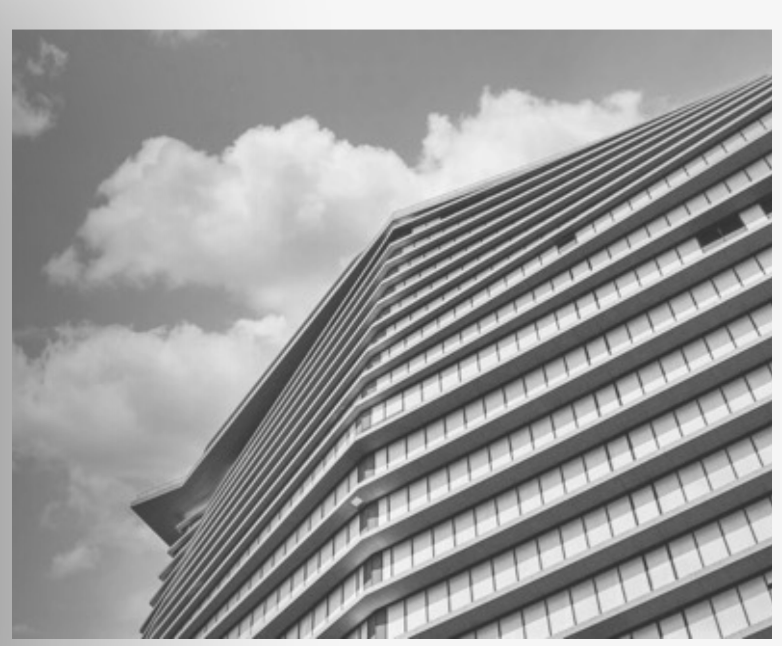
STRONG TOGETHER.



Q2/24

CAPITAL MARKET PRESENTATION

AUGUST 2024

AMOT
ALONY HETZ GROUP

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

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AMOT
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AMOT INVESTMENTS

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

GOOGLE TENANCY

The tenant
Google

The visualization is for illustration only

Upper rent area
60,000 SQM

Rental income per year
NIS 115 MILLION
(SHELL AND CORE LEVEL)

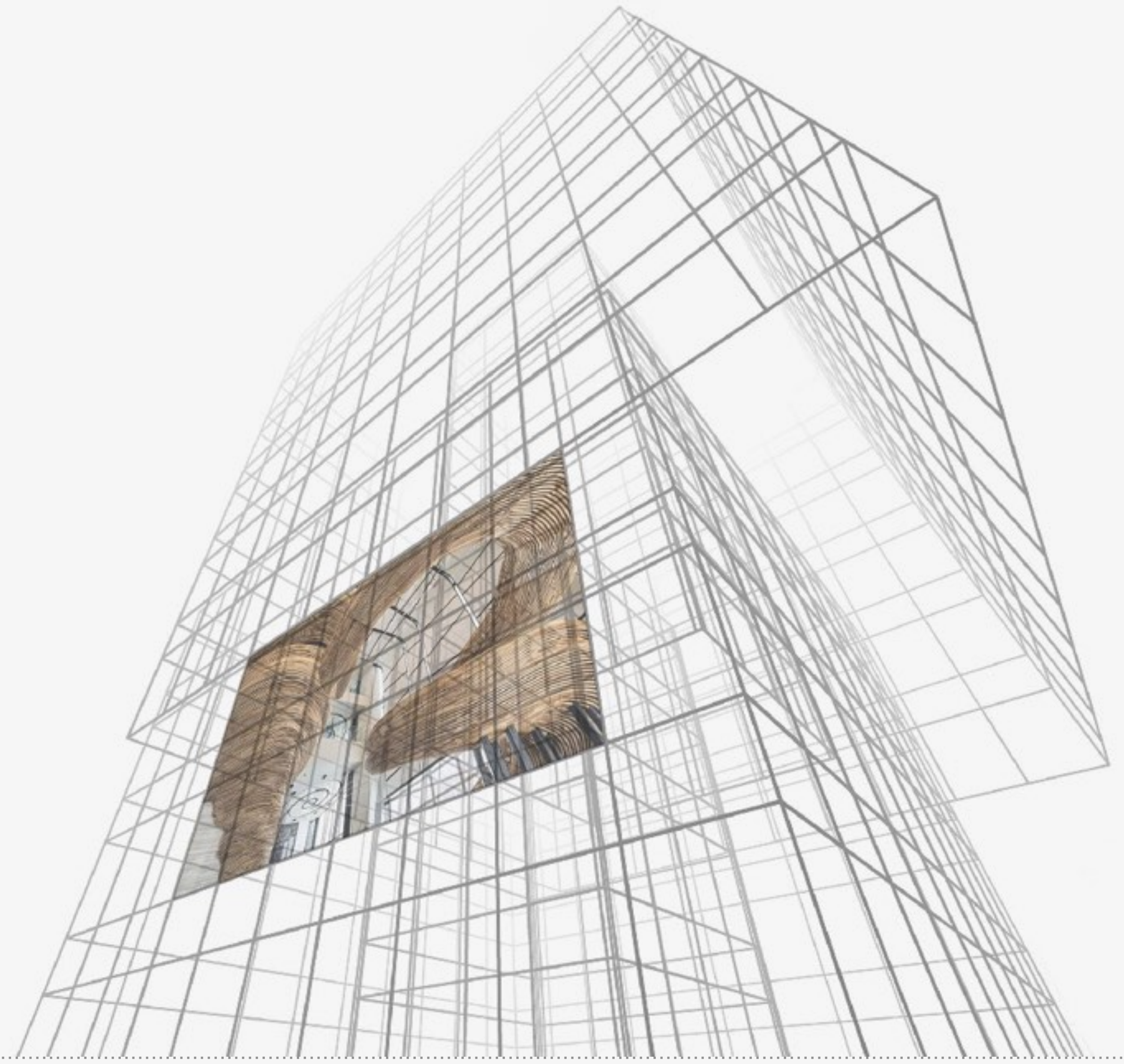
Project completion date
4TH QUARTER, 2026

(Company's Share 50%)

AUGUST 2024

Capital Market Presentation
Q2/24

INTRODUCTION



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

AMOT
ALONY HETZ GROUP

INTRODUCTION

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

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, Tel Div and EPRA.**

51%

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 51% of its equity.

NIS 19.9 BILLION

Total real-estate value.

1.85 MILLION SQM

Total area: 1.85 million sqm. Approximately 1.15 million sqm rental space and 0.7 million sqm of open storage areas and parking.

113 CASH-GENERATING PROPERTIES

Owned by the company.

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

93.2%.

The occupancy rate of the company assets stands at 93.2% (Excluding properties that were occupied for the first time 95.9%).

9 PROJECTS

6 projects under construction **201 Thousand sqm in total cost of 3.4 billion NIS**. and 3 projects in planning and initiation stages totaling **56 Thousand sqm in total cost of 0.6 billion NIS** (company's share).

AMOT
ALONY HETZ GROUP

INTRODUCTION

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

AMOT AT A GLANCE

NIS 9 BILLION
Net financial debt.

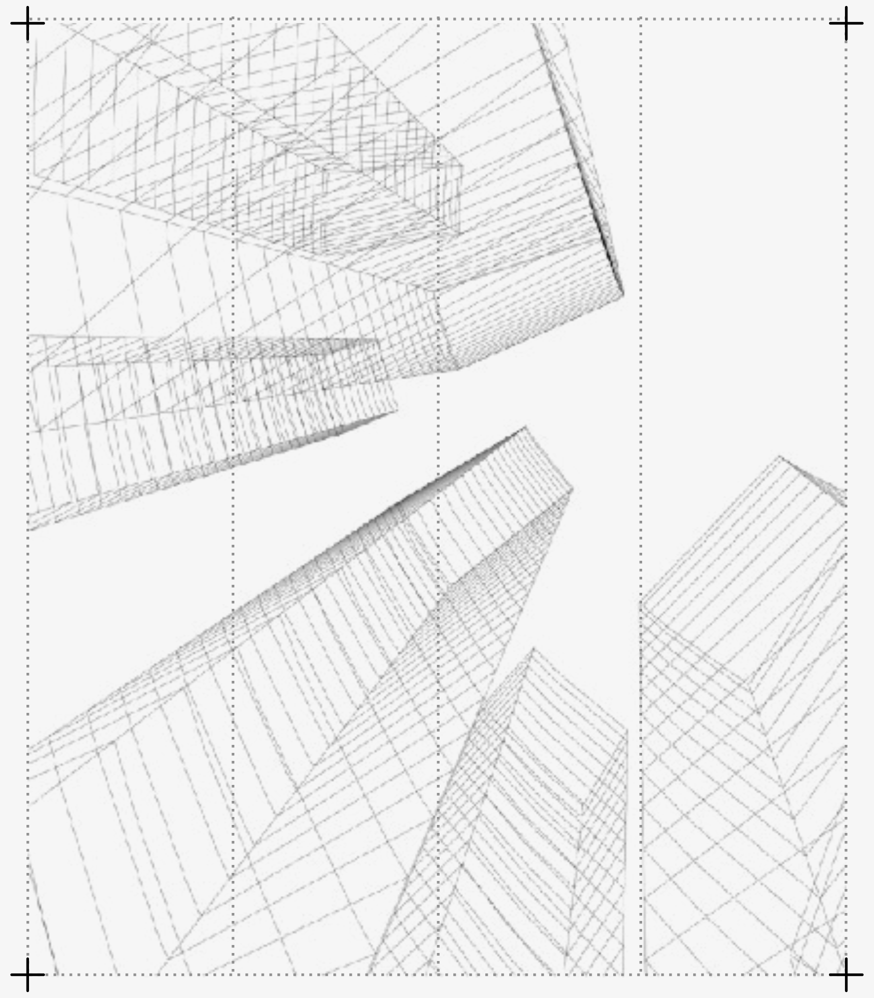
NIS 8.8 BILLION
Equity.

1.80%
Weighted cost of debt.

45%
Leverage ratio.

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

4.9 YEARS
Average debt duration



AMOT
ALONY HETZ GROUP

INTRODUCTION

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

SIGNIFICANT EVENTS

DURING THE REPORTING DATE AND AFTER

LAND AT HA'SOLELIM ST., TEL AVIV

In March 2024, the Company acquired land in Ha'Solelim St. at Tel Aviv, with an area of about 5.6 dunams, from the Tel Aviv-Yafo Municipality for the purpose of constructing an office tower, for a consideration at a total of ILS 210 million (not including transaction costs). The land is situated at a central and highly accessible location.

ISSUANCE OF BONDS

In March 2024, by means of expanding an existing series, the Company issued bonds at a scope of ILS 155 million (nominal value), in exchange for a net total of ILS 151 million at an index-linked effective interest rate of 3.1% and an average of duration of about 6 years.The company also issued two new series – Series I and Series J bonds at a scope of ILS 408 million (nominal value) in exchange for a net total of ILS 404 million. The bonds bear an index-linked effective interest rate of 3.3% and have the average of duration of 9 years (including the effects of a hedging transaction).

TOHA2 PROJECT, TEL AVIV

Under the scope of the joint transaction by the Company and the Gav Yam Land Corporation Ltd., whom, jointly and in equal shares, own the rights in the land at the junction of Totzeret HaAretz, Yigal Allon and Derech HaShalom streets, where the ToHa2 Tower ("ToHa2") is currently being constructed ,The Partners engaged in a rental agreement with Google Israel Ltd. ("Google"). For more details see page 3.

BEIT SHEMESH LOGISTICS CENTER - UPPER LOGISTICS CENTER AND LOWER LOGISTICS CENTER

In June 2021, the Company purchased 60% of a 40-dunam lot in Beit Shemesh from Y.D.E. Menivim Ltd. for establishing a Logistics Center. Within this compound, the partnership established an advanced logistics center at a scope of about 50,000 sqm, at a total cost of about ILS 360 million, with the Company's share being ILS 216 million. As of the date of the report, the project is in the midst of finishing works for the Lower Logistics Center, while the Upper Logistics Center was already delivered to the customer and is generating income.

The Upper Logistics Center, at an area of about 24,000 sqm (Company's share is 60%) has generating income. The annual scope of rent is about ILS 14 million (Company's share is 60%). In light of the abovesaid, the Company reclassified that part of the Logistics Center from Investment property Under Construction to Investment property .

REALIZATION OF PROPERTIES

In February 2024, the Company engaged with Gav-Yam Land Corporation Ltd., its partner in the ToHa project in Tel Aviv, to sell half of Amot's rights in a land parcel with an area of about 3 dunams (Lot 300) adjacent to the ToHa project.Per the terms of the transaction, 50% of the consideration for the transaction was received during Q1 2024, and the remaining 50% will be received during Q3 2024. The balance of the proceeds were received in full subsequent to the balance Sheet Date.

In addition, In 2024, two properties were realized for consideration of ILS 200M.

INTRODUCTION

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

FINANCIAL DATA

CONTRACTS

During the reported period, 236 new contracts were signed, including option exercises and contract renewals within 94 thousand square metres with annual rents totalling NIS 95 million (An increase of 1% on a weighted average). The change in the finishing levels between the contracts has implications on the rate of change for rental fees per square meter.

Usage	New areas leased - For the period 1-6.2024				% Change real
	Number of contracts	Floor space above ground	Average rent per sqm prior	Average rent per sqm new	
		Square meters	NIS	NIS	%
Offices	121	47,053	79	78	(1%)
Logistics and industrial parks	28	25,952	45	49	9%
Retail	82	15,289	140	138	(1%)
Supermarkets	5	5,985	133	143	8%
Total	236	94,279			1%

1. The company signs on contracts with various levels of finishing.
2. The chart does not include new areas, regarding ToHa2 lease agreement with Google .

AMOT
ALONY HETZ GROUP

INTRODUCTION

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

FINANCIAL DATA
CONTRACTS-NEW AND AMENDED

CHANGE IN RENT PER SQM - %

IN OFFICES
121 contracts
1% decrease in rent per sqm

IN LOGISTICS AND INDUSTRIAL
28 contracts
9% increase in rent per sqm

IN RETAIL
82 contracts
1% decrease in rent per sqm

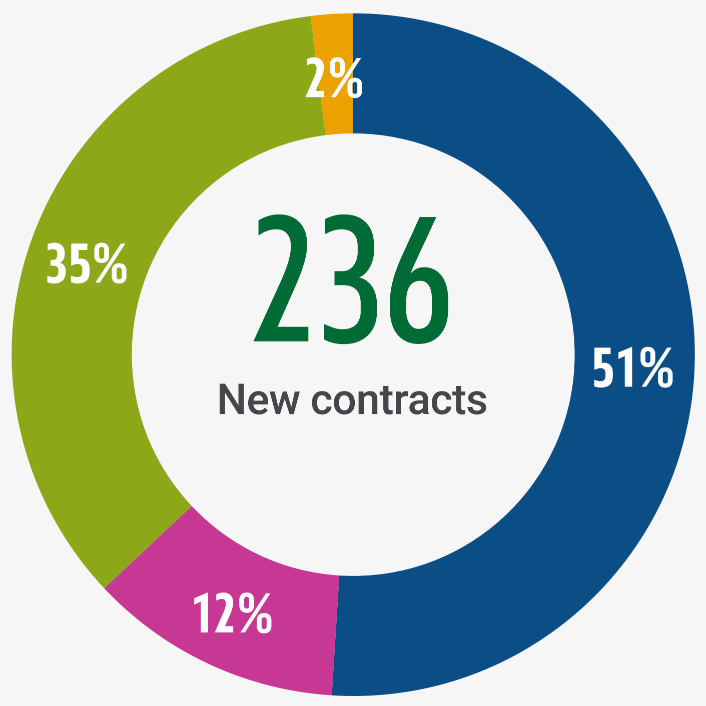
IN SUPERMARKETS
5 contracts
8% increase in rent per sqm

94K SQM
Total area

95M NIS
Annual rent

1%
A weighted average increase

SQM PER USAGES - %



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Capital Market Presentation
Q2/24

AMOT
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INTRODUCTION

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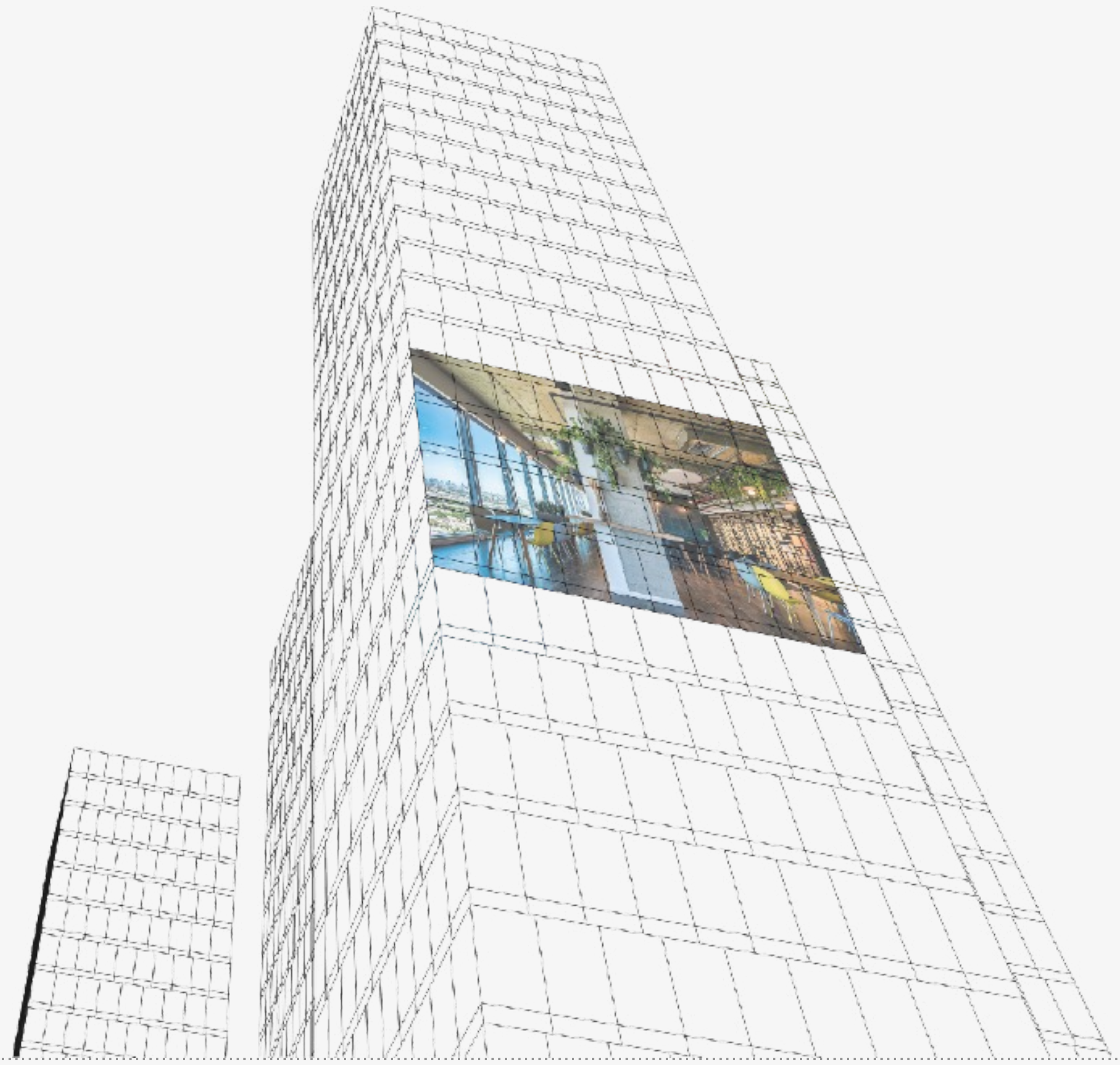
THE COMPANY'S CUSTOMERS

LOCAL AND INTERNATIONAL COMPANIES

AUGUST 2024

Capital Market Presentation
Q2/24

INVESTMENT PROPERTIES



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

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AMOT
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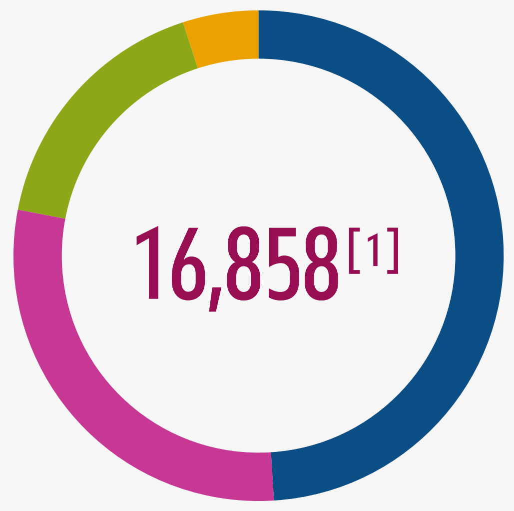
INVESTMENT PROPERTIES

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

1. Total Property Value in Million NIS

BUSINESS MIX - BY USE AND BY GEOGRAPHY



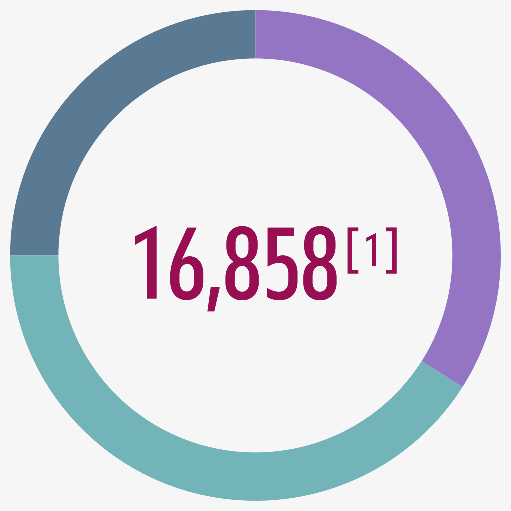
SEGMENTATION OF PROPERTIES BY USES

OFFICES
49%
NIS 8.2 billion

LOGISTICS AND INDUSTRIAL
29%
NIS 4.8 billion

RETAIL
17%
NIS 2.8 billion

SUPERMARKETS
5%
NIS 0.8 billion



SEGMENTATION OF PROPERTIES BY REGIONS

TEL AVIV METROPOLIS
34%
NIS 5.8 billion

OTHER AREAS
25%
NIS 4.3 billion

GUSH DAN VICINITY
41%
NIS 6.8 billion

75%

INTRODUCTION

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

ESG

The Company invests a significant of resources in social and environmental issues pertaining to its areas of operation while promoting sustainability, social and environmental aspects that contribute to the Company and its employees, to the Company's customers, to the general public and to the environment in which we live. Additionally, the Company champions maintaining the values of transparency and proper corporate governance, gender diversity and protecting the rights of its employees as one of its pillars.

The Company published ESG data reported starting from the 2021 operating year. In June 2024 the Company published the ESG report for activity for 2022-2023. In addition, the Company plans to update the information and publish updated ESG reports, on a periodic basis, in accordance with its commitments in these areas and its commitment to transparency with its stakeholders.

GREEN BUILDING ZERO ENERGY CONSTRUCTION

SAFEGUARDING THE ENVIRONMENT

INCREASING ENERGY EFFICIENCY

SOCIAL RESPONSIBILITY

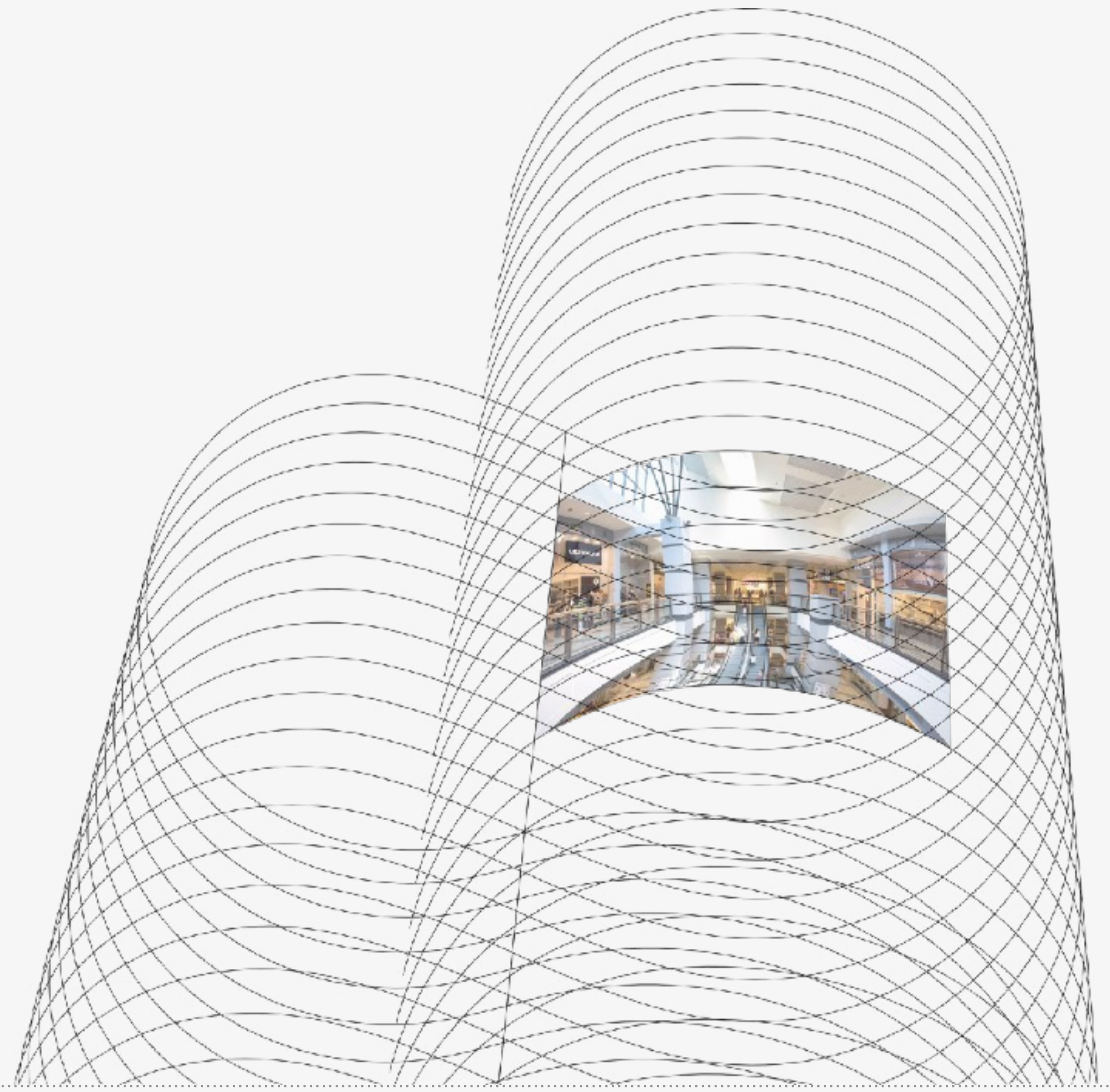
PROMOTION OF ELECTRIC TRANSPORTATION INFRASTRUCTURE

CONTRIBUTING TO THE COMMUNITY

AUGUST 2024

Capital Market Presentation
Q2/24

FORECAST



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AMOT
ALONY HETZ GROUP

FORECAST

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

FORECAST 2024

Set forth below is the Company's projection as to its principal operating results in 2024, 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 2024.

According to the company's strategy, 2024 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.

	1-6.24 ACTUAL	2024 UPDATE FORECAST	2024 ORIGINAL FORECAST	2023 ACTUAL
NOI (Million MIS)	514	1,020-1,040	1,000-1,040	1,004
Real FFO (Million MIS)	408	800-820	775-805	803
FFO Per Share (Agorot)	86.6	170-174	165-171	170.7

The information regarding the projection for 2024 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.

AUGUST 2024

Capital Market Presentation
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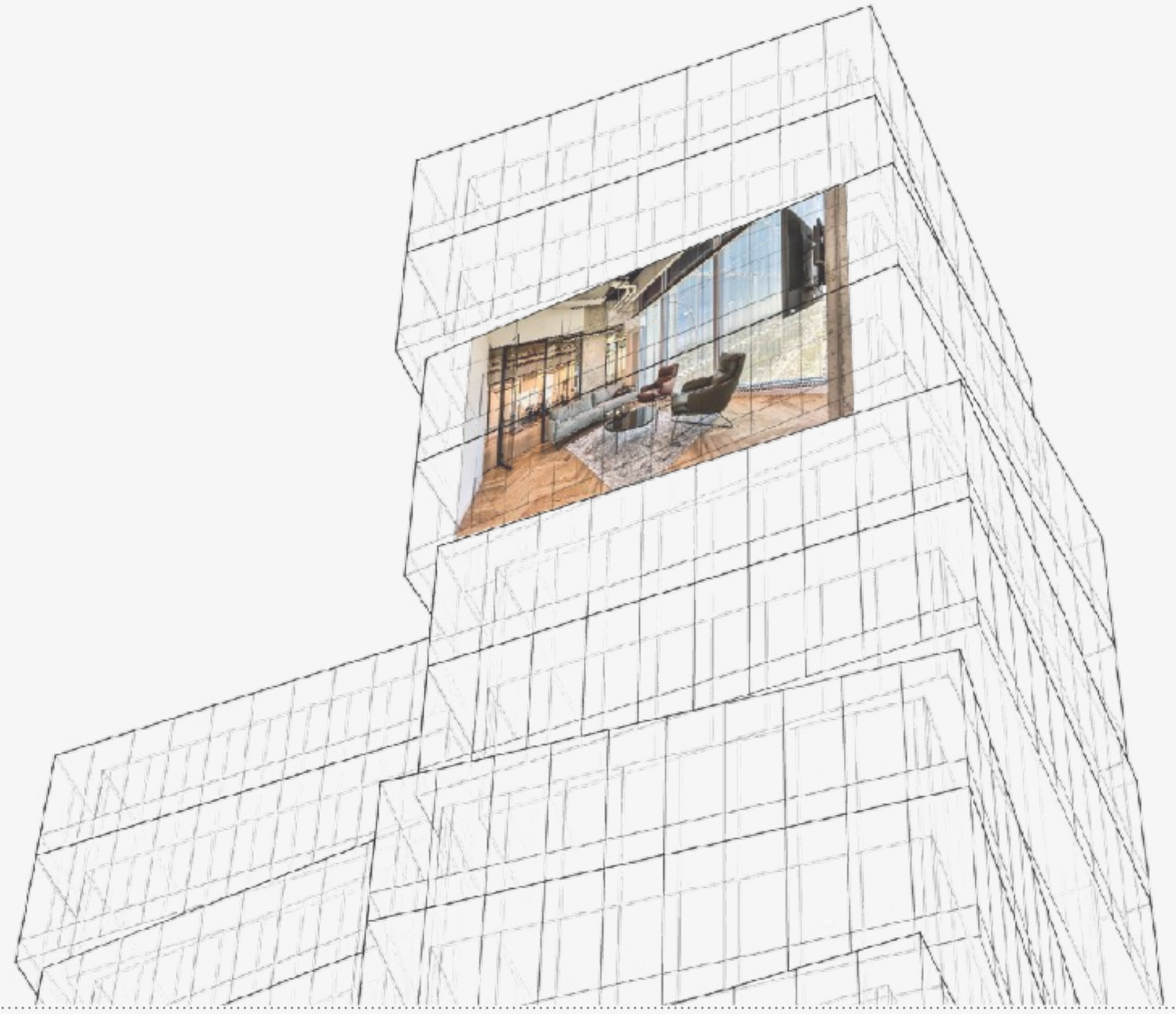
FINANCIAL STRENGTH



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AUGUST 2024

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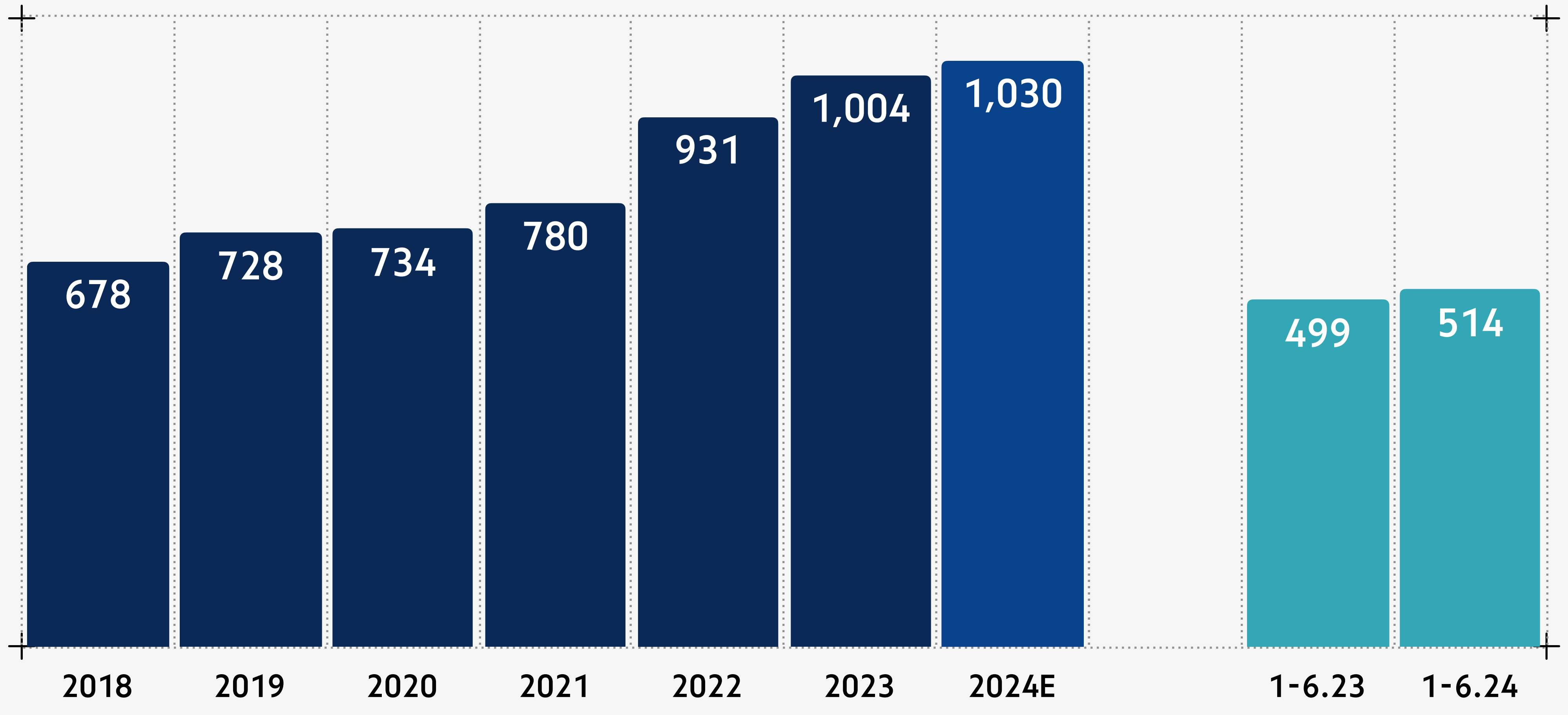
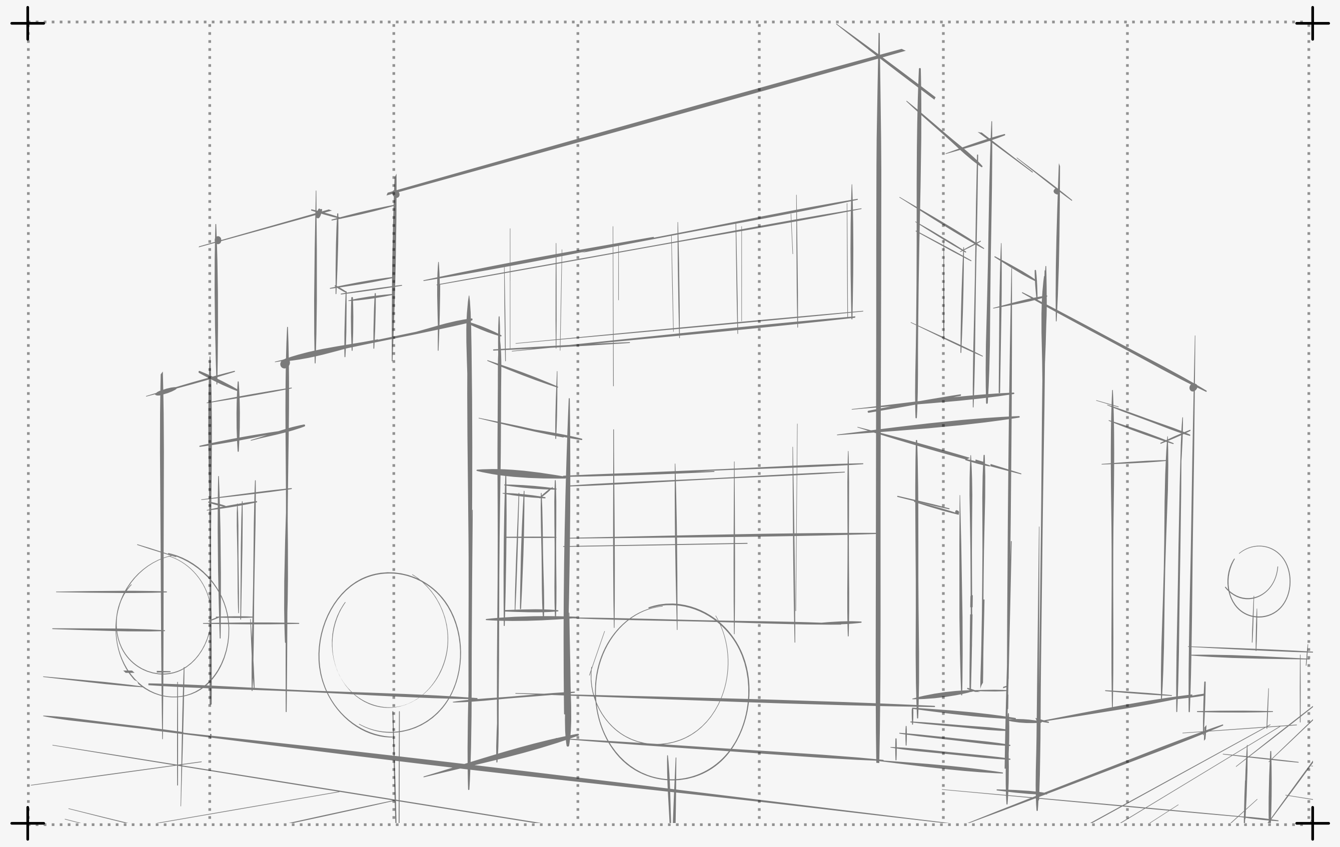
GROWTH

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

2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.

NOI ANNUAL





The forecast for 2024 is according to the middle of the forecast rang, see page 15

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AMOT
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GROWTH

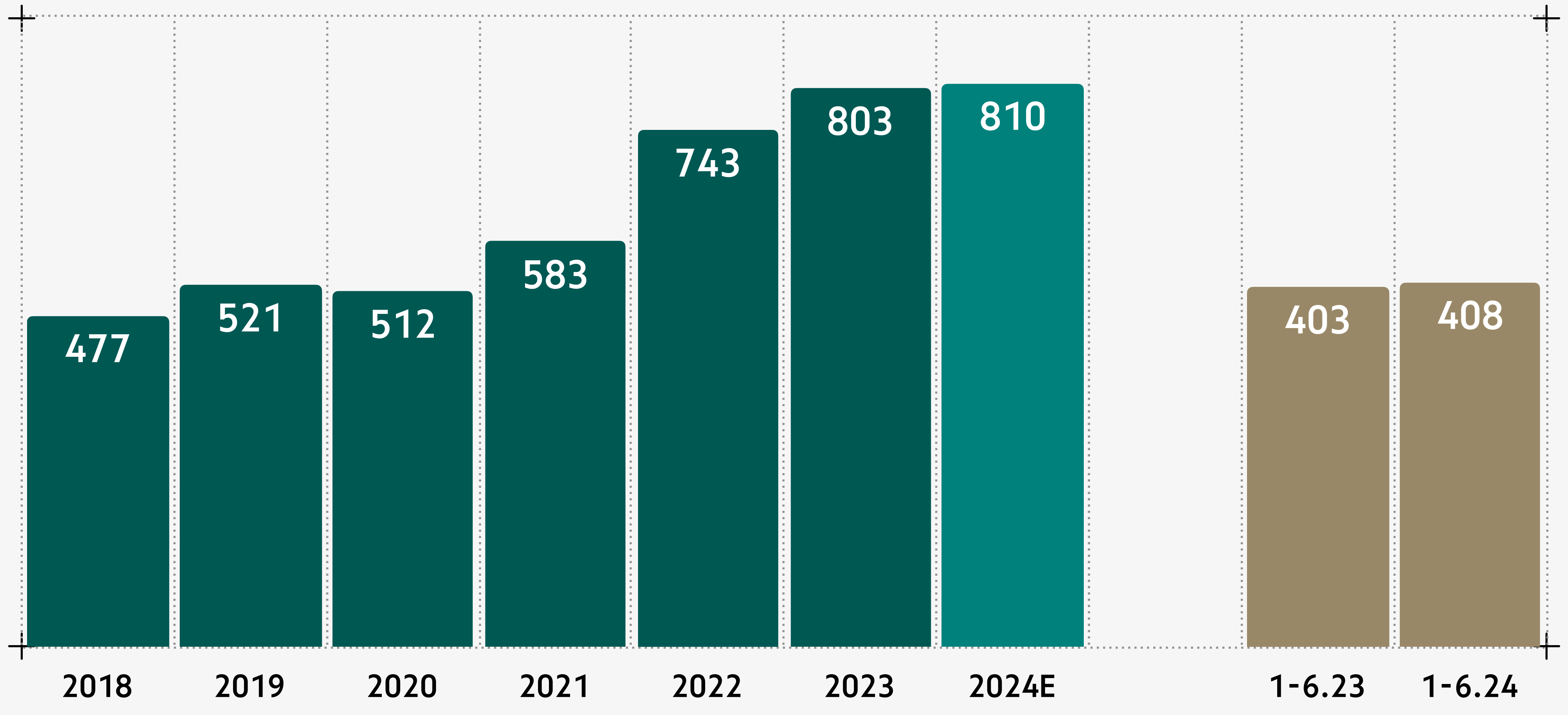
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

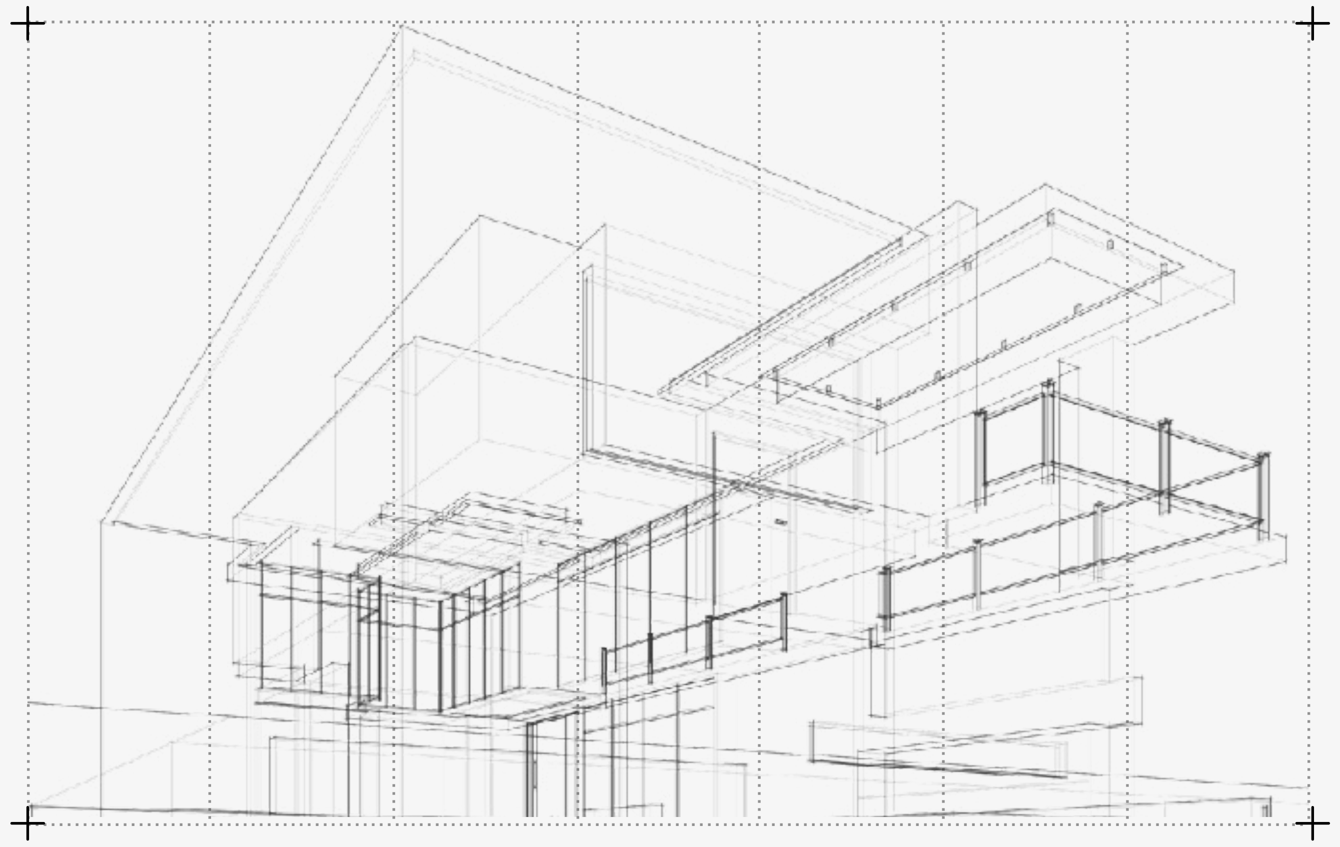
2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.

Regarding FFO according to the approach of the Securities Authority, see page 47 below.

FFO ANNUAL

ACCORDING TO THE MANAGEMENT APPROACH





The forecast for 2024 is according to the middle of the forecast rang, see page 15

ALONY HETZ GROUP

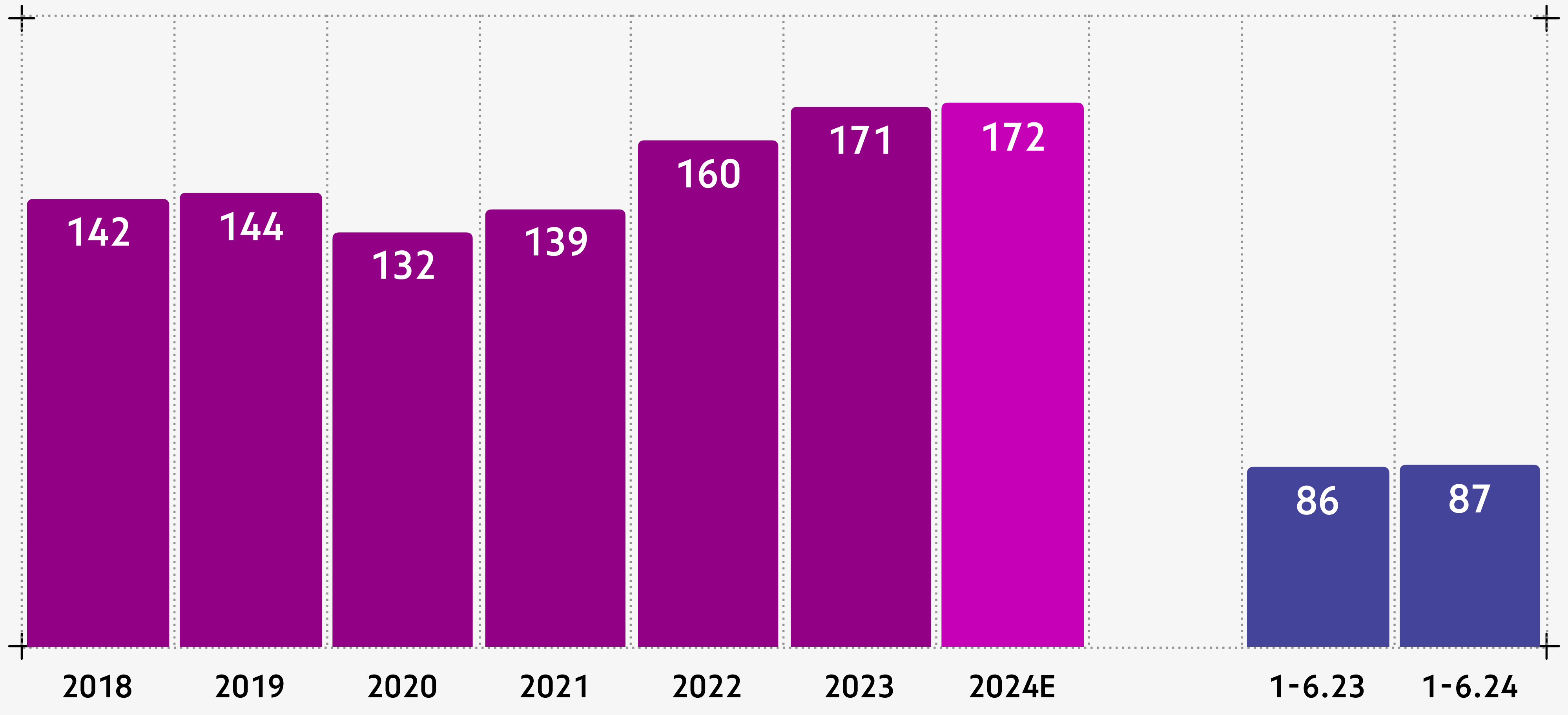
GROWTH

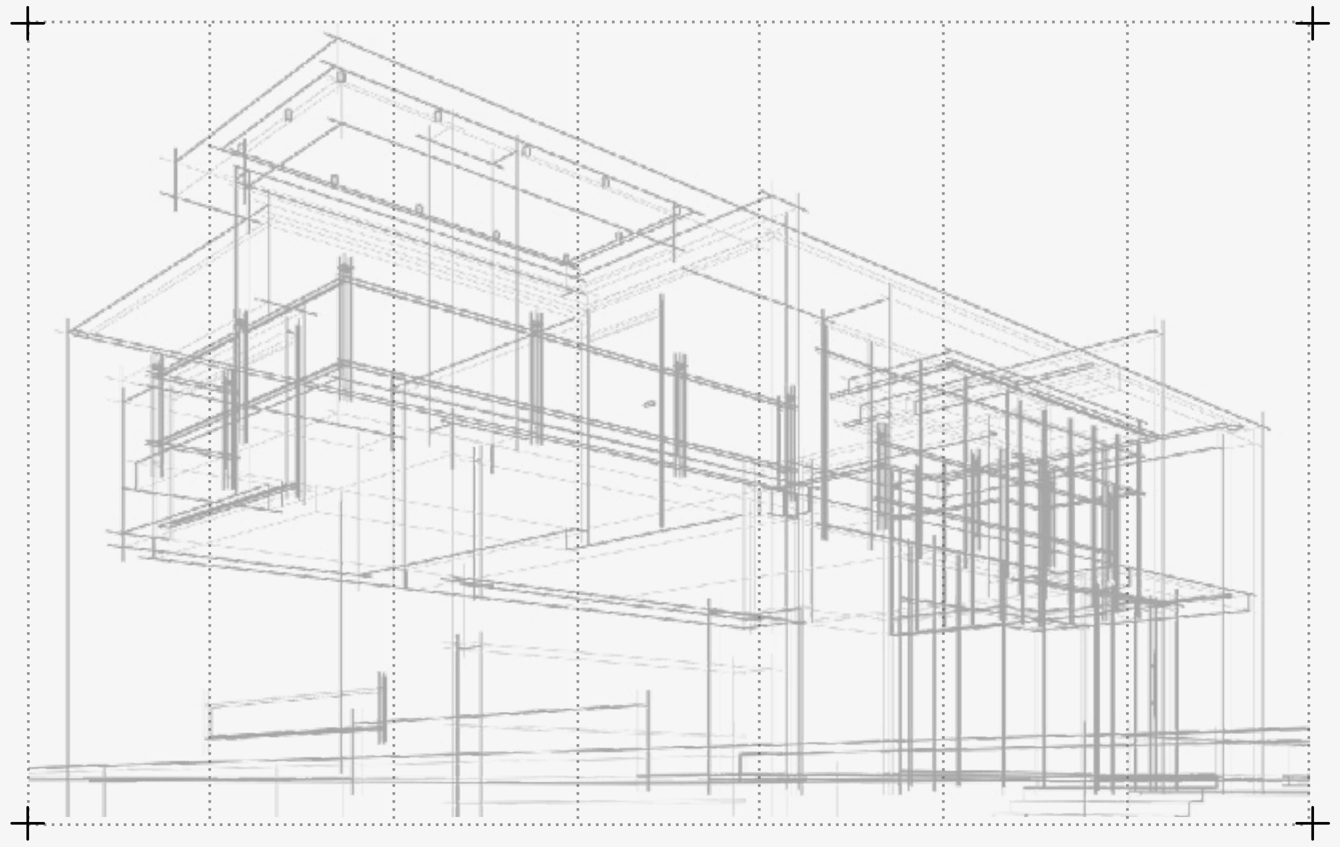
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.

FFO ANNUAL PER SHARE

ACCORDING TO THE MANAGEMENT APPROACH





The forecast for 2024 is according to the middle of the forecast rang, see page 15

AMOT
ALONY HETZ GROUP

FINANCIAL STRENGTH

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

DEBT STRUCTURE

EXPANDED CONSOLIDATED

NIS 400 MILLION

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

NIS 1,055 MILLION

Unused Credit facilities

NIS 8.8 BILLION

Equity.

NIS 19.9 BILLION

Total portfolio value.

1.80%

Effective interest rate linked.

4.9 YEARS

Average duration of debt.

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

Substantially all of the Company's assets (98%) are **unsecured**

92%

Bonds
NIS 8,987M

8%

Banks
NIS 750M

113 PROPERTIES

WITH A TOTAL AREA OF
1.85 MILLION SQM

AUGUST 2024
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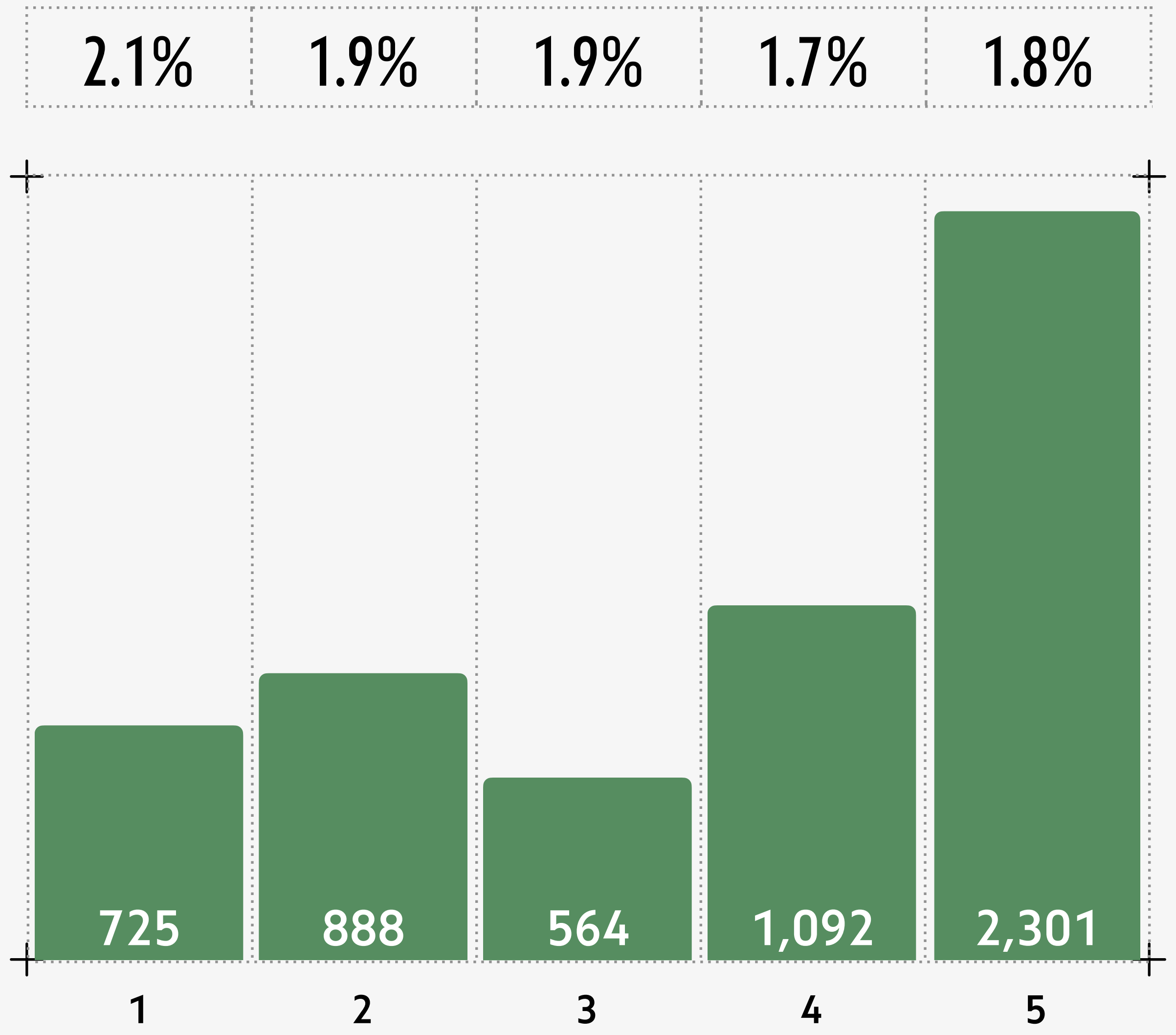
FINANCIAL STRENGTH

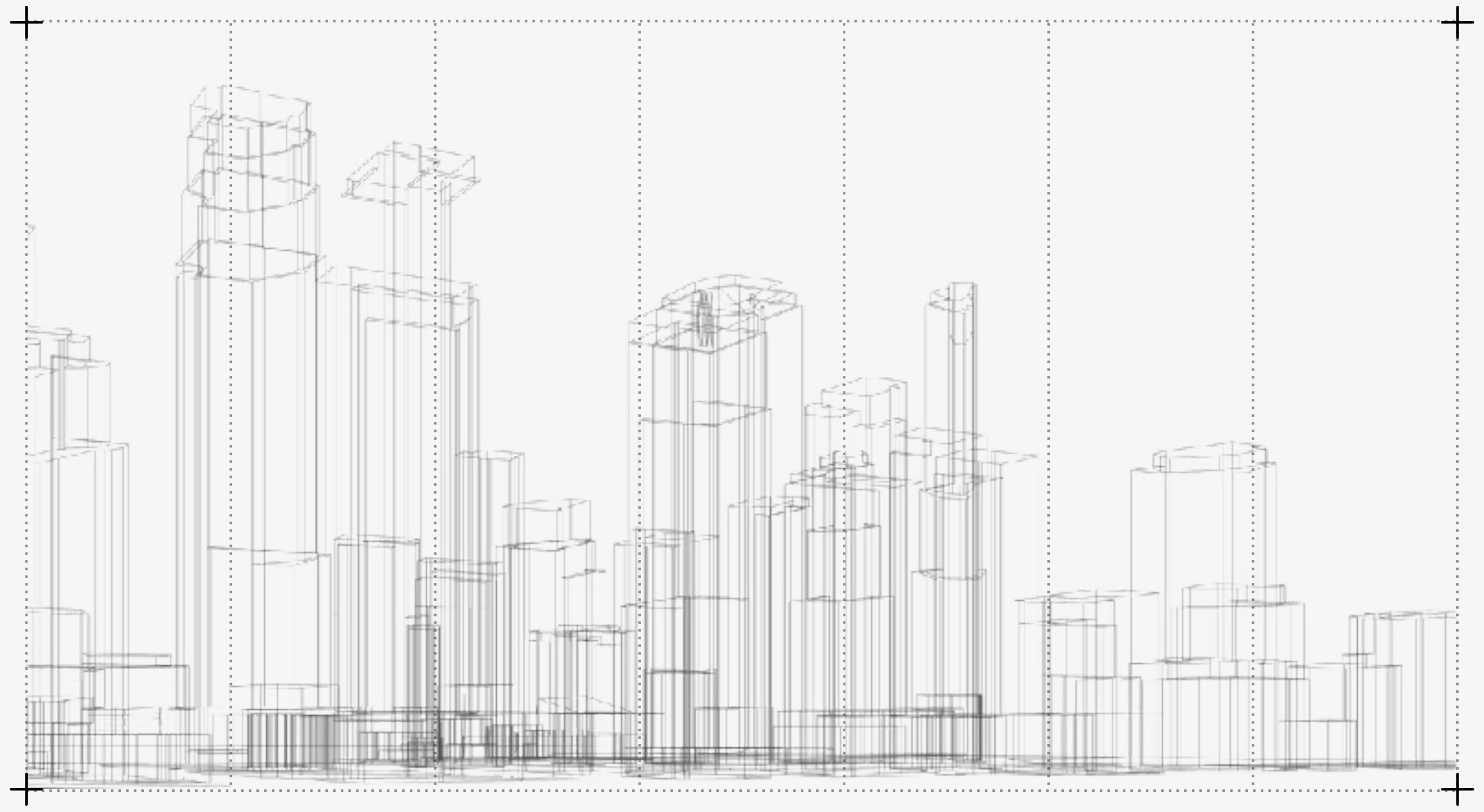
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

The repayments refer to the year beginning on July 1 and ending on June 30 of the following year.

THE SPREAD OF REPAYMENTS IN MILLION OF NIS AND EFFECTIVE INTEREST RATE OVER THE NEXT FIVE YEARS



As of the financial reports' publication date, the company's cash balance is app. 400 million NIS and unutilized credit facilities totalling 1,055 million NIS



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AMOT
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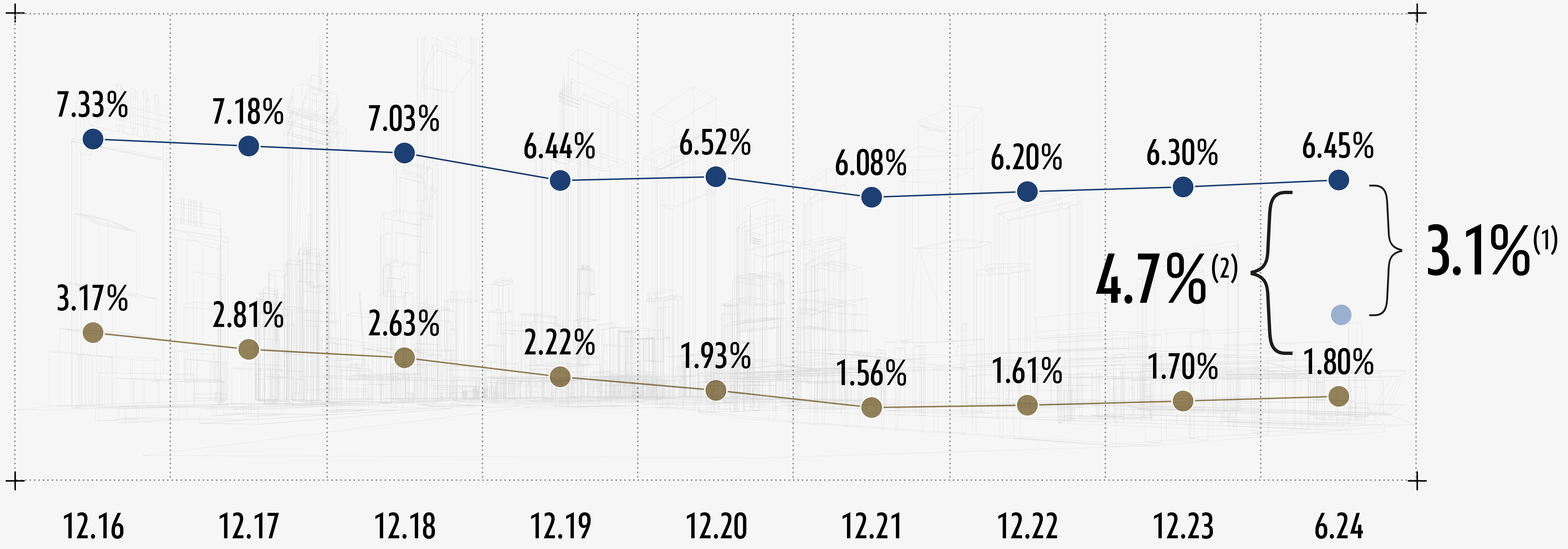
FINANCIAL STRENGTH

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

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



1. Margin from current debt raising costs
2. Margin from weighted Debt Cost

- Weighted Cap Rate
- Weighted Debt Cost
- Current debt raising costs are 3.4% - According to Series H bonds as of July 31,2024

AUGUST 2024

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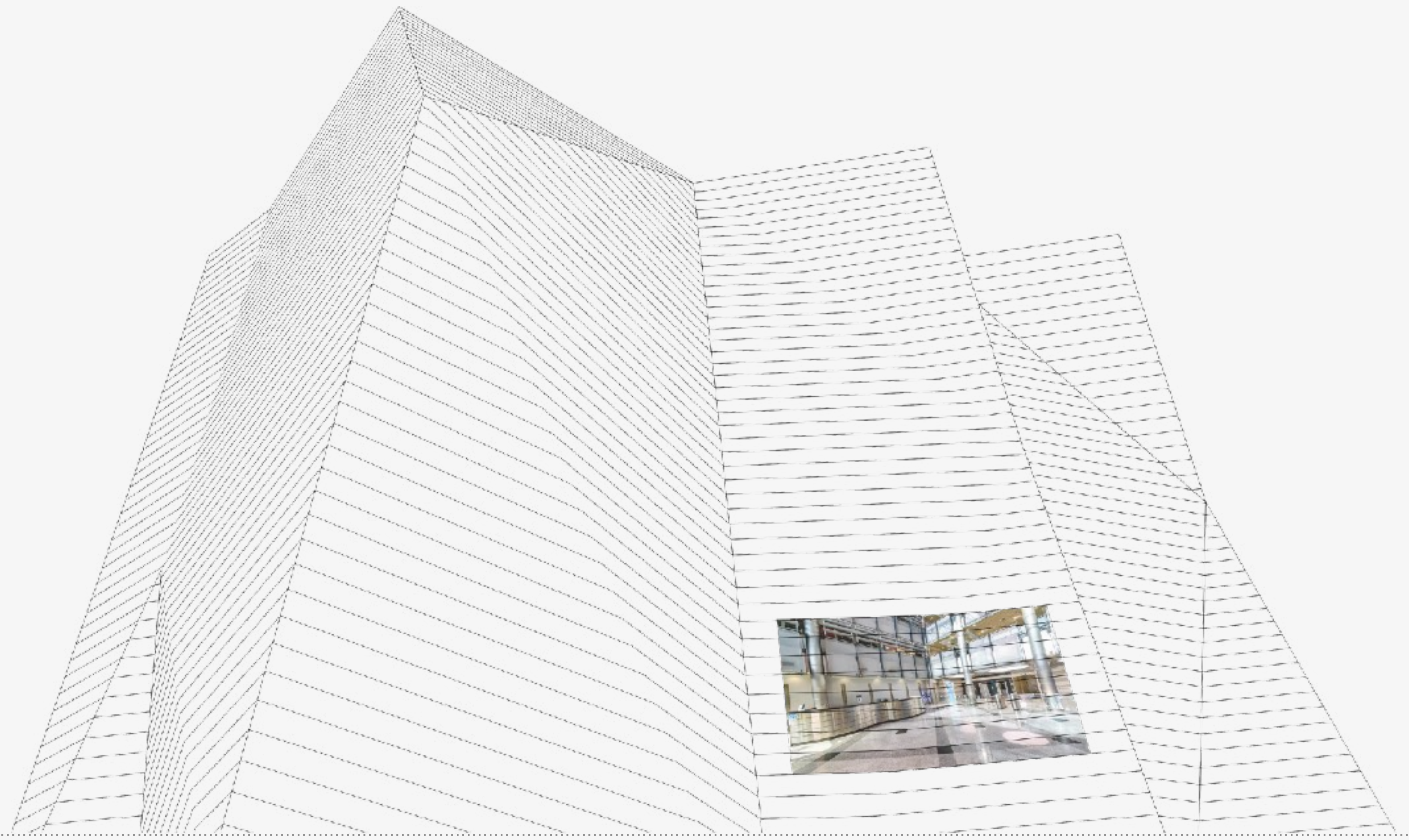

ASSETS

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

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AMOT
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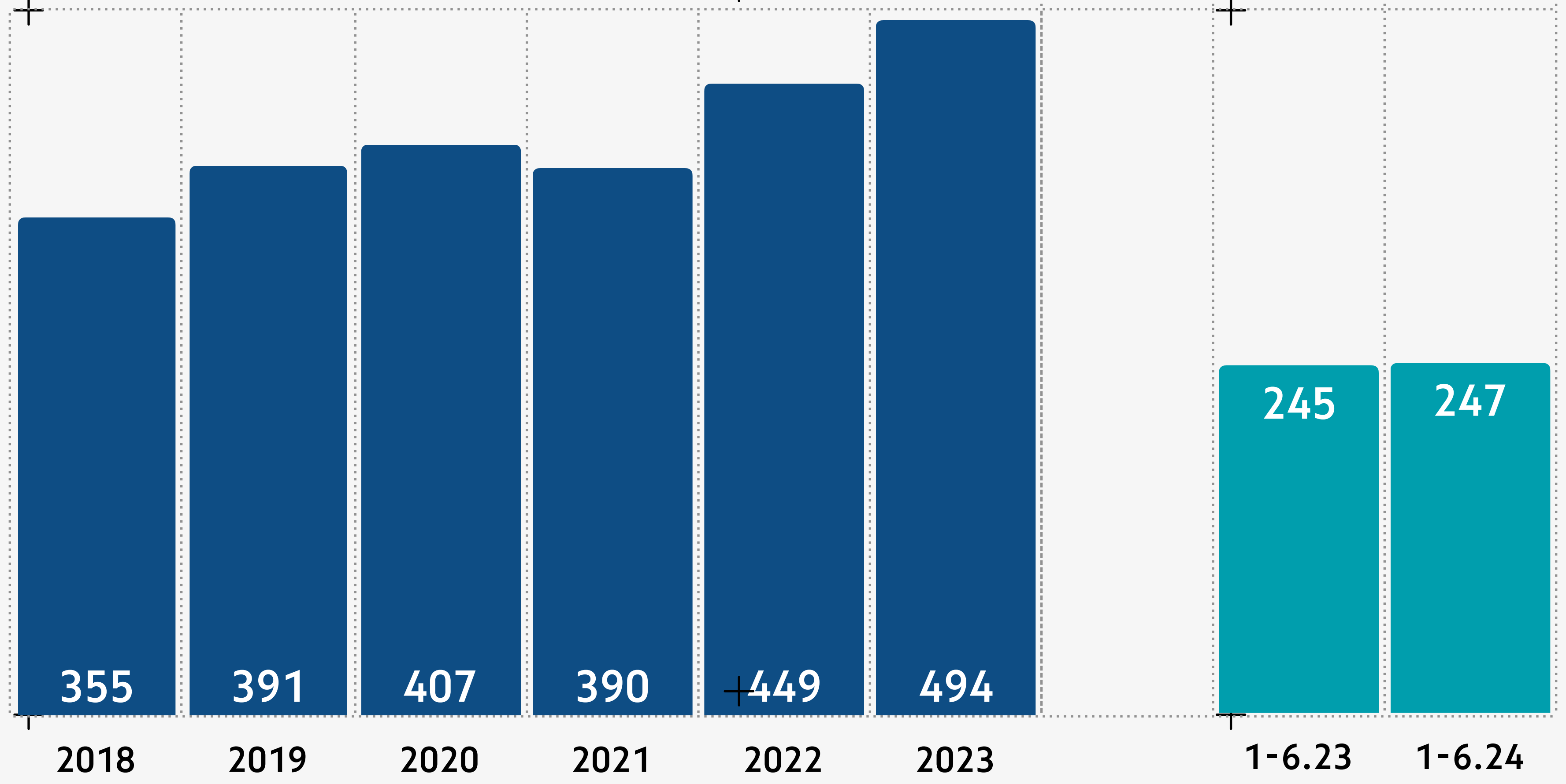
ASSETS

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

OFFICES

NOI FROM OFFICES



The fair value as of 30.06.2024 is approximately 8.2 billion NIS.

63% of the value of offices located in the Greater TLV area.

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

The NOI from offices in 1-6.24 is 247 million NIS.

The occupancy rate in the office areas as of June 30, 2024 is approximately 85.2%. Excluding properties that were occupied for the first time 92%.

438,000 SQM

Income producing office buildings

AUGUST 2024

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AMOT

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ASSETS

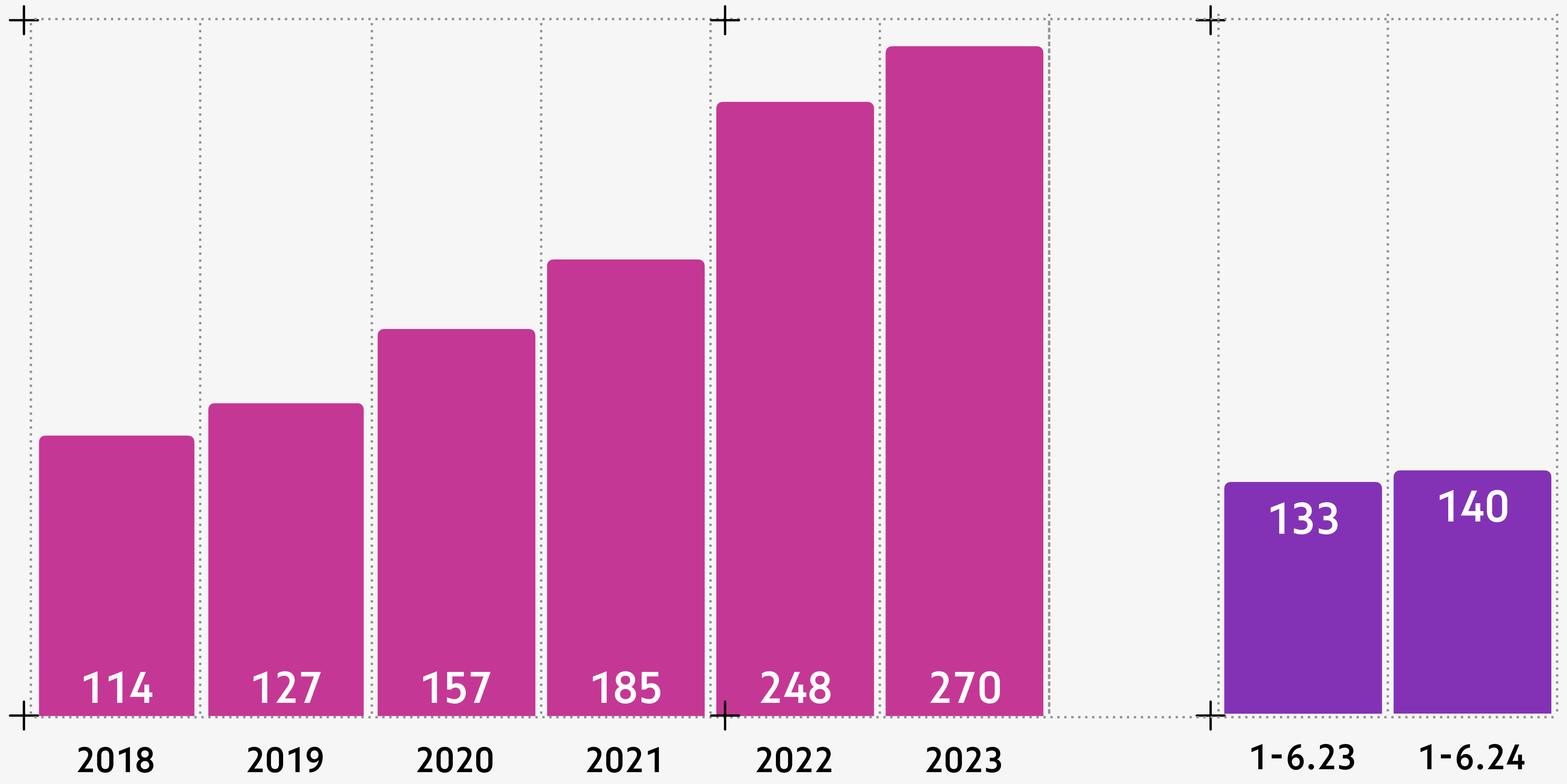
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

523,000 SQM

Income producing industrial and logistic parks

LOGISTICS

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



The fair value as of 30.06.2024 is approximately 4.8 billion NIS

As of June 30, 2024, the rate of occupancy is 98.4%

The NOI from industrial and logistics in 1-6.24 is 140 million NIS

The fair value of new logistics centers purchased/ established during the last 6 years is approximately 2.9 billion NIS

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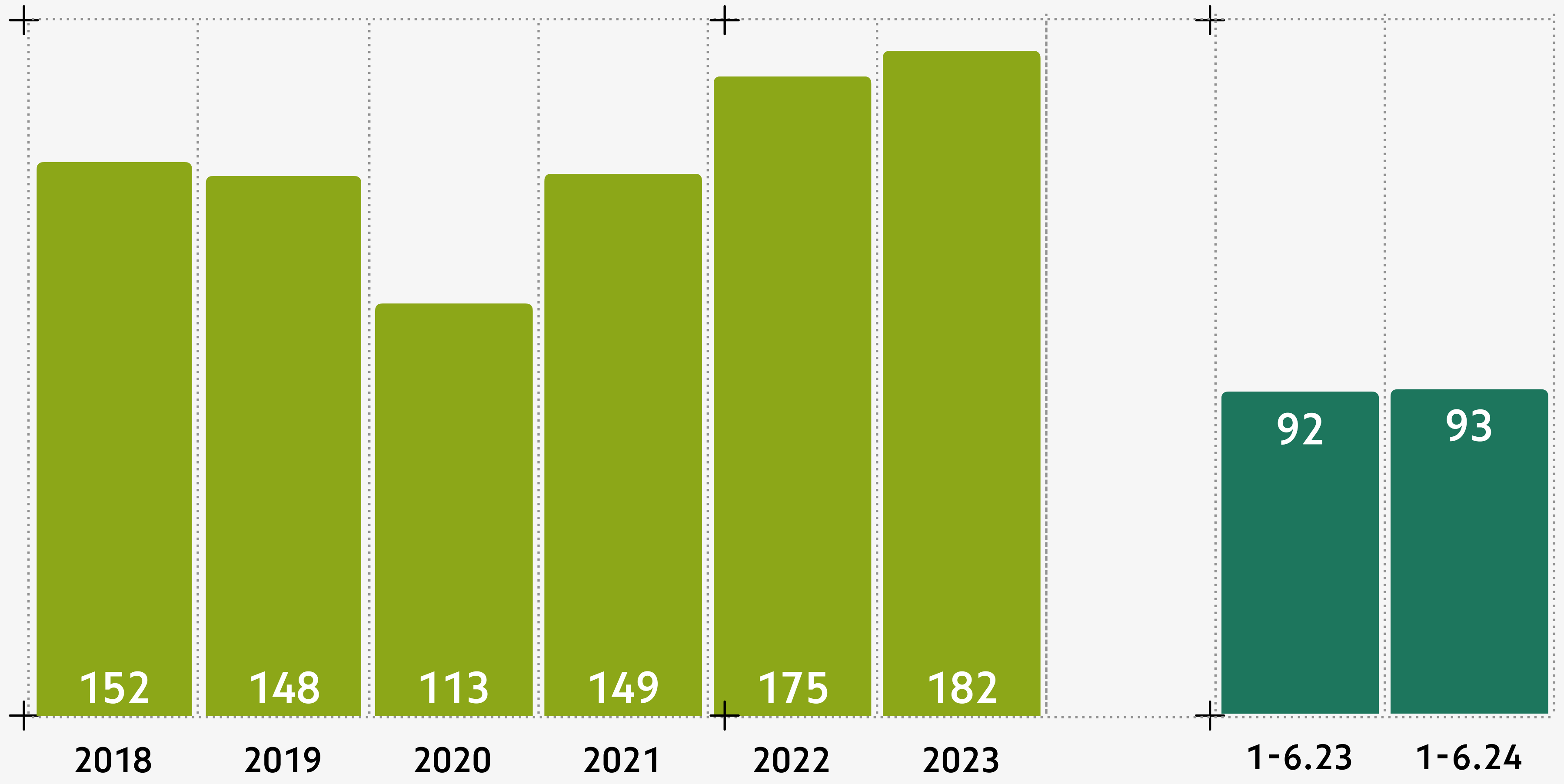
ASSETS

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

RETAIL

NOI FROM RETAIL



The fair value as of 30.06.2024 is approximately 2.8 billion NIS.

The NOI from retail in 1-6.24 is 93 million NIS.

As of June 30,2024 the rate of occupancy in retail centers is 96.3%.

2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants in the shopping centers.

132,000 SQM

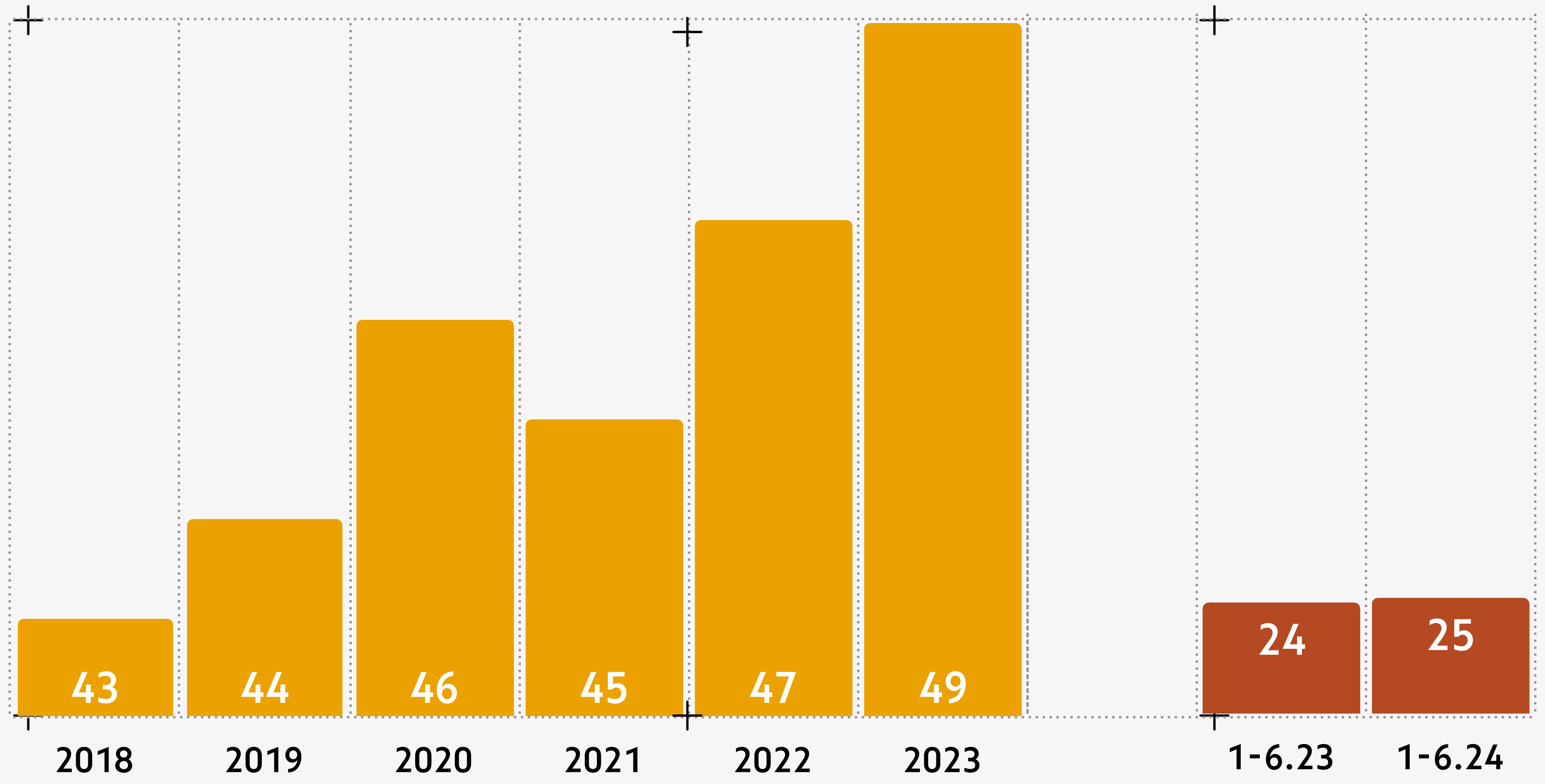
Income producing retail centers

ASSETS

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

35 SUPERMARKETS

NOI FROM INDEPENDENT SUPERMARKETS



The fair value as of 30.06.2024 is approximately 0.8 billion NIS.

As of June 30, 2024, the rate of occupancy in independent supermarkets is 100%.

The NOI from supermarkets in 1-6.24 is 25 million NIS.

37,700 SQM

Income producing supermarkets

AUGUST 2024

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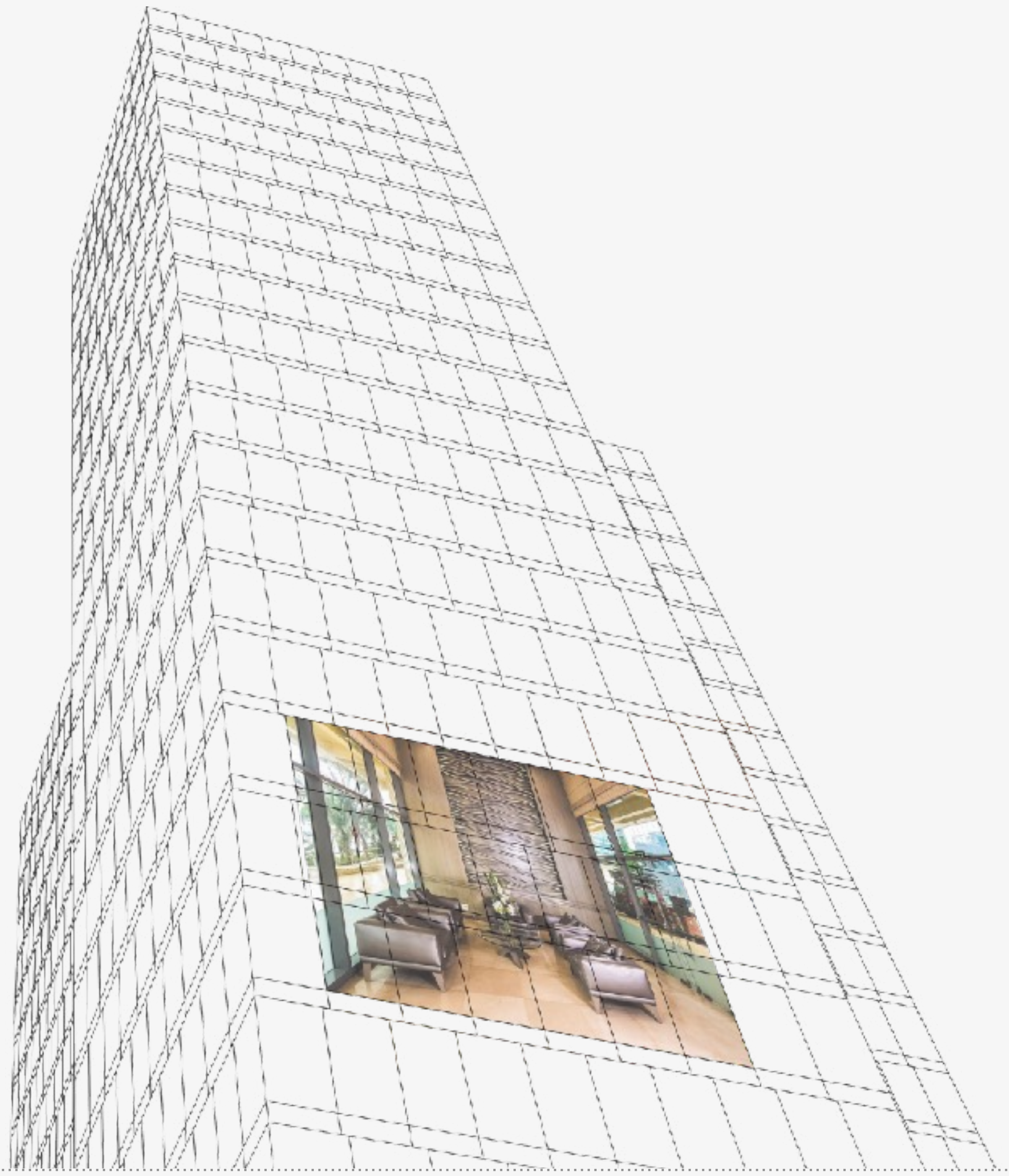
AMOT DEVELOPMENTS



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

AMOT DEVELOPMENTS

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

DEVELOPMENT STRATEGY/ POLICY

Amot Investments Ltd. increases its portfolio of assets by initiating and establishing projects in existing uses, while implementing the company's growth strategy

LOW DEVELOPMENT RISK

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 DEVELOPMENTS

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

1. The retail floors in the "halehi Complex" property are expected to open during the year 2024. The company has signed contracts in the amount of approximately 8,500 square meters (the company's share is 50%), which are expected to yield annual rents of approximately NIS 14 million (the company's share is 50%).

PROJECTS UNDER CONSTRUCTION

AS OF JUNE 30, 2024

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 as at June 30, 2024	Project's book value	Estimated construction cost Including land and parking spaces	Expected NOI	expected yield
						Company's share in million of NIS					
Amot Modi'in	Modi'in	Offices	2024	9,000	75%	6,750	56	56	70-80	5	6.7%
Halehi complex	Bnei Brak	Offices	2025	100,000	50%	50,000	547	547	750-780	57-61	7.7%
K complex Jerusalem	Jerusalem	Offices	2027	93,000	50%	46,500	144	144	700-740	49-53	7.1%
Logistic center Beit Shemesh - Lower Logistics Center	Beit Shemesh	Logistics	2024	25,400	60%	15,240	98	98	108-110	8	7.3%
Park Afek	Rosh HaAyin	Offices	2024	8,400	50%	4,200	20	20	35-45	3	7.5%
ToHa2	Tel Aviv	Offices	2026	156,000	50%	78,000	588	943	1,600-1,700	150-165	9.5%
Total				**391,800**		**200,690**	**1,453**	**1,808**	**3,263-3,455**	**272-295**	**8.4%**

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BEIT SHEMESH- LOWER LOGISTICS CENTER




Main Use
LOGISTICS

Expected Completion
2024

Construction Cost
NIS 109M
Company's Share

Expected yield
7.3%

GLA - 100%
25,400 SQM

Amot's Share
60%

Expected NOI
NIS 8M
Company's Share

STRONG TOGETHER.

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Capital Market Presentation
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PARK AFEK




Main Use
OFFICES

Expected Completion
2024

Construction Cost
NIS 40M
Company's Share

Expected yield
7.5%

GLA - 100%
8,400 SQM

Amot's Share
50%

Expected NOI
NIS 3M
Company's Share

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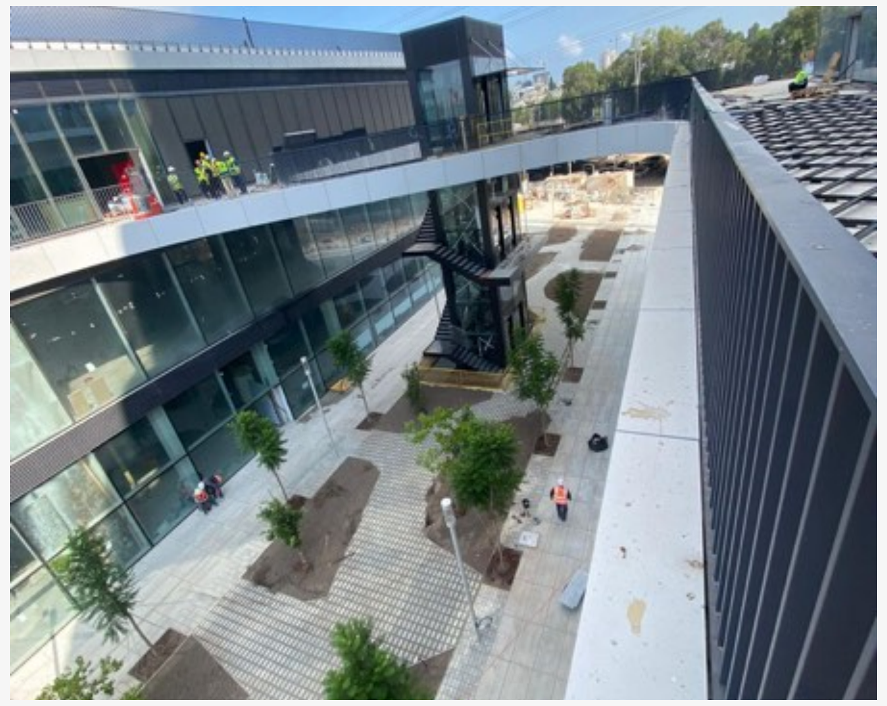
HA'LEHI BNEI BRAK



Main Use
OFFICES

Expected Completion retail
2024

Construction Cost
NIS 765M
Company's Share

Expected yield
7.7%

GLA - 100%
100,000 SQM

Expected Completion offices
2025

Amot's Share
50%

Expected NOI
NIS 59M
Company's Share


THE PARK
3831
THE PARK
3831

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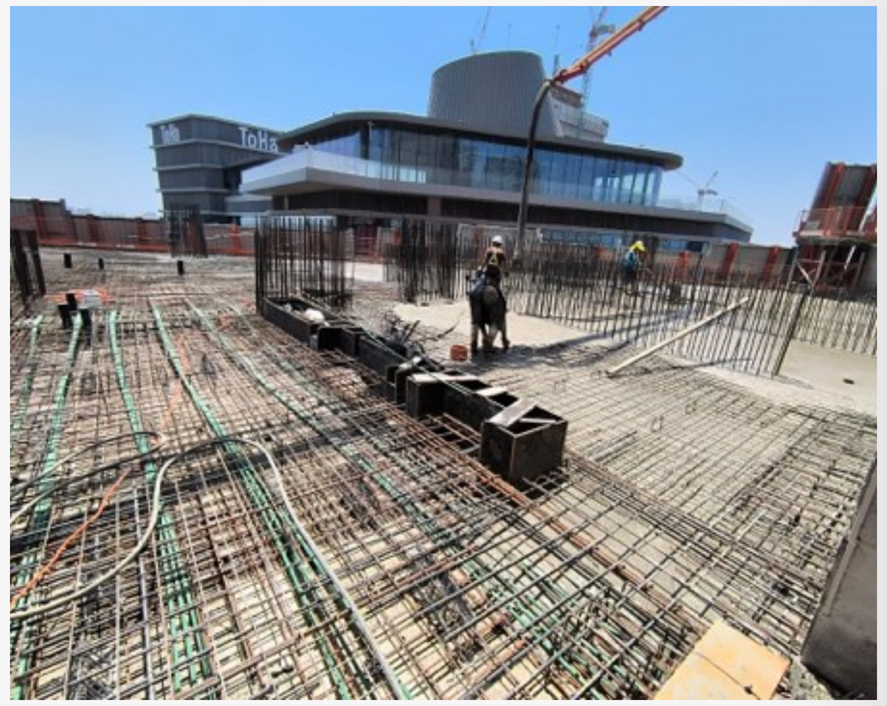
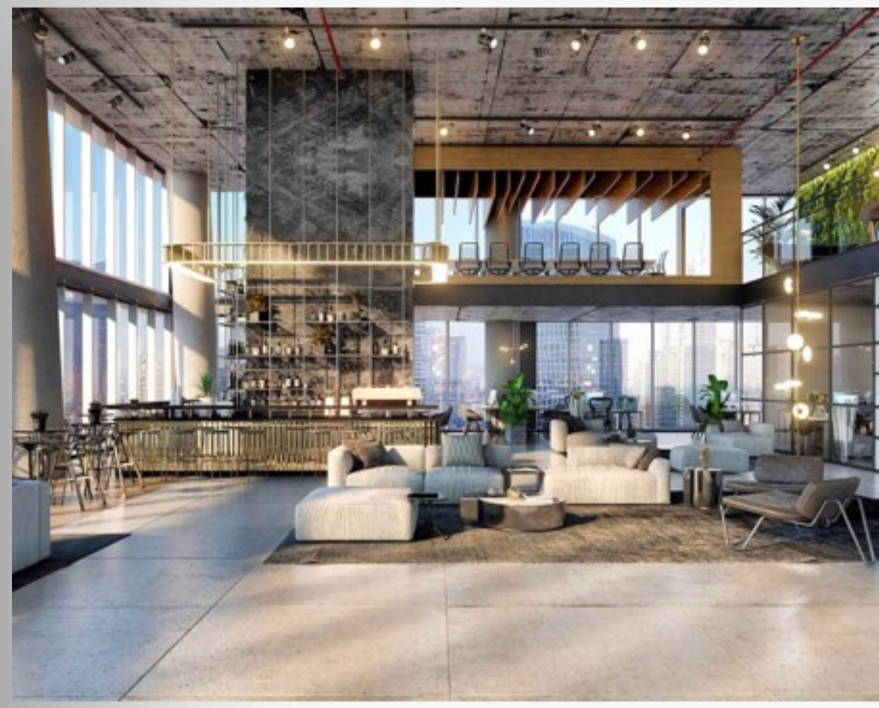
ToHa 2





Main Use
OFFICES

Expected Completion
2026

Construction Cost
NIS 1,650M
Company's Share

Expected yield
9.5%

GLA - 100%
156,000 SQM

Amot's Share
50%

Expected NOI
NIS 160M
Company's Share


46
25

AMOT DEVELOPMENTS

K COMPLEX JERUSALEM

Main Use
OFFICES

Expected Completion
2027

Construction Cost
NIS 720M
Company's Share

Expected yield
7.1%

GLA - 100%
93,000 SQM

Amot's Share
50%

Expected NOI
NIS 51M
Company's Share

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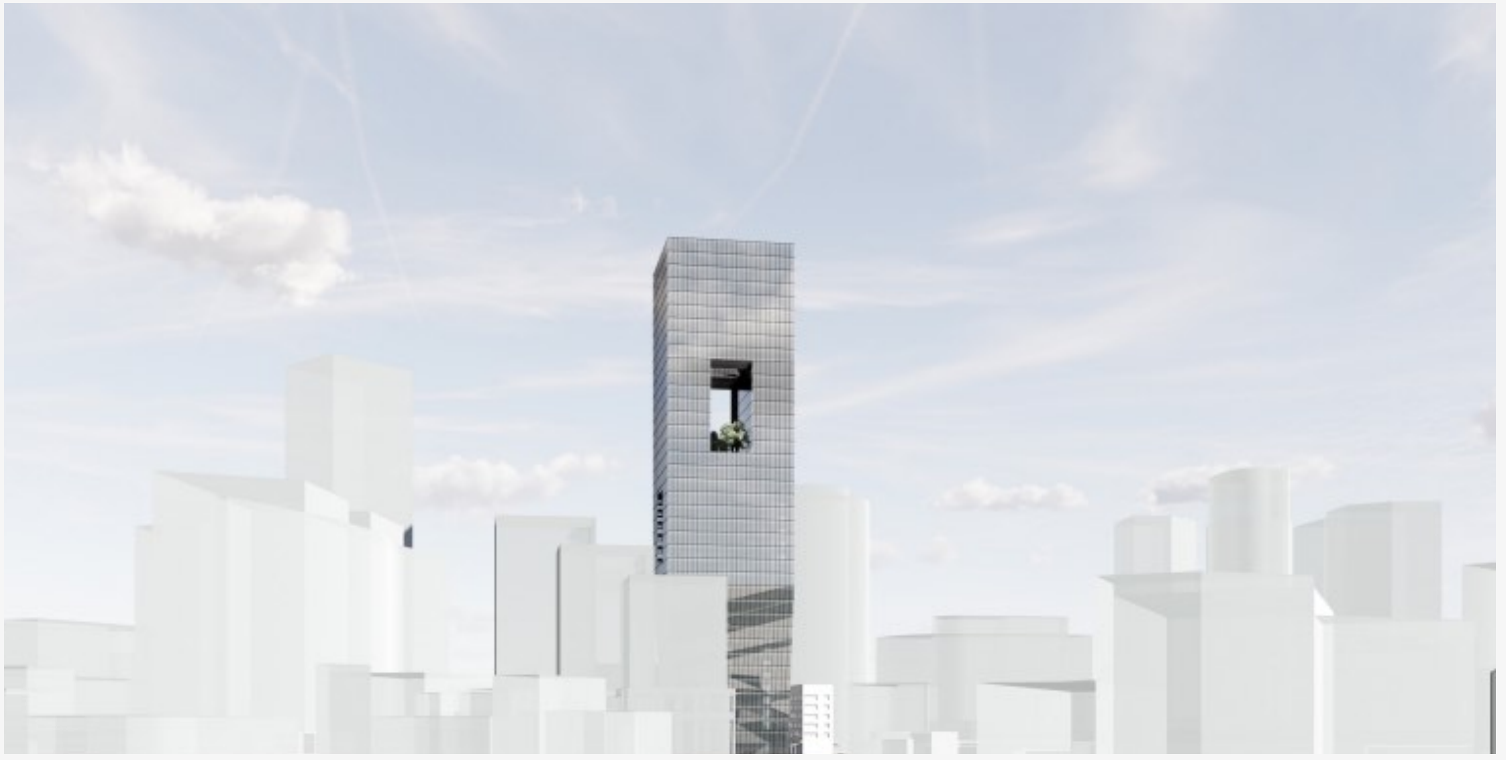
AMOT DEVELOPMENTS

DEVELOPMENT-PLAN TEL AVIV 5000

Dubnov & Amot Mishpat

Migdal Ha'mea

Beit Amot Europa



Beit Amot Bituah

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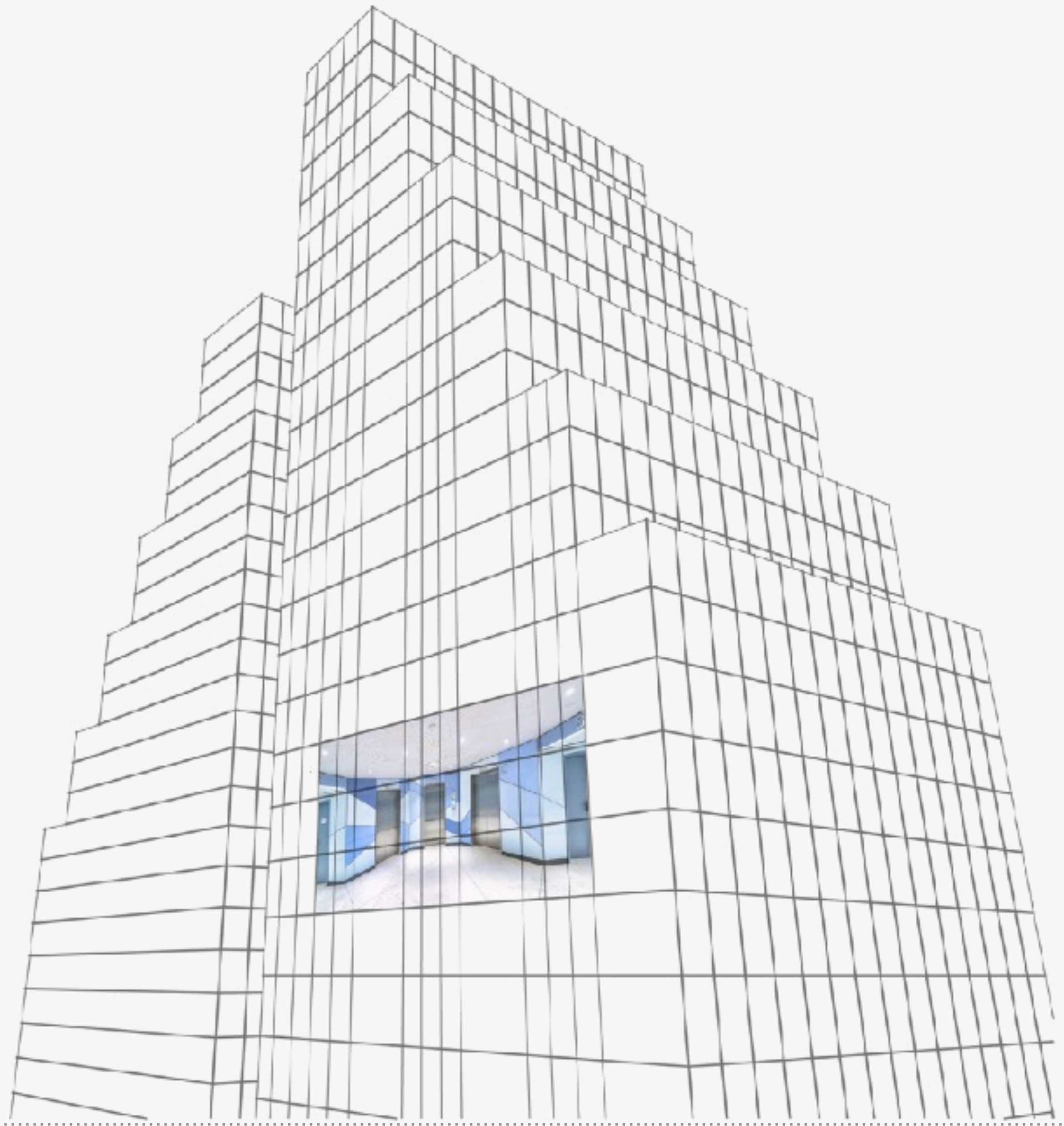
FINANCIAL DATA



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FINANCIAL DATA

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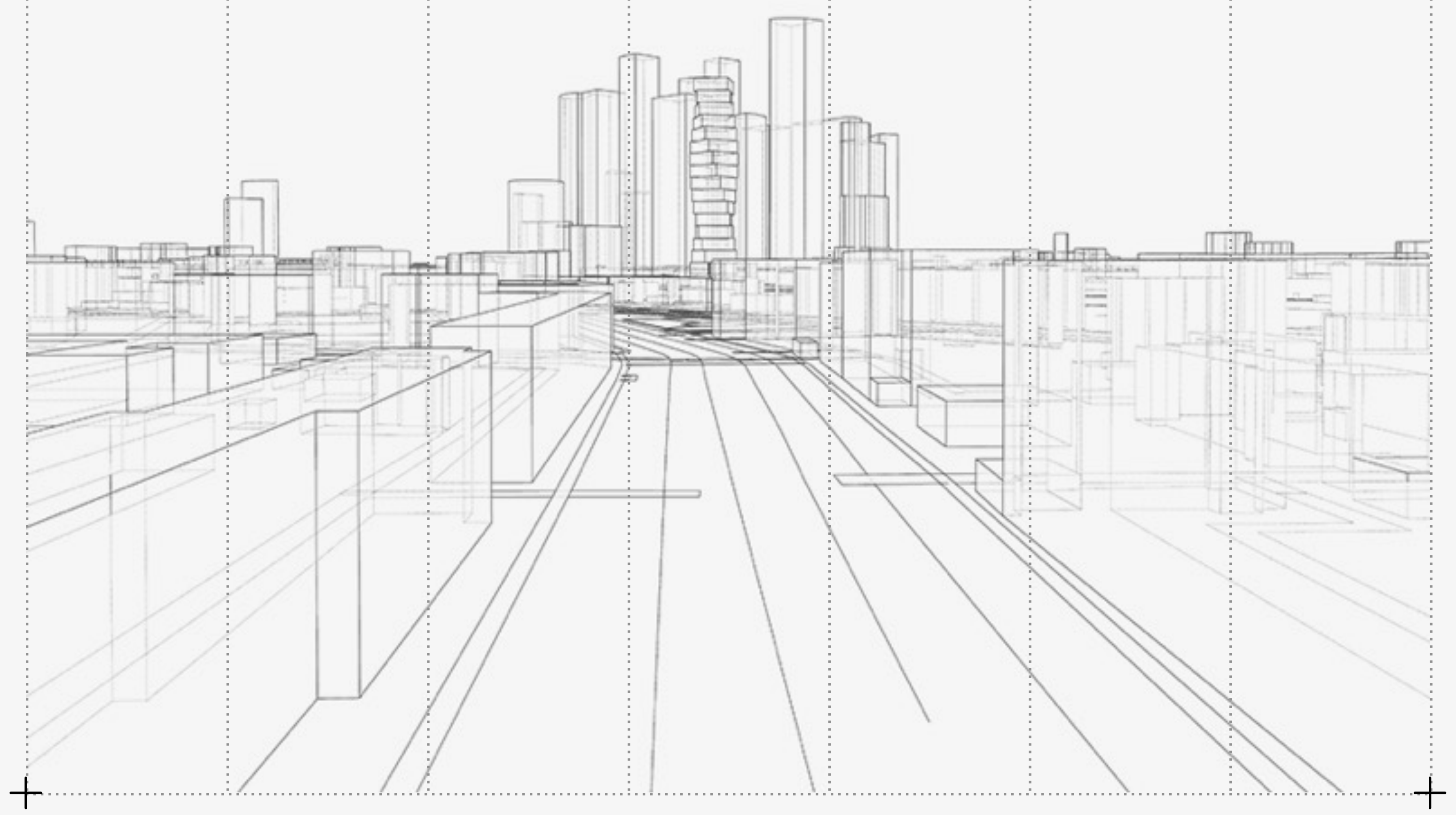
AMOT BALANCE SHEET DATA

EXPANDED CONSOLIDATED

	30.06.2024 Million NIS	31.12.2023 Million NIS
Cash and cash equivalents and short term deposits	739	534
Investment property and investment property under construction	19,896	19,488
Financial liabilities	9,737	9,251
Deferred taxes	1,827	1,812
Total equity	8,810	8,838
EPRA NRV	10,637	10,650



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FINANCIAL DATA

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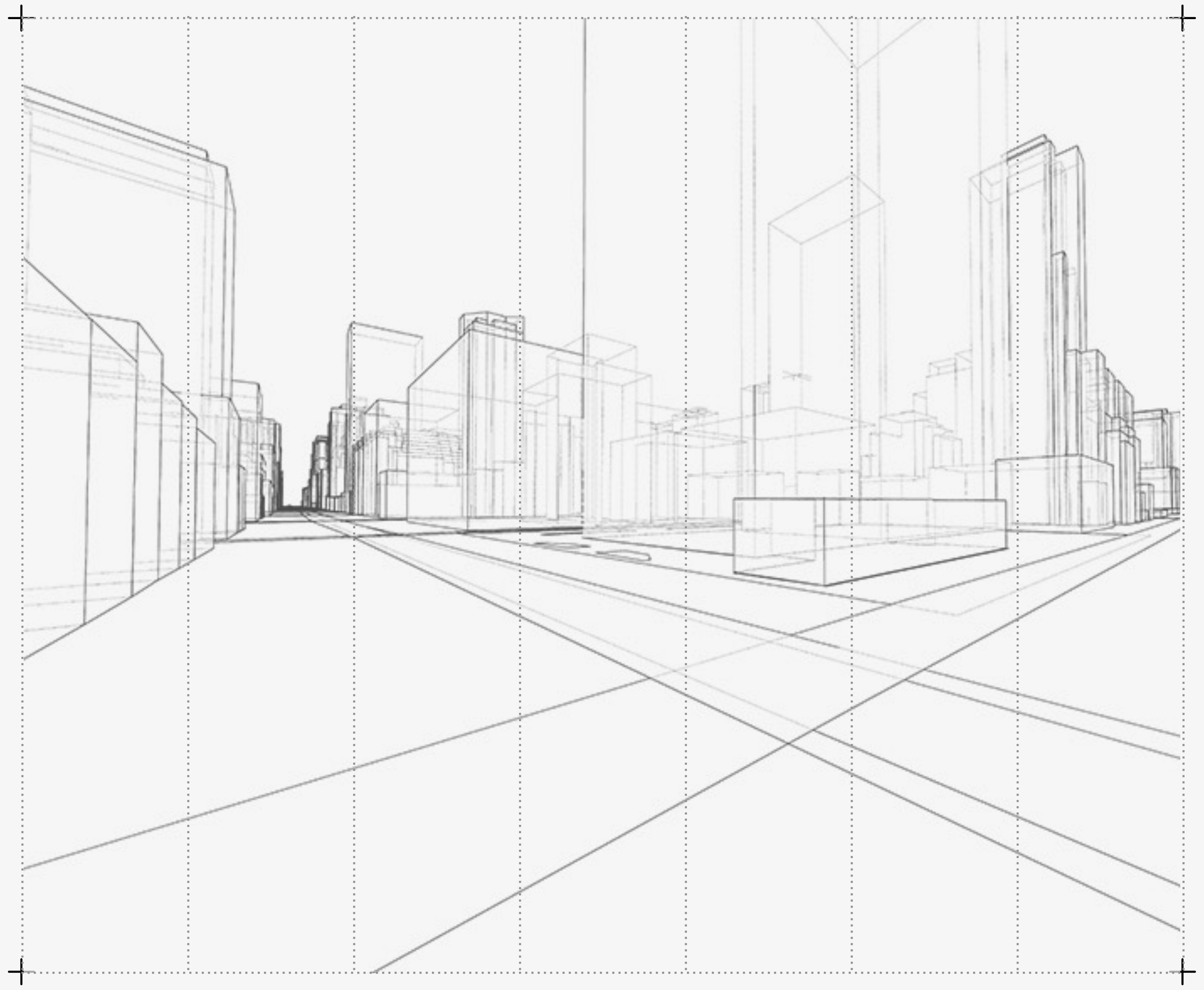
AMOT PROFIT AND LOST SHEET DATA

EXPANDED CONSOLIDATED-IN MILLIONS

	1-6.2024	1-6.2023	Change %
NOI	514	499	3%
Change in the value of investment properties, net	122	144	
General and administrative expenses and donation	(34)	(33)	
Financing - real interest	(62)	(56)	
Financing - linkage differences	(164)	(203)	
Taxes	(42)	(27)	
Net income	315	323	(2%)
FFO - According to the SEC	244	200	22%
FFO - Management's approach	408	403	1%



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INCOME DATA

EXPANDED CONSOLIDATED

NOI	Q2-2024	Q1-2024	Q4-2023	Q3-2023	Q2-2023	% CHANGE Q2-24 VS Q2-23
			NIS thousands			
Same property NOI (1)	255,476	254,332	247,198	252,876	250,057	2%
Properties acquired / Sorted to real estate	2,960	627	-	-	-	
Properties realized	71	157	2,478	2,541	2,523	
NOI	**258,507**	**255,116**	**249,676**	**255,417**	**252,580**	2%

1. In Q4-23 includes the impact of one-time expense and the influence of Iron Swords war relief, which have led to a loss of income to the sum of 6 million NIS in Q3/24

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FINANCIAL DATA

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FFO DATA

EXPANDED CONSOLIDATED

FFO	1-6.2024	1-6.2023	% CHANGE H1.24 VS H1.23
	NIS thousands		
FFO according to the Israel Securities Authority	244,176	200,112	22%
FFO According to the management's approach	407,810	403,387	1%
Weighted number of shares	471,101	469,943	0%
FFO per share (agorot) (1)	**86.6**	**85.8**	**1%**

1. FFO Per share in H1.24, increased by 1% compared to H1.23

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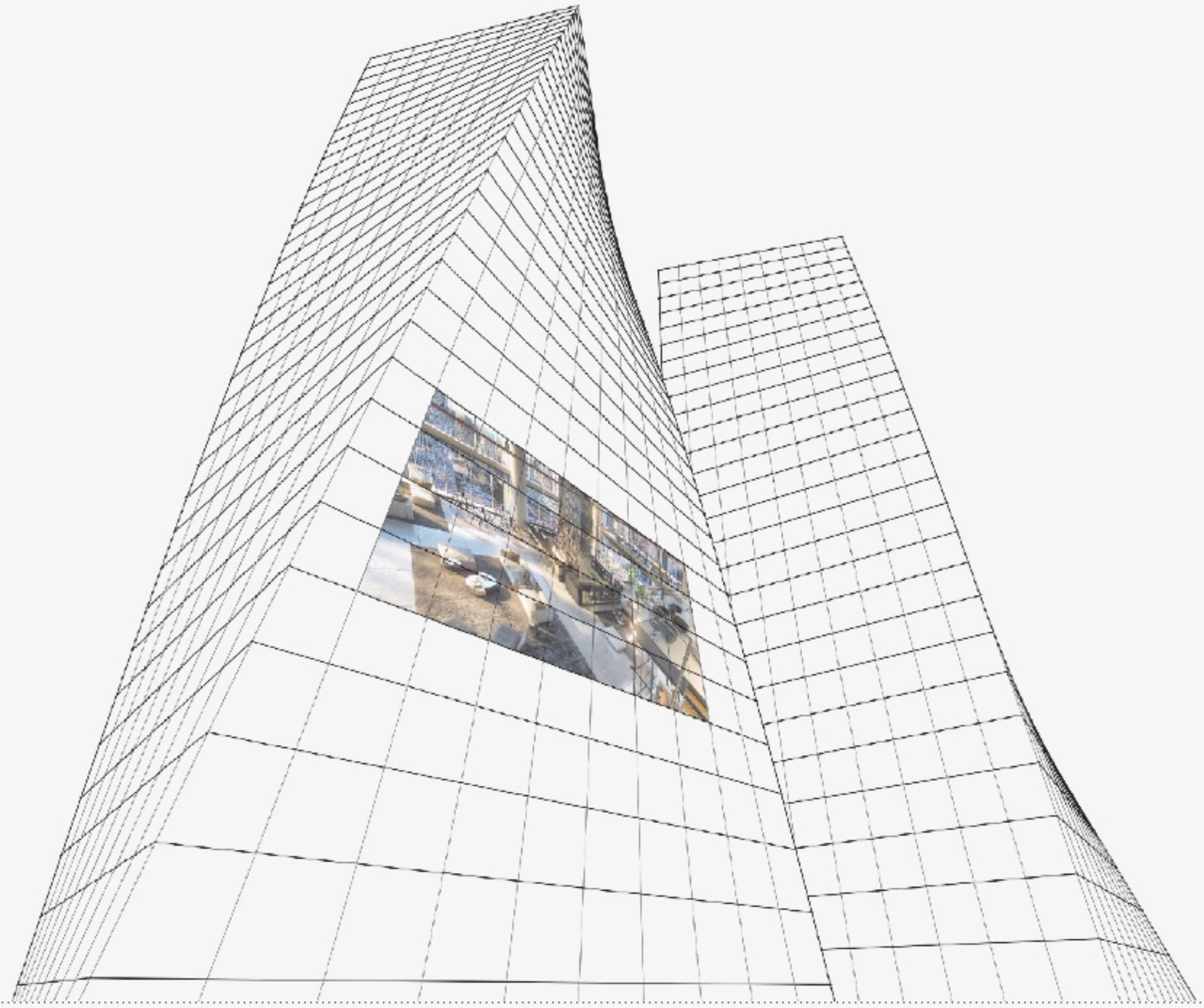
Q2/24

CONCLUSION



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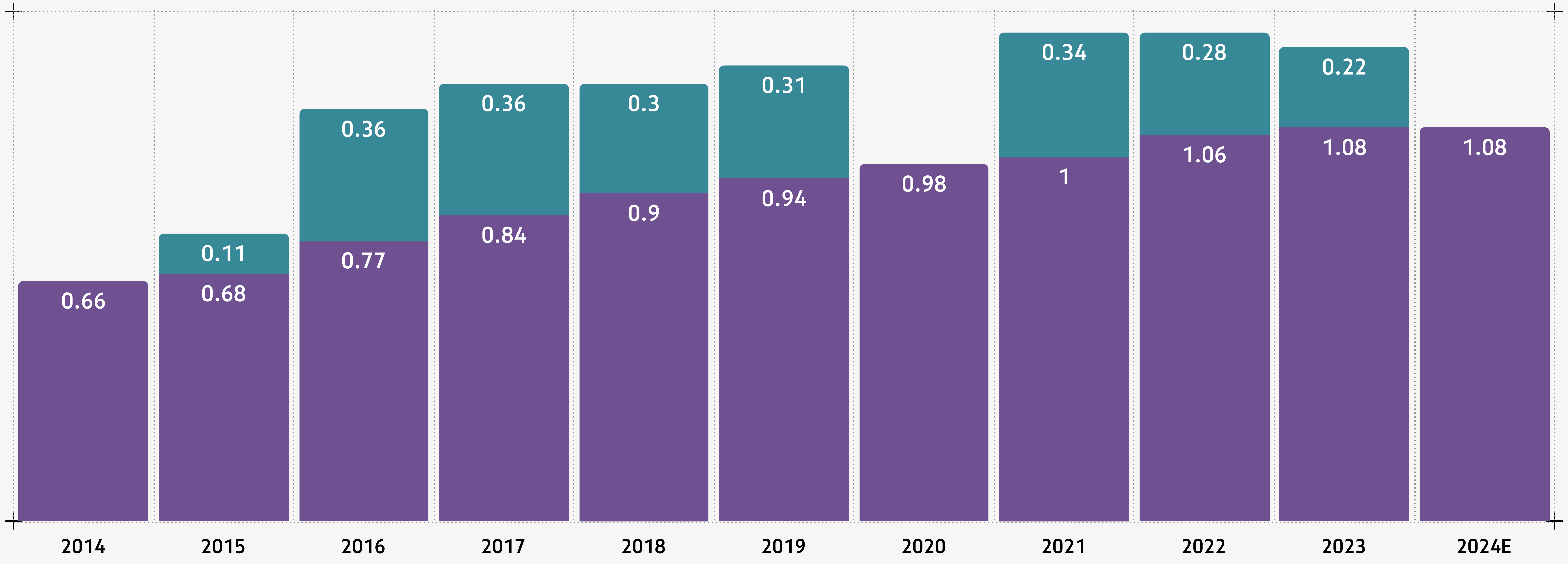
DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE (NIS)

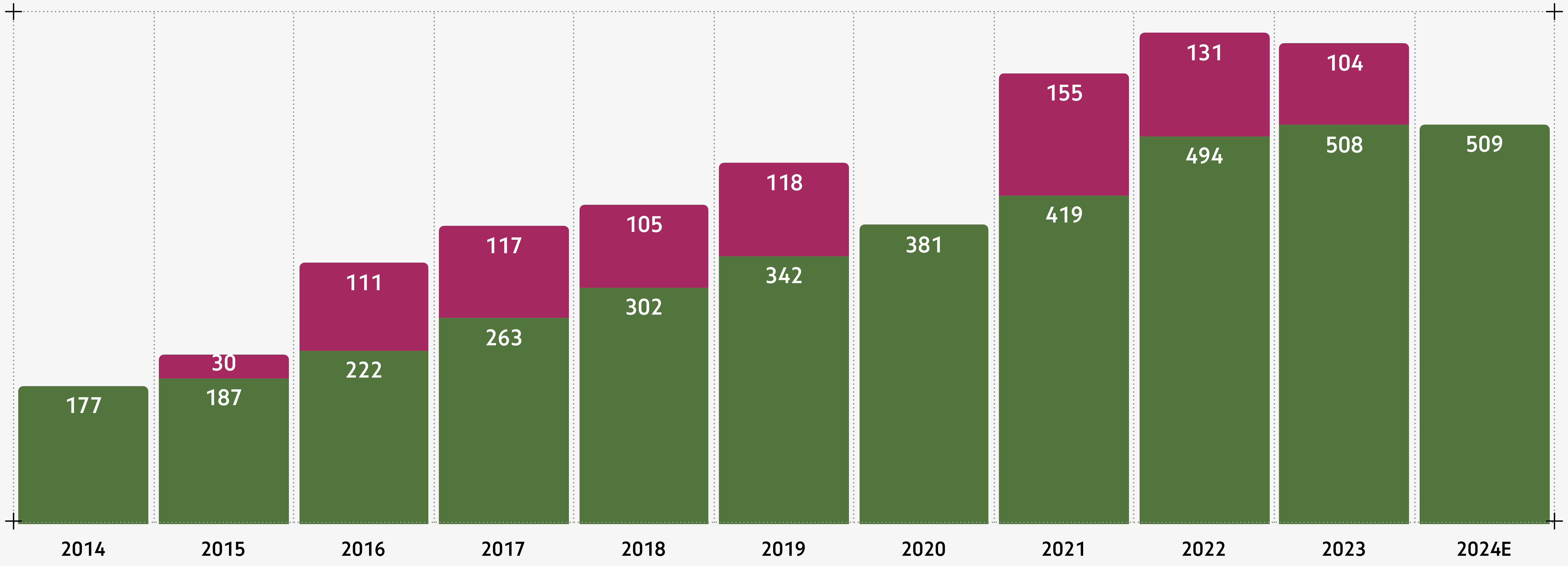


- Dividend per share - regular
- Dividend per share - additional

CONCLUSION

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

DIVIDEND DISTRIBUTION OVER THE YEARS (MILLION NIS)



Dividend - regular
Dividend - additional

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CONCLUSION

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AMOT AT A GLANCE

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

113 income producing properties with a variety of uses and high occupancy at 93.2%. Excluding properties that were occupied for the first time at 95.9%.

Financial strength and availability for large-scale acquisition transactions.

Financial flexibility and high accessibility to the capital market.

Managerial ability and the ability to improve assets.

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

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

Promoting projects with reference to the potential for improvement.

NIS 1,055M Unutilized credit facilities

A dividend policy that is stable and known in advance.

45% Effective leverage ratio.

CONCLUSION

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

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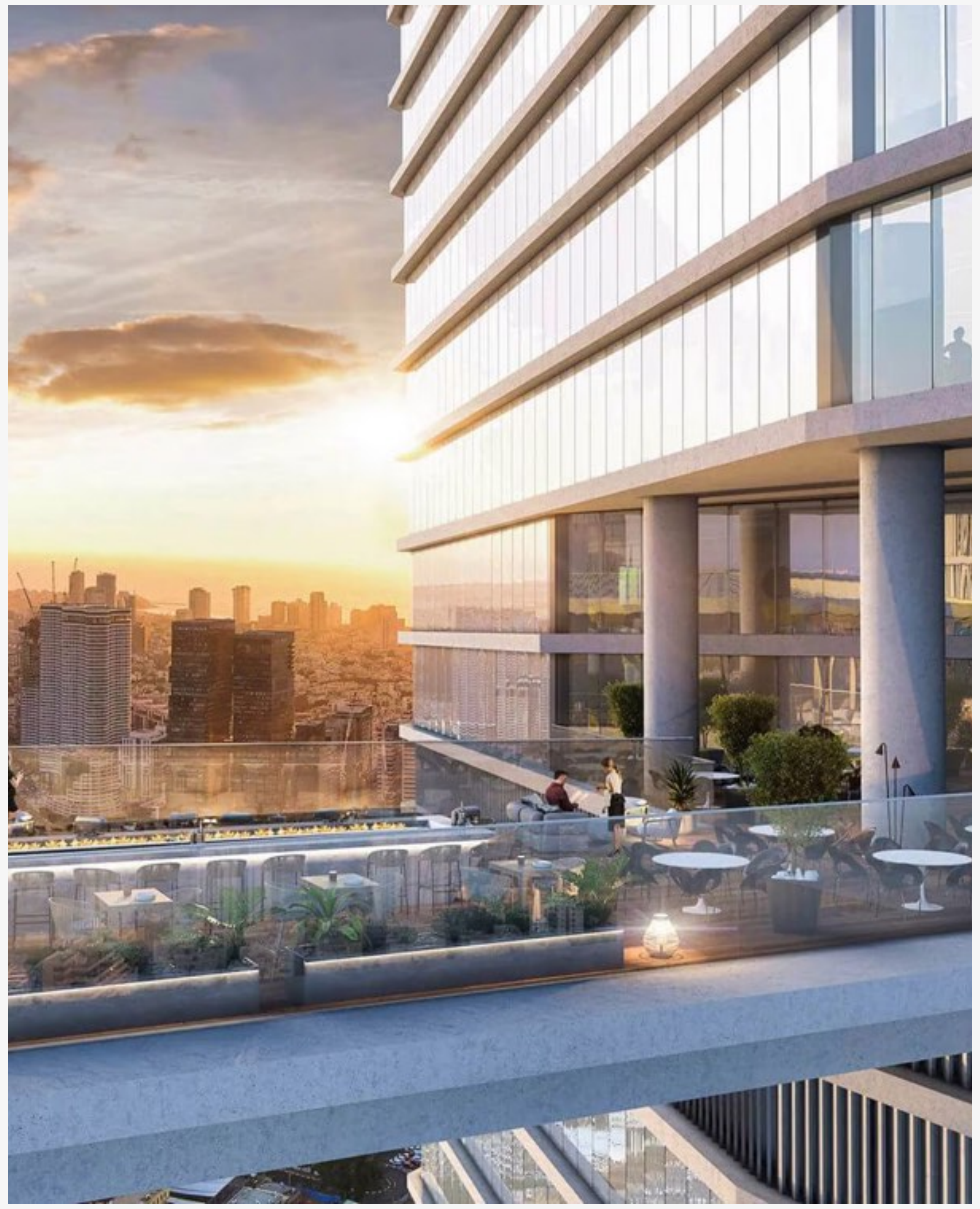
The presentation does not constitute an offer or an invitation to purchase the Company's securities, and its contents do not constitute a recommendation or opinion or a substitute for the investor's discretion.

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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Q2/24

CAPITAL MARKET PRESENTATION

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