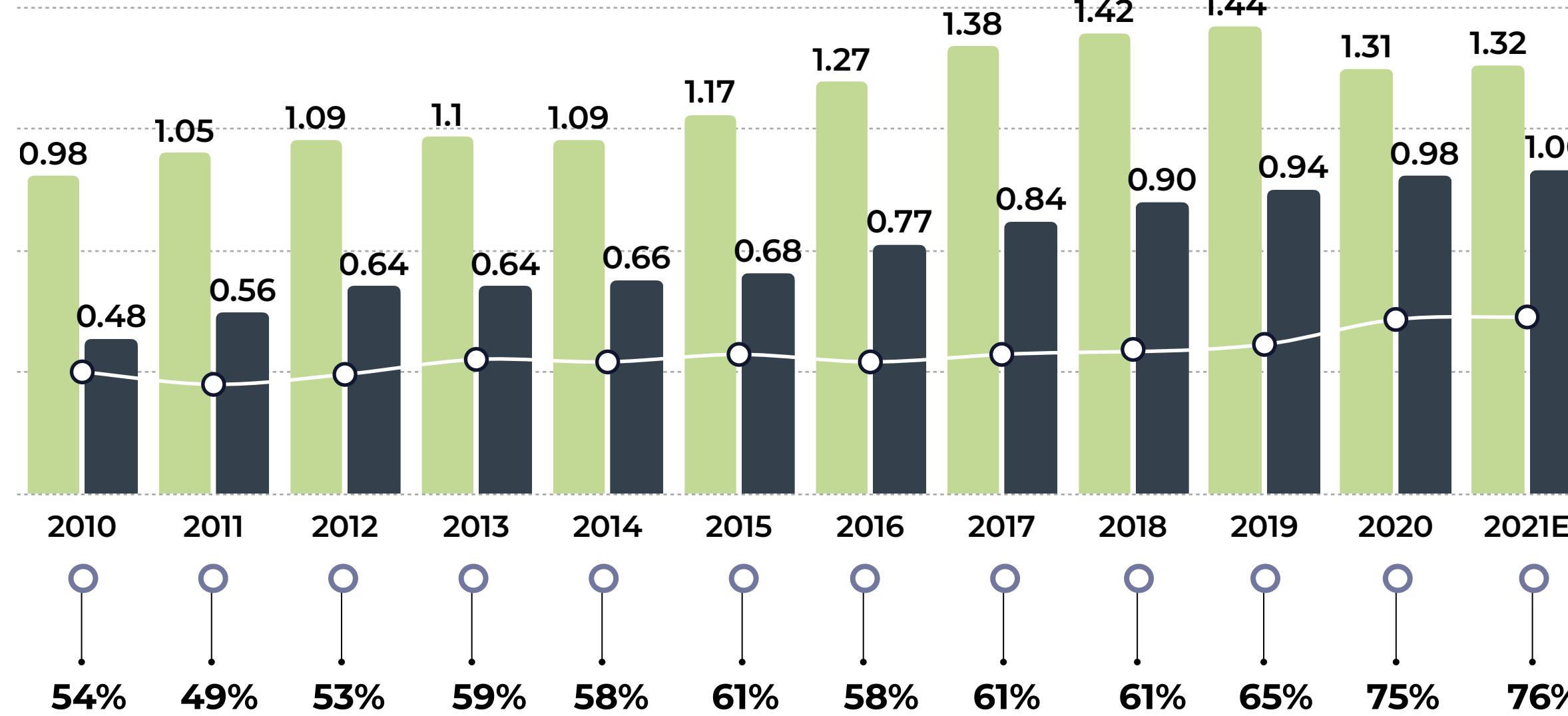
FINANCIAL STRENGTH

THE CHANGE IN THE WEIGHTED CAP RATE RELATIVE TO THE
CHANGE IN THE COMPANY'S WEIGHTED INTEREST RATE



CURRENT DEBT RAISING COST BASED ON COMPANY'S
BOND MARKET PRICE (SERIES NUMBER 8), 9 YEARS
DURATION, AS OF 7 MARCH 2021





- FFO PER SHARE (NIS)
- ORDINARY DIVIDEND PER SHARE (NIS)
- DIVIDEND PAYOUT RATIO

NOT INCLUDING DISTRIBUTION OF SPECIAL DIVIDENDS

HEALTHY FFO AND DIVIDEND PER SHARE GROWTH

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

NOT INCLUDING DISTRIBUTION OF SPECIAL DIVIDENDS



SUPERIOR FINANCIAL RETURNS

EFFECTIVE LEVERAGE RATIO OF **43%**.

THE COMPANY'S BONDS ARE RATED **ILAA/STABLE** BY S&P (MAALOT) AND **ILAA2/STABLE** BY MOODY'S (MIDROOG) (ISRAELI SCALE).

ALL OF THE COMPANY'S ASSETS ARE **UNPLEDGED** EXCEPT FOR ASSETS VALUED AT 2% WHICH ARE HELD WITH PARTNERS.

WEIGHTED EFFECTIVE CPI LINKED INTEREST **1.93%**.

CURRENT DEBT RAISING COST, BASED ON AMOT'S BOND SERIES 8, DURATION 9 YEARS **1%**. AS OF 7 MARCH 2021.

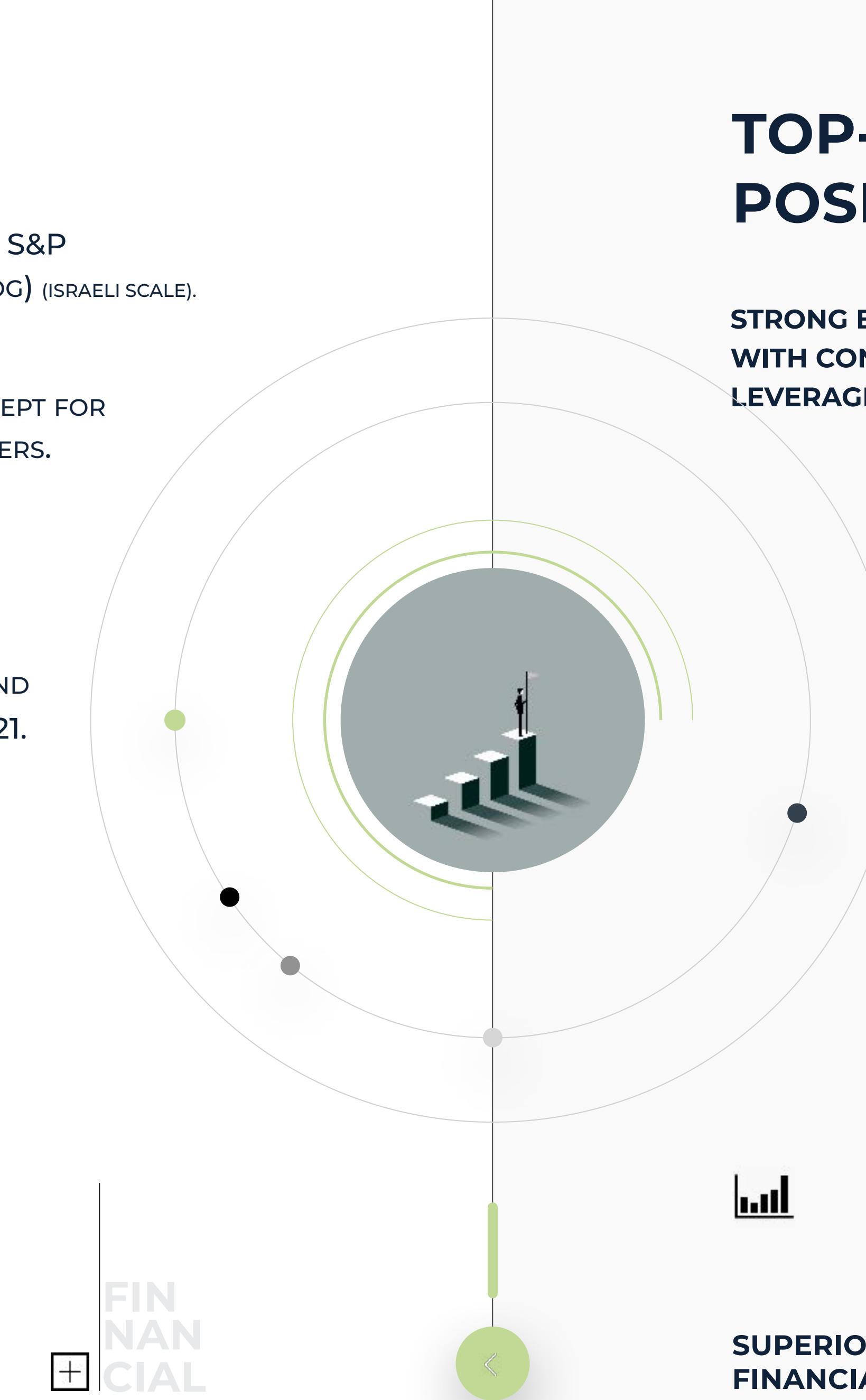
AVERAGE DURATION OF DEBT **4.9** YEARS.

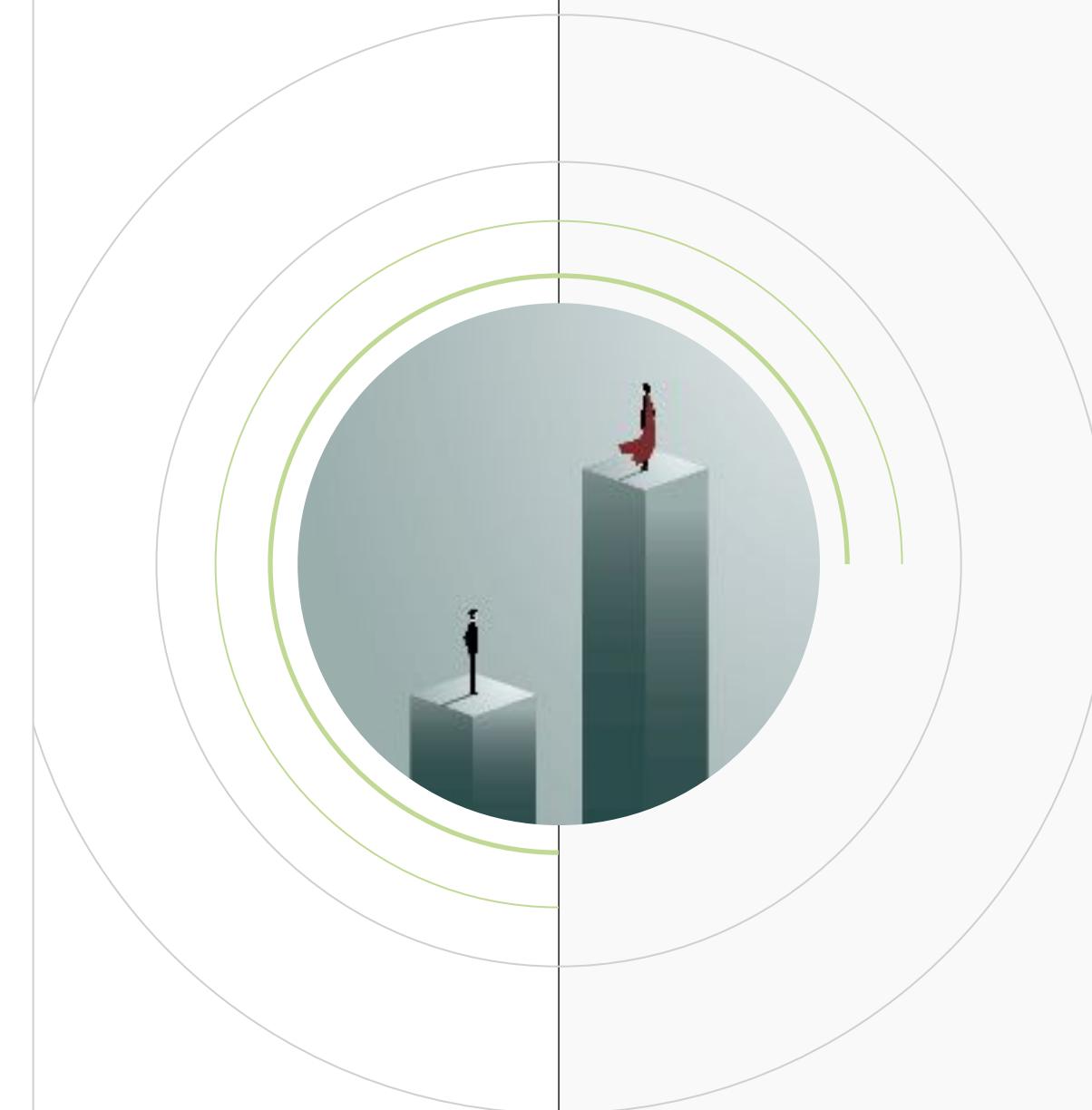
CREDIT FACILITIES IN THE AMOUNT OF **1,080** MILLION NIS.

CASH AND CASH EQUIVALENTS IN THE AMOUNT OF **1,000** MILLION NIS (AS OF 7 MARCH, 2021).

TOP-RATED FINANCIAL POSITION

STRONG BALANCE SHEET
WITH CONSERVATIVE
LEVERAGE POSITION





TRACK RECORD OF DELIVERING A RELIABLE FORECAST FOR SHAREHOLDERS

AMOT HAS A STRONG AND SOLID
INCOME STREAM DUE TO ITS
DIVERSIFIED PORTFOLIO AND
STRONG TENANTS BASE.



SUPERIOR
FINANCIAL RETURNS





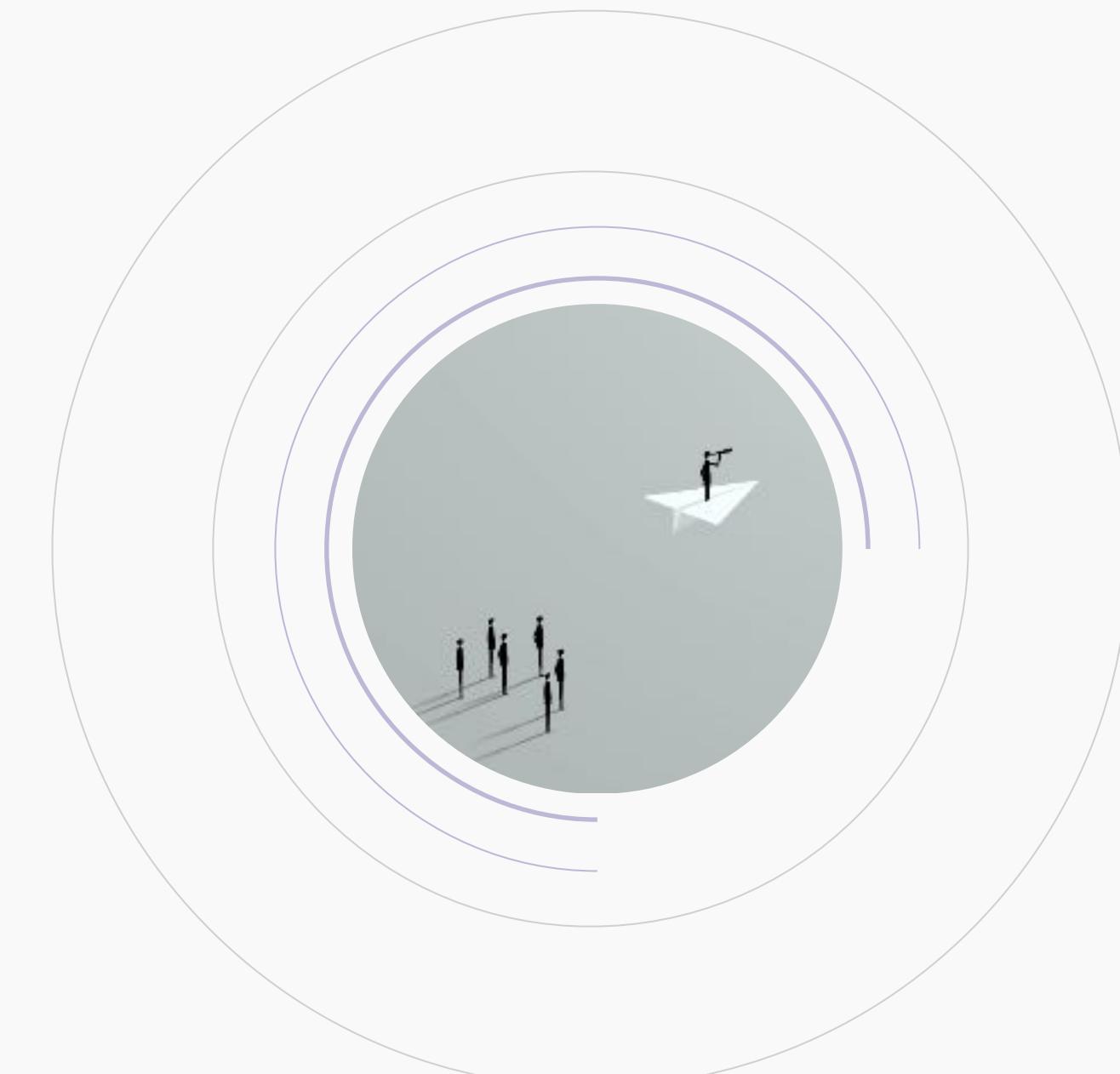
CONCLUSION

CONCLUSION

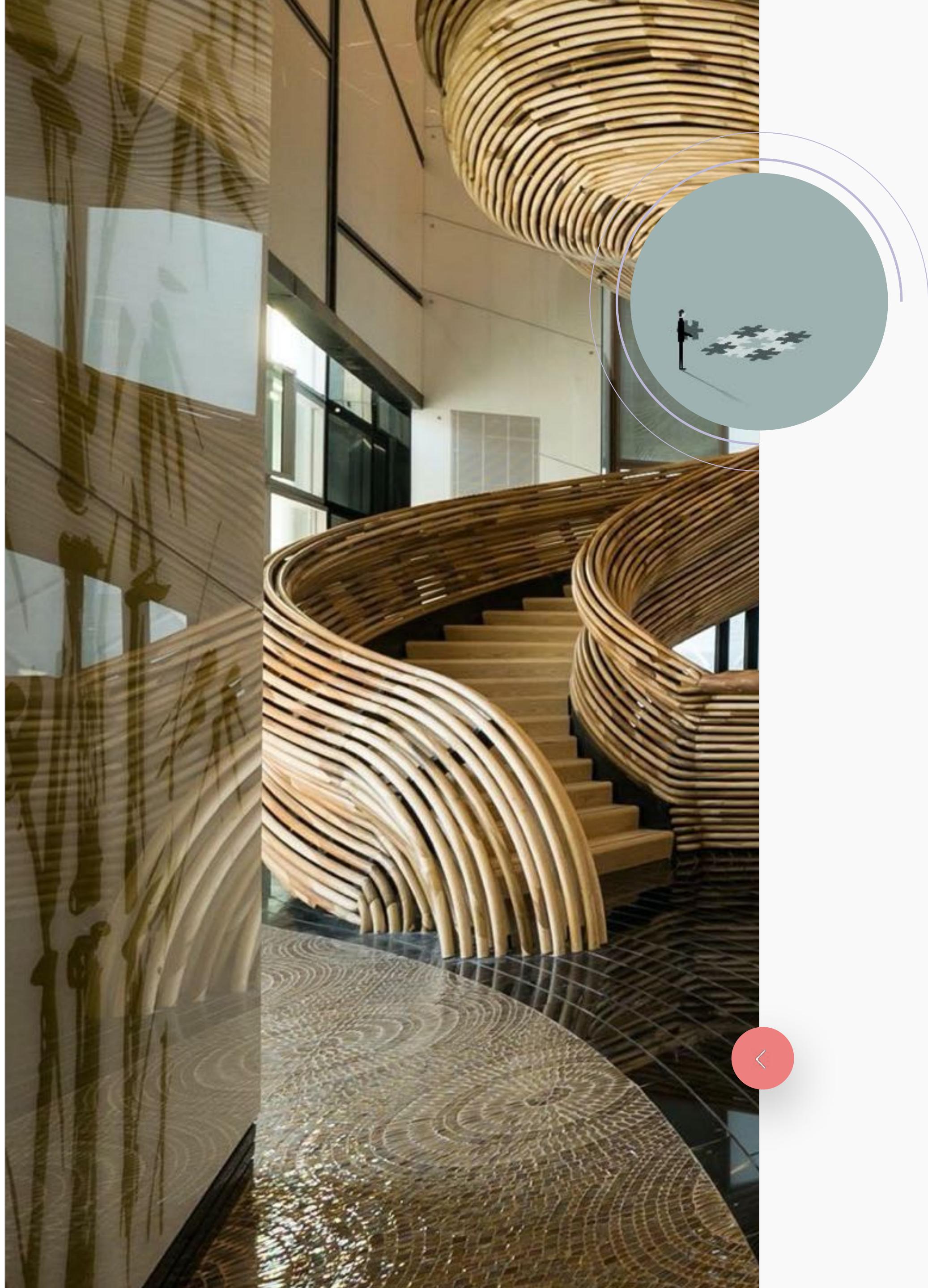


- 1 ATTRACTIVE ISRAELI ECONOMIC ENVIRONMENT COUPLED WITH STRONG REAL ESTATE FUNDAMENTALS.
- 2 PORTFOLIO FOCUSED ON GREATER TEL AVIV REGION, ISRAEL'S GROWTH ENGINE. PORTFOLIO ONLY IN ISRAEL.
- 3 IMPRESSIVE PORTFOLIO OF PROPERTIES FOCUSED ON OFFICES LOCATED IN PRIME LOCATIONS.
- 4 STRONG DEMAND FROM A DIVERSE SET OF INTERNATIONAL AND LOCAL TENANTS.
- 5 PREEMINENT DEVELOPER WITH A ROBUST PIPELINE TO FUEL GROWTH.
- 6 TOP-RATED FINANCIAL POSITION.
- 7 PROVEN TRACK RECORD OF DELIVERING SHAREHOLDER VALUE.
- 8 QUARTERLY DIVIDEND DISTRIBUTION ACCORDING TO A CLEAR DIVIDEND POLICY.

A LEADER IN THE BUOYANT ISRAELI REAL ESTATE MARKET



CONCLUSION



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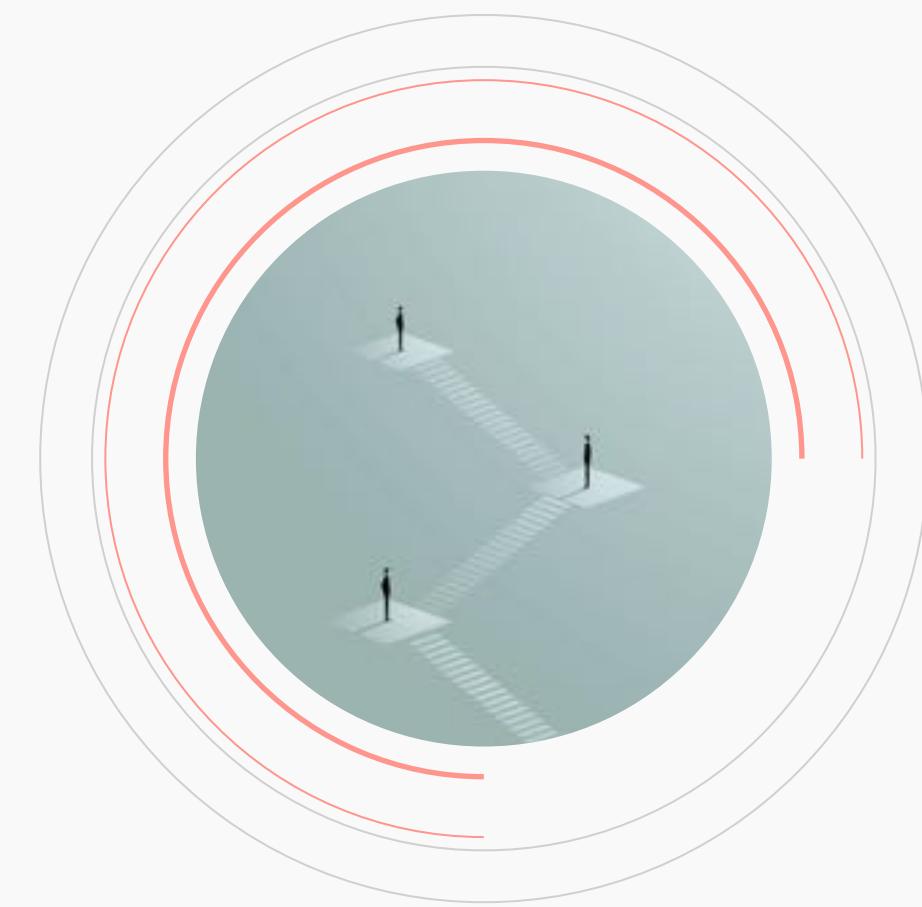
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APPENDIX

ADDITIONAL
MATERIALS

ITEM	UK	US	ISRAEL
LEASE TERM	<ul style="list-style-type: none"> 10-15 years 	<ul style="list-style-type: none"> 5-10 years 	<ul style="list-style-type: none"> c. 5 years + tenant option Larger spaces leased for c.10 years
RENT QUOTE	<ul style="list-style-type: none"> Per square foot per annum 	<ul style="list-style-type: none"> Per square foot per annum 	<ul style="list-style-type: none"> Per square metre per month
RENT MECHANISM	<ul style="list-style-type: none"> Rent review, generally every five years (rent remains flat in intervening period) <ul style="list-style-type: none"> New rent established with reference to lease transactions in comparable property Process conducted by independent surveyor Rent review is generally upwards only 1-2 rent reviews per lease 	<ul style="list-style-type: none"> Built-in rent increases <ul style="list-style-type: none"> Fixed uplift Variable uplift (inflation indexed) Post lease expiration, rent renegotiated with tenant <ul style="list-style-type: none"> Passing rent level and structure of rental uplifts 	<ul style="list-style-type: none"> CPI-linked; upwards only (on initial base rent) Post lease expiration, rent renegotiated with tenant Tenant option at additional rent (pre-agreed at signing of initial lease)
RENEWAL RIGHTS	<ul style="list-style-type: none"> Statutory right of renewal under the terms of original lease (unless lease carved out of statute) 	<ul style="list-style-type: none"> No tenant right to remain in the property unless a specific lease-extension right negotiated and signed 	<ul style="list-style-type: none"> No tenant right to remain in the property unless a specific lease-extension right negotiated and signed
PROPERTY EXPENSES	<ul style="list-style-type: none"> Leases are generally Fully Repairing and Insuring ("FRI") <ul style="list-style-type: none"> Building maintenance, insurance and most capital expenditure borne by the tenant Some of the costs (e.g., utilities, council tax) are paid by the tenant directly while others are paid indirectly (paid by the landlord and reimbursed by the tenant through a service charge) Void costs are therefore more substantial for UK landlords and include: <ul style="list-style-type: none"> Loss of rent; unreimbursed service charges Empty rates (property taxes) 	<ul style="list-style-type: none"> Unless triple-net lease, landlord generally responsible for all ongoing management costs of the building, including: <ul style="list-style-type: none"> Utilities Insurance Property tax Maintenance capex 	<ul style="list-style-type: none"> Tenant responsible for almost all costs <ul style="list-style-type: none"> Utilities Property tax Maintenance capex Insurance
BUILDING CONDITION	<ul style="list-style-type: none"> Strict requirement for tenant to return the space to its original condition after allowing for reasonable wear and tear 	<ul style="list-style-type: none"> Less strict requirement 	<ul style="list-style-type: none"> Strict requirement for tenant to return the space to its original condition after allowing for reasonable wear and tear



LEASE TERM COMPARISON - OFFICES

APPENDIX

ADDITIONAL MATERIALS



ENVIRONMENTAL

- AMOT INVESTS CONSIDERABLE SUMS TO ENSURE ADHERENCE WITH ENVIRONMENTAL VALUES IN THE OPERATION OF ITS EXISTING ASSETS AND THE CONSTRUCTION OF ITS NEW ASSETS.
- THE COMPANY'S MOST RECENT OFFICE DEVELOPMENTS HAVE ALL BEEN BUILT WITH STRICT ADHERENCE TO "GREEN BUILDING" PRACTICES AND HAVE RECEIVED HIGH LEED RATINGS.
- ATRIUM AND ToHA, AMOT'S TWO MOST RECENTLY COMPLETED DEVELOPMENTS WERE THE FIRST TWO BUILDINGS IN ISRAEL TO RECEIVE LEED PLATINUM STATUS, DEMONSTRATING AMOT'S COMMITMENT TO GREEN STANDARDS.
- THE COMPANY HAS ALSO DEPLOYED SOLAR PANELS AT OVER OF A DOZEN OF ITS ASSETS TO INCREASE THE PROPORTION OF GREEN ENERGY USAGE IN ITS PORTFOLIO.
- IN ADDITION, THE COMPANY WORKS ACTIVELY TO MAINTAIN A HIGH STANDARD OF MAINTENANCE ACROSS ITS PORTFOLIO TO REDUCE WATER AND ELECTRICITY USAGE IN ITS BUILDINGS.

SOCIAL

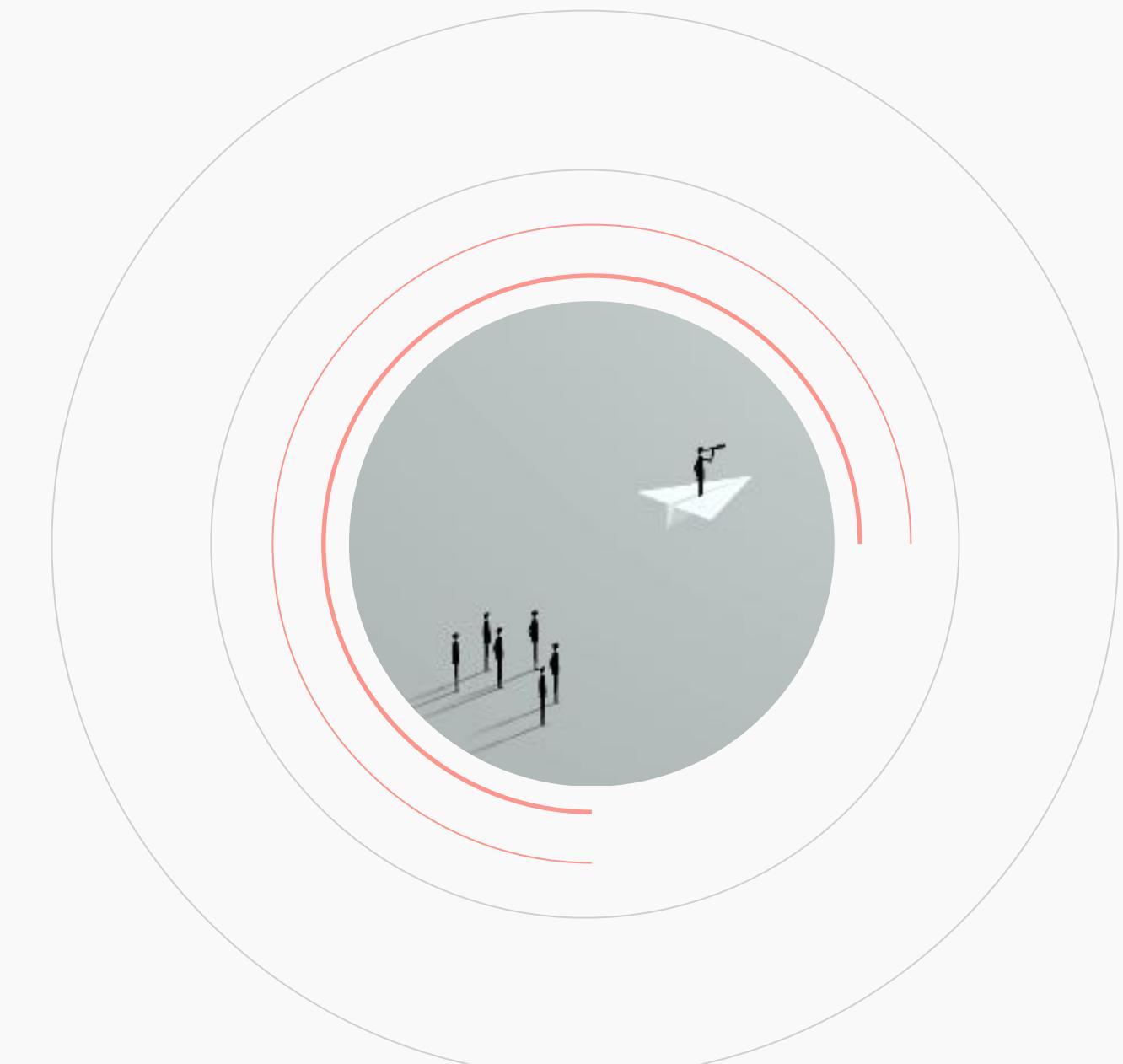
- AMOT HAS INVESTED CONSIDERABLE SUMS TO ENSURE STRICT ADHERENCE WITH ACCESSIBILITY VALUES.
- ALL OF AMOT'S ASSETS HAVE BEEN MADE ACCESSIBLE FOR PEOPLE WITH DISABILITIES.
- THE COMPANY HAS RECEIVED ACCESSIBILITY CERTIFICATES FROM ACCESS ISRAEL, A MAJOR NGO FOCUSED ON IMPROVING ACCESSIBILITY FOR DISABLED PERSONS THROUGHOUT SOCIETY.
- AMOT DONATES ABOUT USD 0.6M A YEAR TO VARIOUS CHARITABLE ORGANIZATIONS ACROSS ISRAEL. GIVING BACK TO THE COMMUNITY IS IMPORTANT FOR AMOT.

GOVERNMENTAL

- BOARD OF DIRECTORS IS COMPRISED OF 9 DIRECTORS.
- ONLY 3 DIRECTORS ARE RELATED TO THE CONTROLLING SHAREHOLDER- ALONY HETZ, EMPHASIZING THE INDEPENDENCE WITH WHICH THE BOARD CONDUCTS ITSELF.
- BOARD MEMBERS ARE EXPERIENCED AND WELL-RESPECTED MEMBERS OF THE ISRAELI BUSINESS COMMUNITY.

ESG POLICY OF AMOT

APPENDIX



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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.

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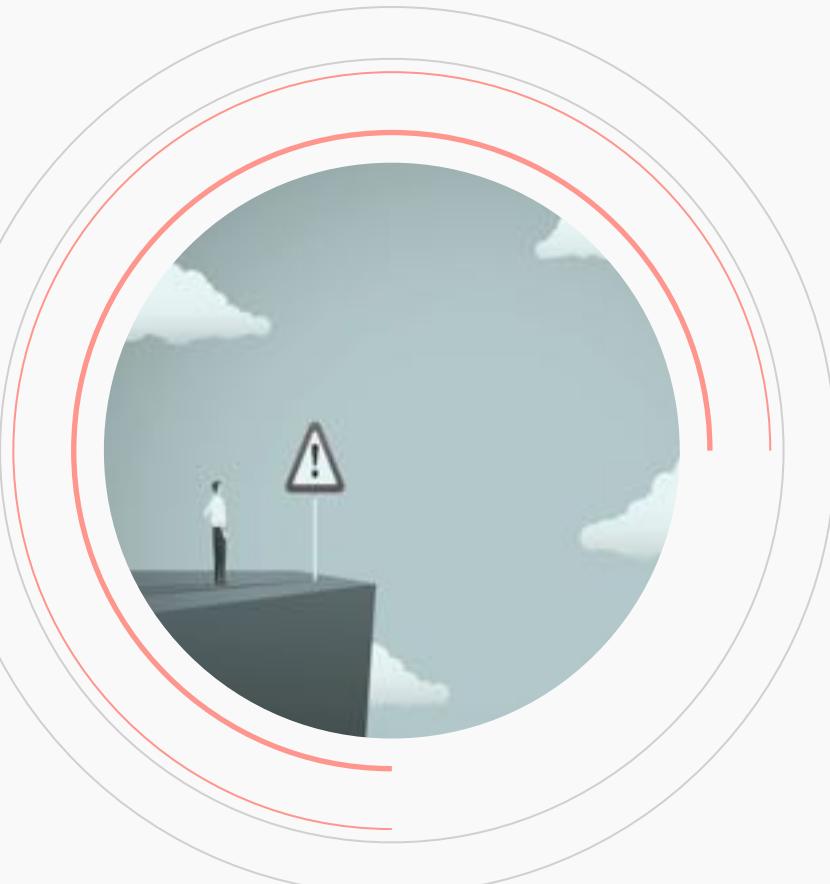
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All numbers and figures are approximate.



APPENDIX

ADDITIONAL MATERIALS



CONTACT DETAILS

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

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