

AMOT INVESTMENTS

CAPITAL MARKET PRESENTATION

Q2 2025

AUGUST 2025

Capital Market Presentation
Q2/2025

This is an English translation of a Hebrew report of the company, that was published on 12 August , 2025 (reference No. 2025-01-059604) 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.

ABOUT **AMOT** ↗

ABOUT AMOT

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

21.2 BILLION NIS

Total Investment Property

1.87 MILLION SQM

Approximately 1.17 million sqm rental space

93.2% OCCUPANCY RATE

The occupancy rate as of June 30, 2025, Neutralization of properties realized after the balance sheet date

183 THOUSAND SQM

4 projects under construction in the scope of 183 Thousand sqm in total cost of 3.2 billion NIS (company's share). As of the reporting date, the invested cost amounts to NIS 1.6 billion

410 THOUSAND SQM IN DEVELOPMENT

4 additional projects in development
Company's share -thousand 410 sqm. As of the reporting date, the invested cost amounts to NIS 0.8 billion

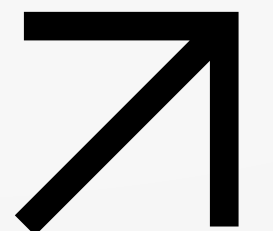
113 PROPERTIES

Owned by the company

1,800 RENTERS

NOI 527 MILLION

NOI for 1-6/2025 (in NIS)



FINANCIAL STRENGTH

9.3 BILLION

Equity (in NIS)

9.6 BILLION

Net financial debt (in NIS)

45%

Leverage ratio

98%

Of the Company's assets are
unsecured

2.0%

Weighted cost of linked debt

5.0 YEARS

Average debt duration

AA/Aa2

The Company's bonds rating

50%

A subsidiary of Alony-Hetz
Properties and Investments Ltd.,
which holds approximately 50%
of its equity.

DIVIDEND

Quarterly dividend distribution
policy, high dividend yield over time.
In H1 2025 , dividends of NIS 363
millions was distributed.

LEADING INDICES

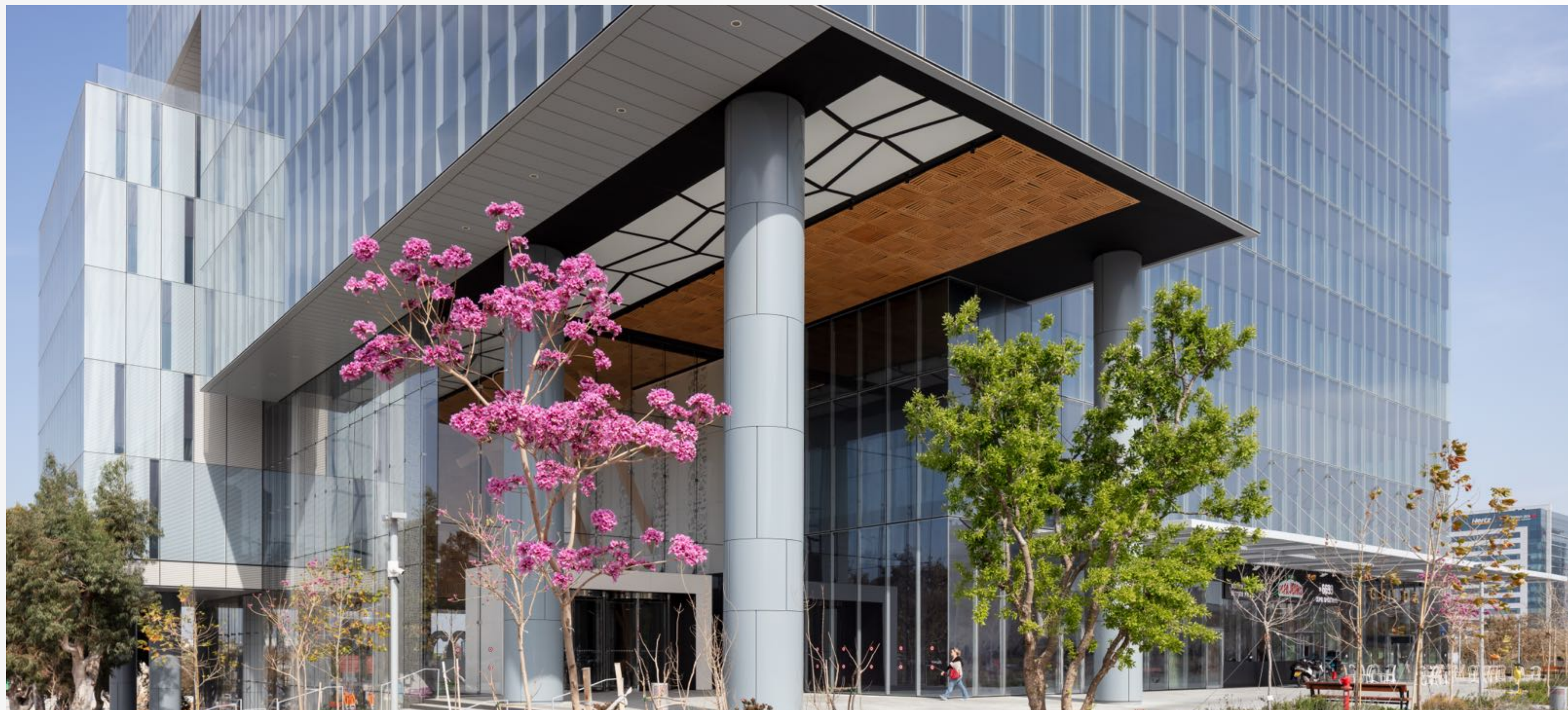
A public company that is traded on the
Israeli Stock Exchange and included in
the indices: **Tel Aviv 35, Tel-Aviv - Real
Estate, Tel Div and EPRA.**



THE COMPANY’S CUSTOMERS

SELECTION OF LOCAL AND INTERNATIONAL COMPANIES



INVESTMENT PROPERTIES ↗

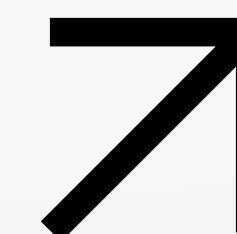
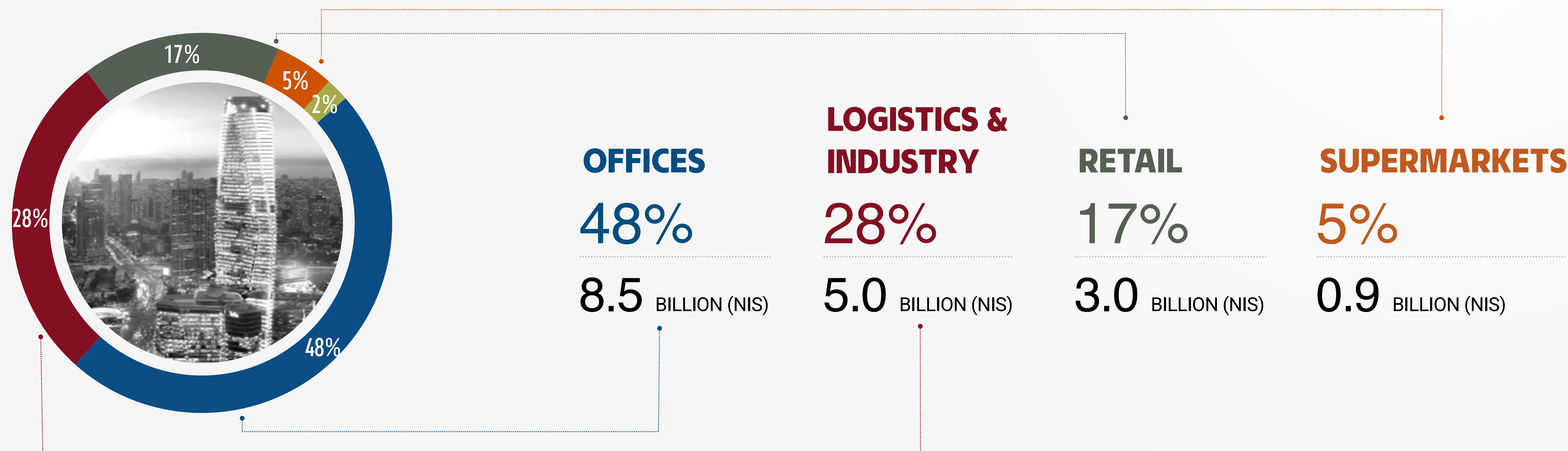
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

SEGMENTATION OF INVESTMENT PROPERTIES

SEGMENTATION OF PROPERTY VALUE BY USES

17,680

Total Investment Property Value in Million NIS

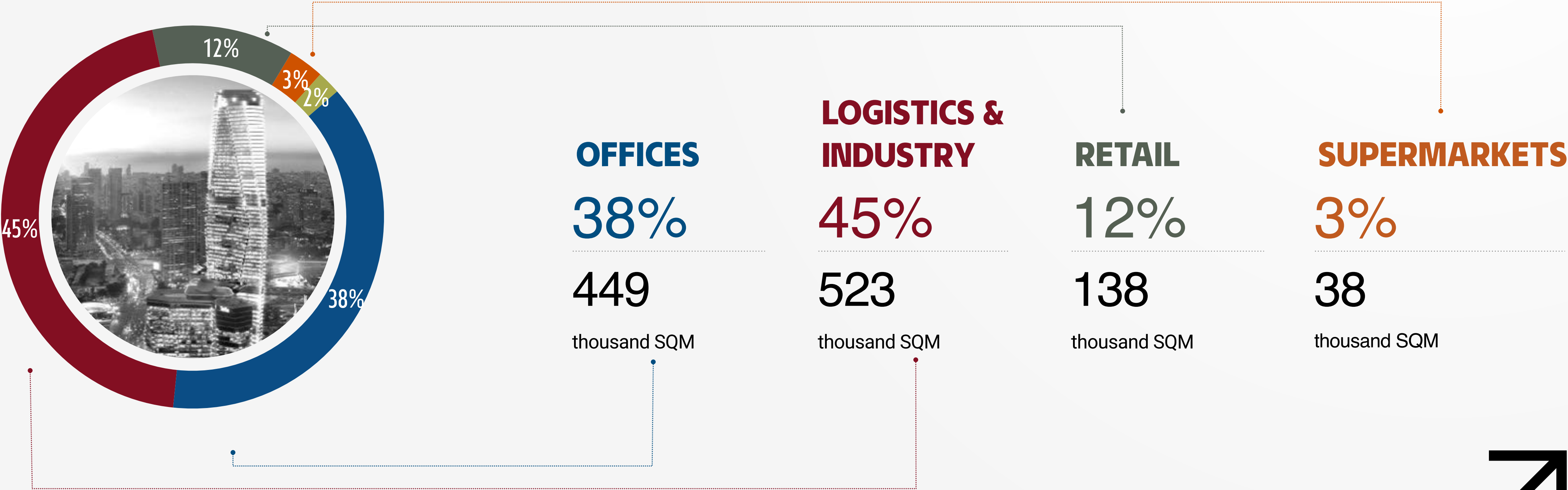


SEGMENTATION OF INVESTMENT PROPERTIES

SEGMENTATION OF PROPERTY AREA BY USES

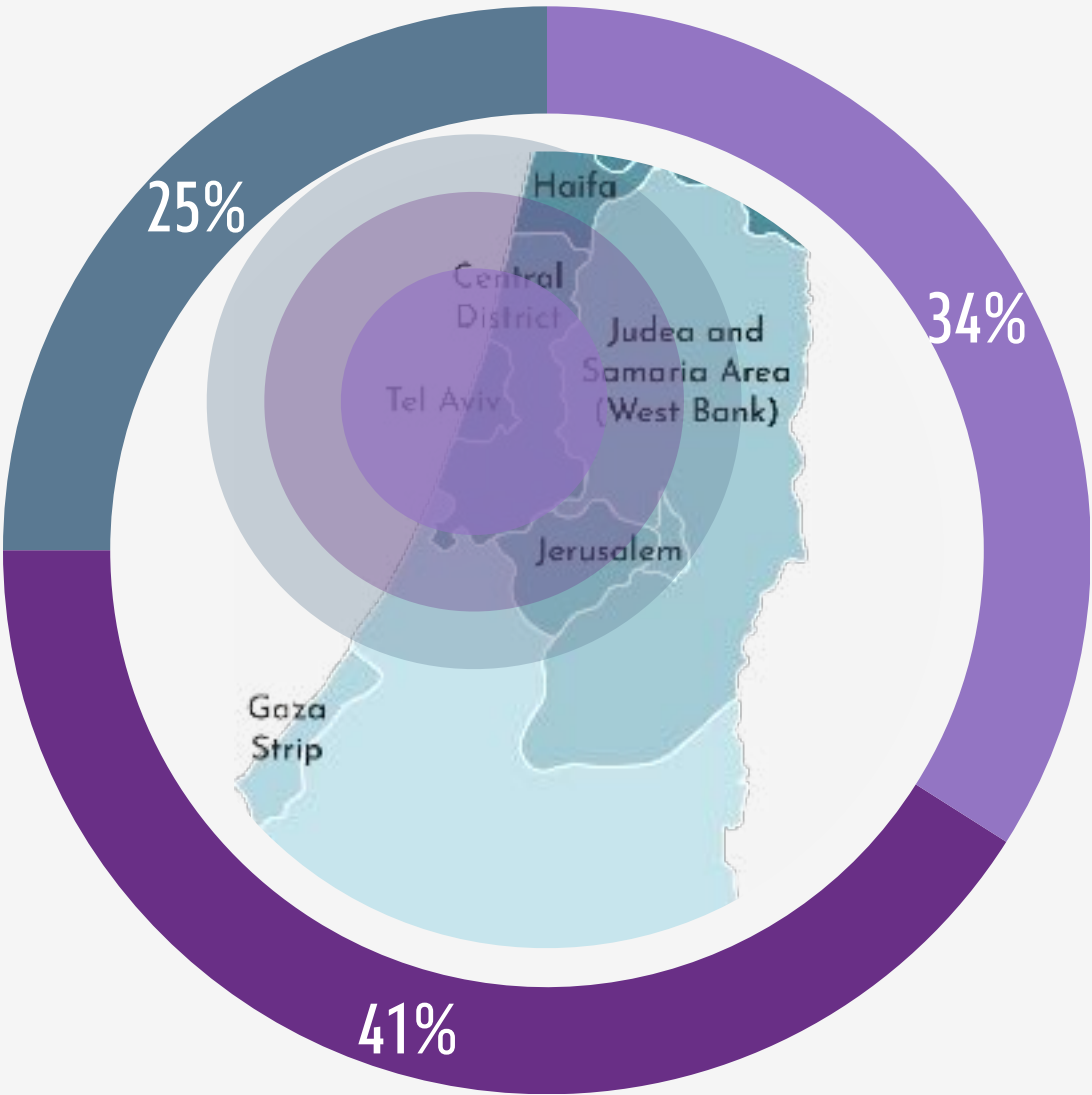
1,170,932

Built area in square meters



SEGMENTATION OF INVESTMENT PROPERTIES

SEGMENTATION OF PROPERTY VALUE BY REGIONS



17,680

Total Investment Properties Value in Million NIS

TEL AVIV
METROPOLIS

34%

6.0 BILLION (NIS)

GUSH DAN
VICINITY

41%

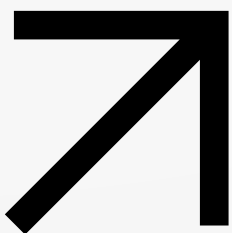
7.2 BILLION (NIS)

OTHER
AREAS

25%

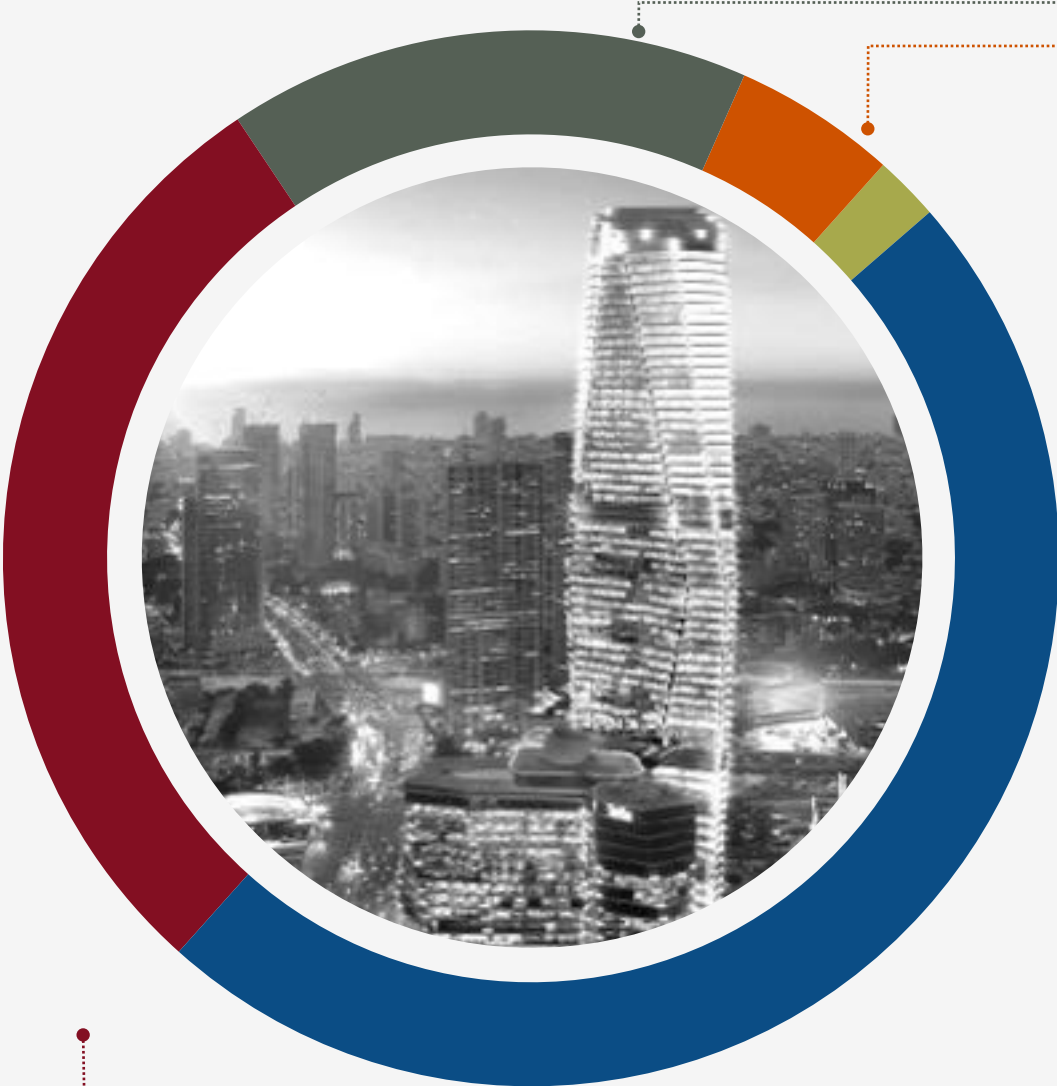
4.5 BILLION (NIS)

75%



BREAKDOWN OF OCCUPANCY RATE

OCCUPANCY RATE BREAKDOWN -
INCOME-PRODUCING PROPERTIES



93.2%

Excluding properties that
were realized after the
balance sheet date

94.0%

Excluding properties that were realized after
the balance sheet date and properties that
were classified as investment property

OFFICES

84.4%

Excluding properties that were
realized after the reporting date
and properties that were
classified as investment property
during the reporting date

86.4%

LOGISTICS &
INDUSTRY

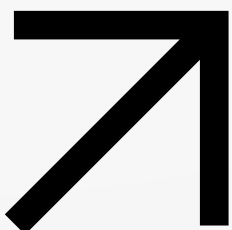
98.5%

RETAIL

97.5%

SUPERMARKETS

100%



ESG

The company invests significant resources in promoting sustainability, social responsibility, and environmental stewardship, contributing to the well-being of its employees, customers, the general public, and the environment in which we live. In addition, the company is committed to upholding values of transparency and gender diversity which serve as key pillars of its operations.

The company has been publishing ESG reports since the 2021 fiscal year. In June 2024, it published its ESG report covering activities for the years 2022–2023. The company also intends to regularly update this information and publish updated ESG reports periodically, in line with its commitment to these areas and its dedication to transparency toward its stakeholders.



GREEN BUILDING
ZERO ENERGY
CONSTRUCTION



SAFEGUARDING
THE ENVIRONMENT



PROMOTION OF ELECTRIC
TRANSPORTATION
INFRASTRUCTURE



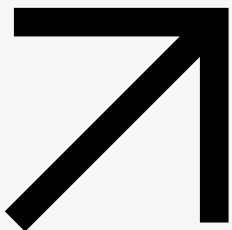
INCREASING
ENERGY EFFICIENCY



SOCIAL
RESPONSIBILITY



CONTRIBUTING TO
THE COMMUNITY



ESG - INVESTMENT PROPERTIES

EXAMPLE OF LEED PLATINUM AND LEED GOLD RATED PROPERTIES

Campus Holon



ToHa



Amot Atrium



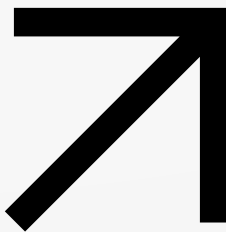
Amot Giv'atayim



Amot Europe



Amot Modi'in



ESG - UNDER CONSTRUCTION PROPERTIES

EXAMPLE OF LEED PLATINUM RATED PROPERTIES

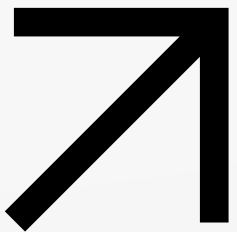
Ha'Lehi Complex Bnei Brak



City Gate K Complex



ToHa 2





FORECAST 2025

Set forth below is the Company’s projection as to its principal operating results in 2025, based on the following work assumptions:

Consumer price index - Increase in CPI by 3%.

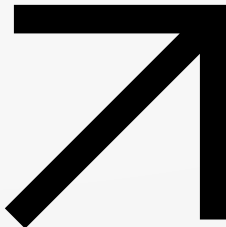
The rental agreements are signed and Company’s management expectations as to renewal of current rental agreements in 2025.

According to the company’s strategy, 2025 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

	1-6.25 ACTUAL	2025 REVISED FORECAST	2025 PRIOR FORECAST (AT Q1 2025 RESULTS)	2024 ACTUAL
NOI (Million MIS)	527	1,050-1,070	1,040-1,080	1,043
FFO according to management approach (Million MIS)	406	810-830	800-830	823
FFO Per Share according to management approach (Agorot)	86.2	168-172 ⁽¹⁾	170-176	175

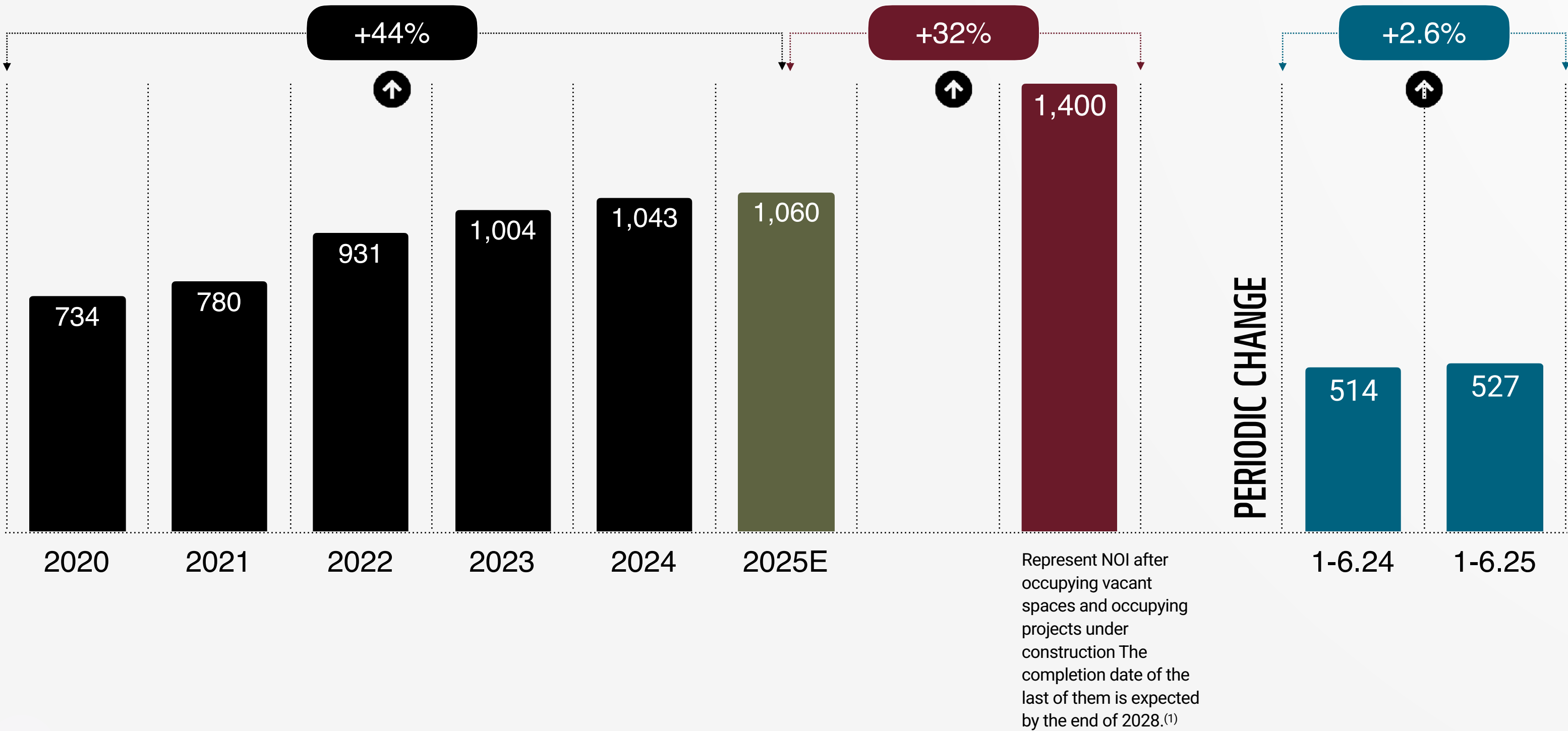
1.In July 2025, subsequent to the balance sheet data, the company made a public offering of approximately 20.7 million ordinary company shares. As a result, the weighted average number of shares increased by approximately 2% compared to the original forecast.





FINANCIAL PERFORMANCE ↗

NOI ANNUAL

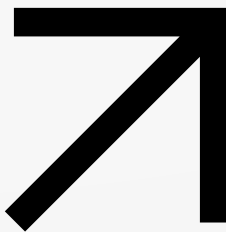


The forecast for 2025 is according to the middle of the forecast range, see page 15

The company is currently undergoing a portfolio enhancement process, during which it is realizing legacy properties. From 2023 until after the reporting date, properties totaling approximately 400 million NIS have been realized, resulting in an NOI loss of approximately 18 million NIS.

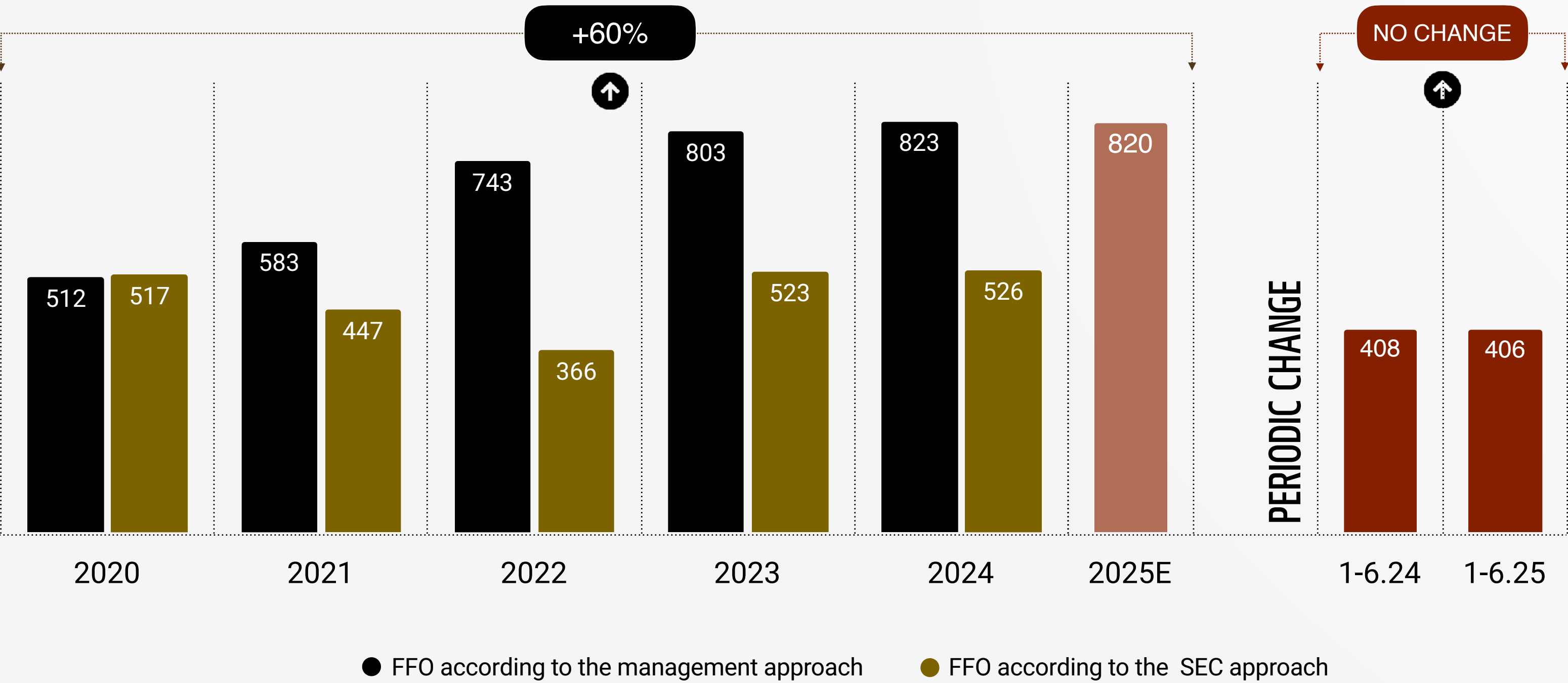
- 1. The future NOI does not include projects in planning, development and licensing and does not include future changes as a result of index differences, contract renewals, future evictions and/or asset realization

The year 2025 includes the effects of the “Rising Lion” war, which led to loss of income at a total of approx. ILS 2 million



FFO ANNUAL

ACCORDING TO THE MANAGEMENT APPROACH



The aforementioned index is the FFO index according to the approach of the company's management, and it constitutes the FFO for the purposes of calculation in accordance with the company's trust deed

The company is currently undergoing a portfolio enhancement process, during which it is realizing legacy properties. From 2023 until after the reporting date, properties totaling approximately 400 million NIS have been realized, resulting in an NOI loss of approximately 18 million NIS.

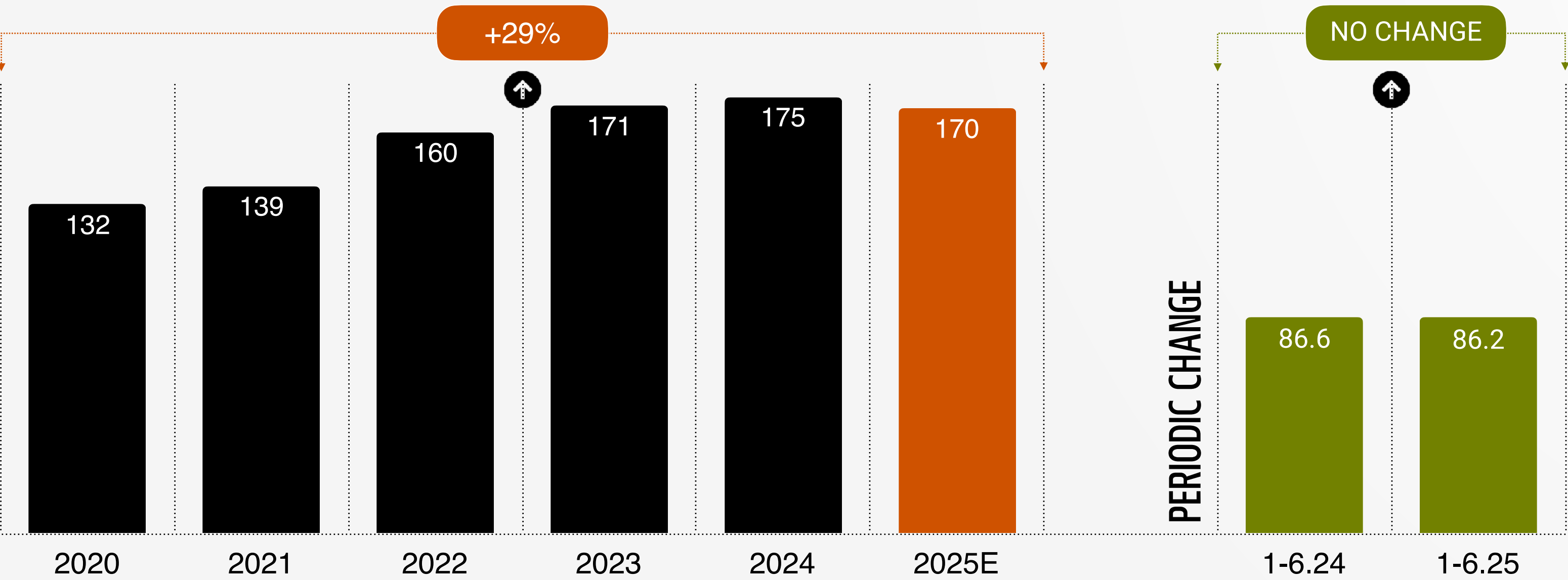
The forecast for 2025 is according to the middle of the forecast rang, see page 15

The year 2025 includes the effects of the "Rising Lion" war, which led to loss of income at a total of approx. ILS 2 million



FFO ANNUAL PER SHARE

ACCORDING TO THE MANAGEMENT APPROACH

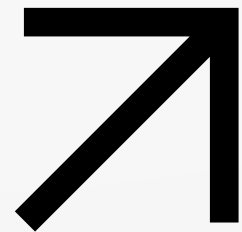


The company is currently undergoing a portfolio enhancement process, during which it is realizing legacy properties. From 2023 until after the reporting date, properties totaling approximately 400 million NIS have been realized, resulting in an NOI loss of approximately 18 million NIS.

The forecast for 2025 is according to the middle of the forecast rang, see page 15

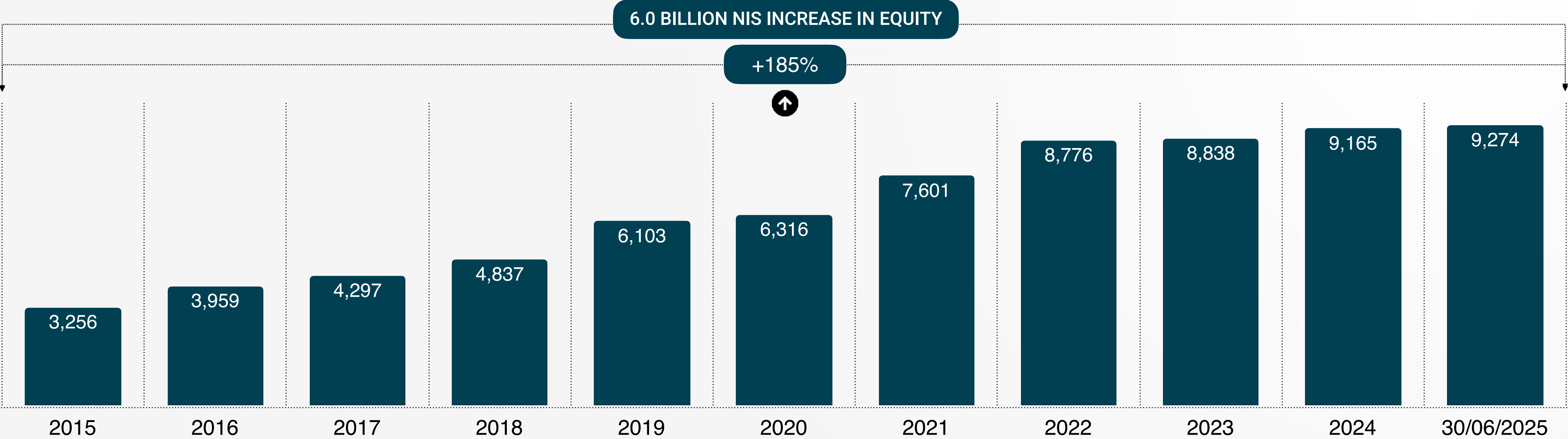
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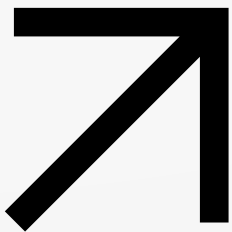
EQUITY AND DIVIDEND TO SHAREHOLDERS

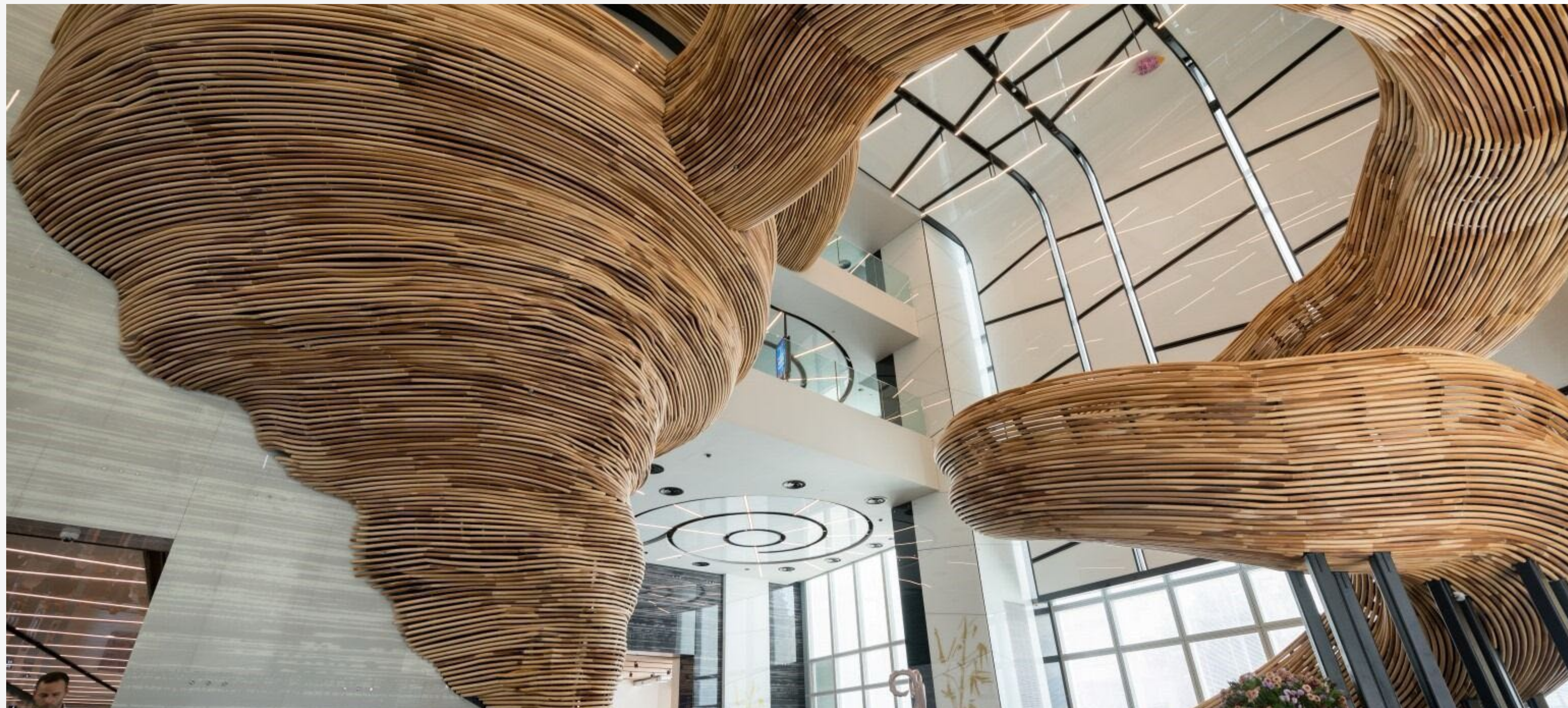
IN MILLION NIS



DIVIDEND DISTRIBUTION - TOTAL DIVIDEND DISTRIBUTED IN LAST DECADE IS ABOUT NIS 4.8 BILLION

217	333	380	407	460	381	574	625	612	617	254
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FINANCIAL STRENGTH ↗



DEBT STRUCTURE

EXPANDED CONSOLIDATED

1,000 MILLION (NIS)

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

1,050 MILLION (NIS)

Unused Credit facilities

98%

Of the Company's assets are unsecured

AA/Aa2

The Company's bonds rating

9.6 BILLION

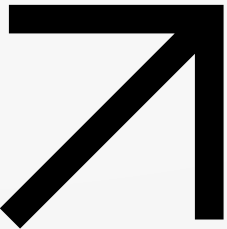
Net financial debt (in NIS)

2.0%

Effective interest rate linked

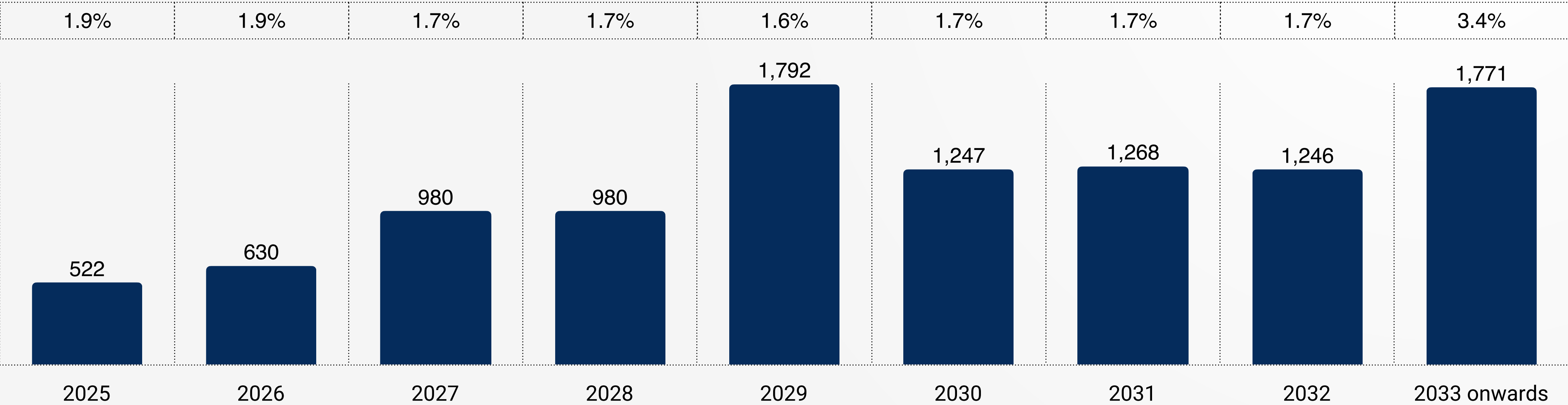
5.0 YEARS

Average duration of debt.



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

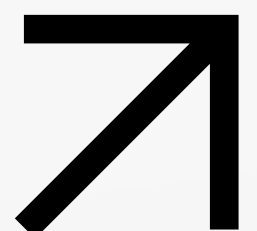
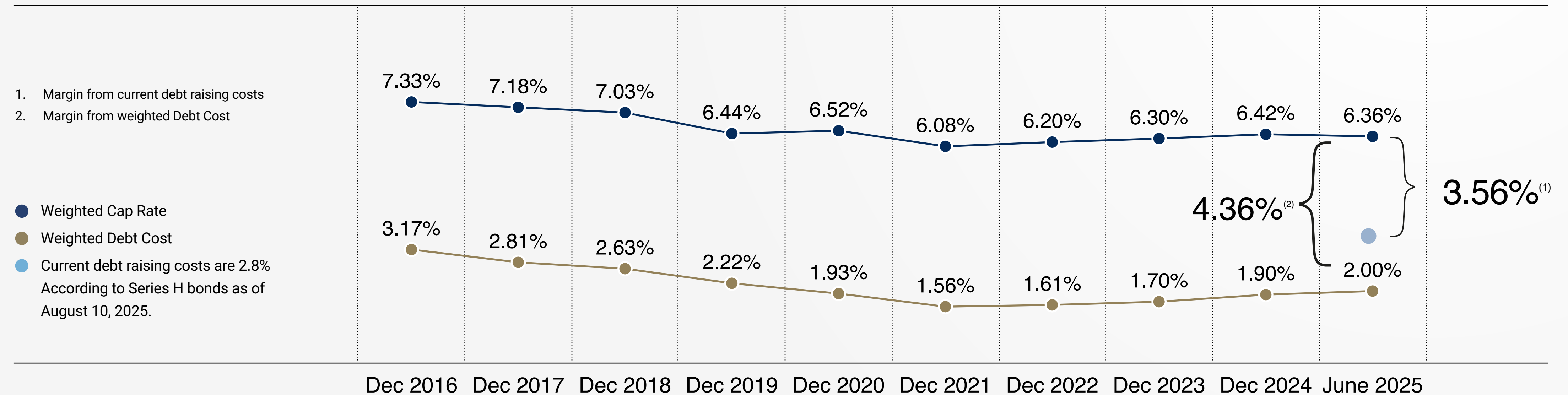
IN MILLIONS OF NIS



1. In 2025, excluding a short-term loan to a jointly controlled company in the amount of NIS 82 million, which is expected to be converted into a long-term loan.



THE SPREAD OF REPAYMENTS AND EFFECTIVE INTEREST RATE OVER THE YEARS



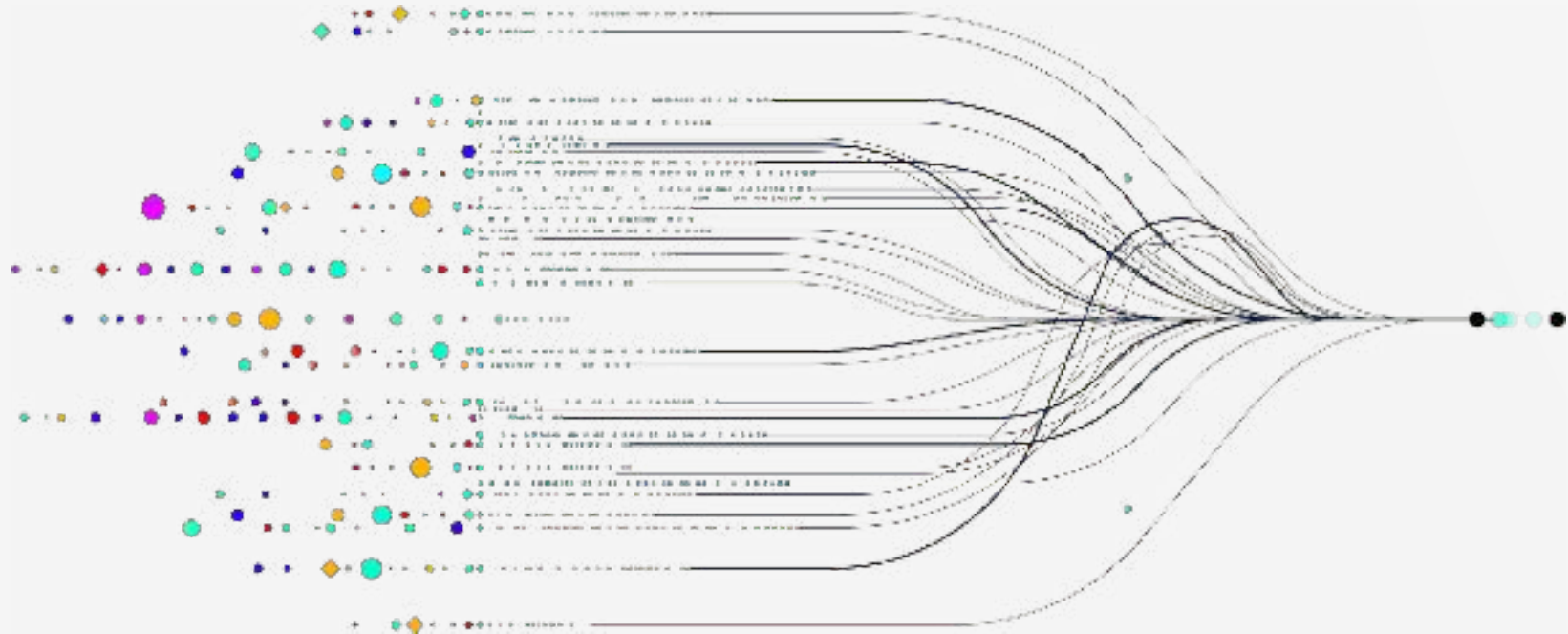


AMOT DEVELOPMENTS ↗

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.
Unlocking the business potential of the property through architectural excellence and optimized engineering solutions
04.
Quality positioning
05.
Construction in accordance with LEED standards for maximum protection of user health and the environment
06.
Upgrading the portfolio by developing contemporary real estate projects and realizing older properties

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 JUNE 30, 2025

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	PROJECT'S BOOK VALUE	ESTIMATED CONSTRUCTION COST (INCLUDING LAND AND PARKING SPACES)	EXPECTED NOI	EXPECTED YIELD ON COST
						Company's share in million of NIS					
Halehi complex ⁽¹⁾	Bnei Brak	Offices	2025	86,920	50%	43,460	495	495	660-700	45-49	7.0%
K complex Jerusalem	Jerusalem	Offices	2028	93,000	50%	46,500	159	159	750-800	49-53	6.6%
Logistic center Beit Shemesh - Lower Logistics Center	Beit Shemesh	Logistics	2025	25,400	60%	15,240	103	103	104-106	7	6.7%
ToHa2	Tel Aviv	Offices	2026	156,000	50%	78,000	863	1,365	1,600-1,700	150-165	9.5%
Total				361,320		183,200	1,620	2,122	3,114-3,306	251-274	8.2%

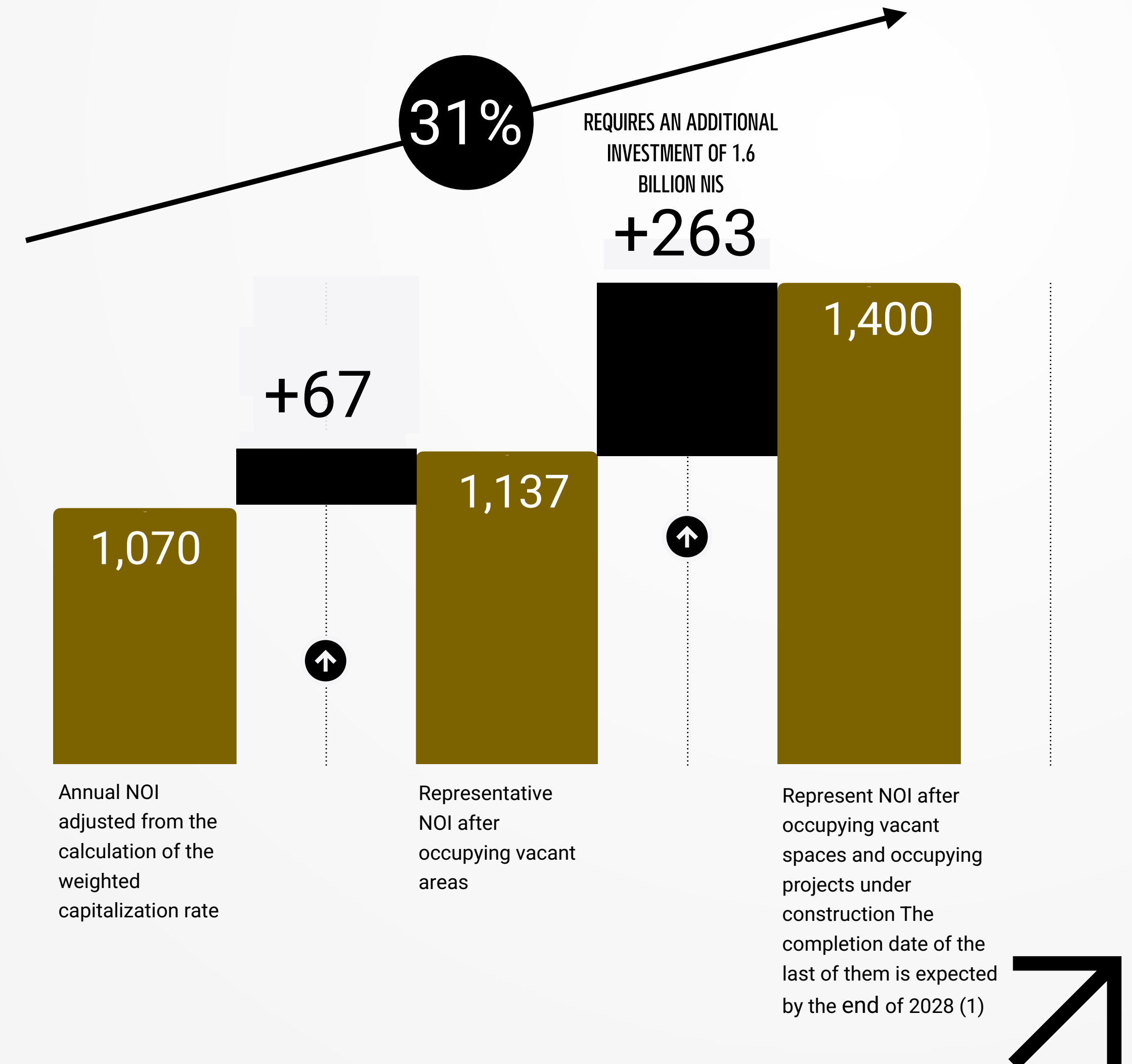
1. As of publication date the retail floors in the "halehi Complex" were delivered to renters for purpose of adjustment works, and several stores were opened to the public. The company has signed contracts in the amount of approximately 13,000 square meters (the company's share is 50%), which are expected to yield annual rents of approximately NIS 20 million (the company's share is 50%). In the second quarter of 2025, the retail section was reclassified from real estate under construction to cash-generating real estate, and as a result, the expected yield rate for the office section was changed to 7%.

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.
4. The information contained in this Section regarding future NOI is forward-looking information. The information is based on existing data known to the Company at the date this report is published and on the Company's assessments. This information may change due to risk factors affecting the Company's activities, as specified in Part A of the periodic report and other such data that are outside the Company's control - and therefore, there is no guarantee that this NOI will indeed occur.



TOHA 2



City
TEL AVIV

Main Use
OFFICES

GLA - 100%
156,000 SQM

Amot's Share
50%

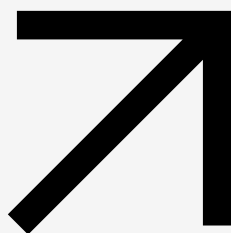
Construction Cost
3.3 BILLION (NIS)

Expected Completion
Q4/2026

Expected NOI
320 MILLION (NIS)

Occupancy date/
Income producing date
Q2/2027

Expected yield on cost
9.5%





TOHA 2



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GOOGLE TENANCY

60,000 SQM

Upper Rental Area



The renter

115 MILLION (NIS)

Rental fees per year
(shell and core)

Q4, 2026

Anticipated commencement

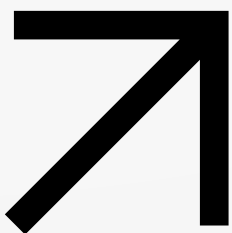
The data above is 100%
(Company's Share 50%)



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



HA'LEHI COMPLEX



City
BNEY BRAK

Main Use
OFFICES

GLA - 100%
86,920 SQM

Amot's Share
50%

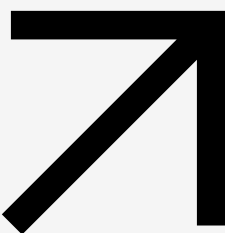
Construction Cost
1.4 BILLION (NIS)

Expected Completion
2025 OFFICES

Expected yield on cost ⁽¹⁾
7.0%

Expected NOI
94 MILLION (NIS)

1.As of the publication of the report, the retail levels have been opened to the public. In the second quarter of 2025, the retail section was reclassified from real estate under construction to income-generating properties, and as a result, the expected yield rate for the office section was changed to 7%.



LOGISTICS CENTER
BEIT SHEMESH

LOWER LOGISTICS CENTER



City
BEIT SHEMESH

Main Use
LOGISTICS

GLA - 100%
25,400 SQM

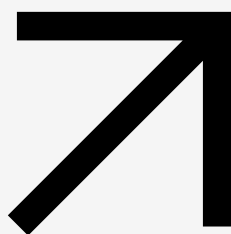
Amot's Share
60%

Construction Cost
175 MILLION (NIS)

Expected Completion
2025

Expected yield on cost
6.7%

Expected NOI
11.7 MILLION (NIS)



K COMPLEX JERUSALEM



City
JERUSALEM

Main Use
OFFICES

GLA - 100%
93,000 SQM

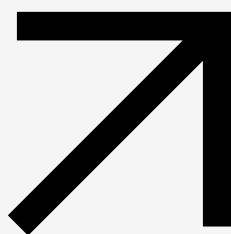
Amot's Share
50%

Construction Cost
1.55 BILLION (NIS)

Expected Completion
2028

Expected yield on cost
6.6%

Expected NOI
102 MILLION (NIS)



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	AMOT'S SHARE	ADDITIONAL SQUARE METER FOR MARKETING -COMPANY'S SHARE	PROJECT'S BOOK VALUE
Building rights Tzrifin ⁽¹⁾	Tzrifin	Logistics	100%	200,000	251
Hasolelim ⁽²⁾	Tel Aviv	Offices	100%	110,000	210
ToHa 3 / ToHa 4 ⁽²⁾	Tel Aviv	Offices	50%	100,000	198
Lot 300	Tel Aviv	Offices/Living	50%	63 Residential units	176
Others projects (see below main projects)					453
Total projects in development and others					1,288
Detail of main projects under other projects					
Amot Mishapt (Town Construction plan in effect)	Tel Aviv	Offices	73%	20,000	
Amot Mishapt (Town Construction plan in effect)	Tel Aviv	Living	73%	115 Residential units	
Amot Bituach	Tel Aviv	Offices	86%	60,200	
Migdal HaMe'a - Ibn Gvirol	Tel Aviv	Offices	46%	27,600	
Amot Europe	Tel Aviv	Offices	100%	32,000	
Azor Land	Azor	Living	100%	190 Residential units	

- 1.Subject to the completion of the purchase of additional building rights. The value of the project is NIS 251 million, including future stages.
- 2.Subject to completion of additional rights, estimate Floor Area Ratio (FAR) 20.

The information contained above in this section regarding the estimated completion of projects under construction is forward-looking information. This information is based on existing data known to the Company on the date this report is published and on the Company's estimates. This information may change, even substantially, as a result of factors related to environmental requirements, changes in urban building schemes subject to approval by planning and construction authorities, obtaining agreements from the owners of bordering properties that are not guaranteed to be obtained, and risk factors affecting the Company's operations as specified in Chapter A of the Periodic Report, and other such data that are out of the Company's control, and therefore, there is no guarantee that these projects will be carried out.



COMPLEX ToHa



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CONCEPTUAL SKETCH FOR TOHA3 TOWER

LOGISTICS PARK
TZRIFIN



City	Main Use
TZRIFIN - SDOT DAN	LOGISTICS
GLA - 100%	Amot's Share
274,000 SQM	100%

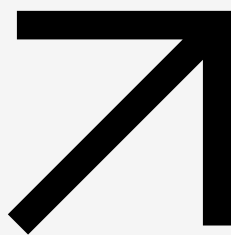
SQM for marketing - Complex A

80,000 SQM

Additional future areas for Construction

120,000 SQM

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

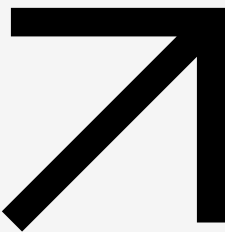


AMOT MISHPAT



City	Main Use
TEL AVIV	OFFICES
Lot area	Amot's Share
5,103 sqm	73%
Status	
APPROVED TOWN PLAN	
Additional offices area for marketing	
20,000 sqm	
Additional residential area for marketing	
115 UNITS	
Existing tower area – preservation	
12,000 sqm	

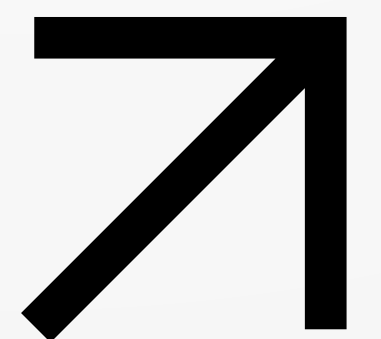
This information is subject to the completion of additional building rights in the project



AMOT MISHPAT



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



STRONG TOGETHER. 



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

FINANCIAL DATA ↗

AMOT BALANCE SHEET DATA

EXPANDED CONSOLIDATED

	30.06.25 MILLION NIS	31.12.24 MILLION NIS
Cash and cash equivalents and short term deposits	497	303
Investment property and investment property under construction	21,227	20,611
Financial liabilities	10,146	9,495
Deferred taxes	2,033	1,955
Total equity	9,274	9,165
EPRA NRV	11,307	11,120



AMOT PROFIT AND LOST SHEET DATA

EXPANDED CONSOLIDATED - IN MILLIONS NIS

	% CHANGE	1-6.25	1-6.24
NOI	3%	527	514
Adjustment of the fair value- investment property and capital gain from realization		268	122
Transaction cost reduction due to properties purchase		(4)	(19)
General and administrative expenses and donation		(36)	(34)
Financing - real interest		(74)	(62)
Financing - linkage differences		(129)	(164)
Taxes		(94)	(42)
Net income	45%	458	315
FFO - According to the SEC	14%	272	239
FFO - Management's approach	-	406	408



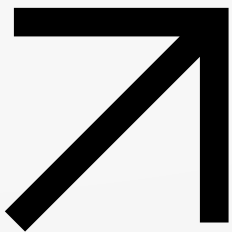
INCOME DATA

EXPANDED CONSOLIDATED

NOI	Q2-2025	Q1-2025	Q4-2024	Q3-2024	Q2-2024	% CHANGE Q2-25 VS Q2-24
NIS thousands						
Same property NOI	261,589	263,994	265,034	264,052	258,436	1.2%
Properties acquired / Sorted from investment property under construction	1,253	328	-	-	-	
Properties realized	4	6	-	4	71	
NOI	262,846	264,328	265,034	264,056	258,507	1.7%



Same Property NOI in the current quarter totaled at about ILS 262 million, compared to ILS 258 million in the corresponding quarter last year – constituting growth of 1.2%. Q2 2025 includes the effects of the “Rising Lion” war, which led to loss of income at a total of approx. ILS 2 million. Excluding the aforementioned provision, the increase amounts to approximately 2%.



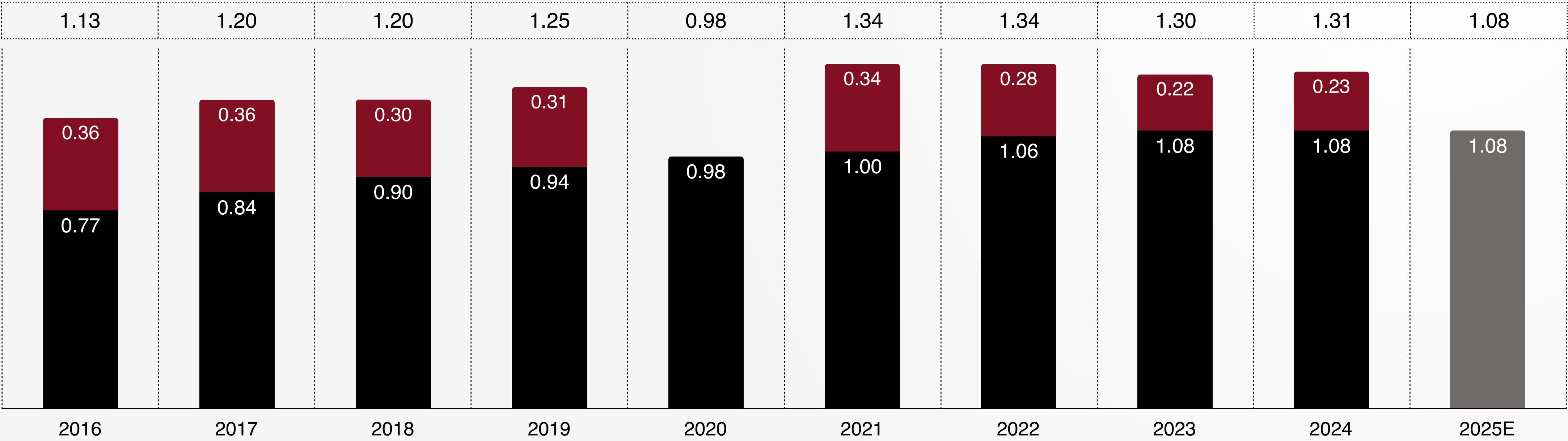
FFO DATA

EXPANDED CONSOLIDATED

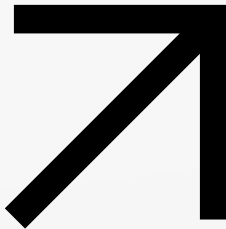
FFO	1-6.25	1-6.24	% CHANGE Q1.25 VS Q1.24
NIS thousands			
FFO according to the SEC	272,038	238,914	14%
FFO according to the management approach	406,294	407,811	-
Weighted number of shares	471,590	471,101	-
FFO per share according to the management approach (agorot)	86.2	86.6	-
Increase in CPI	1.57%	1.90%	



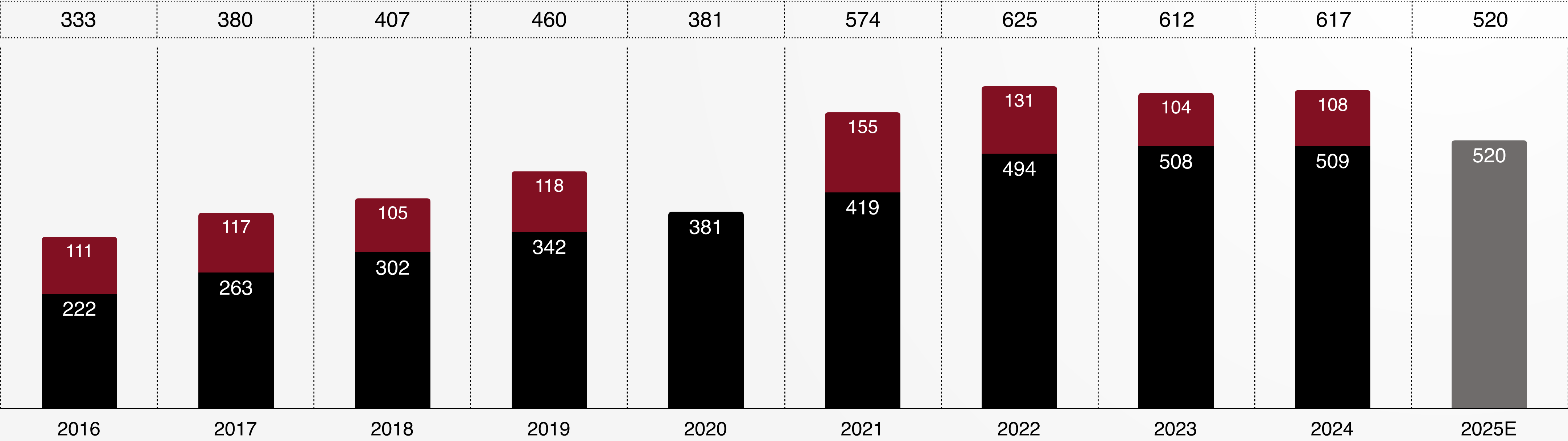
DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE



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



DIVIDEND DISTRIBUTION OVER THE YEARS



- Dividend - regular
- Dividend - additional



OUR STRENGTHS

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Properties owned by the company in various uses, with a high occupancy rate of 93.2% (excluding a properties that were realized after the balance sheet date. 94.0% excluding a properties that were realized and a properties classified as investment property during the reporting date)

45%

Effective leverage ratio.

1,050 MILLION (NIS)

Unutilized credit facilities.

Professional management and robust real estate development platform .

Demonstrated marketing strength, strong tenant mix and wide geographic distribution, managed in a responsible manner.

A full-service offering for tenants - from office design and construction by Amot Construction Ltd. to ongoing operational support throughout the lease term, provided by the management company “Amot 360”.

A dividend policy that is stable and known in advance.

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

Financial flexibility and high accessibility to the capital market.

Availability for large-scale acquisition transactions.

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

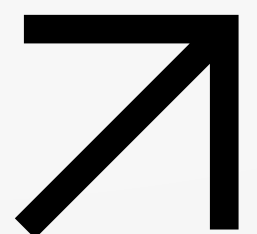


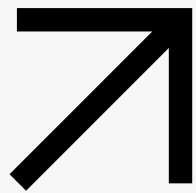
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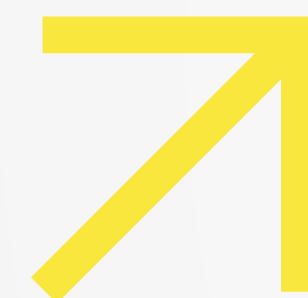




Amot Atrium Tower, 2 Jabotinsky Street, Ramat Gan, 5250501

PHONE +972 3 5760505; FAX +972 3 5760506

WWW.AMOT.CO.IL



AMOT INVESTMENTS

CAPITAL MARKET PRESENTATION

Q2/2025

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

AUGUST 2025

Capital Market Presentation
Q2/2025

