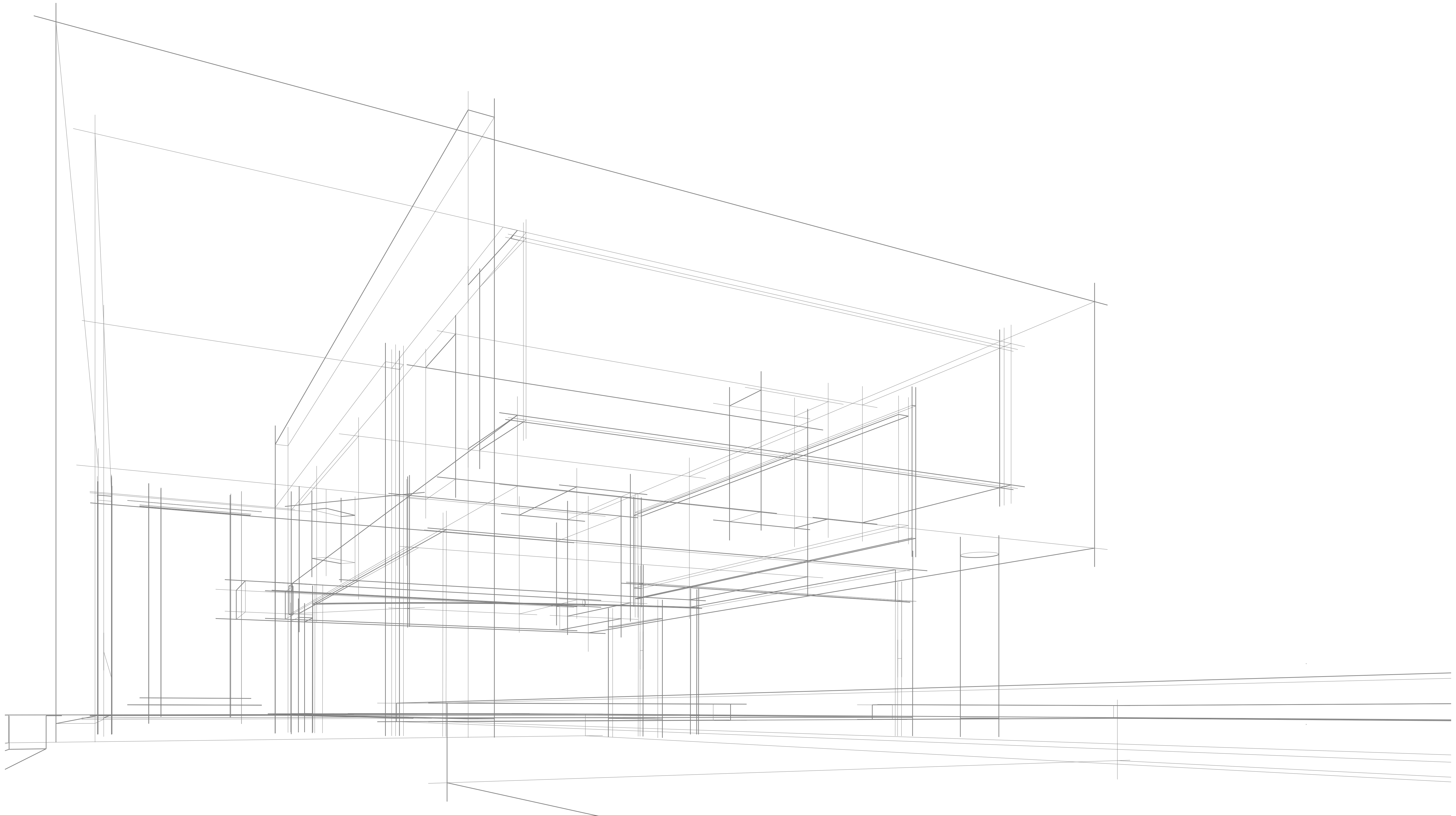
AMOT INVESTMENTS. CAPITAL MARKET PRESENTATION 2021

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



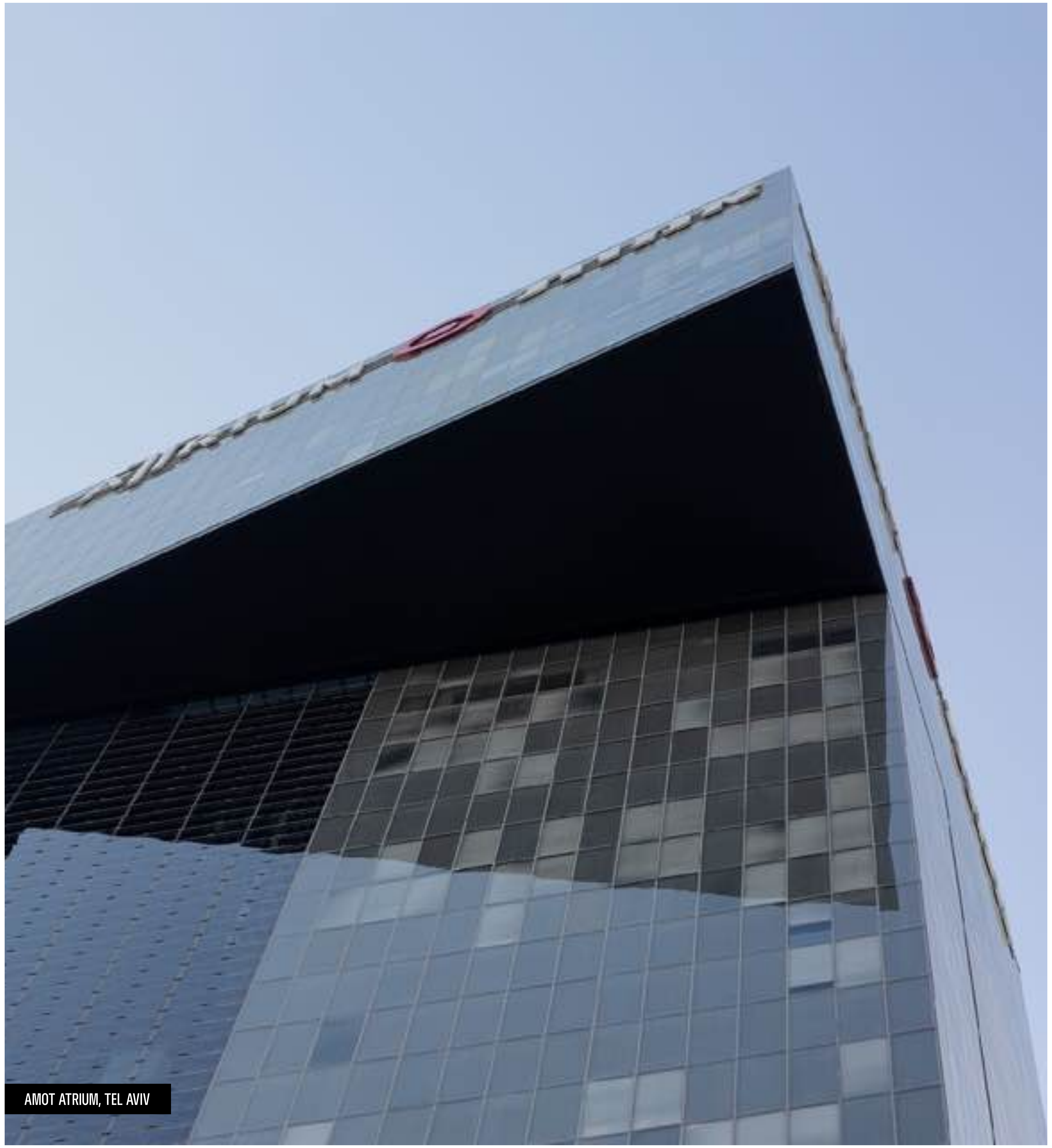
INTRODUCTION

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 56% of its equity.
3. The company owns 175 assets.
4. Total area: 1.8 million sqm. Approximately 1.1 million sqm rental space and 0.7 million sqm of open storage areas and parking.
5. Total real-estate value – above NIS 17 billion.
6. All of the Company's assets are not encumbered except for assets valued at 2% of ownership with partners.
7. The average occupancy rate of the Company's assets is approximately 98%.
8. 8 projects under construction 276,000 sqm. and 3 projects in planning and initiation stages totaling 64,000 sqm.
9. Leverage ratio – 43%.
10. Net Financial Debt – 7.4 billion NIS.
11. The Company's bonds are rated Aa/ Stable by S&P Maalot and Aa2/Stable by Midroog.



AMOT ATRIUM, TEL AVIV

CAPITAL MARKET
PRESENTATION

INTRODUCTION

THE COMPANY'S CUSTOMERS

LOCAL AND INTERNATIONAL COMPANIES

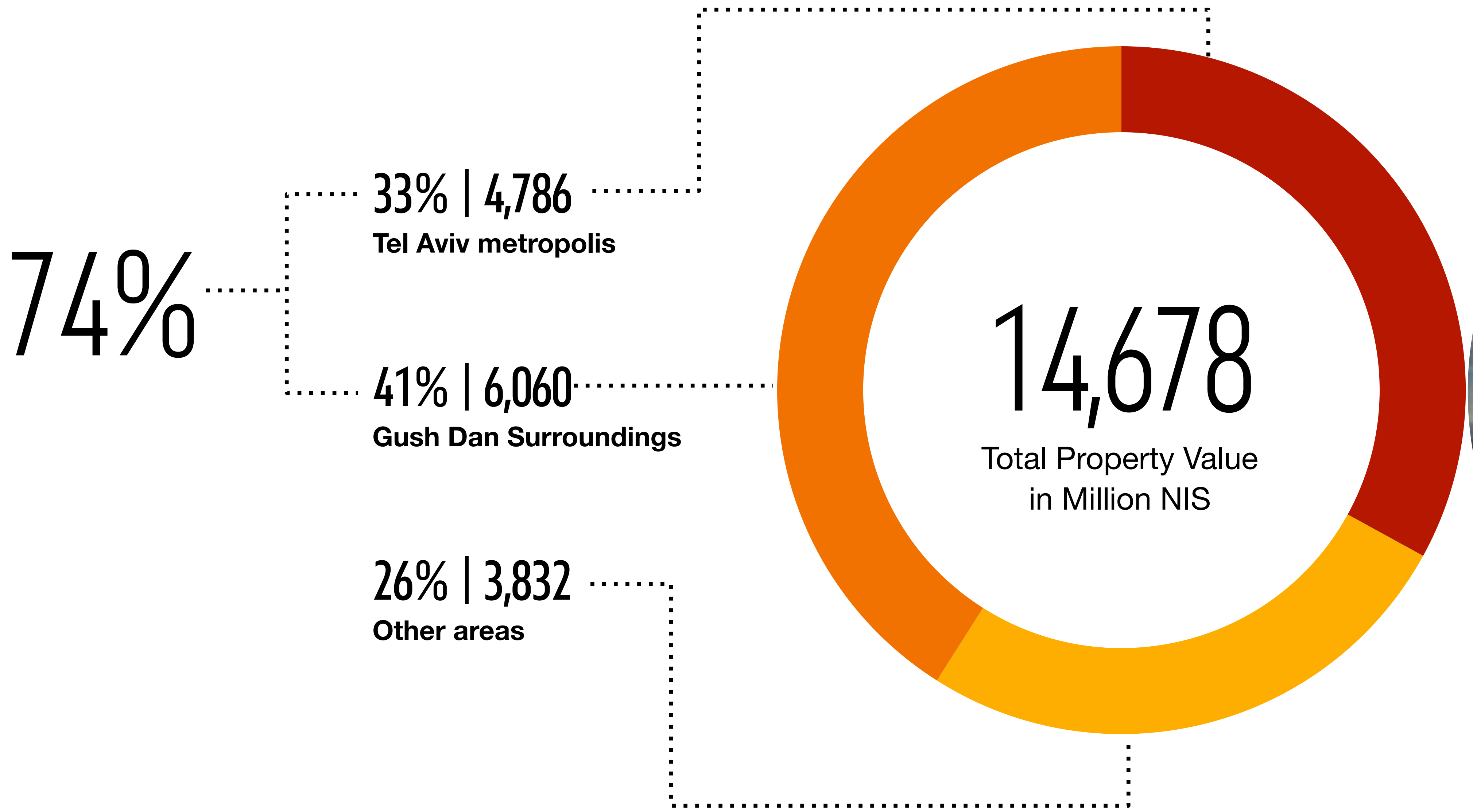
POLEG PARK, NETANYA

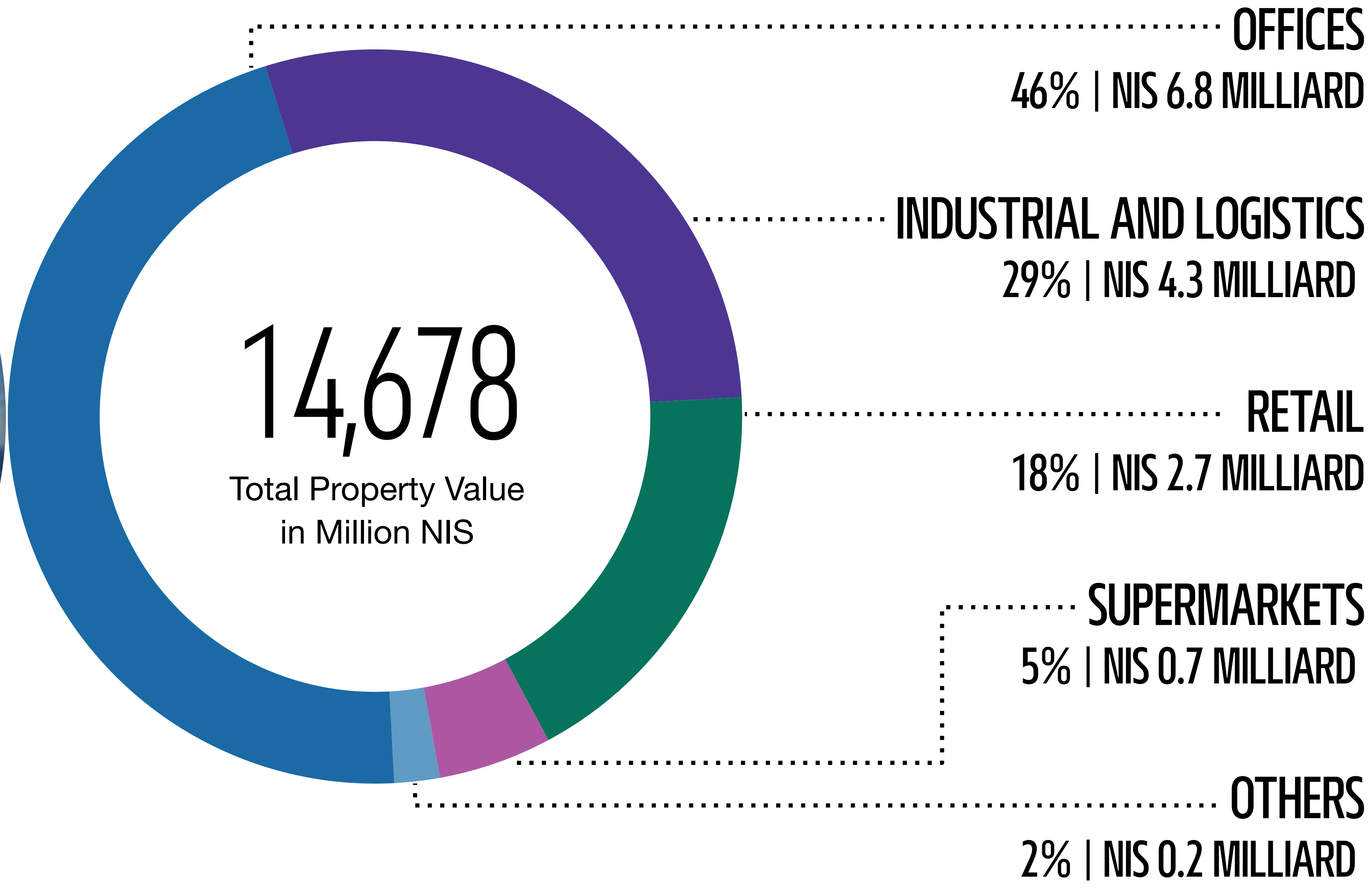
INVESTMENT PROPERTIES

INVESTMENT PROPERTIES

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

Income-Producing Property Value as of 31.12.21





INVESTMENT PROPERTIES

COVID-19

The novel coronavirus has been spreading around the world since early 2020, and has been declared a pandemic by the World Health Organization.

As part of the national effort to deal with the pandemic, the Government of Israel enacted the State of Emergency Regulations, which led to the imposition of severe restrictions on movement in the first quarter of 2021. The lockdown which was imposed at the end of December 2020 lasted for around one and a half months, and included the closure of cultural, recreational and leisure centers. Severe restrictions were also imposed on activity in the business, public and private sectors, excluding the activity of essential businesses (such as supermarkets, drugstores, clinics and banks).

Beginning in March 2021, a gradual resumption of routine activity began in nearly all sectors. Along with a gradual cancellation of the various restrictions on activity, and the Israeli economy recovered quickly thanks to the effectiveness of the vaccines, which resulted in a sharp decline in infection rates, and allowed extensive lessening of the restrictions through the presentation, by the vaccinated and those who have recovered from covid, of the “green badge” issued by the Ministry of Health. Although infections again rose significantly in July 2021 in Israel and around the world, due to the spread of the delta variant of the virus, after which a decision was reached to administer a third dose of the vaccine to the population.

The requirement to present an updated “green badge” upon entry to cultural, entertainment and leisure centers, as well as restaurants, was re-imposed, which damaged the business activity in those sectors, and caused a certain decline in commercial activity; however, no additional restrictions were imposed on business activity. During the fourth quarter of the year, due to the vaccination of a significant part of the population with the booster shot, there was a very significant decline in infections due to the delta variant, while at the same time the even more transmissible omicron variant began spreading, leading to high infection rates. The omicron variant is considered less dangerous and less likely to cause severe illness. In parallel with the spread of the omicron variant, routine business activities continued as usual in the economy, and the requirement to present the green badge was also recently canceled. Prior to the publication date of this report there was a significant decline in infection rates due to the omicron variant.

A new spike in infections, if one occurs, and re-imposition of restrictions on business activity, could be reflected in a deceleration and/or decrease in demand, and damage to various lessees.

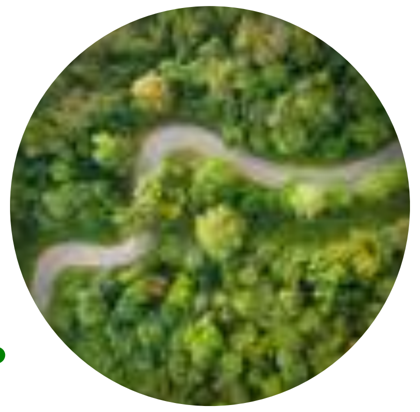
The total sum of concessions which were given by the Company with respect to the reporting period (mostly for lessees of commercial center during the lockdown months of January and February 2021) amounted to a total of NIS 20 million.

PARK TECH, BEIT DAGAN

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

t 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.

40% WOMEN IN THE COMPANY'S MANAGEMENT

100% OF THE ASSETS HAVE FULL ACCESSIBILITY

2 MILLION NIS A YEAR IS CONTRIBUTED TO 43 DIFFERENT ASSOCIATIONS, SOCIETIES AND BODIES

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

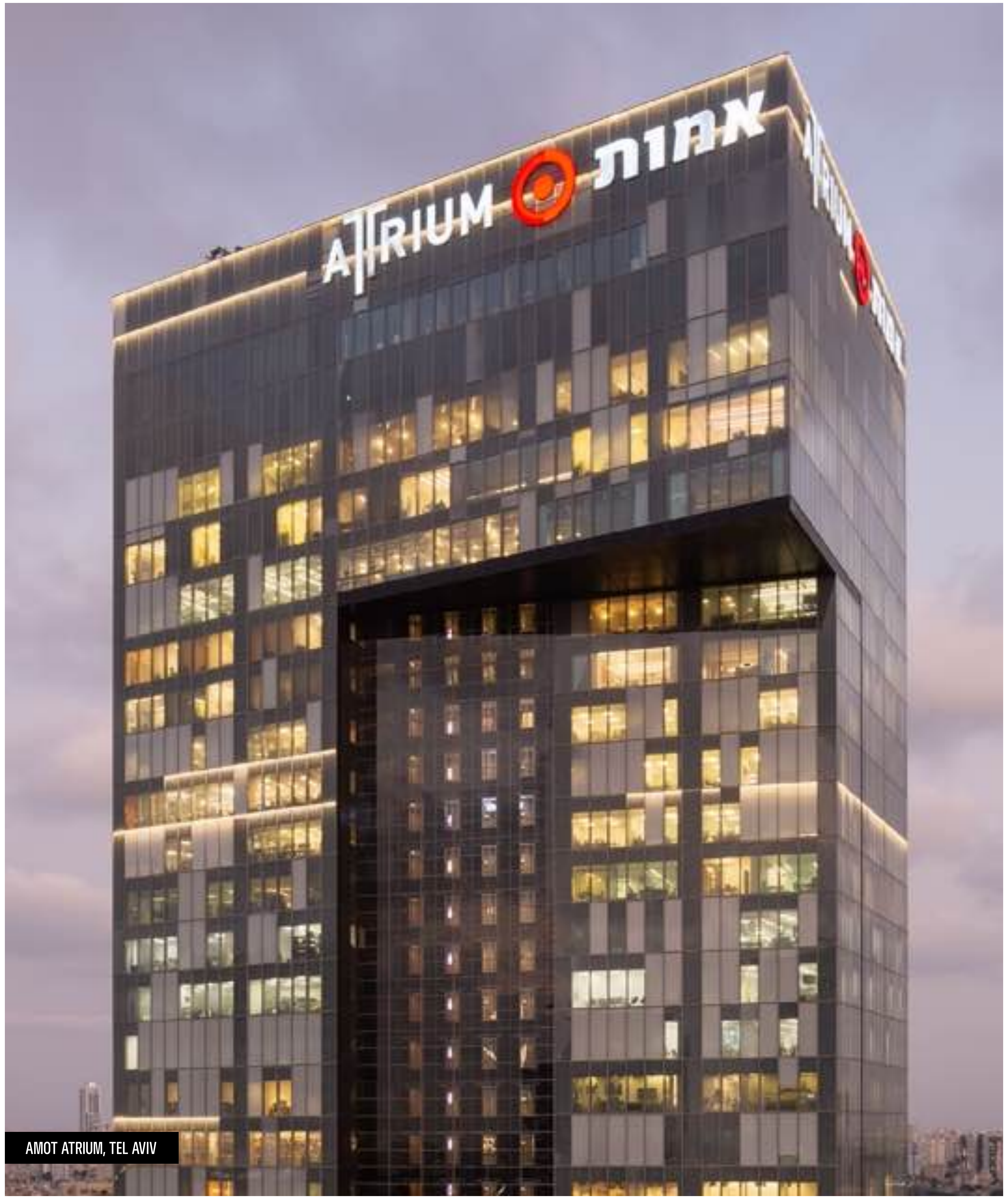
FORECAST

FORECAST

AMOT FORECAST 2022

	2022 Forecast In Million Nis	2021 Actual Forecast In Million Nis	2021 Updated Forecast In Million Nis
NOI	860-890	780	765-775
FFO	675-695	583	565-575
(FFO Per Share (Agorot)	149-153	138.9	135-137
Index change	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

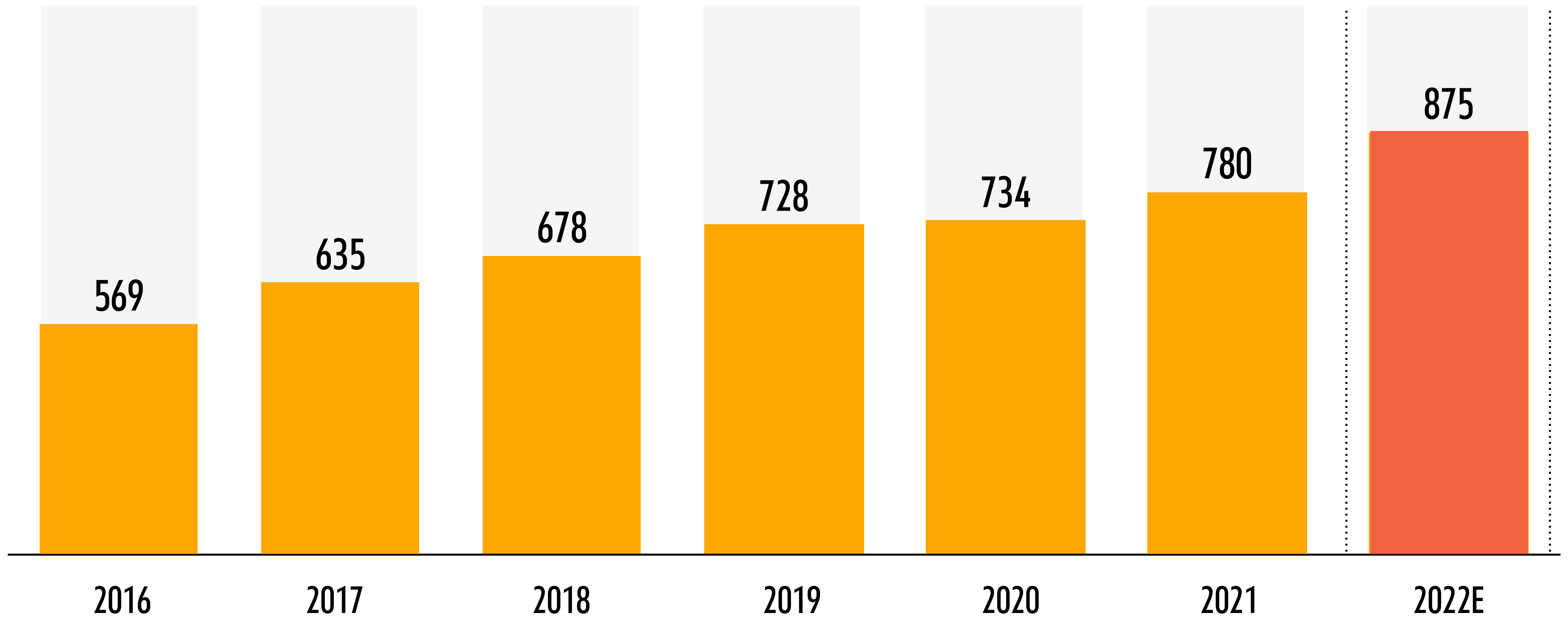

GROWTH

CAPITAL MARKET
PRESENTATION

GROWTH

NOI ANNUAL

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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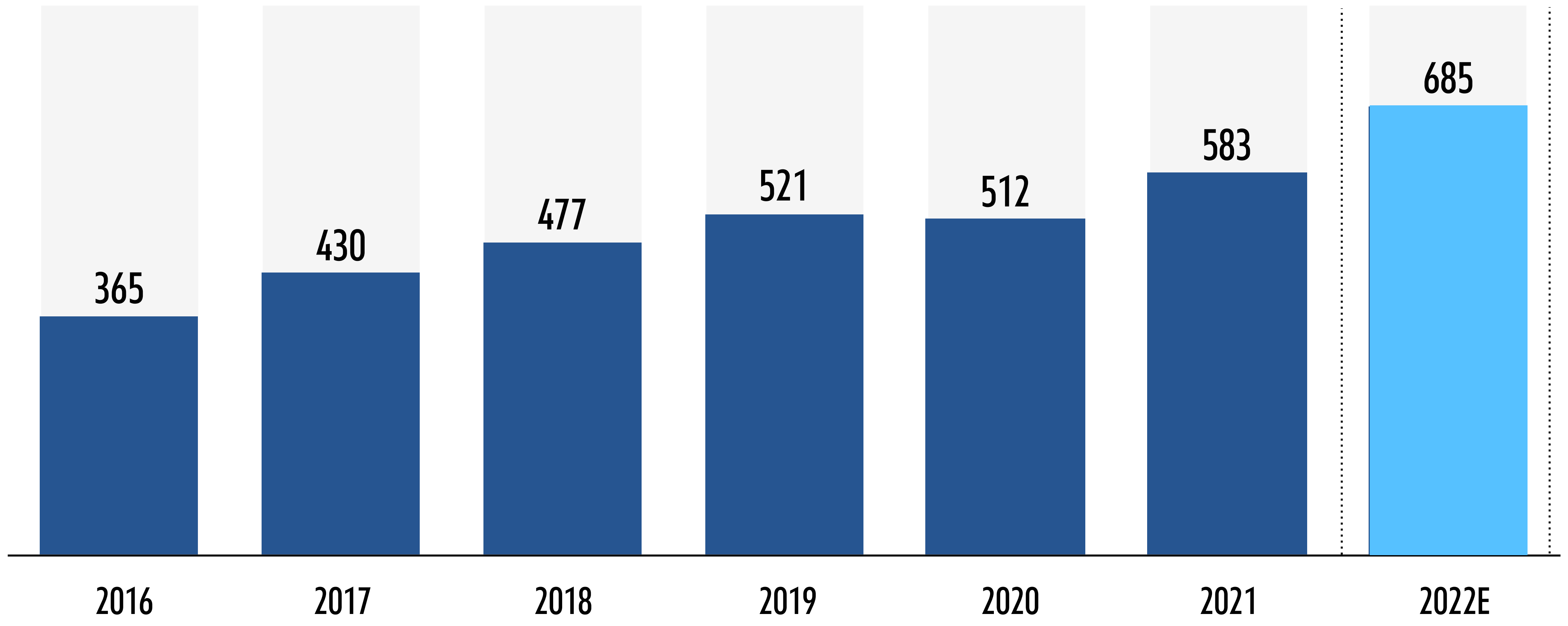
AMOT TOHA, TEL AVIV

CAPITAL MARKET
PRESENTATION

GROWTH

FFO ANNUAL

GROWTH IN FFO



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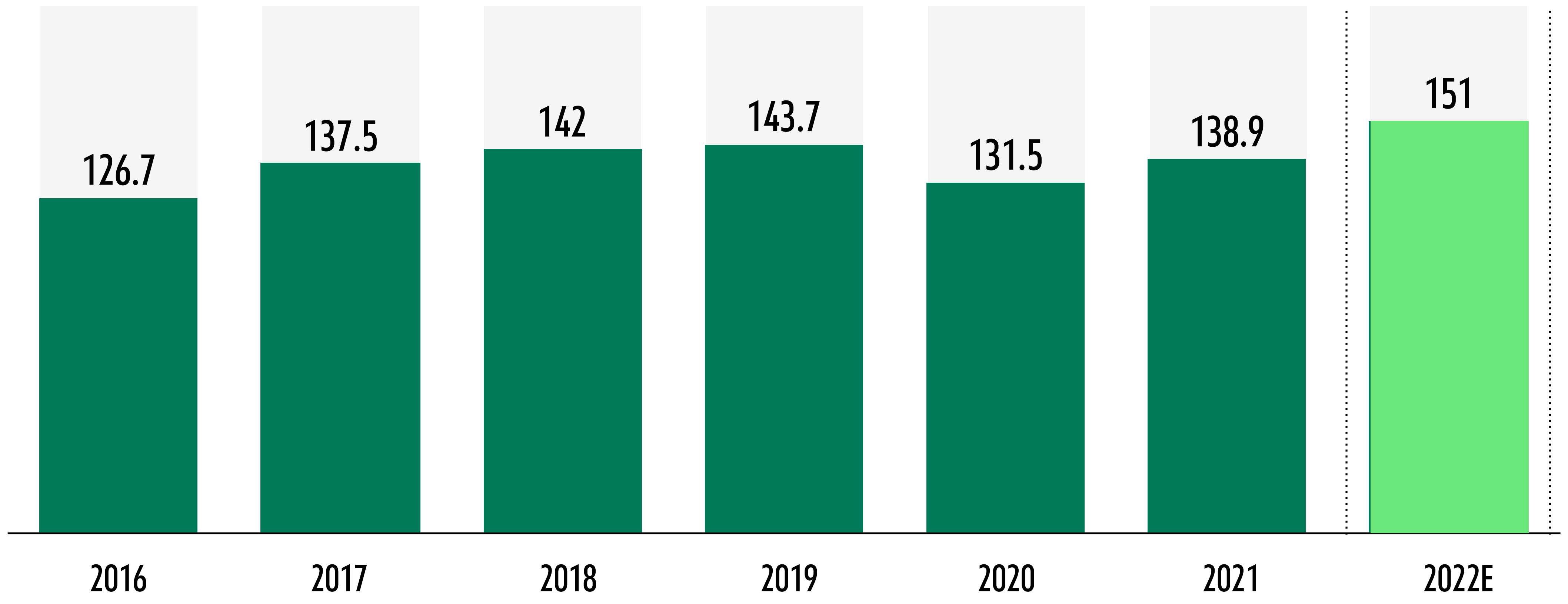
AMOT INVESTMENTS TOWER, TEL AVIV

GROWTH

FFO PER SHARE ANNUAL

GROWTH IN FFO PER SHARE



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AMOT INSURANCE HOUSE, TEL AVIV

FINANCIAL STRENGTH

FINANCIAL STRENGTH

DEBT STRUCTURE - EXPANDED CONSOLIDATED

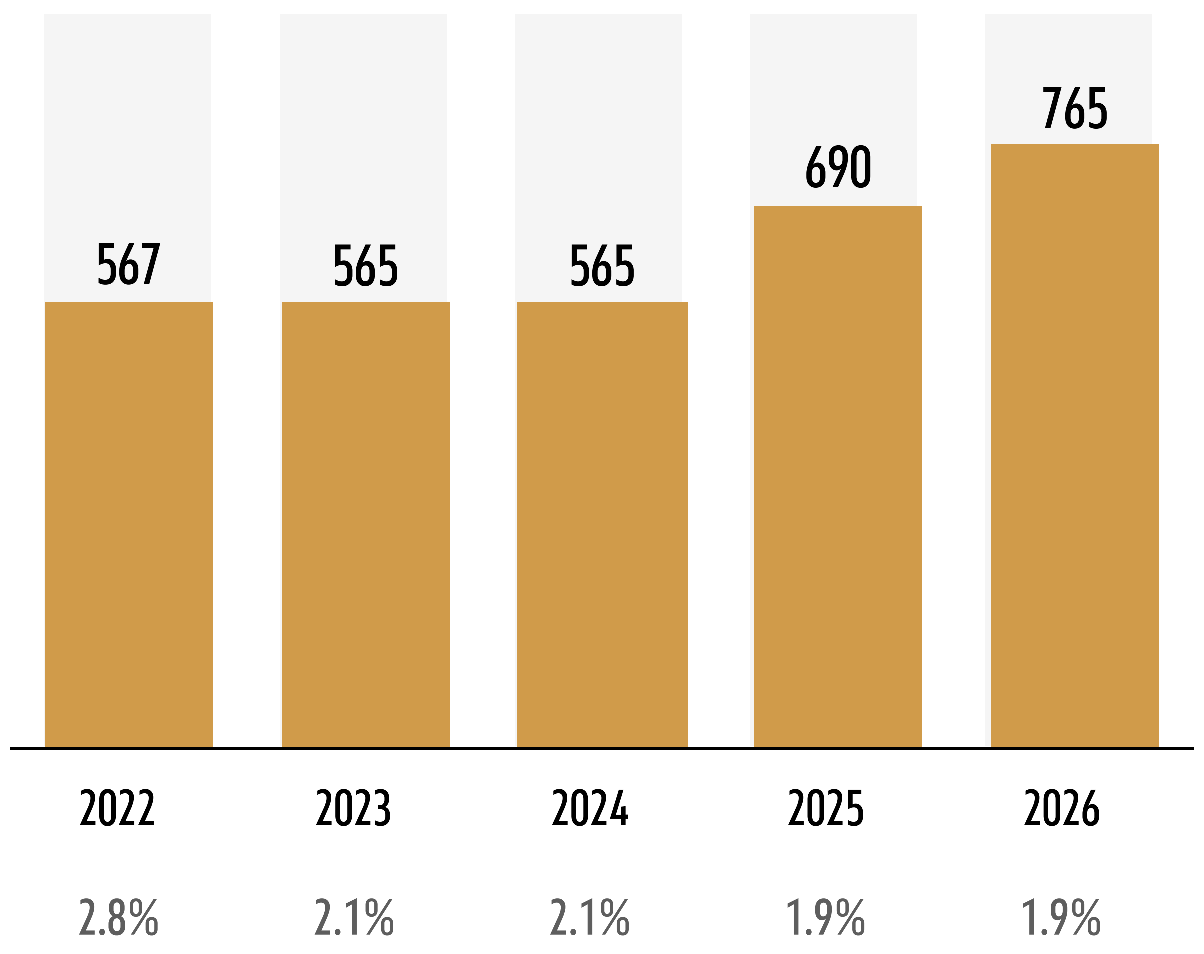
1. Cash and cash equivalents in the amount of 500 millions NIS
2. All of the Company's assets are unsecured except for assets valued at 2% which is held with partners.
3. Credit facilities in the amount of **1,180** millions NIS
4. The Company's bonds are rated Aa/Stable by S&P Maalot and Aa2/Stable by Midroog.
5. Effective interest rate linked - **1.56%**
6. Total portfolio value - above 17 billion NIS
7. Average duration of debt – **5.8** years

8% | NIS 643M BANKS

92% | NIS 7,247M BONDS

*
THE COMPANY OWNS 175 PROPERTIES, WITH A TOTAL AREA OF 1.8 MILLION SQM

FINANCIAL STRENGTH
THE SPREAD OF REPAYMENTS OVER THE YEARS

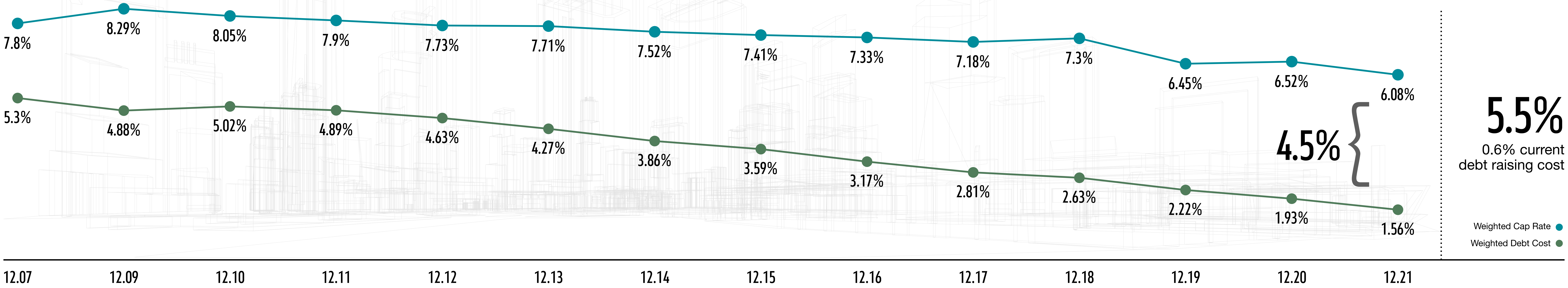


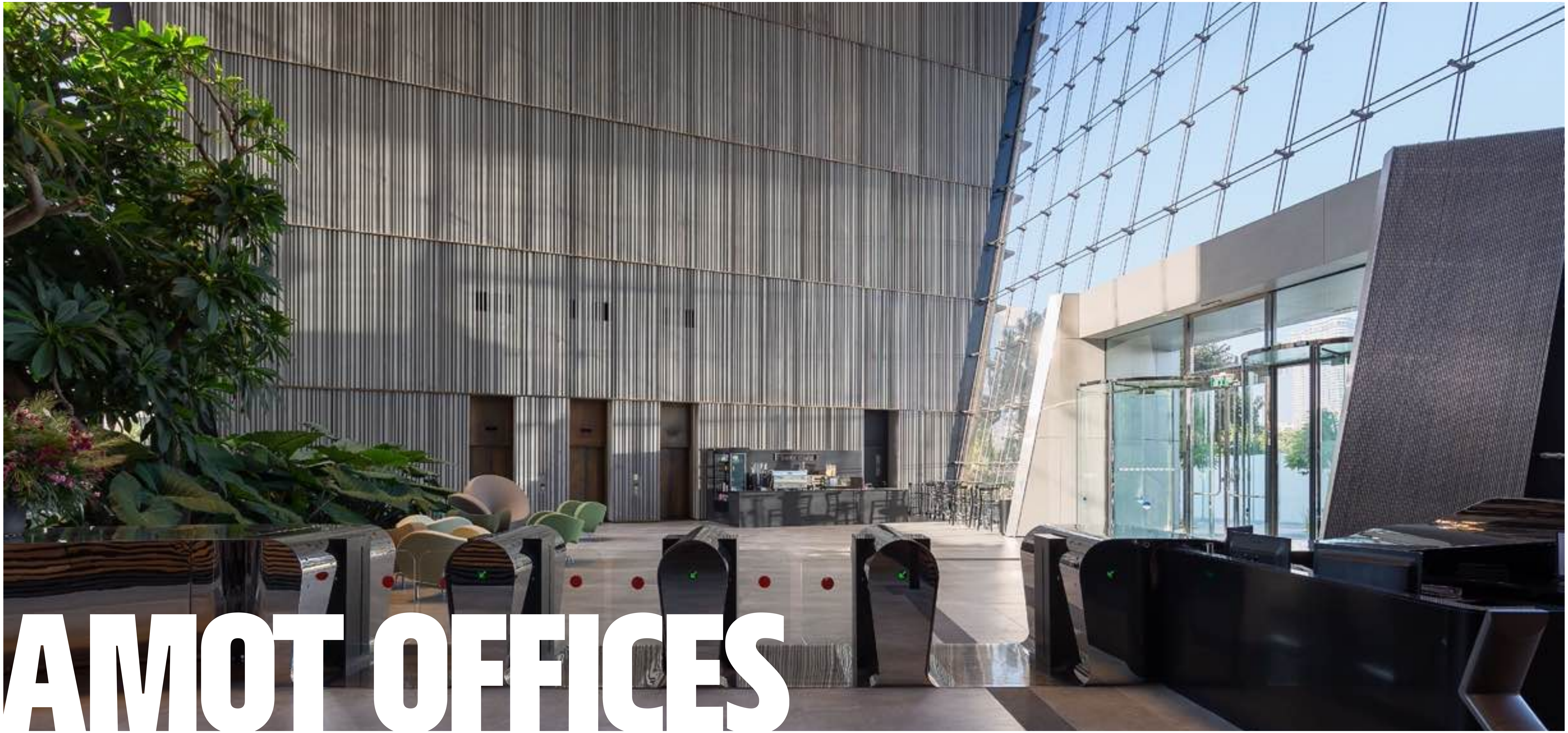
As of the financial reports' date, the company's cash balance is app. 500 million NIS and unutilized credit facilities totalling 1,180 million NIS

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 **382,000 SQM**

The fair value as of 31/12/2021 is approximately 6.8 billion NIS

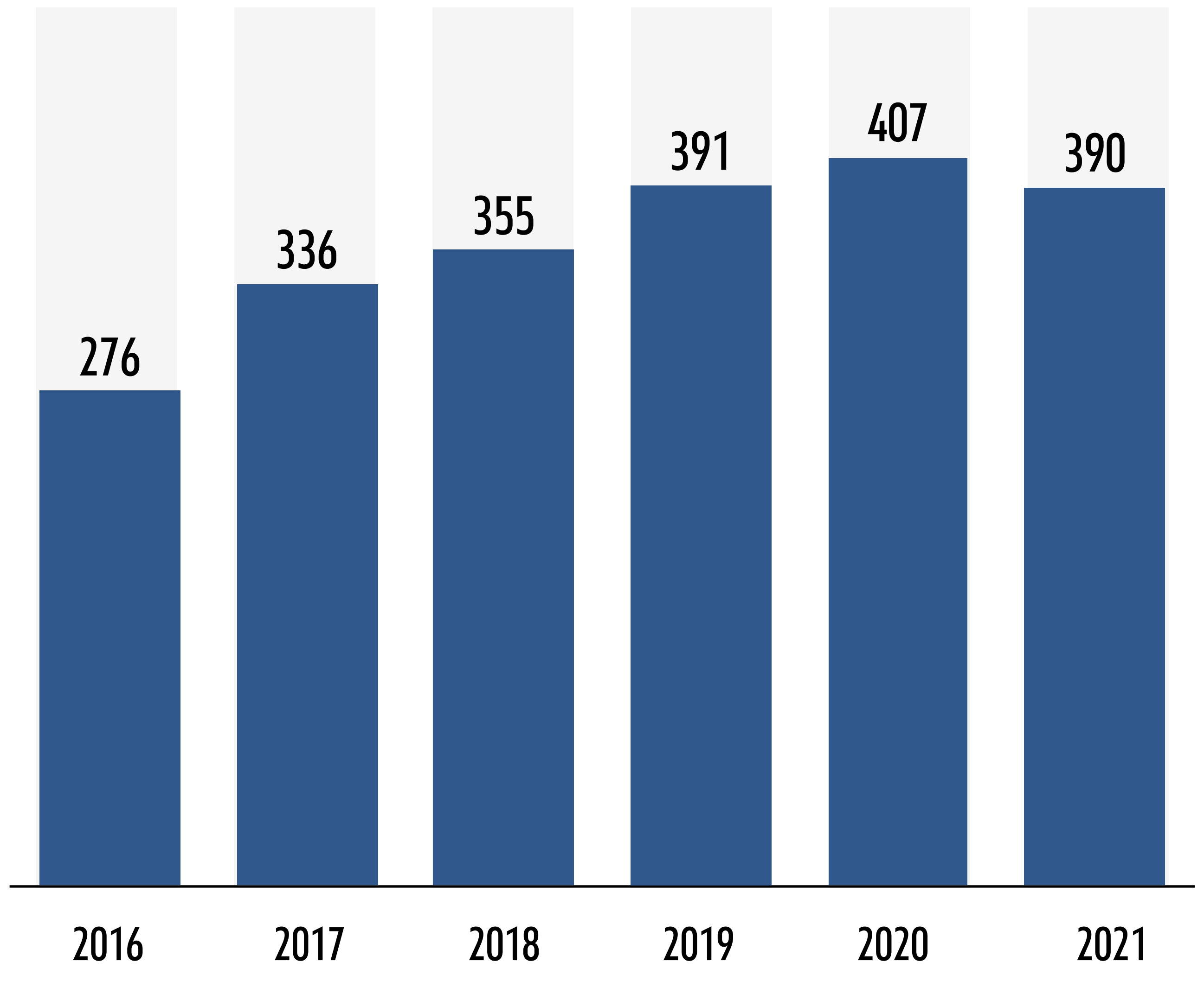
The NOI from offices in 2021 is 390 million NIS

63% of the value of offices located in the Greater Tel Aviv area

As of December 31, 2021, the rate of occupancy in office space is 95.8%

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**

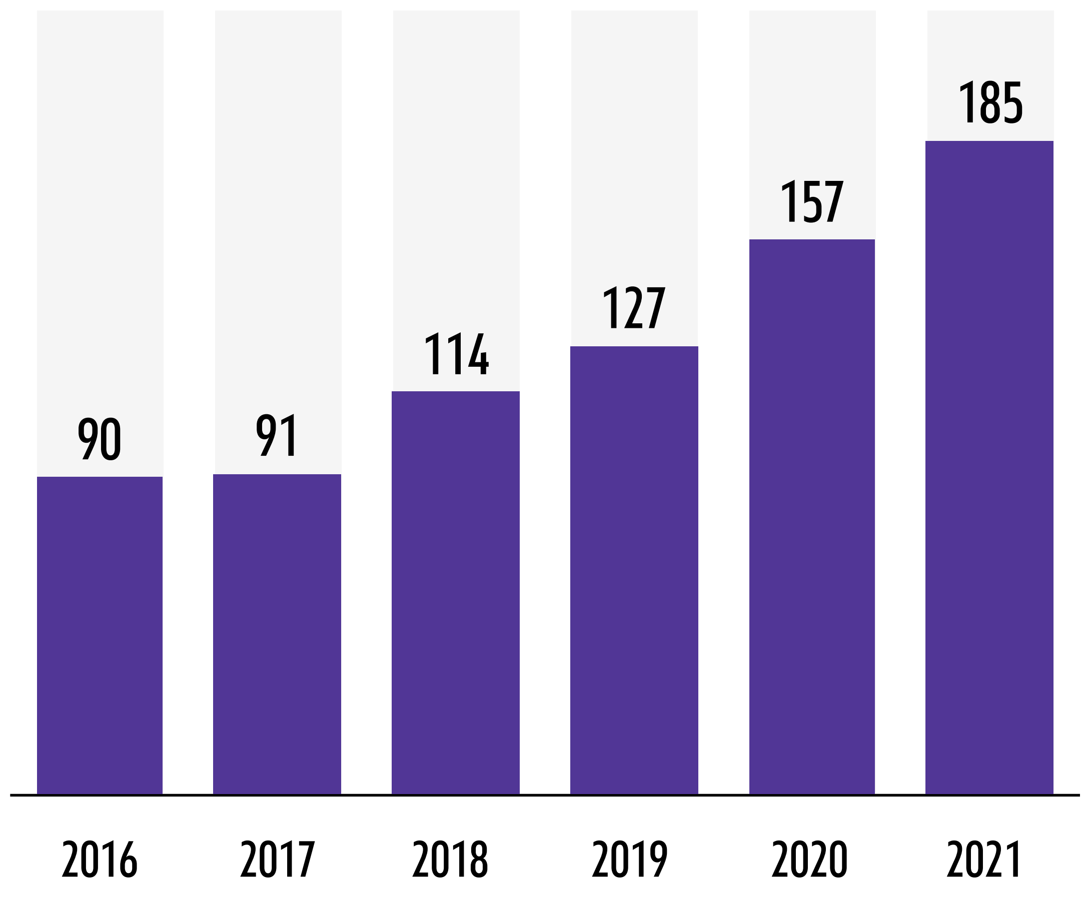
The fair value as of 31/12/2021 is approximately 4.3 billion NIS

The NOI from industrial and logistics in 2021 is 185 million NIS

As of December 31, 2021, 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 AMOT'S SHARE
MAIN USE	GLA (100%)	AMOT'S SHARE	DUNAM	PURCHASE COST

ZRIFIN

LOGISTICS	113,000 SQM	100%	274	1,518 M NIS AMOT'S SHARE
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

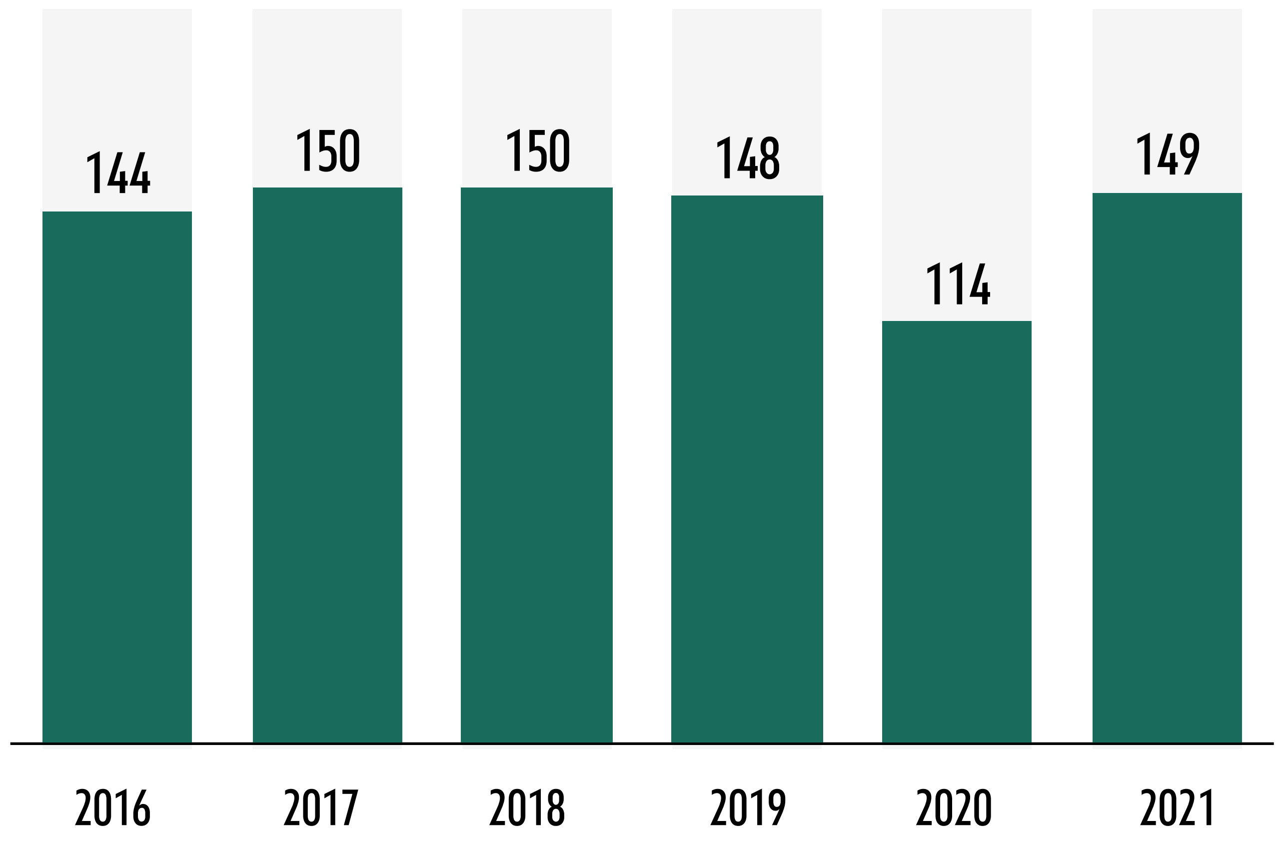
RETAIL CENTERS WITH AN AREA OF APPROXIMATELY **132,000 SQM**

The fair value as of 31/12/2021 is approximately 2.7 billion NIS

The NOI from retail in 2021 is 149 million NIS

As of December 31, 2021, the rate of occupancy in retail centers is 96.1%

NOI FROM RETAIL



AMOT SUPERMARKETS

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 DECEMBER 31, 2021

Property name	Location	Primary use	Holding rate	Estimated completion date	Square meter for marketing above-ground	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 Holon	Holon	Offices	77.8%	2021	60,000	46,680	470	560-580	46-50
Amot Modi'in [3]	Modi'in	Offices	75%	2022	9,000	6,750	47	60-70	5
Halehi complex	Bnei Brak	Offices	50%	2025	82,000	41,000	187	610-630	48-52
K complex Jerusalem [4]	Jerusalem	Offices	50%	2026	103,000	51,500	109	540-570	46-50
Beit H'vered, Givatayim	Givatayim	Offices	100%	2022	17,500	17,500	257	305-315	25-26
Logistic center Beit Shemesh	Beit Shemesh	Logistics	60%	2024	45,000	27,000	54	175-185	12-14
Park Afek	Rosh HaAyin	Offices	50%	2023	11,000	5,500	3	30-35	3
ToHa2	Tel Aviv	Offices	50%	2026	160,000	80,000	449	1,450-1,550	130-150
Total					**487,500**	**275,930**	**1,576**	**3,730-3,935**	**315-350**

1. 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).

AMOT TOHA, TEL AVIV

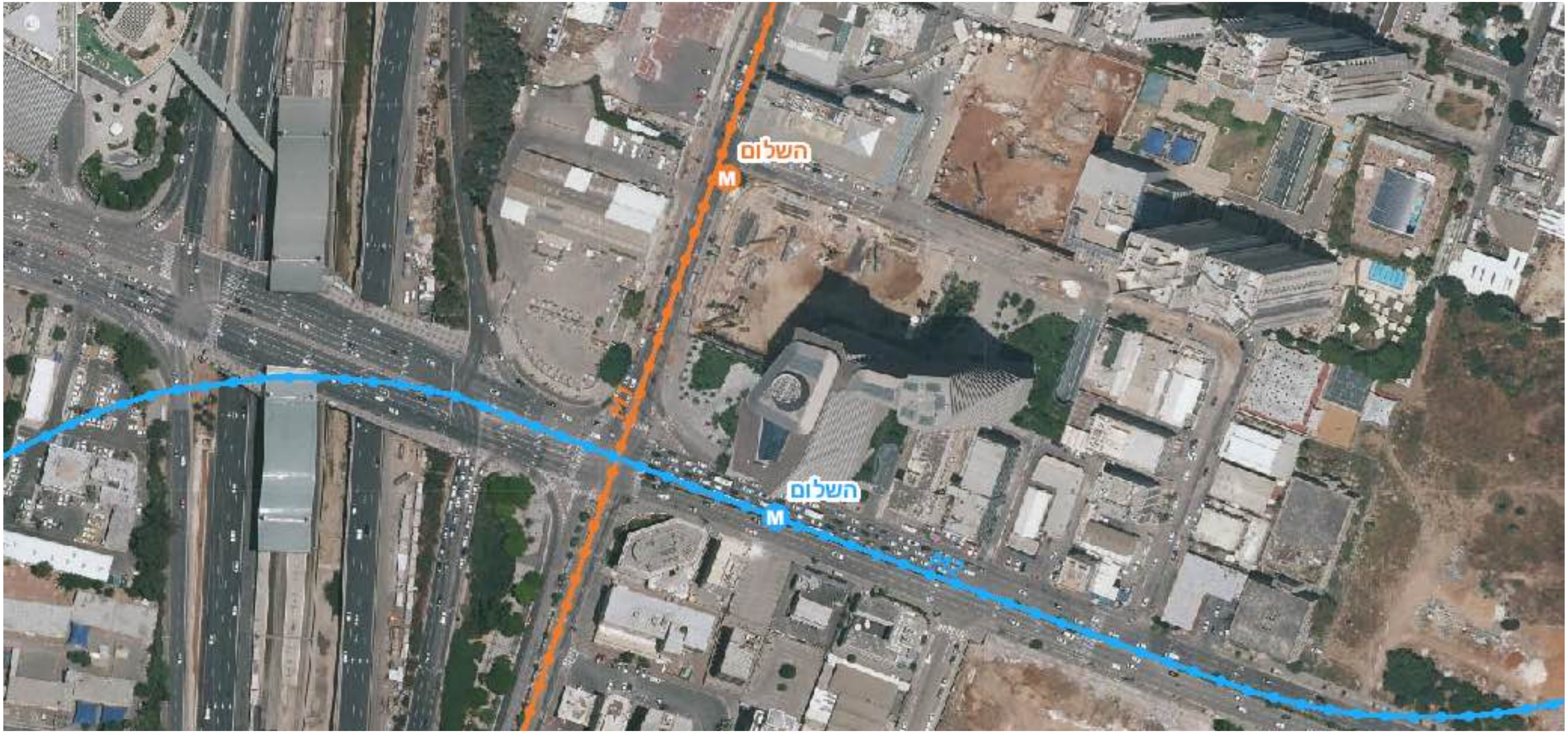
TOHA2

OFFICES
MAIN USE

160,000 SQM
GLA (100%)

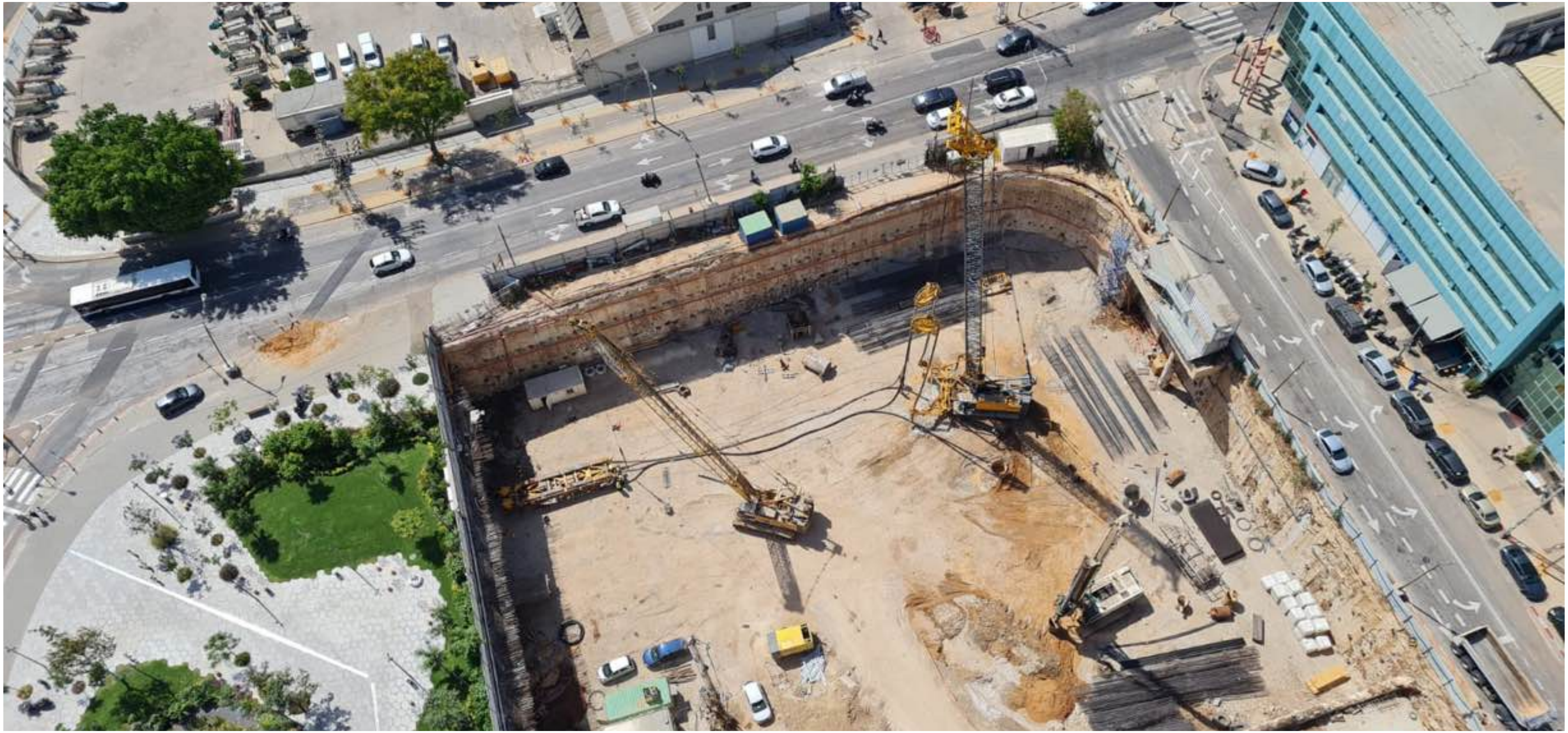
50%
AMOT'S SHARE

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



TOHA2

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



TOHA2

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

HOLON

OFFICES	60,000 SQM	78%	2021	570 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST

HOLON

OFFICES	60,000 SQM	70%	2021	570 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	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

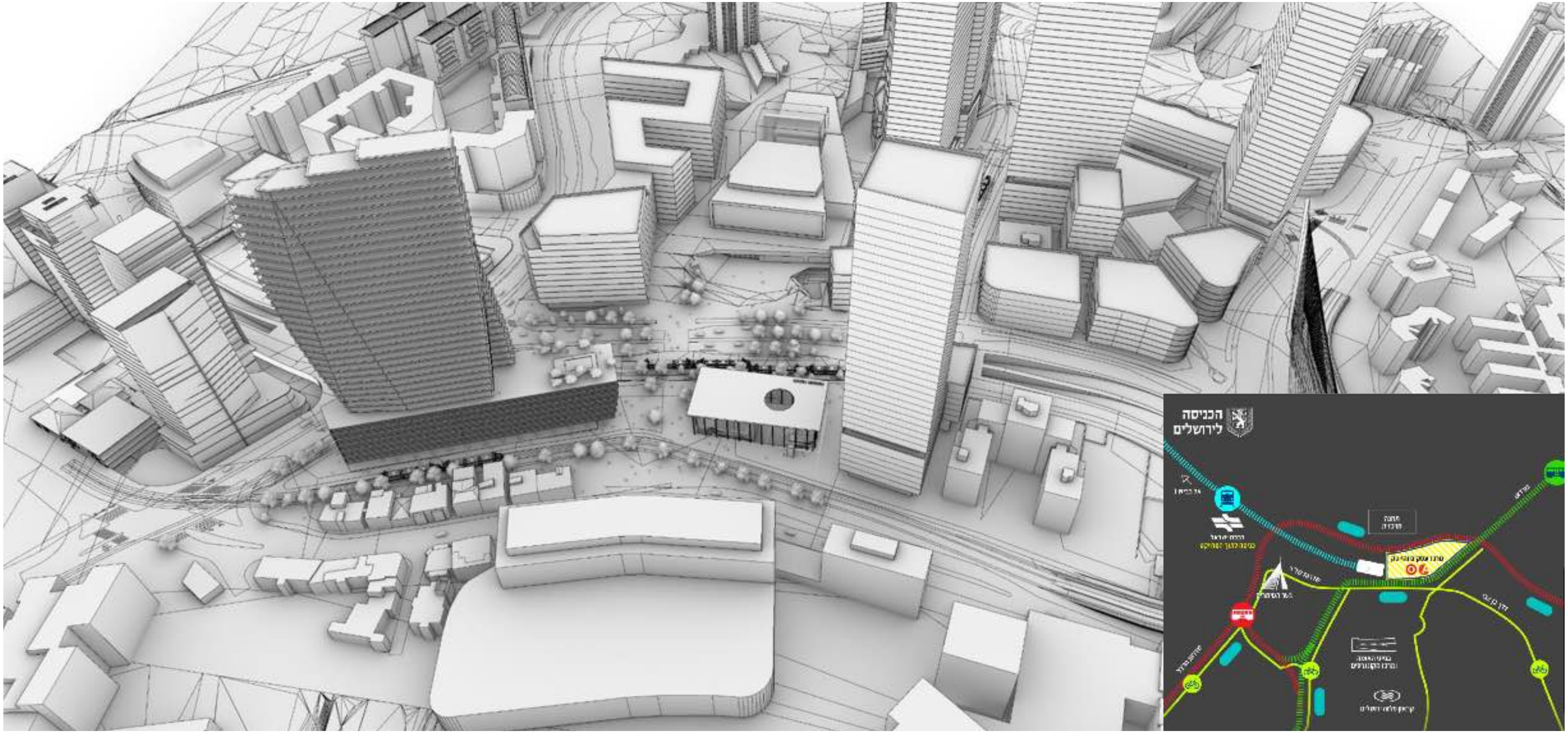
OFFICES	82,000 SQM	50%	2025	617 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST

HA'LEHI

OFFICES	82,000 SQM	50%	2024	617 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST

HA'LEHI

OFFICES	82,000 SQM	50%	2024	617 M NIS
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	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

MITHAM K

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

BEIT HA'VERED

OFFICES
MAIN USE

17,500 SQM
GLA (100%)

100%
AMOT'S SHARE

2022
EXPECTED COMPLETION

311 M NIS
ESTIMATED CONSTRUCTION COST

NET ZERO
BUILDING

BEIT HA'VERED

OFFICES
MAIN USE

17,500 SQM
GLA (100%)

100%
AMOT'S SHARE

2022
EXPECTED COMPLETION

311 M NIS
ESTIMATED CONSTRUCTION COST

NET ZERO
BUILDING

BEIT SHEMESH

LOGISTICS
MAIN USE

45,000 SQM
GLA (100%)

60%
AMOT'S SHARE

2024
EXPECTED COMPLETION

180 M NIS
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

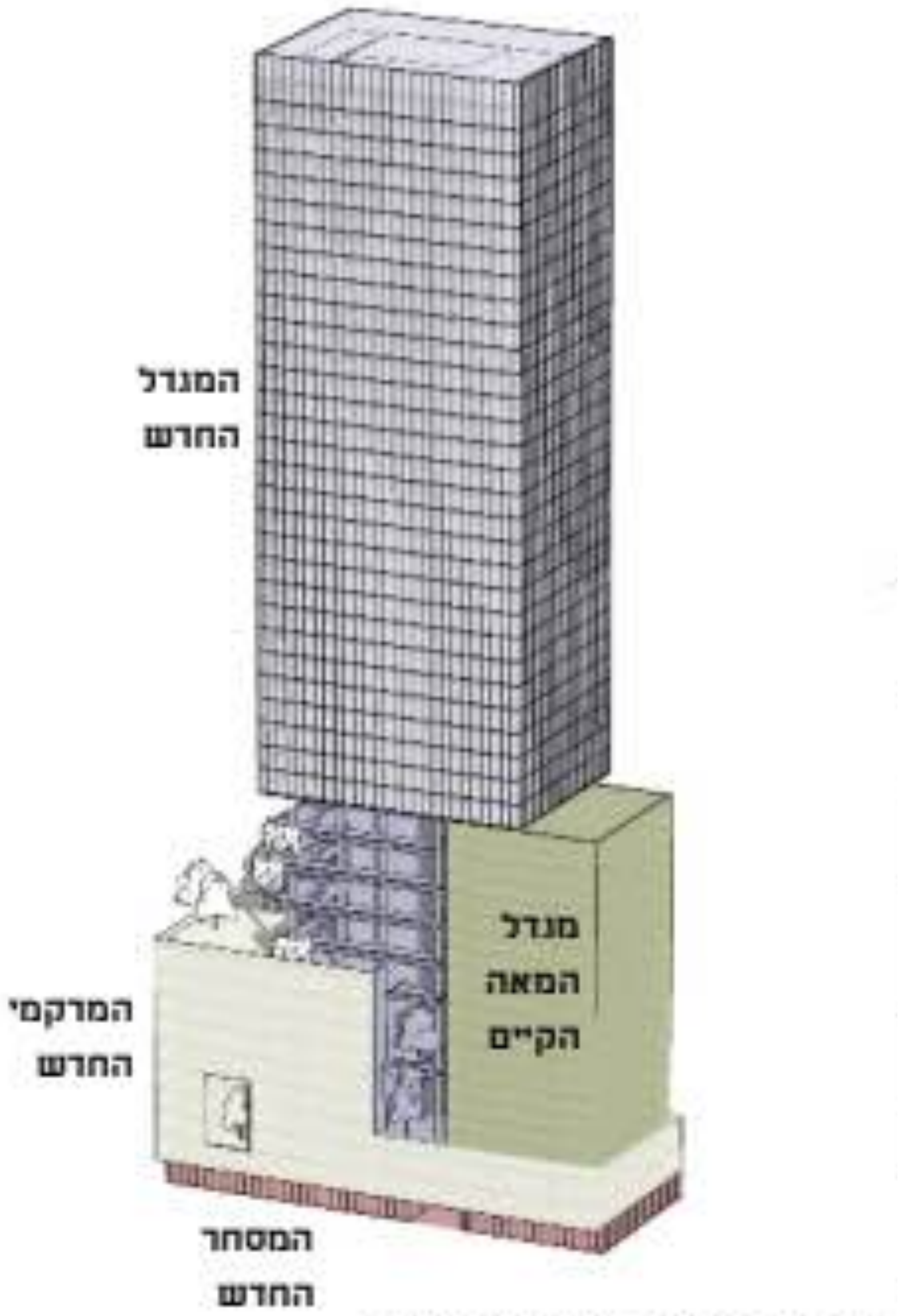
TOHA2

OFFICES
MAIN USE

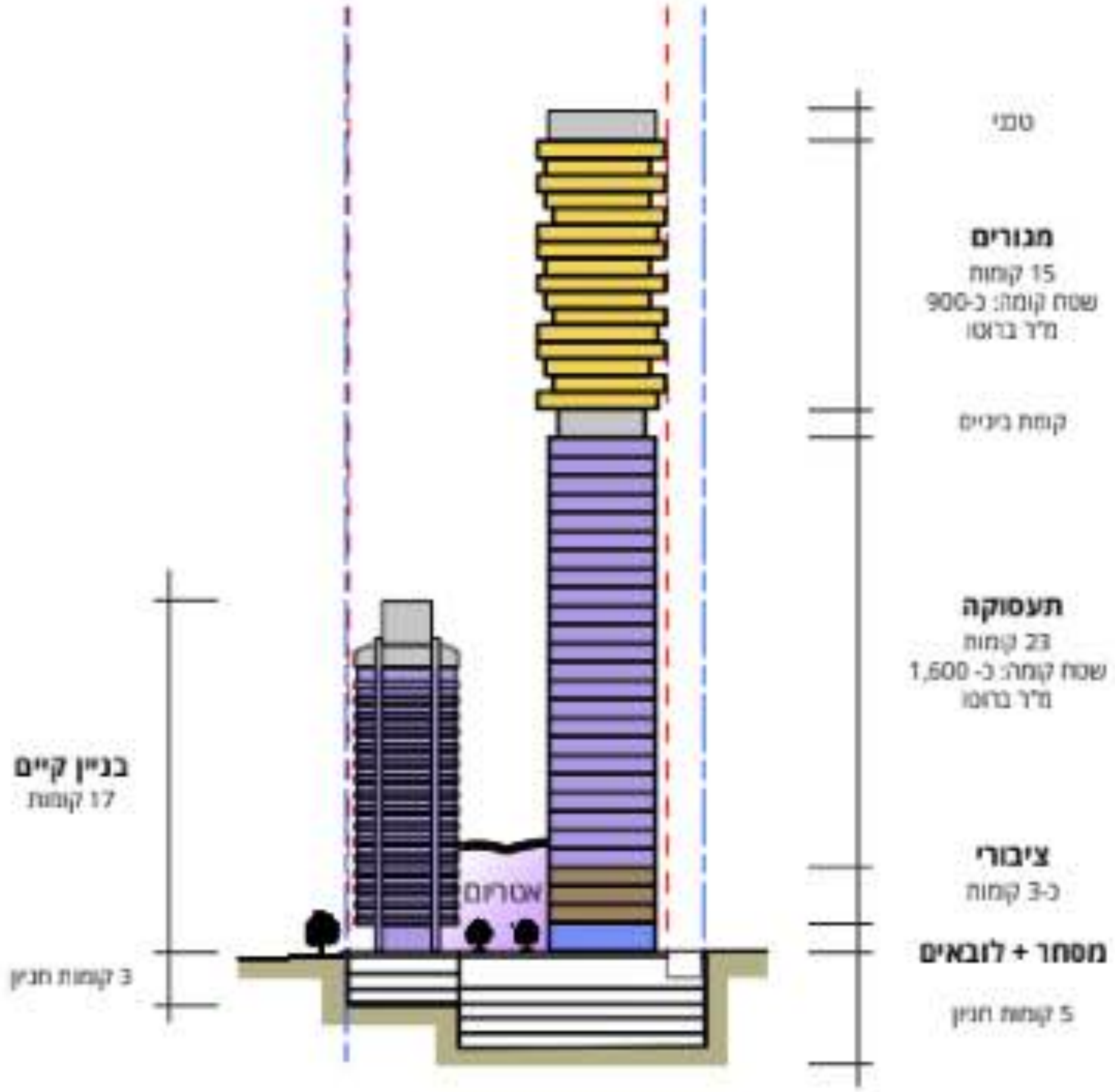
160,000 SQM
GLA (100%)

50%
AMOT'S SHARE

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



PLAN TEL AVIV 5000 - MIGDAL HA'MEA



PLAN TEL AVIV 5000 - DUBNOV / AMOT MISHPAT

PLAN TEL AVIV 5000 - BEIT ERUPA

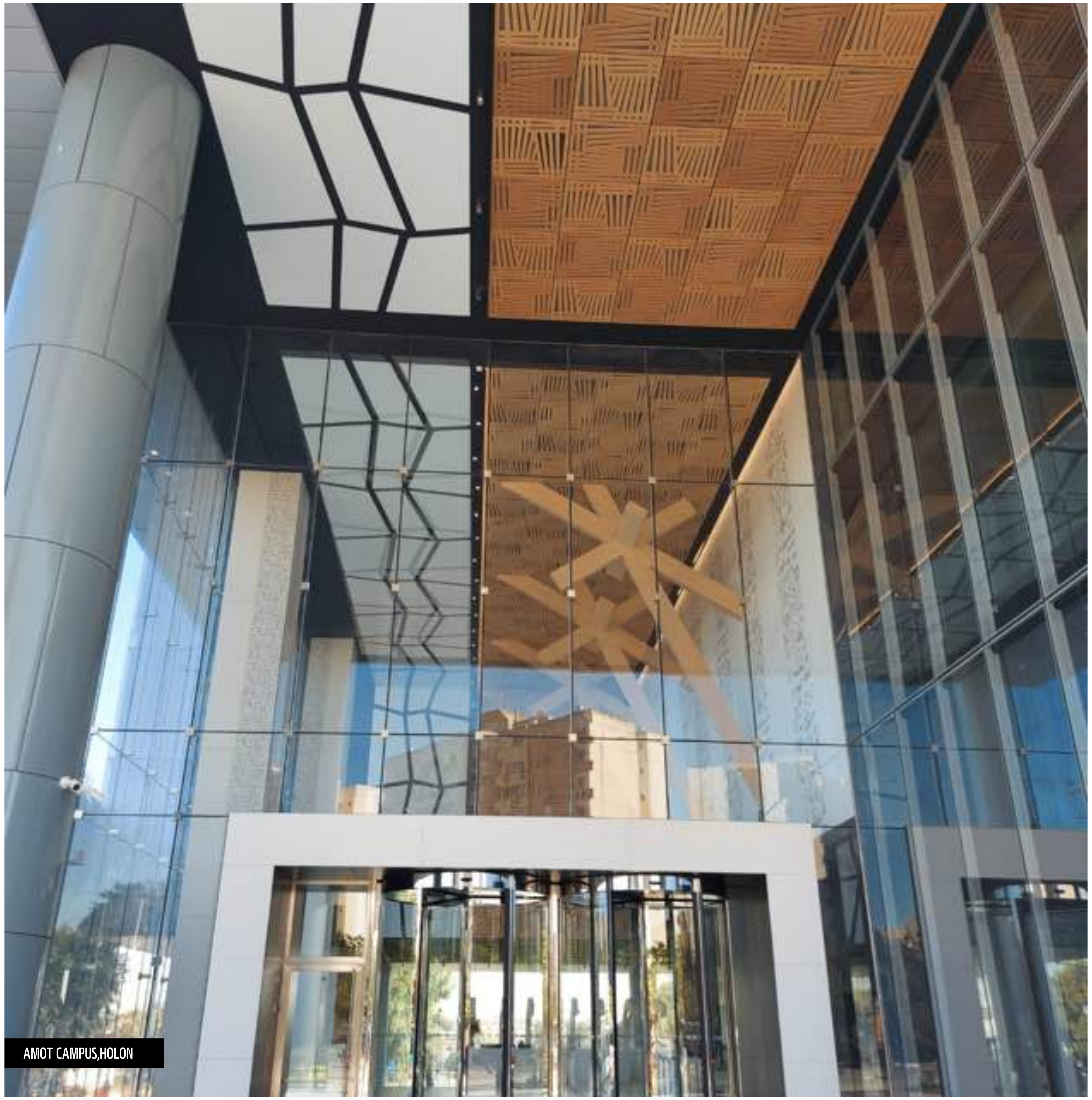
PLAN TEL AVIV 5000 - BEIT AMOT BITUAH

FINANCIAL DATA

FINANCIAL DATA

AMOT BALANCE SHEET DATA - EXPANDED CONSOLIDATED

	31.12.21 Million NIS	31.12.20 Million NIS
CASH AND CASH EQUIVALENTS	442	620
INCOME-PRODUCING PROPERTY AND UNDER CONSTRUCTION	17,126	13,941
FINANCIAL LIABILITIES	7,890	6,750
DEFERRED TAXES	1,531	1,357
TOTAL EQUITY	7,601	6,316
EPRA NRV	9,132	7,673



AMOT CAMPUS,HOLON

FINANCIAL DATA

AMOT BALANCE SHEET DATA - EXPANDED CONSOLIDATED

	CHANGE %	2021	2020
NOI	6%	780	734
CHANGE IN THE VALUE OF INVESTMENT PROPERTIES		869	(151)
CHANGE IN THE VALUE - TRANSACTION COSTS		(121)	(12)
GENERAL AND ADMINISTRATIVE EXPENSES		(56)	(56)
FINANCING - REAL INTEREST	9%	(136)	(125)
ONE-OFF FINANCING EXPENSES—REPAYMENT FEE		(112)	14
TAXES		(289)	(112)
NET INCOME		**932**	**289**
FFO	14%	583	512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FINANCIAL DATA

AMOT BALANCE SHEET DATA - EXPANDED CONSOLIDATED

NOI	10-12.21	7-9.21	4-6.21	1-3.21	10-12.20	% CHANGE
	NIS thousands					
SAME PROPERTY NOI	199,148	195,932	192,391	177,186	171,384	**16%**
PROPERTIES ACQUIRED / SORTED TO REAL ESTATE UNDER CONSTRUCTION/ SORTED TO REAL	13,703	1,303	155	-	2,667	
NOI	**212,851**	**197,235**	**192,546**	**177,186**	**174,051**	**22%**

FFO	2021	2020	% CHANGE
	NIS thousands		
FFO	582,965	511,618	14%
WEIGHTED NUMBER OF SHARES	419,750	389,183	8%
FFO PER SHARE (agorot) (1)	**138.9**	**131.5**	**6%**

1. FFO Per share in 2021, increased by 6%, while increasing the weighted share by 8%.


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FINANCIAL DATA
CONTRACTS

During the course of **2021**, 474 new contracts have been signed, including the exercise of an option on an area of approximately **188 thousand square meters**, which will generate annual rental fees of approximately 184 million NIS.

Usage	New areas leased				% Change
	Number of contracts	Floor space above ground	Rent per sqm prior	Rent per sqm new	
		Square meters	NIS	NIS	%
Offices	238	97,651	85	90	5%
Logistics and industrial parks	44	52,375	41	43	6%
Retail	188	33,511	115	115	-
Supermarkets	4	4,405	97	102	6%
Total	**474**	**187,942**			


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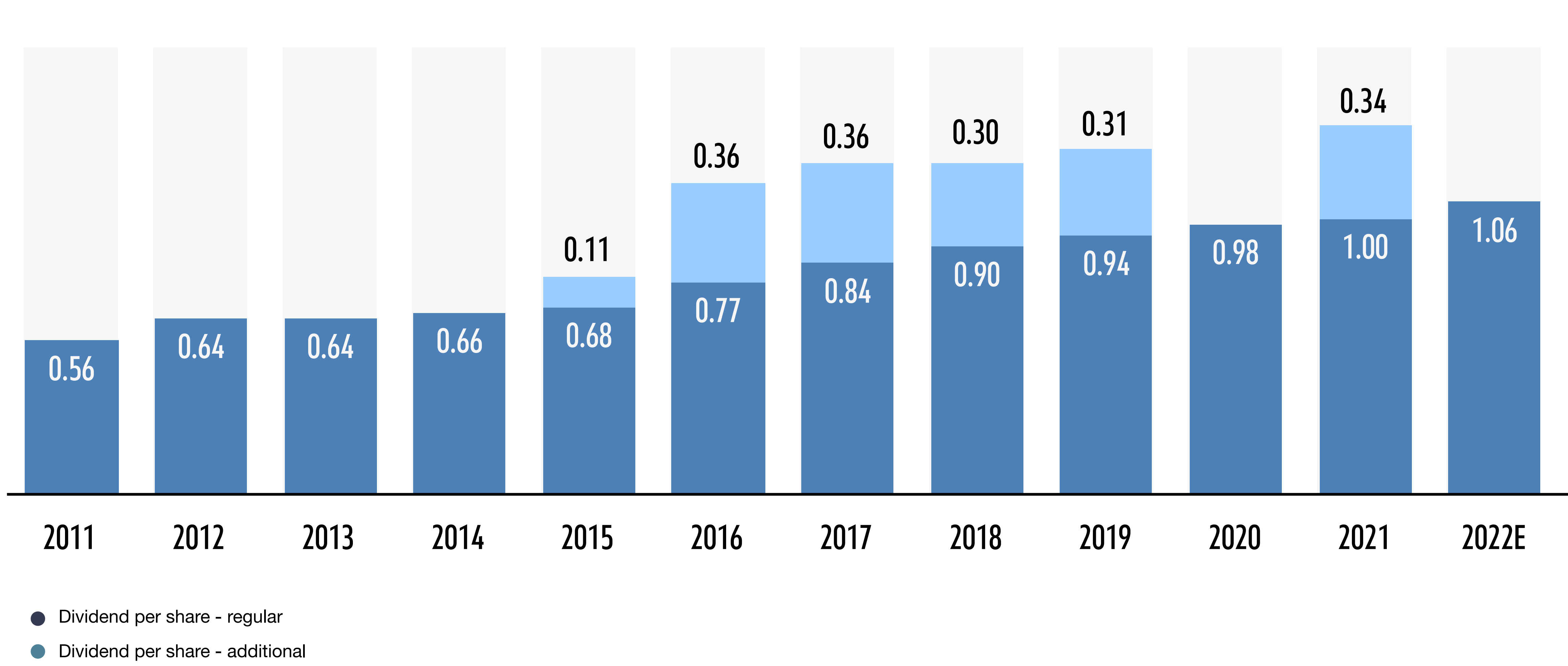
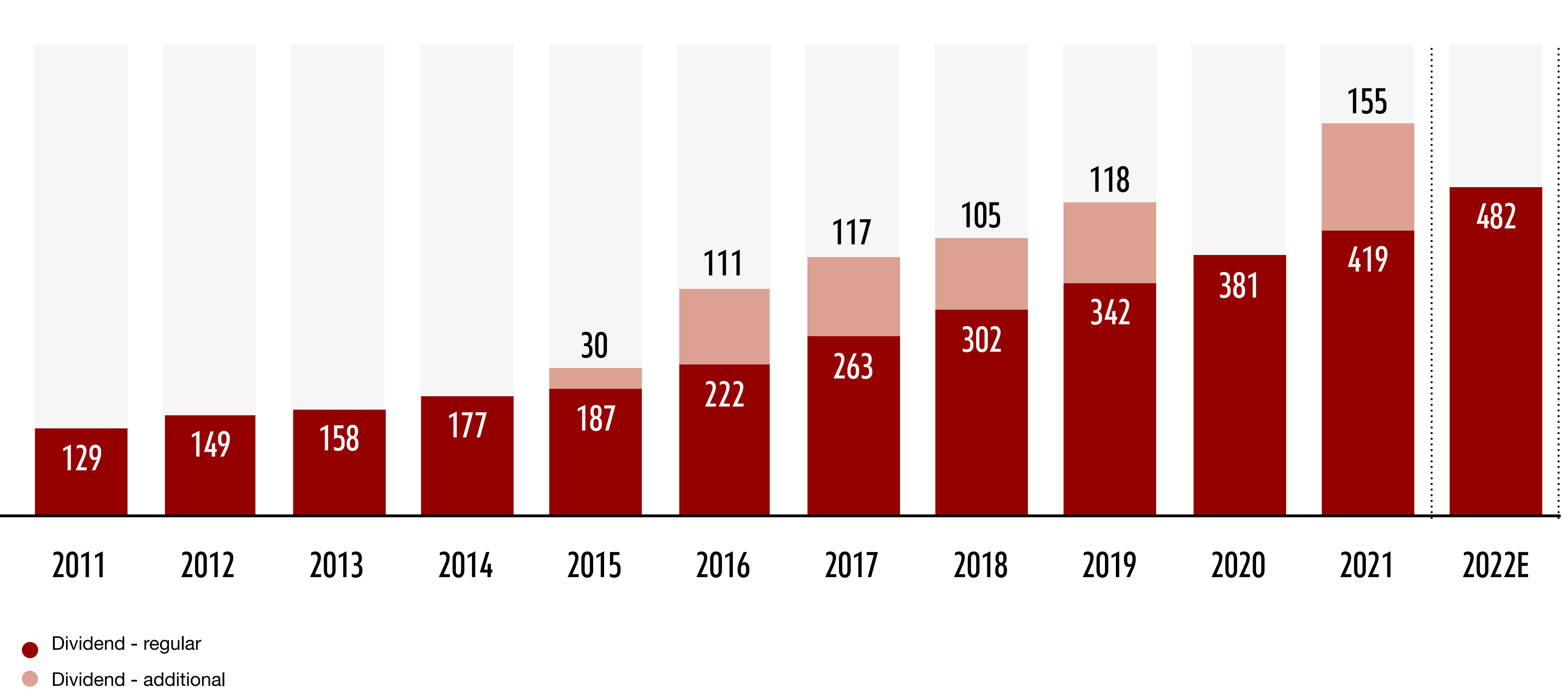
CONCLUSION

CONCLUSION

DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE (NIS)



DIVIDEND DISTRIBUTION OVER THE YEARS (MILLION NIS)



CONCLUSION

1. Strong tenant mix and wide geographic distribution, managed in a responsible manner
2. 175 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 – 98% as of 31.12.21
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 43%

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.

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2021

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