

AMOT INVESTMENTS

Capital Market Presentation - First Half Results 2021

Capital Market
Presentation



AMOT INVESTMENTS. PEOPLE FIRST.

One of the largest publicly-traded, developers, owners and managers of office, retail and logistic real estate in Israel

Amot Investments Ltd. is a leading Israeli real estate company, focused on the management, leasing, maintenance, initiation and development of yielding properties in Israel.



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” THE BIGGEST RISK IS
NOT TAKING ANY RISK ”
Mark Zuckerberg

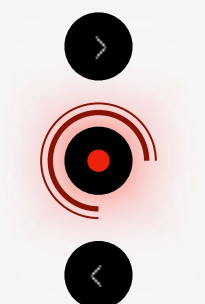


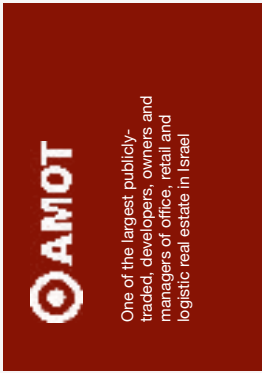
INTRODUCTION

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INVESTOR PRESENTATION





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INTRODUCTION

AMOT AT A GLANCE

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

The company's share is included in the FTSE EPRA index.

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 57% of its equity.

The company owns 105 assets

Total area: 1,500,000
Approximately 975,000 sqm above ground and 553,000 sqm of rental space

Total real-estate value - above 14 billion NIS

All of the Company's assets are not encumbered except for assets valued at 2% of ownership with partners.

The average occupancy rate of the Company's assets is 96.9%.

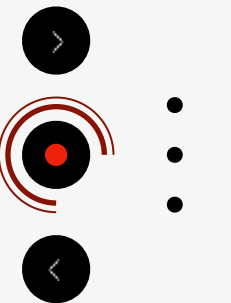
10 projects under construction and in planning 320,000 sqm. Total estimated cost 4.5 billion NIS

Leverage ratio – 42%

Net Financial Debt – 6.2 billion NIS

The Company's bonds are rated Aa/Stable by S&P Maalot and Aa2/Stable by Midroog.

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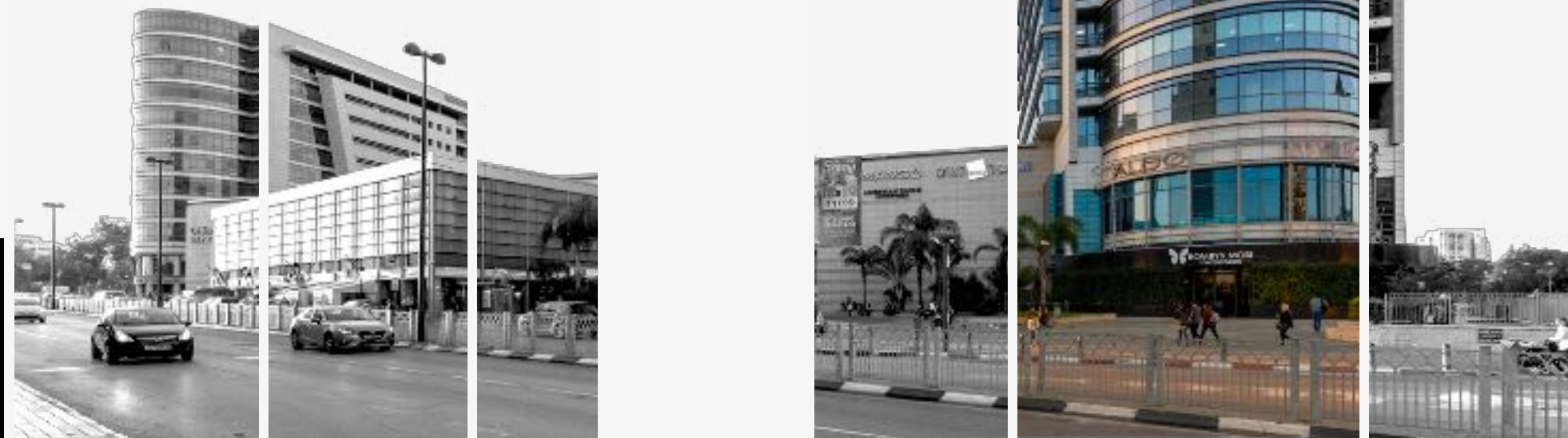
INTRODUCTION



KEY INVESTMENT HIGHLIGHTS



Amot's properties include office buildings, industrial parks, logistics centers, malls, shopping centers, supermarkets and central bus stations.



Capital Market Presentation

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” ACTION IS THE FOUNDATIONAL KEY TO ALL SUCCESS ”

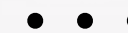
Pablo Picasso

INVESTMENT PROPERTIES

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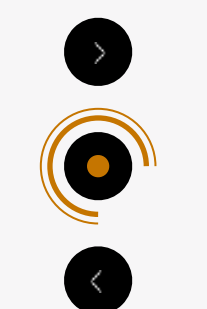
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INVESTMENT PROPERTIES

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INCOME-PRODUCING PROPERTY
VALUE AS OF

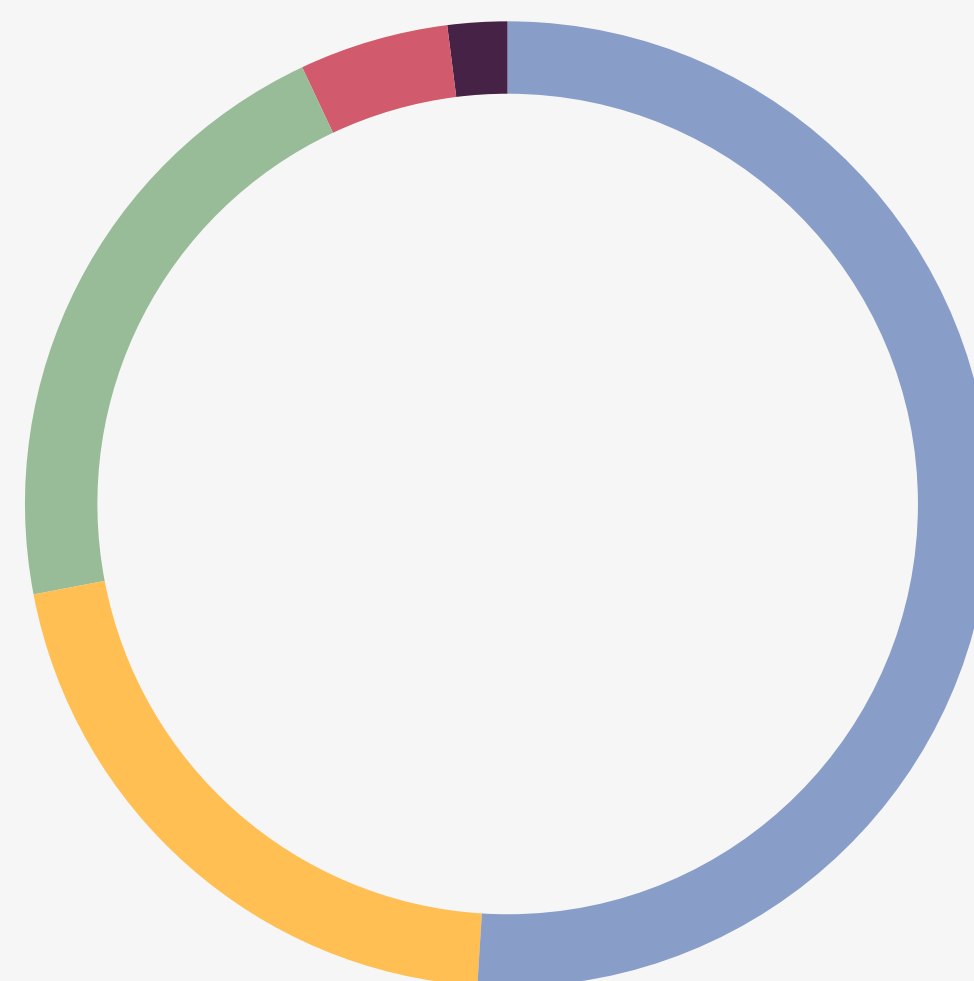
30.6.2021

VALUE IN MILLION NIS

12,876

TOTAL VALUE IN MILLION NIS

14,350



OFFICES

Investments
Properties

51%

SUPERMARKETS

Investments
Properties

5%

**LOGISTICS AND
INDUSTRIAL**

Investments
Properties

21%

OTHERS

Investments
Properties

2%

RETAIL

Investments
Properties

21%

COVID-19



At the beginning of 2020, a pandemic began to spread across the globe, which was caused by the Coronavirus, which has been declared to be a global pandemic by the World Health Organization.

A widespread vaccination campaign was begun towards the end of 2020, which is still continuing, within the context of which the government is encouraging the country's residents, aged 12 and above, to be vaccinated against the Coronavirus.

Since March 2021, and following the exit from the third lockdown, there has been a marked, gradual return to routine in almost all of the operating segments, with the gradual cancellation of the various restrictions on activity and the Israeli economy is recovering at a fast pace, against the background of the efficiency of the vaccinations, which has led to a sharp decline in the morbidity rates and has enabled the broad easing of the restrictions. However, it should be mentioned that by the end of May 2021, only those who had been vaccinated and people who have recovered from Coronavirus were allowed to enter cultural facilities, restaurants and entertainment and leisure facilities, which was done by means of a "green pass", issued by the Ministry of Health. This restriction has also been cancelled since June 2021.

However, in July 2021, and before the time of the publication of the report, there has been a certain worsening of the morbidity situation in Israel and globally following the spread of the Delta variant of the virus and there is a risk of a renewed outbreak of widespread morbidity. As a result of the uncertainty that has arisen regarding the efficiency of the vaccination among various sections of the population, a decision has been taken recently to vaccinate certain sections of the population with a third dose of vaccination.

A renewed worsening of the situation, insofar as this might occur, and the re-imposition of restrictions on business activity, may find expression in a slowdown and/or in a reduction in demand and harm being caused to various tenants.

The extent of the reliefs (primarily for tenants in the commercial centers), in the current period amounted to NIS 20 million.

The Company's assessments regarding the possible implications of the continuation of the Coronavirus event and of the directives that are given to the public, on the Company's operations, including and without detracting from the generality of the aforesaid on the manner of the realization of the forecasts that have been provided by the Company within the context of its reporting in respect of its operating results for the year 2021, constitute forward looking information, as defined in the Securities Law, 5728 – 1968, which is based, inter alia, on the Company's assessments as of the time of the publication of this report in relation to factors that are not under its control. The Company's assessments are based on the information that is currently held by the Company, on information that has been published on this matter and on directives issued by the relevant authorities, the realization of which is uncertain, in whole or in part, and which may be realized in a manner that is significantly different, as a result of factors that are not under the Company's control and directives issued by the relevant authorities in Israel and globally.

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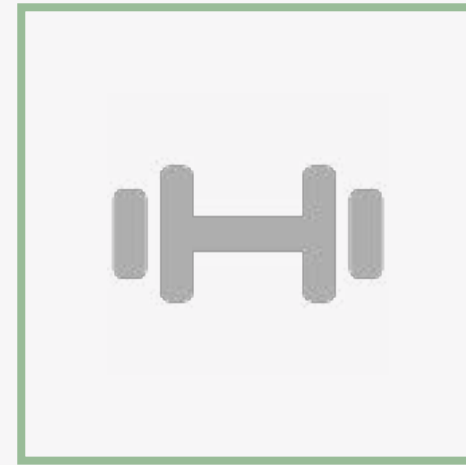
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INVESTOR PRESENTATION



Sustainability and the Community

SOCIAL RESPONSIBILITY



Sustainability and the Community

PROXIMITY TO PUBLIC TRANSPORTATION



Sustainability and the Community

CLEAN ENERGY



Sustainability and the Community

REDUCE INEQUALITIES



Sustainability and the Community

COMMUNITY AND WELFARE



Sustainability and the Community

GENDER EQUALITY

SUSTAINABILITY

COMMUNITY AND WELFARE

The Group works continuously to assist the community, including volunteer days, monetary donations and investment in facilities accompanying the various projects for the welfare of its customers, including the construction of gyms, conference halls, restaurants and coffeeshops.

2 MILLION NIS
a year is contributed to 43 different associations, societies and bodies

40% WOMEN
In the Company's management

100% OF THE ASSETS
have full accessibility



SUSTAINABILITY

THE LEED PLATINUM STANDARD

3 of Amot's buildings have LEED Platinum rating – Amot Atrium, ToHa and Amot Campus (*)

The Amot Atrium Tower was the first tower in Israel to be awarded the LEED Platinum Standard.

A total of approximately 172 thousand sq. m. of office and retail space has accreditation under the LEED Platinum Standard.

Energy savings of 30% - 34% is expected in the Company's buildings, which have been built in accordance with the LEED Platinum Standard.

Hundreds of parking spaces for bicycles in the office buildings.

Planning for approximately 100 electric car-charging positions.

(*) IN CONSTRUCTION , AFTER COMPLETION THE PROCESS TO LEED PLATINUM WILL COMPLETE.

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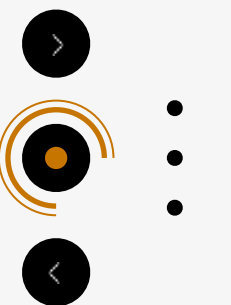
INVESTOR PRESENTATION

SOCIAL RESPONSIBILITY AND CORE VALUES

The Group intends to continue to commit to the principles of sustainability and social and environmental responsibility, which includes continuing to invest resources in the adoption of programs for embedding environmental and social responsibility, in the creation of cooperations on environmental matters and so on, all of which is done from a perspective that correct and proportionate handling of environmental and social impacts will also afford the Company a business advantage, reduce risks and create a trust based relationship with the community.

PROXIMITY TO PUBLIC TRANSPORTATION

The Company works to promote the availability and proximity of projects to means of public transportation, in order to reduce the use of private polluting transportation, and encourages the use of tools which do not pollute the environment, by creating designated areas for bicycle and kick scooter parking in its recent initiation projects.



Amot emphasizes the educated use of depleted natural resources and energy saving in property systems, which leads to the reduction of greenhouse gas emissions.



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” LIVE OUT OF YOUR
IMAGINATION, NOT YOUR HISTORY ”

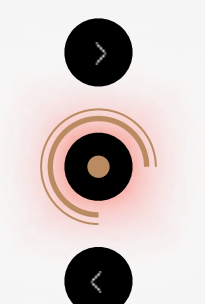
Stephen Covey

AMOT FORECAST

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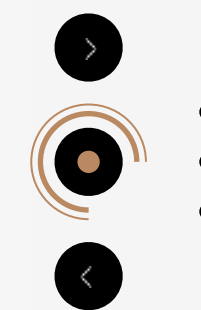
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FORECAST

AMOT FORECAST 2021

	H1 2021 Actual In million NIS	FY 2021 Updated Forecast In million NIS	FY 2021 Original Forecast In million NIS	FY 2020 Actual In million NIS
NOI	370	755-770	735-765	734
FFO	271	550-560	535-555	512
FFO PER SHARE (AGOROT)	66.0	134-136	130-135	131.5

Amot has assumed that there will not be additional lockdowns in Israel due to COVID-19 during the remainder of 2021.



The company is currently developing several prime properties, which will fuel growth.

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” I WILL EITHER FIND A WAY OR MAKE ONE ”
Philip Sidney

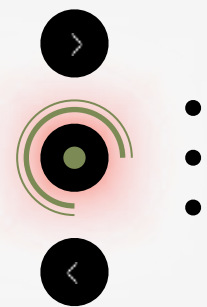


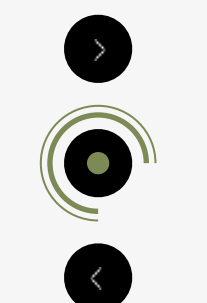
GROWTH

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GROWTH

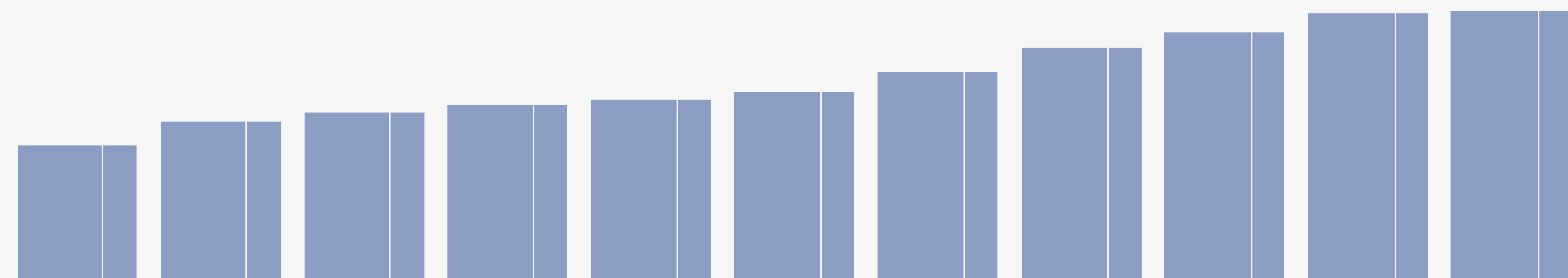
NOI ANNUAL AND QUARTERLY

NOI Annual	NOI Annual	NOI Annual	NOI Annual	NOI Annual	NOI Annual	NOI Annual	NOI Annual	NOI Annual	NOI Annual	NOI Annual
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
369	434	458	480	493	512	569	635	678	728	734

NOI Quarterly	NOI Quarterly
1-6/20	1-6/21
369	370

CONTINUOUS GROWTH IN NOI - ANNUAL-IN MILLION NIS

99%



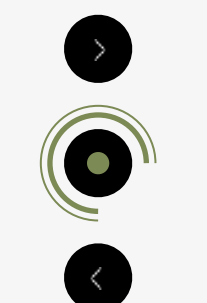
NOI -IN MILLION NIS



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GROWTH



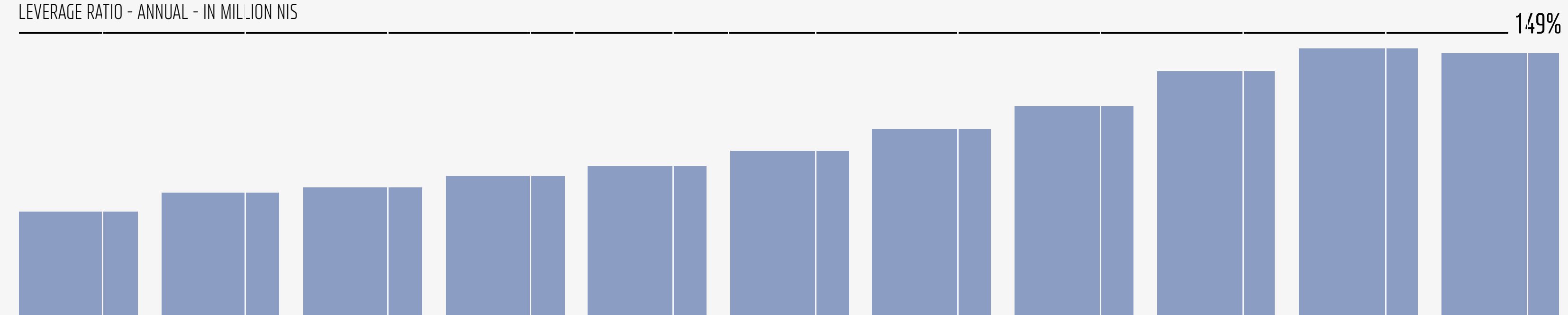
GROWTH

FFO ANNUAL AND QUARTERLY

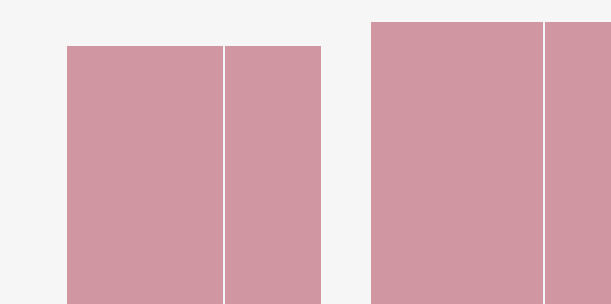
FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
206	242	254	274	294	323	365	430	477	520	512

FFO Quarterly	FFO Quarterly
1-6/20	1-6/21
257	271

CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE IN THE LEVERAGE RATIO - ANNUAL - IN MILLION NIS



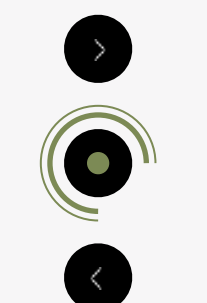
FFO - IN MILLION NIS



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GROWTH



GROWTH

FFO per share in 4-6/21 amounted to 35.2 agorot, compared to 30.0 agorot in 4-6/20, representing an increase of 17%, although an increase of 8% in the number of weighted shares.

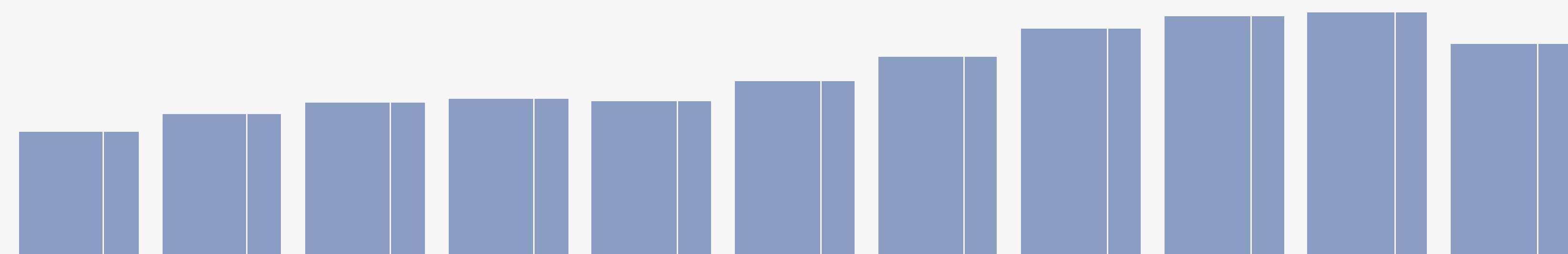
FFO PER SHARE

FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
98	105	109	110.4	109.8	117.4	126.7	137.5	142	143.7	131.5

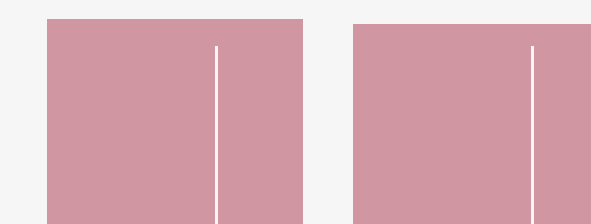
FFO Quarterly	FFO Quarterly
1-6/20	1-6/21
67.3	66.0

CONTINUOUS GROWTH IN FFO PER SHARE ALONG WITH A DECREASE IN THE LEVERAGE RATIO- ANNUAL - IN AGOROT

34%



FFO PER SHARE-- IN AGOROT



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GROWTH

The Company's properties are heavily concentrated (72%) in the Greater Tel Aviv area, the economic center of Israel.



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” RELATIONSHIPS ARE BUILT ON TRUST. TRUST DRIVES REVENUE. ”

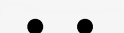
Andrew Davis

FINANCIAL STRENGTH

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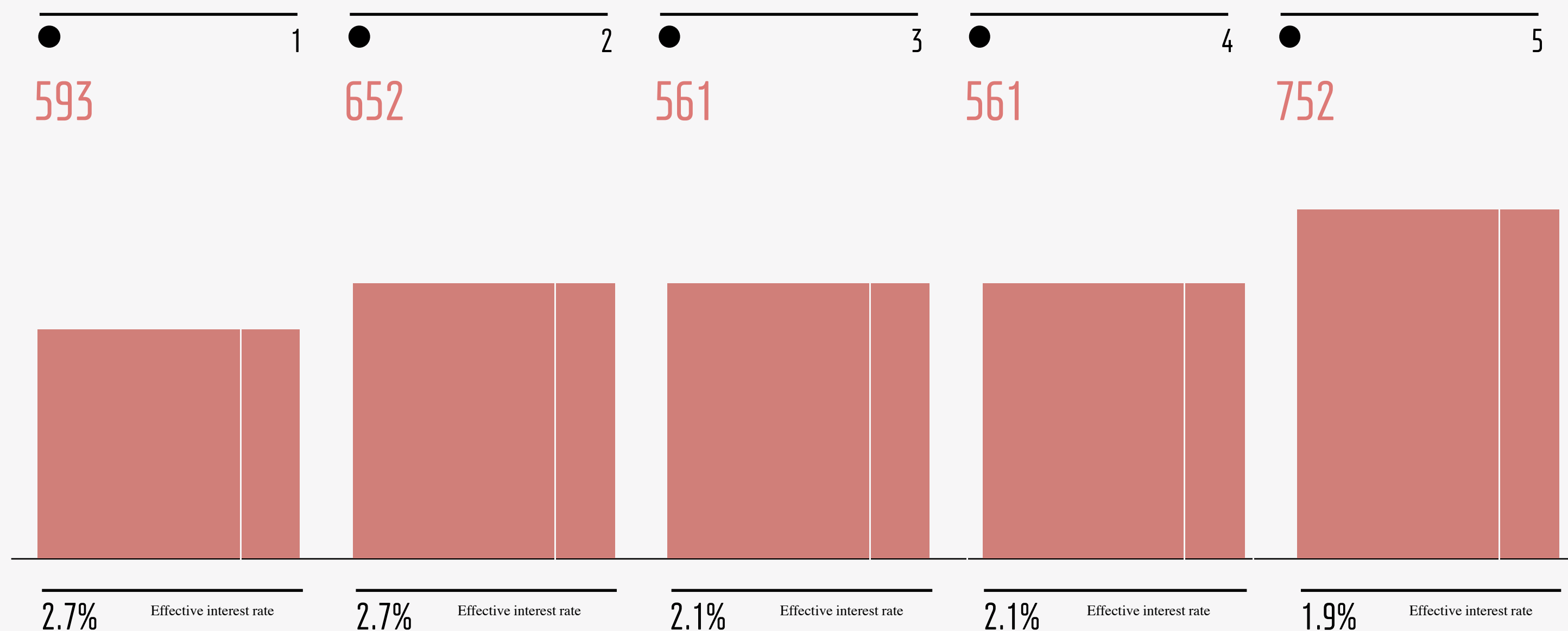
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FINANCIAL STRENGTH

THE SPREAD OF REPAYMENTS OVER THE YEARS



Repayments are in respect of the year commencing on July 1st and ending on June 31 of the next year.

As of the financial reports' date, the company's cash balance is app. 300 million NIS and unutilized credit facilities totalling 1,000 million NIS

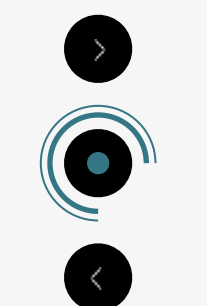


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THE COMPANY OWNS
105 PROPERTIES

WITH A TOTAL AREA OF
1.5 MILLION SQM

FINANCIAL STRENGTH

Cash and cash equivalents in the amount of 810 millions NIS

All of the Company's assets are unsecured except for assets valued at 2% which is held with partners.

Credit facilities in the amount of **1,080** millions NIS

The Company's bonds are rated Aa/Stable by S&P Maalot and Aa2/Stable by Midroog.

Effective interest rate linked - **1.87%**

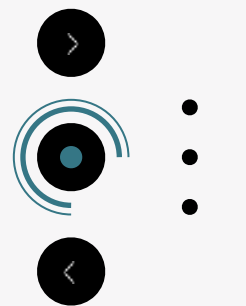
Total portfolio value above - 14 billion NIS

Average duration of debt – **5.4** years

FINANCIAL STRENGTH

THE CHANGE IN THE WEIGHTED CAPITALIZATION RATE RELATIVE TO THE CHANGE IN THE COMPANY'S WEIGHTED LINKED INTEREST RATE

Current debt raising cost based on company's bond market price (series number 8), 9 years duration, as of 8 August 2021

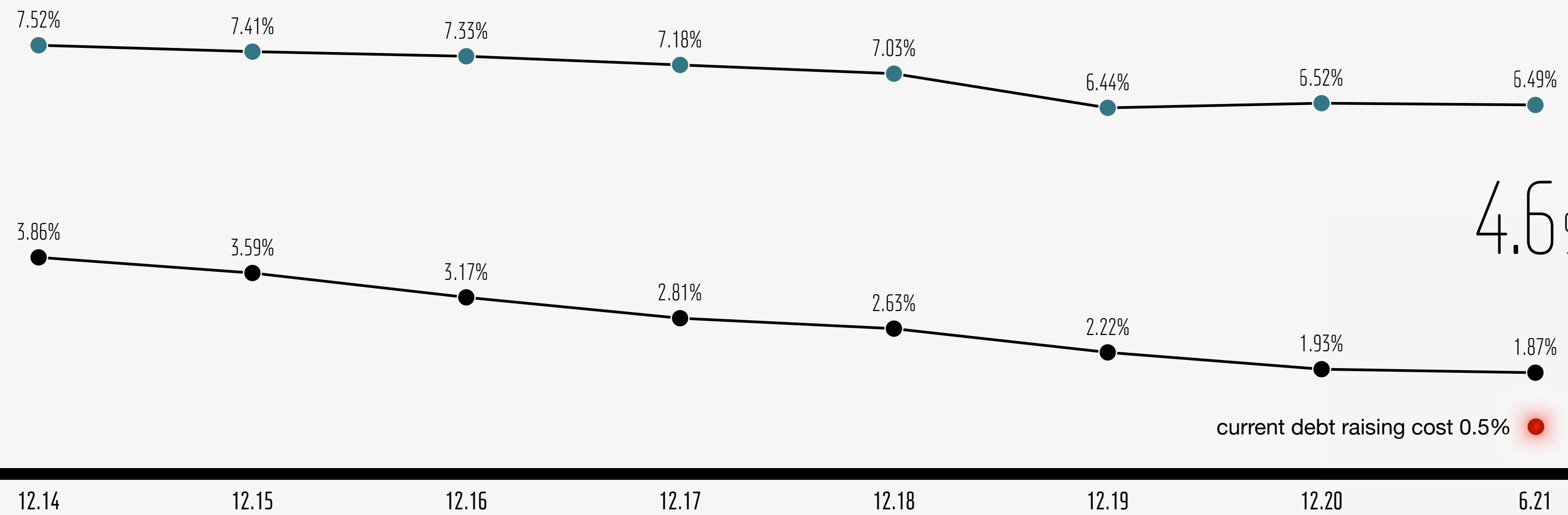


- WEIGHTED CAP RATE
- WEIGHTED DEBT COST

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4.6% / 6%



CONTRACTS

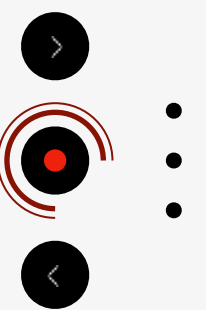


During Q2 2021, 113 new contracts have been signed, including the exercise of options on **an area of approximately 31 thousand square meters**, which will generate annual rental fees of approximately 31 million NIS (exc. the agreement below).

Shortly before the time of the publication of the report, the Company signed on an agreement with a hi-tech company (hereinafter: "The tenant") in connection with the rental of a building in Givatayim, which is owned by Amot, (the former Telephone building) in its entirety, with an overall area of approximately 17,500 square meters. The transaction was signed for a period of ten years with an option for an additional 5 years. The building is currently undergoing a significant upgrade, at an estimated costs of approximately NIS 100 million . The building will be handed over in two tranches. In 2022, in the first tranche, floorspace will be handed over with an area of approximately 12,500 square meters and the second tranche, comprising the balance of approximately 5,000 square meters, will be handed over five years later. The Company will take action to lease out the said area during the first five years of the contract, until it is handed over to the tenant.

Usage	Number of contracts	New areas leased		Change	
		Floor space above ground Square meters	Average Rent per sqm prior NIS	Average Rent per sqm new NIS	%
Offices	55	16,188	92	94	2%
Logistics and industrial	14	8,631	37	40	8%
Retail	44	6,509	113	107	(5%)
Total	113	31,328			

The company signs on contracts with various levels of finishing.



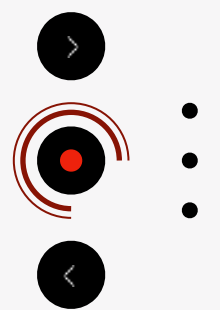
CONTRACTS



During H1 2021, 248 new contracts have been signed, including the exercise of options on **an area of approximately 85 thousand square meters**, which will generate annual rental fees of approximately 84 million NIS.

Usage	Number of contracts	New areas leased		Change	
		Floor space above ground	Average Rent per sqm prior		Average Rent per sqm new
		Square meters	NIS	NIS	%
Offices	123	42,984	84	85	1%
Logistics and industrial	28	21,716	42	44	5%
Retail	95	17,429	119	116	(3%)
Supermarkets	2	3,185	120	125	4%
Total	248	85,314			

The company signs on contracts with various levels of finishing.



Amot's corporate responsibility strives to implement the sustainability concept in the operation of our Company's properties and through the construction of new properties.



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” IF YOU CAN
DREAM IT, YOU CAN DO IT ”
Walt Disney

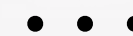


DEVELOPMENTS STRATEGY

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AMOT DEVELOPMENTS

DEVELOPMENT STRATEGY / POLICY

Investment in projects under construction (land + building) up to 15% of the total property value.

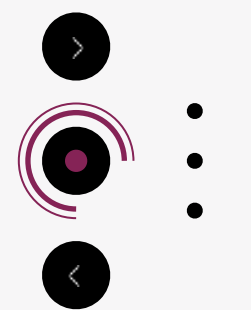
Construction outside of the Gush Dan region is backed by an anchor tenant.

Maintaining the Company's existing leverage rates.

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AMOT INVESTMENTS

LOW DEVELOPMENT RISK



DATA ON PROJECTS UNDER CONSTRUCTION AS OF JUNE 30, 2021

Property name	Location	Primary use	Holding rate	Estimated completion date	Sqm for marketing above-ground 100%	Sqm for marketing above-ground	Project's book value	Estimated construction cost ¹	Projected NOI upon occupation
							Company's share in million of NIS		
Amot Holon	Holon	Offices	77.8%	2021	60,000	46,680	449	560-580	46-50
Amot Modi'in	Modi'in	Offices	75%	2022	9,000	6,750	37	60-70	5-5
H'alehi complex	Bnei Brak	Offices	50%	2024	82,000	41,000	170	610-630	48-52
K Complex²	Jerusalem	Offices	50%	2026	103,000	51,500	108	540-570	46-50
Beit H'vered	Givatayim	Offices	100%	2022	17,500	17,500	211	305-315	23-25
Land in Beit Shemesh	Beit Shemesh	Logistics	60%	2024	45,000	27,000	53	175-185	12-14
ToHa2 parking lot³	Tel Aviv	Parking lot	50%						
Total Projects under construction					316,500	190,430	1,028	2,250-2,350	180-196
Toha2³	Tel Aviv	Offices	50%	TBD	140,000	70,000		1,450-1,550	
1000 Complex	Rishon Letzion	Offices	100%	TBD	19,000	19,000		260-280	
Platinum Stage B⁴	Petah Tikva	Offices	100%	TBD	27,000	27,000		210-230	
Land at kfar Saba	kfar Saba	Offices	50%	TBD	35,000	17,500		160-180	
Total Projects in Planning and development Stages					221,000	133,500		2,080-2,240	
Total					537,500	323,930		4,330-4,590	

YOC - 8%

(1) Projects under construction - The construction cost includes the land component ,parking basements and tenants improvements and capitalization of costs. Projects in Planning and development Stages - The construction cost includes the land component and parking basements and does not include tenants improvements and capitalization of costs.

(2) To complete additional building rights.

(3) Project ToHa2 - The full scope of the project, including ToHa2 parking lot total cost.

(4) To complete additional building rights in order to build a tower compatible with Platinum stage A

AMOT DEVELOPMENTS
PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

TOHA2

PHASE TWO OF THE EXISTING TOHA PROJECT
A SIGNATURE SKYSCRAPER IN THE CENTRE OF TEL AVIV

LOCATION TEL-AVIV

MAIN USE OFFICES

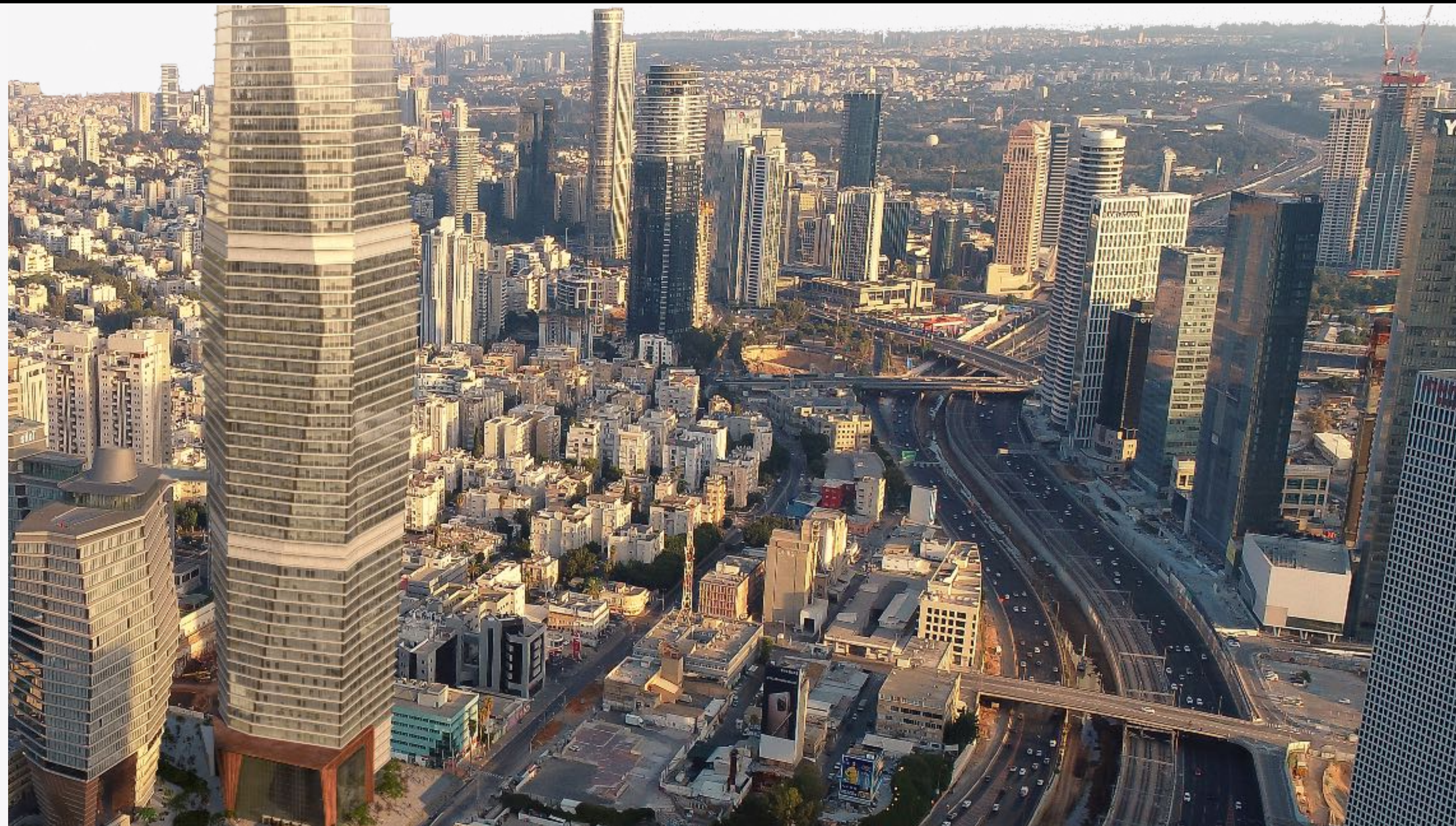
ADDITIONAL RIGHTS:

According to T"AV5000, the local committee approved for deposit under conditions, building rights for the construction of another office tower

GLA (100%) 140,000 SQM

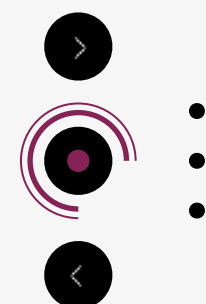
AMOT'S SHARE 50%

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE, INCLUDE TENANTS
IMPROVEMENTS 1,450-1,550 M NIS



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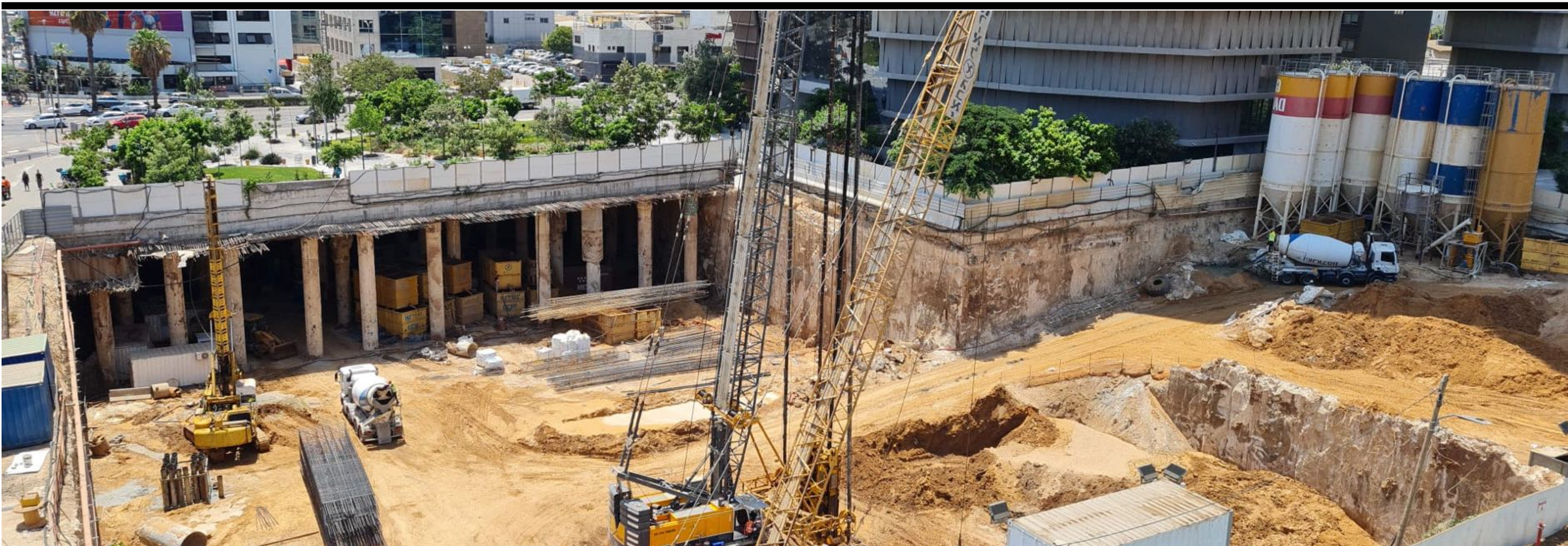
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INVESTOR PRESENTATION

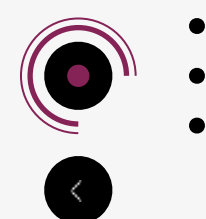
AMOT DEVELOPMENTS

PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS



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AMOT DEVELOPMENTS
PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

CAMPUS AMOT

LOCATION **HOLON**
10KM FROM CENTRAL TEL-AVIV

MAIN USE **OFFICES**

GLA (100%) **60,000 SQM**

AMOT'S SHARE **78%**

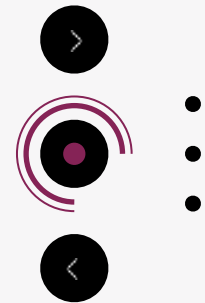
EXPECTED COMPLETION **2021**

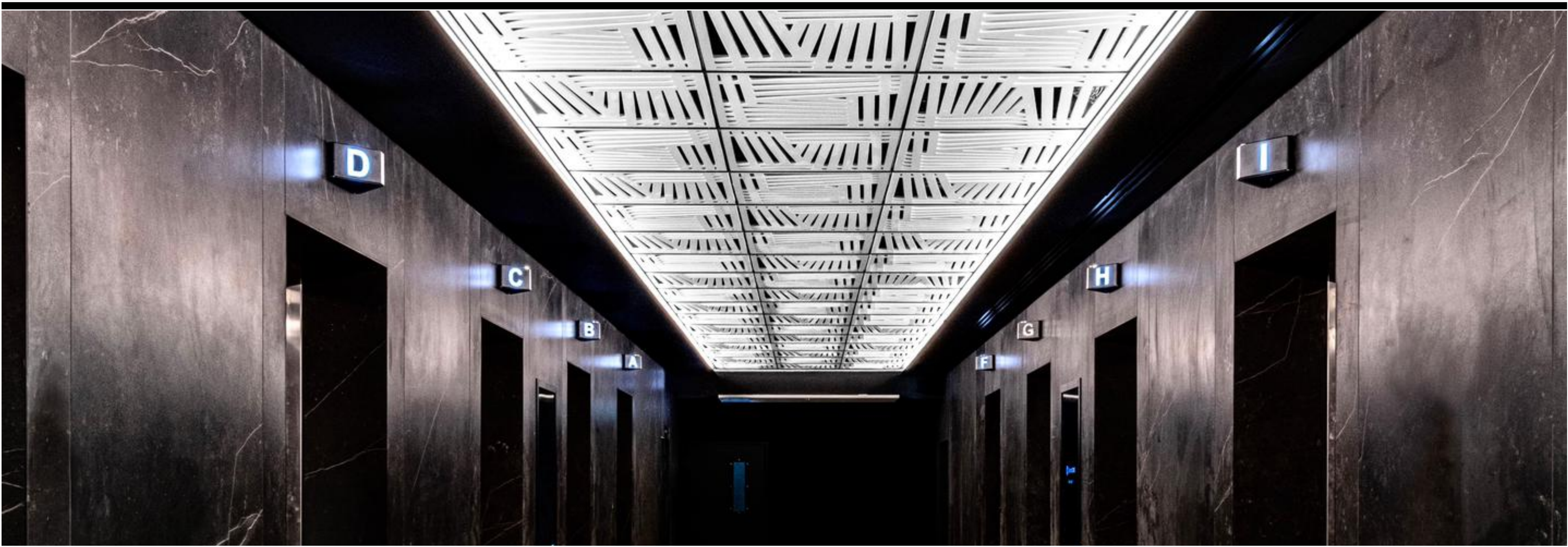
ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE **560-580 M NIS**



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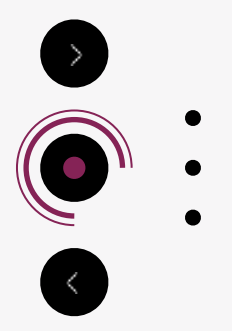
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DEVELOPMENTS

INVESTOR PRESENTATION

MODI'IN OFFICES

LOCATION MODI'IN

USE LOGISTICS/OFFICES

GLA (100%) 53,000 SQM

AMOT'S SHARE 75%

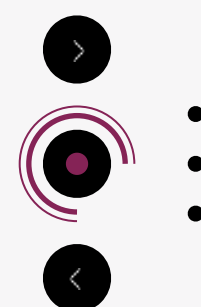
EXPECTED COMPLETION 2020/2022

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE 310-330 M NIS

The logistics center with an area of 42,000 square meters has been generating income since mid-July 2020.

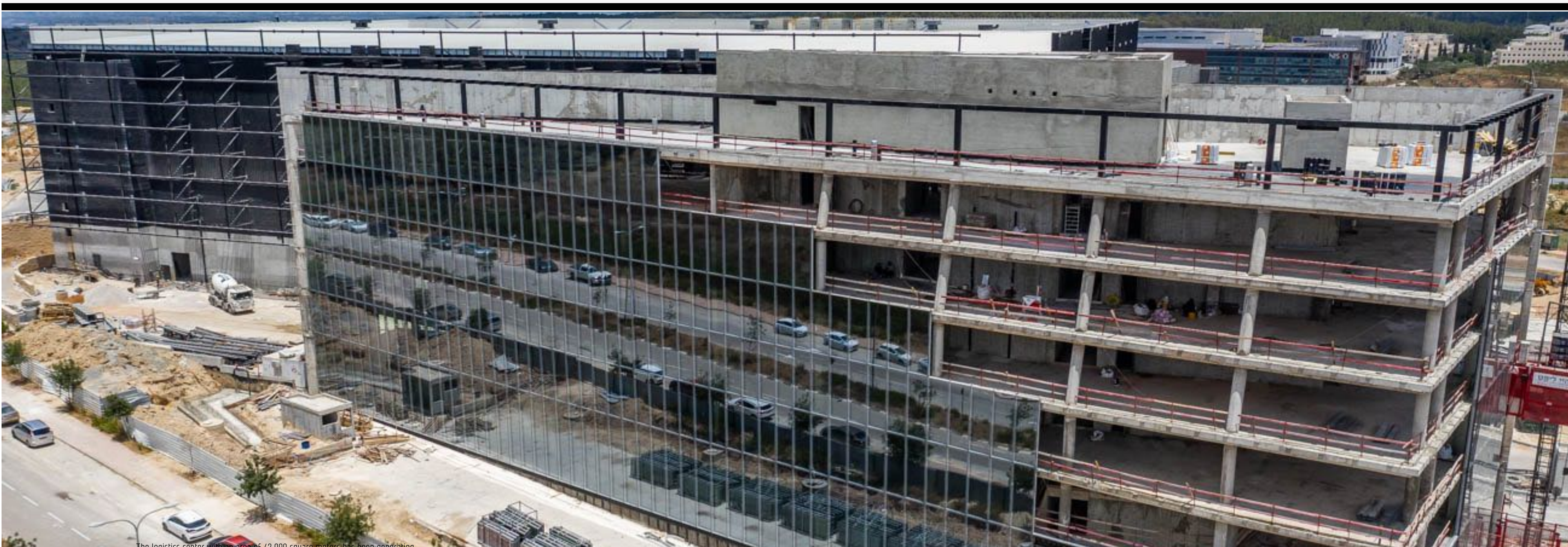
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AMOT DEVELOPMENTS

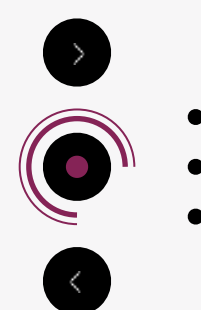
PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS



The logistics center with an area of 42,000 square meters has been generating income since mid-July 2020.

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BNEI BRAK

MITHAM HA'LEHI

LOCATION BNEI BRAK
6KM FROM CENTRAL TEL-AVIV

MAIN USE OFFICES

GLA (100%) 82,000 SQM

AMOT'S SHARE 50%

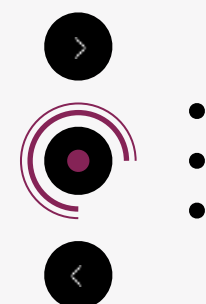
EXPECTED COMPLETION 2024

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE 610-630 M NIS



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INVESTOR PRESENTATION

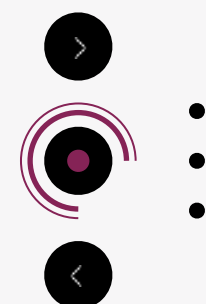
AMOT DEVELOPMENTS

PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS



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AMOT DEVELOPMENTS
PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

MITHAM K JERUSALEM

LOCATION JERUSALEM

66KM FROM CENTRAL TEL-AVIV

MAIN USE OFFICES

GLA (100%) 103,000 SQM

AMOT'S SHARE 50%

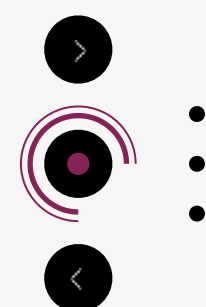
EXPECTED COMPLETION 2026

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE 540-570 M NIS



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INVESTOR PRESENTATION

(*) 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

BEIT H'AVERED

GIVATAYIM

LOCATION **GIVATAYIM**
4KM FROM CENTRAL TEL-AVIV

MAIN USE **OFFICES**

GLA (100%) **17,500 SQM**

AMOT'S SHARE **100%**

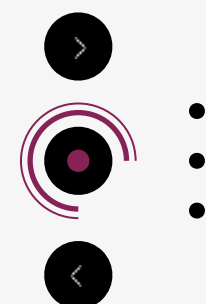
EXPECTED COMPLETION **2022**

ESTIMATED CONSTRUCTION COST:
305-315 M NIS



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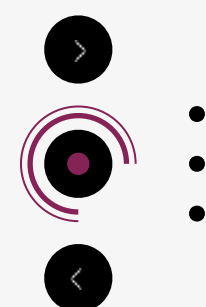
AMOT DEVELOPMENTS

PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS



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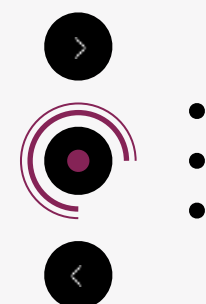
BEIT SHEMESH

LOCATION	BEIT SHEMESH
MAIN USE	LOGISTICS
GLA (100%)	45,000 SQM
AMOT'S SHARE	60%
EXPECTED COMPLETION	2024
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	175-185 M NIS



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The Company's ebentures
are rated investment grade AA/
Stable by S&P Maalot and Aa3/
Stable by Moody's Midroog.

Capital Market
Presentation

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” THE SECRET OF SUCCESS
IS CONSTANCY TO PURPOSE ”

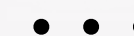
Benjamin Disraeli

FINANCIAL DATA

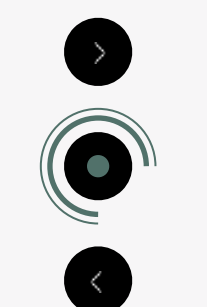
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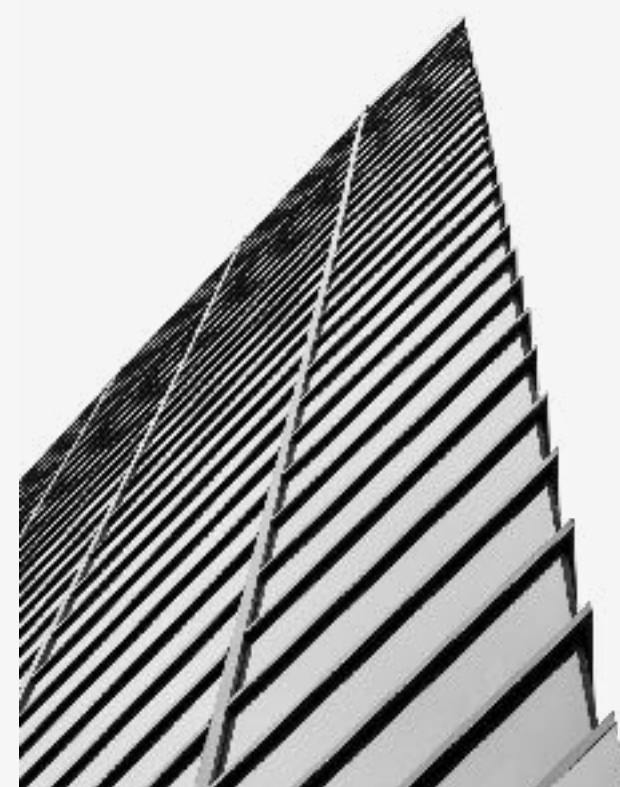
INVESTOR PRESENTATION



FINANCIAL DATA



AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

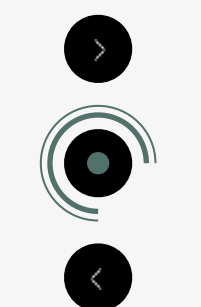


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	30.6.21 million NIS	31.12.20 million NIS
Cash and cash equivalents	810	620
Income-producing property and under construction	14,350	13,941
Financial liabilities	6,966	6,750
Deferred taxes	1,402	1,357
Total equity	6,449	6,316
EPRA NRV	7,851	7,673

FINANCIAL DATA



AMOT PROFIT OR LOSS DATA – EXPANDED CONSOLIDATED

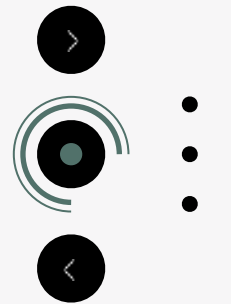


	1-6.21 million NIS	1-6.20 million NIS
NOI	370	369
Change in the value of investment properties	128	(152)
General and administrative expenses and donations	(26)	(26)
Financing – real interest	(60)	(63)
Financing – linkage and other	(52)	20
Taxes	(62)	(49)
Net income	298	98
FFO	271	257

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FINANCIAL DATA



AMOT PROFIT OR LOSS DATA – EXPANDED CONSOLIDATED



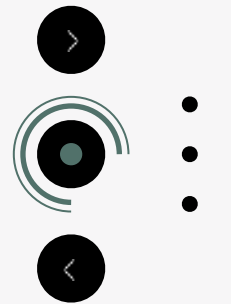
NOI

	4-6.21	1-3.21	10-12.20	7-9.20	4-6.20	Change
	Thousands NIS					
Same property NOI	188,210	173,336	167,667	184,838	163,788	15%
Properties sorted to real estate under construction/to real estate	4,336	3,850	6,384	6,712	4,005	
NOI	192,546	177,186	174,051	191,550	167,793	15%

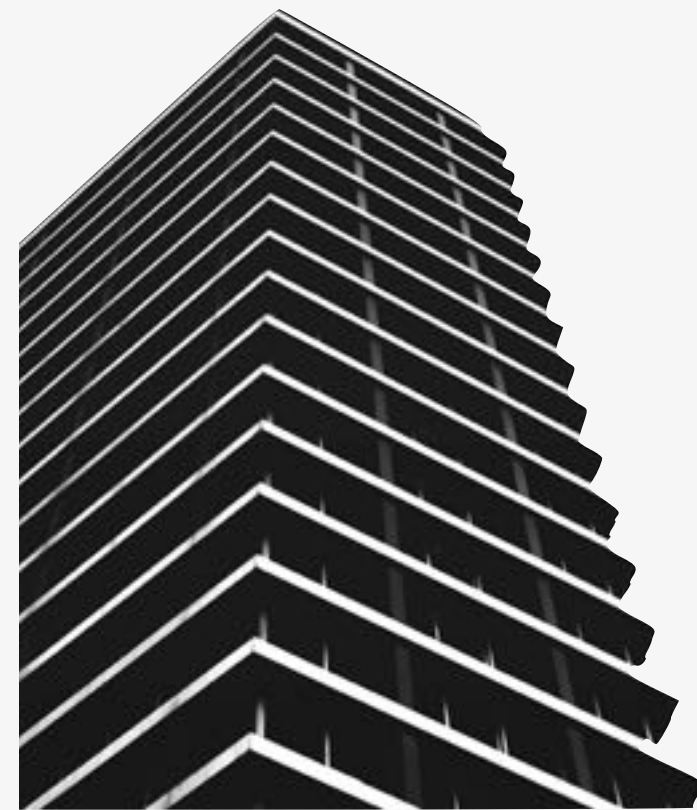
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FINANCIAL DATA



AMOT PROFIT OR LOSS DATA – EXPANDED CONSOLIDATED



FFO

	1-6.21	1-6.20	Change
	thousand NIS		
FFO	271,040	256,576	6%
Weighted number of shares (in thousands)	410,798	381,372	8%
FFO per share (Agorot)	66.0	67.3	(2%)

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Alony Hetz owns 56% of the Company and is a long-term committed shareholder.



Capital Market
Presentation

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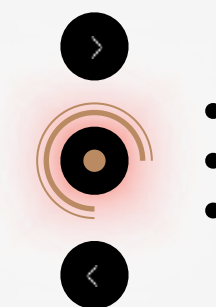
” THE ONLY WAY TO DO GREAT
WORK IS TO LOVE WHAT YOU DO ”
Steve Jobs

CONCLUSION

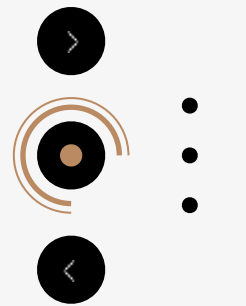
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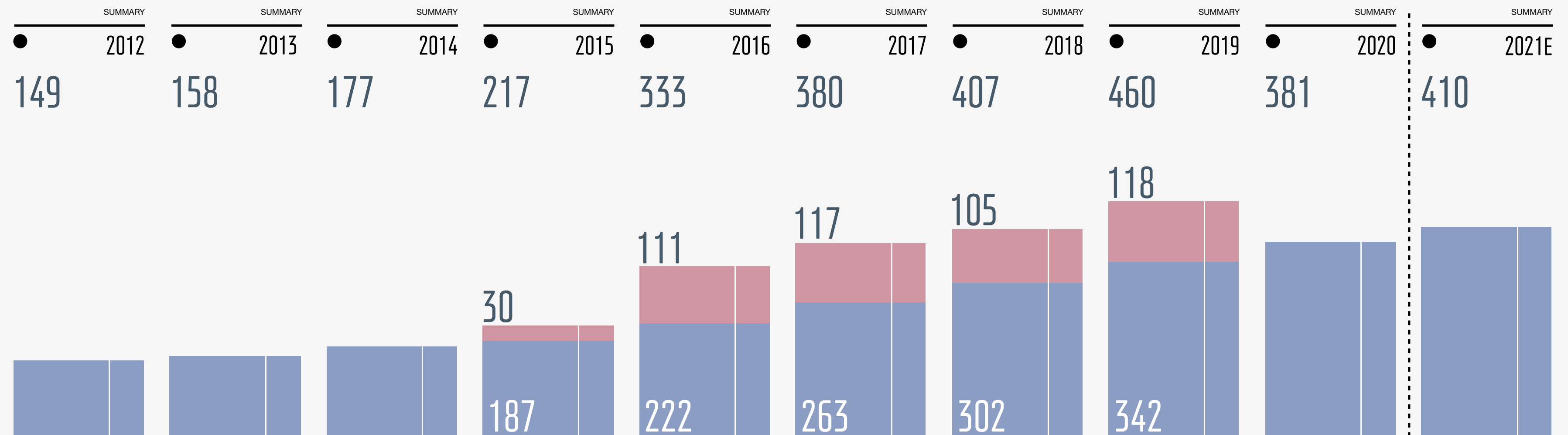
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DIVIDENDS



(DIVIDEND DISTRIBUTION OVER THE YEARS (IN MILLION NIS))



Accumulated amount distributed since 2006:

3.8 Billion NIS

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- Regular Dividend per share
- Extra Dividend per share

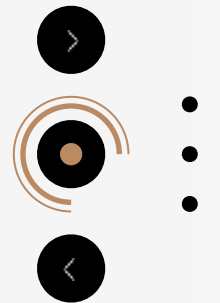
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INVESTOR PRESENTATION

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Capital Market
Presentation

OUR STRENGTHS



Amot - a leading pure-play Israeli real estate company

A variety of uses - Office and industrial/logistics focus, with some Retail exposure

Strong tenant mix and wide geographic distribution, managed in a responsible manner

High occupancy over time – 96.9% as of 30.6.2021

105 income producing properties

A dividend policy that is stable and known in advance

Managerial ability and the ability to improve assets

Financial strength and availability for acquisition transactions

Financial flexibility and high accessibility to the capital market

High financial strength (rated AA by Maalot and Midroog)

All of the Company's assets are unsecured except for assets valued at 2% held with partners

The Company has a future potential for additional savings in financing expenses from a recycling of debts at a significantly lower interest rate than the average rate paid currently for debts

Credit facilities in the amount of 1,080 million NIS

Promoting projects with reference to the potential for improvement

Effective leverage ratio of 42%

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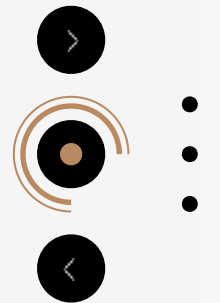
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DISCLAIMER



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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.

This presentation includes forecasts, valuations, estimates, and other information relating to future events and/or matters, the realization of which is not certain and is not under the Company's control, and is forward-looking information, as defined in the Securities Law, 1968. Such information may not be realized, in whole or in part, or may be realized in a manner significantly different than expected. Such information includes, inter alia, income forecasts, FFO and NOI, and timetables.

Forward-looking information is based solely on the subjective evaluation of the Company, based on facts and data regarding the current state of the Company's business and macro-economic facts and data, all as known to the Company at the time of preparing this presentation. The realization or non-realization of the forward-looking information will be affected, inter alia, by factors that cannot be assessed in advance and which are not under the Company's control. The Company does not undertake to update and/or change any such forecast and/or assessment in order to reflect events and/or circumstances that may occur after the date of preparation of this presentation.

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CONTACT DETAILS

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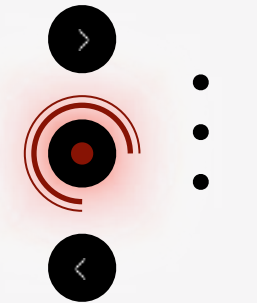
F +972 3 5760506

investorrelation@amot.co.il

www.amot.co.il

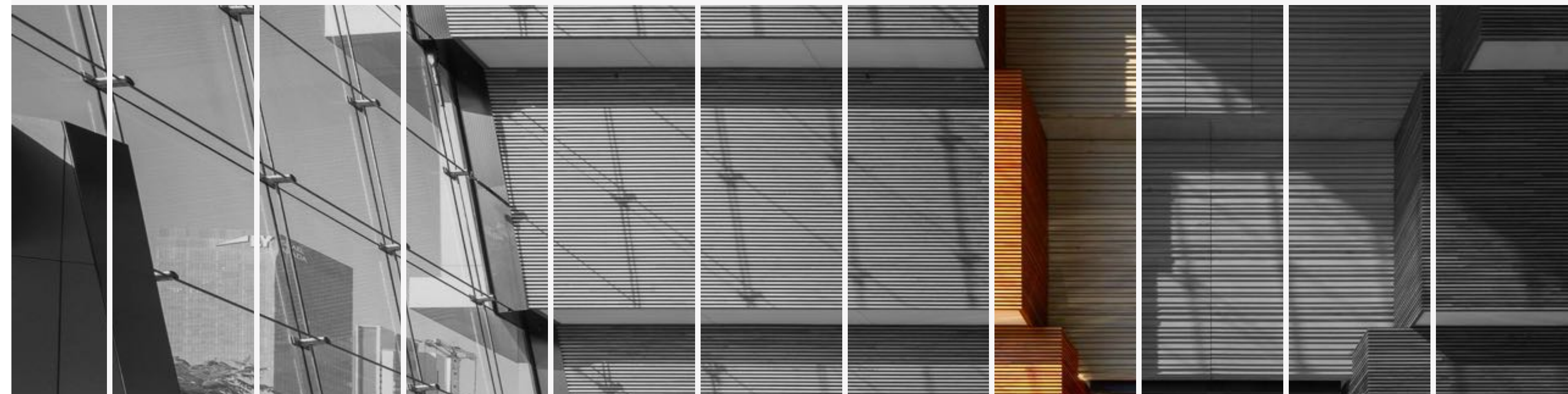
AMOT ATRIUM TOWER
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ISRAEL
5250501

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