2022

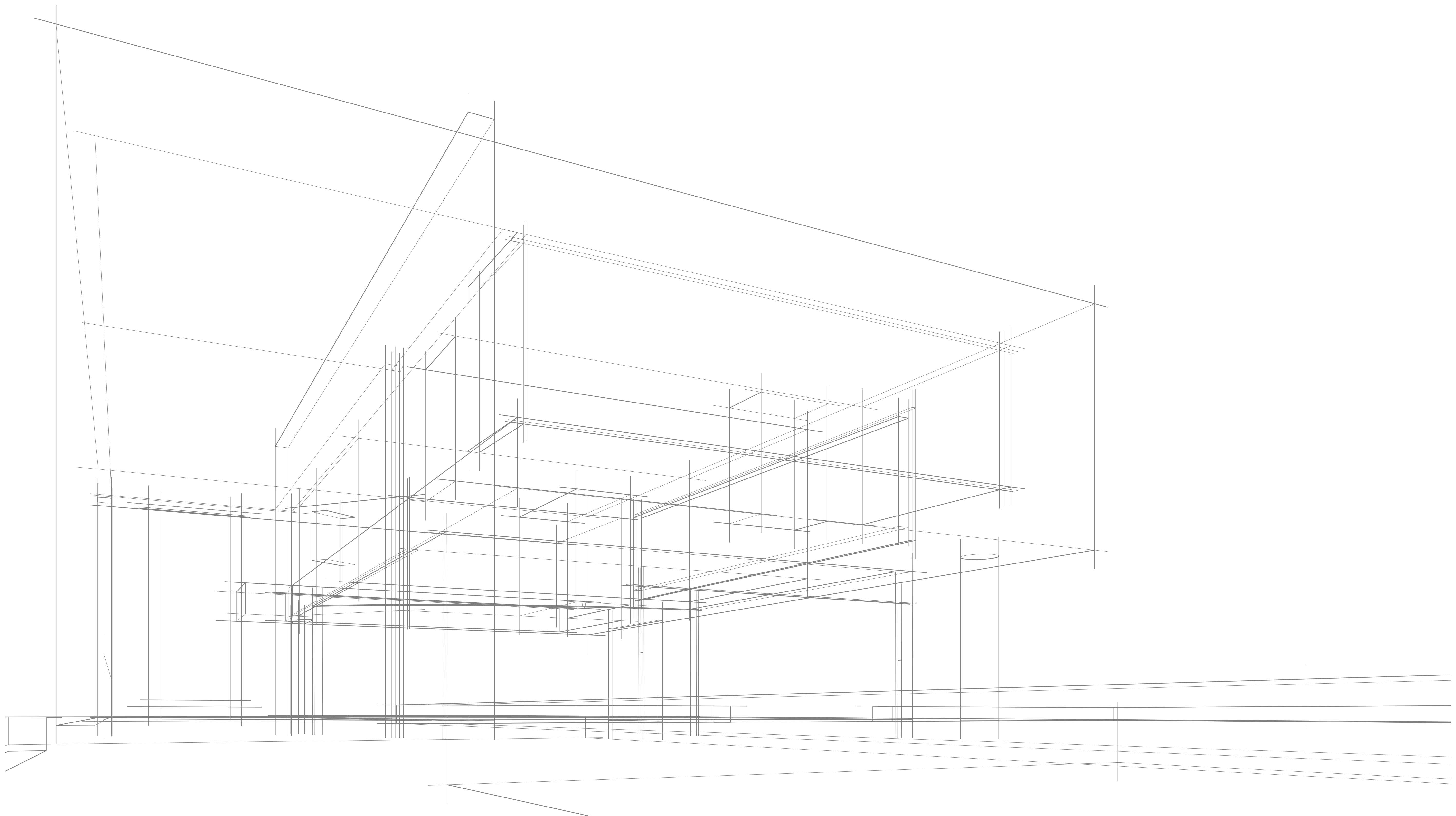
AMOT INVESTMENTS. CAPITAL MARKET PRESENTATION FIRST HALF RESULTS 2022

AMOT

AMOT INVESTMENTS. PEOPLE FIRST.

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

CONTENT



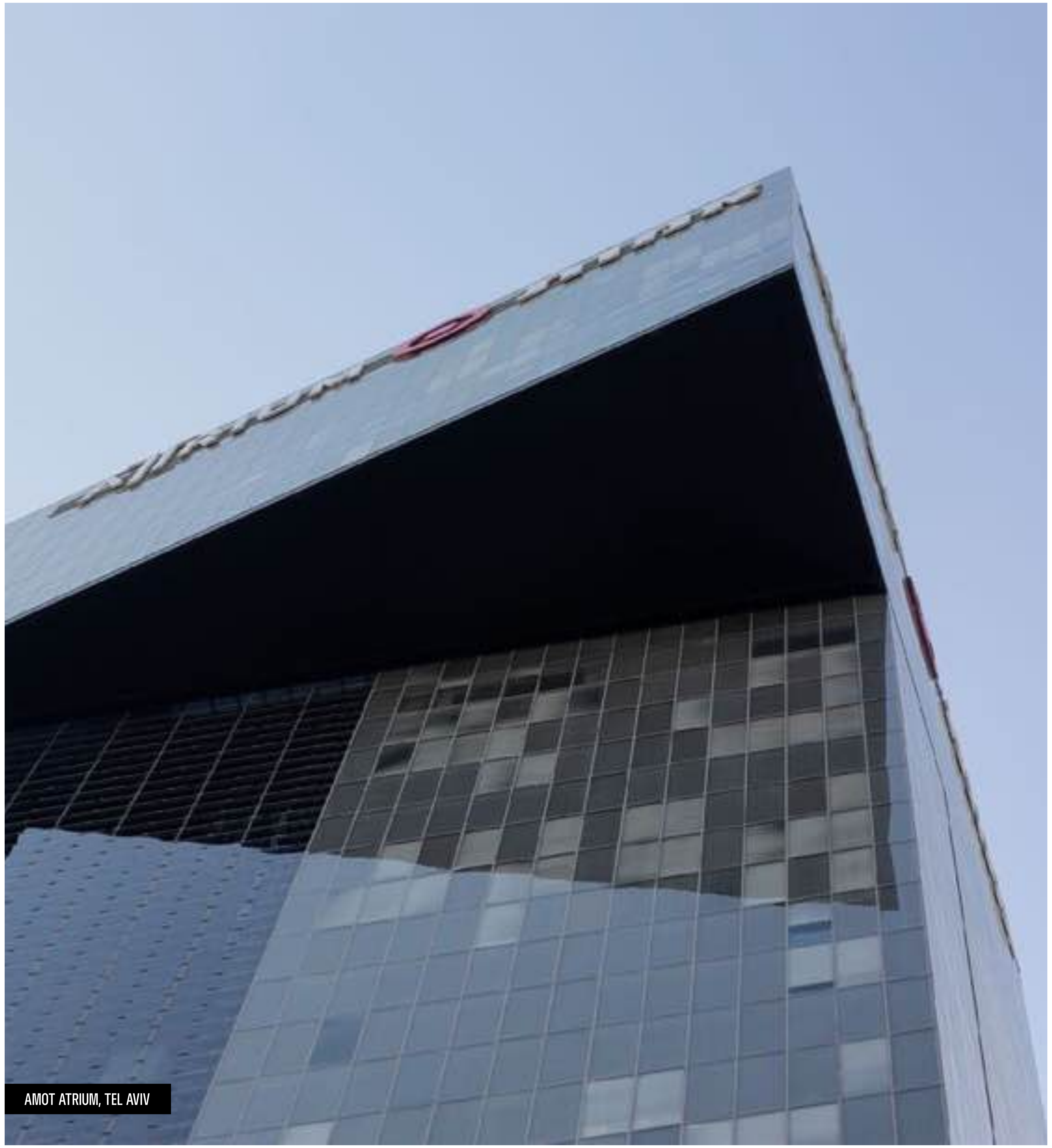
INTRODUCTION

CAPITAL MARKET
PRESENTATION

INTRODUCTION

AMOT AT A GLANCE

1. 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.
2. A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 54% of its equity.
3. The company owns 176 assets.
4. Total area: 1.85 million sqm. Approximately 1.15 million sqm rental space and 0.7 million sqm of open storage areas and parking.
5. Total real-estate value – NIS 18 billion.
6. All of the Company's assets are not encumbered except for assets valued at 2% of ownership with partners.
7. The occupancy rate of the company assets stands at 95%.
8. 6 projects under construction 211,000 sqm. and 3 projects in planning and initiation stages totaling 64,000 sqm (company's share).
9. Leverage ratio – 41%.
10. Net Financial Debt – 7.5 billion NIS.
11. The Company's bonds are rated Aa/Stable by S&P Maalot and Aa2/Stable by Midroog.



AMOT ATRIUM, TEL AVIV

INTRODUCTION

THE COMPANY'S CUSTOMERS

LOCAL AND INTERNATIONAL COMPANIES


POLEG PARK, NETANYA

INVESTMENT PROPERTIES

INVESTMENT PROPERTIES

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

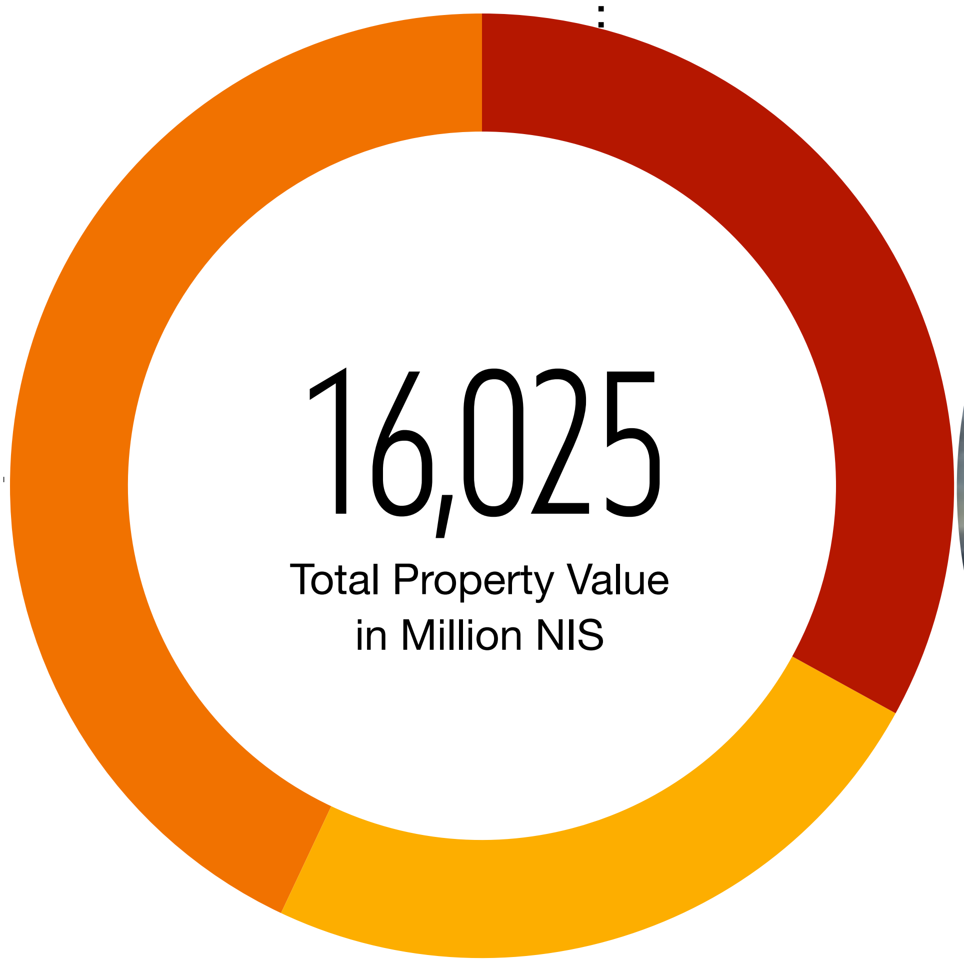
Income-Producing Property Value as of 30.06.2022

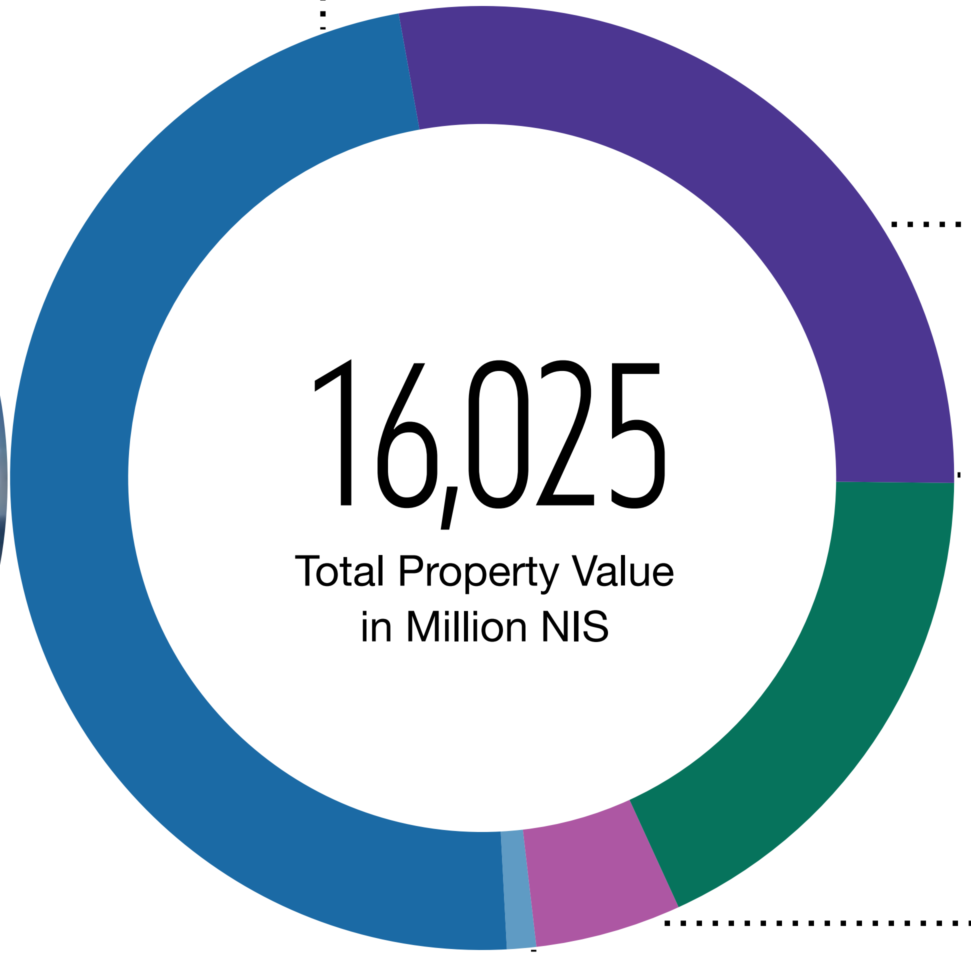
75%

33% | 5,296
Tel Aviv metropolis

42% | 6,761
Gush Dan Surroundings

25% | 3,968
Other areas





OFFICES
49% | NIS 7.8 BILION

INDUSTRIAL AND LOGISTICS
28% | NIS 4.5 BILLION

RETAIL
17% | NIS 2.8 BILLION

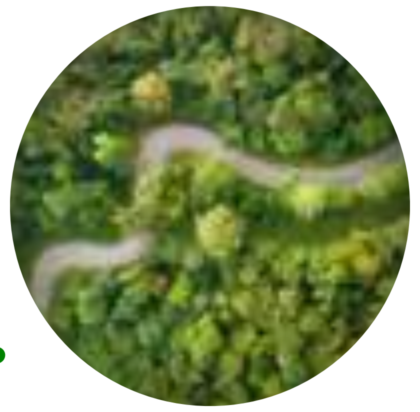
SUPERMARKETS
5% | NIS 0.8 BILLION

OTHERS
1% | NIS 0.2 BILLION

ESG

ZERO ENERGY CONSTRUCTION

As part of its role as a pioneer in the field of green construction, and in order to maintain its leadership in the area, the Company decided to build the Beit HaVered project in Givatayim. The project includes renovating an old building and turning it into an innovative, green and zero-energy structure. The Company is also currently building another zero energy office building, located near a logistics center which it built in partnership with Shufersal, located in Modiin Industrial Zone. The building was chosen by the Ministry of Energy as a case study for zero energy buildings. Zero energy buildings are buildings which independently produce the energy that they consume. In other words, they do not consume energy from external sources, or the total energy that they produce is equal to the total energy that they require. The taller the building, the greater the challenge in making it zero energy.



SAFEGUARDING THE ENVIRONMENT

Amot recognizes the importance of reducing the impact caused by the Company's activity on the environment, and therefore is working, will continue working, on reducing those impacts, while meeting environmental standards and obtaining higher ratings than those usually seen in the sector. The Company promotes and introduces into Israel advanced construction technologies, such as:

"Double Skin Façade" type walls – this is a technology for the external cladding of buildings using a double glass wall

Recycling of water from air-conditioning condensers, and recycling materials

is the Company's practice to routinely invest in its current properties, while placing a significant emphasis on protecting the environment in various ways.

SOCIAL RESPONSIBILITY AND CORE VALUES

The Group intends to continue to commit to the principles of sustainability and social and environmental responsibility, in order to improve society and the environment as a whole, by means of continuing to manage the environmental and social impacts of its business activity, which includes continuing to invest resources in the adoption of programs for embedding environmental and social responsibility, embedding measurement and control processes in relation to its performance in the environmental, social and corporate governance fields, 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.

ESG

PUBLIC TRANSPORTATION

Amot recently announced the creation of a network of charging stations for electric vehicles at its properties throughout the country. From Amot's perspective, this constitutes an important extension of the array of services which it provides to its thousands of customers and their employees, who will now enjoy the significant availability of charging stations and attractive charging costs. Furthermore, in recognition of the matter's importance, the charging stations will be available for the general public's use at reduced rates, and not only for the tower's residents. As of the end of 2021, there are 127 charging stations at Amot's various properties. Amot has committed to meet 100% of future demand for electric vehicle charging stations.

CONTRIBUTING TO THE COMMUNITY

The Company's donations policy corresponds to the main values which guides its activity. The Company views donations and assistance to the community in Israel as an important component to be included in all of its activities. Amot has therefore has in place an approved donations plan, continuously since 2006. The Company donates to the community in two ways - monetary donations, and volunteering for various projects. During the last two years, due to the coronavirus pandemic, the number of volunteering hours decreased significantly. However, the amount of money transferred each year to donations remained the same - NIS two million for the community.

INCREASING ENERGY EFFICIENCY

Amot produces electricity through photovoltaic systems, and uses them to provide for the needs of its customers. Amot also buys electricity from companies which produce electricity through wind turbines and solar energy. Amot has set the goal of improving the performance of electro-mechanical systems in its properties - from upgrading and replacing air conditioning systems, which are the main consumer of the elctricity in its properties, through shading the rooftops of properties to improve thermal insulation, to installing photovoltaic systems on the rooftops of its properties. All of these measures are implemented with the intention of increasing the use of renewable energy and allowing energy efficiency.

44% WOMEN IN THE COMPANY'S BOARD OF DIRECTORS

100% OF THE ASSETS HAVE FULL ACCESSIBILITY

2 MILLION NIS A YEAR IS CONTRIBUTED TO DIFFERENT ASSOCIATIONS, SOCIETIES AND BODIES

- GENDER EQUALITY
- NO POVERTY
- REDUCE INEQUALITIES
- GREEN ENERGY
- SOCIAL RESPONSIBILITY
- HEALTHY BODY AND SOUL

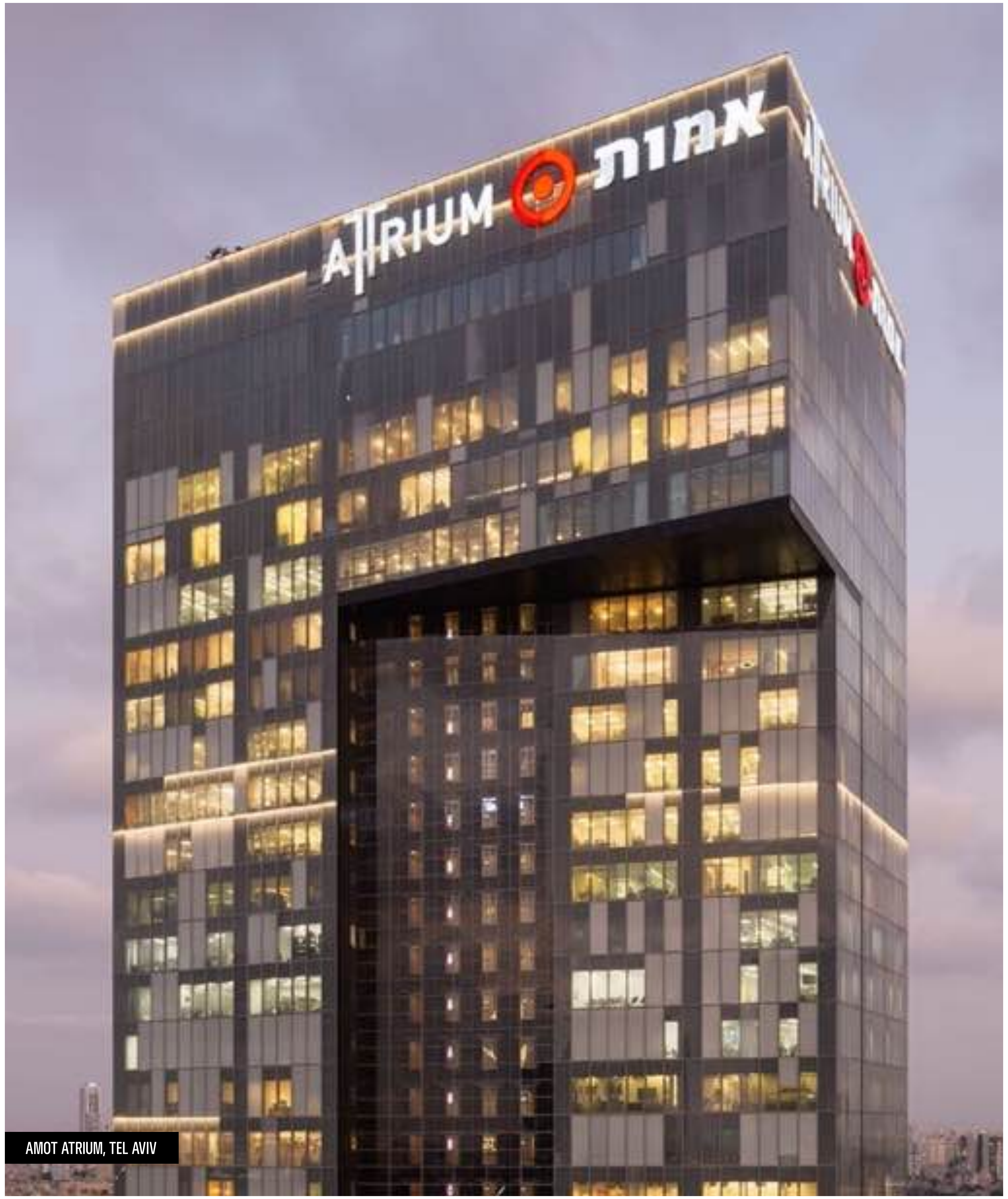
FORECAST

FORECAST

AMOT FORECAST 2022

	H1 2022 Actual In Million Nis	2022 Updated Forecast In Million Nis	2022 Actual Forecast In Million Nis	2021 Actual In Million Nis
NOI	448	905-915	860-890	780
FFO	352	713-723	675-695	583
(FFO Per Share (Agorot)	77.0	154-156	149-153	138.9
Index change	3.13%	4.6%	2.5%	2.4%

The information regarding the projection for 2022 constitutes forward-looking information, as defined in Section 32a of the Securities Law, 1968. Forward-looking information is a projection, assessment, estimate or other information relating to a future event or matter the materialization of which is uncertain and not controlled solely by the Company.



AMOT ATRIUM, TEL AVIV

GROWTH

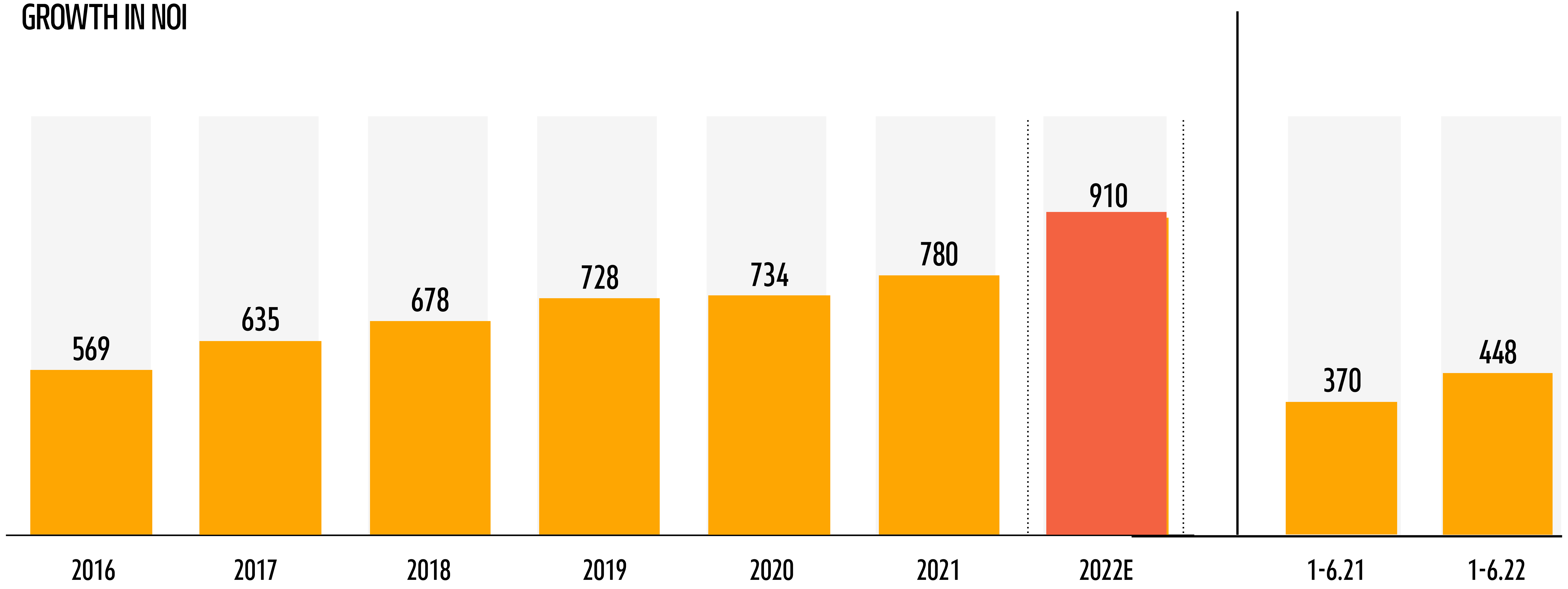
CAPITAL MARKET
PRESENTATION

GROWTH

NOI ANNUAL

CONSTANT GROWTH IN
HALF NOI

GROWTH IN NOI



Currently 2020 and 2021 includes effects due to Corona relief which have been given to tenants, mainly in the shopping centers.

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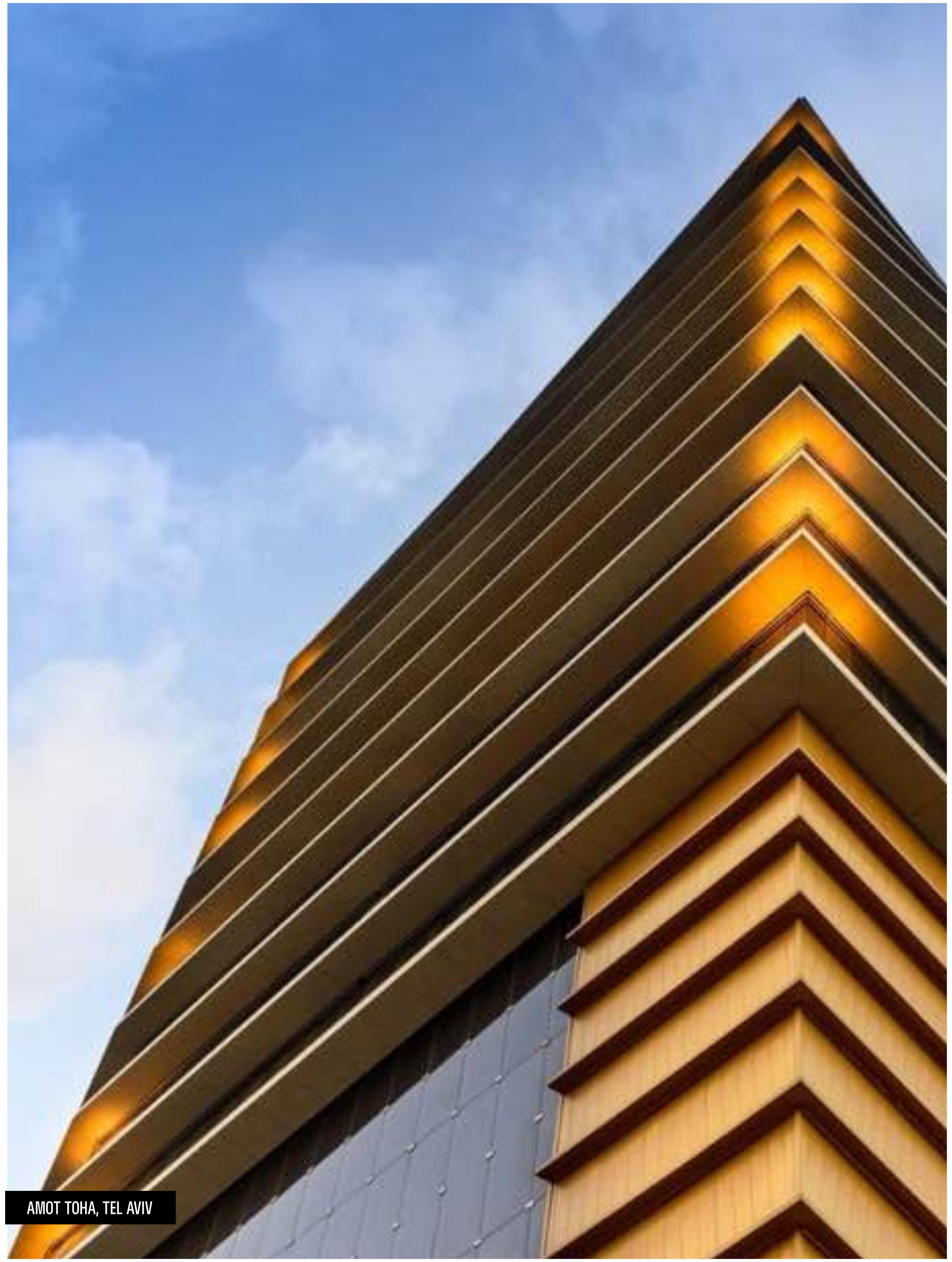


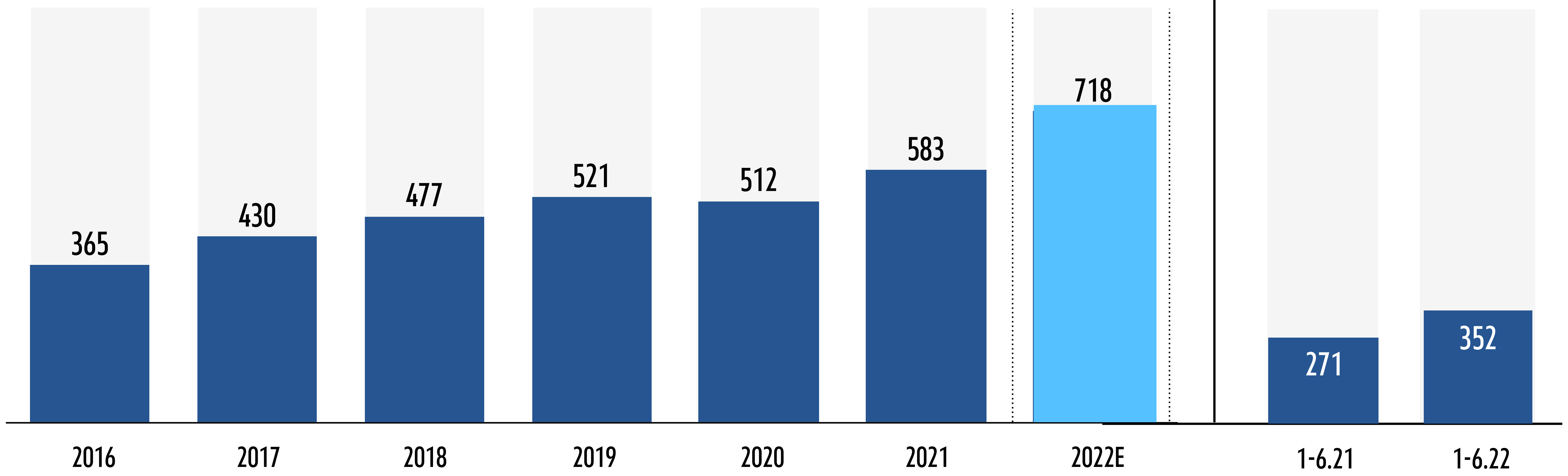
AMOT TOHA, TEL AVIV

GROWTH

FFO ANNUAL

GROWTH IN FFO

CONSTANT GROWTH IN FFO WHILE DECREASING HALF LEVERAGE RATIO



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AMOT INVESTMENTS TOWER, TEL AVIV

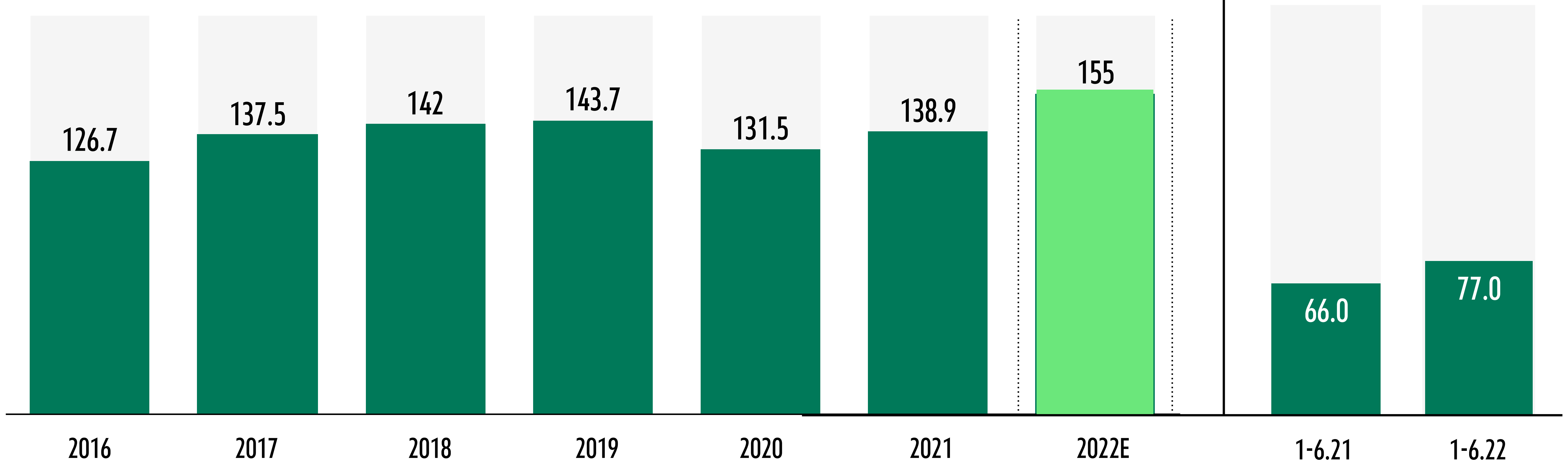
CAPITAL MARKET
PRESENTATION

GROWTH

FFO PER SHARE ANNUAL

CONSTANT GROWTH IN FFO WHILE DECREASING HALF LEVERAGE RATIO

GROWTH IN FFO PER SHARE



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AMOT INSURANCE HOUSE, TEL AVIV

FINANCIAL STRENGTH

FINANCIAL STRENGTH

DEBT STRUCTURE - EXPANDED CONSOLIDATED

1. Cash and cash equivalents in the amount of **450** millions NIS as of the publication date.
2. All of the Company's assets are unsecured except for assets valued at 2% which is held with partners.
3. Unutiliezed Credit facilities in the amount of **1,100** millions NIS
4. The Company's bonds are rated Aa/Stable by S&P Maalot and Aa2/Stable by Midroog.
5. Effective interest rate linked - **1.62%**
6. Total portfolio value - **18** billion NIS
7. Average duration of debt – **5.5** years

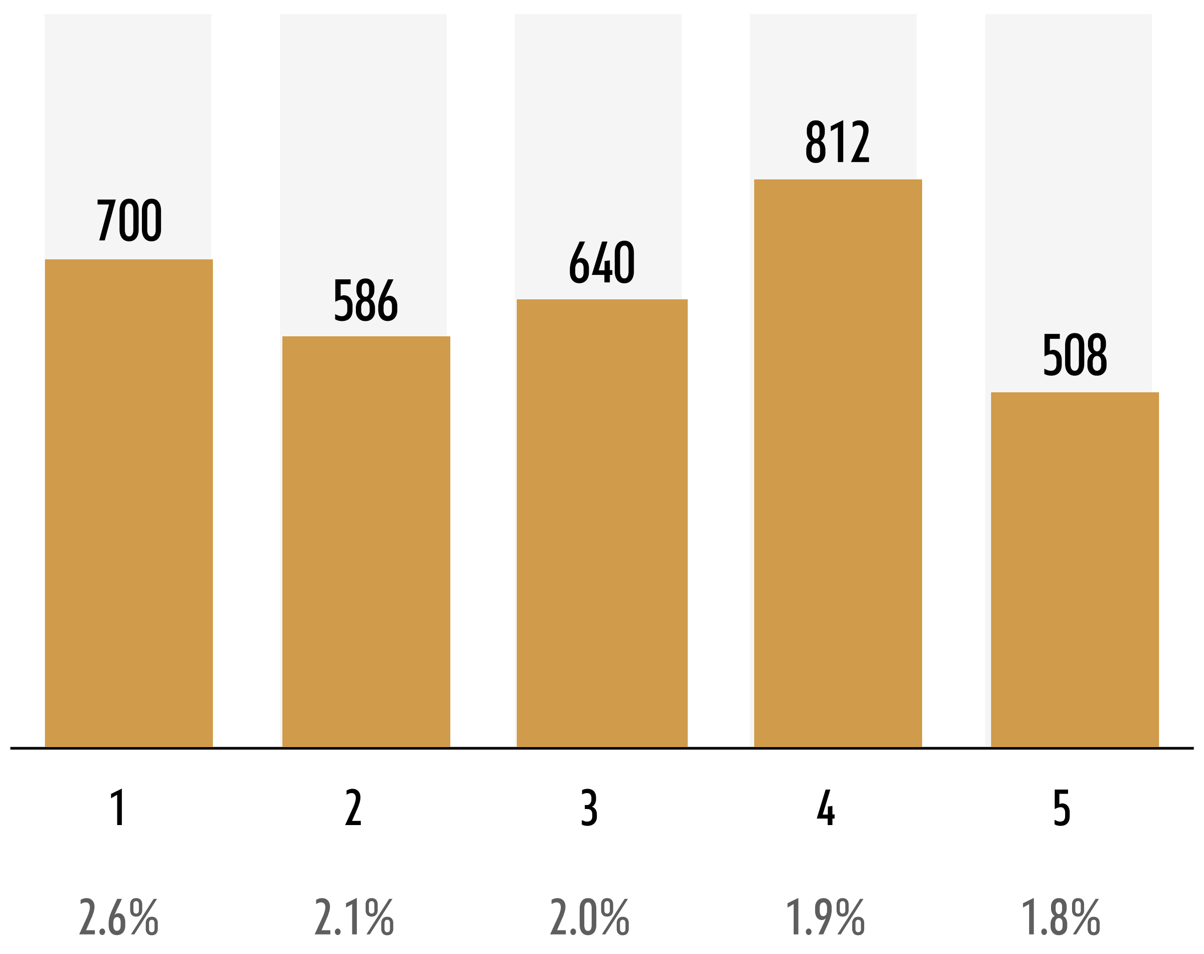
8% | NIS 721M BANKS

92% | NIS 7,688M BONDS

*
THE COMPANY OWNS 176 PROPERTIES,
WITH A TOTAL AREA OF 1.85 MILLION SQM

FINANCIAL STRENGTH

THE SPREAD OF REPAYMENTS EFFECTIVE INTEREST RATE OVER THE YEARS



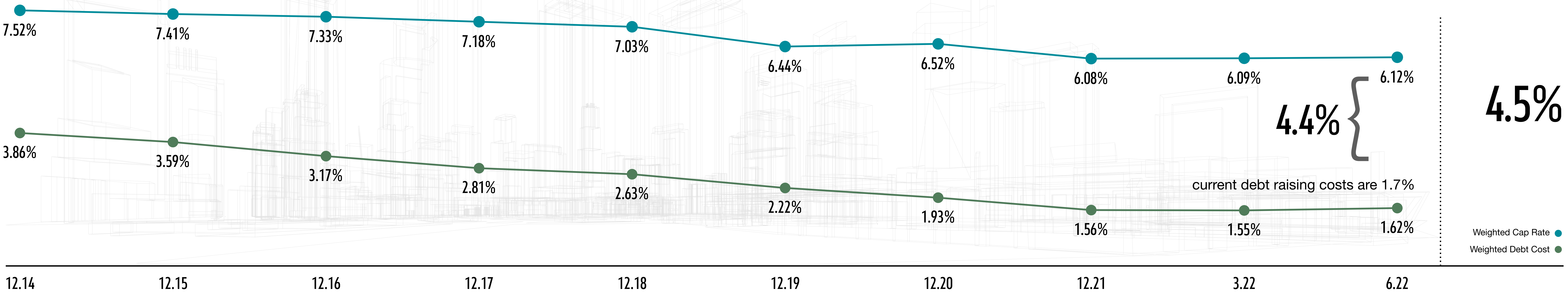
Repayments are in respect of the year commencing on July 1st and ending on June 30 of the next year.

As of the financial reports' publication date, the company's cash balance is app. 450 million NIS and unutilized credit facilities totalling 1,100 million NIS

CAMPUS HOLON, HOLON

FINANCIAL STRENGTH

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



AMOT OFFICES

AMOT OFFICES

INCOME PRODUCING OFFICE BUILDINGS WITH AN AREA OF APPROXIMATELY **447,000 SQM**

The fair value as of 30/06/2022 is approximately 7.8 billion NIS

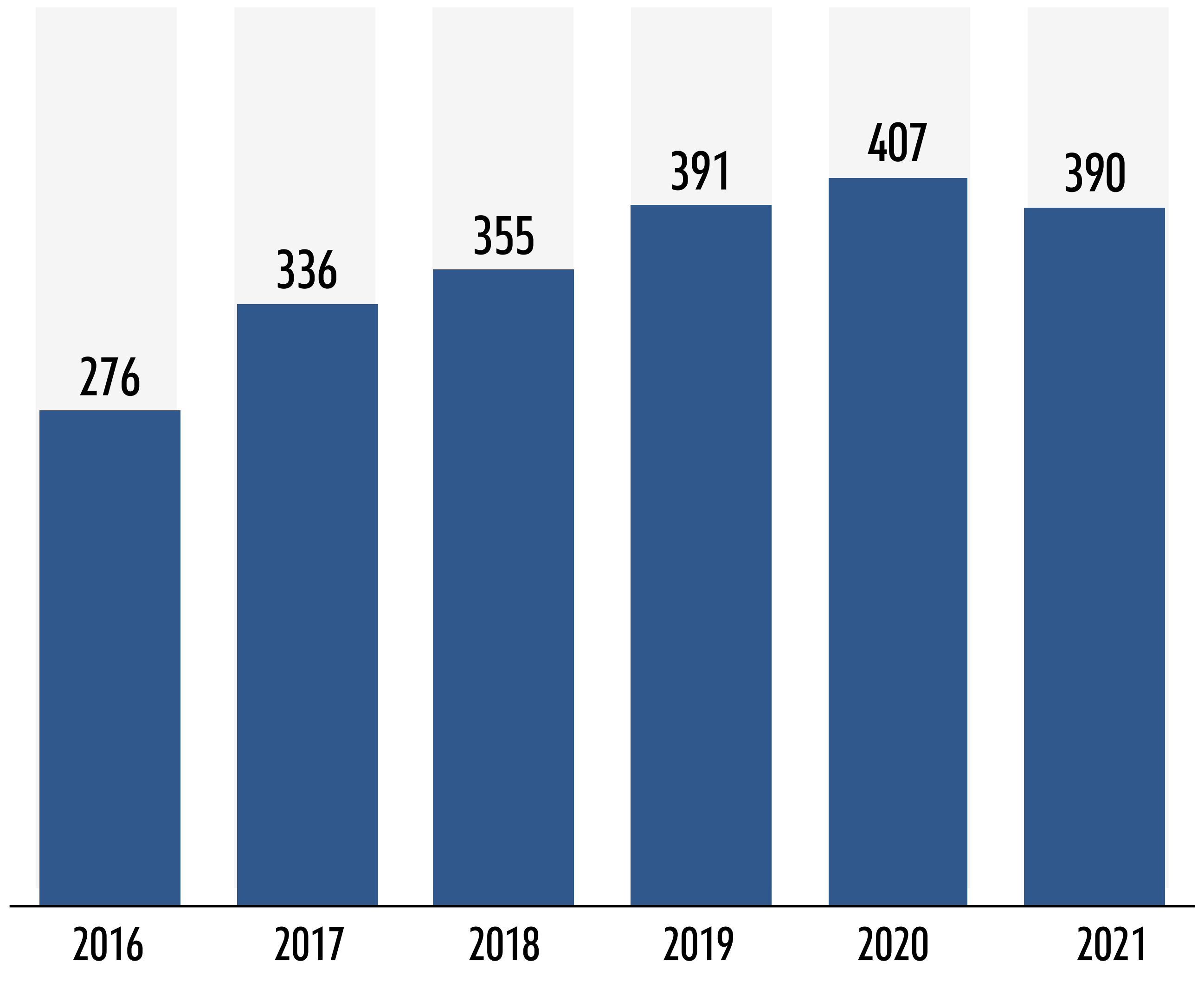
The NOI from offices in 1-6.22 is 213 million NIS

61% of the value of offices located in the Greater Tel Aviv area

The occupancy rate in the office areas as of June 30, 2022 is approximately 88.6%.

The average contractual-renting duration is 3-5 years (20% of rental agreements are renewed each year)

NOI FROM OFFICES



AMOT INDUSTRIAL

AMOT INDUSTRIAL

INDUSTRIAL AND LOGISTIC PARKS WITH AN AREA OF APPROXIMATELY **503,000 SQM**

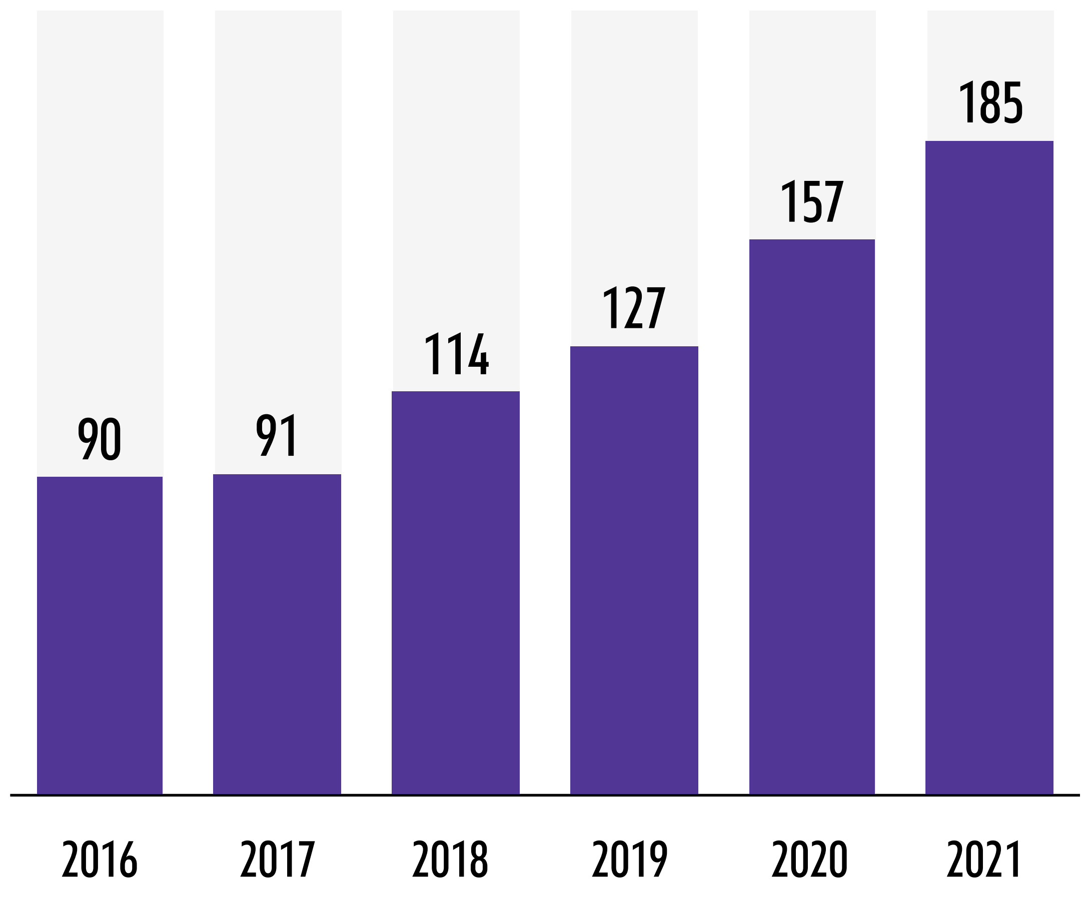
The fair value as of 30/062022 is approximately 4.4 billion NIS

The NOI from industrial and logistics in 1-6.22 is 119 million NIS

As of June 30, 2022, the rate of occupancy is 100%

The scope of new logistics centers purchased/ established during the last 6 years is approximately 2.8 billion NIS

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



ZRIFIN

LOGISTICS	113,000 SQM	100%	274	1,518 M NIS EXCLUDING TRANSACTION COSTS
MAIN USE	GLA (100%)	AMOT'S SHARE	DUNAM	PURCHASE COST

ZRIFIN

LOGISTICS	113,000 SQM	100%	274	1,518 M NIS	EXCLUDING TRANSACTION COSTS
MAIN USE	GLA (100%)	AMOT'S SHARE	DUNAM	PURCHASE COST	

KARGAL

LOGISTICS	47,000 SQM	100%	106
MAIN USE	GLA (100%)	AMOT'S SHARE	DUNAM

AMOT RETAIL

AMOT RETAIL

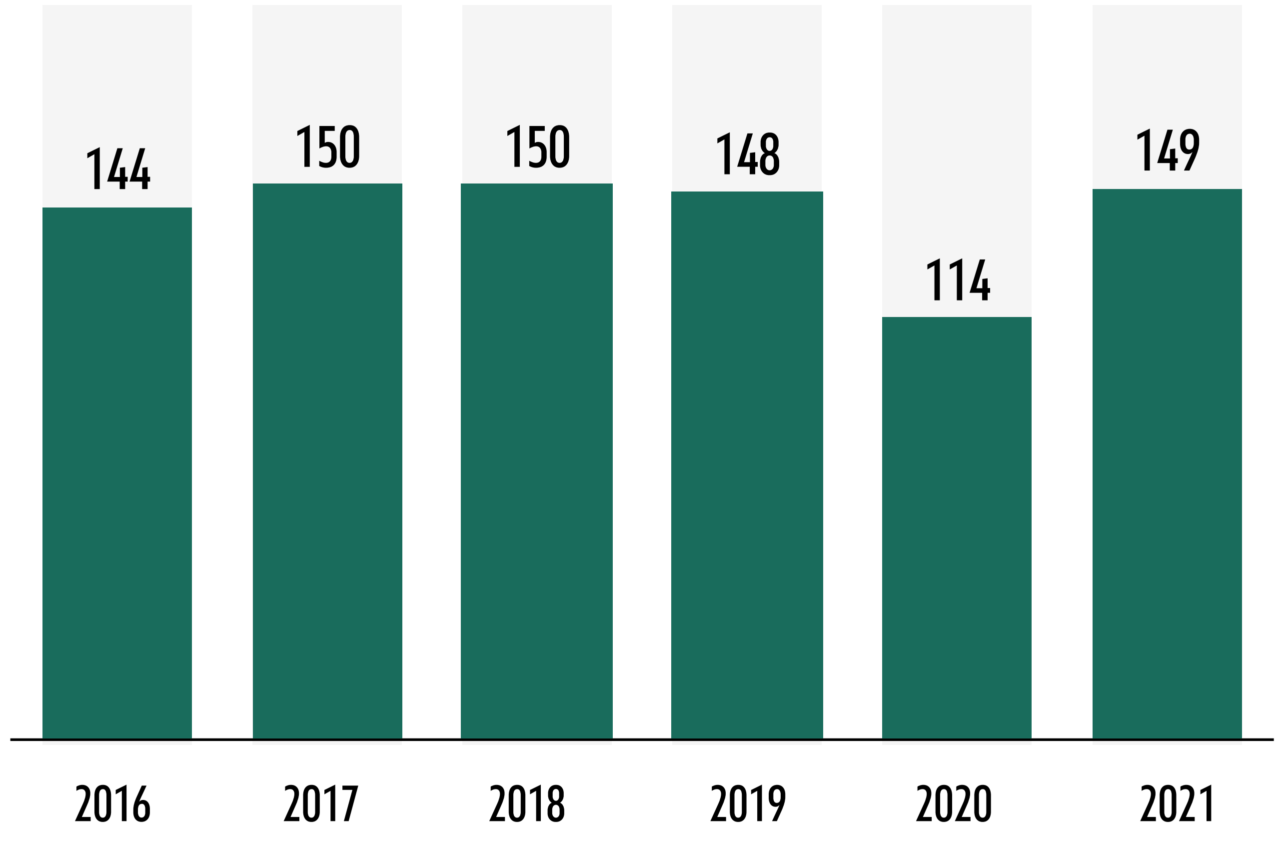
RETAIL CENTERS WITH AN AREA OF APPROXIMATELY **130,000 SQM**

The fair value as of 30/06/2022 is approximately 2.8 billion NIS

The NOI from retail in 1-6.22 is 87 million NIS

As of June 30, 2022, the rate of occupancy in retail centers is 98%

NOI FROM RETAIL



AMOT SUPERMARKETS

CAPITAL MARKET
PRESENTATION

SUPERMARKETS

REPRESENTATIVE ASSETS

Mega-Anbar Holon	Mega-Migdal Erel	Super Sapir-Acre	Shufersal-Or Yehuda
Mega-Ashdod	Mega-Migdal Nahum	Rami Levy-Ezdrachat	Shufersal-Kiryat Shprintzak
Mega-Bably	Mega-Not Rachel	Shufersal - Kfar Saba	Co-op Kiryat Menachem
Shufersal-Givatayim Weizmann	Lewkowicz-Givat Hamoreh	Shufersal-Nazareth Illit	Super Sapir-Safed
Mega-Gilat Beer Sheva	Arad Supermarket	Shufersal-Carmiel	Shufersal-Kiryat Eliezer
Mega-Dimona	Mega-Hafetz Haim	Mega-Neve Amirim	
Co-op Kiryat Yam	Mega-Ramat Efal	Shufersal-Izraelia	
Shufersal-South Givatayim	Mega-Peretz Raanana	Supermarket-Beit Shemesh	
Mega-Hadar Weizmann	Victory-Hyper Ashkelon	Shufersal-Motzkin	
Mega-Herzliya	Victory-Raanana	Shufersal-Hayarden	

SUPERMARKETS WITH AN AREA OF
APPROXIMATELY **37,700 SQM**

AMOT DEVELOPMENTS

AMOT DEVELOPMENTS

DEVELOPMENT STRATEGY / POLICY

Amot Investments Ltd. is a leading Israeli real estate company, focused on the management, leasing, maintenance, initiation and development of yielding properties in Israel. The Company is currently developing several prime properties, which will fuel growth.

1. Investment in projects under construction (land + building) up to 15% of the total property value.
2. Construction outside of the Gush Dan region is backed by an anchor tenant.
3. Maintaining the Company's existing leverage rates.

*

LOW DEVELOPMENT RISK

AMOT HALEHI, BNEI BRAK

CAPITAL MARKET
PRESENTATION

AMOT DEVELOPMENTS

DATA ON PROJECTS UNDER CONSTRUCTION AS OF JUNE 30, 2022

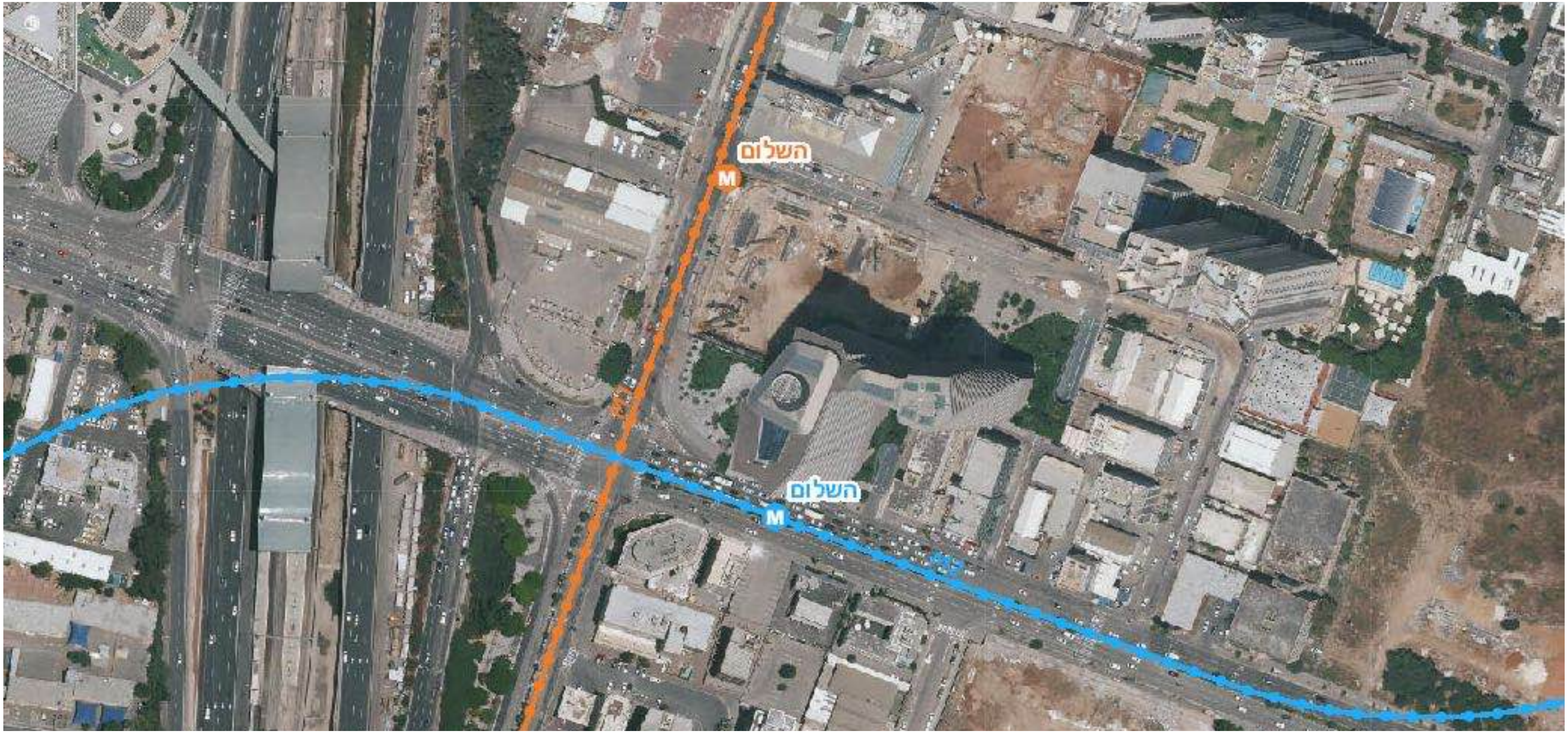
Property name	Location	Primary use	Holding rate	Estimated completion date	Square meter for marketing above-ground 100%	Square meter for marketing above-ground	Project's book value	Estimated construction cost	Projected NOI upon occupation of the project
				Projects under construction (1)					
						Company's share in million of NIS			
Amot Modi'in	Modi'in	Offices	75%	2022	9,000	6,750	55	60-70	5
Halehi complex	Bnei Brak	Offices	50%	2025	82,000	41,000	224	610-630	48-52
K complex Jerusalem	Jerusalem	Offices	50%	2026	103,000	51,500	117	540-570	46-50
Logistic center Beit Shemesh	Beit Shemesh	Logistics	60%	2024	45,000	27,000	73	175-185	12-14
Park Afek	Rosh HaAyin	Offices	50%	2024	8,400	4,200	7	30-35	3
ToHa2	Tel Aviv	Offices	50%	2026	160,000	80,000	478	1,450-1,550	130-150
Total					**407,400**	**210,450**	**954**	**2,865-3,040**	**244-274**

1. During the 1rd quarter of 2022 the company classified Amot Holon from property under construction to investment property.
2. During the 3rd quarter of 2020 the company classified Amot Modi'in logistics center from property under construction to investment property, in the amount of NIS 187 million (the Company's share).
3. Starting from the second quarter of 2022 the upgrade to the Amot Givatayim Building was finished and the property began generating income, and as a result the property was reclassified as investment property.


AMOT TOHA, TEL AVIV

TOHA2

OFFICES	160,000 SQM	50%	1,500 M NIS AMOT'S SHARE
MAIN USE	GLA (100%)	AMOT'S SHARE	ESTIMATED CONSTRUCTION COST



TOHA2

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MAIN USE	GLA (100%)	AMOT'S SHARE	ESTIMATED CONSTRUCTION COST

TOHA2

OFFICES
MAIN USE

160,000 SQM
GLA (100%)

50%
AMOT'S SHARE

1,500 M NIS AMOT'S SHARE
ESTIMATED CONSTRUCTION COST

MODI'IN

OFFICES	9,000 SQM	75%	2022	66 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST

HA'LEHI

OFFICES
MAIN USE

82,000 SQM
GLA (100%)

50%
AMOT'S SHARE

2025
EXPECTED COMPLETION

617 M NIS
ESTIMATED CONSTRUCTION COST

HA'LEHI

OFFICES	82,000 SQM	50%	2025	617 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST

HA'LEHI

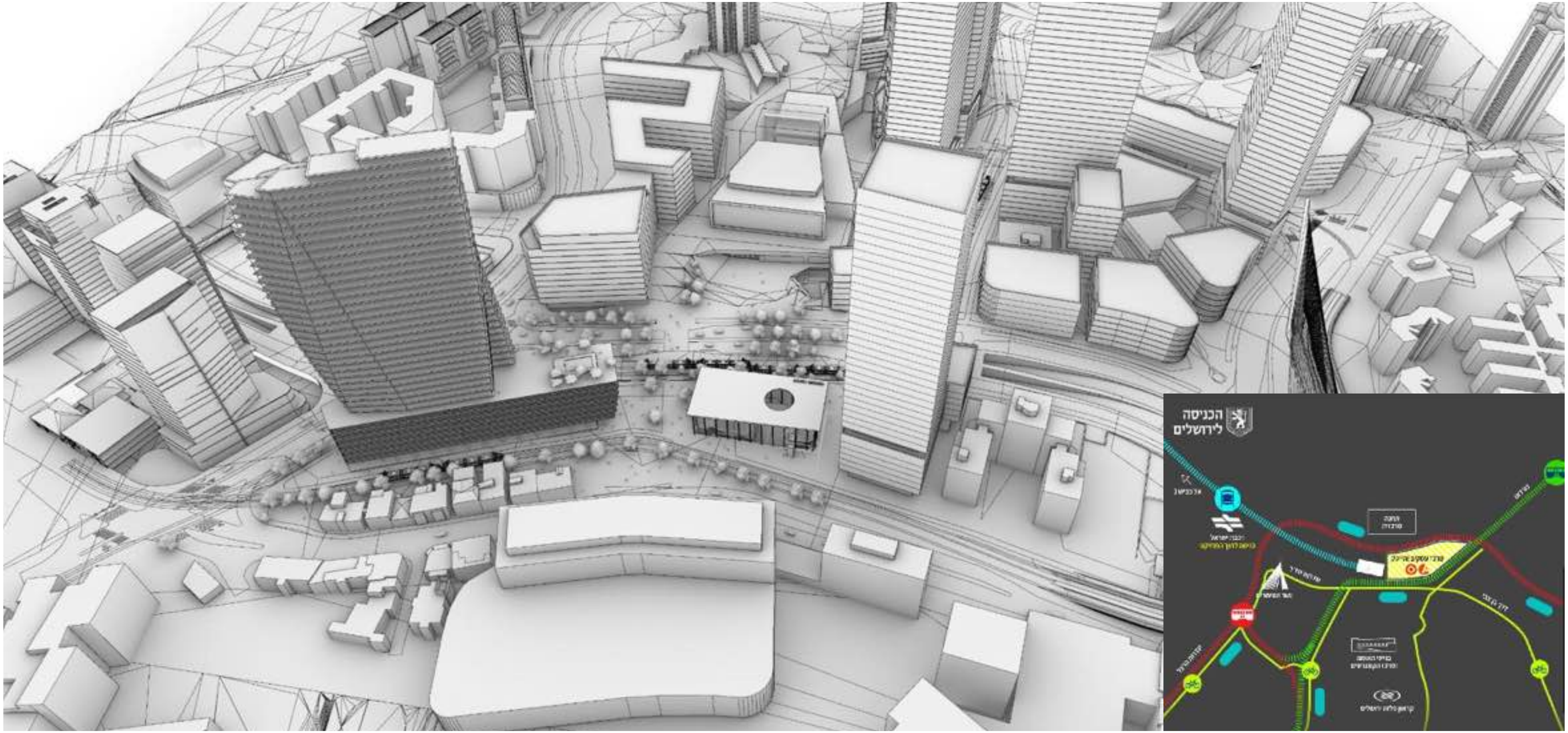
OFFICES
MAIN USE

82,000 SQM
GLA (100%)

50%
AMOT'S SHARE

2025
EXPECTED COMPLETION

617 M NIS
ESTIMATED CONSTRUCTION COST



MITHAM K

OFFICES
MAIN USE

103,000 SQM
GLA (100%)

50%
AMOT'S SHARE

2026
EXPECTED COMPLETION

550 M NIS
ESTIMATED CONSTRUCTION COST

MITHAM K

OFFICES	103,000 SQM	50%	2026	550 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST

BEIT SHEMESH

LOGISTICS	45,000 SQM	60%	2024	180 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST

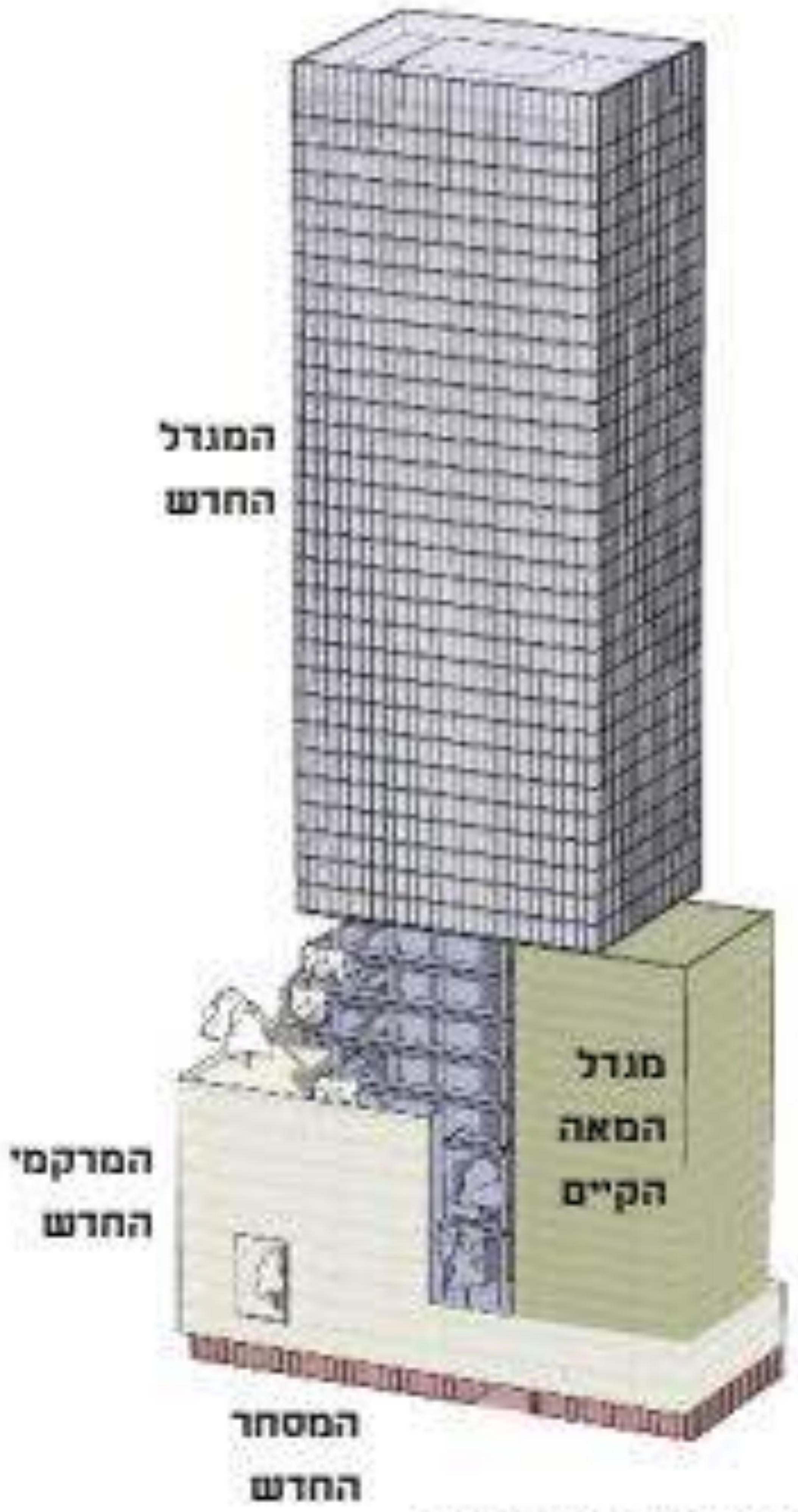
BEIT SHEMESH

LOGISTICS	45,000 SQM	60%	2024	180 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST

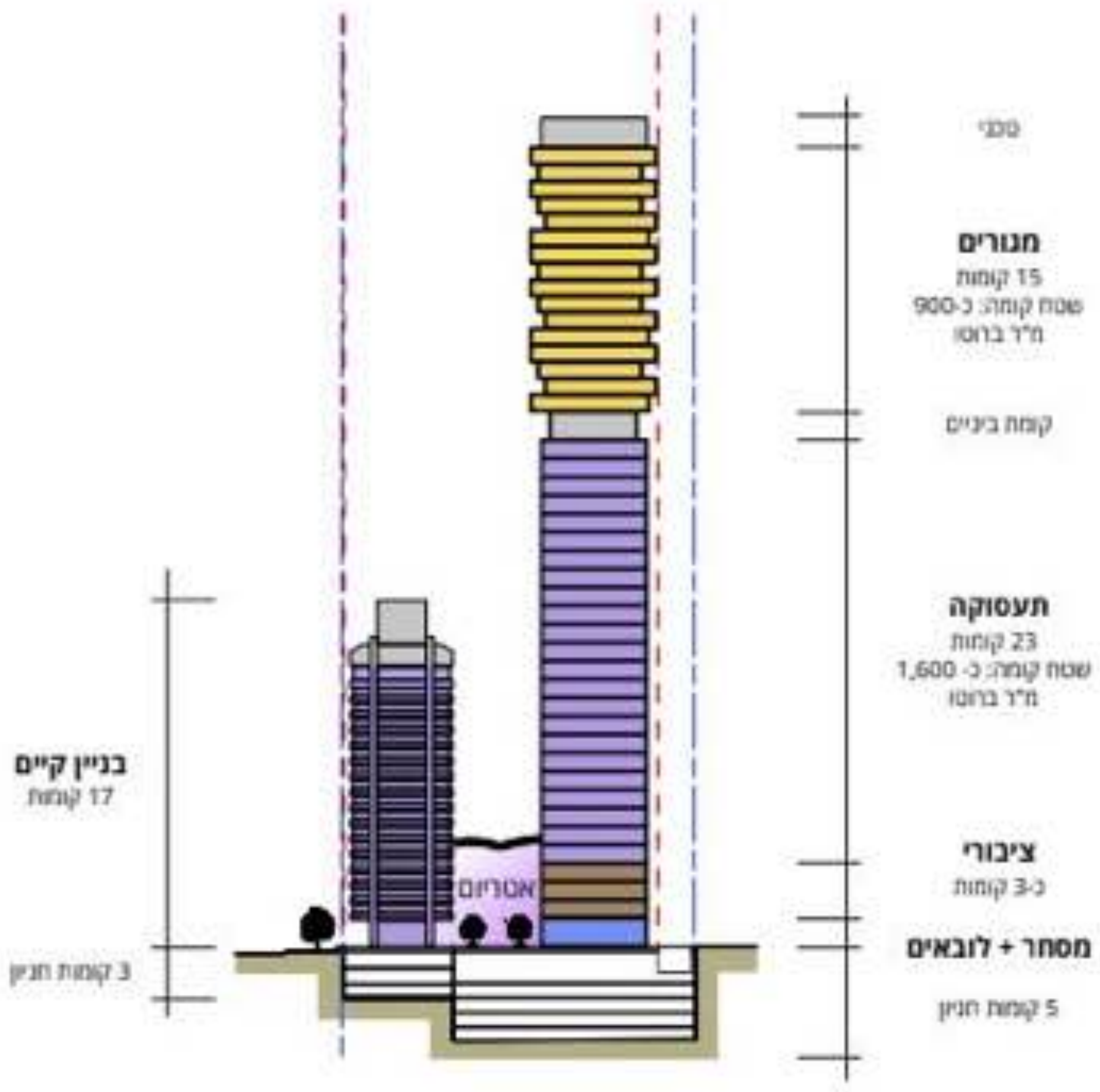
DEVELOPMENT - PLAN TEL AVIV 5000

TOHA2

OFFICES	160,000 SQM	50%	1,500 M NIS AMOT'S SHARE
MAIN USE	GLA (100%)	AMOT'S SHARE	ESTIMATED CONSTRUCTION COST



PLAN TEL AVIV 5000 - MIGDAL HA'MEA



PLAN TEL AVIV 5000 - DUBNOV / AMOT MISHPAT

DURING THE REPORTING PERIOD, THE CLAIM UNDER PLAN TA/5000 WAS DISCUSSED AND APPROVED WITH TERMS OF THE TEL AVIV LOCAL COMMITTEE AND THE COMPANY IS WORKING TO COMPLETE THEM.

PLAN TEL AVIV 5000 - BEIT ERUPA

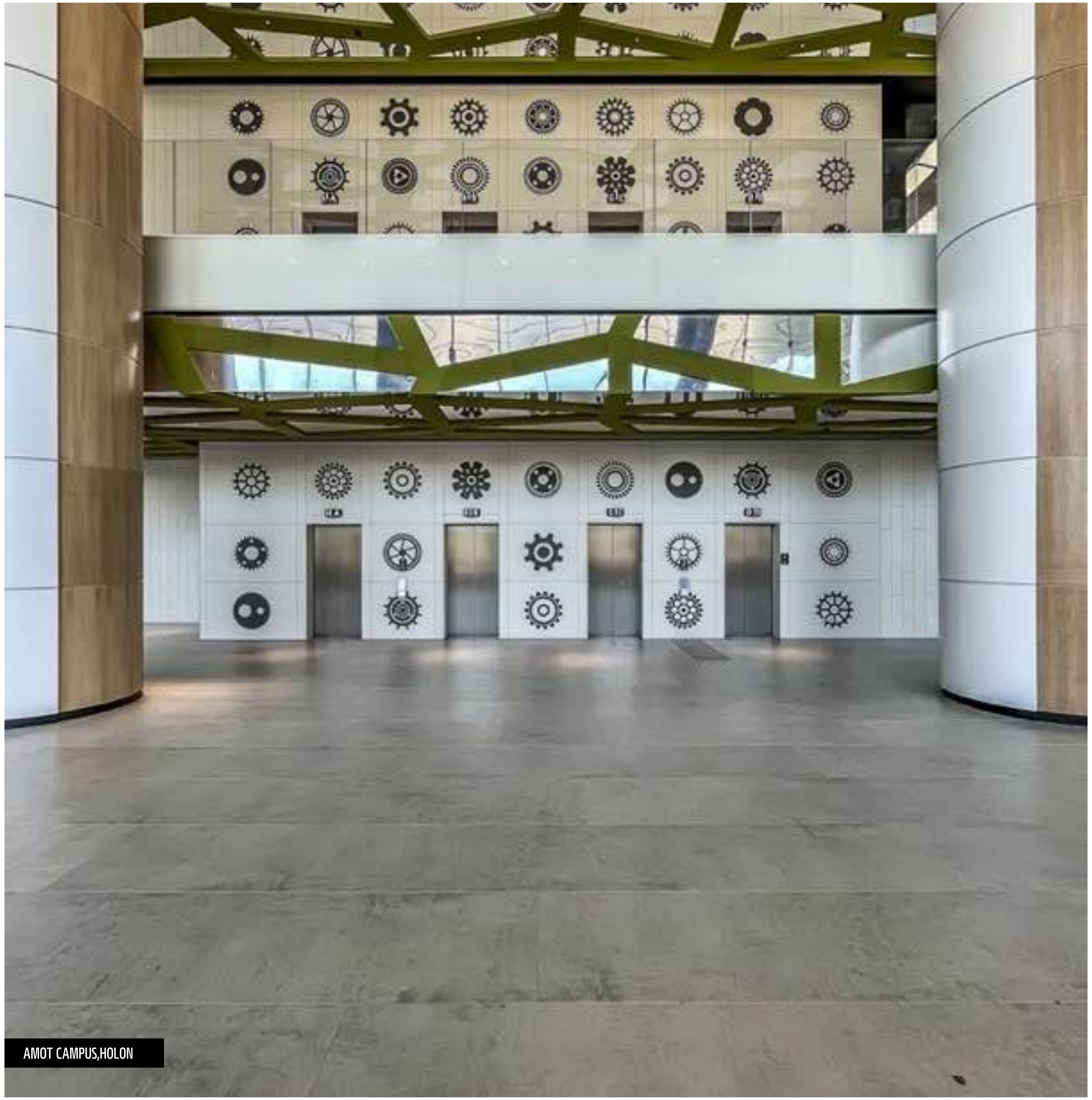
PLAN TEL AVIV 5000 - BEIT AMOT BITUAH

FINANCIAL DATA

FINANCIAL DATA

AMOT BALANCE SHEET DATA - EXPANDED CONSOLIDATED

	30/06/2022 Million NIS	31/12/2021 Million NIS
CASH AND CASH EQUIVALENTS	942	442
INVESTMENT PROPERTY AND INVESTMENT PROPERTY UNDER CONSTRUCTION	17,884	17,126
FINANCIAL LIABILITIES	8,409	7,890
DEFERRED TAXES	1,589	1,531
TOTAL EQUITY	8,352	7,601
EPRA NRV	9,940	9,132



AMOT CAMPUS,HOLON

FINANCIAL DATA

INCOME AND FFO DATA - EXPANDED CONSOLIDATED

	CHANGE %	1-6.2022	1-6.2021
NOI	21%	448	370
CHANGE IN THE VALUE OF INVESTMENT PROPERTIES		441	137
CHANGE IN THE VALUE - TRANSACTION COSTS		(2)	(8)
GENERAL AND ADMINISTRATIVE EXPENSES		(31)	(26)
FINANCING - REAL INTEREST		(61)	(60)
FINANCING - LINKAGE DIFFERENCES		(229)	(52)
TAXES		(65)	(62)
NET INCOME		**500**	**298**
FFO	30%	352	271


AMOT MISHPAT, TEL AVIV

FINANCIAL DATA

INCOME AND FFO DATA - EXPANDED CONSOLIDATED

NOI	Q2-2022	Q1-2022	Q4-2021	Q3-2021	Q2-2021	% CHANGE Q2-22 VS Q2-21
	NIS thousands					
SAME PROPERTY NOI	207,978	204,148	199,148	195,932	192,391	**8%**
PROPERTIES ACQUIRED / SORTED TO REAL ESTATE	20,216	15,285	13,703	1,303	155	
NOI	**228,194**	**219,433**	**212,851**	**197,235**	**192,546**	**19%**

FFO	1-6.22	1-6.21	% CHANGE H1-22 VS H1-21
	NIS thousands		
FFO	351,622	271,040	30%
WEIGHTED NUMBER OF SHARES	456,972	410,798	11%
FFO PER SHARE (agorot) (1)	**77.0**	**66.0**	**17%**

1. FFO Per share in 2022, increased by 17%, while increasing the weighted share by 11%.

AMOT MISHPAT, TEL AVIV

FINANCIAL DATA

CONTRACTS - H1 2022

During the H1 2022 reporting period, 205 new contracts were signed, including option exercises and contract renewals within 79 thousand square metres with annual rents totalling NIS 81 million.

	New areas leased - For the period 1-6.2022				% Change
Usage	Number of contracts	Floor space above ground	Average rent per sqm prior	Average rent per sqm new	
		Square meters	NIS	NIS	%
Offices	109	42,074	86	101	18%
Logistics and industrial parks	23	23,828	37	42	14%
Retail	71	10,946	119	122	3%
Supermarkets	2	2,414	63	65	3%
Total	**205**	**79,262**			

1. The above table includes rental contracts that have been signed/renewed/options that have been exercised during the reporting period.
2. The company signs on contracts with various levels of finishing.
3. The chart does not include new areas.

VERED HOUSE , GIVATAYIM

FINANCIAL DATA

CONTRACTS - Q2 2022

During the course of the second quarter of 2022, 99 new contracts have been signed, including the exercise of an option on an area of approximately 34 thousand square meters, which will generate annual rental fees of approximately NIS 37 million.

	New areas leased - For the period 4-6.2022				% Change
Usage	Number of contracts	Floor space above ground	Average rent per sqm prior	Average rent per sqm new	
		Square meters	NIS	NIS	%
Offices	51	19,346	90	101	12%
Logistics and industrial parks	10	7,552	35	39	11%
Retail	37	5,393	134	135	1%
Supermarkets	1	1,738	71	74	4%
Total	**99**	**34,029**			

1. The above table includes rental contracts that have been signed/renewed/options that have been exercised during the reporting period.
2. The company signs on contracts with various levels of finishing.
3. The chart does not include new areas.

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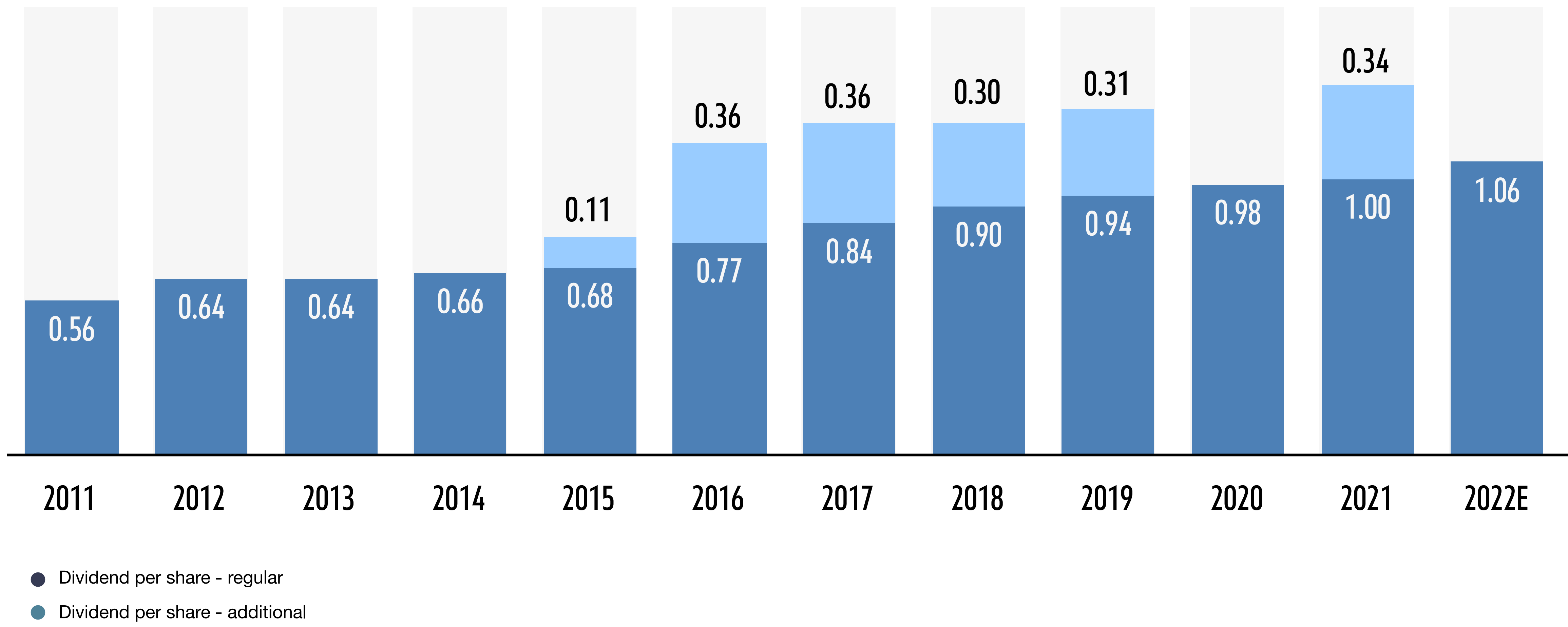
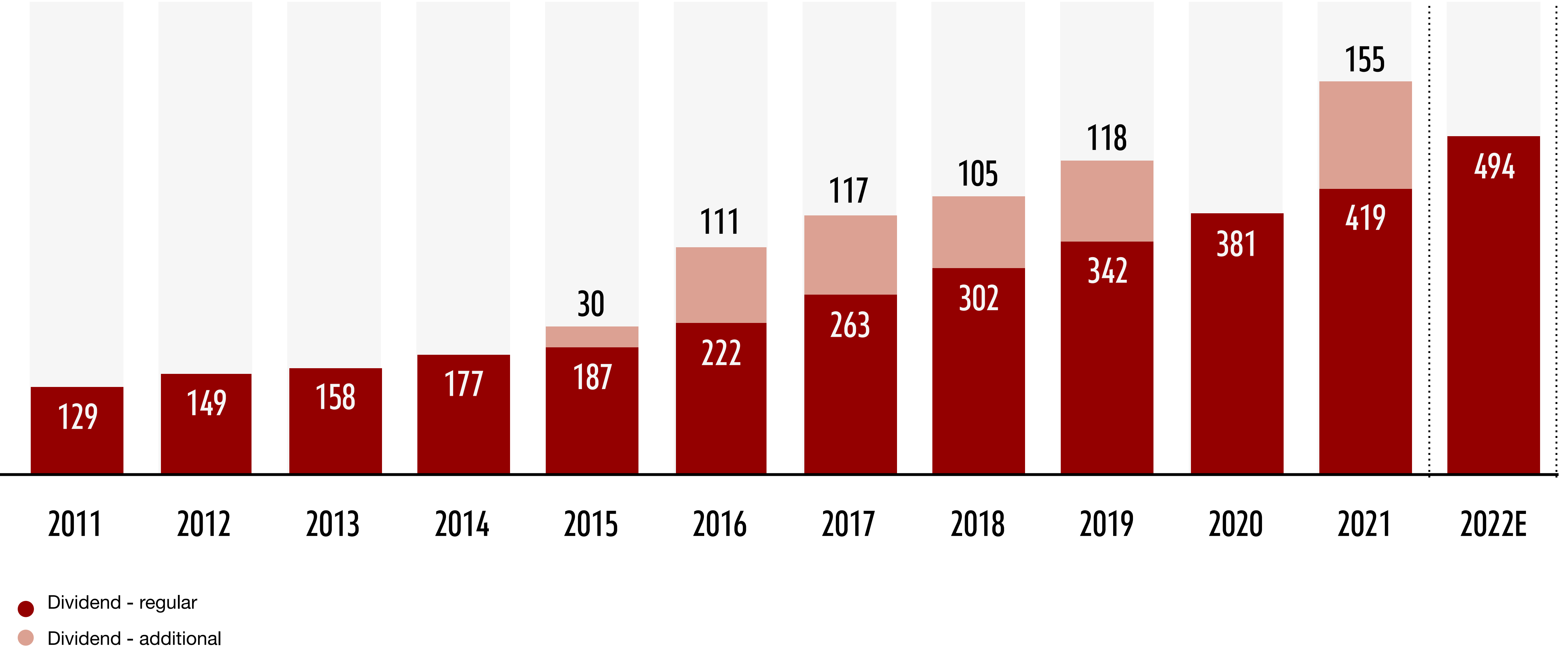
CONCLUSION

CONCLUSION

DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE (NIS)



DIVIDEND DISTRIBUTION OVER THE YEARS (MILLION NIS)



CAPITAL MARKET
PRESENTATION

CONCLUSION

1. Strong tenant mix and wide geographic distribution, managed in a responsible manner
2. 176 income producing properties
3. A variety of uses
4. Managerial ability and the ability to improve assets
5. Financial strength and availability for large-scale acquisition transactions
6. Financial flexibility and high accessibility to the capital market
7. High financial strength (rated AA by Maalot and Midroog)
8. All of the Company's assets are unsecured except for assets valued at 2% held with partners
9. 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
10. Credit facilities in the amount of 1,230 million NIS
11. High occupancy over time 95% as of 30.6.2022
12. Promoting projects with reference to the potential for improvement
13. A dividend policy that is stable and known in advance
14. Effective leverage ratio of 41%

AMOT ATRIUM, TEL AVIV

CONCLUSION

DISCLAIMER

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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2022

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AMOT

AMOT ATRIUM TOWER, 2 JABOTINSKY STREET, RAMAT GAN, 5250501
PHONE +972 3 5760505; FAX +972 3 5760506
WWW.AMOT.CO.IL