

AMOT INVESTMENTS LTD.

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Registration Number: 520026683

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T081 (Public)
Transmitted via MAGNA: 12/08/2025 Israel Securities Authority: www.isa.gov.il Tel Aviv Stock
Exchange: www.tase.co.il Reference: 2025-01-059602

Immediate Report on Cash Dividend Distribution for Securities

Regulation 37(a) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. We hereby report that on 11/08/2025 it was decided to pay a dividend.
 2. Record date (ex-date): 25/08/2025
- Payment date: 10/09/2025
3. Payment details:
 - Dividend distributed by an Israeli resident company (see section 7A for composition of dividend sources and tax rates)
 - Dividend distributed by a Real Estate Investment Trust (see section 7C for composition of dividend sources and tax rates)

Eligible Security Number	Security Name	Dividend Amount per Security	Dividend Amount Currency	Payment Currency	Representative Rate for Payment Date	Individual Tax %	Corporate Tax %
1097278	AMOT - Ordinary Share	0.27	NIS	NIS		25	0

- Dividend distributed by a foreign resident company (see section 7B for tax rates)

Please specify the dividend amount to be paid with up to 7 decimal places when the currency is NIS, and up to 5 decimal places if the currency is other.

4. The total amount of dividend to be paid is: 133,168,576 NIS.
5. The remaining retained earnings of the corporation as defined in section 302 of the Companies Law, 1999, after the distribution subject to this report, are: 3,145,140,424 NIS.
6. Dividend distribution approval process:

In its meeting on August 11, 2025, the company's board of directors decided to distribute a dividend for the third quarter of 2025 (as part of the company's dividend policy for 2025) in the amount of 27 agorot per share. See further details in section 10 below.

The above distribution is not subject to court approval according to section 303 of the Companies Law.

The final dividend amount per share is subject to changes due to _____.

The final dividend amount per share can be updated up to 2 trading days before the record date.

7. The withholding tax rates detailed below are for the purpose of withholding tax by TASE members.

7A. Composition of dividend sources distributed by an Israeli resident company from shares and financial instruments, excluding REIT funds.

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	% of Dividend	Individuals	Companies	Foreign Residents
Income subject to corporate tax (1)	100	25%	0%	25%
Income originating overseas (2)	0	25%	23%	25%
Income from approved/preferred enterprise (3)	0	15%	15%	15%
Income from Irish privileged enterprise until 2013 (4)	0	15%	15%	4%
Income from Irish privileged enterprise from 2014 (5)	0	20%	20%	4%
Preferred income	0	20%	0%	20%
Income from approved agricultural/tourism enterprise (6)	0	20%	20%	20%
Income from approved/preferred enterprise that submitted a waiver notice (7)	0	15%	0%	15%
Distribution classified as capital gain	0	25%	23%	0%
Distribution by Participating unit	0	0	0	0
Other	0	0	0	0

Explanation:

(1) Income subject to corporate tax - income from profit distribution or dividend originating from income produced or accrued in Israel, received directly or indirectly from another entity subject to corporate tax.

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- (2) Income originating overseas is income produced or accrued abroad and not taxed in Israel.
- (3) Including income from a preferred tourism enterprise with the selection/operation year up to 2013.
- (4) Irish privileged enterprise with selection year up to 2013.
- (5) Irish privileged enterprise with selection year from 2014 onwards.
- (6) Including income from a preferred tourism enterprise with the selection/operation year from 2014 onwards.
- (7) Approved or preferred enterprise that submitted a waiver notice by 30.6.2015, after corporate tax was deducted.

7B. Dividend distributed by a foreign resident company

	Individuals	Companies	Foreign Residents
Dividend distributed by a foreign resident company	25%	23%	0%

7C. Dividend distributed by a Real Estate Investment Trust

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	% of Dividend	Individuals (1)	Companies	Foreign Resident Companies	Exempt Trust Fund	Pension Fund (2)
From real estate appreciation, capital gain, and depreciation (3)	_____	25%	23%	23%	0%	0%
Other taxable income (e.g., rent)	_____	47%	23%	23%	23%	0%
From income-producing real estate for rental housing	_____	20%	20%	20%	0%	0%
Income taxed by the fund (4)	_____	25%	0%	25%	0%	0%
Extraordinary income	_____	70%	70%	70%	60%	70%
Other	_____	_____	_____	_____	_____	_____
Weighted withholding tax rate	100%	_____	_____	_____	_____	_____

(1) Individuals - including taxable trust fund income, foreign resident individuals. (2) Pension fund for pension, provident, or compensation as defined in the Income Tax Ordinance, as well as a foreign pension fund resident in a reciprocating country. (3) From real estate appreciation or capital gain, except from the sale of real estate held for a short period, and from income in the amount of depreciation expenses. (4) Distribution from income taxed by the fund according to section 64A4(e).

8. Number of dormant securities of the corporation not entitled to dividend payment and for which a waiver letter must be provided to receive the dividend payment: 0
9. Effect of dividend distribution on convertible securities:
- The company has no convertible securities
 - The dividend distribution has no effect on convertible securities
 - The effect of the dividend distribution on convertible securities is as follows:

Security Name	Security Number	Remarks
Warrants 02/23 Unlisted	1196039	From the current (nominal) exercise price, the dividend per share will be deducted.
Warrants 05/23 Unlisted	1197052	From the current (nominal) exercise price, the dividend per share will be deducted.
AMOT Employee Options	1206077	From the current (nominal) exercise price, the dividend per share will be deducted.
AMOT Other Options	1206093	From the current (nominal) exercise price, the dividend per share will be deducted.
AMOT Option 12	1225036	From the current (nominal) exercise price, the dividend per share will be deducted.

10. Recommendations and decisions of the directors regarding the dividend distribution according to Regulation 37(a)(1) of the Securities Regulations (Periodic and Immediate Reports), 1970:
11. In its meeting on August 11, 2025, the company's board of directors approved the dividend distribution for the third quarter of 2025, according to the dividend policy adopted by the company for 2025, in the amount of 27 agorot per share. This is based on the company's reviewed financial data as of June 30, 2025, and after examining the sources for repayment of existing and expected obligations that the company is required to repay over the four years starting January 1, 2025, the sources of credit and unused credit lines available to the company, and the expected cash flow from the company's ongoing operations.
12. The board of directors approved the distribution according to the tests set forth in section 302 of the Companies Law, 1999, as detailed below:

"Profit Test" - According to the company's reviewed financial data as of June 30, 2025, the company's retained earnings amount to approximately 3,278,309 thousand NIS;

"Solvency Test" - The board of directors' position is that the distribution does not impair financial stability and that the company's operations are based on several additional parameters contributing to its ability to meet its obligations:

- A. Generally, the company consistently generates positive cash flow from ongoing operations, derived from widely diversified lease agreements;
- B. The value of its unencumbered assets as of the date of the distribution decision is about 20 billion NIS;
- C. The company has a proven ability over the years to raise funds to finance its operations;
- D. The company has extensive approved credit lines;
- E. The company has no risks resulting from investment in non-solid financial instruments;

In the opinion of the board of directors, the distribution will not materially adversely affect the company's capital structure, leverage level, compliance with required financial ratios, or its ability to continue operating in its current format and implement its investment plans.

3. Based on the above and after the board of directors was convinced, considering the company's financial position at the time of distribution, that there is no reasonable concern that the distribution will prevent the company from meeting its existing and expected obligations when due, the board decided to approve the dividend distribution. The above information is forward-looking as defined in the Securities Law, 1968, and especially the information on which the board based its decision, which is based, among other things, on analysis of the data currently available to the company, regarding expected income from rent for existing lease agreements and certainly regarding the expectation of renewal of existing agreements or leasing of vacant spaces. These expectations and estimates may not materialize, in whole or in part, or may materialize in a materially different manner than expected, among other things due to changes in market conditions in general and in the real estate market in particular. It should be noted that even regarding expected income under current lease agreements, the information available today may change due to factors beyond the company's control, such as termination of agreements due to breach or financial difficulties of tenants that may cause breach or early termination of lease agreements.

Authorized signatories on behalf of the corporation:

Name	Position
Osnat Hochman-Gerhard, Adv.	Other: Legal Advisor and Company Secretary

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Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position on the matter can be found on the Authority's website: [Click here](#).

Note to Section 4: The total dividend amount is subject to changes that may result from an increase in the number of shares entitled to the dividend, either due to share allocation or due to exercise and conversion into shares of the company's convertible securities before the record date.

Previous reference numbers for documents on the subject (the mention does not constitute inclusion by reference):

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange

Form structure update date: 15/07/2025

Short name: AMOT

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Previous names of the reporting entity:

Electronic signatory name: Ohad Weis Position: Controller Employer company name: Address: 7 Jabotinsky St., Ramat Gan 52520 Phone: 03-5760512 Fax: 03-5760535 Email: ohadw@amot.co.il