Visualization of the planned lobby

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Visualization of the planned lobby

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Activity in the USA

Gav-Yam

Data as of 31.03.2026, in NIS millions

Below are key figures regarding Gav-Yam's activities as of March 31, 2026 :

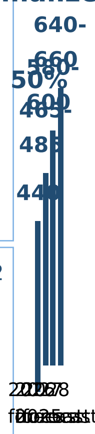
Income-producing properties	1.3 million sqm
Properties under development	259 thousand sqm
Investment property value	NIS 18.8 billion
Income from rent and management fees 1-3/26	NIS 235 million
Net cash flows from operating activities 1-3/26	NIS 262 million
Net profit attributable to shareholders 1-3/26	NIS 156 million
FFO to shareholders 1-3/26 per the Securities Authority approach	NIS 116 million
FFO to shareholders 1-3/26 per Gav-Yam management approach	NIS 114 million
Gav-Yam BONDS rating	AA

Gav-Yam

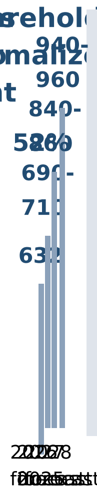
NOI and FFO forecast for 2026-2028 (in NIS millions)

Gav-Yam's NOI and FFO forecast for 2026-2028 * (in NIS millions):

NOI for shareholders according to management approach normalized Q4



FFO for shareholders normalized Q4



* All data are normalized according to the fourth quarter of that year.

* The forecast is based on Gav-Yam's existing asset base and the entry into the asset base of assets under construction, at their scheduled time, without new asset acquisitions and realization of existing assets.

* The data detailed above are based on forecasts, assessments, estimates and other information referring to future events, the degree of realization of which is uncertain and not under Gav-Yam's sole control (forward-looking information).

Projects in Development (Gav-Yam)

* Data represents Gav-Yam's share in consolidated

Gav-Yam O2 Herzliya
59 thousand sqm
Completion Date Q2/2026

ToHa2
101 thousand sqm
Completion Date Q4/2026

Matam East Towers #3
43 thousand sqm
27% Marketing
Completion Date Q4/2026

Data Center - Matam Park
14 thousand sqm
(Capacity 10 MW)
Completion Date Q1/2027

Gav-Yam Hebrew #3
33 thousand sqm
Completion Date Q4/2027

Gav-Yam Herzliya North - Maskit 3
9,000 sqm
Towards Marketing Launch
Completion Date Q4/2027

10 Bryant Tower

A 30-story office and commercial tower in the heart of Manhattan, facing Bryant Park on Fifth Avenue.

The tower consists of several buildings that were integrated into one office building when the new tower was built in 1984:

- The main structure (approx. 82% of the office area) - faces 5th Avenue and 40th Street. Defined as CLASS A. The main structure consists of the building base area - floors 3-11 ("the podium") and the tower - floors 12-30 ("the upper tower").
- The small structure - 1W39 facing 39th Street, defined as CLASS B.

Building Area and Occupancy

- Approx. 865 thousand sq. ft. total area (approx. 767 thousand sq. ft. offices, approx. 67 thousand sq. ft. commercial area, approx. 31 thousand sq. ft.

basement for vault rooms)

- Close to the date of the Periodic report publication, the occupancy in the tower, given signed contracts, stands at approximately 82% (reflecting approximately 88% of the projected rental income).

- The company is working to improve the tower and maximize its value and continues its management and operation activities, and in parallel will act for the realization of the tower in accordance with market conditions and opportunities that will be before it. The company is examining, in parallel, the possibility of separately selling its rights in the 1W39 building, which can be physically separated simply from the rest of the tower.