AMOT INVESTMENTS

Capital Market Presentation - Q3 2021 Results

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

Capital Market Presentation

" THE BIGGEST RISK IS NOT TAKING ANY RISK "

Mark Zuckerberg

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

INTRODUCTION

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INVESTOR PRESENTATION

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INVESTOR PRESENTATION

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 56% of its equity.

The company owns 123 assets

Total area: **1.8** million sqm
Approximately 1.1 million sqm above ground and 0.7 million sqm of parking spaces

Total real-estate value - above **16** 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 97.5%.

7 projects under construction **270,000** sqm. and 3 projects in planning 64,000 sqm.

Leverage ratio – 45%

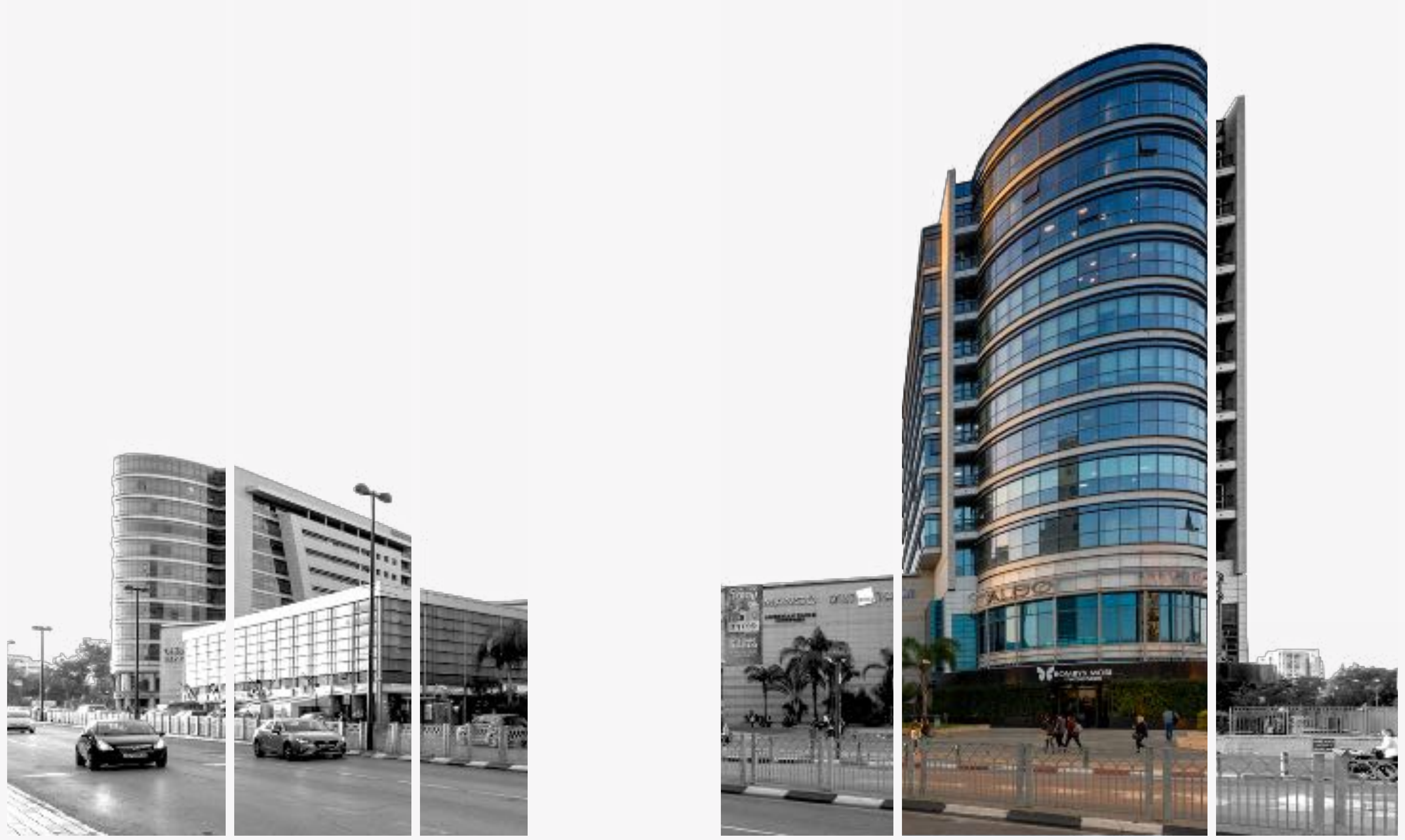
Net Financial Debt – **7.6** billion NIS

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

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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INVESTOR PRESENTATION

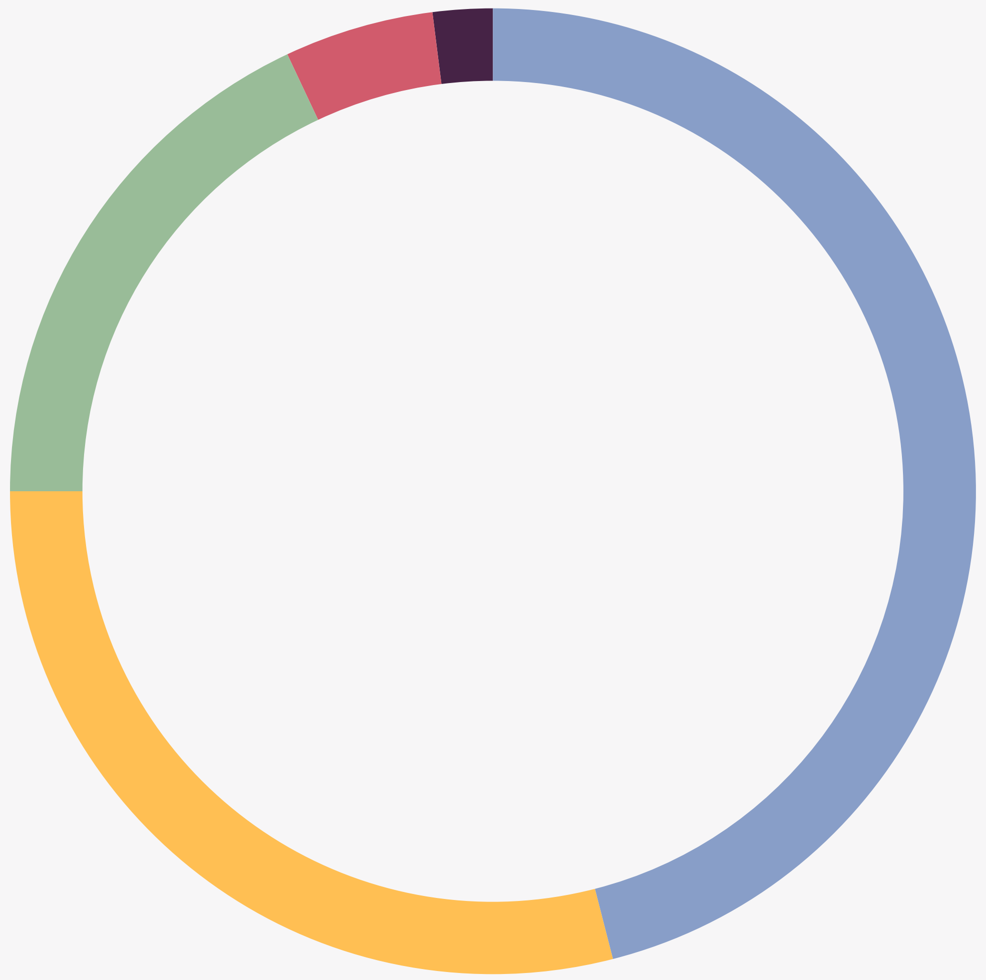
INVESTMENT PROPERTIES

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INCOME-PRODUCING PROPERTY VALUE AS OF
30.9.2021

VALUE IN MILLION NIS
14,546

TOTAL VALUE IN MILLION NIS
16,182



OFFICES	Investments Properties	46%
SUPERMARKETS	Investments Properties	5%
LOGISTICS AND INDUSTRIAL	Investments Properties	29%
OTHERS	Investments Properties	2%
RETAIL	Investments Properties	18%

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.

In July 2021, the delta strain of the virus began to spread, leading to a re-emergence of widespread morbidity in Israel and around the world (the "fourth wave"). Following this, it was decided to vaccinate certain sectors of the population with another third dose, a booster dose, which was gradually allowed to be used by the entire population in Israel from the age of 12 and up. There is also a renewed charge for presenting an up-to-date "green pass" at the entrance to cultural, catering, recreation and leisure complexes. Recently, following the immunization of a significant portion of the population in the booster dose, there has been a significant decrease in morbidity and it appears that we are on the verge of exiting the fourth wave.

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.

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.

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.

Capital Market Presentation

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

" LIVE OUT OF YOUR IMAGINATION, NOT YOUR HISTORY "

Stephen Covey

AMOT FORECAST

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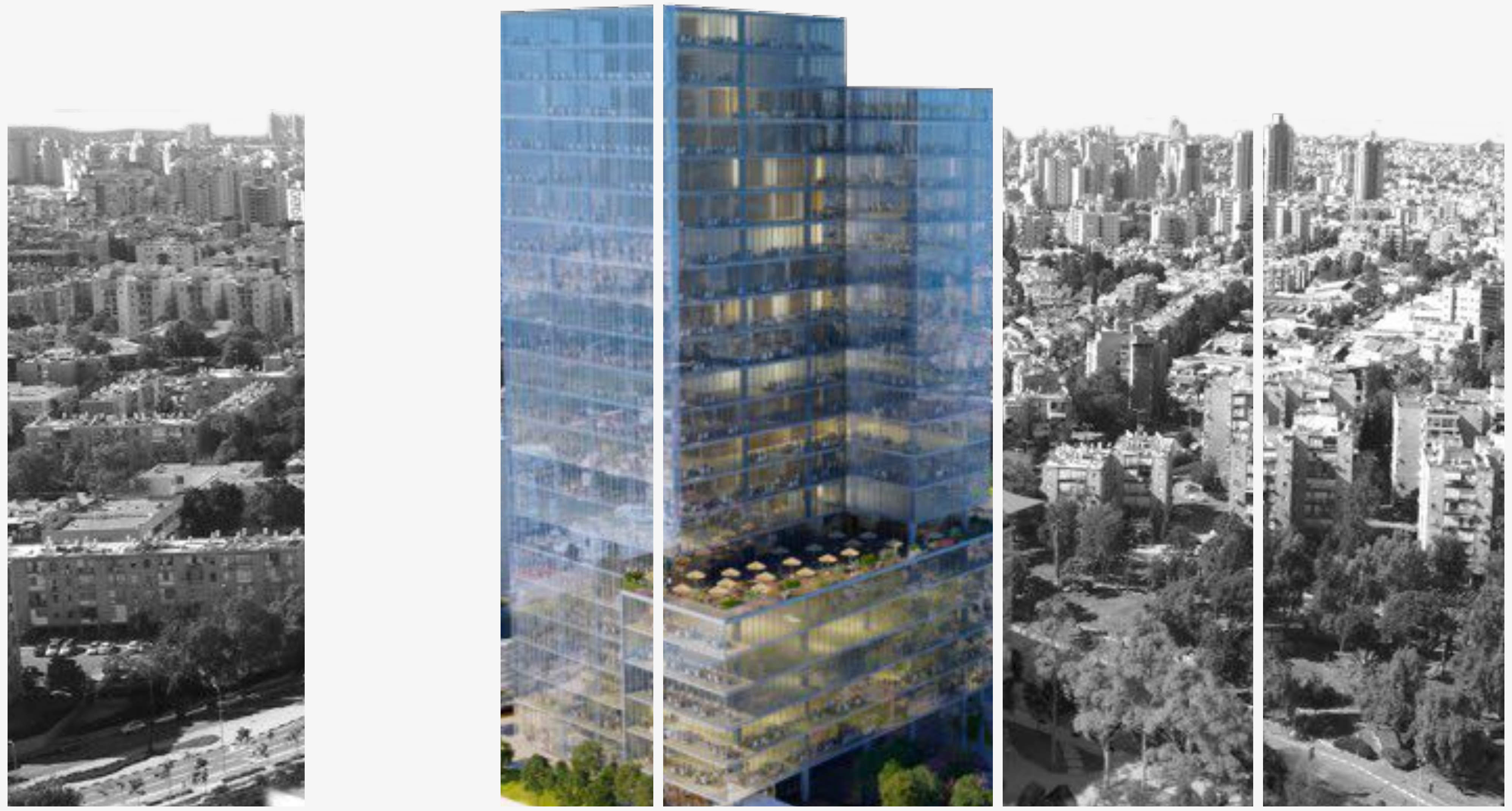
INVESTOR PRESENTATION

FORECAST

AMOT FORECAST 2021

THE COMPANY UPDATES ITS FORECASTS UPWARDS FOR THE SECOND TIME DURING THE REPORTING PERIOD, SEE BELOW FOR AN UPDATED FORECAST

	9 months to 9.2021 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	567	**765-775**	735-765	734
FFO	420	**565-575**	535-555	512
FFO PER SHARE (AGOROT)	101.9	**135-137**	130-135	131.5



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

„ I WILL EITHER FIND A WAY OR MAKE ONE "

Philip Sidney

GROWTH

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INVESTOR PRESENTATION

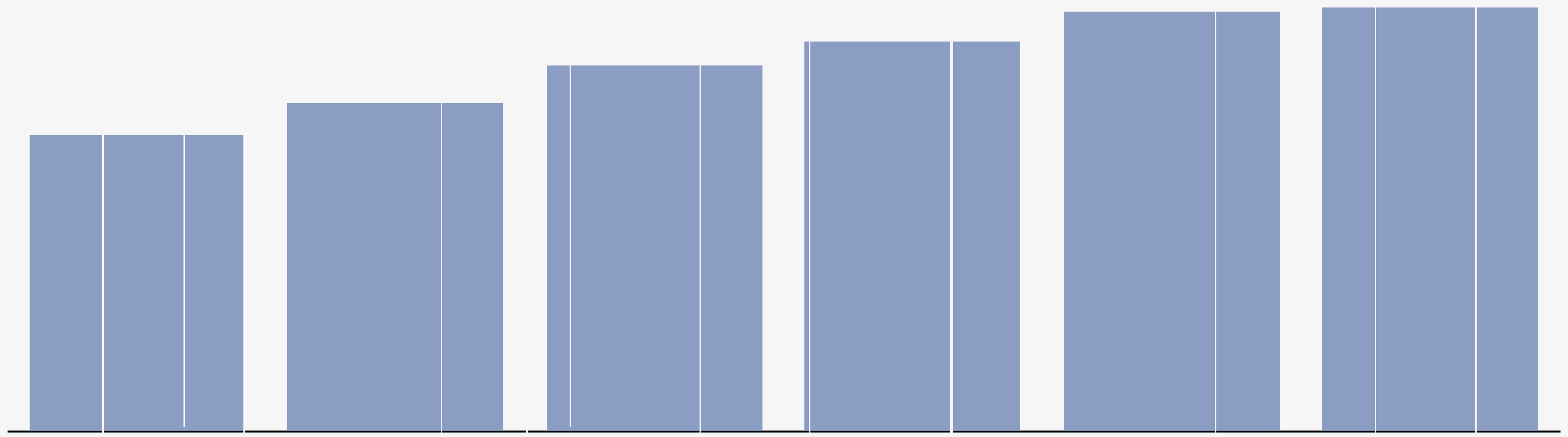
GROWTH

NOI ANNUAL AND QUARTERLY

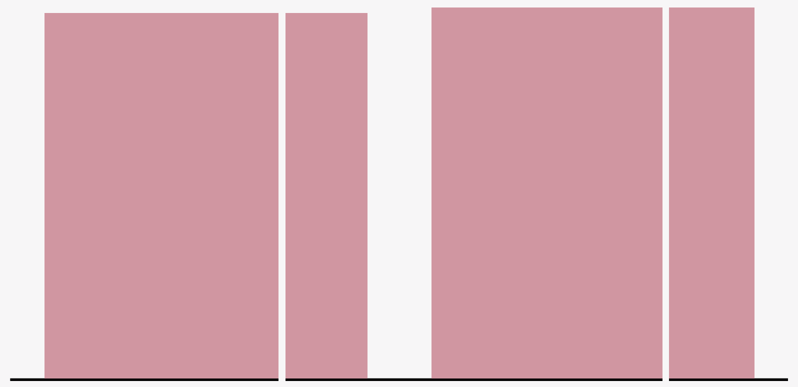
NOI Annual 2015	NOI Annual 2016	NOI Annual 2017	NOI Annual 2018	NOI Annual 2019	NOI Annual 2020	NOI YTD 1-9/20	NOI YTD 1-9/21	NOI Quarterly 7-9/20	NOI Quarterly 7-9/21
512	569	635	678	728	734	560	567	192	197

CONTINUOUS GROWTH
IN NOI -ANNUAL-IN

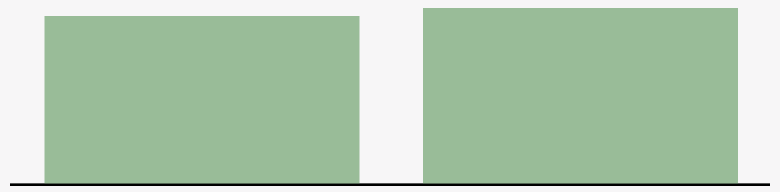
43%



NOI -IN MILLION NIS



NOI -IN MILLION NIS



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GROWTH

GROWTH

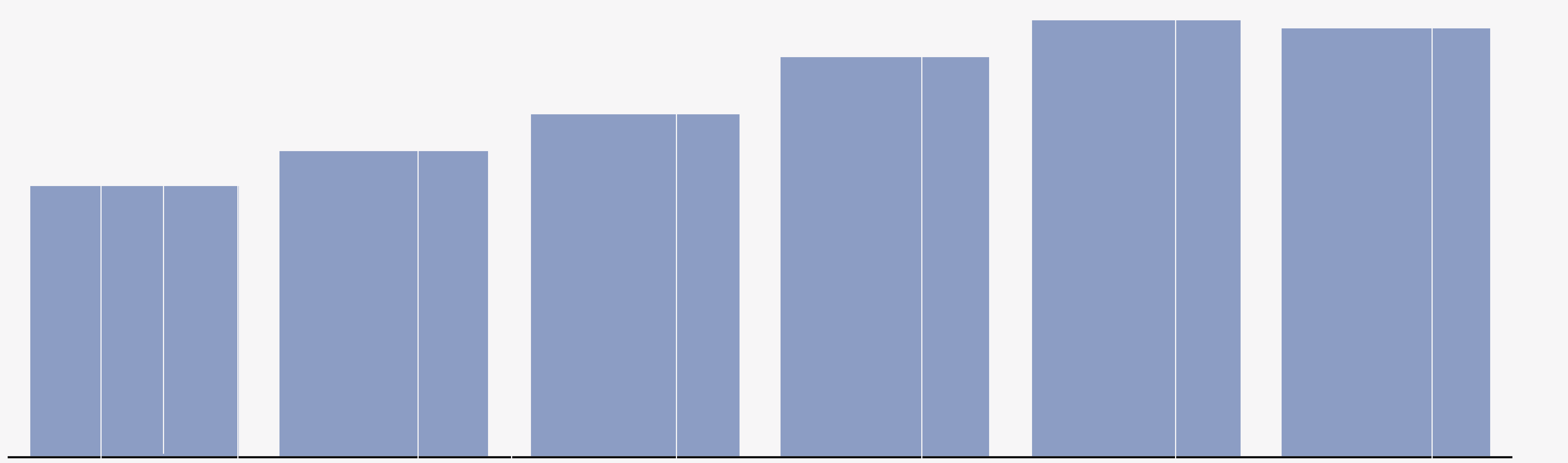
FFO ANNUAL AND QUARTERLY

FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual
2015	2016	2017	2018	2019	2020
323	365	430	477	520	512

FFO YTD	FFO YTD
1-9/20	1-9/21
393	420

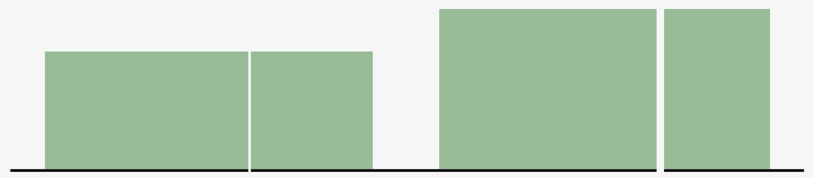
FFO Quarterly	FFO Quarterly
7-9/20	7-9/21
136	149

CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE IN THE LEVERAGE



FFO - IN MILLION NIS

FFO - IN MILLION NIS



GROWTH

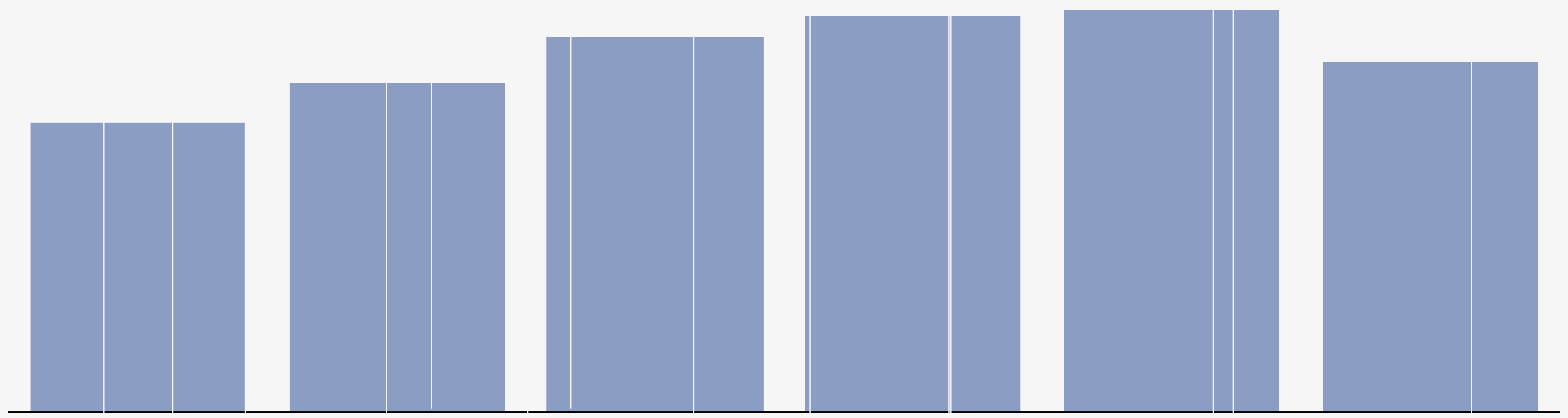
FFO PER SHARE

FFO Annual 2015	FFO Annual 2016	FFO Annual 2017	FFO Annual 2018	FFO Annual 2019	FFO Annual 2020
117.4	126.7	137.5	142	143.7	131.5

FFO YTD 1-9/20	FFO YTD 1-9/21
103.0	101.9

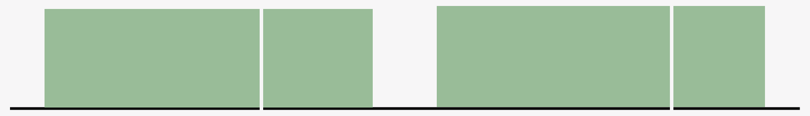
FFO Quarterly 7-9/20	FFO Quarterly 7-9/21
35.8	35.9

CONTINUOUS GROWTH IN FFO PER SHARE
ALONG WITH A DECREASEIN THE 12%



FFO PER SHARE-- IN AGOROT

FFO PER SHARE-- IN AGOROT



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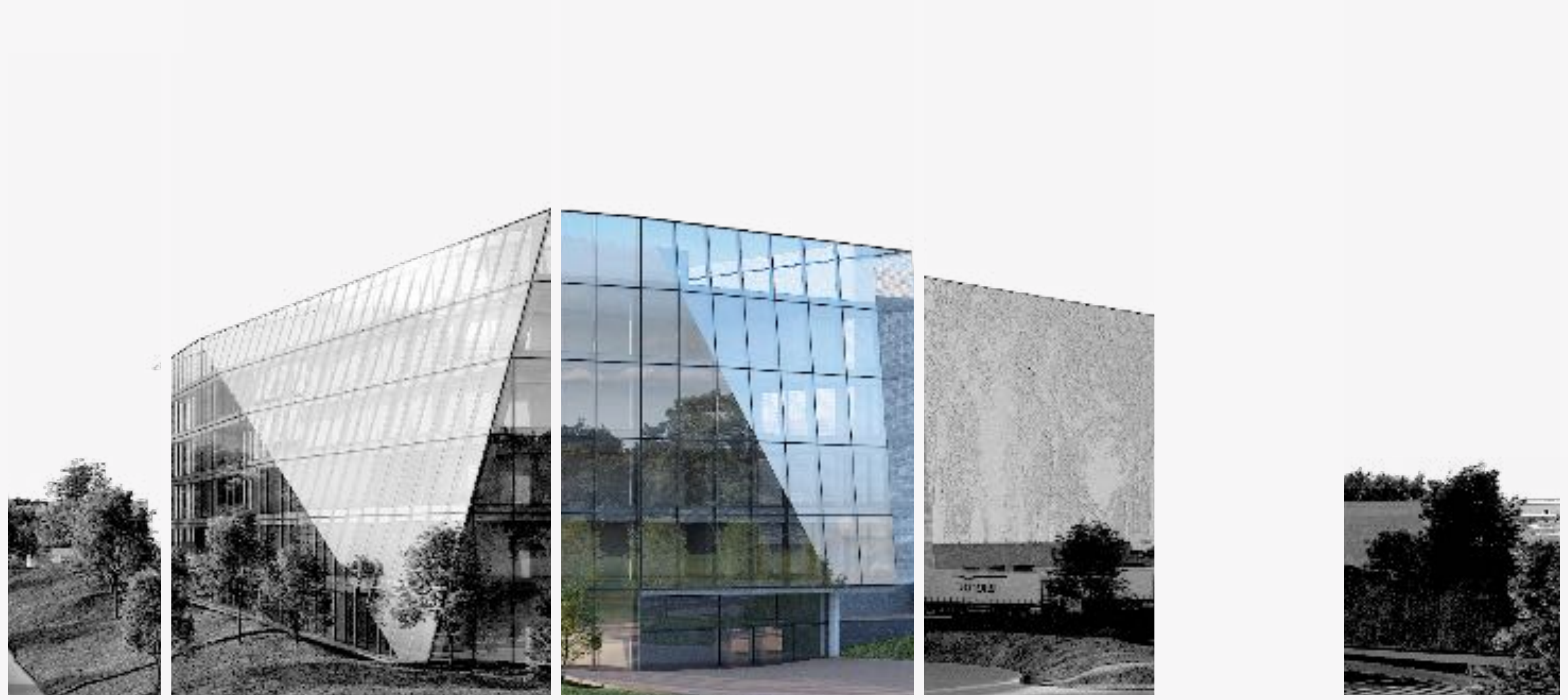
GROWTH

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



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

Andrew Davis

FINANCIAL STRENGTH

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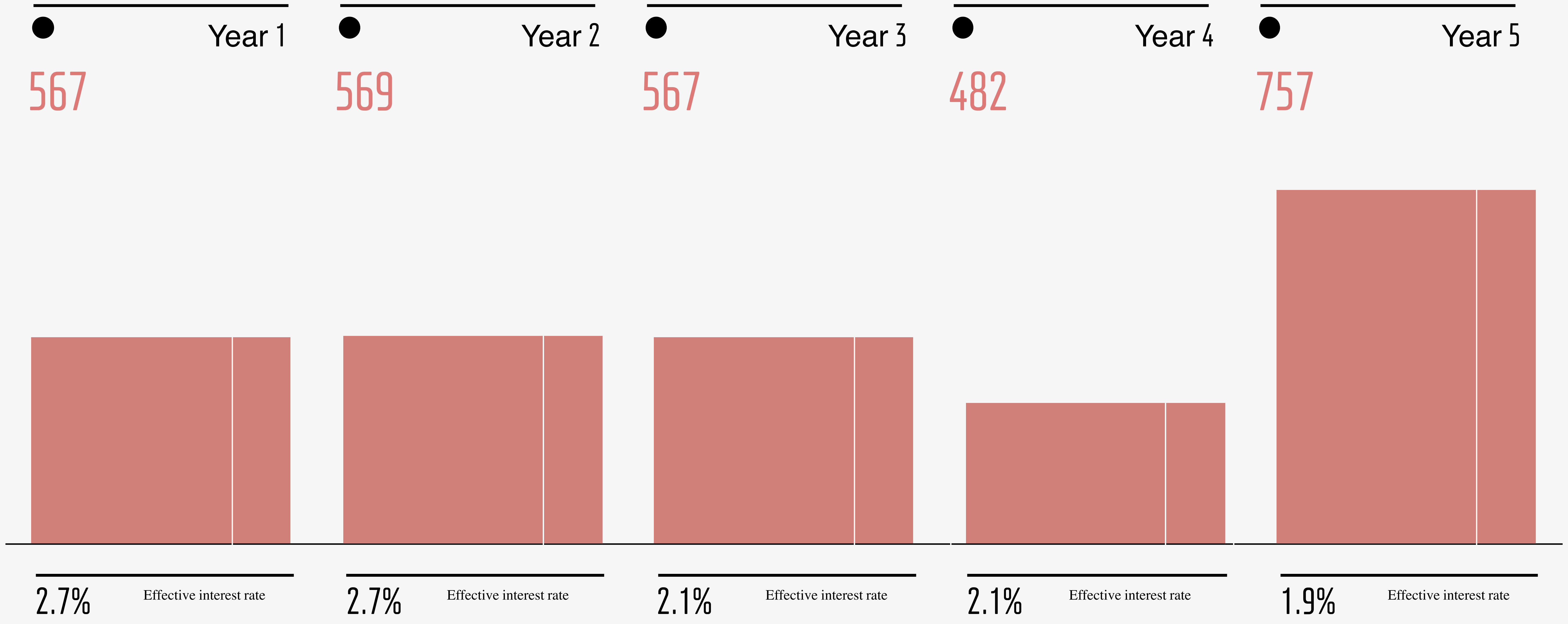
INVESTOR PRESENTATION

FINANCIAL STRENGTH

THE SPREAD OF REPAYMENTS OVER THE YEARS



Repayments are in respect of the year commencing on October 1st and ending on September 30 of the next year. The repayments do not include short-term credit facilities utilized as part of the Tzrifin Logistics Park purchase and repaid after the balance date.

As of the financial reports' date, the company's cash balance is app. 600 million NIS and unutilized credit facilities totalling 1,185 million NIS

THE COMPANY OWNS
123 PROPERTIES

WITH A TOTAL AREA OF
1.8 MILLION SQM

FINANCIAL STRENGTH

Cash and cash equivalents in the amount of 199 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 **1,230** millions NIS

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

Effective interest rate linked - **1.81%**

Total portfolio value above - **16** billion NIS

Average duration of debt – **5.6** years

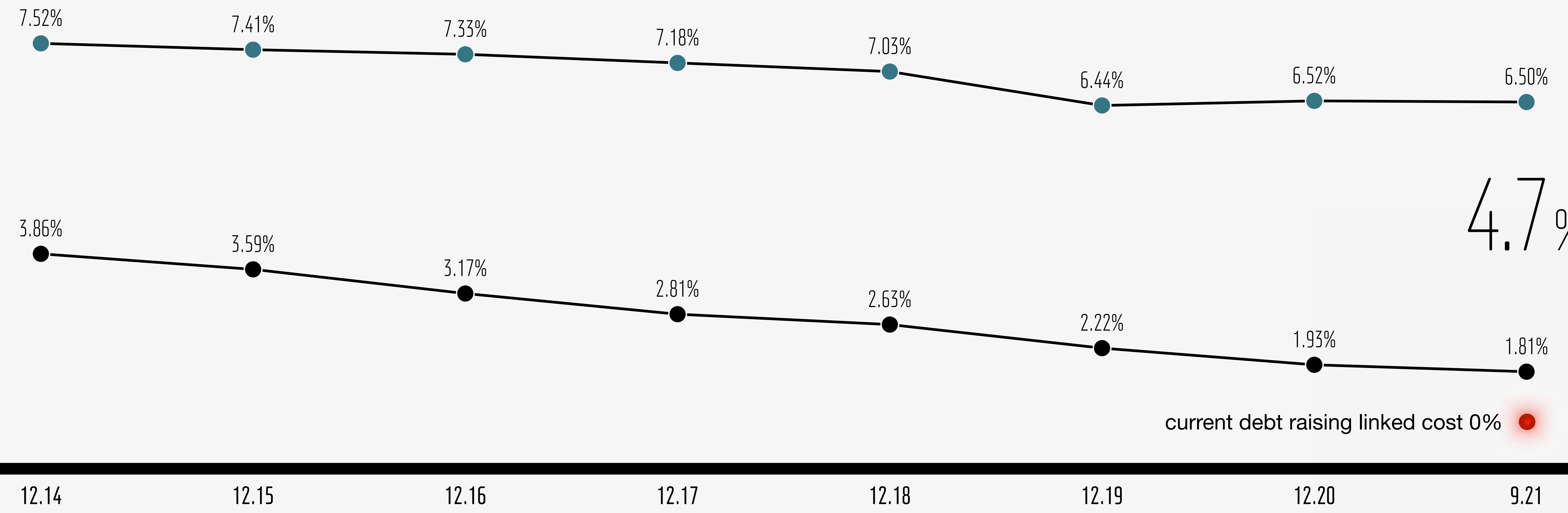
FINANCIAL STRENGTH

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

WEIGHTED CAPITALIZATION RATE - EXCLUDED ZRIFIN LOGISTIC PARK

Current debt raising cost based on company's bond market price
(series number 8), 8.4 years duration, as of 9 November 2021

WEIGHTED CAP RATE
WEIGHTED DEBT COST



4.7% / 6.5%

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INVESTOR PRESENTATION

CONTRACTS

During Q3 2021, 99 new contracts have been signed, including the exercise of options on **an area of approximately 49 thousand square meters**, which will generate annual rental fees of approximately 54 million NIS.

In August 2021, the Company signed 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 Pelephone 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 cost 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	New areas leased				Change
	Number of contracts	Floor space above ground	Average Rent per sqm prior	Average Rent per sqm new	
		Square meters	NIS	NIS	%
Offices	48	34,885	84	93	11%
Logistics and industrial	7	4,827	36	42	17%
Retail	43	8,170	117	124	6%
Supermarkets	1	700	40	40	-
Total	**99**	**48,582**			

The company signs on contracts with various levels of finishing.

CONTRACTS

During 1-9.2021, 347 new contracts have been signed, including the exercise of options on **an area of approximately 134 thousand square meters**, which will generate annual rental fees of approximately 138 million NIS.

Usage	New areas leased				Change
	Number of contracts	Floor space above ground	Average Rent per sqm prior	Average Rent per sqm new	
		Square meters	NIS	NIS	%
Offices	171	77,868	84	88	5%
Logistics and industrial	35	26,543	41	44	7%
Retail	138	25,599	119	119	-
Supermarkets	3	3,885	105	110	5%
Total	**347**	**133,895**			

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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INVESTOR PRESENTATION

AMOT DEVELOPMENTS

DEVELOPMENT STRATEGY / POLICY

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

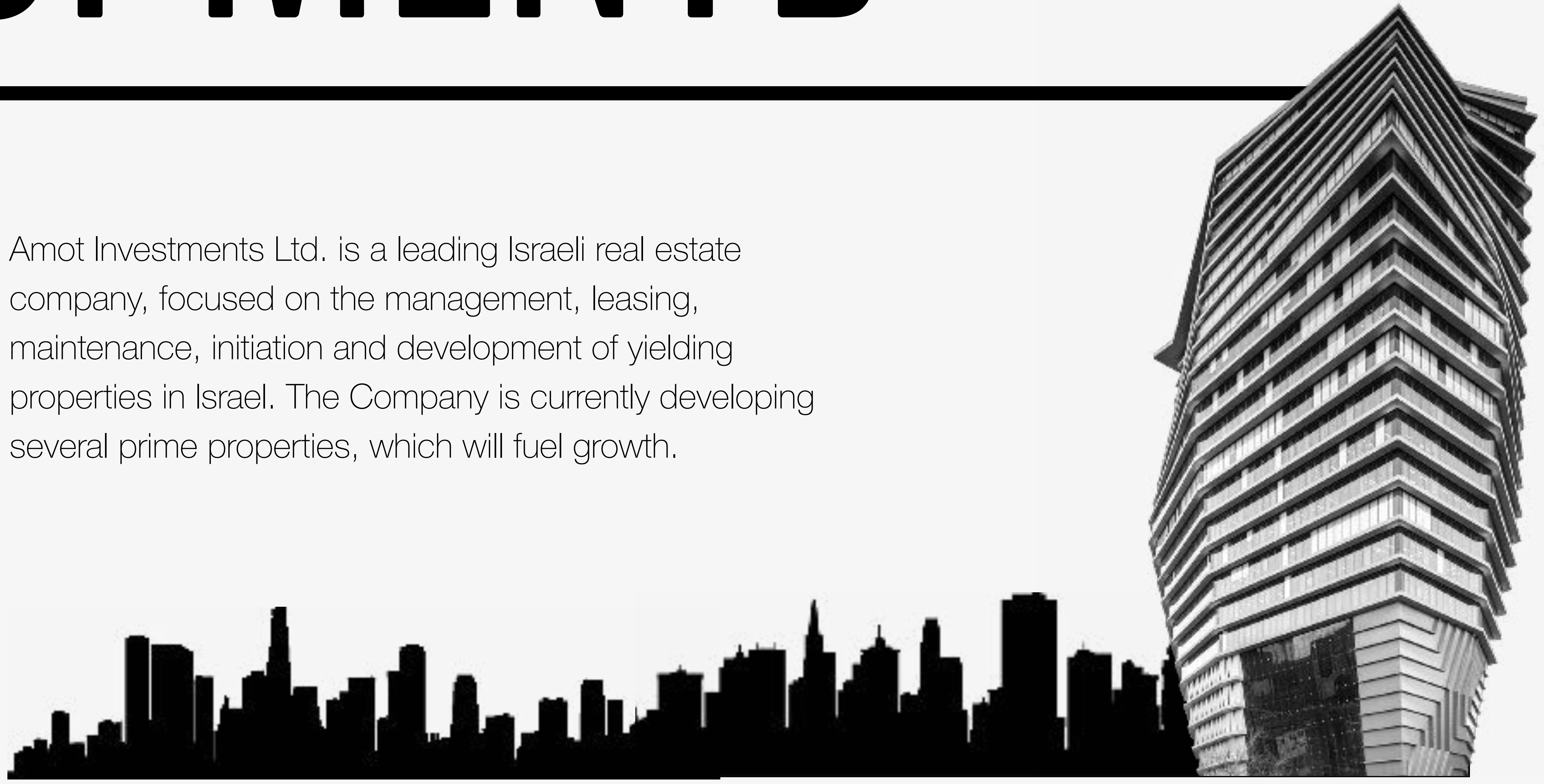
Construction outside of the Gush Dan region is backed by an anchor tenant.

Maintaining the Company's existing leverage rates.

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.

AMOT INVESTMENTS

LOW DEVELOPMENT RISK



DATA ON PROJECTS UNDER CONSTRUCTION AS OF SEPTEMBER 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	458	560-580	46-50
Amot Modi'in	Modi'in	Offices	75%	2022	9,000	6,750	42	60-70	5-5
H'alehi complex	Bnei Brak	Offices	50%	2024	82,000	41,000	173	610-630	48-52
K Complex[2]	Jerusalem	Offices	50%	2026	103,000	51,500	108	540-570	46-50
Beit H'vered	Givatayim	Offices	100%	2022	17,500	17,500	215	305-315	23-25
Land in Beit Shemesh	Beit Shemesh	Logistics	60%	2024	45,000	27,000	54	175-185	12-14
Toha2	Tel Aviv	Offices	50%	TBD	160,000	80,000	316	1,450-1,550	130-150
Total Projects under construction					**476,500**	**270,430**	**1,366**	**3,700-3,900**	**310-346**
1000 Complex	Rishon Letzion	Offices	100%	TBD	19,000	19,000		260-280	
Platinum Stage B [3]	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					**81,000**	**63,500**		**630-690**	
Total					**557,500**	**333,930**		**4,330-4,590**	

YOC - 8.6%

(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) 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
GLA (100%)	160,000 SQM
AMOT'S SHARE	50%
EXPECTED COMPLETION	2026
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE, INCLUDE TENANTS IMPROVEMENTS	1,450-1,550 M NIS

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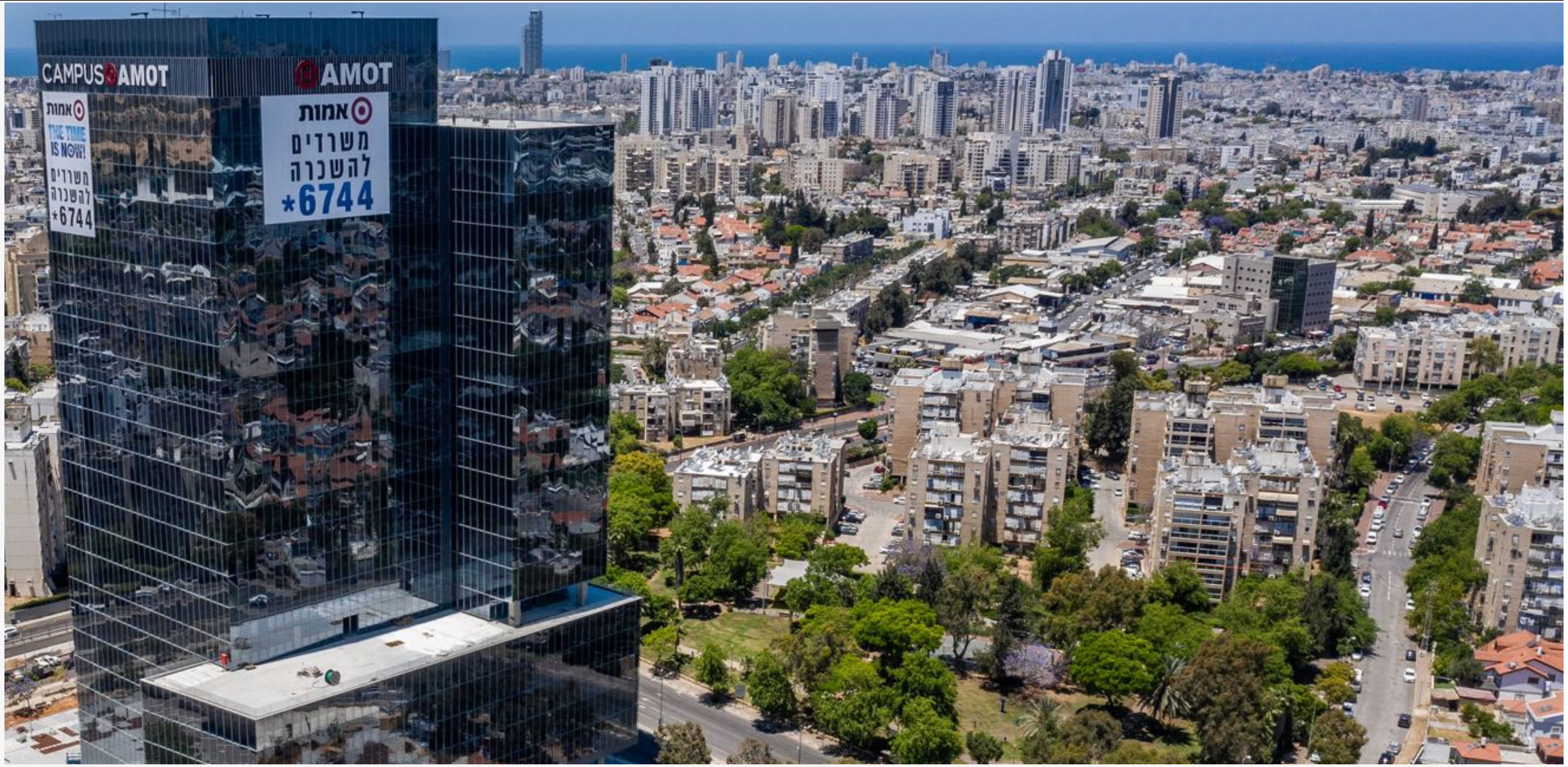
AMOT DEVELOPMENTS

PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

CAMPUS
AMOT

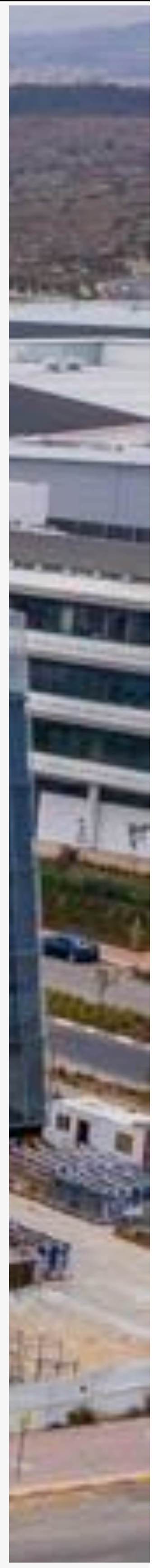
LOCATION	HOLON 10KM FROM CENTRAL TEL-AVIV
MAIN USE	OFFICES
GLA (100%)	60,000 SQM
AMOT'S SHARE	78%
EXPECTED COMPLETION	2021
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	560-580 M NIS



MODI'IN
OFFICES

LOCATION	MODI'IN 42KM FROM CENTRAL TEL-AVIV
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.



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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PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

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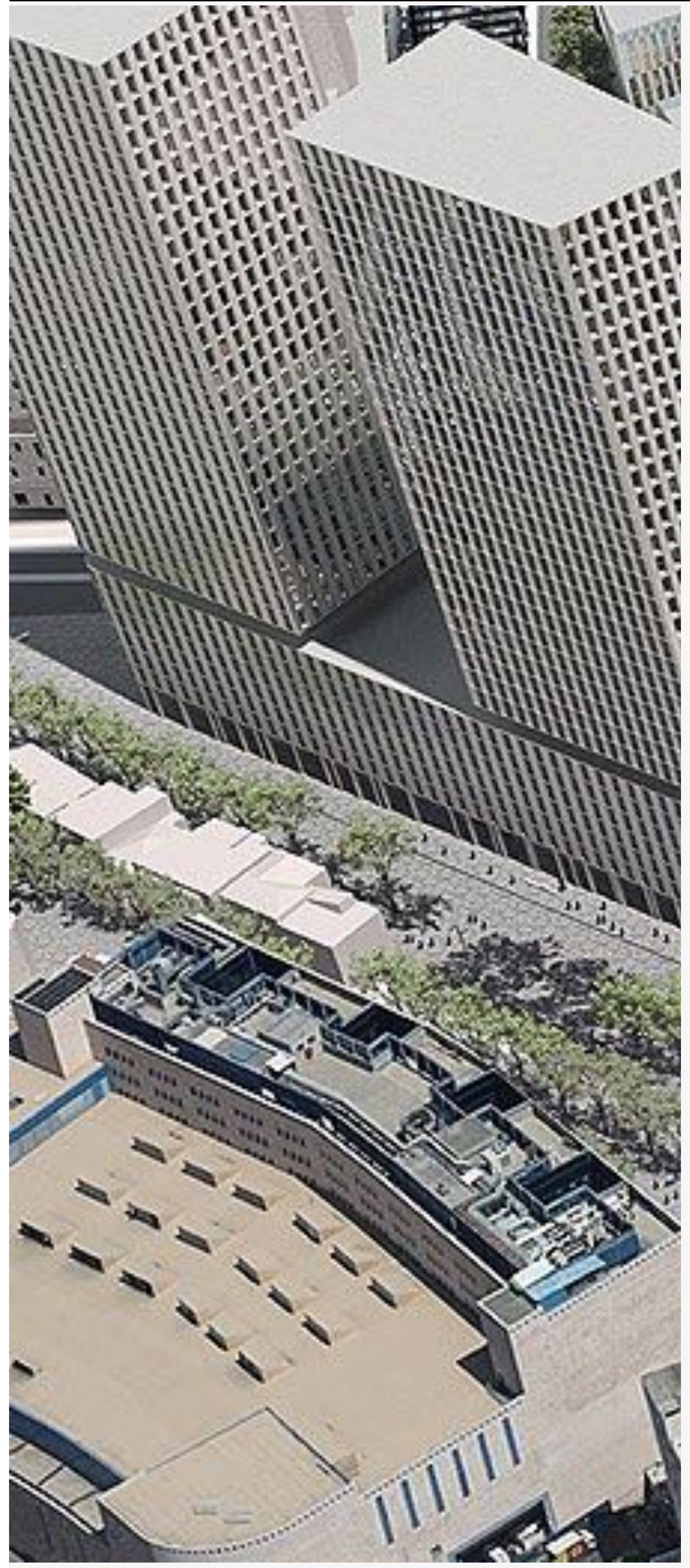
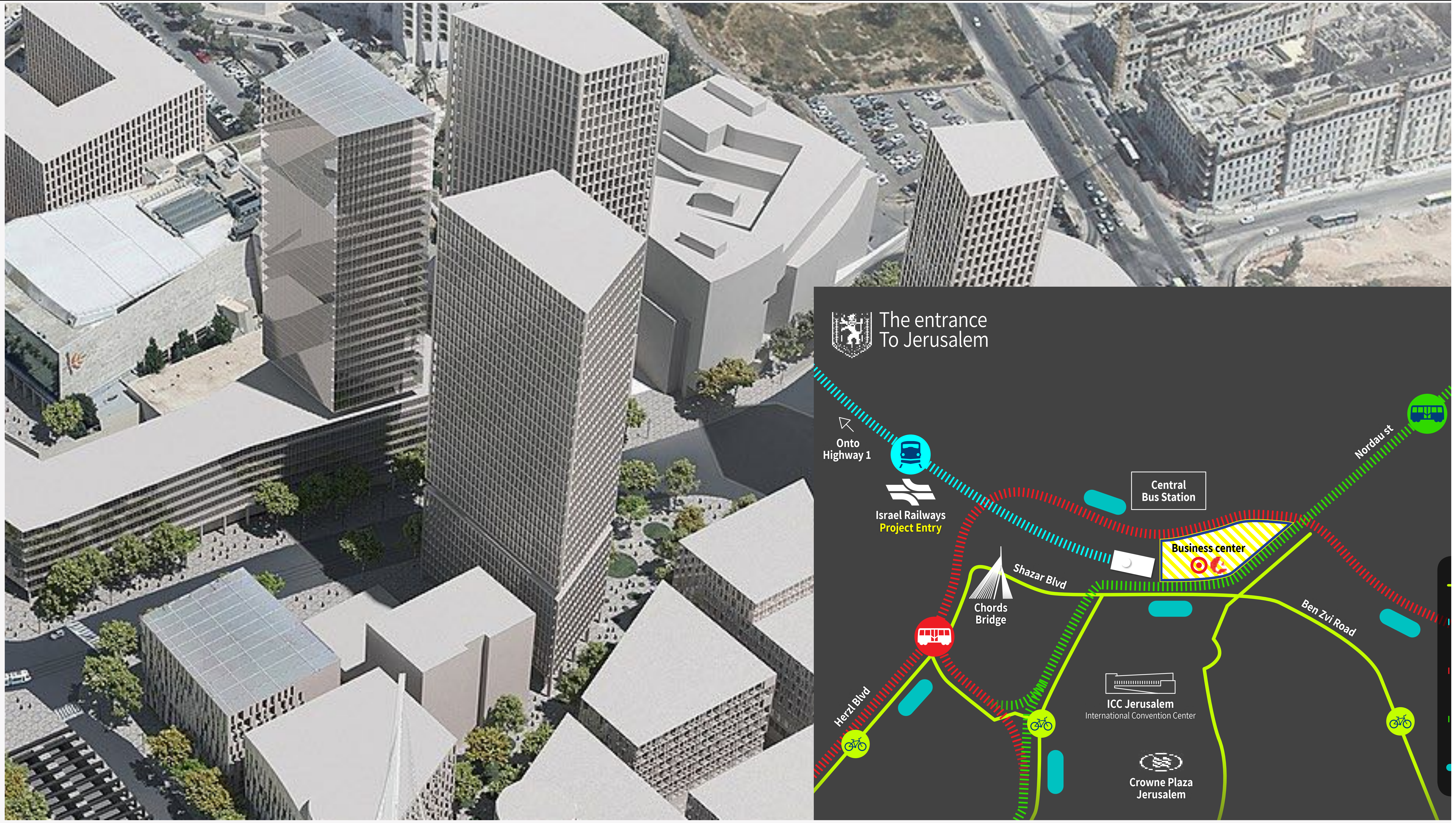
AMOT DEVELOPMENTS
PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS



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



(*) 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

AMOT DEVELOPMENTS

PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

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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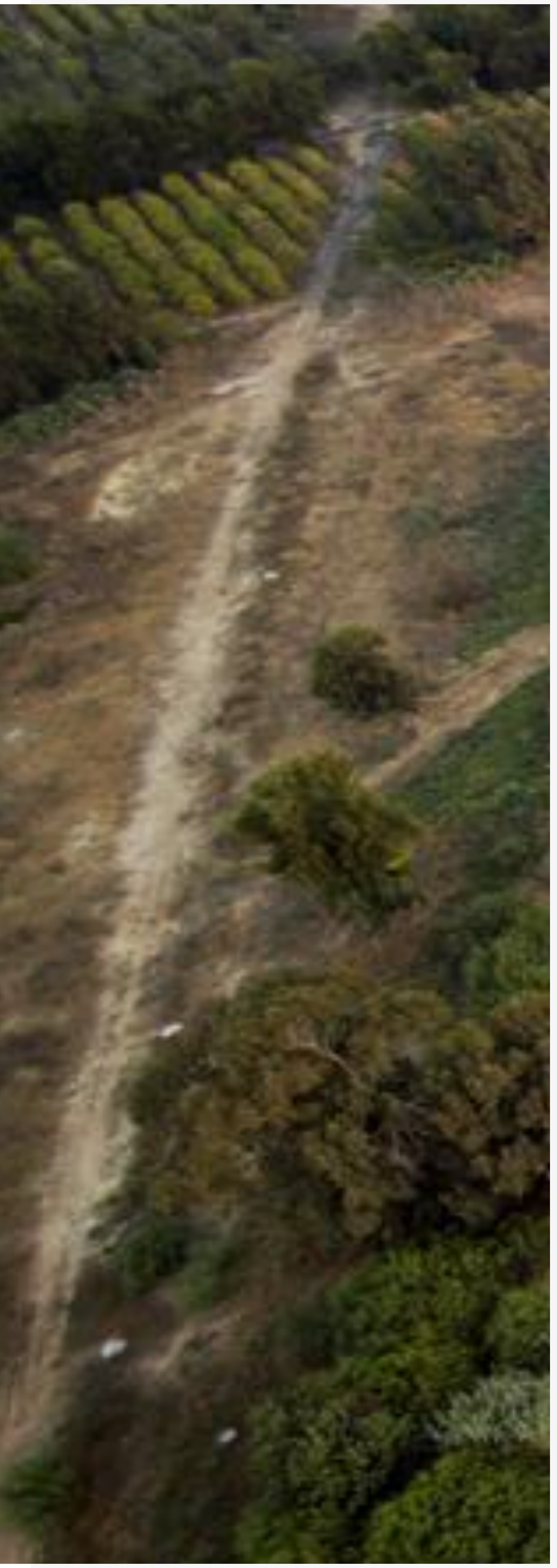
BEIT SHEMESH

LOCATION	BEIT SHEMESH 59KM FROM CENTRAL TEL-AVIV
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



ZRIFIN

LOGISTIC PARK

LOCATION	ZRIFIN 20KM FROM CENTRAL TEL-AVIV
MAIN USE	LOGISTICS
GLA (100%)	113,000 SQM
AMOT'S SHARE	100%
DATE OF PURCHASE	30/9/2021
PURCHASE PRICE:	1,518 MILLION NIS

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

INVESTOR PRESENTATION

אמות יזום

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

" 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

	30.9.21 million NIS	31.12.20 million NIS
Cash and cash equivalents	199	620
Income-producing property and under construction	16,182	13,941
Financial liabilities	7,770	6,750
Deferred taxes	1,383	1,357
Total equity	7,084	6,316
EPRA NRV	8,468	7,673

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FINANCIAL DATA

AMOT PROFIT OR LOSS DATA - EXPANDED CONSOLIDATED

	9 months to 9.21 million NIS	9 months to 9.20 million NIS
NOI	567	560
Change in the value of investment properties	136	(125)
Reduction of transaction costs for the purchase of assets	(114)	(12)
General and administrative expenses and donations	(41)	(40)
Financing - real interest	(88)	(94)
Financing - linkage and other	(95)	16
Taxes	(50)	(85)
Net income	**314**	**219**
FFO	420	393

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FINANCIAL DATA

AMOT PROFIT OR LOSS DATA - EXPANDED CONSOLIDATED

NOI

	7-9.21	4-6.21	1-3.21	10-12.20	7-9.20	% Change
	Thousands NIS					
Same property NOI	195,932	192,391	177,186	171,384	187,552	**4%**
New Properties/Properties sorted to real estate under construction	1,303	155	-	2,667	3,998	
NOI	**197,235**	**192,546**	**177,186**	**174,051**	**191,550**	**3%**

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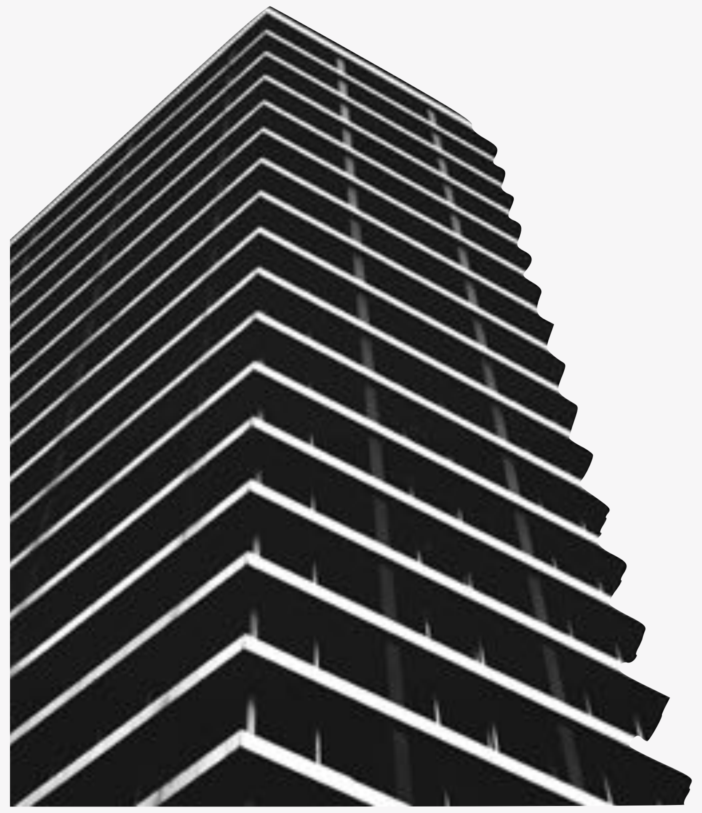
FINANCIAL DATA

AMOT PROFIT OR LOSS DATA - EXPANDED CONSOLIDATED



FFO

	9 months to 9.21	9 months to 9.20	Change
	thousand NIS		
FFO	419,982	392,961	7%
Weighted number of shares (in thousands)	412,106	381,412	8%
FFO per share (Agorot)	**101.9**	**103.0**	**(1%)**

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

" THE ONLY WAY TO DO GREAT WORK IS TO LOVE WHAT YOU DO "

Steve Jobs

CONCLUSION

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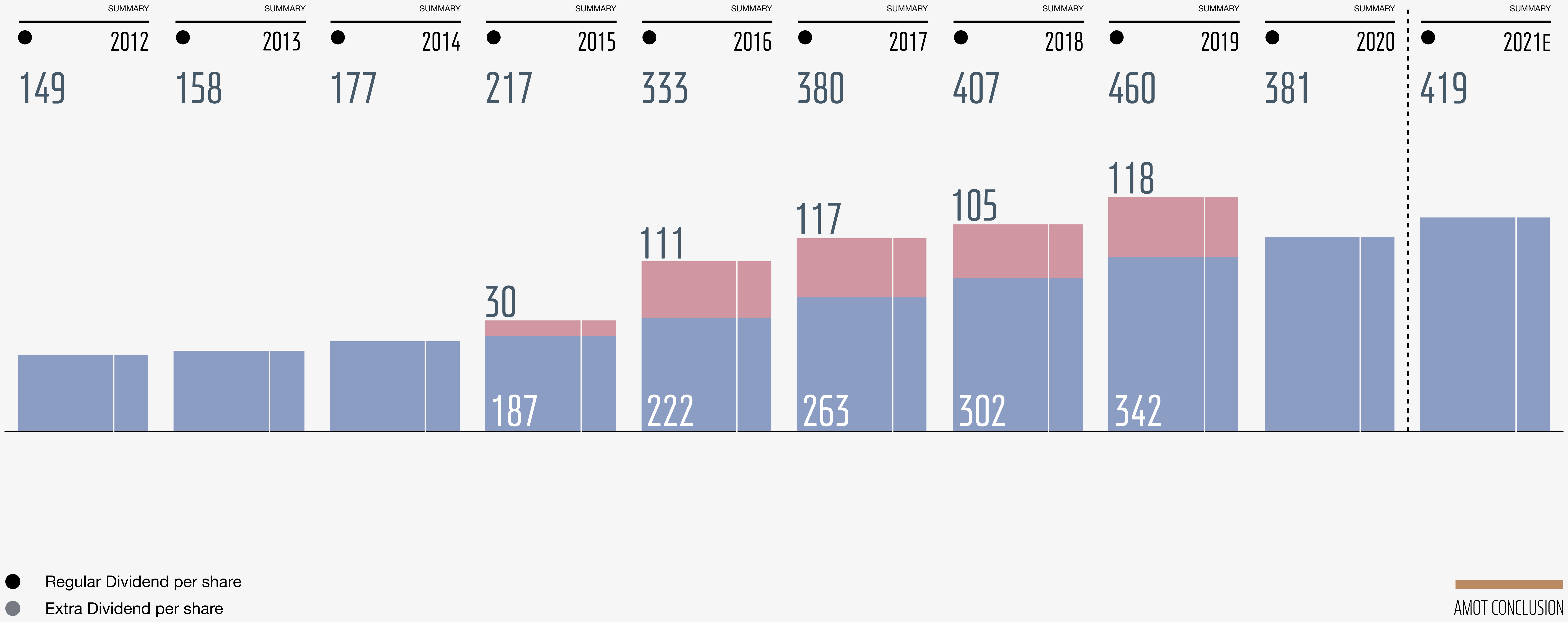
INVESTOR PRESENTATION

DIVIDENDS

(DIVIDEND DISTRIBUTION OVER THE YEARS (IN MILLION NIS)

Accumulated amount distributed since 2006:

3.9 Billion NIS



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 – 97.5% as of 30.9.2021
- 123 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 1,230 million NIS
- Promoting projects with reference to the potential for improvement
- Effective leverage ratio of 45%

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, Estimates regarding estimated cost of construction of projects under construction and initiation, NOI estimated at full occupancy of projects under construction and estimated completion dates.

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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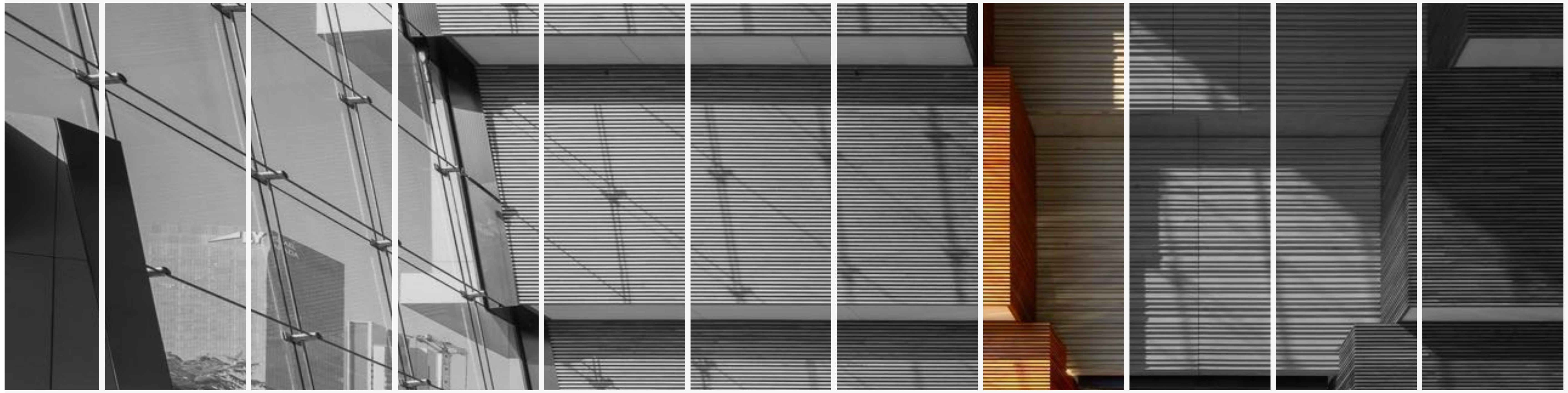
Capital Market Presentation



AMOT
AlonyHetzGroup

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