Initiation, construction and leasing of industrial, storage and logistics buildings for the long term.	**Initiation of income-producing industrial and logistics real estate**
Initiation, construction and leasing of buildings for use as open shopping centers and commercial properties for a single tenant (such as IKEA).	**Initiation of income-producing commercial real estate**
Initiation, development, construction and operation of Data Centers, through the subsidiary Mega D.C. Ltd., wholly owned by the Company.	**Construction and operation of Data Centers**
Construction of photovoltaic systems on the roofs of Mega Or Group properties, as well as initiation and construction of wind farms abroad (through a company 50% owned by it). Furthermore, the company works to develop energy storage activity in its properties.	**Energy activity in Israel and abroad**
DIC holds Property & Building and Gav-Yam.	**Holding 29.9% of the shares of DIC Ltd.**

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26
Commercial centers
In an area of approx. 225 thousand sqm

34
Industrial and logistics centers
In an area of approx. 618 thousand sqm

3
Yielding plots
In an area of approx. 112 thousand sqm

1
Active Data Center
With a capacity of 9.5MW IT

99%
Occupancy rate

960 thousand sqm
Total yielding areas

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Mega Or's financial resilience is evident in high cash flow, operational profitability and responsible leverage that enable secure growth.

Equity
3.9
NIS billion

Total Balance Sheet
10.7
NIS billion

Cumulative dividend distributed
630
NIS million

Representative NOI Company's share
446
NIS million

Representative FFO Management approach
314
NIS million

Net profit to owners
844
NIS million

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39%
Equity to Balance Sheet Ratio

46%
Net Financial Debt to Balance Sheet

51%
Debt to CAP Ratio

5.3
NIS billions
Value of Unencumbered Assets

1.45
NIS billions
Liquidity Balances (Cash and marketable securities)

ilAA-
Secured BONDS Rating

ilA+
Debt Rating

175
NIS million
Unutilized Credit Facilities

2.38
Years
Weighted Average Duration of Financial Debt

2.04%
Weighted Effective Interest Rate (Cost of Debt) CPI-Linked Credit

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Data Centers under construction with a total capacity of approx. 314MW IT	**7**
Logistics, industry and commerce centers under construction in a scope of approx. 274 thousand sqm	**7**
Wind farms with a total capacity of 204MW in Romania	**2**
Actual accumulated construction costs	**NIS 1,586 million**
Remaining expected construction costs	**NIS 7,180 million**
Book value	**NIS 1,456 million**
Expected NOI addition	**NIS 1,150 million**

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Initiation and Construction - Data Centers				
Project Name	Location	Ordered Capacity	Construction Completion Date	IT MW Capacity
MDCIL-1	Modi'in – Phase B	100%	Q4/2026	10
MDCIL-2	Yoav Employment Park – Phase A	*75%	Q4/2026	40
MDCIL-3	Haifa	-	Q1/2027	20
Mevo Carmel	Yokneam	100%	Q4/2027	64
MDCIL-4 Phase A	Beit Shemesh	100%	Q2/2027	60
MDCIL-4 Phase B	Beit Shemesh	-	Q4/2027	60
MDCIL-5 Phase A	Bnei Shimon Regional Council	-	Q4/2027	60
* The remaining 25% are reserved for the customer under a signed agreement			**Total**	**314**

Future Development Potential - Data Centers				
Center Name	Location	Ordered Capacity	Construction Completion Date	IT-MW Capacity
MDCIL-4 - Phase C	Beit Shemesh	-	-	120
MDCIL-5 - Phase B	Bnei Shimon Regional Council	-	-	120
MDCIL-6 – Phase A	Yoav Regional Council	-	-	40
			Total	**280**

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Employment and Offices: Aeronautics

Company's share: 50%

Location: Modi'in Technology Park

Area for rent: 40,600 sqm

Expected occupancy date: Q2/26

Expected NOI Company's share: 16 million NIS

Logistics and Distribution Center: Fox Group

Company's share: 33.3%

Location: Beit Shemesh Technology Park

Area for rent: 74,000 sqm

Expected occupancy date: Q1/27

Expected NOI Company's share: 16 million NIS

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Logistics and Employment Center: Ishai

Company's share: 74%

Location: Ishai Industrial Zone, Beit Shemesh

Leasable area: 62,000 sqm

Expected occupancy date: Q4/27

Expected NOI Company's share: 30 million NIS

Commercial Center: Jumbo Kfar Saba

Company's share: 50%

Location: Drom HaSharon Eco Park (Kfar Saba)

Leasable area: 15,000 sqm

Expected occupancy date: Q2/27

Expected NOI Company's share: 5 million NIS

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Urleasca

Capacity: 102MW

A financing agreement was signed with two international banks

PPA signed for 10 years

Status: Construction completed. The project is in the process of testing and grid connection

Expected operation date: Q1/2026

Vacareni

Capacity: 102MW

Advanced negotiations for a financing agreement with two international banks

PPA signed for 10 years

Status: In early construction stages

Expected operation date: Q2/2027

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Industry, Commerce, and Logistics					
Center Name	Company's Share	Location	Land Area (Dunam)	Estimated Construction Area (sqm)	Status
Employment, Industry, and Office Centers	74%	South Sharon Eco Park	60	70,000	In allocation processes from the Israel Land Authority – Valid TPS in effect
Employment, Industry, and Office Centers	100%	South Sharon Eco Park	40	50,000	In allocation processes from the Israel Land Authority – Valid TPS in effect
Ein Tzurim Logistics Center	74%	Ein Tzurim Kibbutz Industrial Zone	47	23,000	In allocation processes from the Israel Land Authority – Valid TPS in effect
Open Storage Beit Shemesh	39%	Beit Shemesh	112	112,000	In planning processes for obtaining a building permit
Holit Logistics Center	74%	Kibbutz Holit	50	35,000	In planning processes for obtaining a building permit
Mazor Logistics Center	100%	Moshav Mazor	27	18,000	In planning processes for obtaining a building permit
Hagor Commercial Center	74%	Moshav Hagor	18	15,000	In planning processes for obtaining a building permit
Total			**354**	**323,000**	

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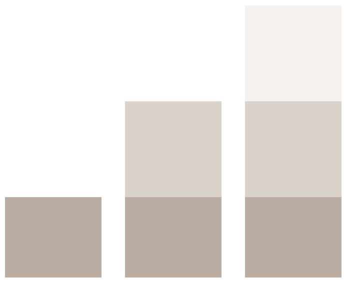
Representative



Representative

The projected NOI/FFO after occupancy of projects under construction does not include occupancy of projects in planning, development and licensing and also does not take into account future changes as a result of index differences and contract renewals, and also does not take into account future evictions and/or realization of assets. The information included in this section regarding the projected NOI/FFO is forward-looking information as defined in the Securities Law. The information is based on existing data known to the company on the date of publication of this report and on the company's estimates. Actual results may differ significantly, including due to risk factors affecting the company's activities as detailed in Chapter A of the Periodic report etc. and also due to factors beyond the company's control, and therefore, there is no certainty regarding them.

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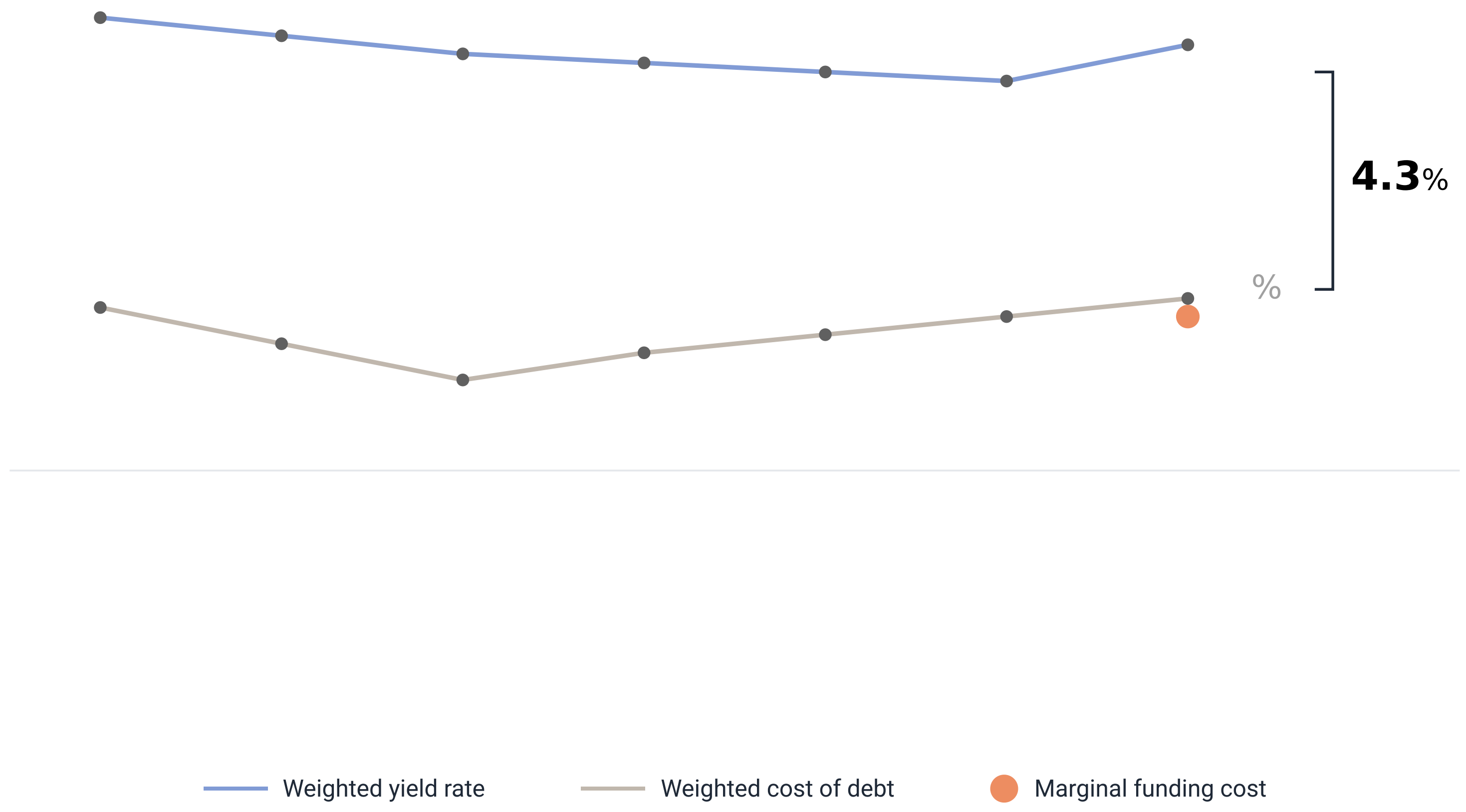

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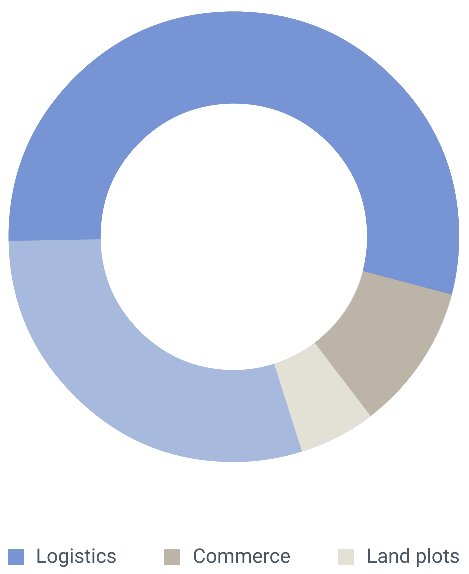
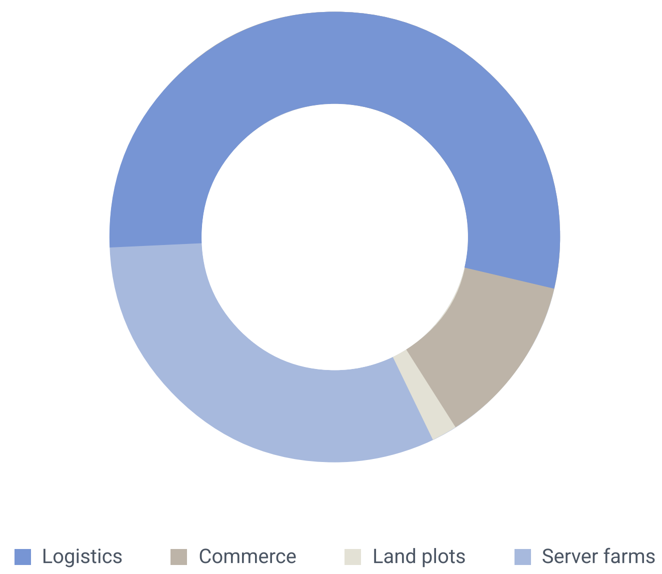
By built-up area (in thousands of sqm)



64% Logistics	1% Data Center
12% Land plots	23% Commerce

By asset value (in NIS millions)



63% Logistics	6% Data Center
4% Land plots	27% Commerce

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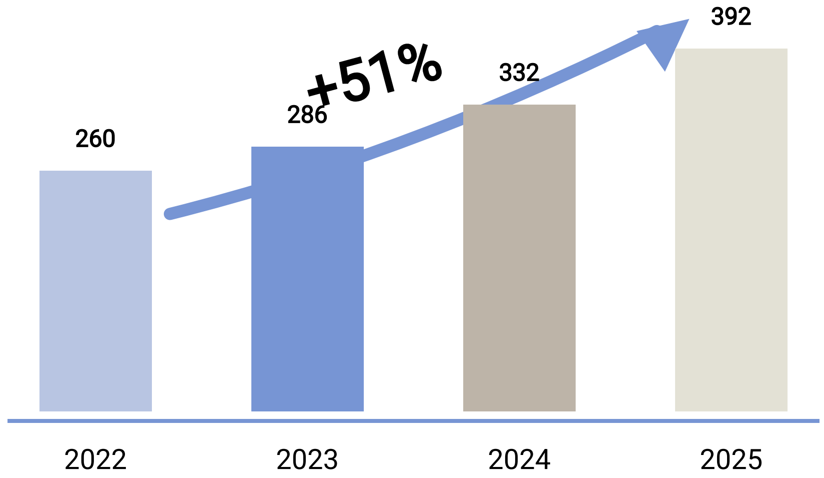

(Company's share)

Logistics
Commerce
Plots
*Data Center
Other

* The facility is income-producing starting from September 2025.

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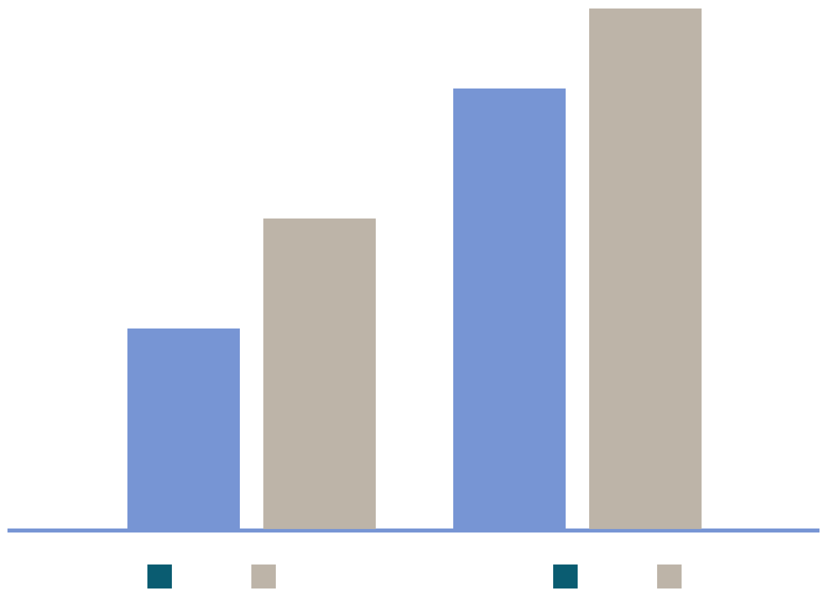

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(In NIS millions)

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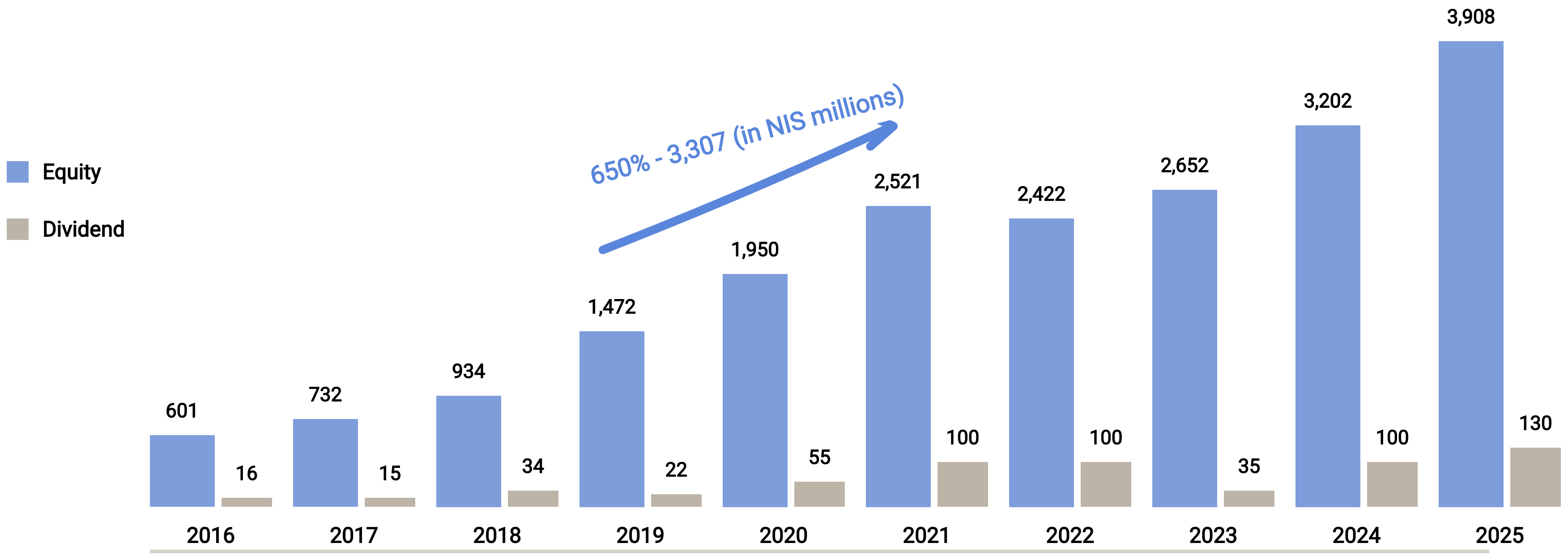
(in NIS millions)



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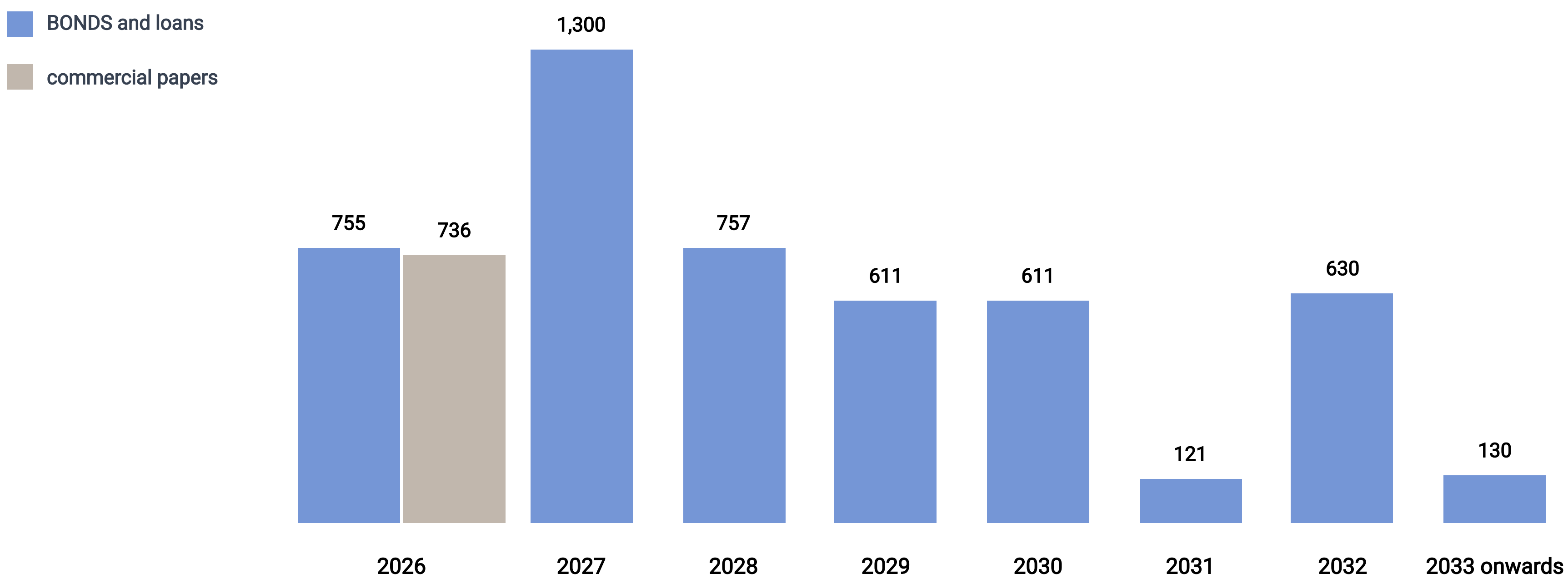
(NIS millions)



	2026	2027	2028	2029	2030	2031	2032	2033 onwards
Effective interest	3.21%	2.78%	2.82%	1.67%	1.67%	2.56%	1.91%	3.27%

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2007 2013 2019 2021 2022

2009 2019 2020 2021 2024

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Thank you very much

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Assets		Liabilities and Equity		Financial Assets
Current Assets	1,584,118	Current Liabilities	1,728,943	
Current debit balances	961,581	Long-term liabilities	4,959,489	Equity to balance sheet 37%
Investment property	6,556,093	Total equity including minority	4,001,287	
Investment property under development	1,576,322			
Net fixed assets	6,699			
Goodwill	4,906			
Total	**10,689,719**	**Total**	**10,689,719**	

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Net profit (loss)	849,001	666,932	277,294	(148,690)	742,158	353,882

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