2022

AMOT INVESTMENTS. CAPITAL MARKET PRESENTATION Q12022

AMOT

AMOT INVESTMENTS. PEOPLE FIRST.

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

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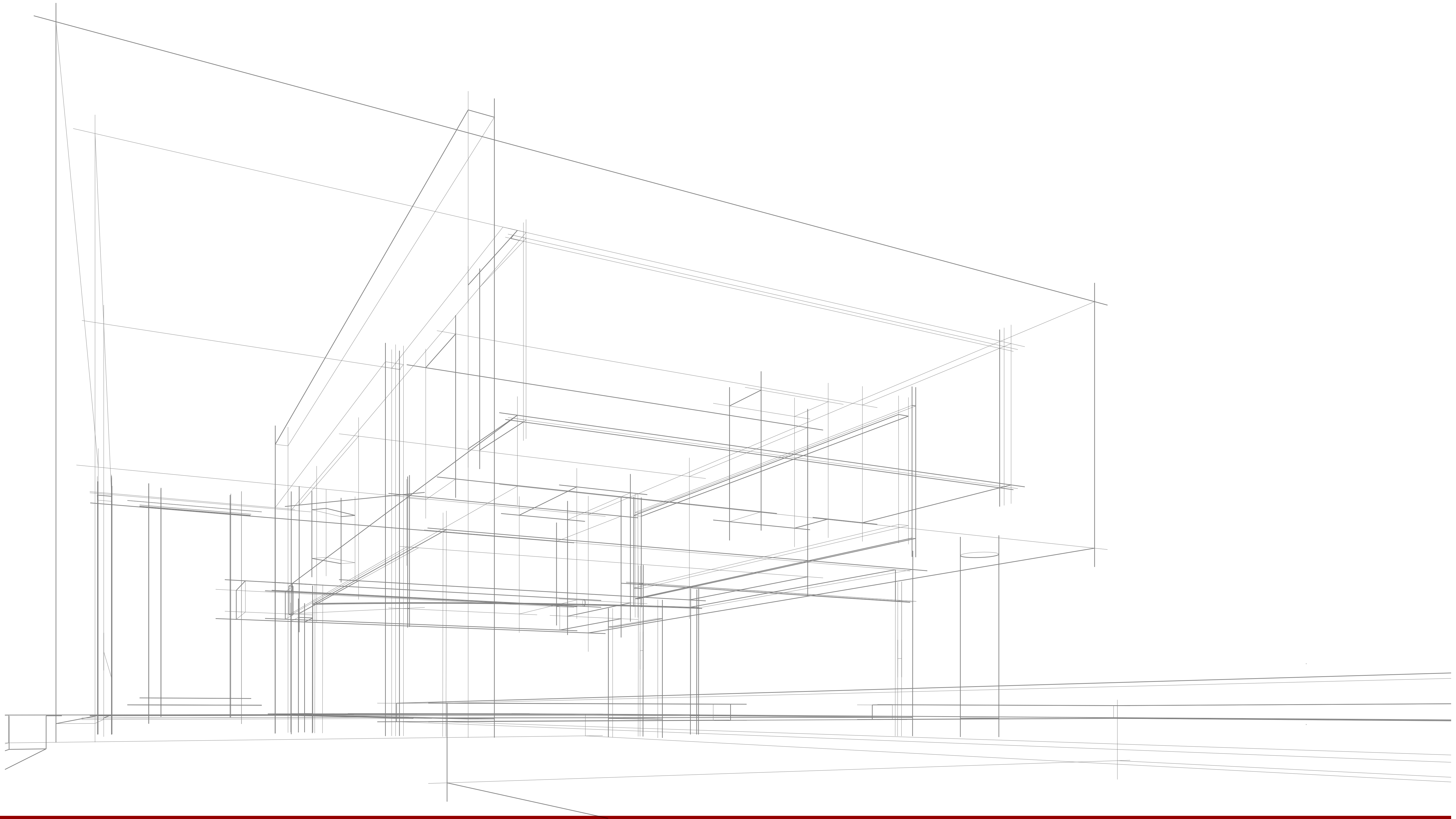


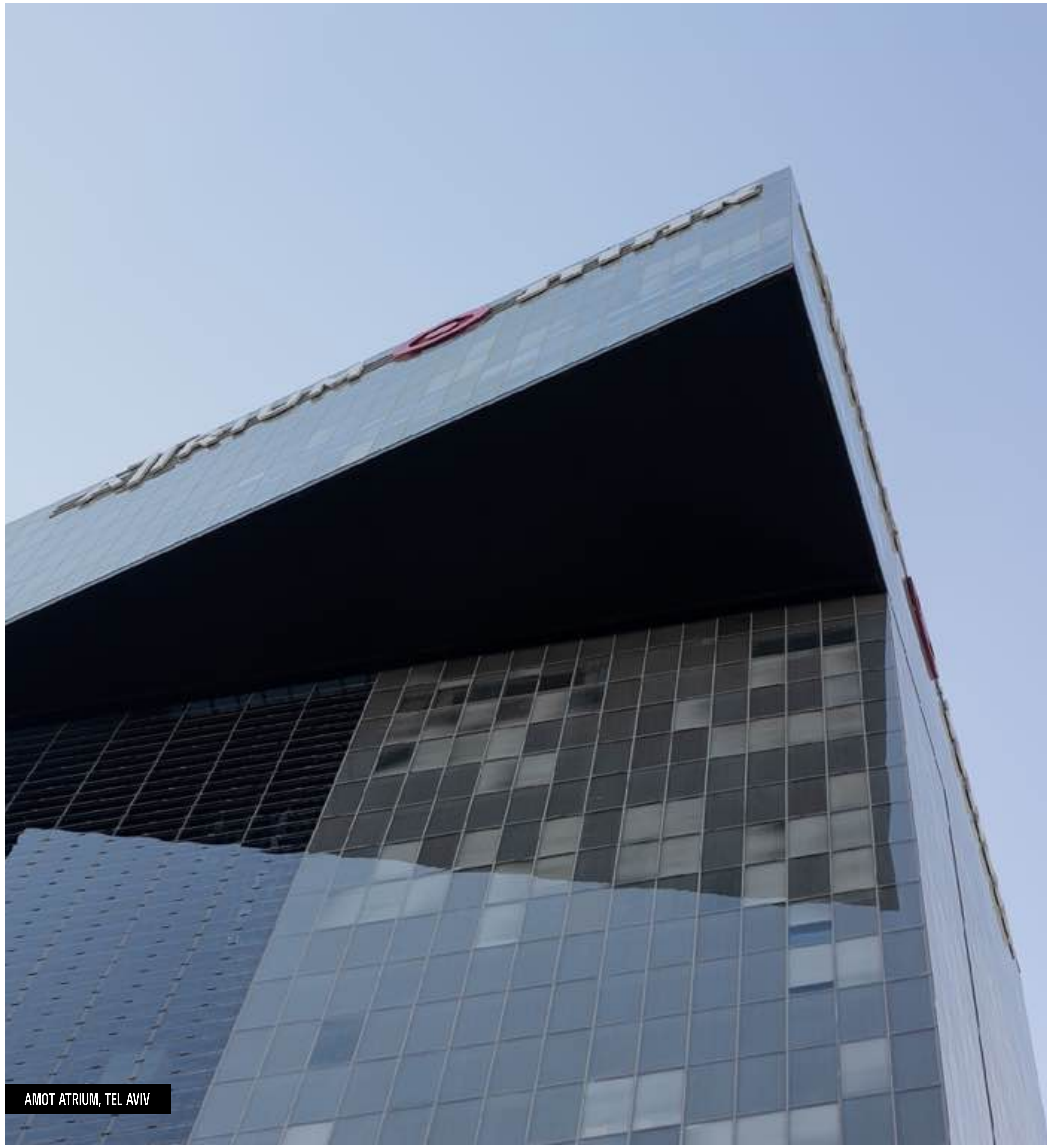
INTRODUCTION

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: 1.8 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 – NIS 17.5 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 94.9%. Excluding the Amot Holon campus, which was classified as real estate in the first quarter of 2022, 98.3%.
8. 7 projects under construction 230,000 sqm. and 3 projects in planning and initiation stages totaling 64,000 sqm (company’s share).
9. Leverage ratio – 43%.
10. Net Financial Debt – 7.6 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

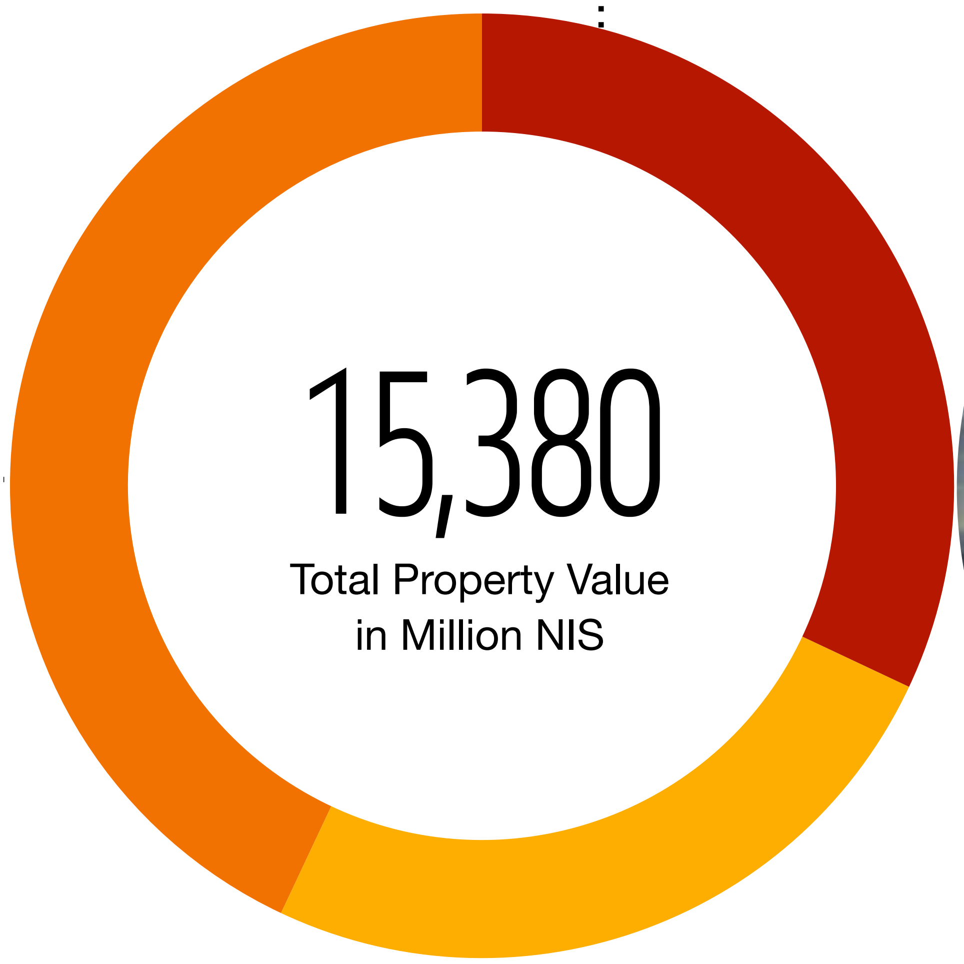
Income-Producing Property Value as of 31.03.22

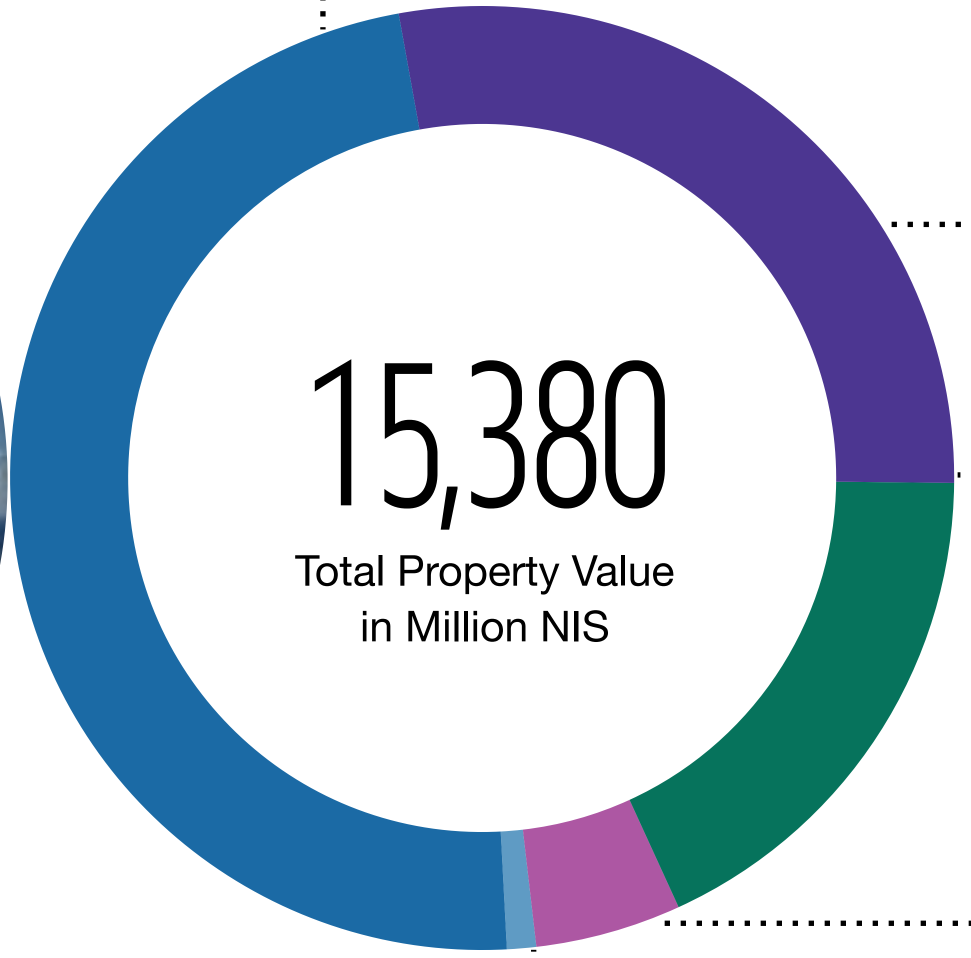
75%

32% | 4,843
Tel Aviv metropolis

43% | 6,643
Gush Dan Surroundings

25% | 3,894
Other areas





OFFICES
48% | NIS 7.3 BILION

INDUSTRIAL AND LOGISTICS
28% | NIS 4.3 BILLION

RETAIL
18% | NIS 2.7 BILLION

SUPERMARKETS
5% | NIS 0.7 BILLION

OTHERS
1% | NIS 0.2 BILLION

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 of activity, 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.

Beginning in July 2021, additional variants of the virus began to spread, which led to new waves of widespread infection, in Israel and around the world (the “Fourth Wave”). In light of the above, it was decided to administer a third (booster) dose of the vaccine, and certain segments of the population even received a fourth dose, and the obligation to present an updated “green badge” upon entry to restaurants and cultural, leisure and entertainment centers, was re-imposed.

During the first quarter of 2022, following the administration of a booster shot to a significant part of the population, there was a significant decrease in infections as the fourth wave declined, and in parallel, the obligation to present the green badge was canceled, and routine activity was resumed.

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.

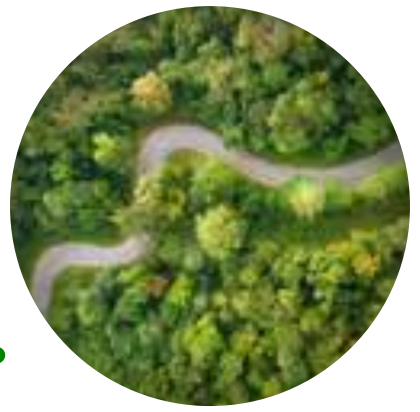
In 2021, the total sum of concessions which were given by the Company (mostly for lessees of commercial center during the lockdown months of January and February 2021) amounted to a total of NIS 20 million. No concessions have been given by the Company during 2022 to date.

AMOT CAMPUS HOLON

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

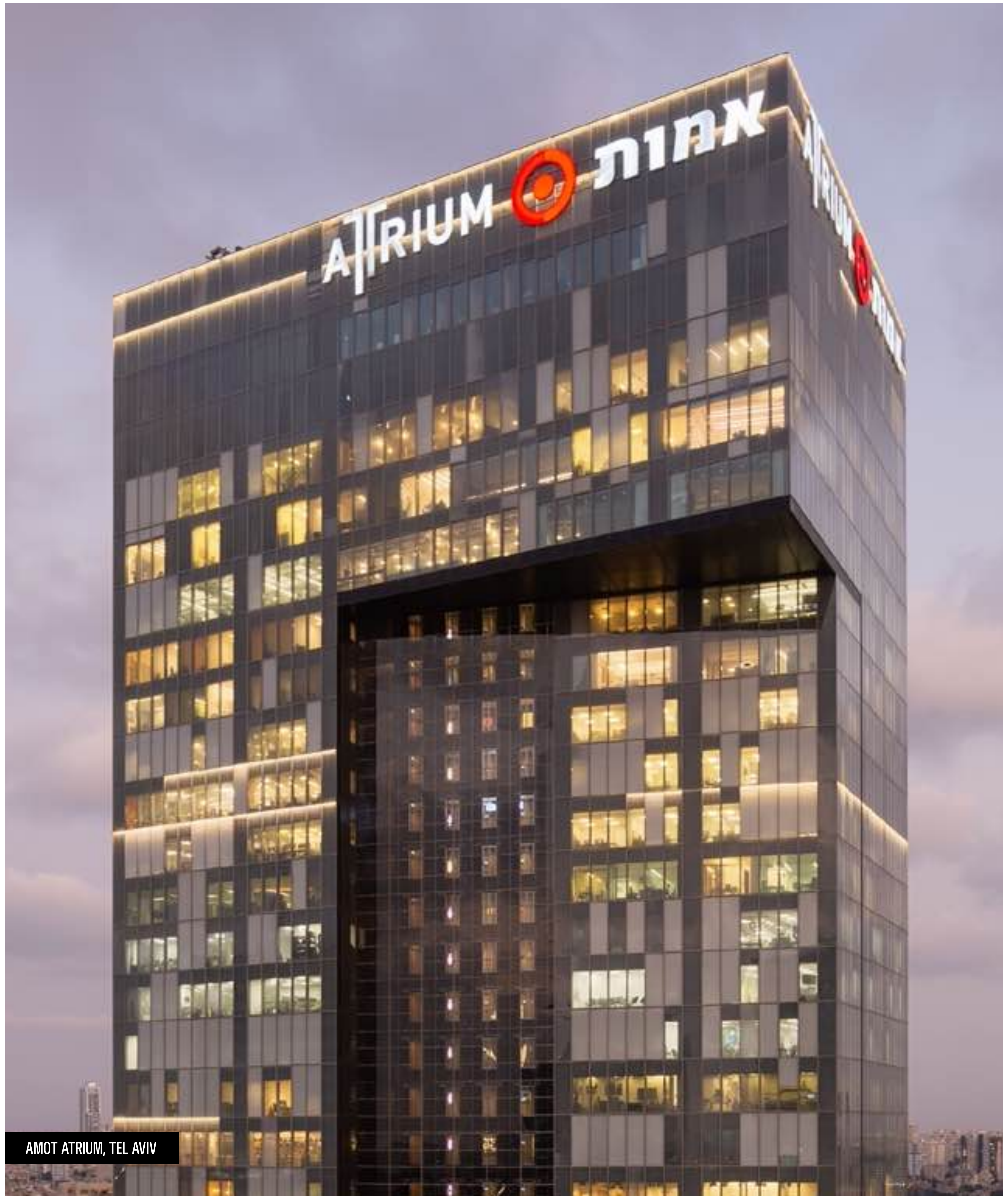
FORECAST

FORECAST

AMOT FORECAST 2022

	1-3.2022 Actual In Million Nis	2022 Actual Forecast In Million Nis	2021 Actual In Million Nis
NOI	219	860-890	780
FFO	172	675-695	583
(FFO Per Share (Agorot)	38.0	149-153	138.9
Index change	1.2%	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.

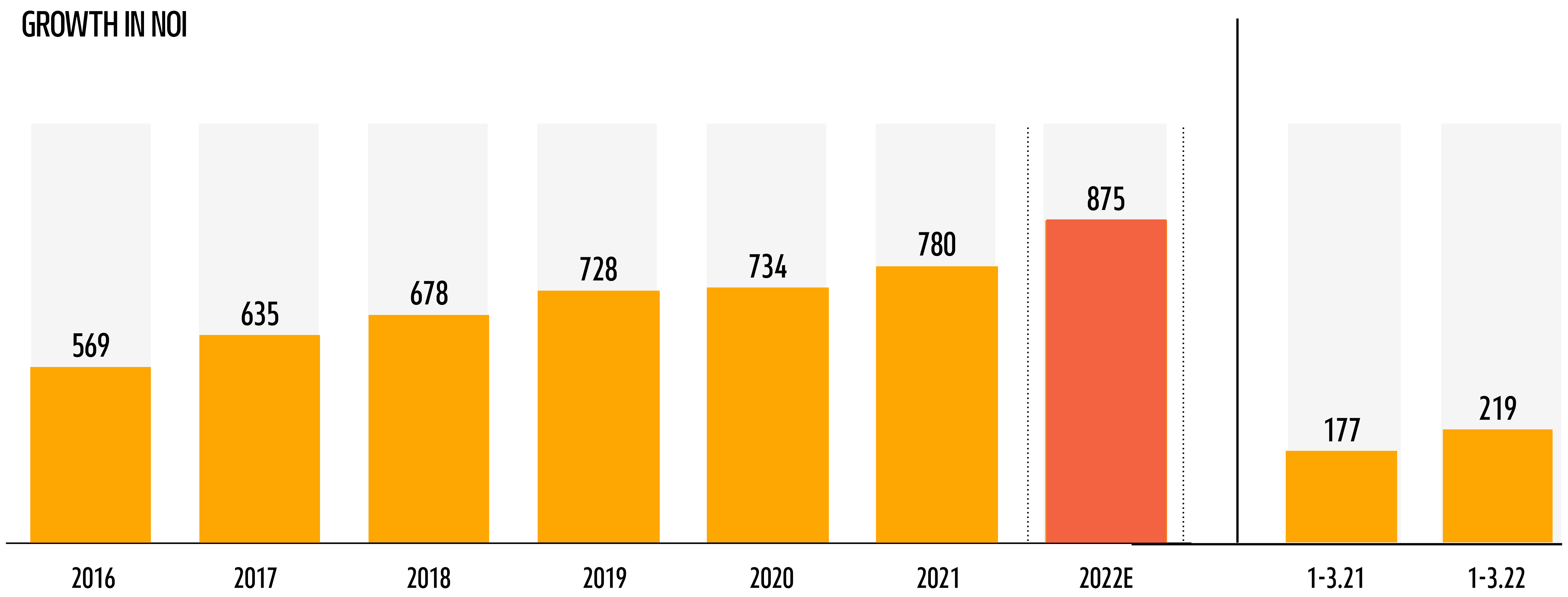


AMOT ATRIUM, TEL AVIV


GROWTH

GROWTH

NOI ANNUAL



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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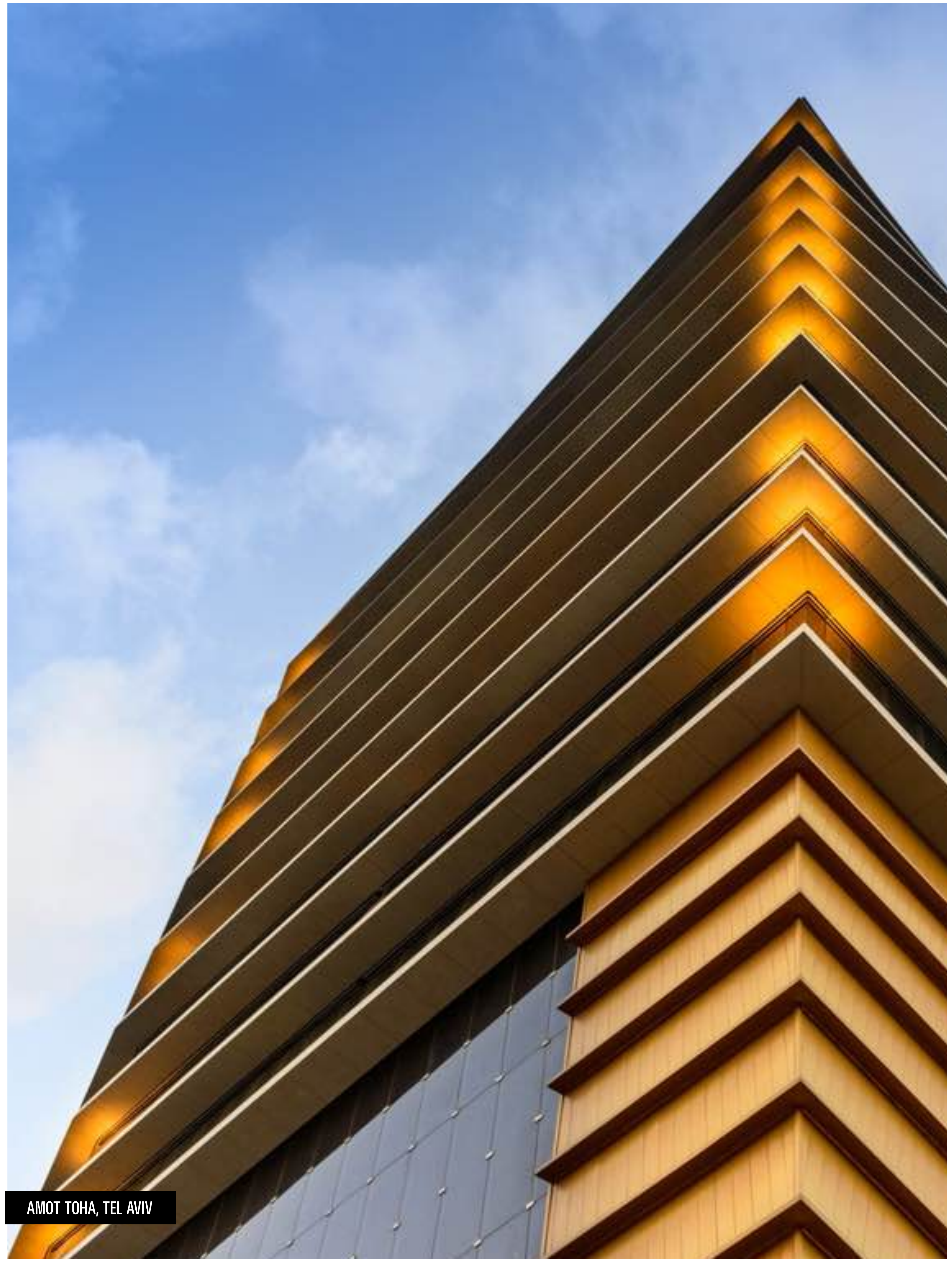
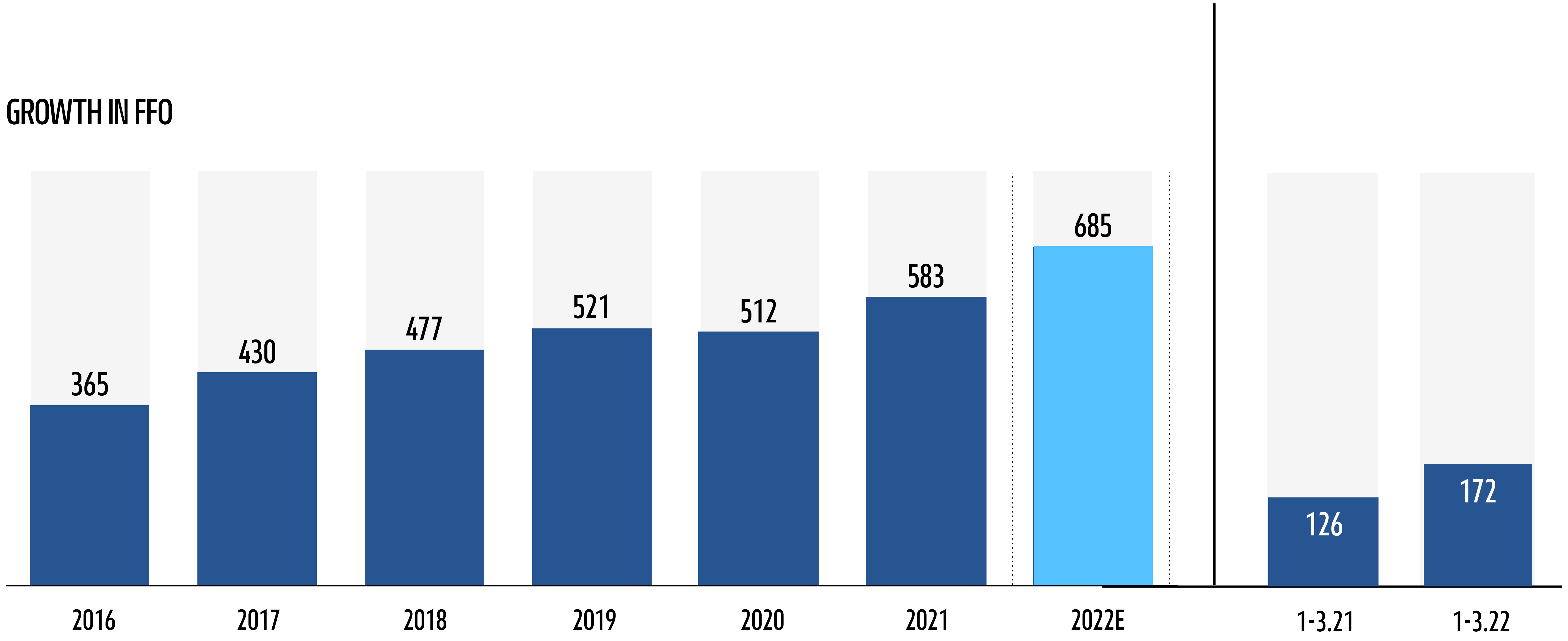


AMOT TOHA, TEL AVIV

GROWTH

FFO ANNUAL

GROWTH IN FFO



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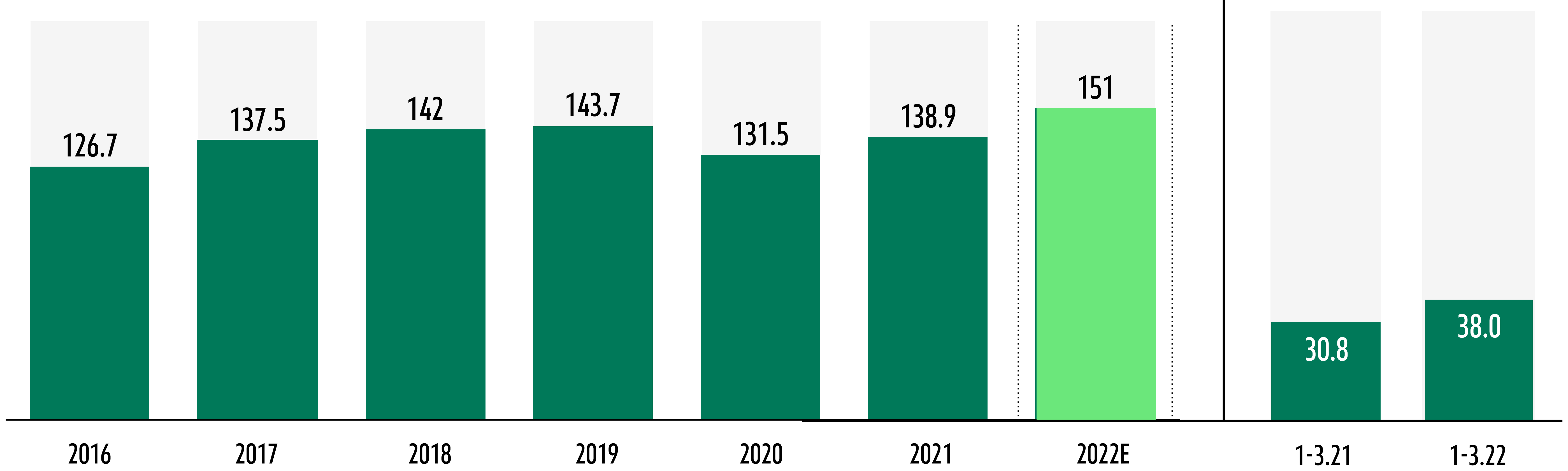
AMOT INVESTMENTS TOWER, TEL AVIV

CAPITAL MARKET
PRESENTATION

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 300 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 **1,100** 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 - **1.55%**
6. Total portfolio value - 17.5 billion NIS
7. Average duration of debt – **5.7** years

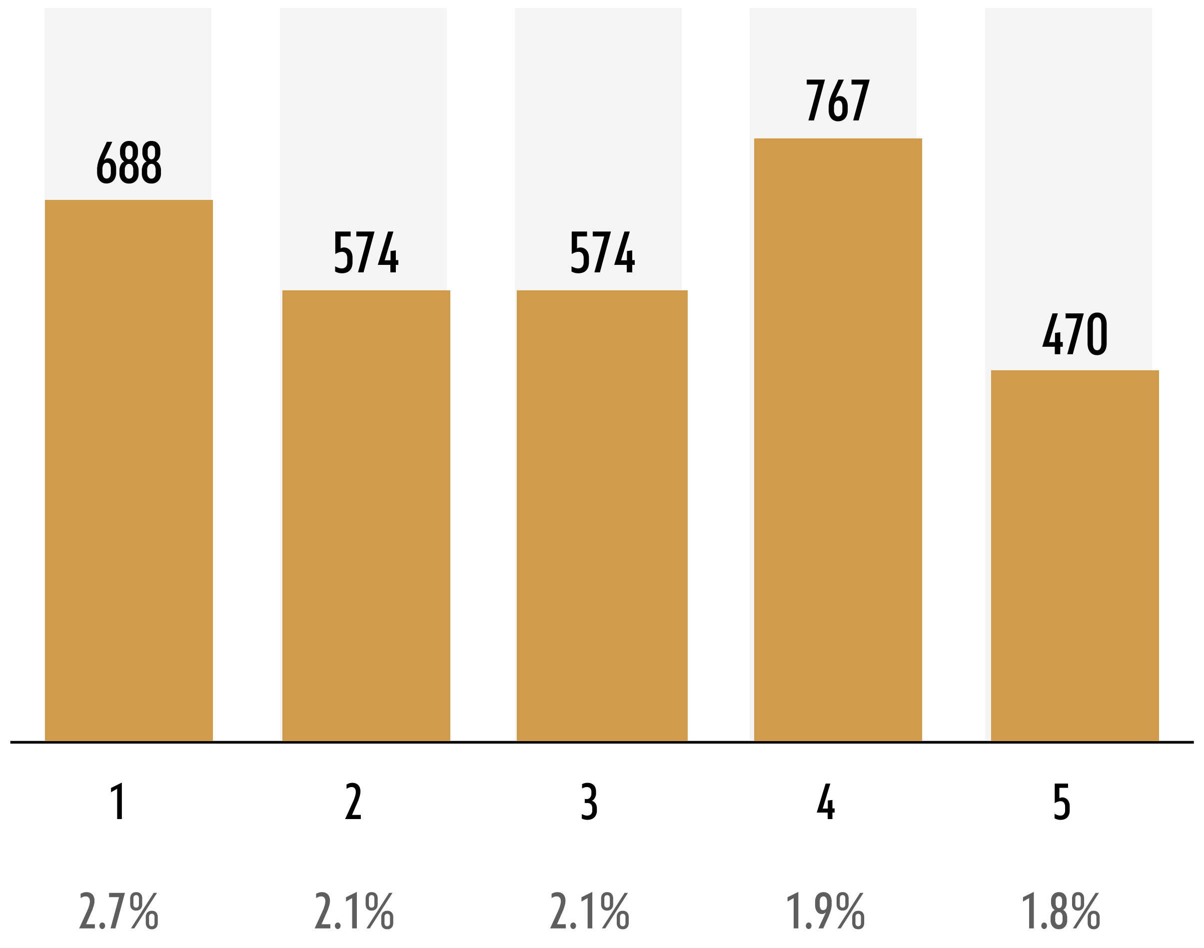
8% | NIS 649M BANKS

92% | NIS 7,142M BONDS

*
**THE COMPANY OWNS 176 PROPERTIES,
WITH A TOTAL AREA OF 1.8 MILLION SQM**

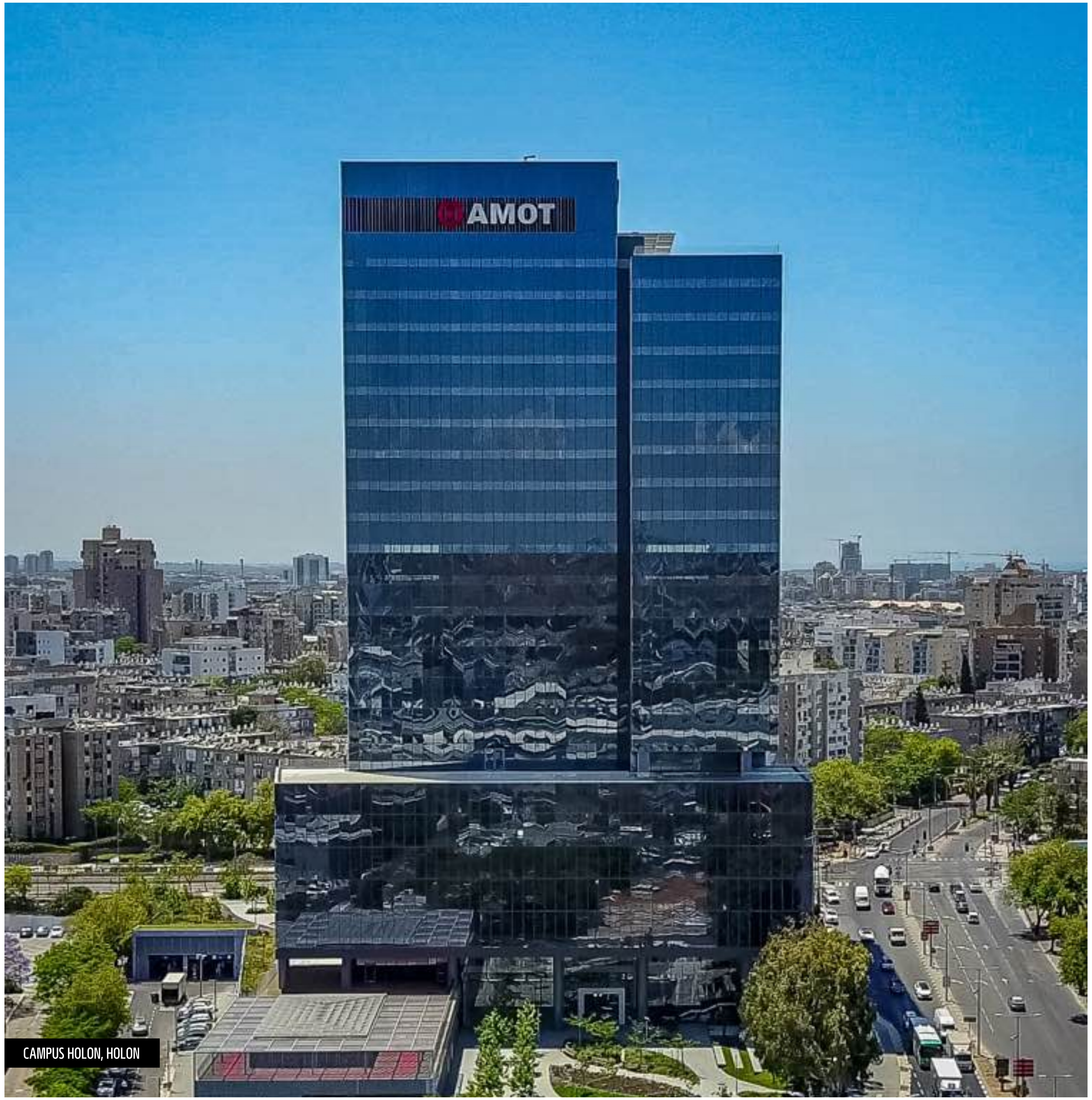
FINANCIAL STRENGTH

THE SPREAD OF REPAYMENTS OVER THE YEARS



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

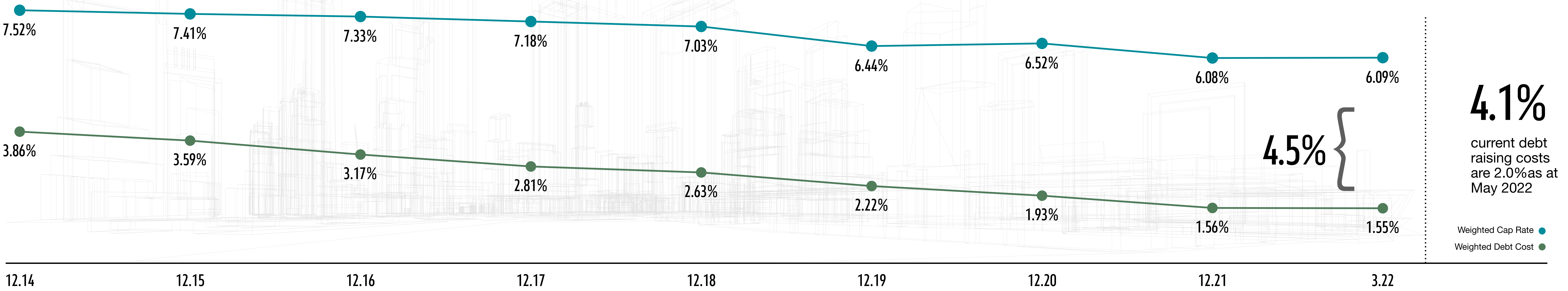
As of the financial reports' date, the company's cash balance is app. 300 million NIS and unutilized credit facilities totalling 1,100 million NIS

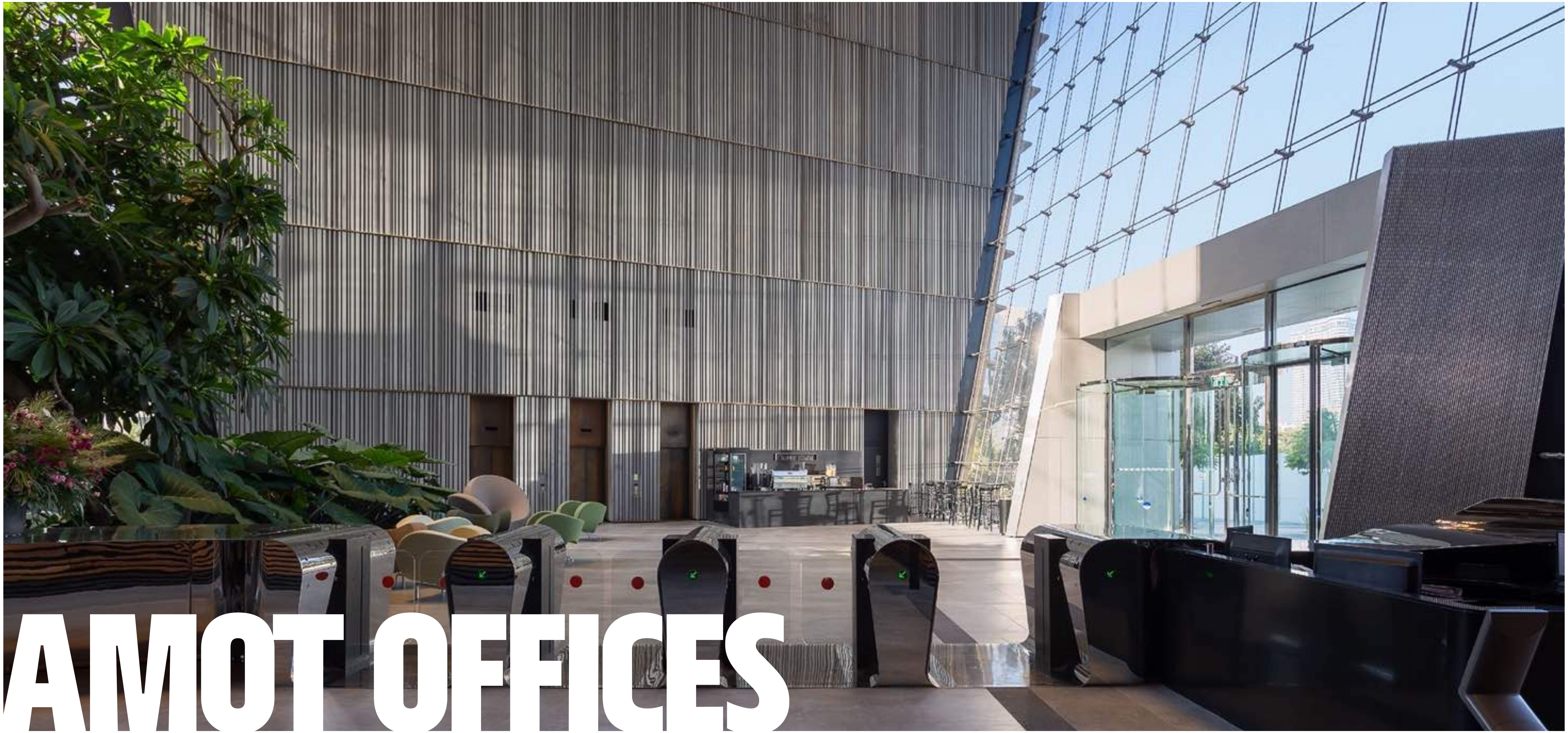


CAMPUS HOLON, HOLON

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 **430,000 SQM**

The fair value as of 31/03/2022 is approximately 7.3 billion NIS

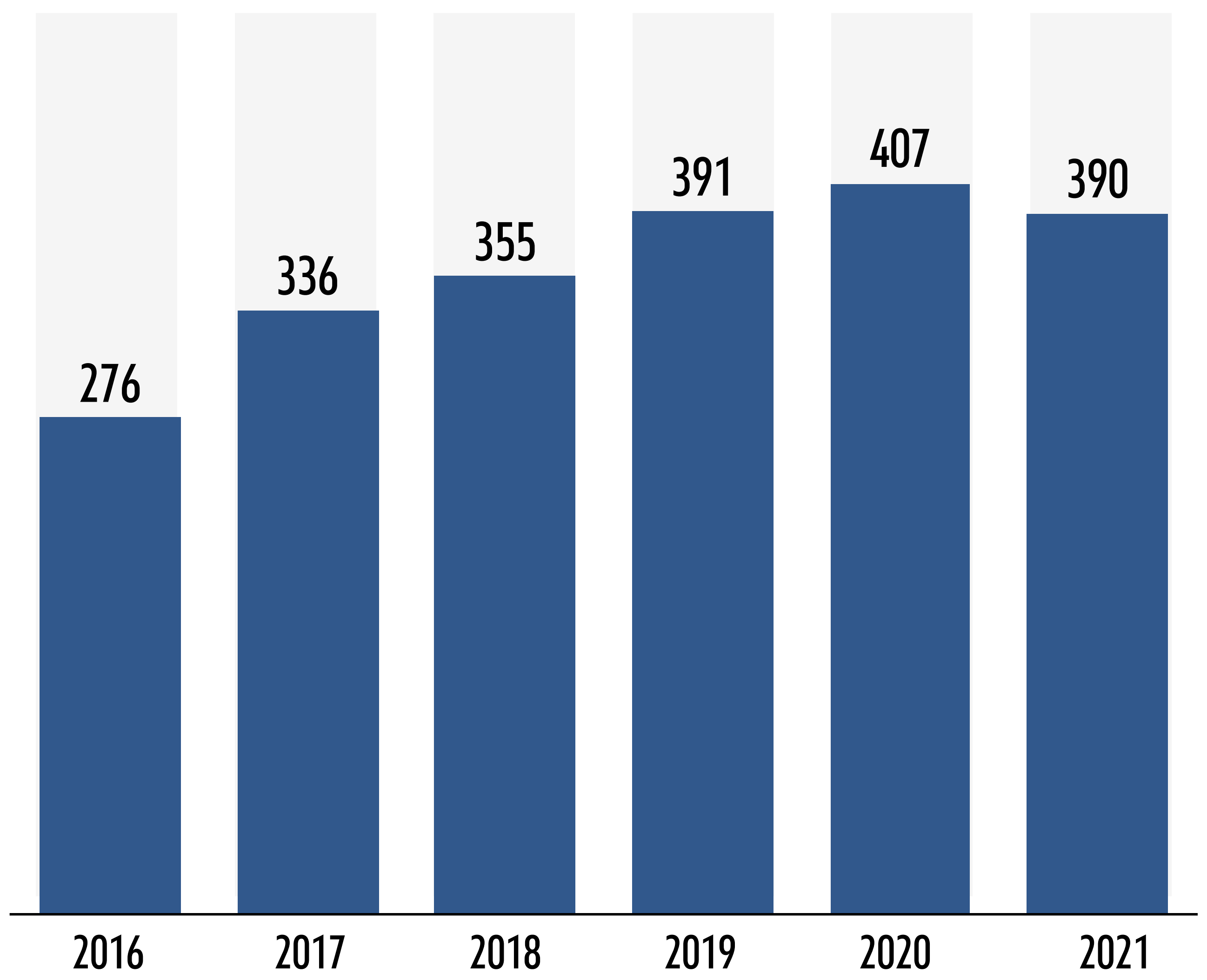
The NOI from offices in 1-3.22 is 102 million NIS

59% of the value of offices located in the Greater Tel Aviv area

The occupancy rate in the office areas as of March 31, 2002 is approximately 87.5%. Excluding the Amot Holon campus, which was classified as real estate in the first quarter of 2022, 96.3%.

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**

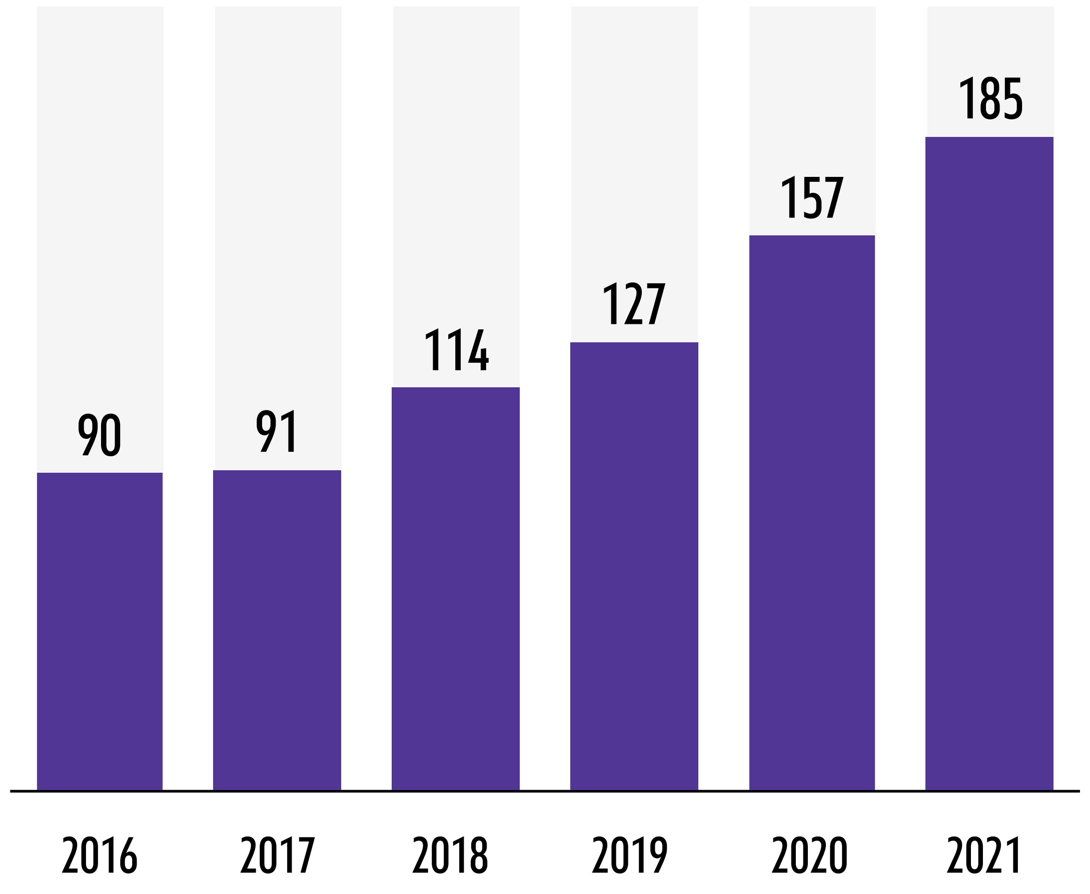
The fair value as of 31/03/2022 is approximately 4.3 billion NIS

The NOI from industrial and logistics in 1-3.22 is 59 million NIS

As of March 31, 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 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

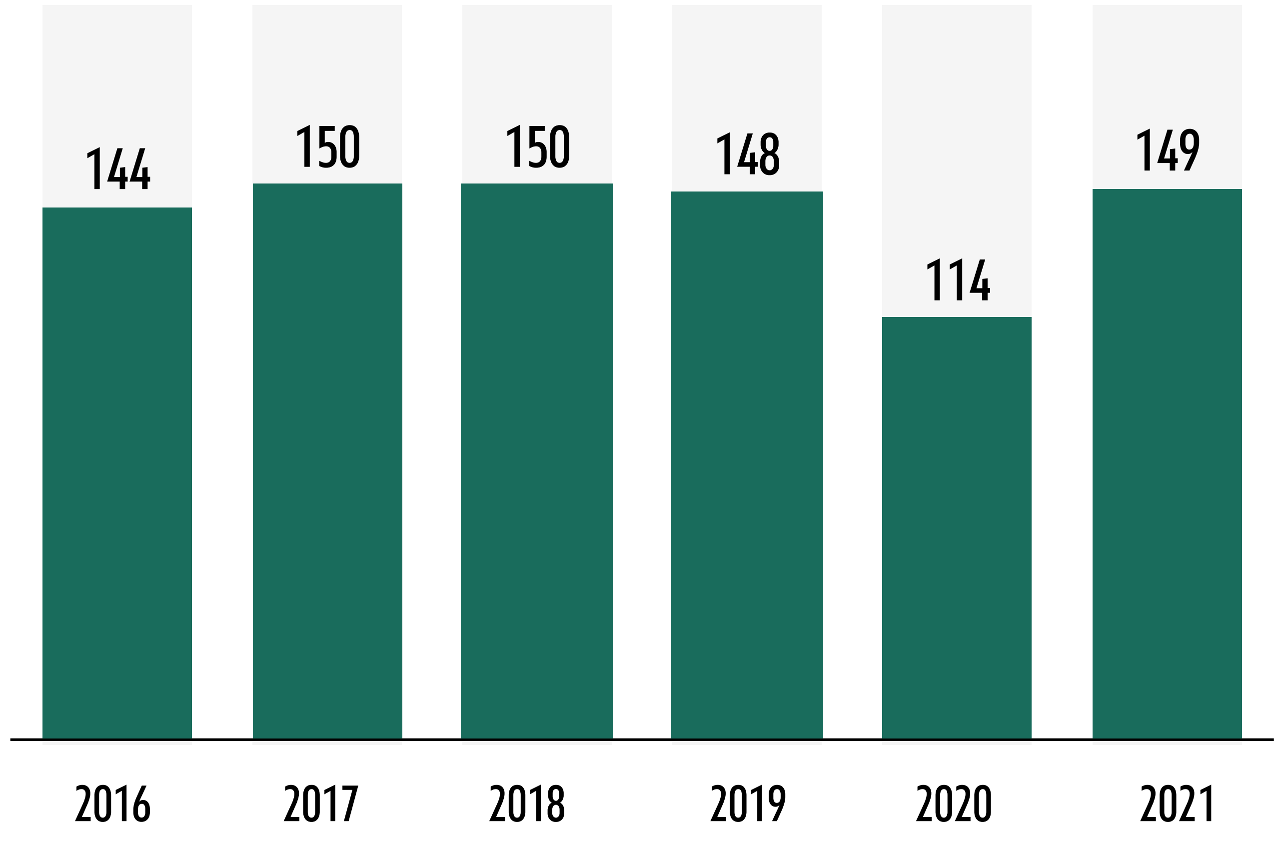
RETAIL CENTERS WITH AN AREA OF APPROXIMATELY **130,000 SQM**

The fair value as of 31/03/2022 is approximately 2.7 billion NIS

The NOI from retail in 1-3.22 is 45 million NIS

As of March 31, 2022, the rate of occupancy in retail centers is 97.6%

NOI FROM RETAIL



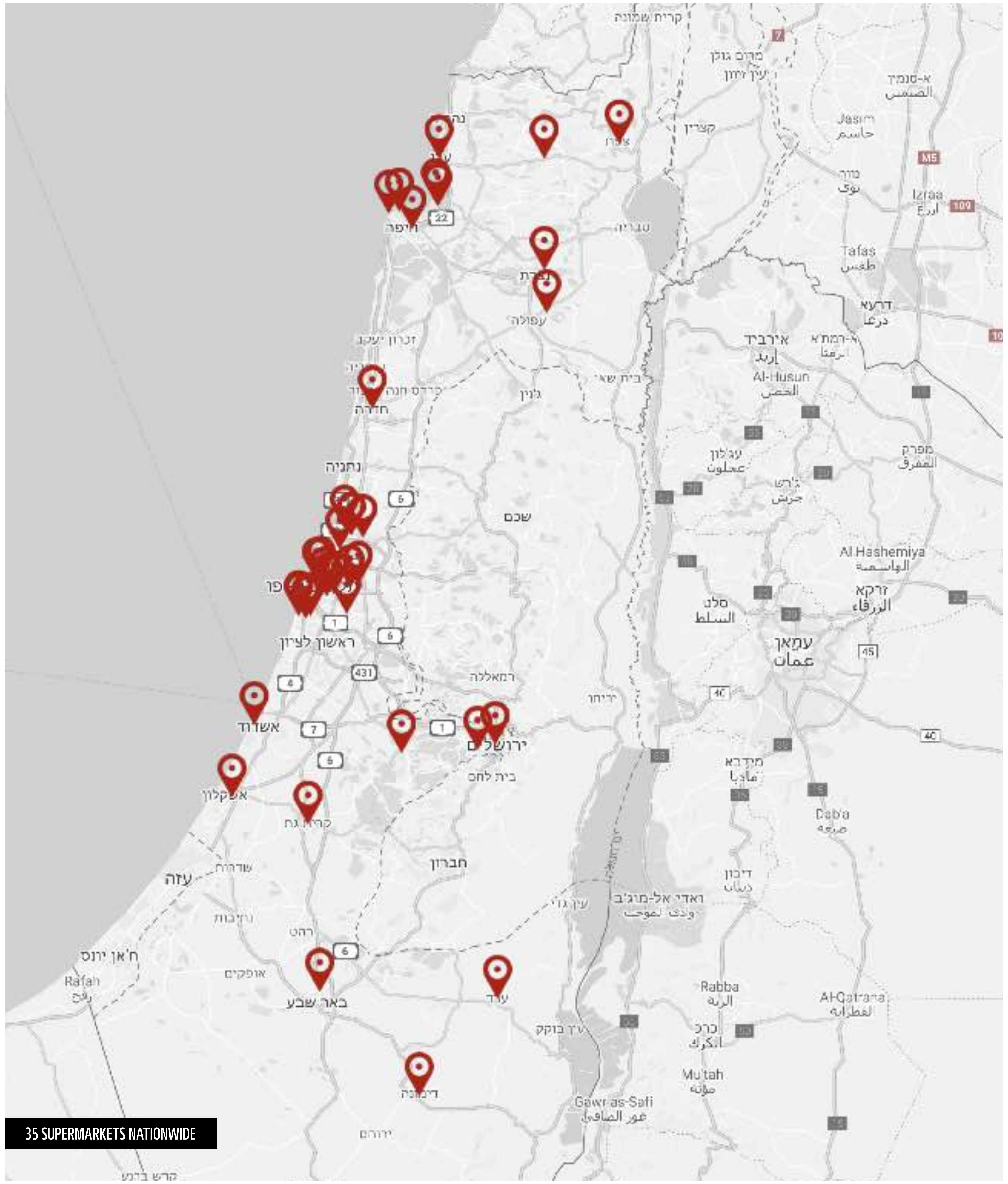
AMOT SUPERMARKETS

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

CAPITAL MARKET
PRESENTATION

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 MARCH 31, 2022

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									
Amot Modi'in (3)	Modi'in	Offices	75%	2022	9,000	6,750	54	60-70	5
Halehi complex	Bnei Brak	Offices	50%	2025	82,000	41,000	200	610-630	48-52
K complex Jerusalem (4)	Jerusalem	Offices	50%	2026	103,000	51,500	112	540-570	46-50
Beit H'vered, Givatayim	Givatayim	Offices	100%	2022	17,500	17,500	289	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	6	30-35	3
ToHa2	Tel Aviv	Offices	50%	2026	160,000	80,000	465	1,450-1,550	130-150
Total					**427,500**	**229,250**	**1,180**	**3,170-3,355**	**269-300**

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).

AMOT TOHA, TEL AVIV

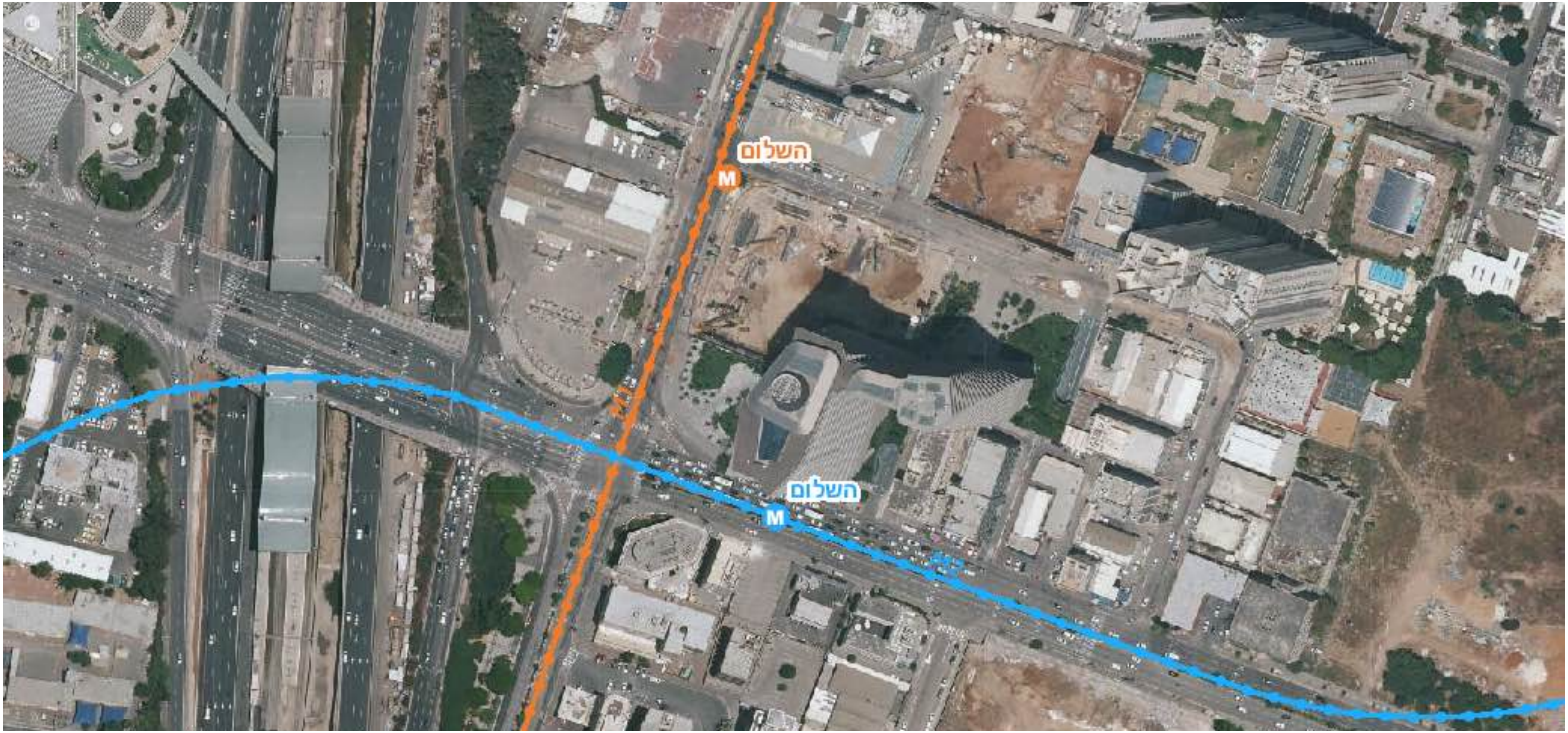
TOHA2

OFFICES
MAIN USE

160,000 SQM
GLA (100%)

50%
AMOT'S SHARE

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



TOHA2

OFFICES
MAIN USE

160,000 SQM
GLA (100%)

50%
AMOT'S SHARE

1,500 M NIS 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

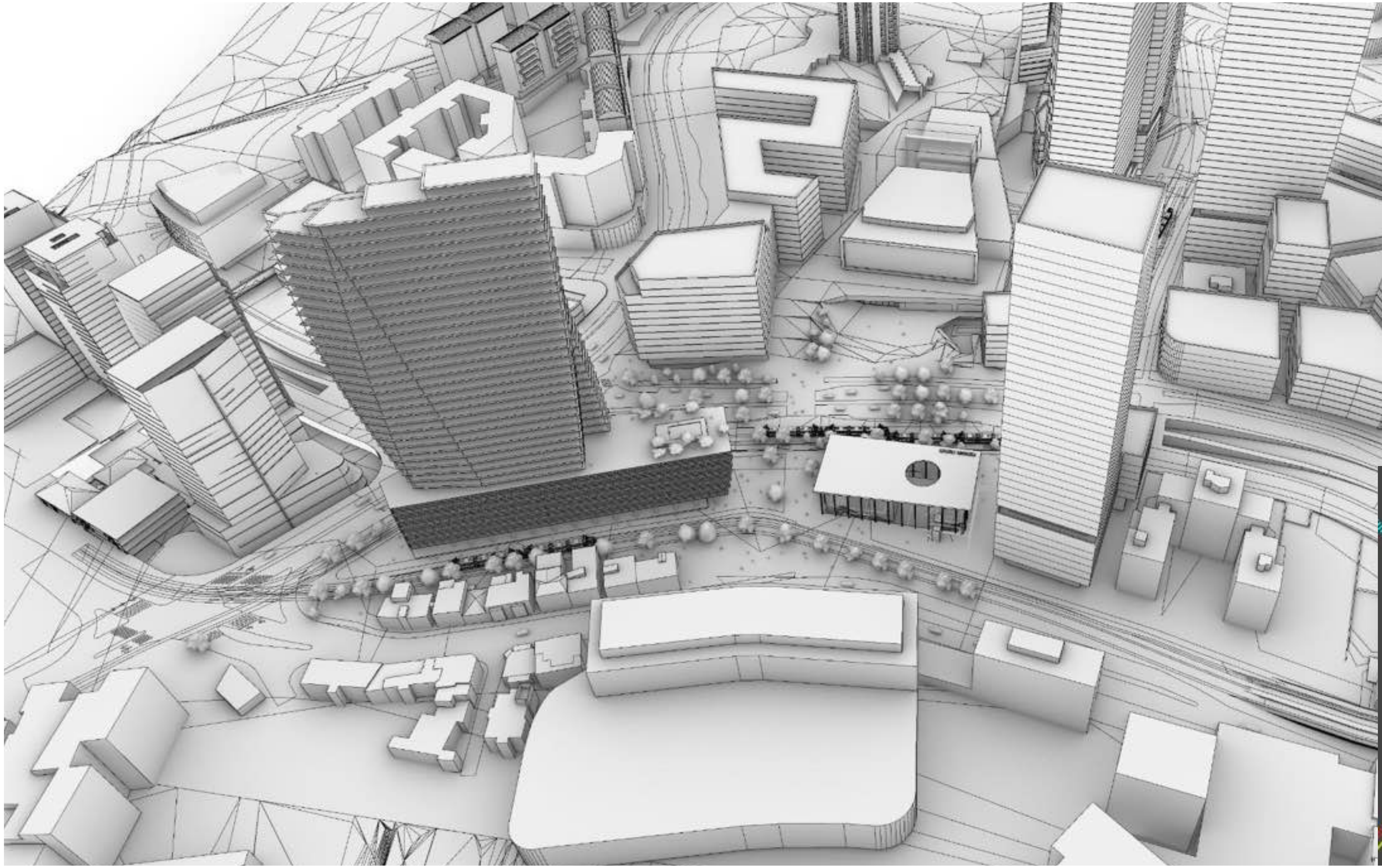
617 M NIS
ESTIMATED CONSTRUCTION COST

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	82,000 SQM	50%	2025	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	17,500 SQM	100%	2022	311 M NIS	NET ZERO
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST	BUILDING

AMOT DEVELOPMENTS
CAPITAL MARKET
PRESENTATION

BEIT HA'VERED

OFFICES	**17,500 SQM**	**100%**	**2022**	**311 M NIS**	**NET ZERO**
MAIN USE	GLA (100%)	AMOT'S SHARE	EXPECTED COMPLETION	ESTIMATED CONSTRUCTION COST	BUILDING

AMOT DEVELOPMENTS CAPITAL MARKET PRESENTATION

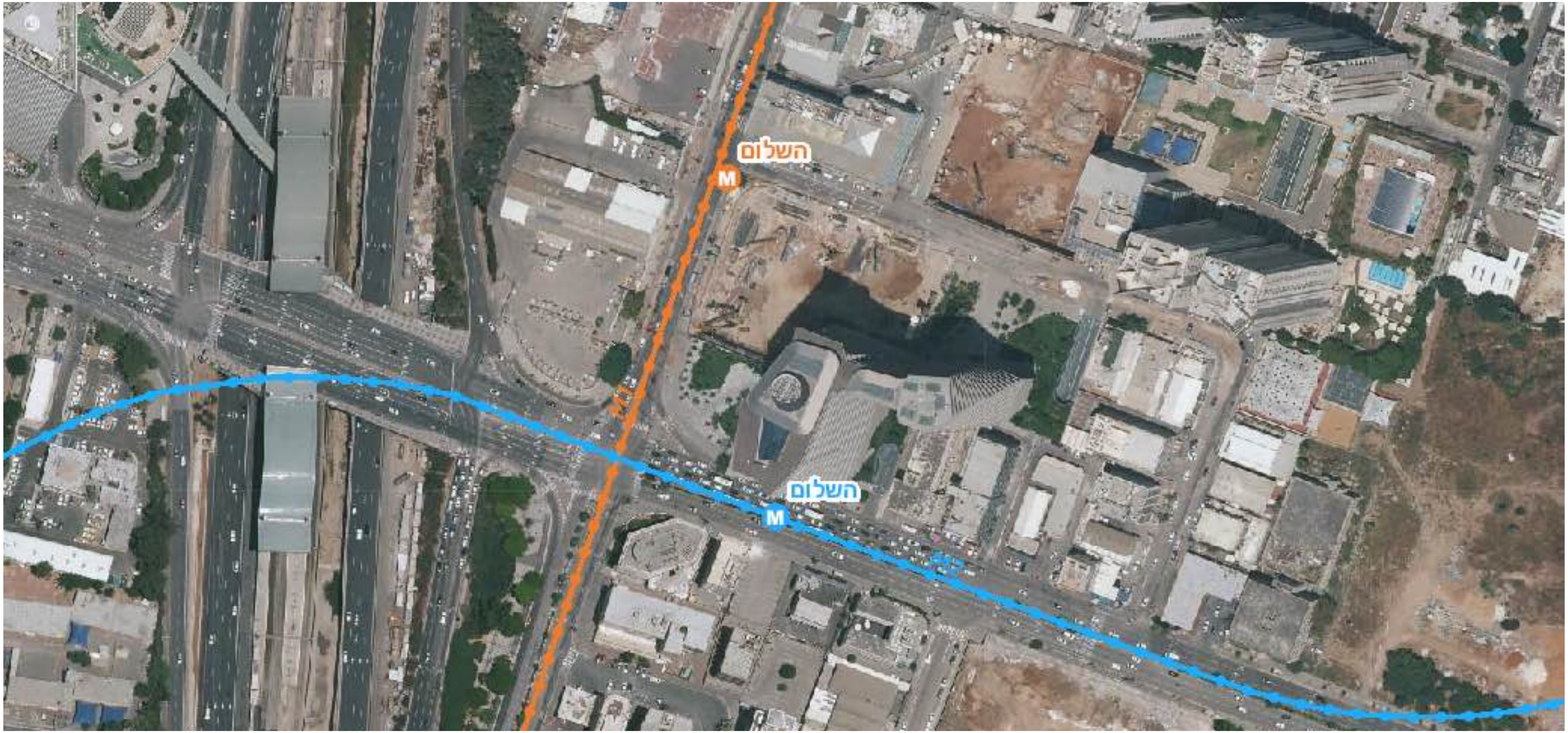
BEIT SHEMESH

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

DRENCH HASHALOM 15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DEVELOPMENT - PLAN TEL AVIV 5000

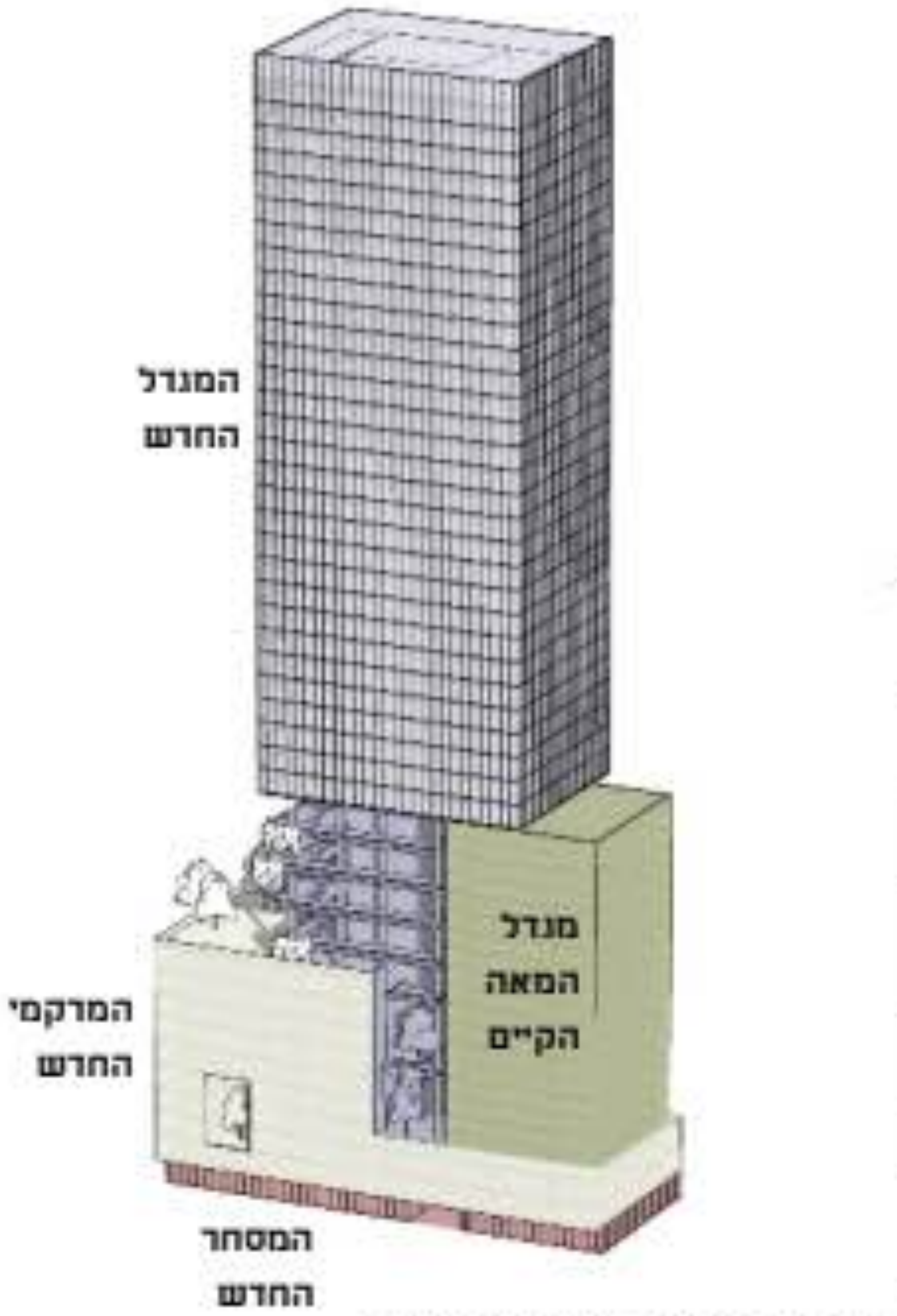
TOHA2

OFFICES
MAIN USE

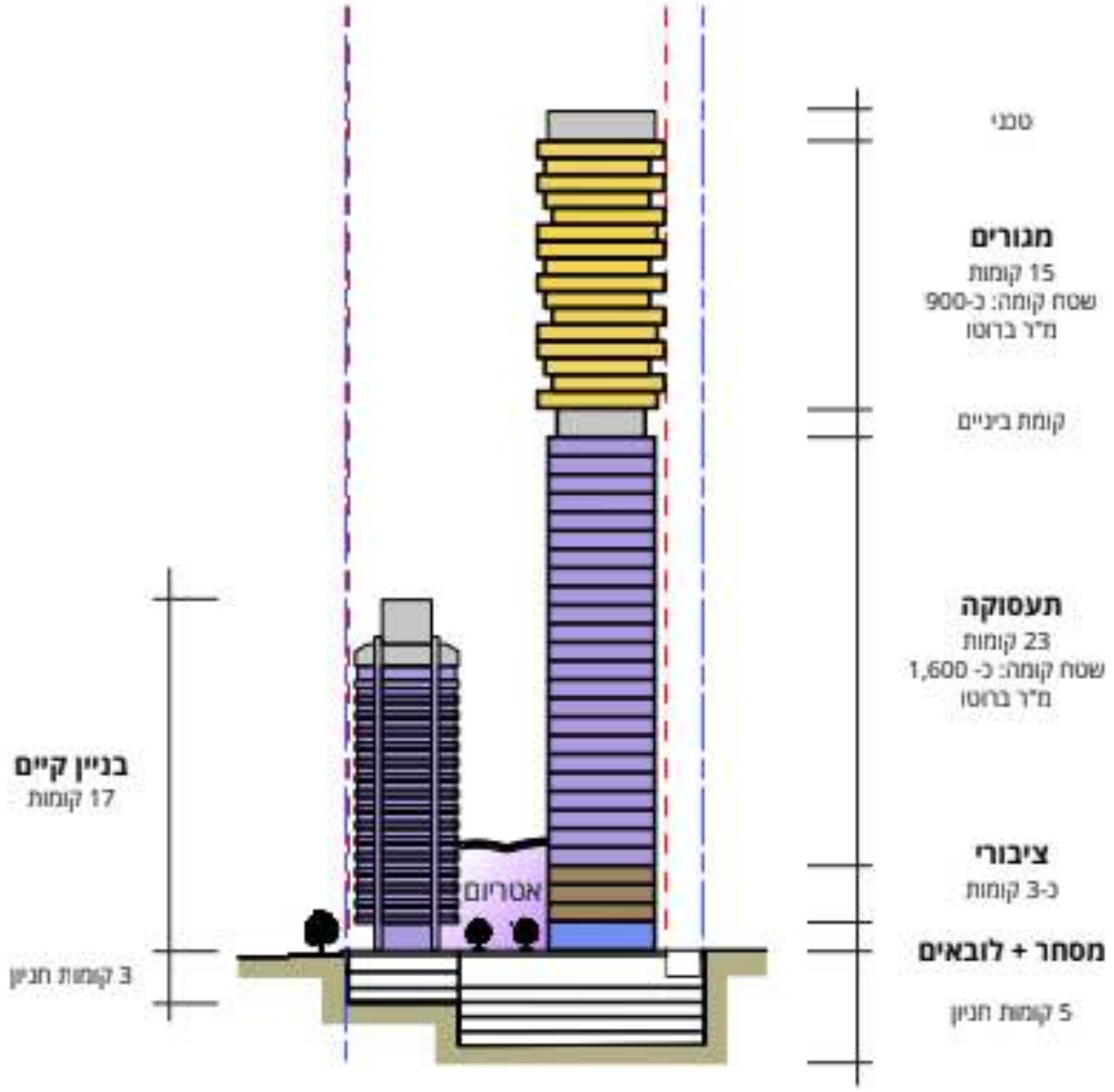
160,000 SQM
GLA (100%)

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

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

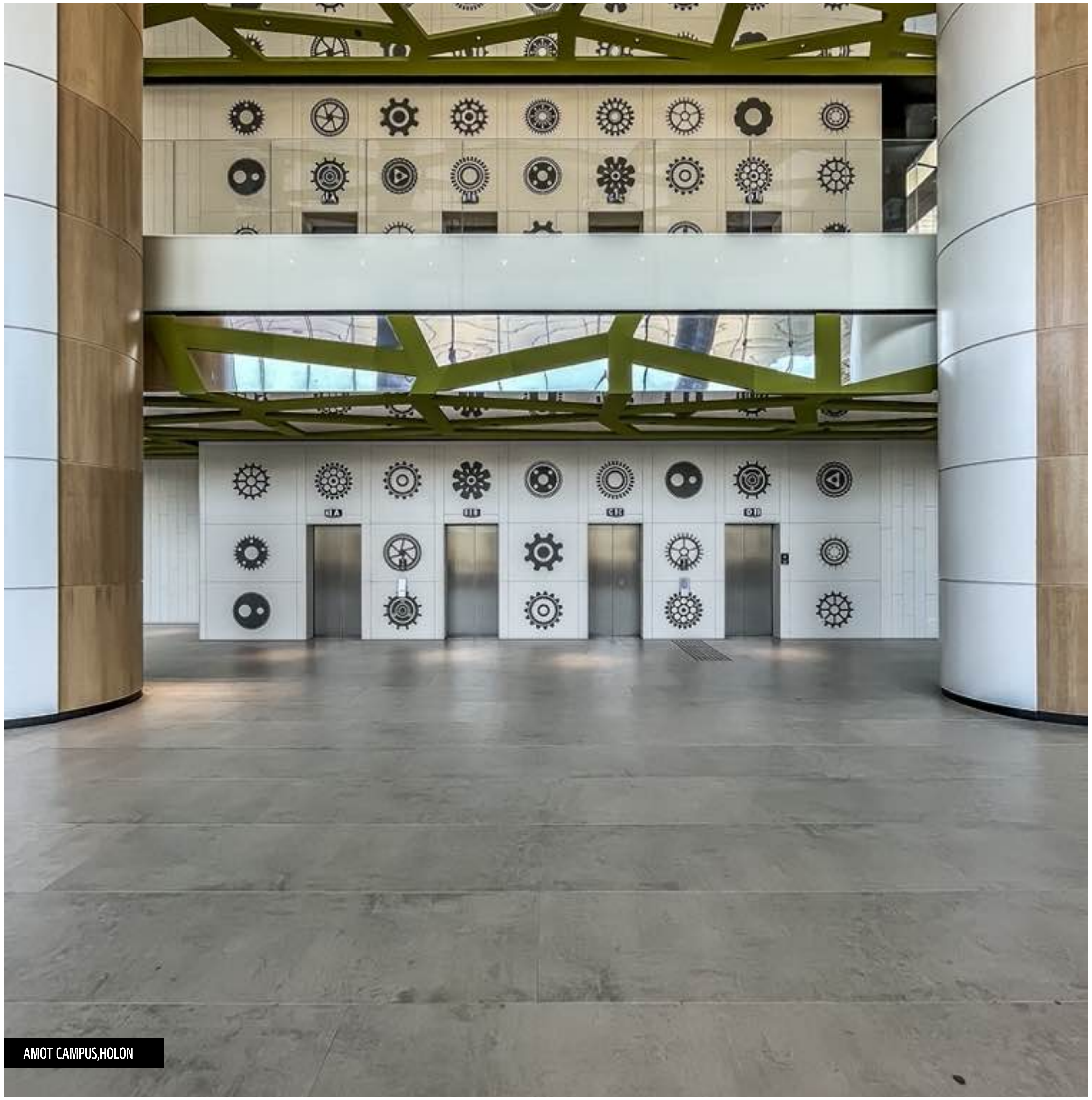
PLAN TEL AVIV 5000 - BEIT AMOT BITUAH

FINANCIAL DATA

FINANCIAL DATA

AMOT BALANCE SHEET DATA - EXPANDED CONSOLIDATED

	31/3/2022 Million NIS	31/12/2021 Million NIS
CASH AND CASH EQUIVALENTS	160	442
INCOME-PRODUCING PROPERTY AND UNDER CONSTRUCTION	17,463	17,126
FINANCIAL LIABILITIES	7,791	7,890
DEFERRED TAXES	1,554	1,531
TOTAL EQUITY	7,838	7,601
EPRA NRV	9,393	9,132



AMOT CAMPUS,HOLON

FINANCIAL DATA

INCOME AND FFO DATA - EXPANDED CONSOLIDATED

	CHANGE %	1-3.2022	1-3.2021
NOI	24%	219	177
CHANGE IN THE VALUE OF INVESTMENT PROPERTIES		134	-
CHANGE IN THE VALUE - TRANSACTION COSTS		(2)	-
GENERAL AND ADMINISTRATIVE EXPENSES		(15)	(12)
FINANCING - REAL INTEREST	3%	(30)	(29)
ONE-OFF FINANCING EXPENSES—REPAYMENT FEE		(85)	(4)
TAXES		(27)	(31)
NET INCOME		**195**	**102**
FFO	36%	172	126


AMOT MISHPAT, TEL AVIV

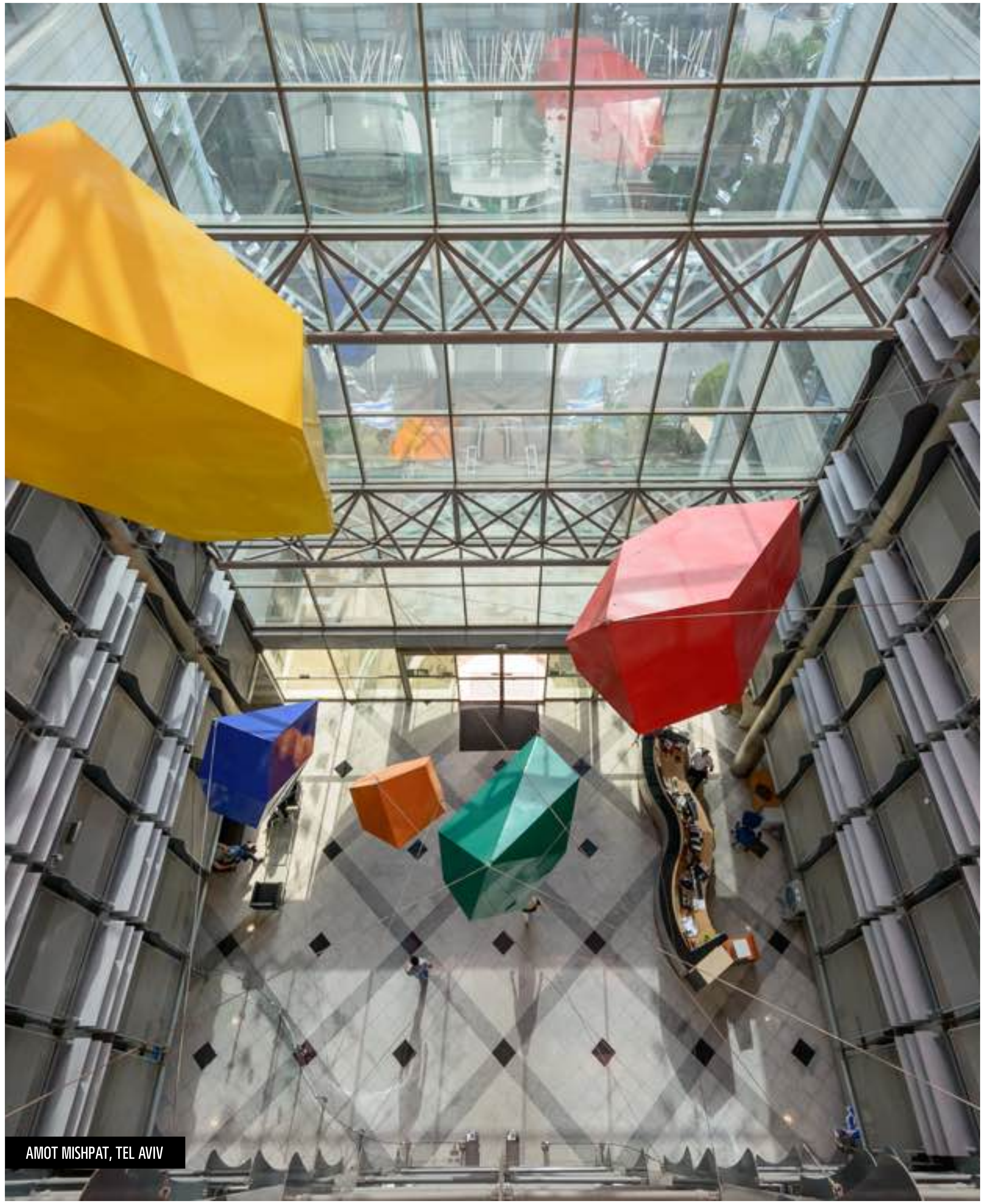
FINANCIAL DATA

INCOME AND FFO DATA - EXPANDED CONSOLIDATED

NOI	Q1-2022	Q4-2021	Q3-2021	Q2-2021	Q1-2021	% CHANGE
	NIS thousands					
SAME PROPERTY NOI	204,599	199,148	195,932	192,546	177,186	**15%**
PROPERTIES ACQUIRED / SORTED TO REAL ESTATE UNDER CONSTRUCTION/ SORTED TO REAL	14,834	13,703	1,303	155	-	
NOI	**219,433**	**212,851**	**197,235**	**192,546**	**177,186**	**24%**

FFO	1-3.22	1-3.21	% CHANGE
	NIS thousands		
FFO	172,167	126,346	36%
WEIGHTED NUMBER OF SHARES	453,322	409,902	11%
FFO PER SHARE (agorot) (1)	**38.0**	**30.8**	**23%**

1. FFO Per share in 2021, increased by 23%, while increasing the weighted share by 11%.


AMOT MISHPAT, TEL AVIV

FINANCIAL DATA
CONTRACTS

During **the first quarter of 2022**, 106 new contracts have been signed, including the exercise of an option on an area of approximately **45 thousand square meters**, which will generate annual rental fees of approximately 44 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	58	22,728	83	102	23%
Logistics and industrial parks	13	16,276	38	43	13%
Retail	34	5,552	105	109	4%
Supermarkets	1	676	42	42	-
Total	**106**	**45,232**			

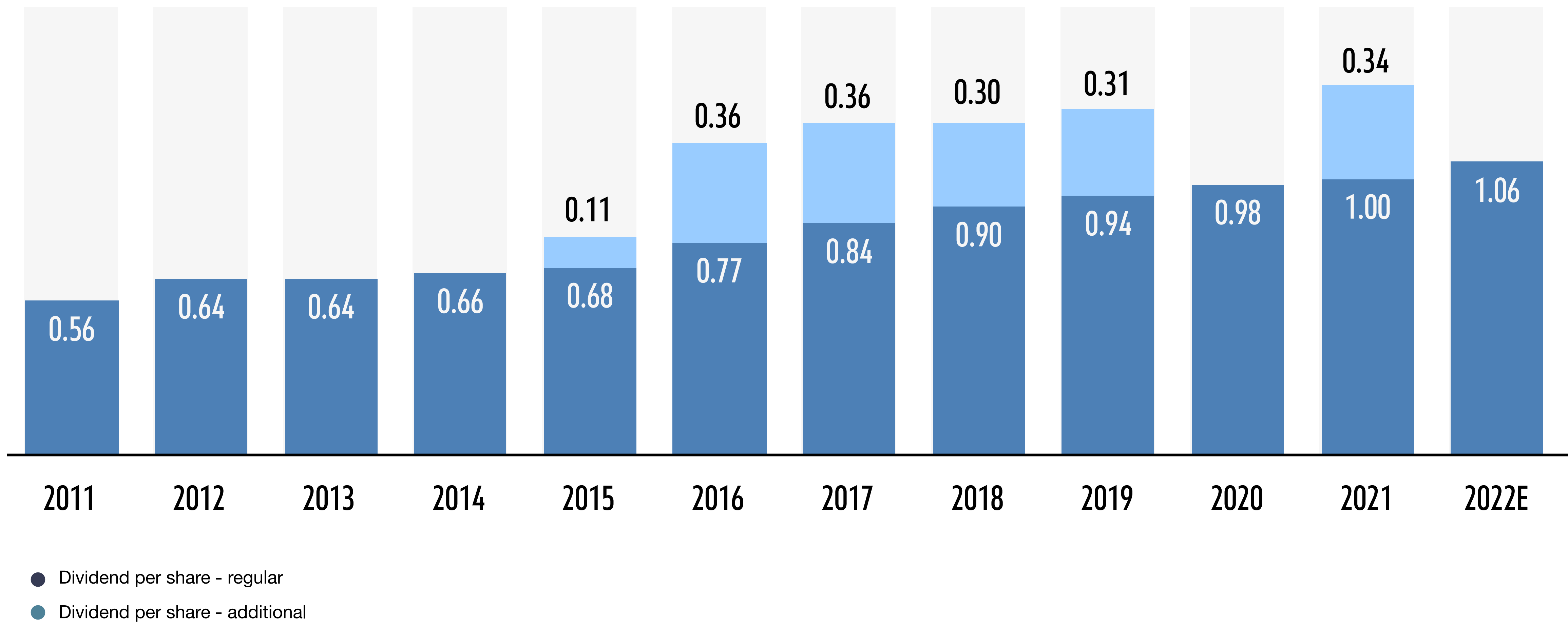
1. The above table includes rental contracts that have been signed/renewed/options that have been exercised during the reporting period.
2. The company signs on contracts with various levels of finishing.
3. The chart does not include new areas.

VERED HOUSE , GIVATAYIM

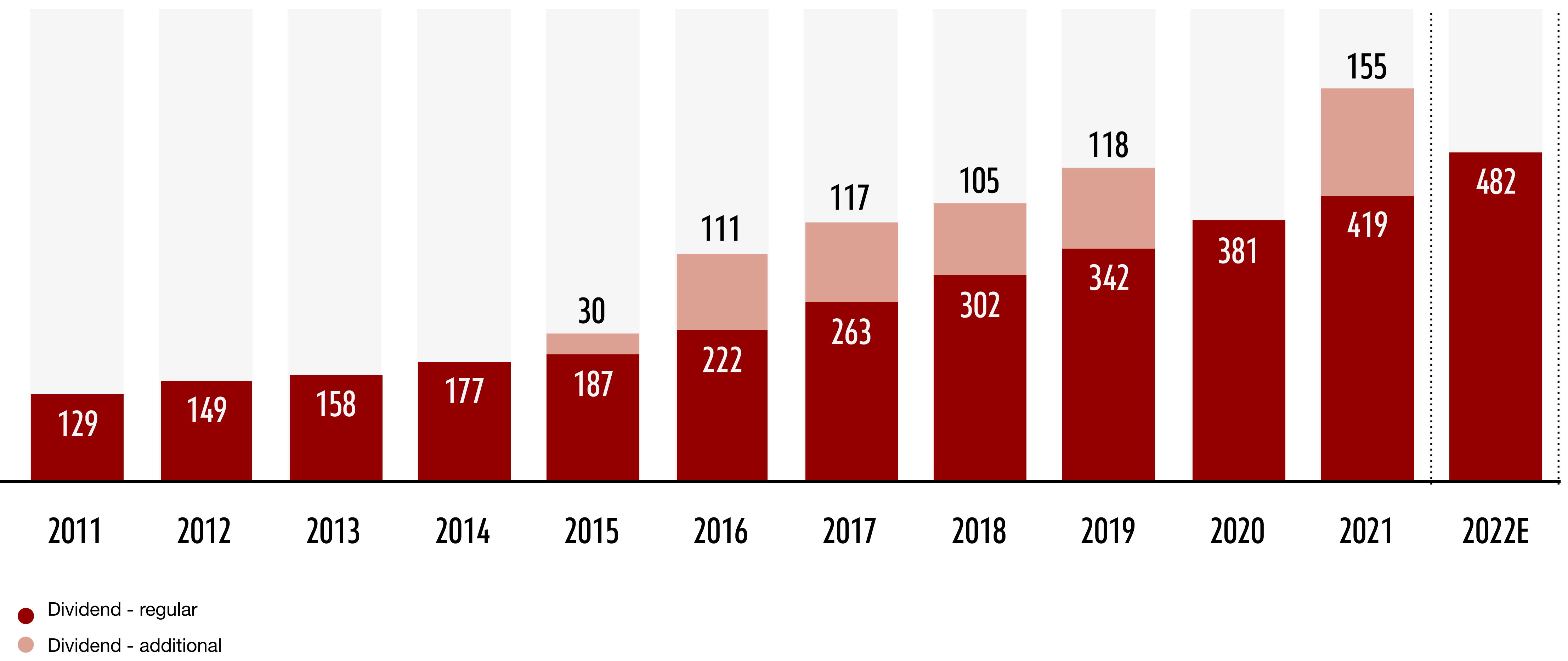

CONCLUSION

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. 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 94.9% as of 31.3.22 (excluding Amot Holon Campus which was classified as real estate in the first quarter of 2022, is 98.3%).
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

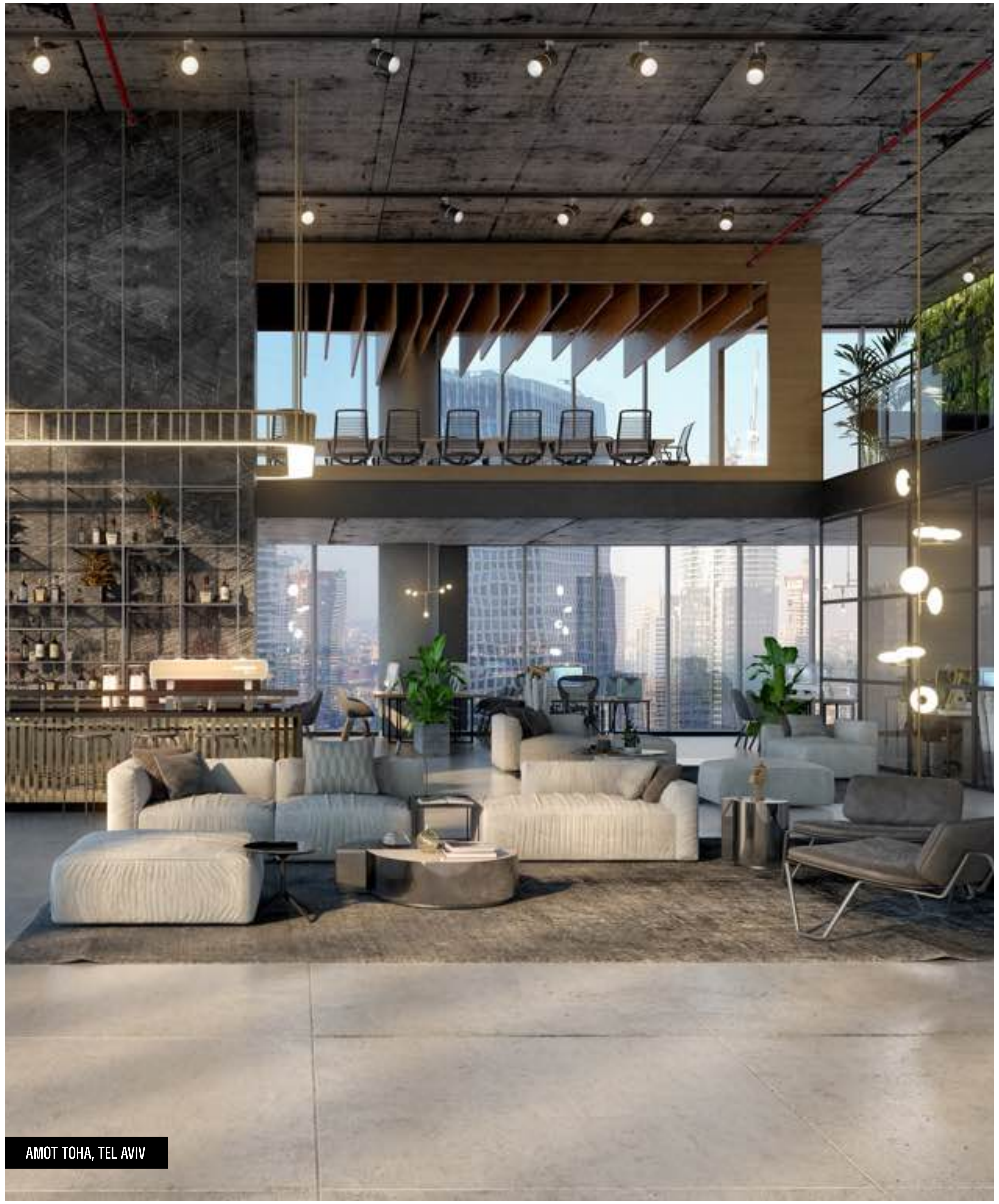
CONCLUSION

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.

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.


AMOT TOHA, TEL AVIV

2022

AMOT INVESTMENTS. CAPITAL MARKET PRESENTATION **Q12022**

AMOT

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