STRONG TOGETHER.

Q1/24

CAPITAL MARKET PRESENTATION

MAY 2024

AMOT
ALONY HETZ GROUP

CONTENT

AMOT
ALONY HETZ GROUP

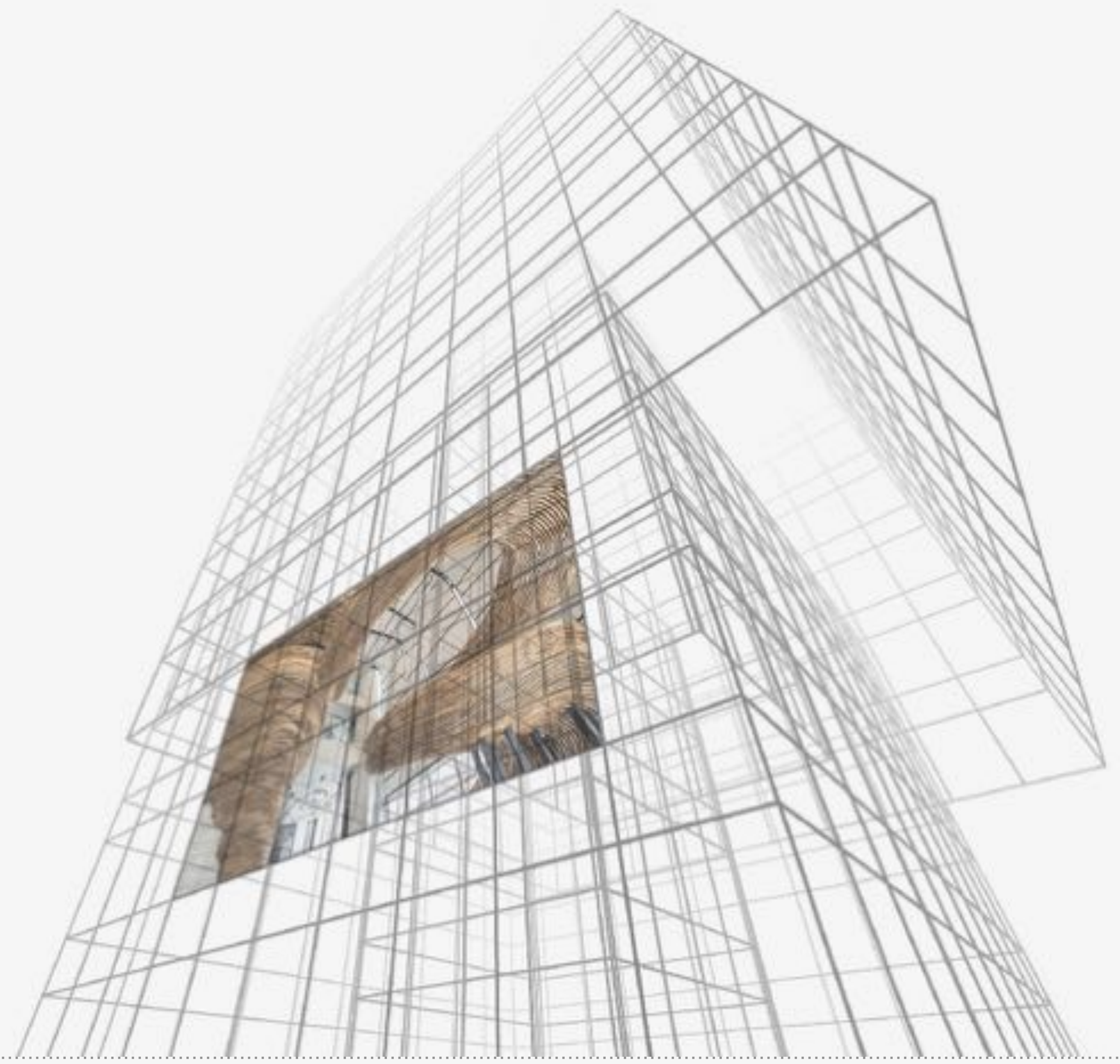
MAY 2024
Capital Market Presentation
Q1/24

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

MAY 2024

Capital Market Presentation
Q1/24

INTRODUCTION



AMOT
ALONY HETZ GROUP

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

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 19.7 BILLION

Total real-estate value.

1.85 MILLION SQM

Total area: 1.85 million sqm. Approximately 1.15 million sqm rental space and 0.6 million sqm of open storage areas and parking.

113 ASSETS

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 **203 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 8.9 BILLION
Net financial debt.

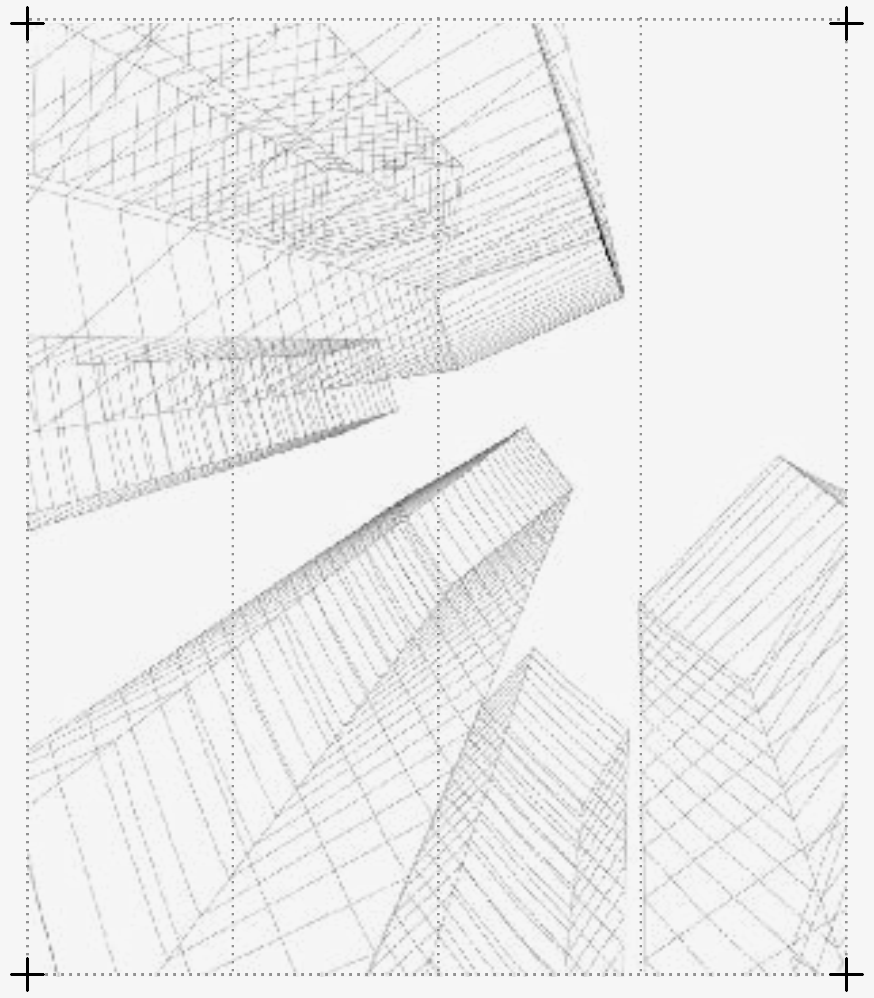
NIS 8.8 BILLION
Equity.

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.

5.2 YEARS
Average debt duration



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. The land is on lease from the Tel Aviv-Yafo Municipality until 2059. The Company promotes the planning of the perimeter together with the owners of bordering lands. National Outline Plan 70 (reinforcing construction rights near mass transit stations) is being advanced in the 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 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).

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 m2, 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 m2 (Company's share is 60%) has begun generating income. The annual scope of rent is about ILS 13 million (Company's share is 60%). In light of the abovesaid, the Company reclassified that part of the Logistics Center from Real Estate Under Construction to Real Estate Under Investment.

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. The consideration for the sale stands at a total of ILS 155 million, in the addition of the lawful Value Added Tax. 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.

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, 104 new contracts were signed, including option exercises and contract renewals within 41 thousand square metres with annual rents totalling NIS 38 million (An increase of 4% on a weighted average).

Usage	New areas leased - For the period 1-3.2024				% Change
	Number of contracts	Floor space above ground	Average rent per sqm prior	Average rent per sqm new	
		Square meters	NIS	NIS	%
Offices	52	22,233	72	74	3%
Logistics and industrial parks	16	14,069	44	50	14%
Retail	36	4,983	163	163	0%
Total	104	41,285			

1. The company signs on contracts with various levels of finishing.
2. The chart does not include new areas.

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FINANCIAL DATA

CONTRACTS-NEW AND AMENDED

CHANGE IN RENT PER SQM - %

IN OFFICES

52 contracts
3% increase in rent per sqm

IN LOGISTICS AND INDUSTRIAL

16 contracts
14% increase in rent per sqm

IN RETAIL

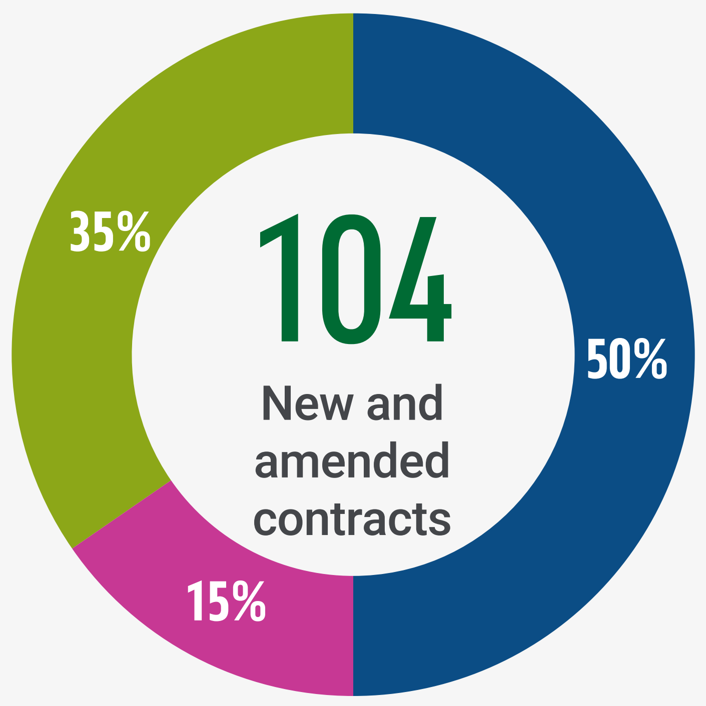
36 contracts
No change in rent per sqm

41K SQM
Total area

38M NIS
Annual rent

4%
A weighted average increase

SQM PER USAGES - %



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INTRODUCTION

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THE COMPANY'S CUSTOMERS

LOCAL AND INTERNATIONAL COMPANIES

MAY 2024

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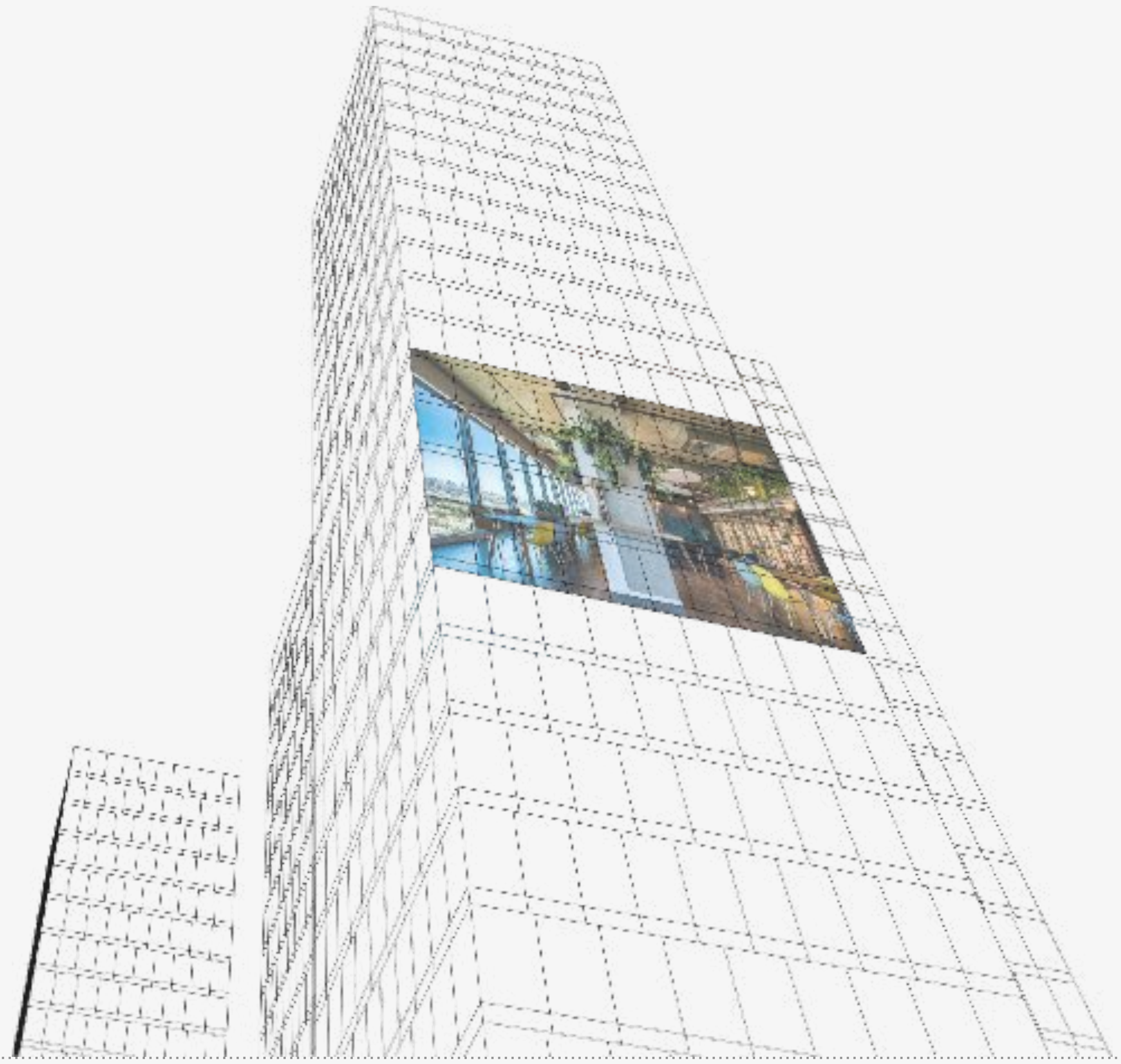
INVESTMENT PROPERTIES



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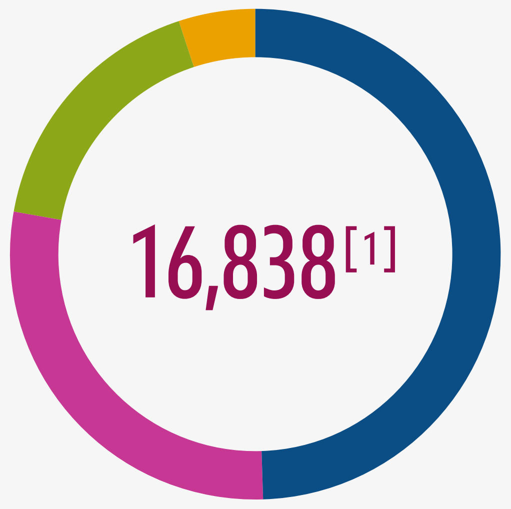
INVESTMENT PROPERTIES

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

THE COMPANY'S CUSTOMERS



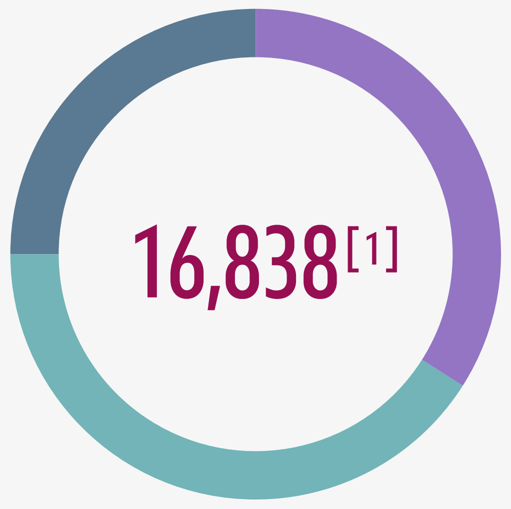
SEGMENTATION OF PROPERTIES BY USES

OFFICES
49%
NIS 8.2 billion

LOGISTICS AND INDUSTRIAL
28%
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 4.2 billion

GUSH DAN VICINITY
41%
NIS 6.9 billion

75%

ESG

In June 2022, the Company published its first ESG Report (the "First ESG Report") which reviewed the Company's widespread activities in the fields of environment, society, and corporate governance, current to the reporting year 2021, and it also declared its undertaking to continue acting in these areas.

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

The Company intends to publish an update to the First ESG Report that would contain up-to-date information for the reporting years 2022-2023 shortly after this report is published. Additionally, the Company intends to update the information and to publish up-to-date ESG reports periodically, per its undertakings in these areas and its obligation for transparency opposite its stakeholders.

GREEN BUILDING ZERO ENERGY CONSTRUCTION

SAFEGUARDING THE ENVIRONMENT

INCREASING ENERGY EFFICIENCY

SOCIAL RESPONSIBILITY

PROMOTION OF ELECTRIC TRANSPORTATION INFRASTRUCTURE

CONTRIBUTING TO THE COMMUNITY

MAY 2024

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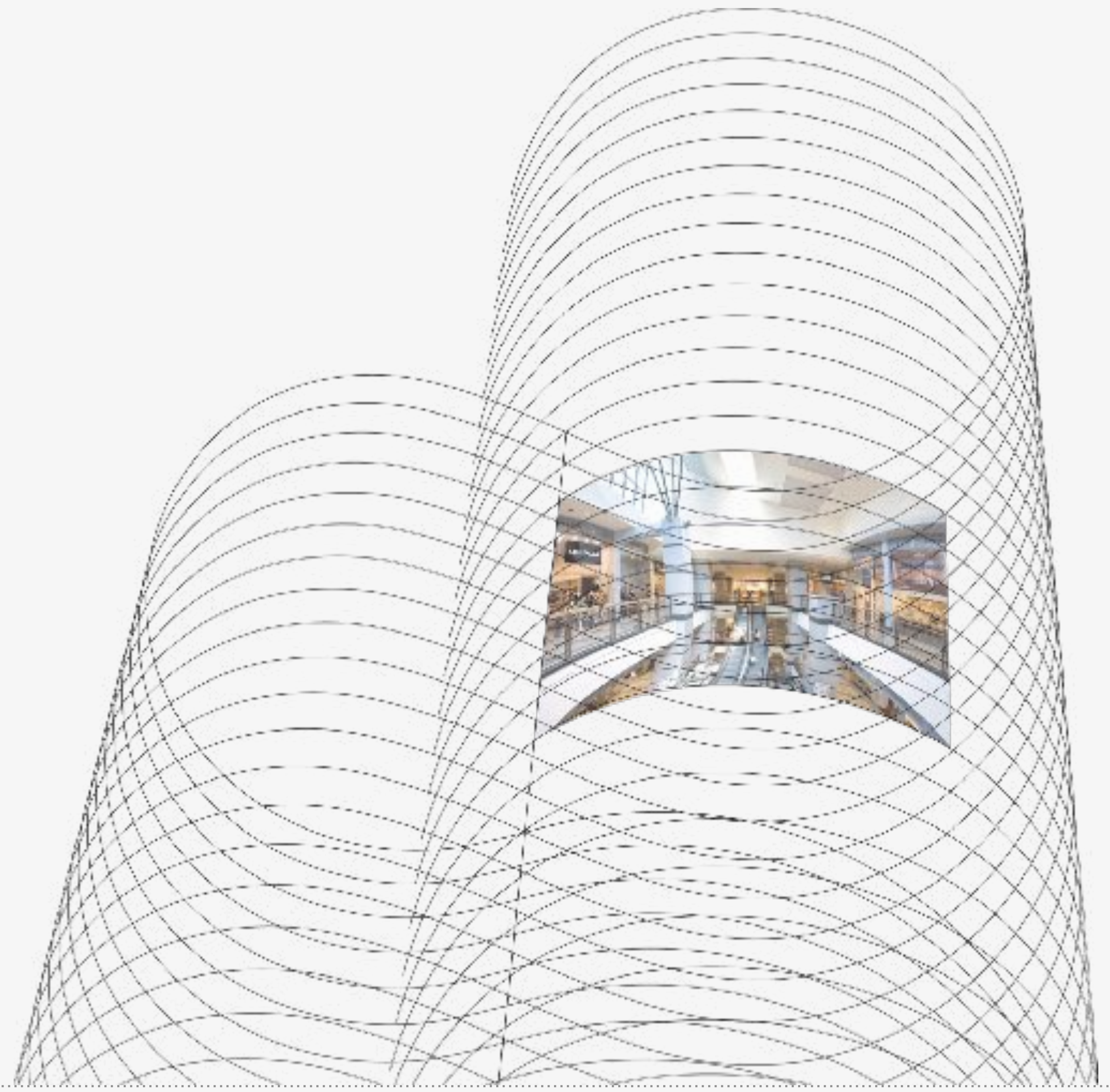
Q1/24

FORECAST



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

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 2.5%.

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.

	1-3.24 ACTUAL	2024 FORECAST	2023 ACTUAL
NOI (Million MIS)	255	1,000-1,040	1,004
FFO (Million MIS)	202	775-805	803
FFO Per Share (Agorot)	42.9	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.

STRONG TOGETHER.

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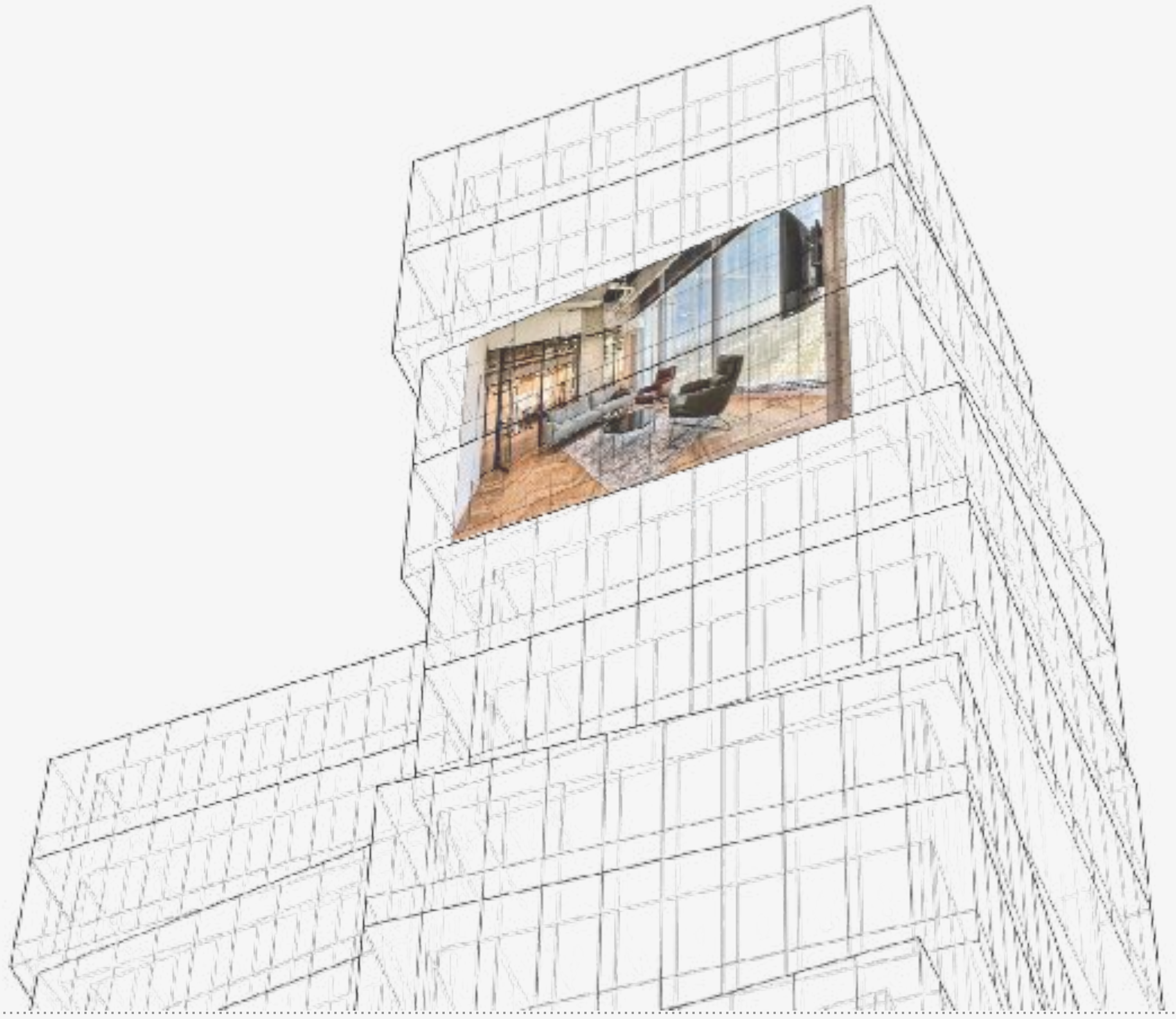
GROWTH



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

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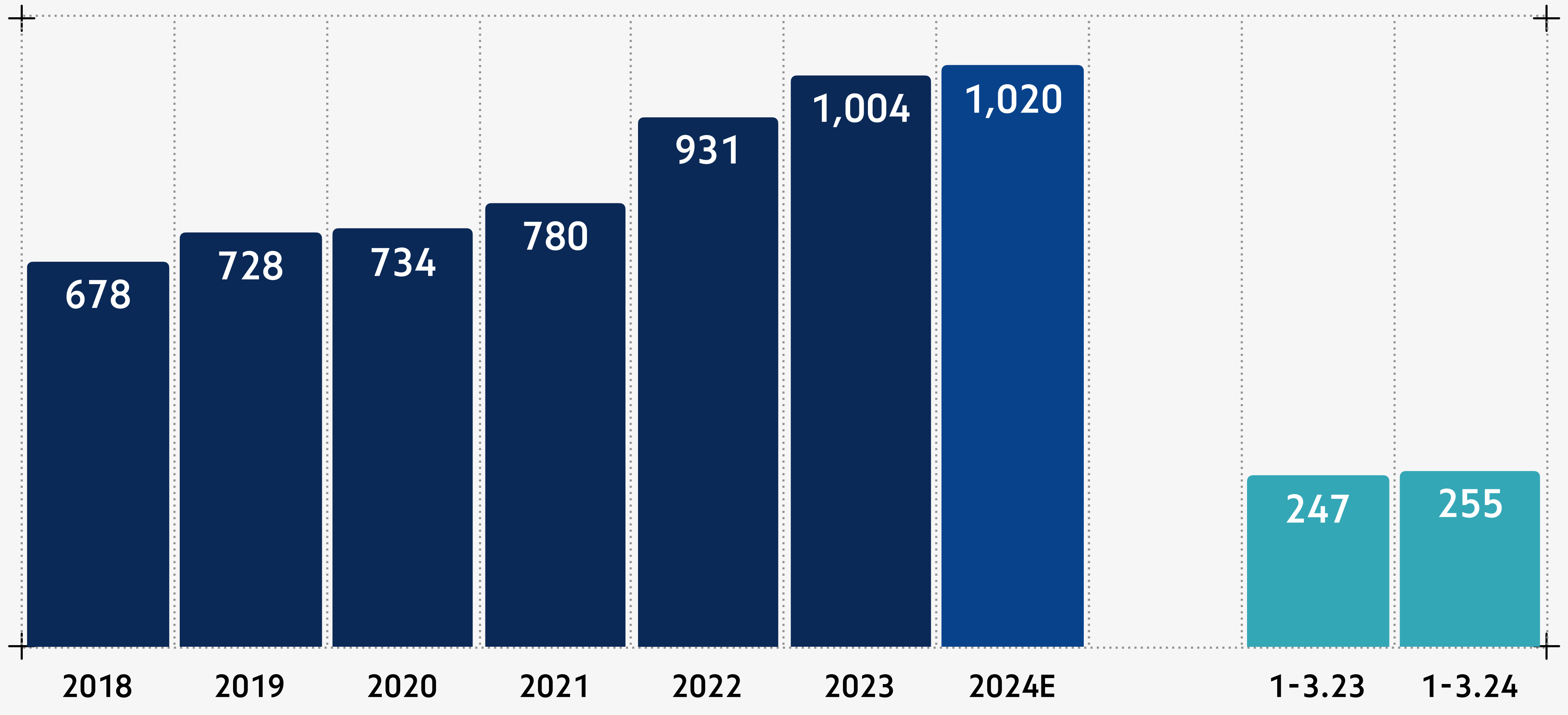
ALONY HETZ GROUP

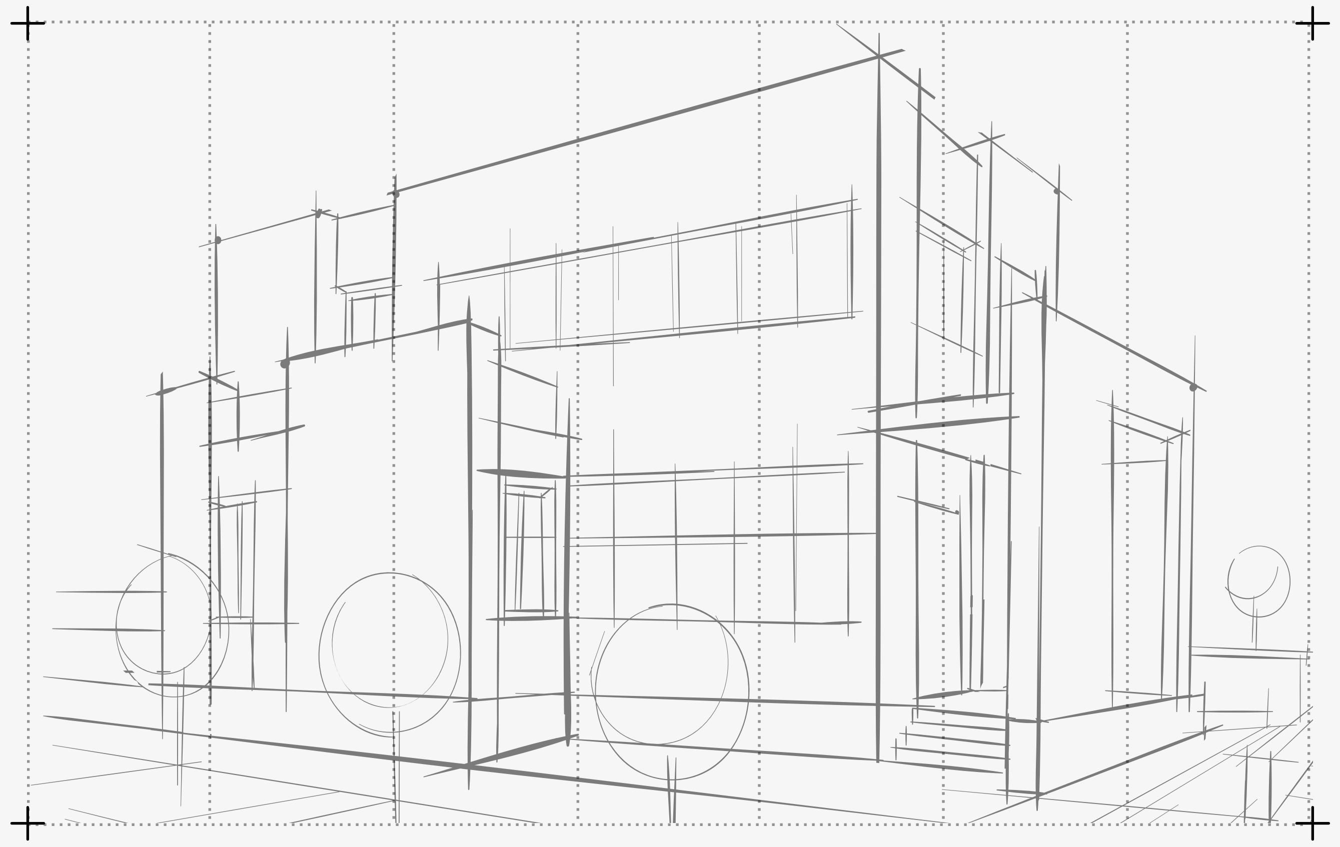
NOI ANNUAL

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.





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AMOT
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GROWTH

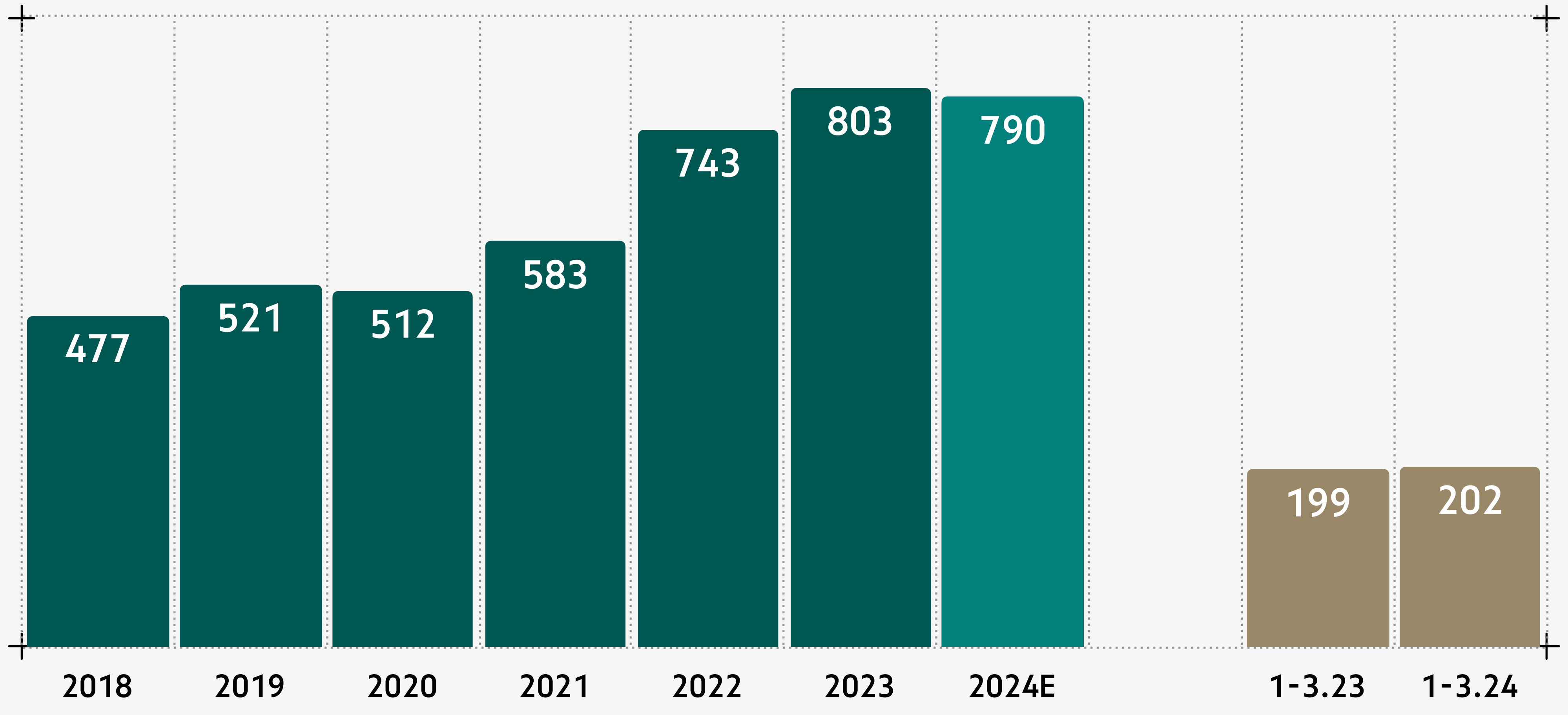
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

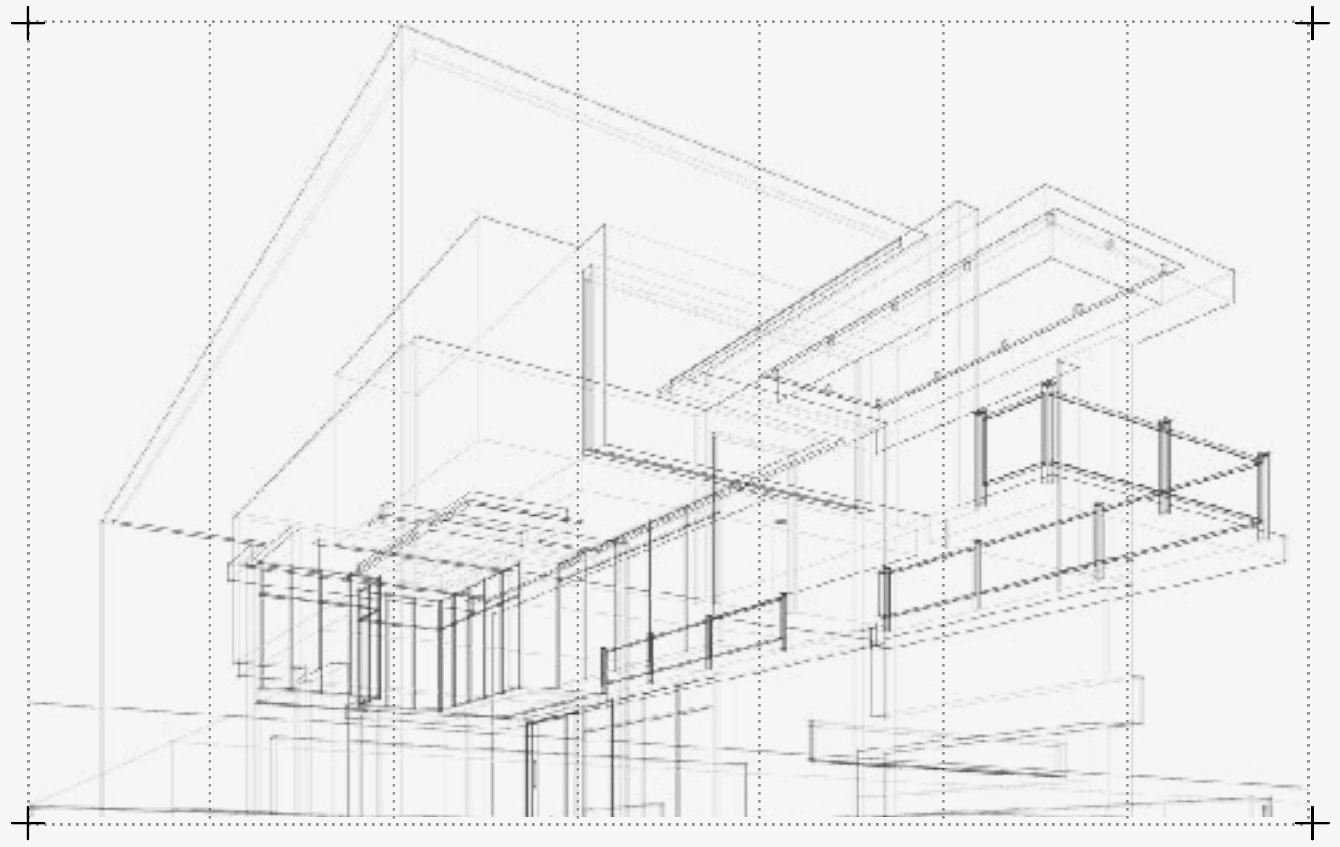
2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.

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

FFO ANNUAL

ACCORDING TO THE MANAGEMENT APPROACH





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AMOT
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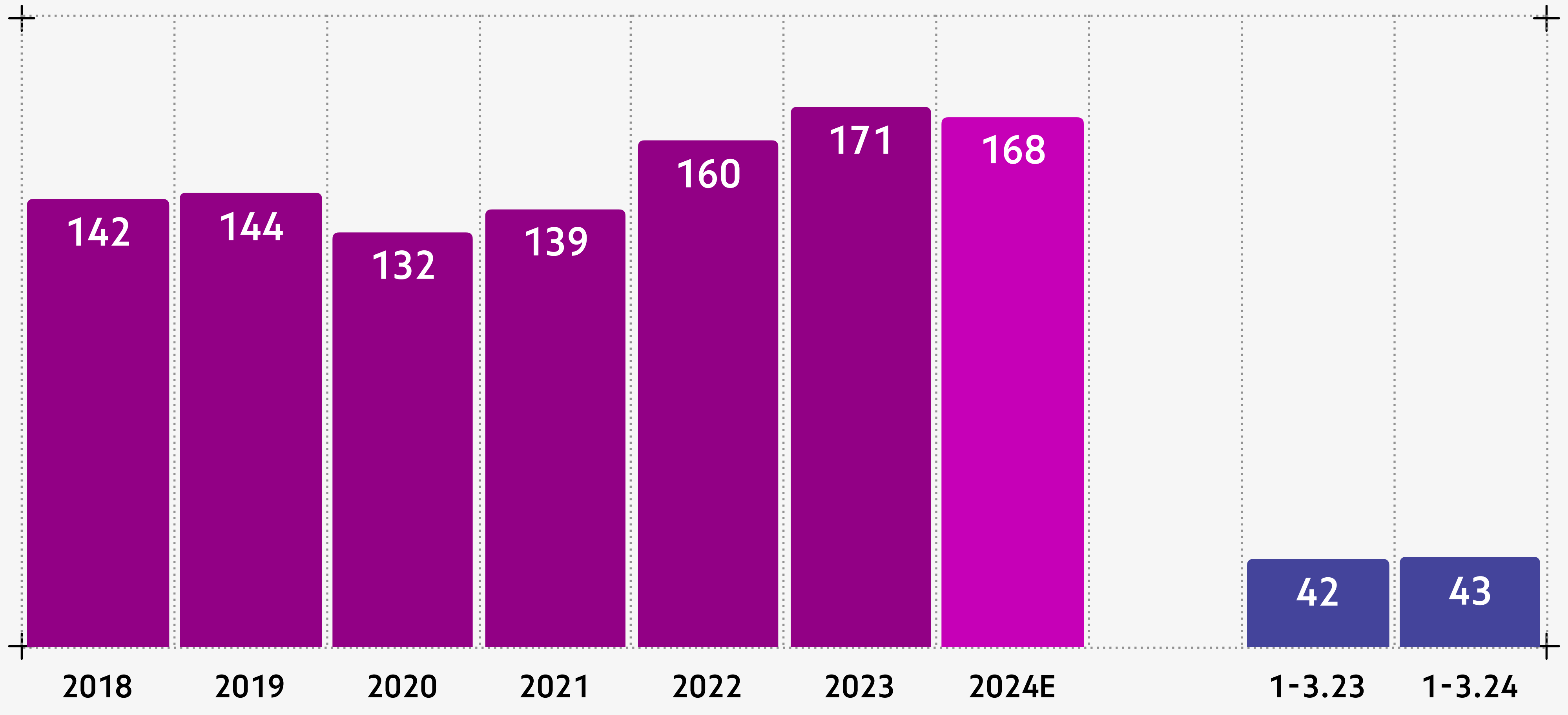
GROWTH

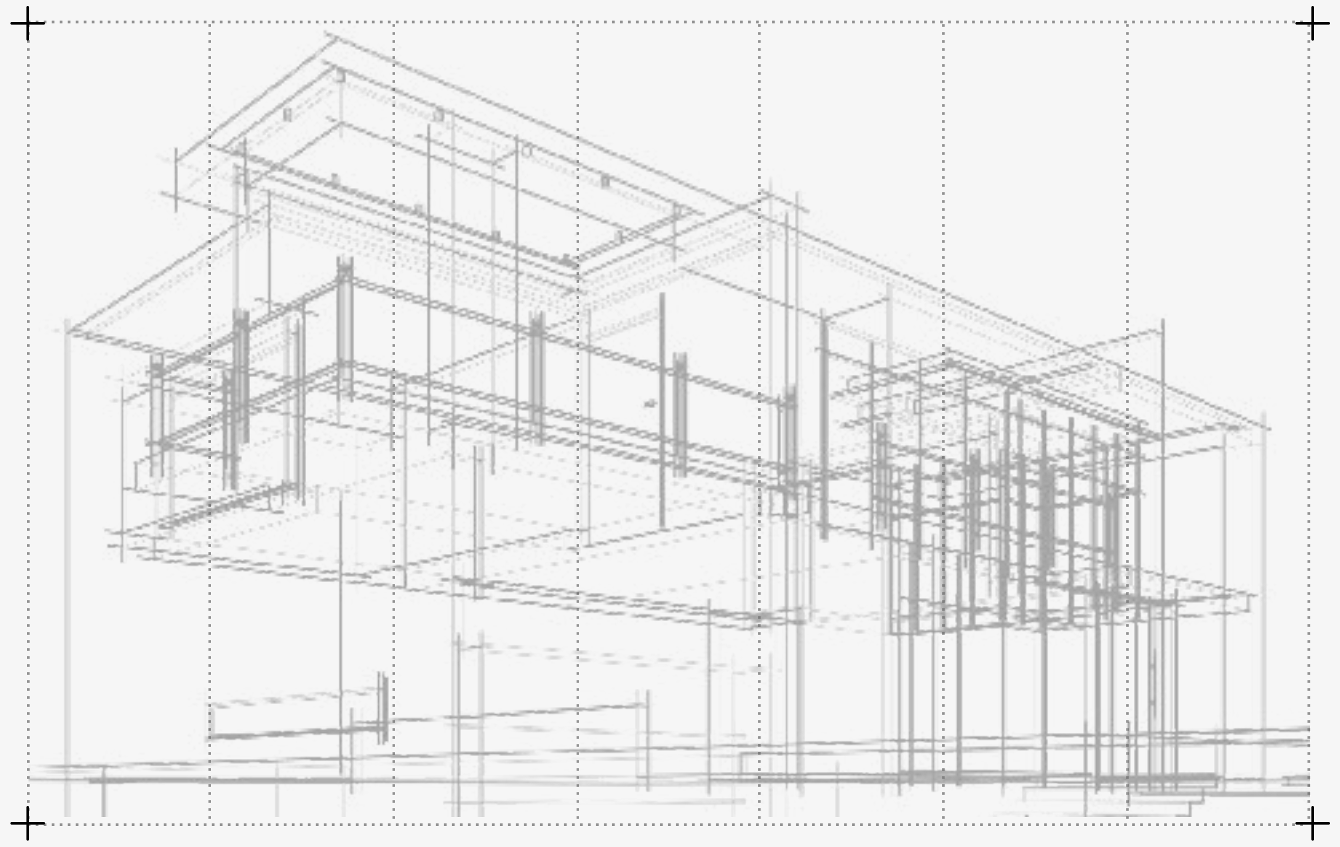
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

FFO ANNUAL PER SHARE

ACCORDING TO THE MANAGEMENT APPROACH

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





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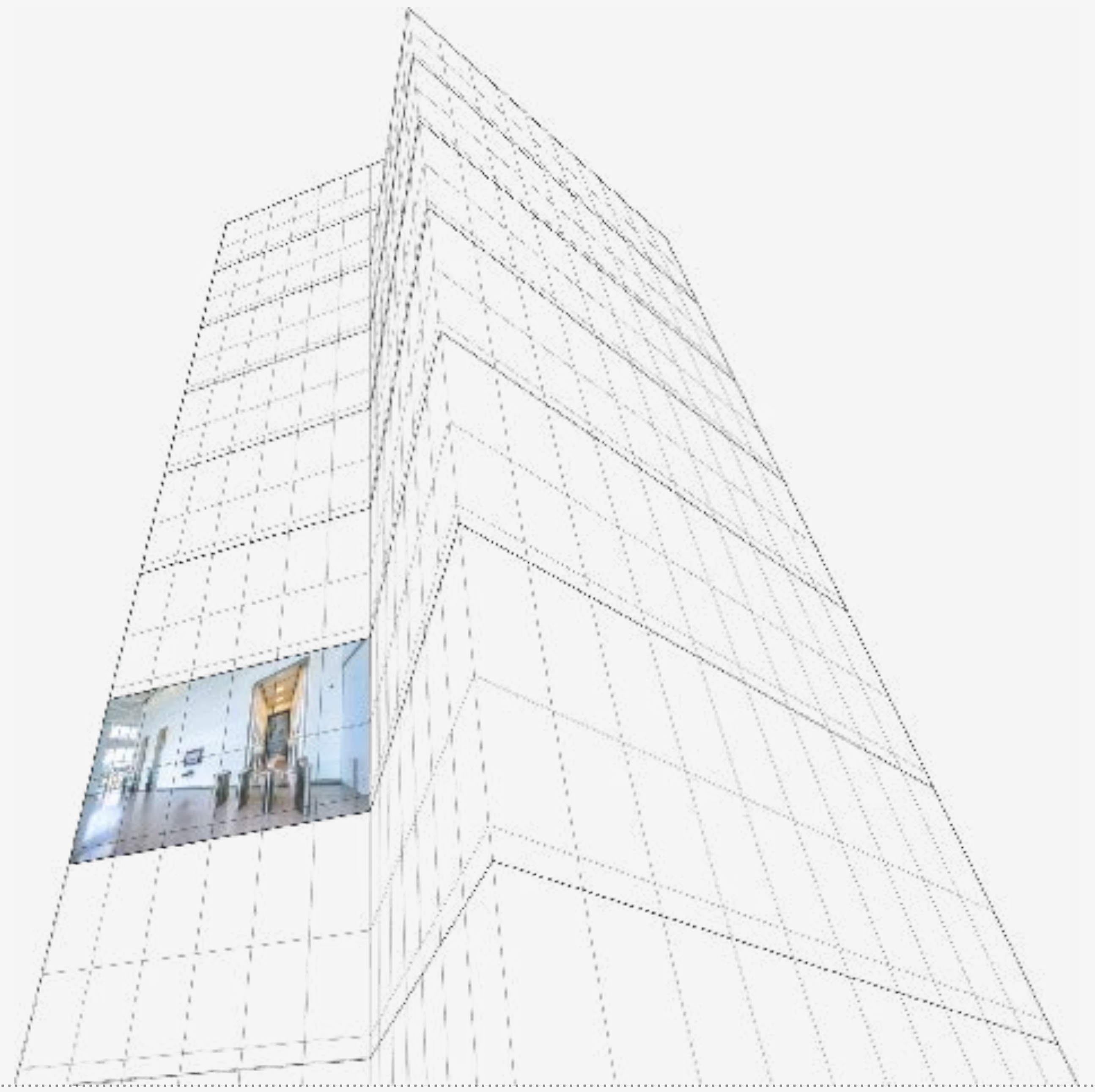
FINANCIAL STRENGTH



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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.

113 PROPERTIES
WITH A TOTAL AREA OF
1.85 MILLION SQM

DEBT STRUCTURE

EXPANDED CONSOLIDATED

NIS 700 MILLION

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

NIS 1,050 MILLION

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

NIS 8.8 BILLION

Equity.

NIS 19.7 BILLION

Total portfolio value.

1.80%

Effective interest rate linked.

5.2 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 8,851M

8%
Banks
NIS 741M

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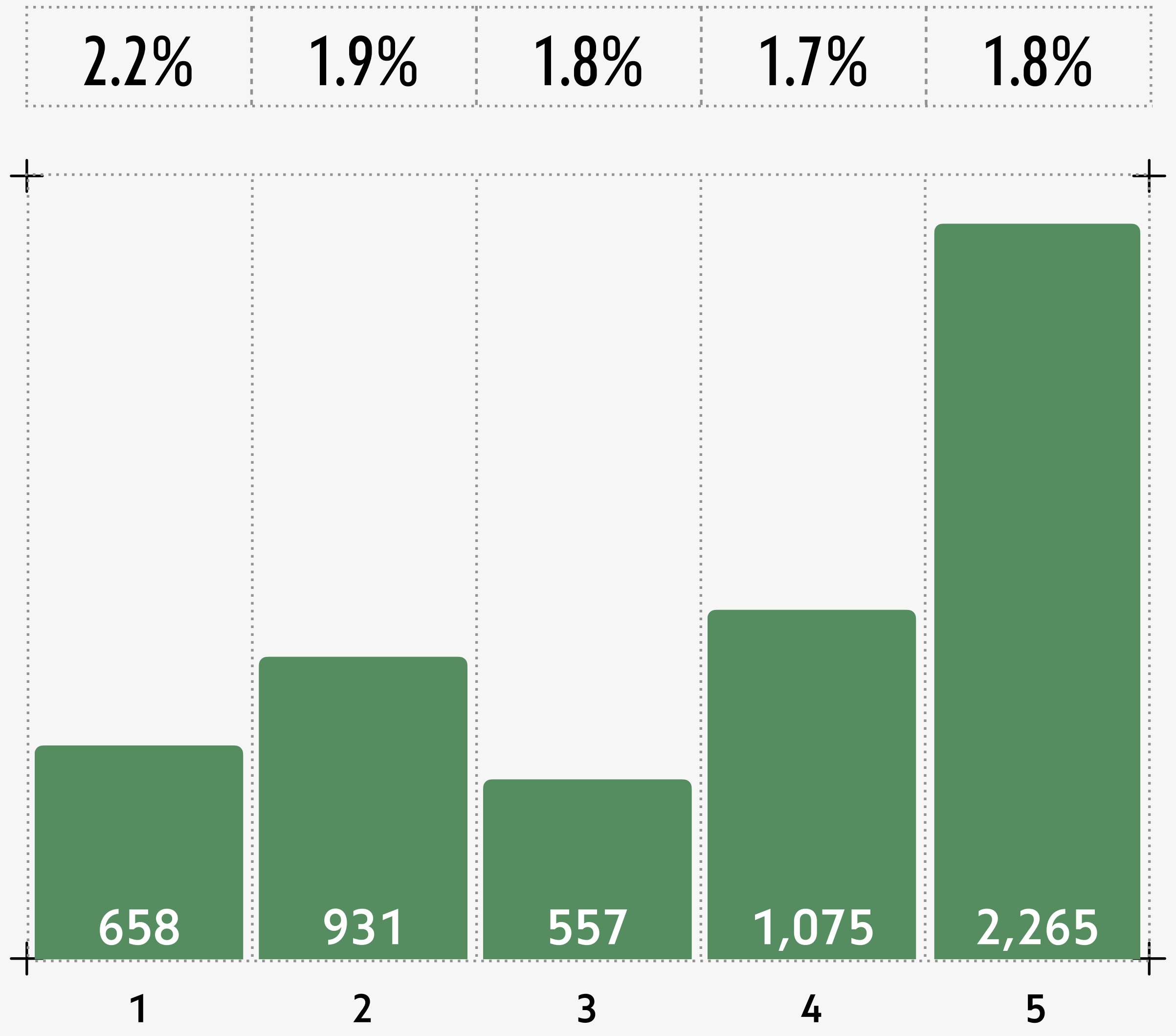
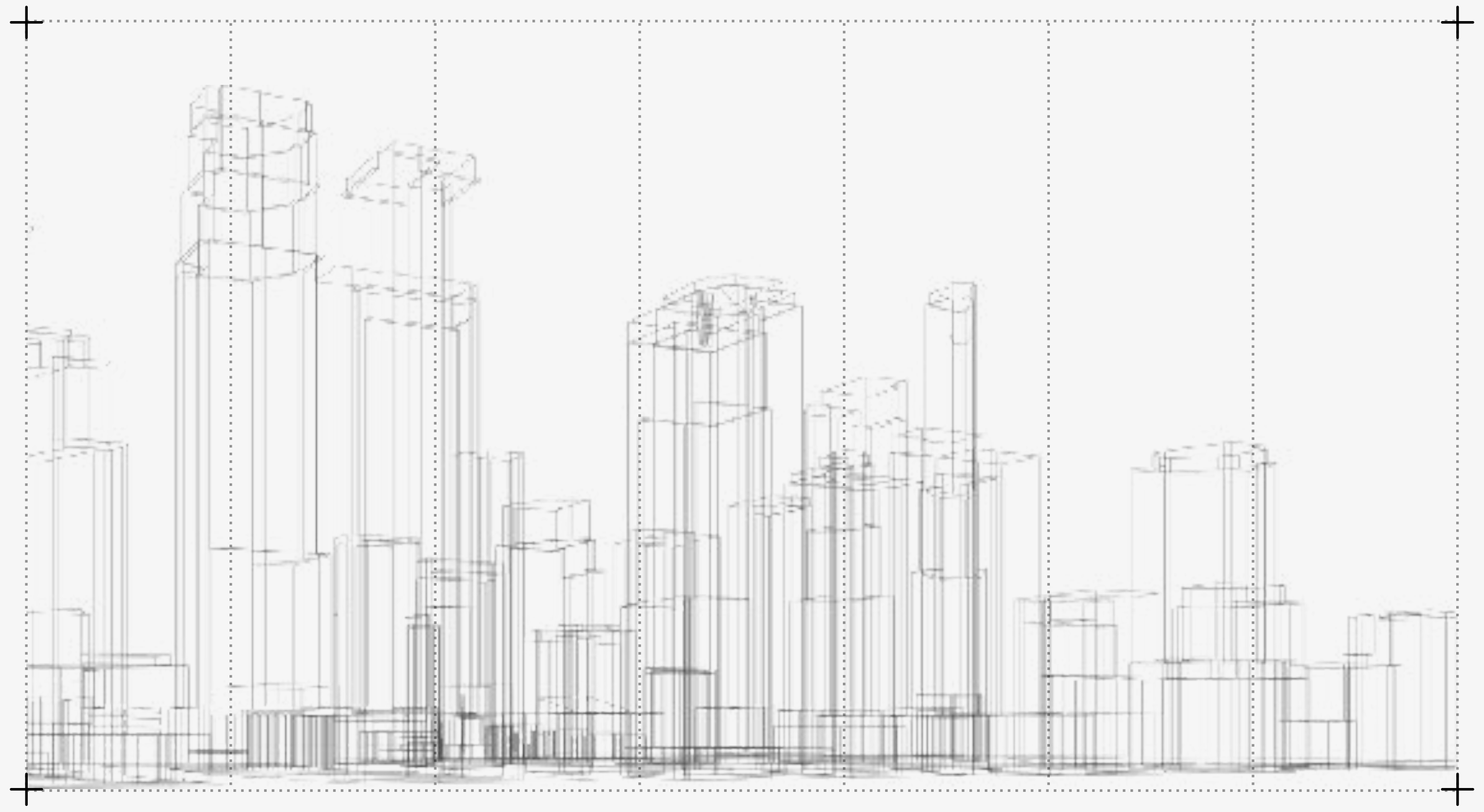
FINANCIAL STRENGTH

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

THE 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. 700 million NIS and unutilized credit facilities totalling 1,050 million NIS



The repayments refer to the year beginning on April 1 and ending on March 31 of the following year.

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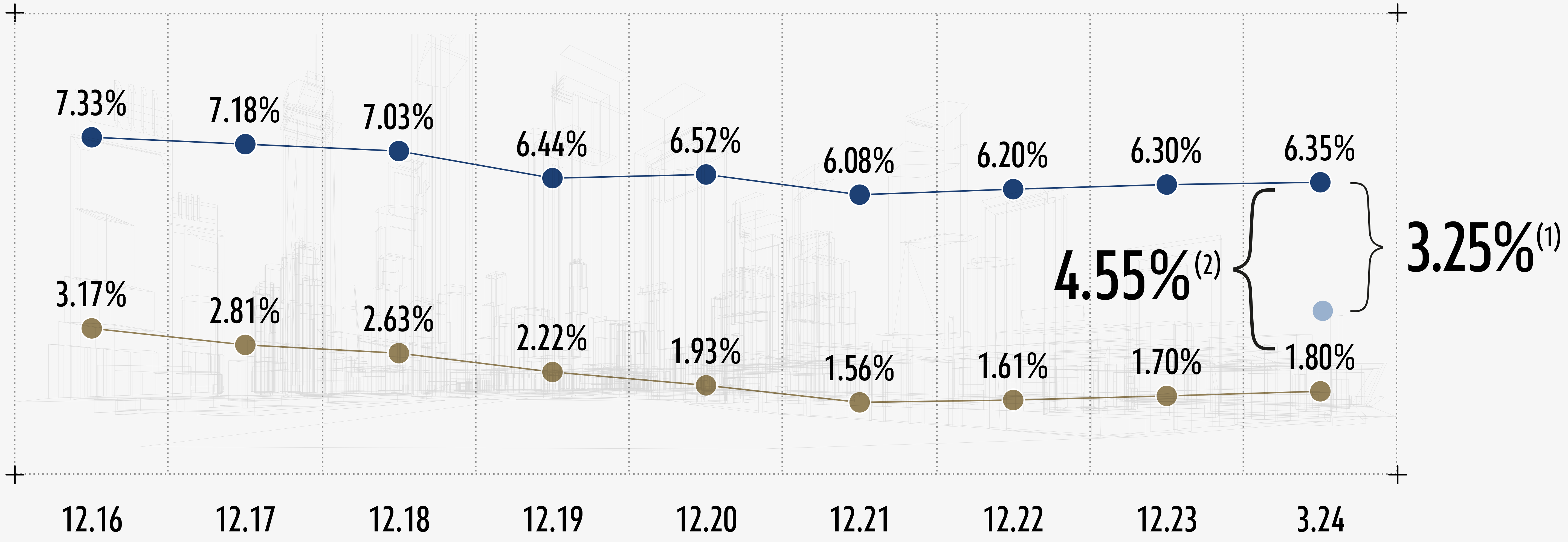
FINANCIAL STRENGTH

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 wurrent debt raising costs
2. Margin from weighted Debt Cost

- Weighted Cap Rate
- Weighted Debt Cost
- Current debt raising costs are 3.1% - According to Series H bonds as of April 30, 2024



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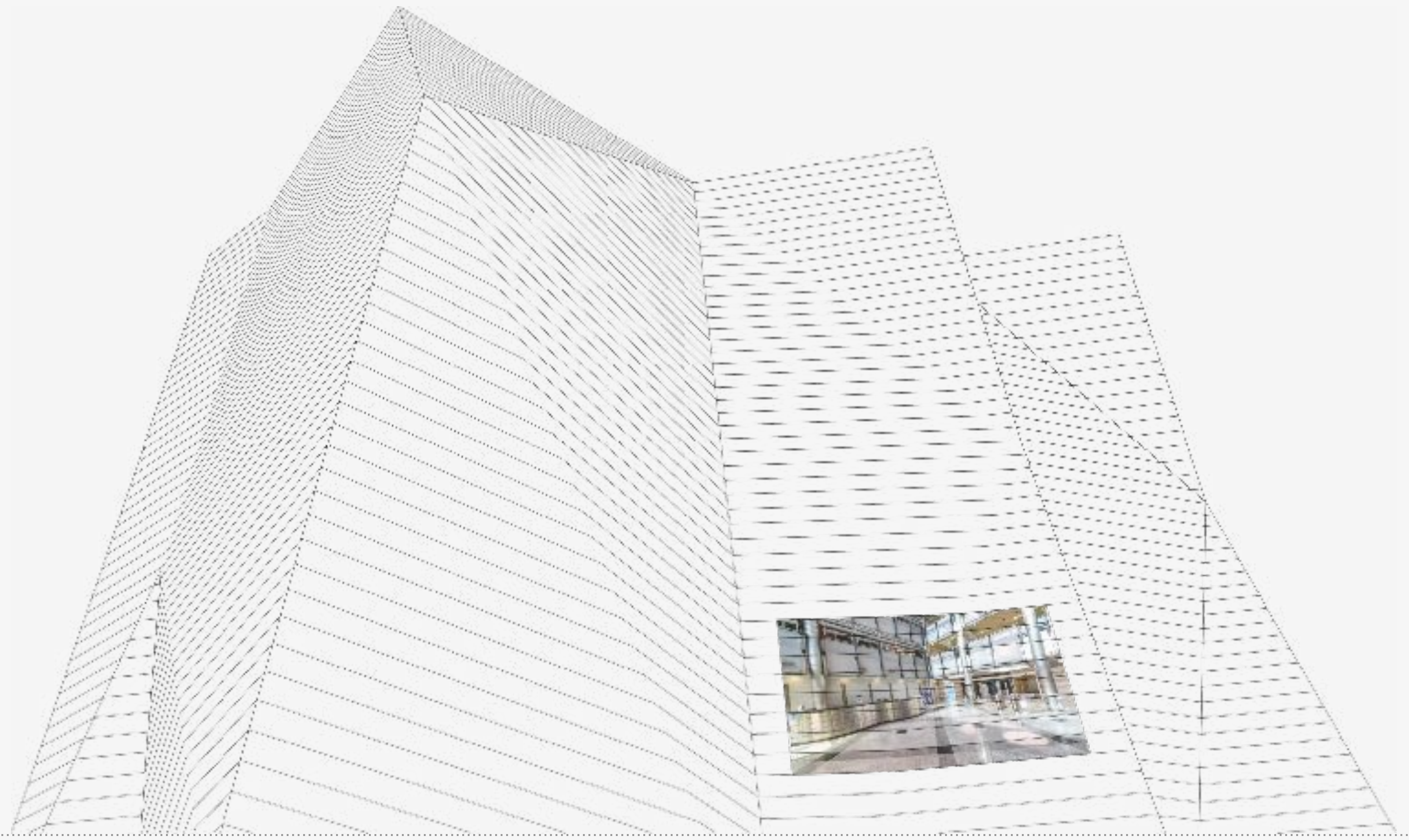

ASSETS

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

ASSETS

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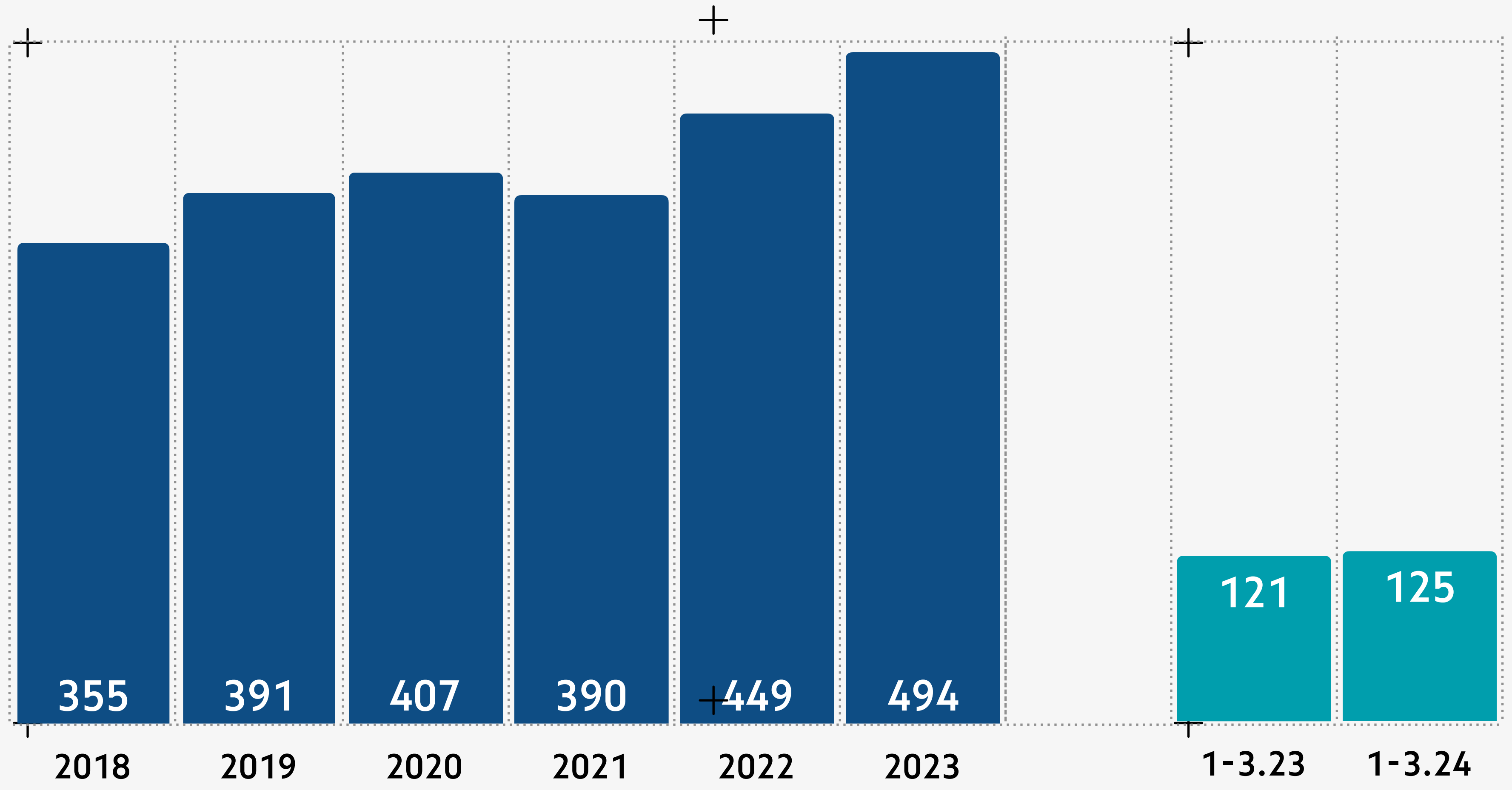
439,000 SQM

Income producing office buildings

OFFICES

NOI FROM OFFICES



The fair value as of 31.03.2024 is approximately 8.2 billion NIS.

64% 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 1-3.24 is 125 million NIS.

The occupancy rate in the office areas as of March 31, 2024 is approximately 85.3%. Excluding properties that were occupied for the first time 92.1%.

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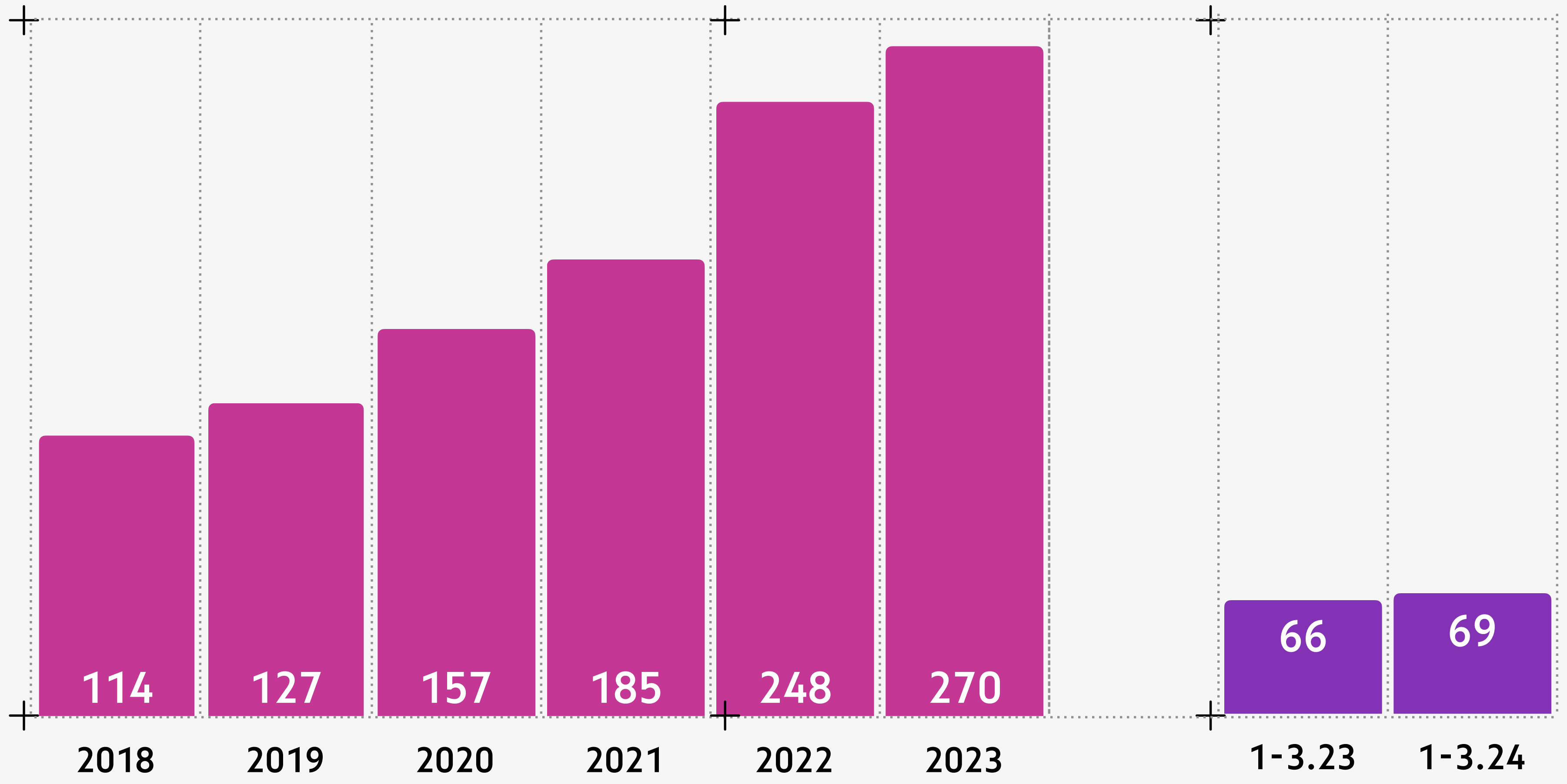
ASSETS

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

LOGISTICS

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



The fair value as of 31.03.2024 is approximately 4.8 billion NIS

As of March 31, 2024, the rate of occupancy is 98.3%

The NOI from industrial and logistics in 1-3.24 is 69 million NIS

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

518,000 SQM

Income producing industrial and logistic parks

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Capital Market Presentation
Q1/24

ASSETS

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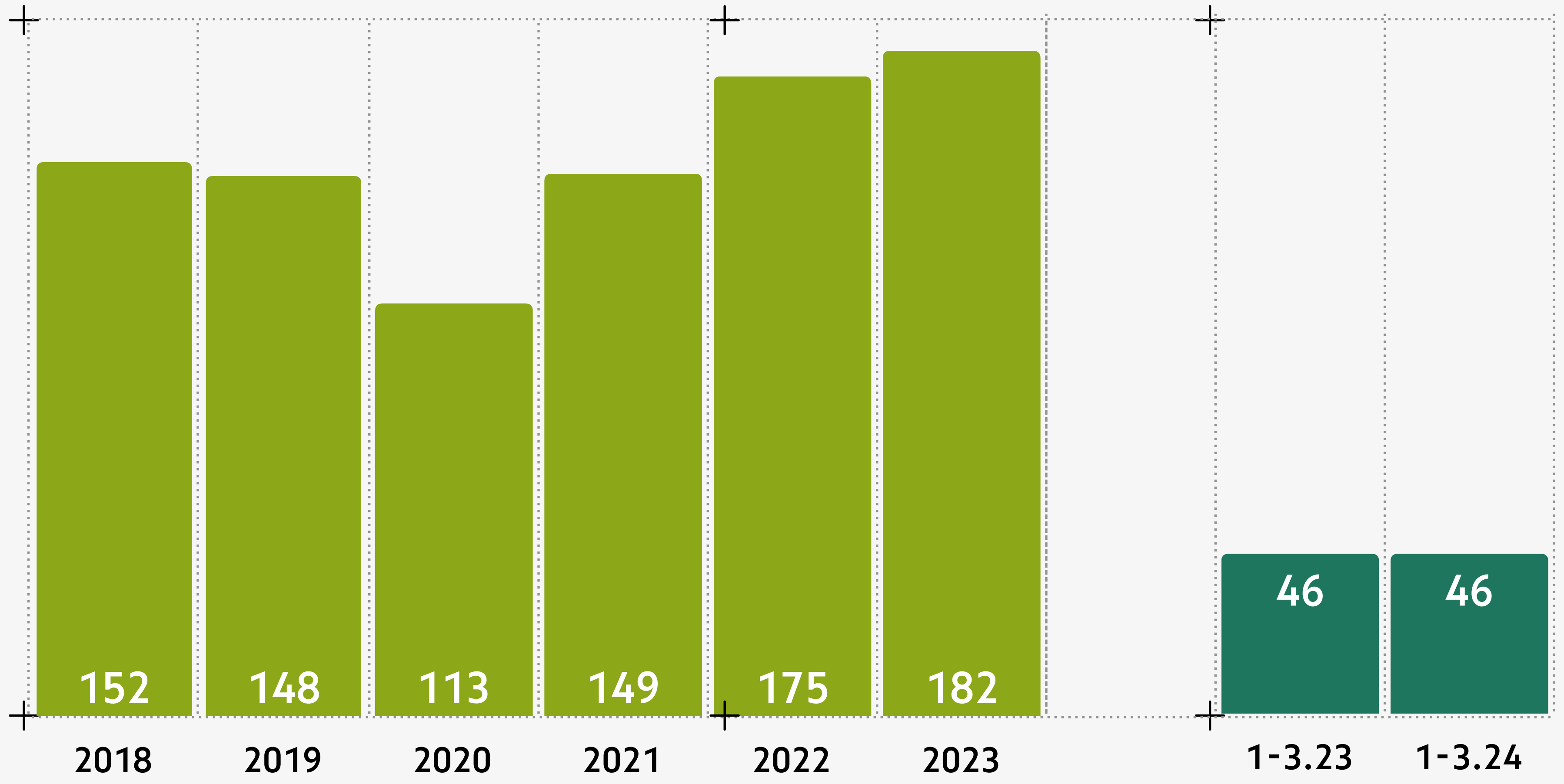
RETAIL

NOI FROM RETAIL



The fair value as of 31.03.2024 is approximately 2.8 billion NIS.

As of March 31,2024 the rate of occupancy in retail centers is 96%.

The NOI from retail in 1-3.24 is 46 million NIS.

130,000 SQM

Income producing retail centers

AMOT
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ASSETS

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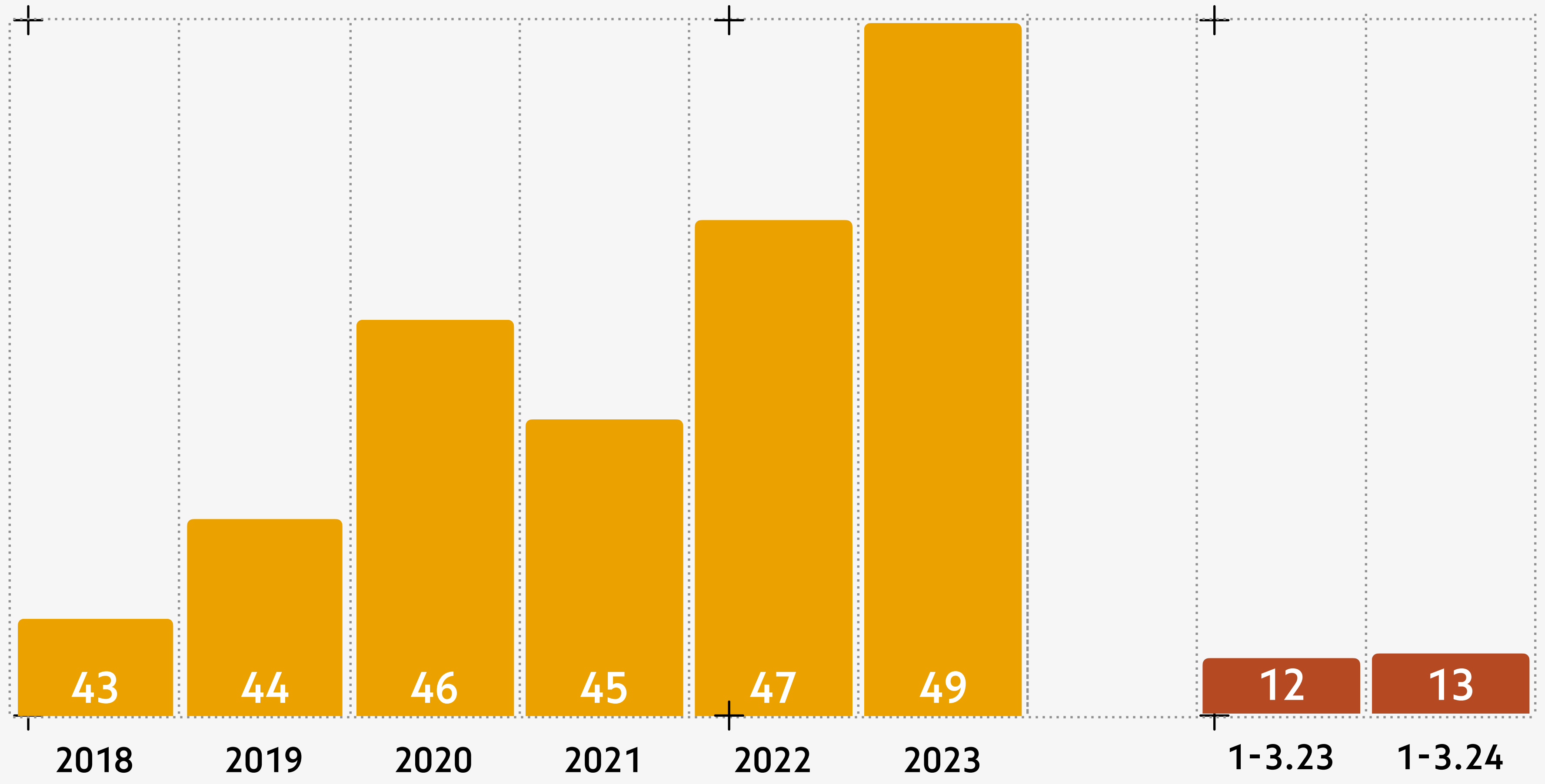
35 SUPERMARKETS

NOI FROM INDEPENDENT SUPERMARKETS



The fair value as of 31.03.2024 is approximately 0.8 billion NIS.

As of March 31, 2024, the rate of occupancy in retail centers is 100%.

The NOI from retail in 1-3.24 is 13 million NIS.

37,700 SQM

Income producing retail centers

MAY 2024

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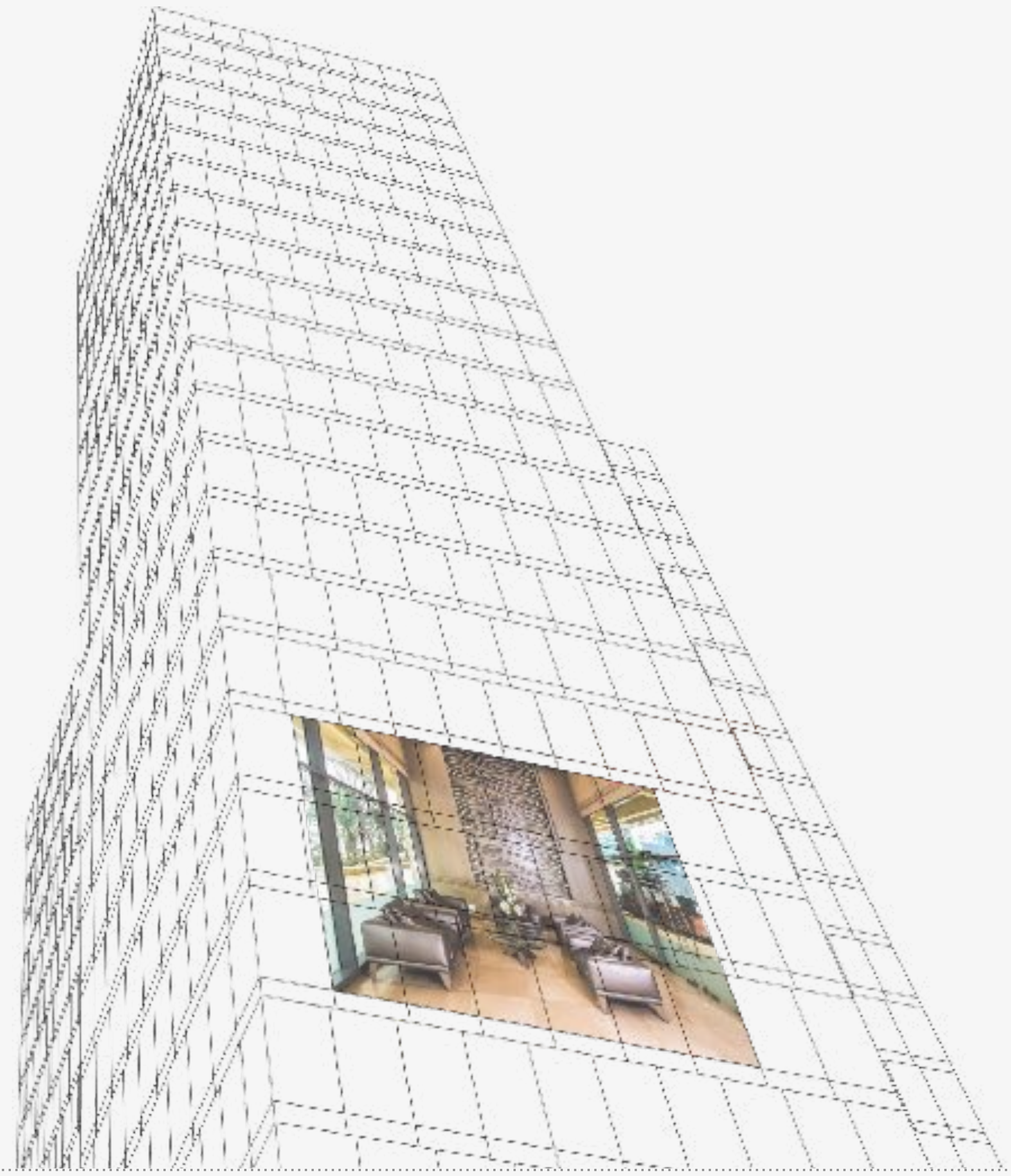

AMOT DEVELOPMENTS

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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.

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.

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.

LOW DEVELOPMENT RISK

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 MARCH 31, 2024

Property Name	Location	Primary use	Estimated completion date	Square meter for marketing above-ground 100%	Holding rate	Square meter for marketing above-ground	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	70-80	5	6.7%
Halehi complex	Bnei Brak	Offices	2025	100,000	50%	50,000	505	750-780	57-61	7.7%
K complex Jerusalem	Jerusalem	Offices	2027	93,000	50%	46,500	140	700-740	49-53	7.1%
Logistic center Beit Shemesh - Lower Logistics Center	Beit Shemesh	Logistics	2024	26,100	60%	15,660	94	108-110	8	7.5%
Park Afek	Rosh HaAyin	Offices	2024	8,400	50%	4,200	16	35-45	3	7.6%
ToHa2	Tel Aviv	Offices	2026	160,000	50%	80,000	804	1,600-1,700	130-150	8.5%
Total				**396,500**		**203,110**	**1,615**	**3,263-3,455**	**252-280**	**7.9%**

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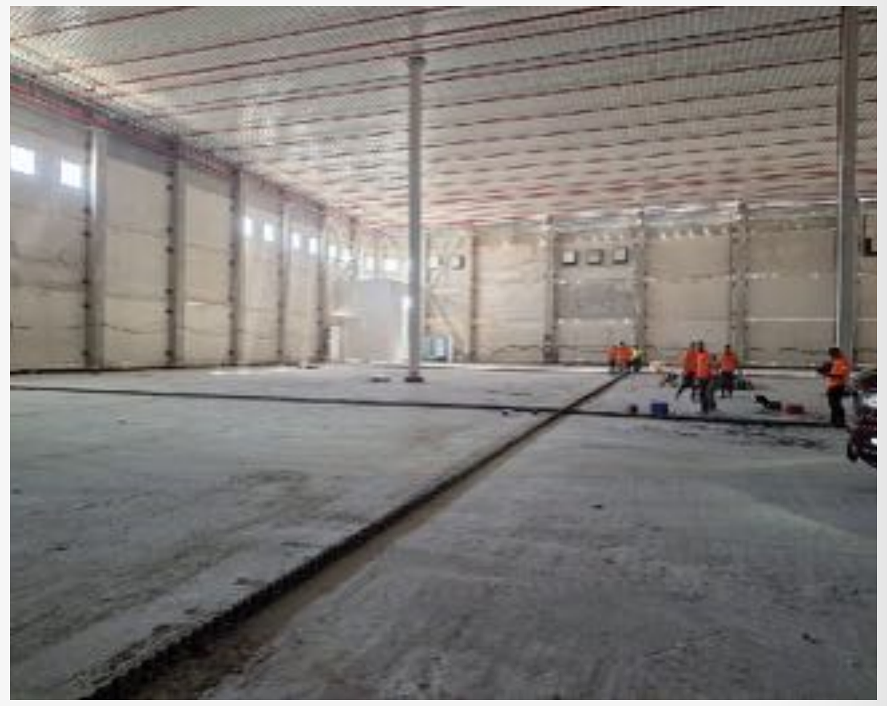
ALONY HETZ GROUP

AMOT DEVELOPMENTS

BEIT SHEMESH-LOWER LOGISTICS CENTER

Main Use
LOGISTICS

Expected Completion
2024

Construction Cost
NIS 109M
Company's Share

Expected yield
7.5%

GLA - 100%
26,100 SQM

Amot's Share
60%

Expected NOI
NIS 8M
Company's Share

MAY 2024
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AMOT DEVELOPMENTS

PARK AFEK

Main Use
OFFICES

Expected Completion
2024

Construction Cost
NIS 40M
Company's Share

Expected yield
7.6%

GLA - 100%
8,400 SQM

Amot's Share
50%

Expected NOI
NIS 3M
Company's Share

MAY 2024
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AMOT DEVELOPMENTS

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

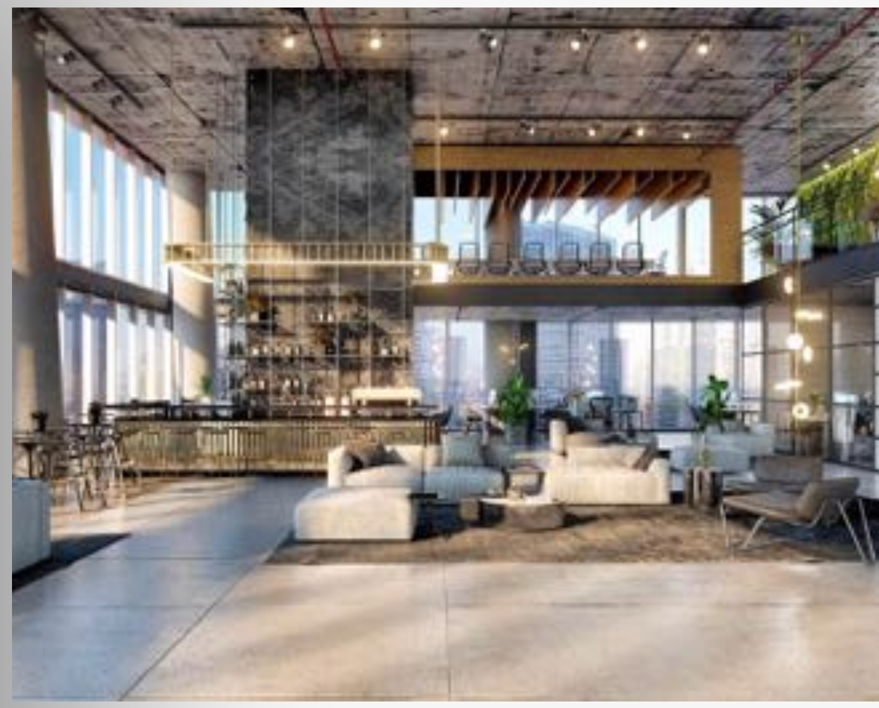
Expected Completion offices
2025

Amot's Share
50%

Expected NOI
NIS 59M
Company's Share

AMOT DEVELOPMENTS

ToHa 2



Main Use
OFFICES

Expected Completion
2026

Construction Cost
NIS 1,650M
Company's Share

Expected yield
8.5%

GLA - 100%
160,000 SQM

Amot's Share
50%

Expected NOI
NIS 140M
Company's Share

MAY 2024
Capital Market Presentation
Q1/24

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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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Capital Market Presentation
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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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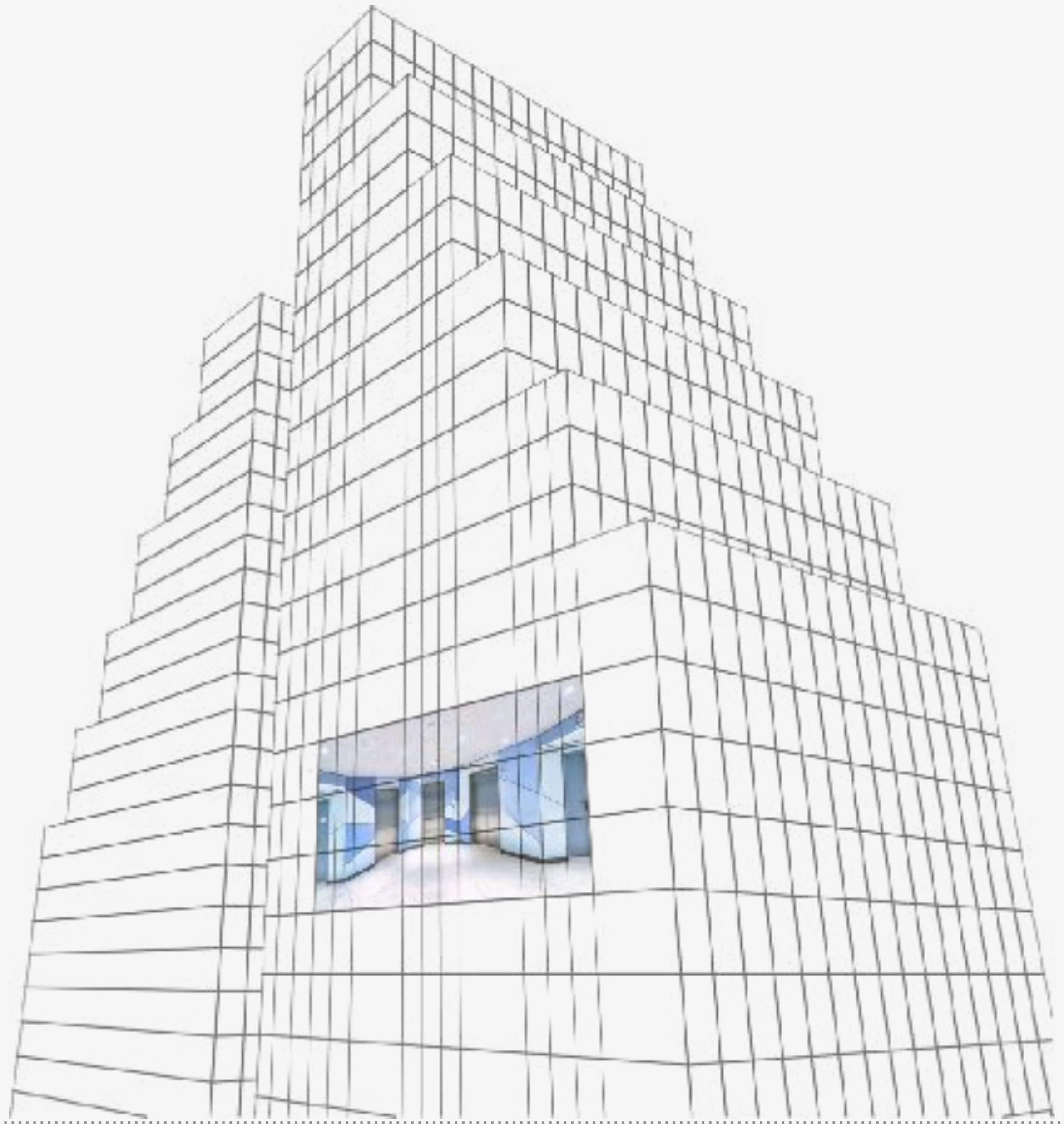
Capital Market Presentation
Q1/24

FINANCIAL DATA



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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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FINANCIAL DATA

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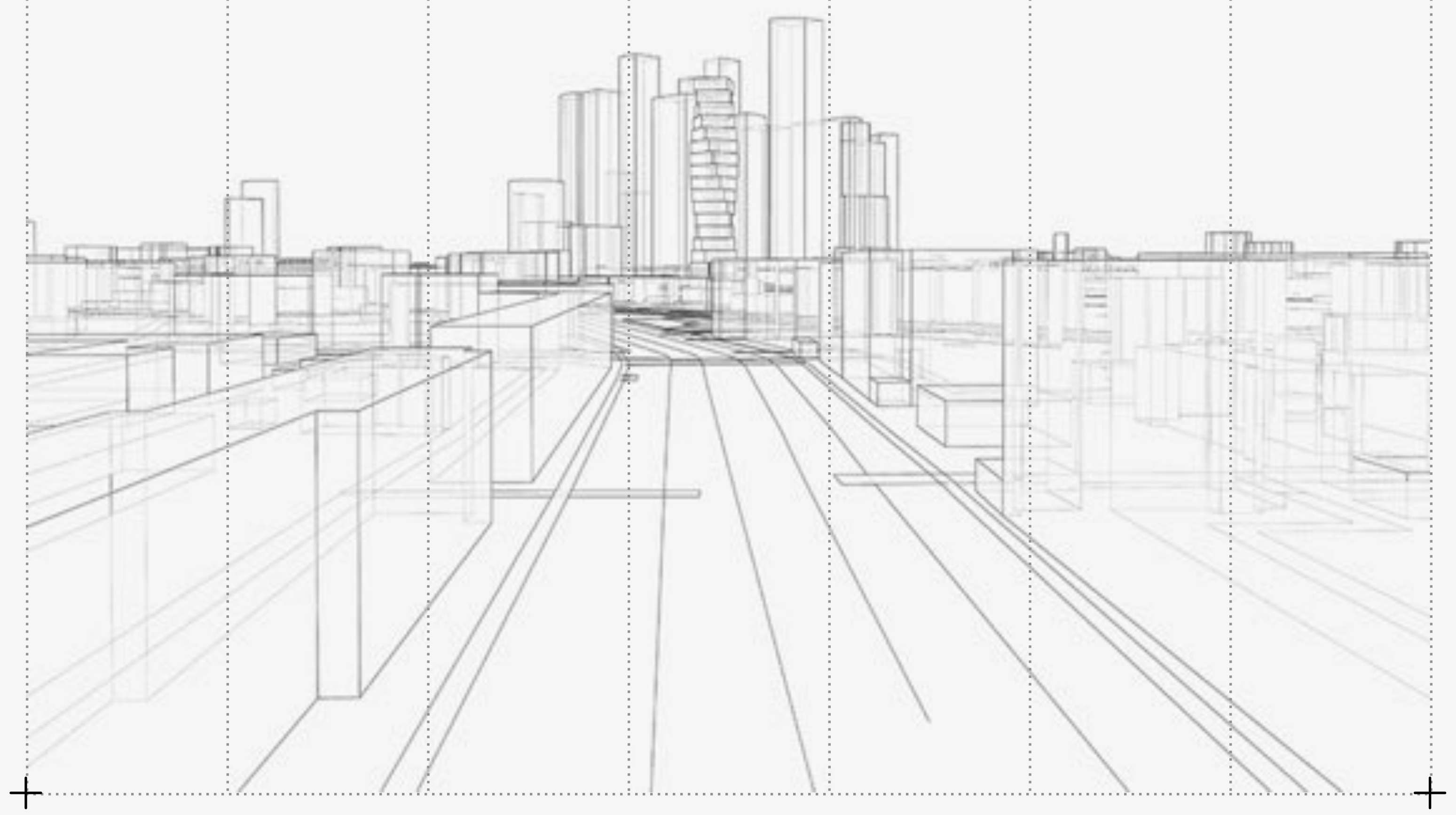
AMOT BALANCE SHEET DATA

EXPANDED CONSOLIDATED

	31.03.2024 Million NIS	31.12.2023 Million NIS
Cash and cash equivalents and short term deposits	658	534
Investment property and investment property under construction	19,677	19,666
Financial liabilities	9,592	9,251
Deferred taxes	1,829	1,812
Total equity	8,768	8,838
EPRA NRV	10,597	10,650



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FINANCIAL DATA

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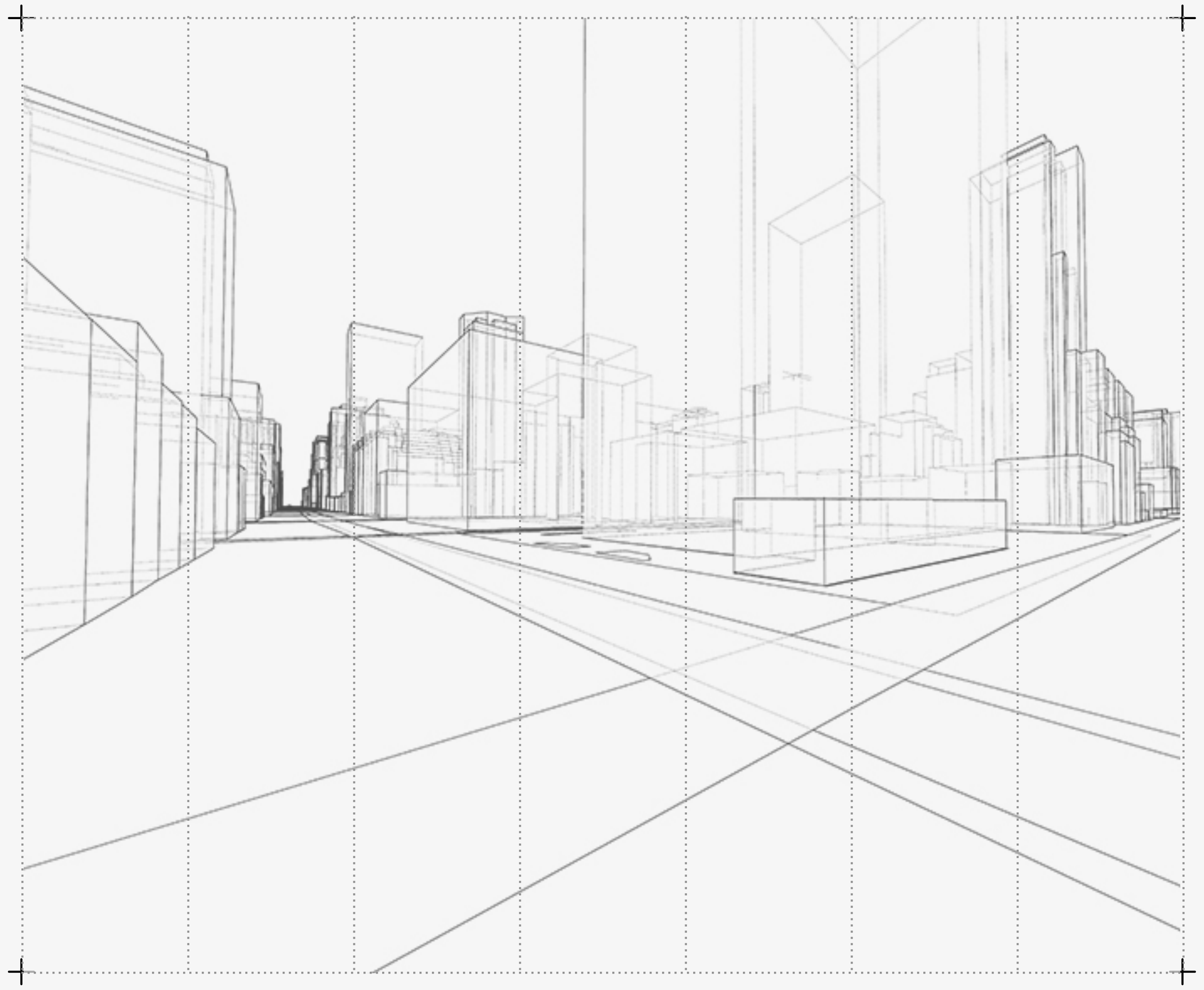
AMOT PROFIT AND LOST SHEET DATA

EXPANDED CONSOLIDATED-IN MILLIONS

	Change %	1-3.2024	1-3.2023
NOI	3%	255	247
Change in the value of investment properties		23	-
General and administrative expenses		(19)	-
Financing - real interest		(30)	(27)
Financing - linkage differences		(24)	(90)
Taxes		(39)	(2)
Net income	35%	149	111
FFO - According to the SEC	63%	178	109
FFO - Management's approach	1%	202	199



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INCOME DATA

EXPANDED CONSOLIDATED

NOI	Q1-2024	Q4-2023	Q3-2023	Q2-2023	Q1-2023	% CHANGE Q1-24 VS Q1-23
			NIS thousands			
Same property NOI	254,332	247,198	252,876	250,057	244,298	4%
Properties acquired / Sorted to real estate	627	-	-	-	-	
Properties realized	157	2,478	2,541	2,523	2,435	
NOI	**255,116**	**249,676**	**255,417**	**252,580**	**246,733**	**3%**

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.

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FINANCIAL DATA

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FFO DATA

EXPANDED CONSOLIDATED

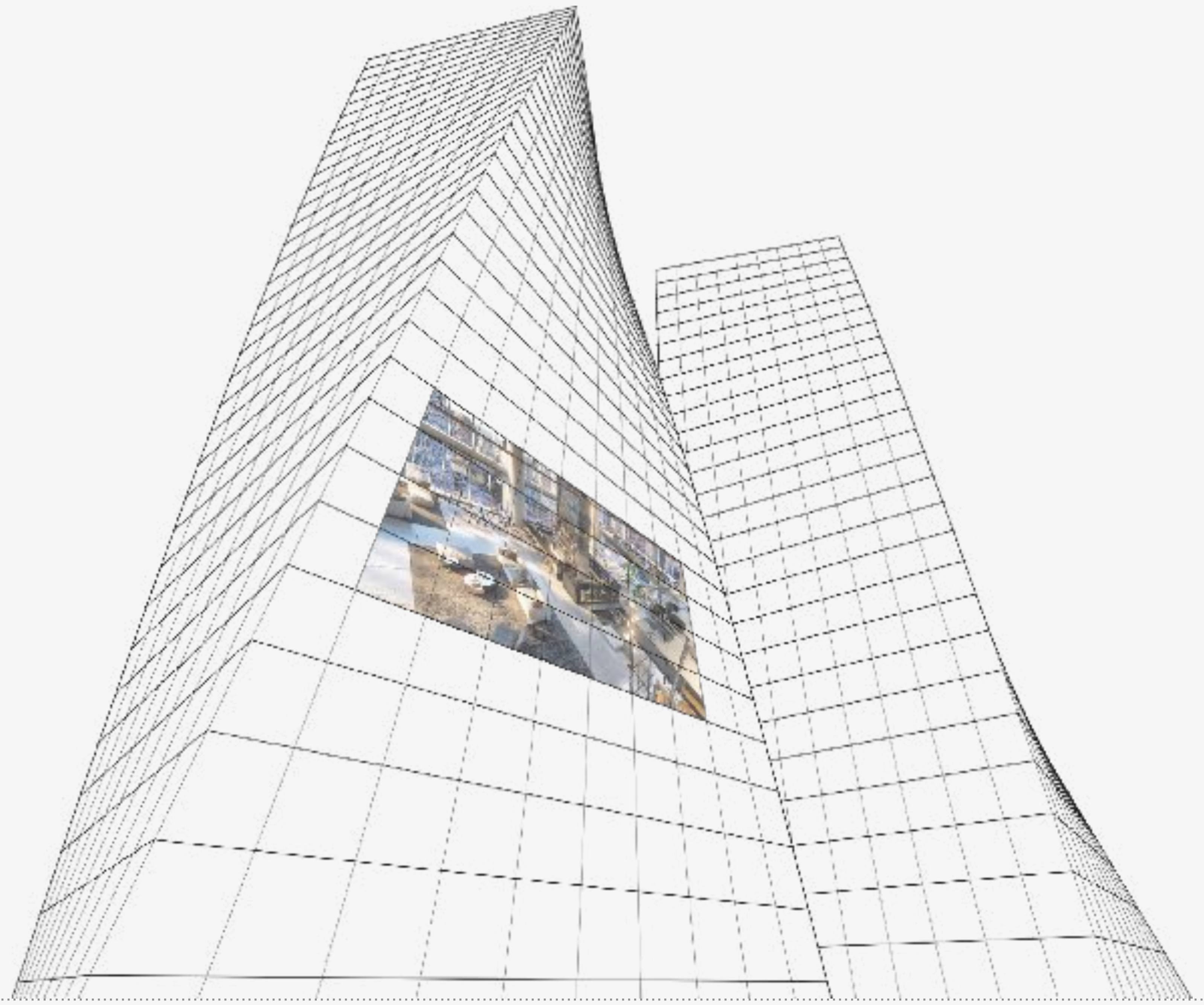
FFO	1-3.2024	1-3.2023	% CHANGE 23 VS 22
	NIS thousands		
FFO according to the Israel Securities Authority	178,192	109,161	63%
FFO According to the management's approach	201,769	199,192	1%
Weighted number of shares	470,700	469,858	0%
FFO per share (agorot) (1)	**42.9**	**42.4**	**1%**

1. FFO Per share in 2024, increased by 1% compared to previous year.

MAY 2024

Capital Market Presentation
Q1/24

CONCLUSION



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CONCLUSION

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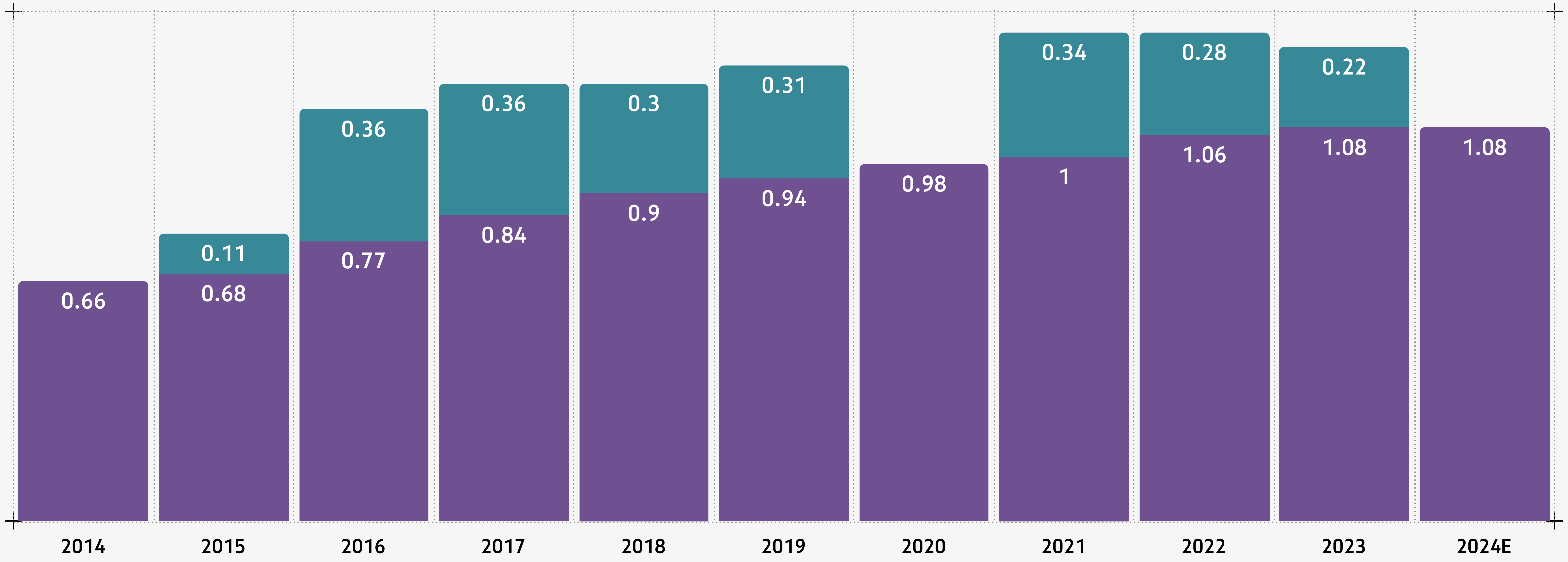
DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE (NIS)



Dividend per share - regular
Dividend per share - additional

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CONCLUSION

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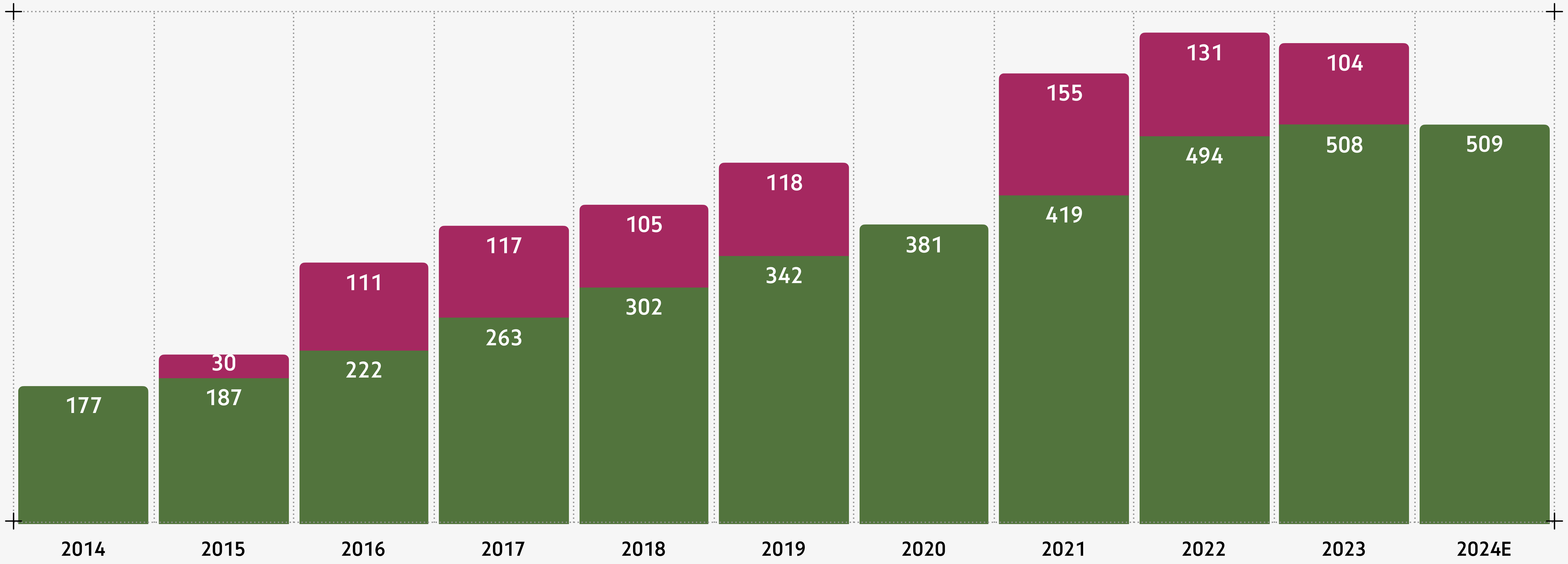
DIVIDEND DISTRIBUTION OVER THE YEARS (MILLION NIS)



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 1,050M Unutilized credit facilities

A dividend policy that is stable and known in advance.

45% Effective leverage ratio.

CONCLUSION

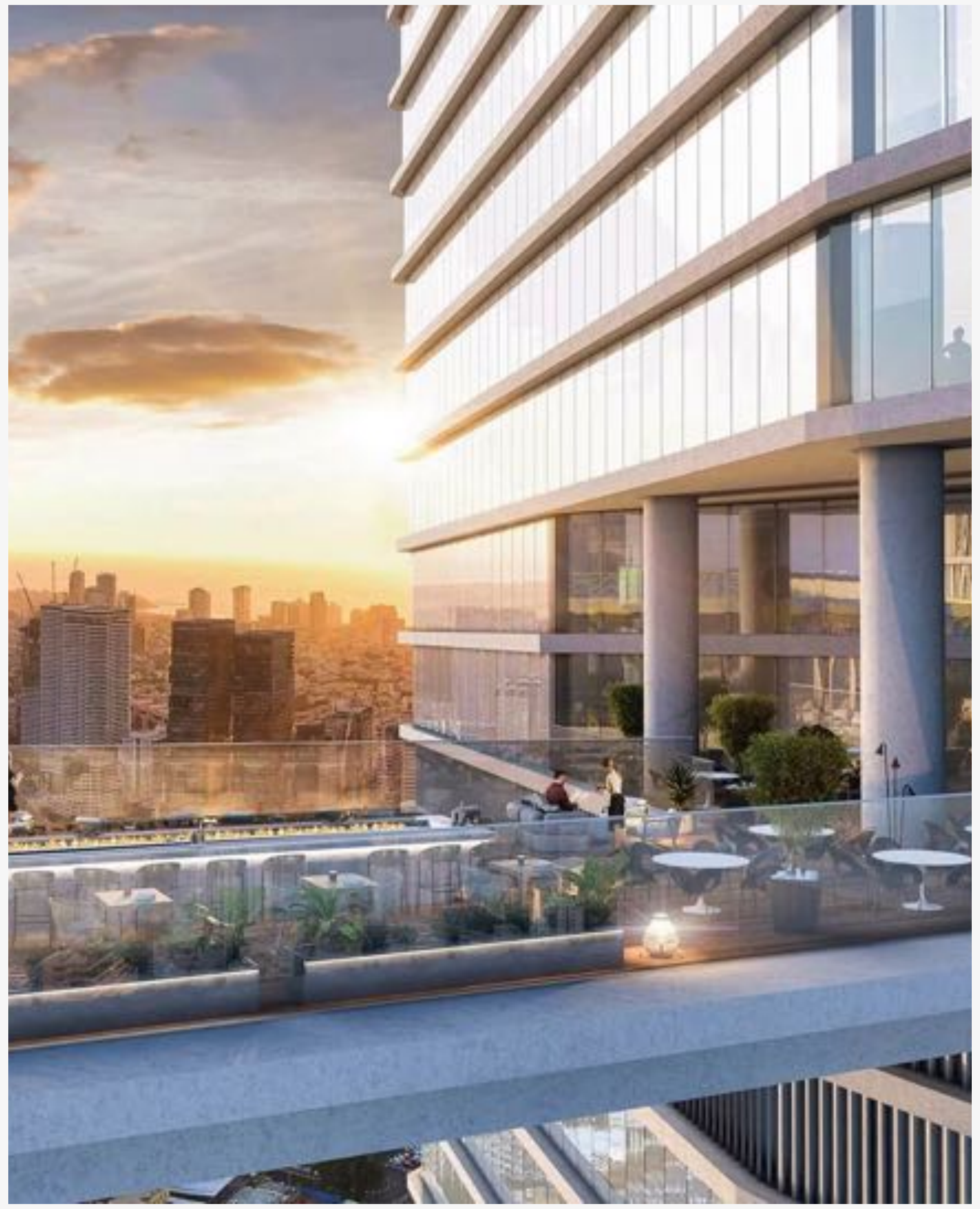
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

DISCLAIMER

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

This presentation includes forecasts, valuations, estimates, and other information relating to future events and/or matters, the realization of which is not certain and is not under the Company's control, and is forward-looking information, as defined in the Securities Law, 1968. Such information may not be realized, in whole or in part, or may be realized in a manner significantly different than expected. Such information includes, inter alia, income forecasts, FFO and NOI, and timetables.

Forward-looking information is based solely on the subjective evaluation of the Company, based on facts and data regarding the current state of the Company's business and macro-economic facts and data, all as known to the Company at the time of preparing this presentation. The realization or non-realization of the forward-looking information will be affected, inter alia, by factors that cannot be assessed in advance and which are not under the Company's control. The Company does not undertake to update and/or change any such forecast and/or assessment in order to reflect events and/or circumstances that may occur after the date of preparation of this presentation.



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CONCLUSION

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

STRONG TOGETHER.

Q1/24

CAPITAL MARKET PRESENTATION

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