STRONG TOGETHER.




FY 2023

AMOT
ALONY HETZ GROUP

CAPITAL MARKET PRESENTATION

FEBRUARY 2024

CONTENT

AMOT
ALONY HETZ GROUP

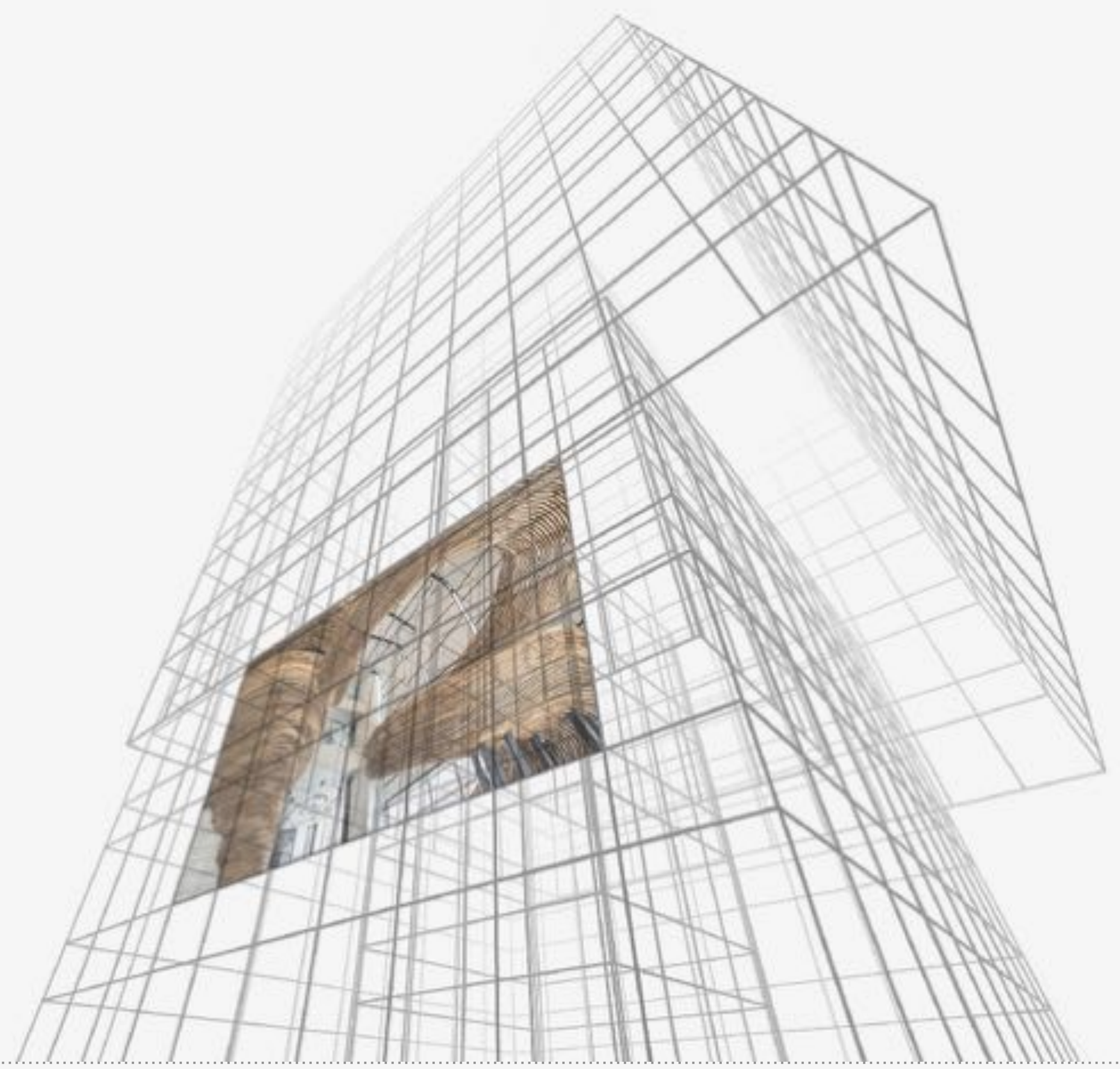
FEBRUARY 2024
Capital Market Presentation 2023

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

FEBRUARY 2024

Capital Market Presentation 2023

INTRODUCTION



AMOT

ALONY HETZ GROUP

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

AMOT
ALONY HETZ GROUP

INTRODUCTION

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

AMOT AT A GLANCE

51%

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

1.85 MILLION SQM

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

93.4%.

The occupancy rate of the company assets stands at 93.4% (Excluding properties that were occupied for the first time 96.1%).

NIS 19.7 BILLION

Total real-estate value.

114 ASSETS

Owned by the company.

9 PROJECTS

6 projects under construction **218 Thousand sqm in total cost of 3.5 billion NIS**. and 3 projects in planning and initiation stages totaling **56 Thousand sqm** (company's share).

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.

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

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 8.7 BILLION

Net financial debt.

NIS 8.8 BILLION

Equity.

1.70%

Weighted cost of debt.

44%

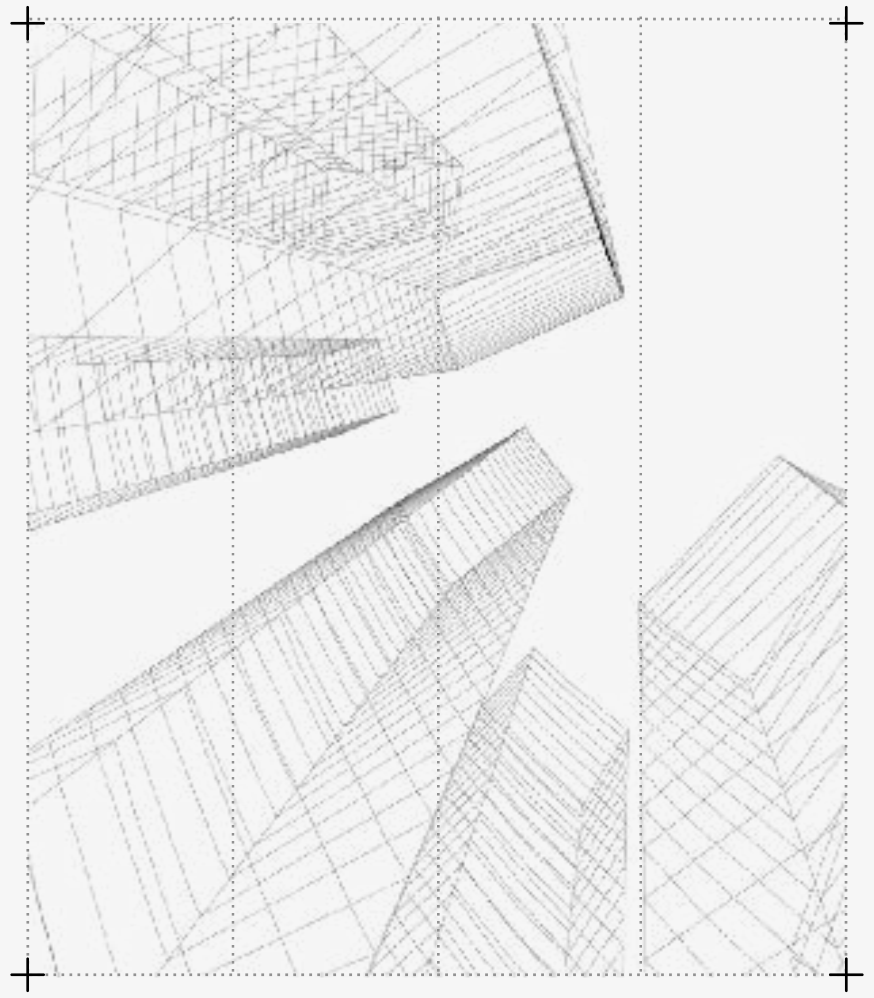
Leverage ratio.

BONDS

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

5.0 YEARS

Average debt duration



AMOT
ALONY HETZ GROUP

SIGNIFICANT EVENTS

DURING THE REPORTING DATE AND AFTER

TOHA - LAND IN TEL-AVIV

After the date of the report, the company entered into an agreement with Gav-Yam Ltd., a partner in the ToHa project in Tel Aviv, for the sale of half of Amot's rights in a division of land in an area of approximately 3 dunams (lot 300) near the ToHa project. According to the approved IBA, a project with an area of approximately 5,000 square meters for employment and approximately 90 units can be established on the land, for a sale price of 156 million NIS, plus VAT as required by law.

Over the past two years, the partnership has completed the purchase of properties bordering the ToHa complex, with the aim of developing and enhancing building rights in the complex in accordance with the municipal and national master plans.The scope of the purchases so far amounts to a total of about NIS 500 million (including lot 300), the company's share is 50%.

ISSUANCE OF BONDS

In October 2023 the Company issued, through the expansion of an existing series, Series G and Series H debentures to the sum of 547 million NIS NV in return for a net total of 503 million NIS. The debentures bear an effective CPI-linked interest rate of 3.63% and have an expected life span of 6 years (including impact of hedging agreement).

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, 394 new contracts were signed, including option exercises and contract renewals within 159 thousand square metres with annual rents totalling NIS 158 million (An increase of 4% on a weighted average).

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

Usage	New areas leased - For the period 1-12.2023				% Change
	Number of contracts	Floor space above ground	Average rent per sqm prior	Average rent per sqm new	
		Square meters	NIS	NIS	%
Offices	174	66,242	88	92	5%
Logistics and industrial parks	40	56,619	46	49	7%
Retail	177	33,745	120	123	3%
Supermarkets	3	2,464	89	93	4%
Total	394	159,070			

INTRODUCTION

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

FINANCIAL DATA

CONTRACTS

CHANGE IN RENT PER SQM - %

174 CONTRACTS

In Offices
5% increase in rent per sqm

40 CONTRACTS

In Logistics and industrial
7% increase in rent per sqm

177 CONTRACTS

In Retail
3% increase in rent per sqm

3 CONTRACTS

In Supermarkets
4% increase in rent per sqm

159K SQM
Total area

158M NIS
Annual rent

4%
A weighted average increase

SQM PER USAGES - %

FEBRUARY 2024
Capital Market Presentation 2023

AMOT
ALONY HETZ GROUP

INTRODUCTION

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

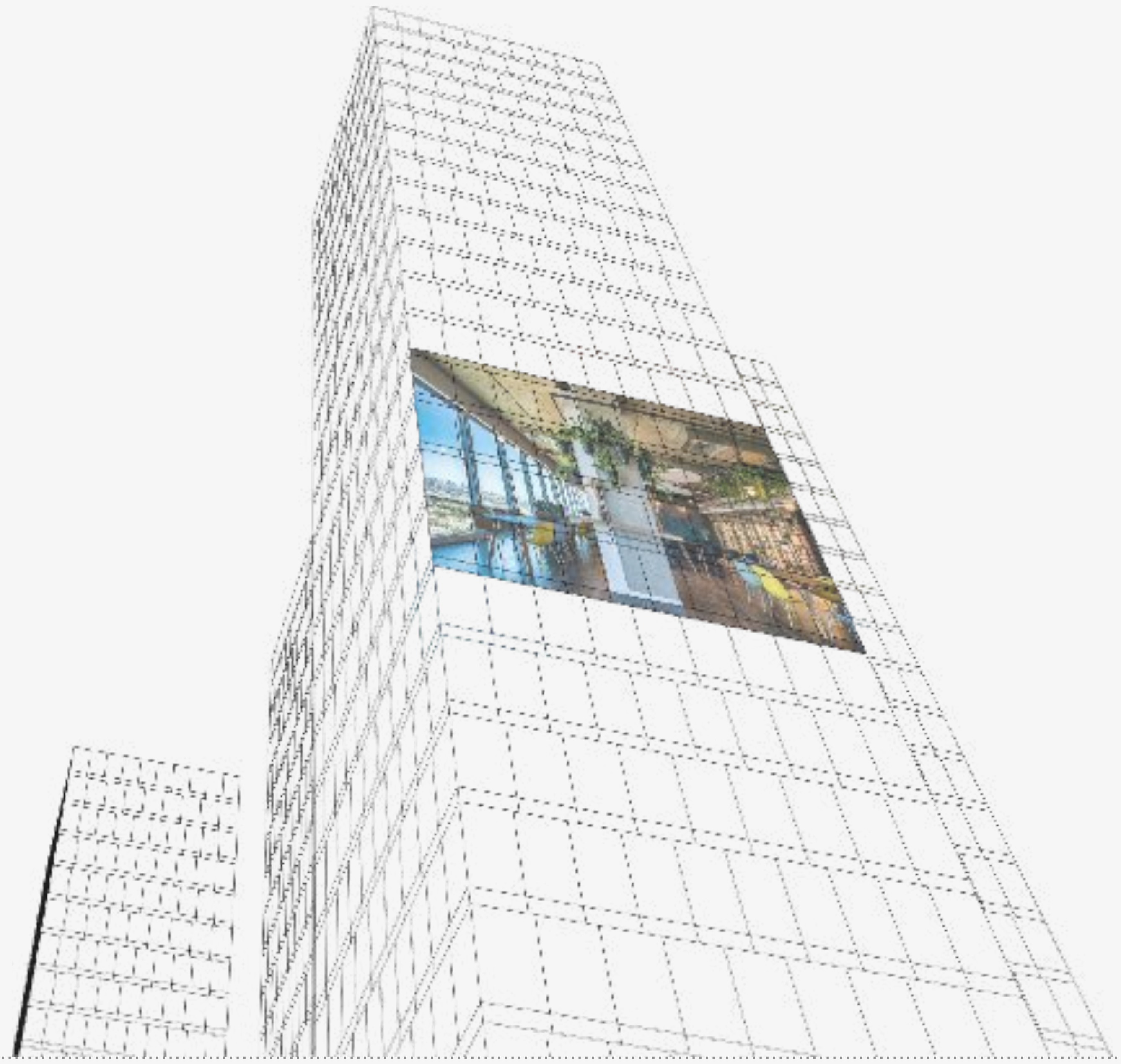
THE COMPANY'S CUSTOMERS

LOCAL AND INTERNATIONAL COMPANIES

FEBRUARY 2024

Capital Market Presentation 2023

INVESTMENT PROPERTIES



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AMOT
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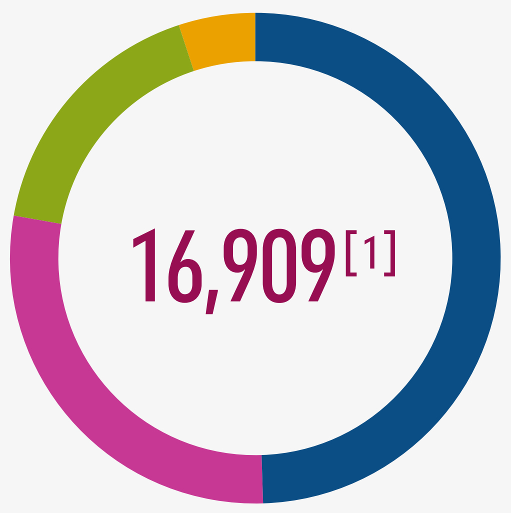
INVESTMENT PROPERTIES

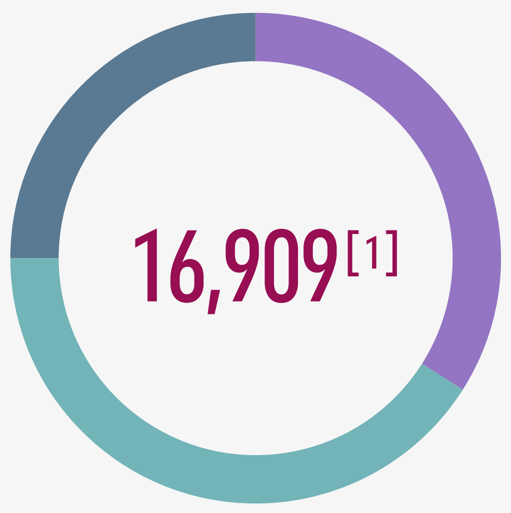
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

1. Total Property Value in Million NIS

THE COMPANY'S CUSTOMERS



SEGMENTATION OF PROPERTIES BY USES



SEGMENTATION OF PROPERTIES BY REGIONS

49%
Offices
NIS 8.3 billion

17%
Retail
NIS 2.8 billion

28%
Logistics and industrial
NIS 4.7 billion

5%
Supermarkets
NIS 0.8 billion

34%
Tel Aviv metropolis
NIS 5.8 billion

41%
gush dan vicinity
NIS 6.9 billion

25%
Other areas
NIS 4.3 billion

75%

AMOT
ALONY HETZ GROUP

INTRODUCTION

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

ESG

In June 2022, the company published its first ESG report, ("The first ESG report"), in which the company's extensive activities in the fields of environment, society, and governance were reviewed as of the reporting year 2021, and it also stated its commitment to continue operating in these fields.

The company invests many resources in the social and environmental issues related to its fields of activity while promoting aspects of sustainability, society, and the environment that benefit the company and its employees, the company's customers, the public as a whole, and the environment in which we live. In addition, the company has enshrined on its banner maintaining the values of transparency and proper corporate governance, gender diversity, and preserving the rights of employees as one of its pillars.

The company undertakes to update the first ESG report with updated information for 2022, soon after the publication of this report..In addition, the company undertakes to update the information and publish updated ESG reports once in a while in accordance with its commitment in these areas and its commitment to transparency towards its stakeholders.

GREEN BUILDING ZERO ENERGY CONSTRUCTION

SAFEGUARDING THE ENVIRONMENT

INCREASING ENERGY EFFICIENCY

SOCIAL RESPONSIBILITY

PROMOTION OF ELECTRIC TRANSPORTATION INFRASTRUCTURE

CONTRIBUTING TO THE COMMUNITY

INTRODUCTION

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

ESG

GREEN BUILDING 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.

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.

Amot is a leader in the initiation, construction and management of office towers and employment complexes with the LEED Platinum rating, the highest certification in the world for green construction.

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: Replacing air conditioning systems for efficiency energetic and environmentally friendly (refrigerant gases); changing the lighting to economical LED lighting; installation of advanced systems to treat the fresh air; Sewage and waste treatment.

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.

As part of Amot's vision and the creation of the infrastructure for its customers, the company enables energy efficiency based on the way the buildings are built and the systems installed in them. The energy intensity index examines the electricity consumption in the property in relation to the surface area in square meters.

ESG

SOCIAL RESPONSIBILITY

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.

PROMOTION OF ELECTRIC TRANSPORTATION INFRASTRUCTURE

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 2023, there are 210 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.

FEBRUARY 2024
Capital Market Presentation 2023

AMOT
ALONY HETZ GROUP

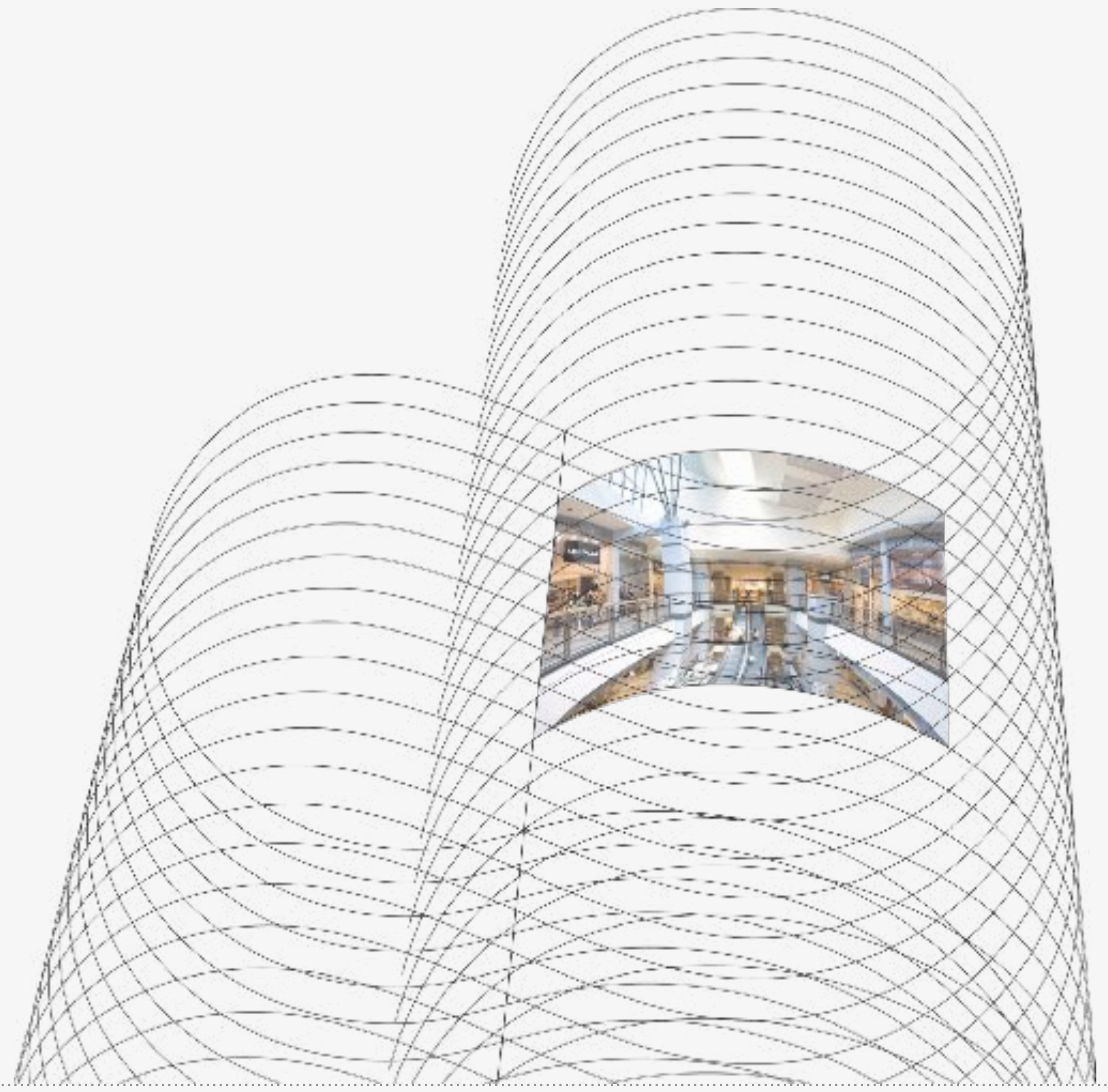
INTRODUCTION

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

FEBRUARY 2024

Capital Market Presentation
2023

FORECAST



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FORECAST

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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 realize 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 assets that are not core assets.

No material changes will take place in the business environment in which the Company operates in Israel. see the Economic Environment Chapter at the Description of the Corporation's business report.

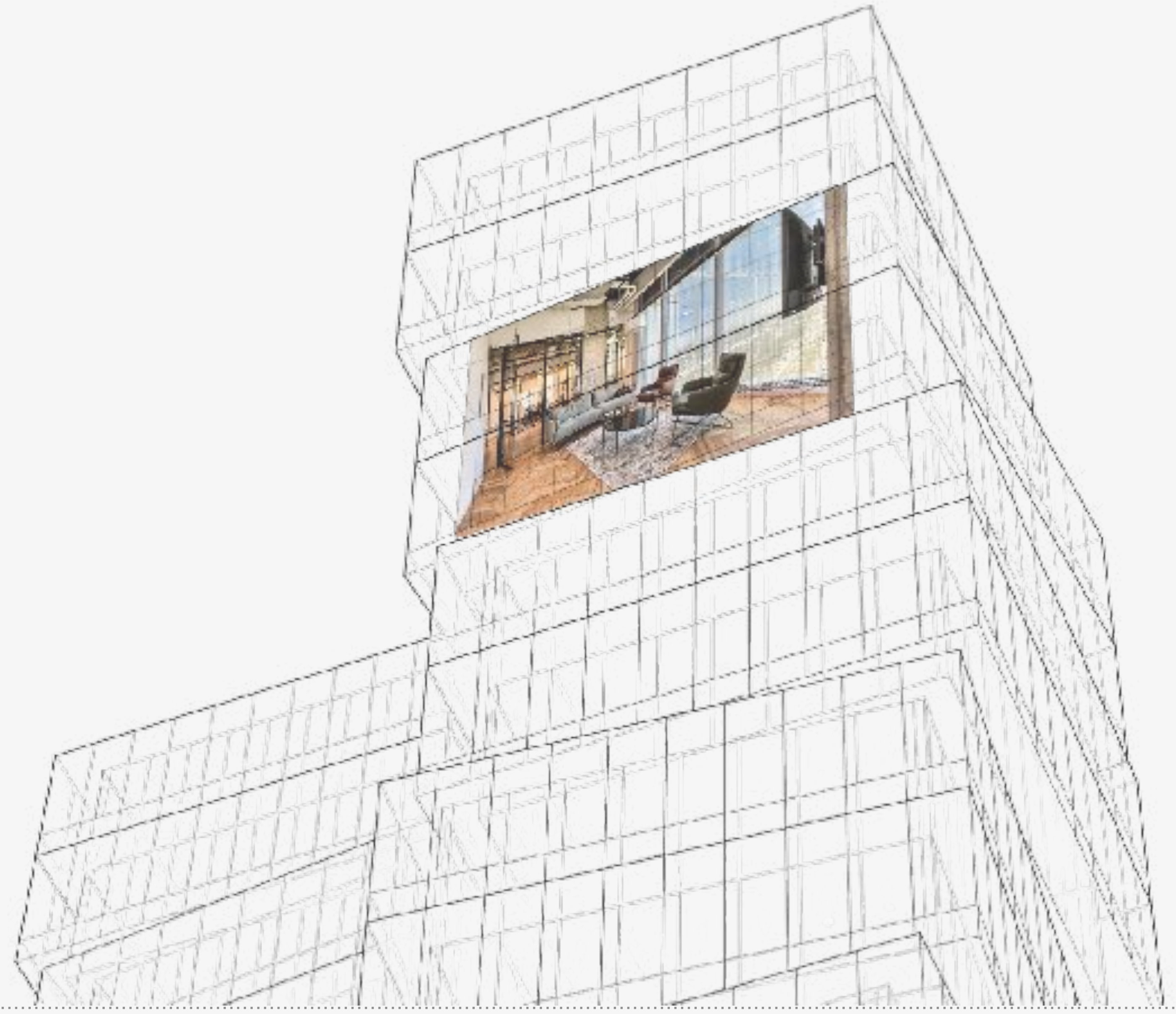
	2024 FORECAST	2023 ACTUAL	UPDATED FORECAST 2023 AS OF 6/23
NOI (Million MIS)	1,000-1,040	1,004	980-1,000
FFO (Million MIS)	775-805	803	780-800
FFO Per Share (Agorot)	165-171	170.7	166-170

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.

FEBRUARY 2024

Capital Market Presentation
2023

GROWTH



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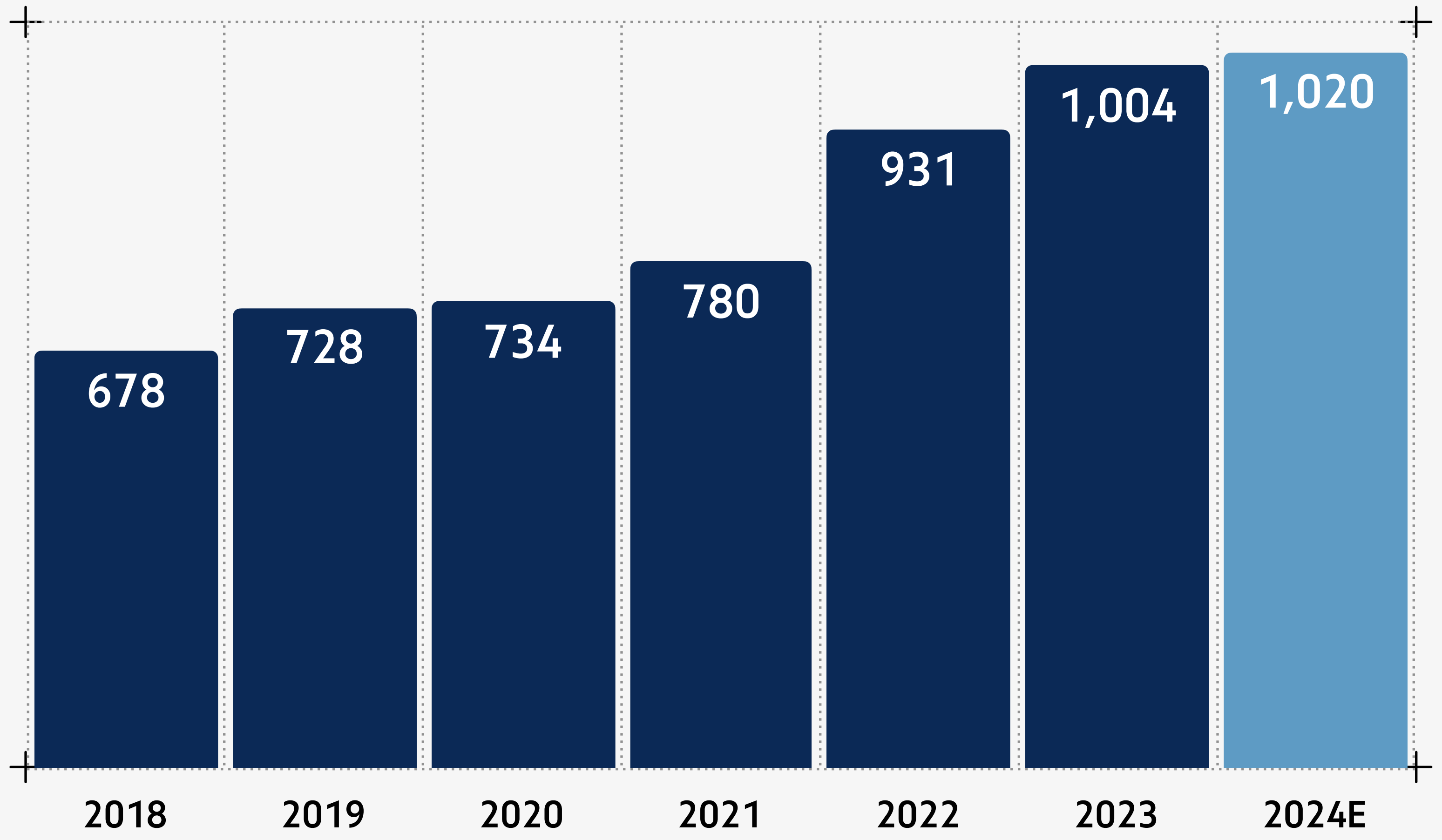
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

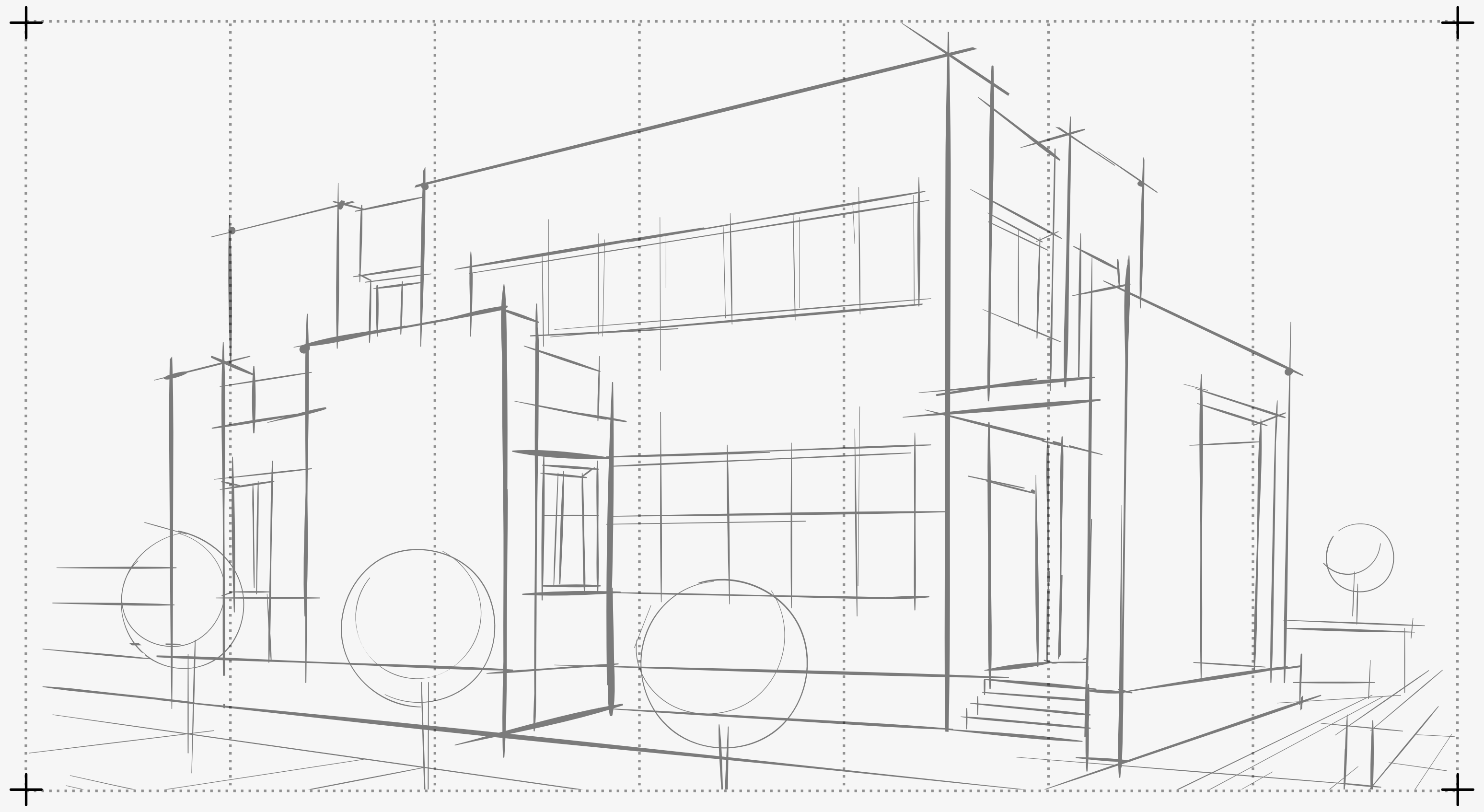
GROWTH

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

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

NOI ANNUAL





FEBRUARY 2024
Capital Market Presentation
2023

AMOT
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GROWTH

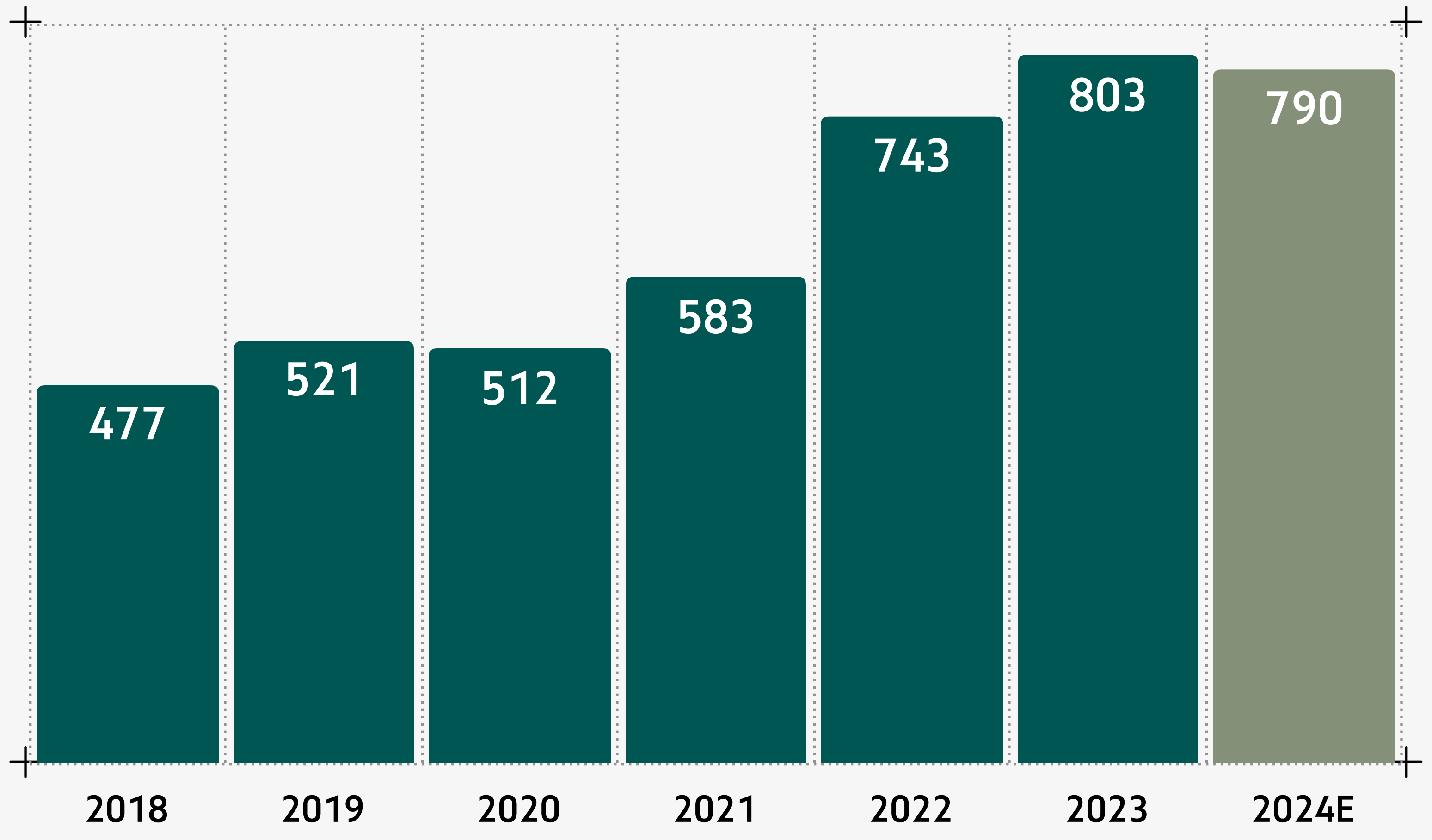
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

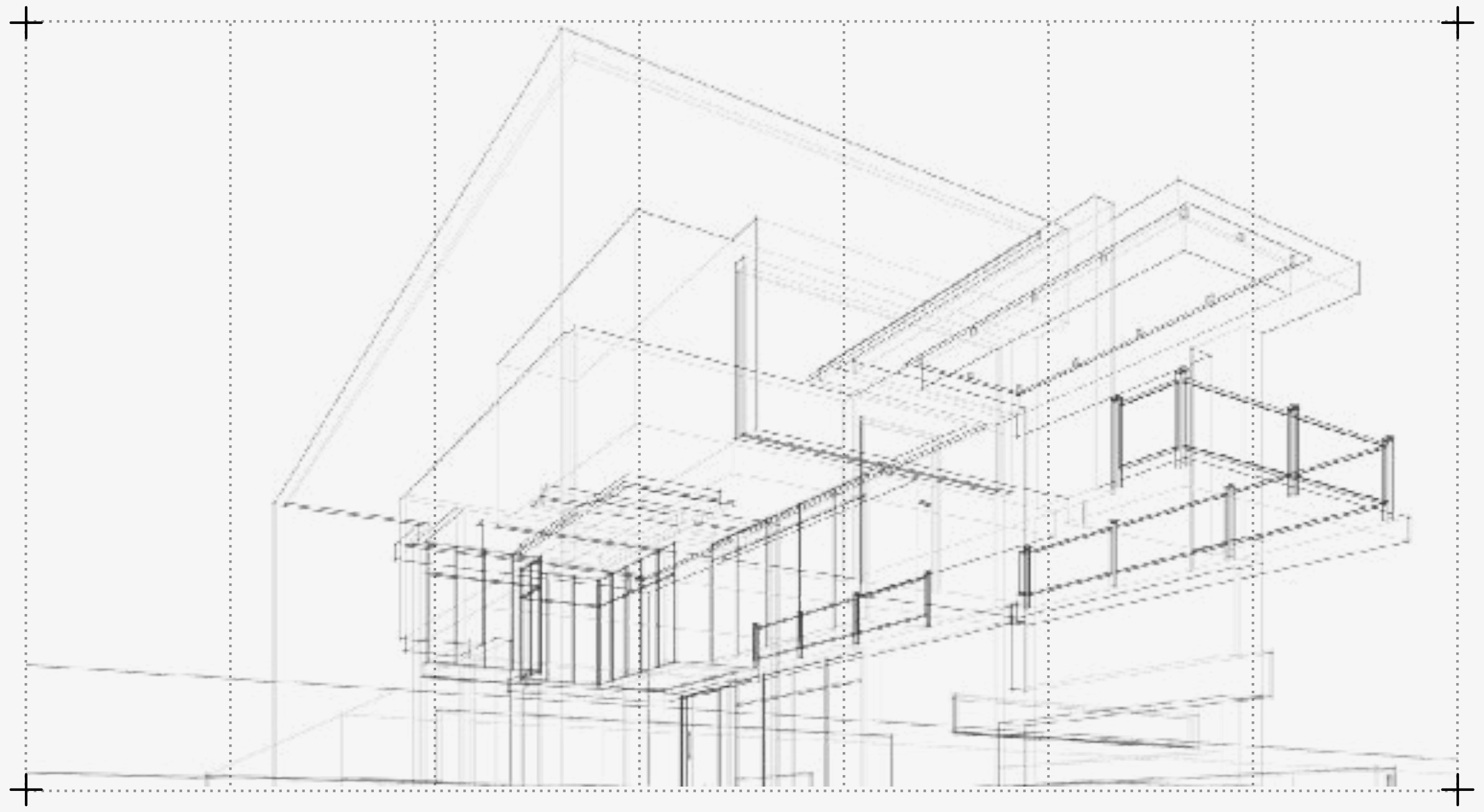
2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.

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

FFO ANNUAL

ACCORDING TO THE MANAGEMENT APPROACH





FEBRUARY 2024
Capital Market Presentation
2023

FFO ANNUAL PER SHARE

ACCORDING TO THE MANAGEMENT APPROACH

GROWTH

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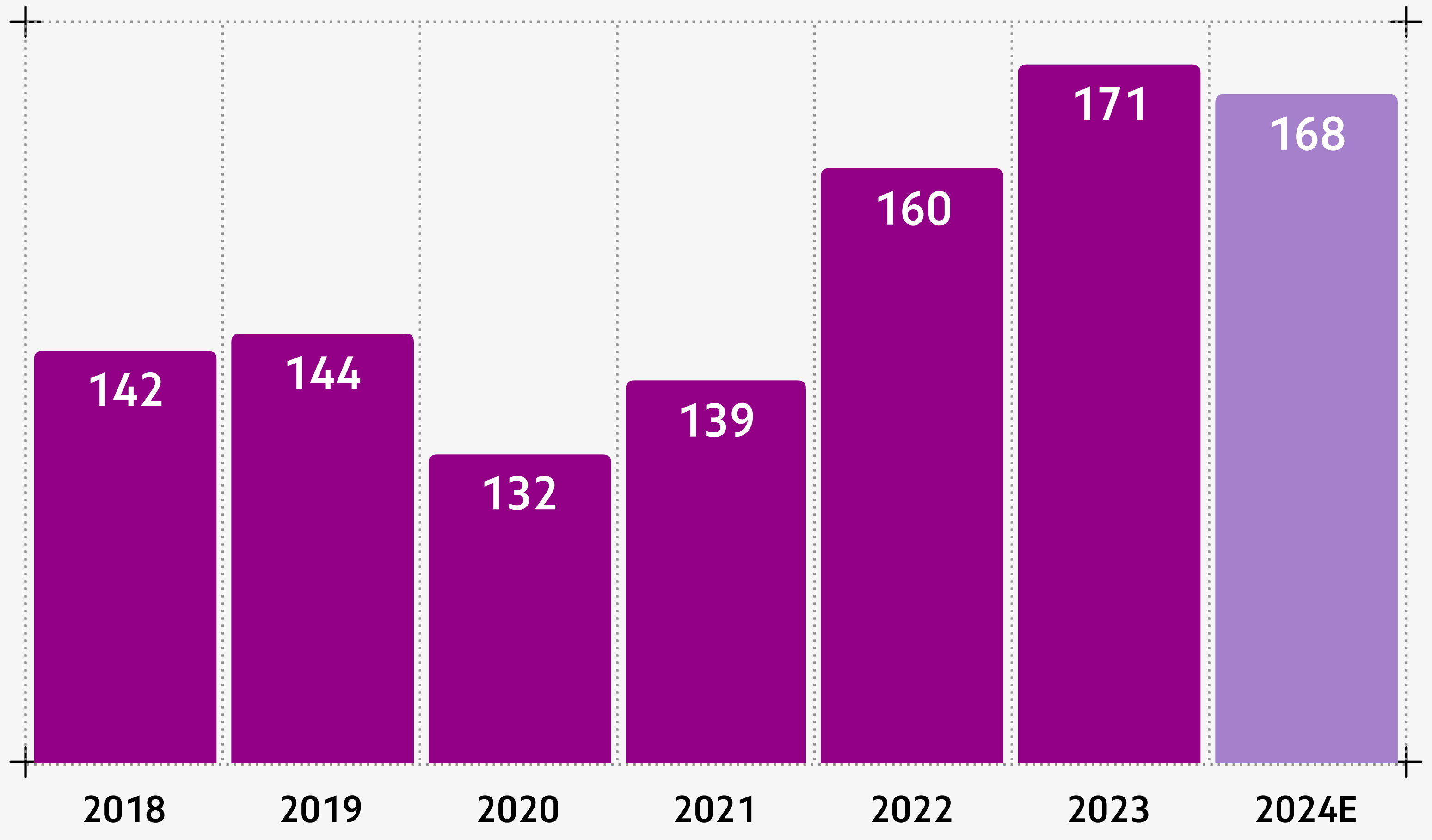
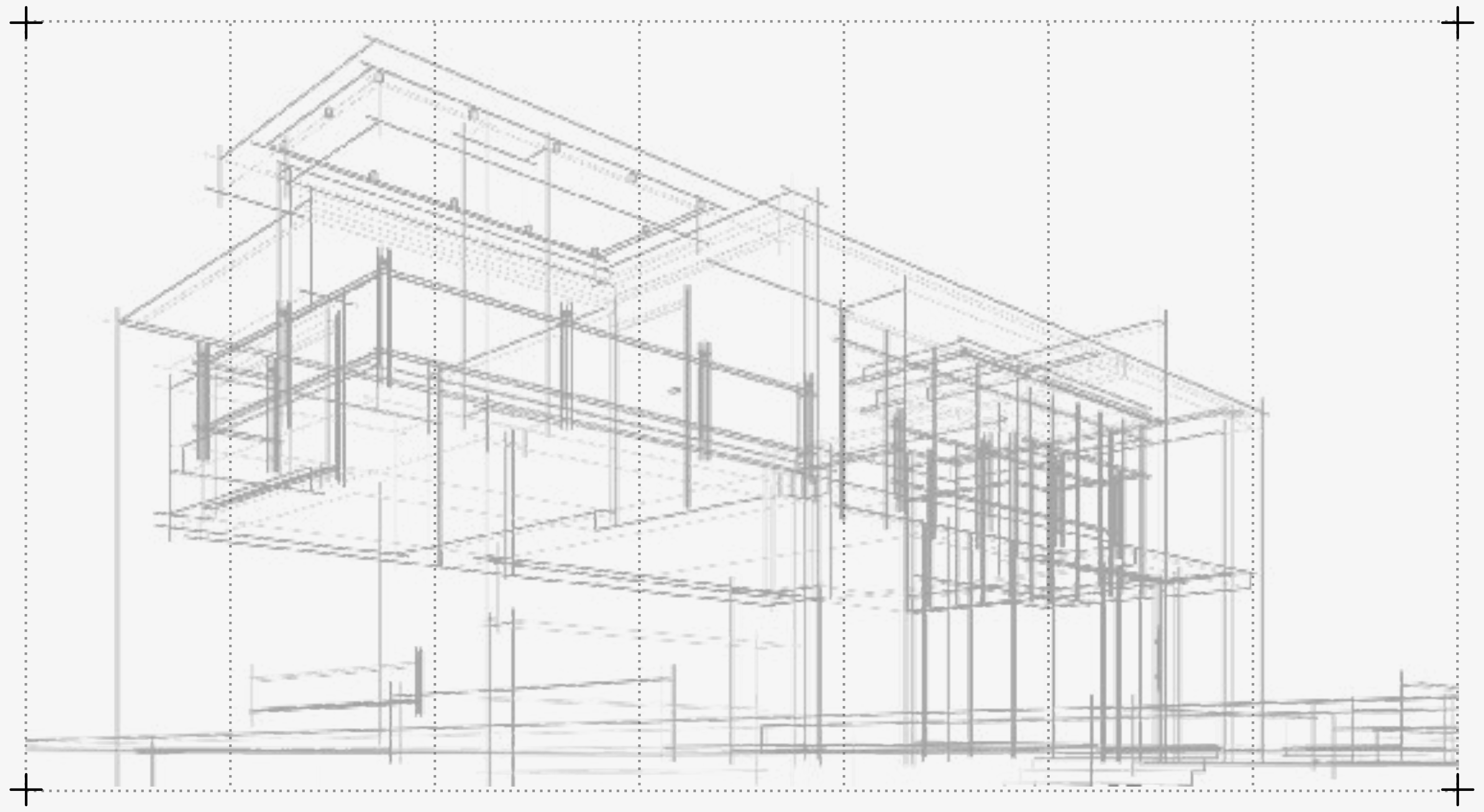
2020 and 2021 figures include effects due to covid-19 relief which have been given to tenants, mainly in the shopping centers.





FEBRUARY 2024

Capital Market Presentation 2023

AMOT
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GROWTH

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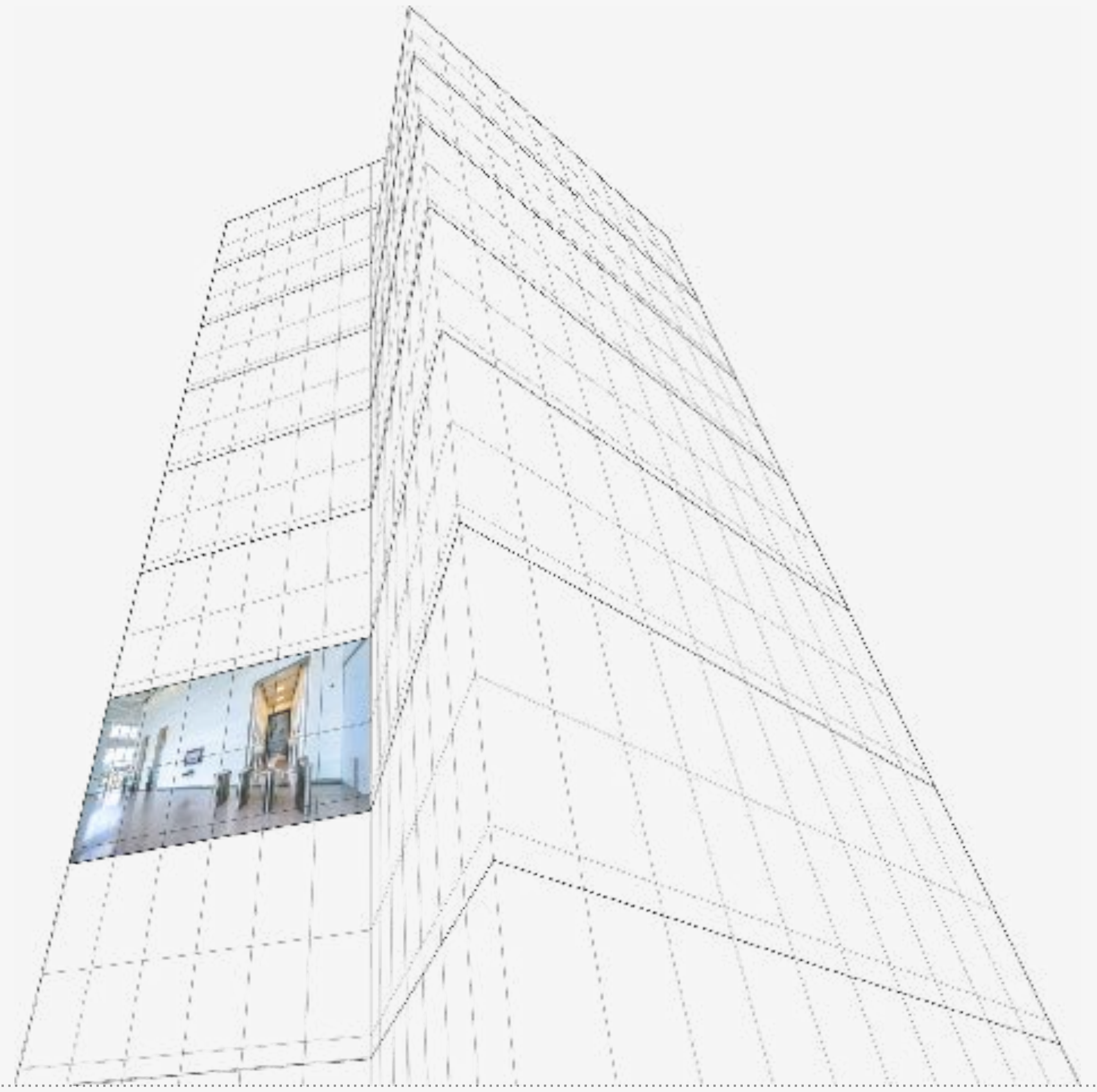
FEBRUARY 2024

Capital Market Presentation
2023

FINANCIAL STRENGTH



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AMOT
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FINANCIAL STRENGTH

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

DEBT STRUCTURE

EXPANDED CONSOLIDATED

NIS 500 MILLION

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

NIS 1,060 MILLION

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

NIS 8.8 BILLION

Equity.

NIS 19.7 BILLION

Total portfolio value.

1.70%

Effective interest rate linked.

5.0 YEARS

Average duration of debt.

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

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

92%

Bonds
NIS 8,511M

8%

Banks
NIS 740M

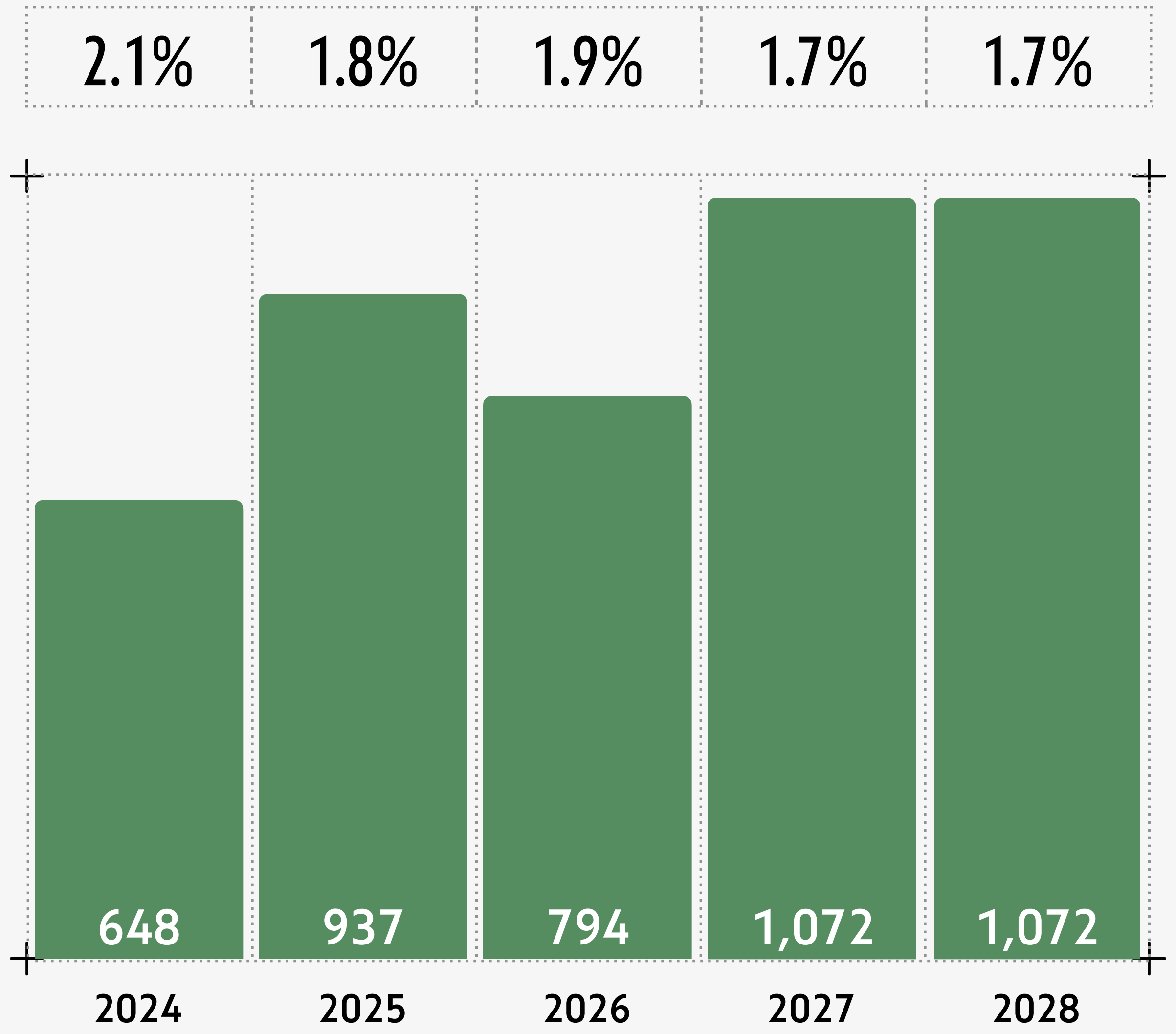
114 PROPERTIES

WITH A TOTAL AREA OF
1.85 MILLION SQM

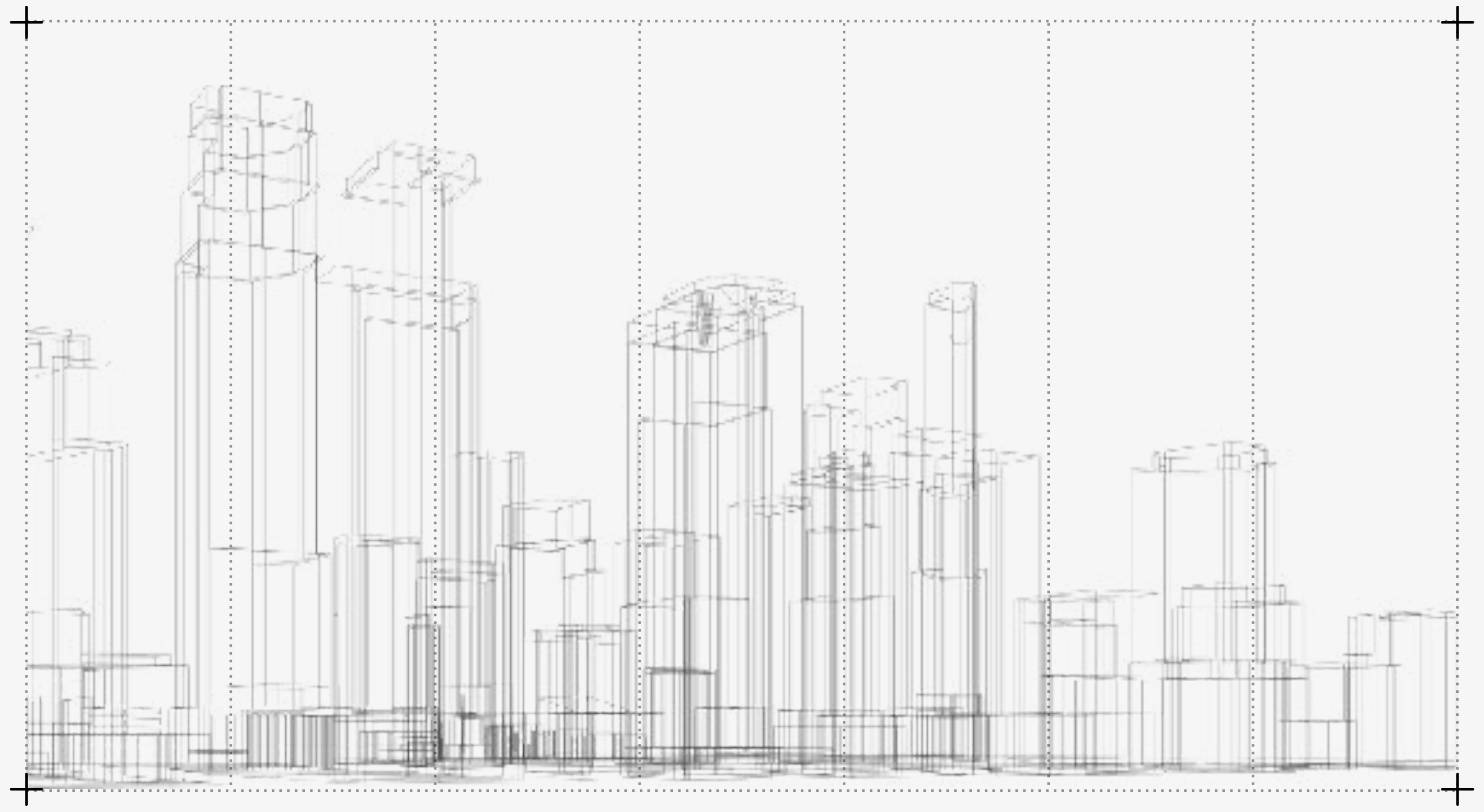
FINANCIAL STRENGTH

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 YEARS



As of the financial reports' publication date, the company's cash balance is app. 500 million NIS and unutilized credit facilities totalling 1,060 million NIS



FEBRUARY 2024

Capital Market Presentation
2023

AMOT
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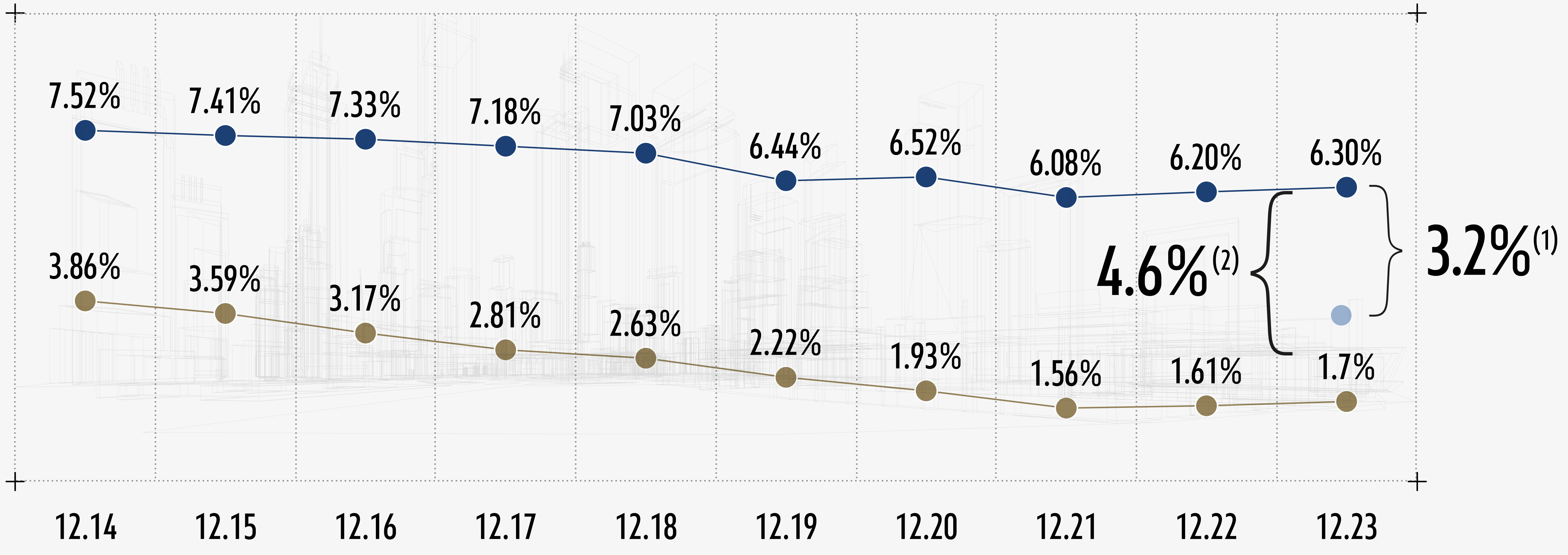
FINANCIAL STRENGTH

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

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 February 4, 2024

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



FINANCIAL STRENGTH

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

FAIR VALUE ADJUSTMENTS

The fair value adjustment is affected by changes in the representative NOI, including the effect of the index on the representative NOI and changes in the discount rate. See below a segmentation of the fair value adjustment in 2023 according to the value of the assets, divided into assets that decreased, assets that increased below the index and assets that increased above the index.

FAIR VALUE - INVESTMENT PROPERTY	31.12.2023	FAIR VALUE ADJUSTMENTS 2023	% CHANGE
	IN MILLION		
Decrease in fair value (1)	2,038	(55)	(2.6%)
Increase in fair value which is below the index increase (2)	9,881	137	1.4%
Increase in fair value which is above the index increase (3)	5,137	215	4.4%
Other fair value adjustments	(147)	(42)	
Total	**16,909**	**255**	**1.8%**

1. The decrease is a result of an increase in the discount rate/decrease in the representative NOI
2. The increase in representative NOI was partially offset by an increase in the discount rate
3. The increase is a result of an increase in NOI which represents an increase above the consumer price index

FEBRUARY 2024
Capital Market Presentation 2023

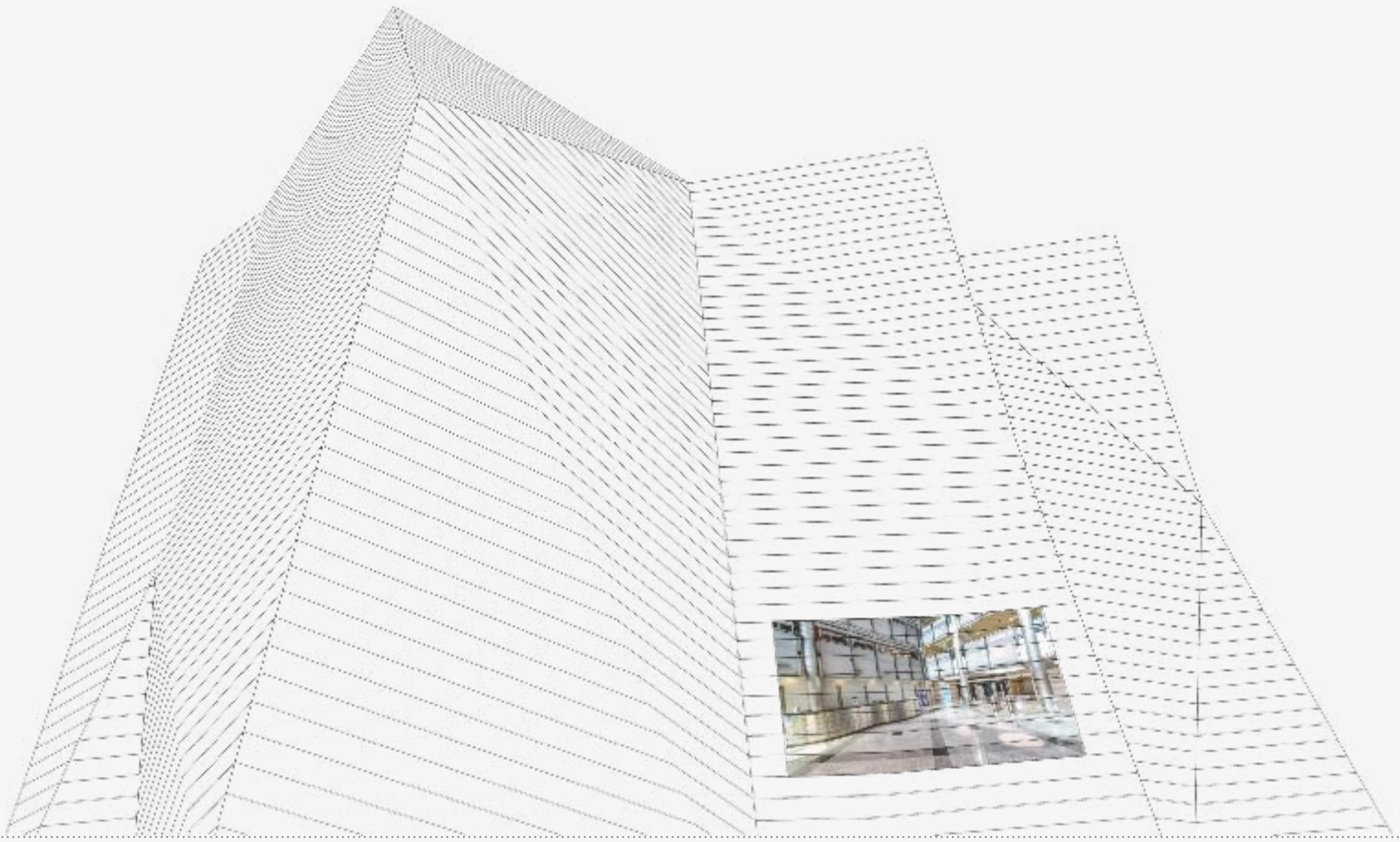
AMOT
ALONY HETZ GROUP

FINANCIAL STRENGTH

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

FEBRUARY 2024

Capital Market Presentation 2023



ASSETS

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

ASSETS

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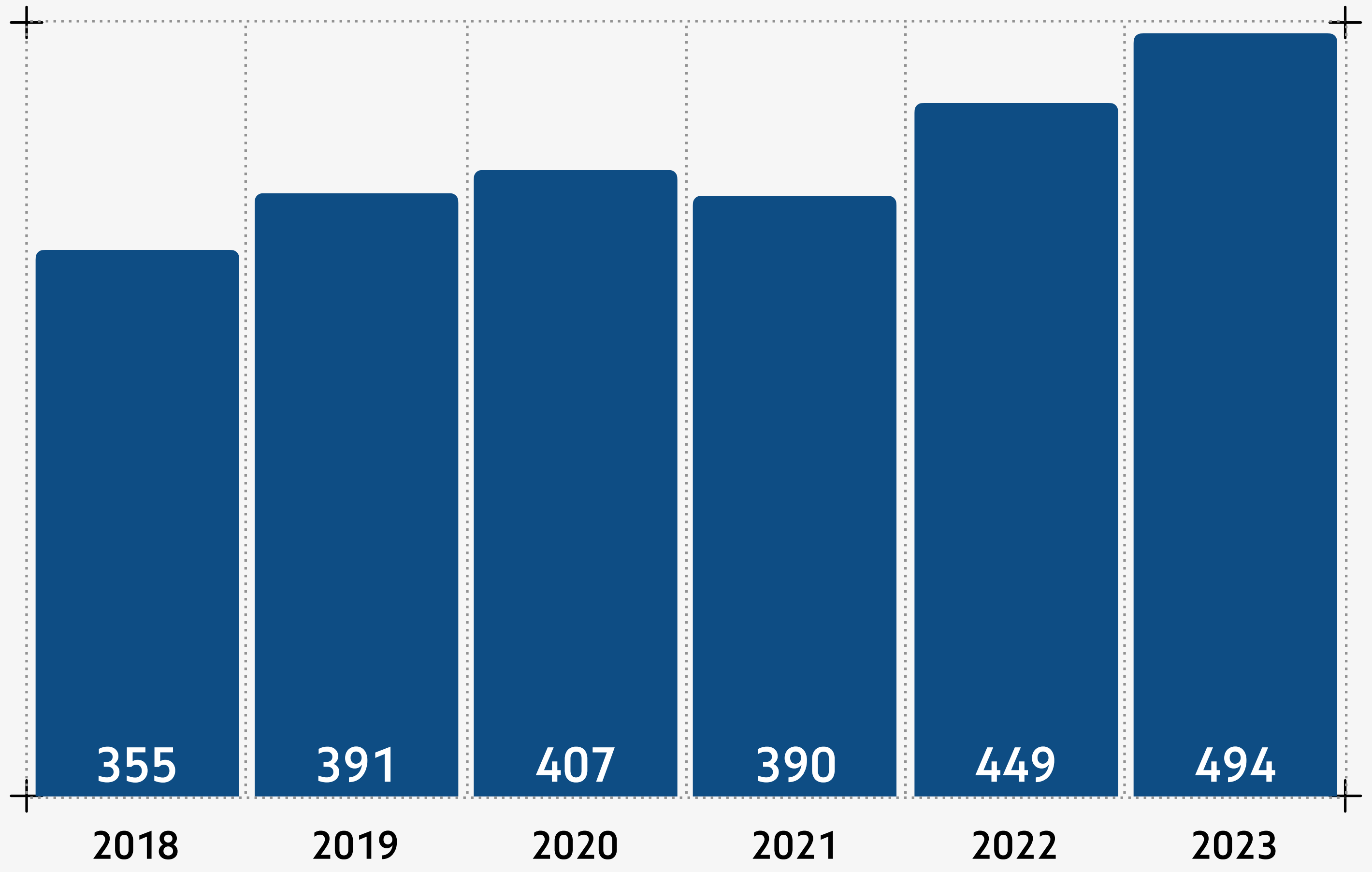
OFFICES

NOI FROM OFFICES



The fair value as of 31.12.2023 is approximately 8.3 billion NIS.

62% 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 2023 is 494 million NIS.

The occupancy rate in the office areas as of December 31, 2023 is approximately 85.3%. Excluding properties that were occupied for the first time 91.8%.

447,000 SQM

Income producing office buildings

FEBRUARY 2024
Capital Market Presentation 2023

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ALONY HETZ GROUP

ASSETS

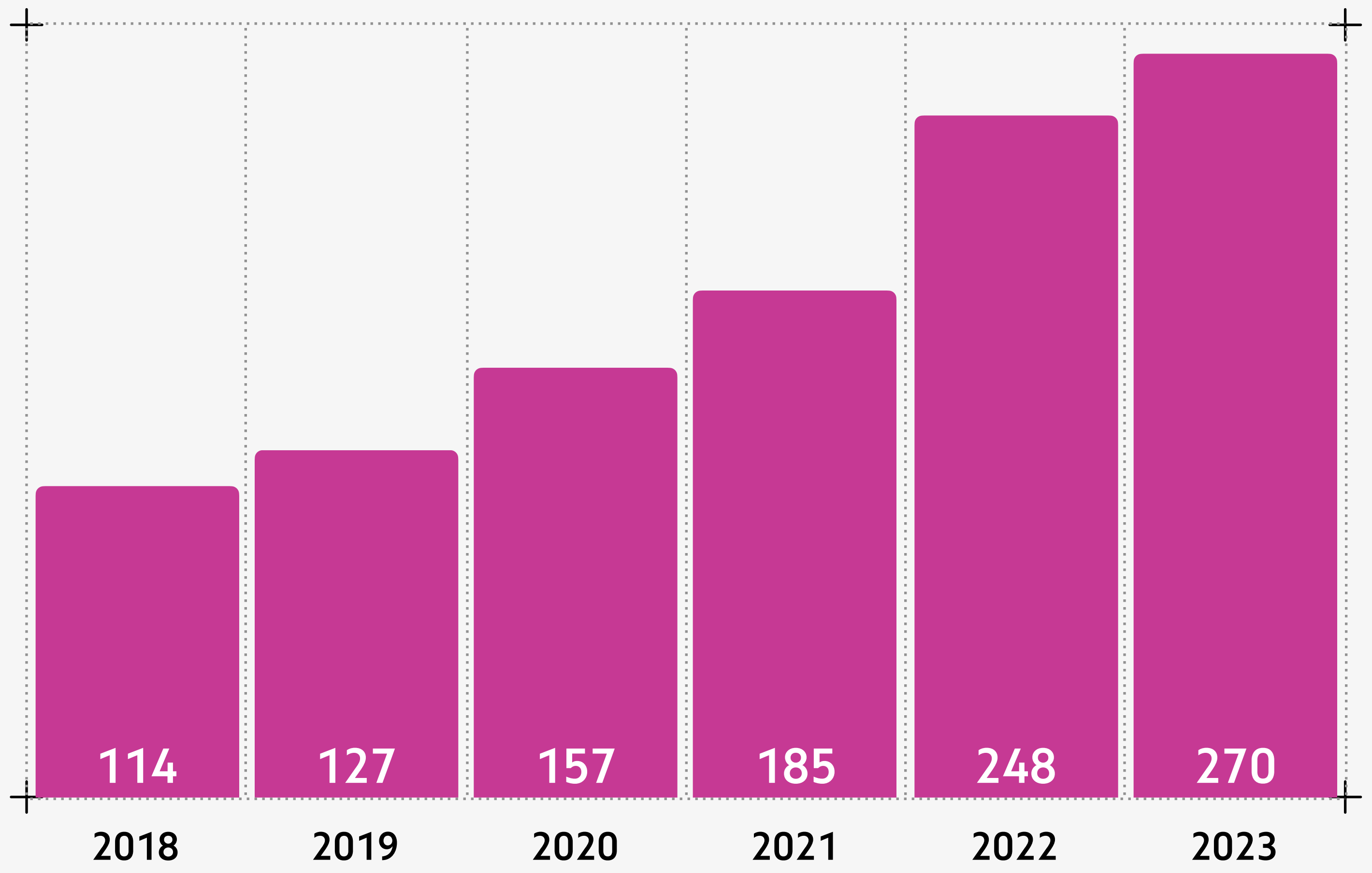
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

503,000 SQM

Income producing industrial and logistic parks

LOGISTICS

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



The fair value as of 31.12.2023 is approximately 4.7 billion NIS

As of December 31, 2023, the rate of occupancy is 100%

The NOI from industrial and logistics in 2023 is 270 million NIS

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

FEBRUARY 2024
Capital Market Presentation 2023

AMOT
ALONY HETZ GROUP

ASSETS

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

130,000 SQM

Income producing retail centers

RETAIL

NOI FROM RETAIL

The fair value as of 31.12.2023 is approximately 2.8 billion NIS.

As of December 31, 2023, the rate of occupancy in retail centers is 96.3%.

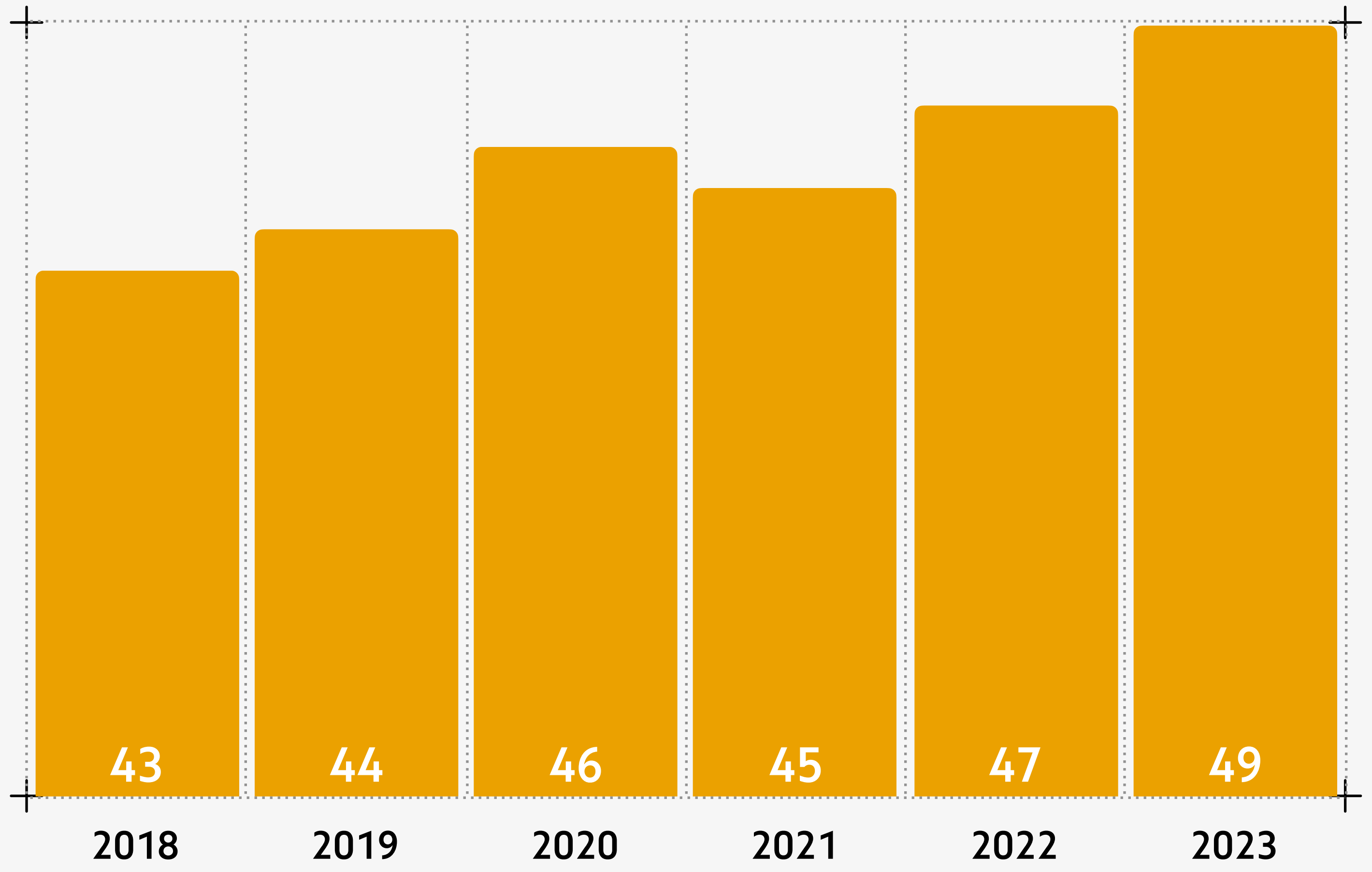
The NOI from retail in 2023 is 182 million NIS.

ASSETS

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

35 SUPERMARKETS

NOI FROM INDEPENDENT SUPERMARKETS



The fair value as of 31.12.2023 is approximately 0.8 billion NIS.

The NOI from retail in 2023 is 49 million NIS.

As of December 31, 2023, the rate of occupancy in retail centers is 100%.

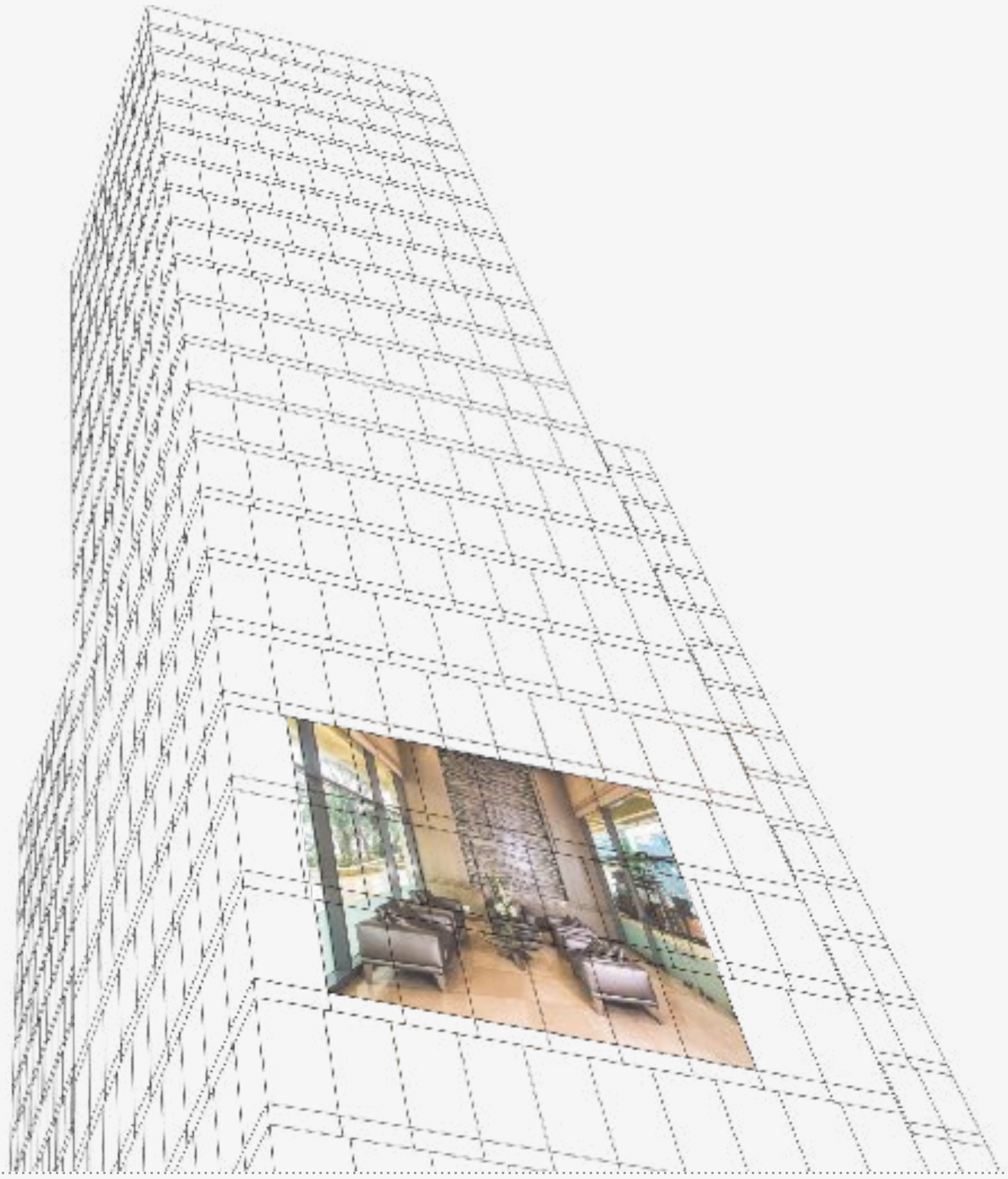
37,700 SQM

Income producing retail centers

FEBRUARY 2024

Capital Market Presentation 2023

AMOT DEVELOPMENTS



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AMOT ALONY HETZ GROUP

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

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PROJECTS UNDER CONSTRUCTION

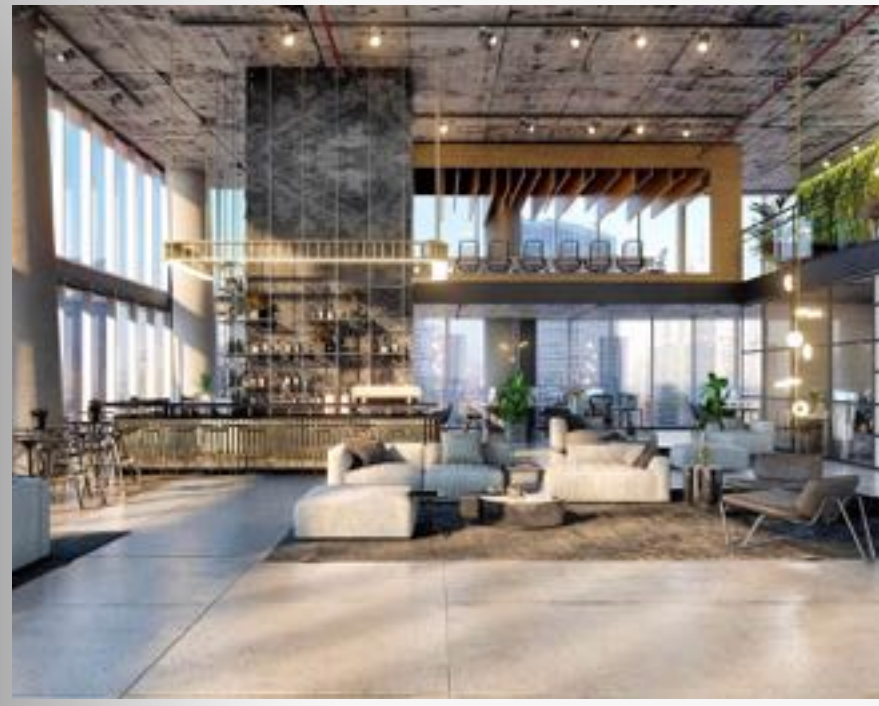
AS OF DECEMBER 31, 2023

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	55	70-80	5	6.7%
Halehi complex	Bnei Brak	Offices	2025	100,000	50%	50,000	467	750-780	57-61	7.7%
K complex Jerusalem	Jerusalem	Offices	2027	93,000	50%	46,500	137	700-740	49-53	7.1%
Logistic center Beit Shemesh	Beit Shemesh	Logistics	2024	50,500	60%	30,300	173	215-220	15-17	7.5%
Park Afek	Rosh HaAyin	Offices	2024	8,400	50%	4,200	13	35-45	3	7.6%
ToHa2	Tel Aviv	Offices	2026	160,000	50%	80,000	768	1,600-1,700	130-150	8.5%
Total				**420,900**		**217,750**	**1,613**	**3,370-3,565**	**259-289**	**7.9%**

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 16 million (the company's share is 50%).

AMOT DEVELOPMENTS

ToHa 2



These days, underground parking garages are being built for phase B, a particularly high building offering 75 floors with 160,000 sqm of office space.

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

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AMOT DEVELOPMENTS

HA'LEHI BNEI BRAK




Office and commercial project built on a 75,000 sqm plot of upper space for marketing; 62,000 sqm of office space and 13,000 sqm of commercial spaces with home-style characteristics.

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

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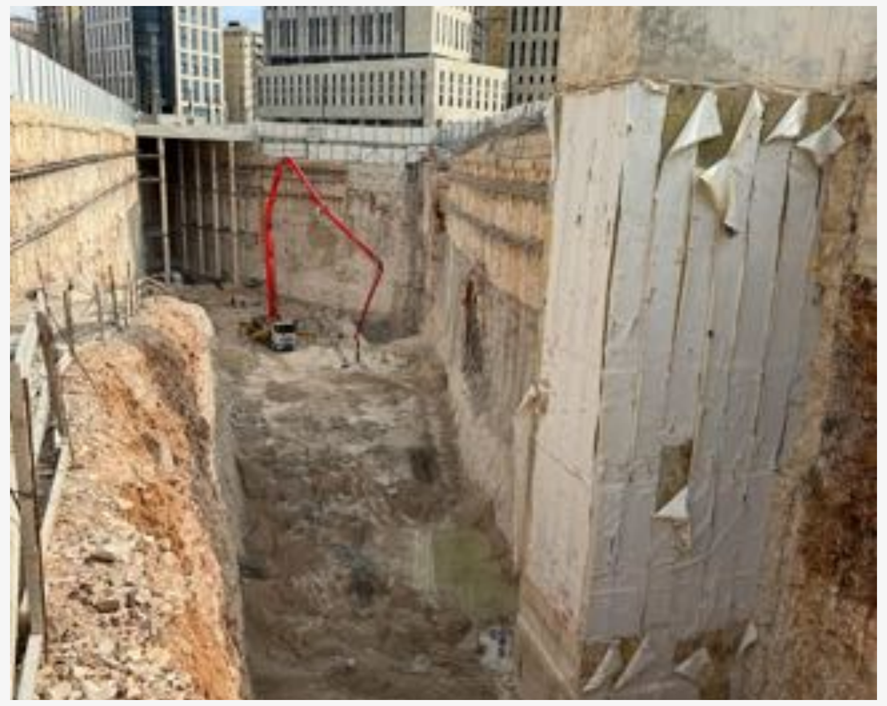
AMOT DEVELOPMENTS

K COMPLEX JERUSALEM



A joint project for Amot (50%) and Allied Real Estate (50%) for the planning and construction of an office, commercial and hotel project that is expected to include 103,000 sqm of upper marketing space.

Main Use
OFFICES

Expected Completion
2027

Construction Cost
NIS 720M
Company's Share

Expected yield
7.1%

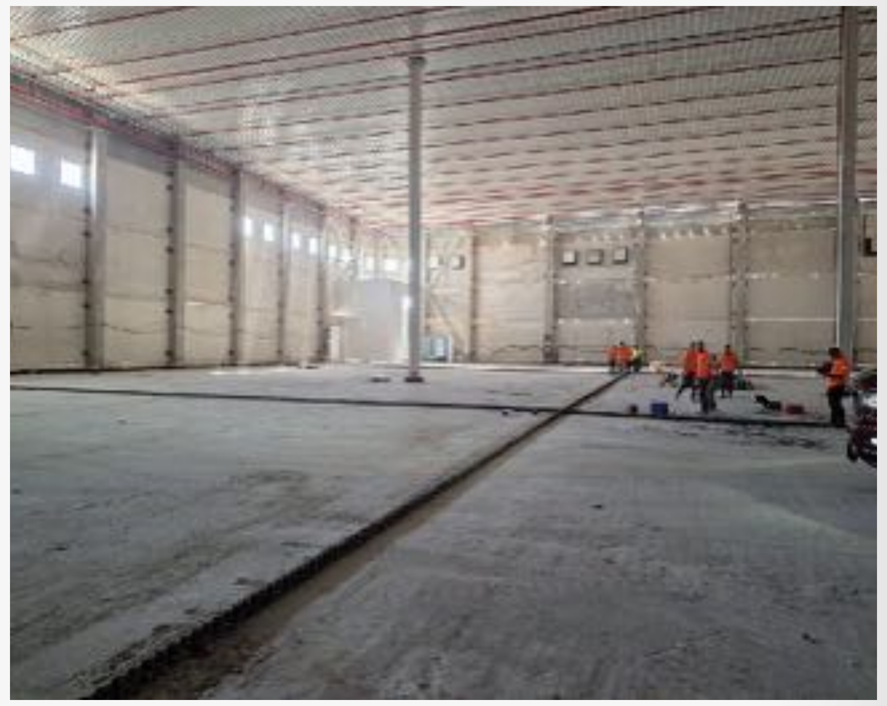
GLA - 100%
93,000 SQM

Amot's Share
50%

Expected NOI
NIS 51M
Company's Share

AMOT DEVELOPMENTS

BEIT SHEMESH



In June 2021, the Company purchased 60% (27,000 sqm) of a 40-dunam plot in Beit Shemesh from Y.D.E Menivim Ltd. to establish a logistics center for NIS 53 million.

Main Use
LOGISTICS

Expected Completion
2024

Construction Cost
NIS 217M
Company's Share

Expected yield
7.5%

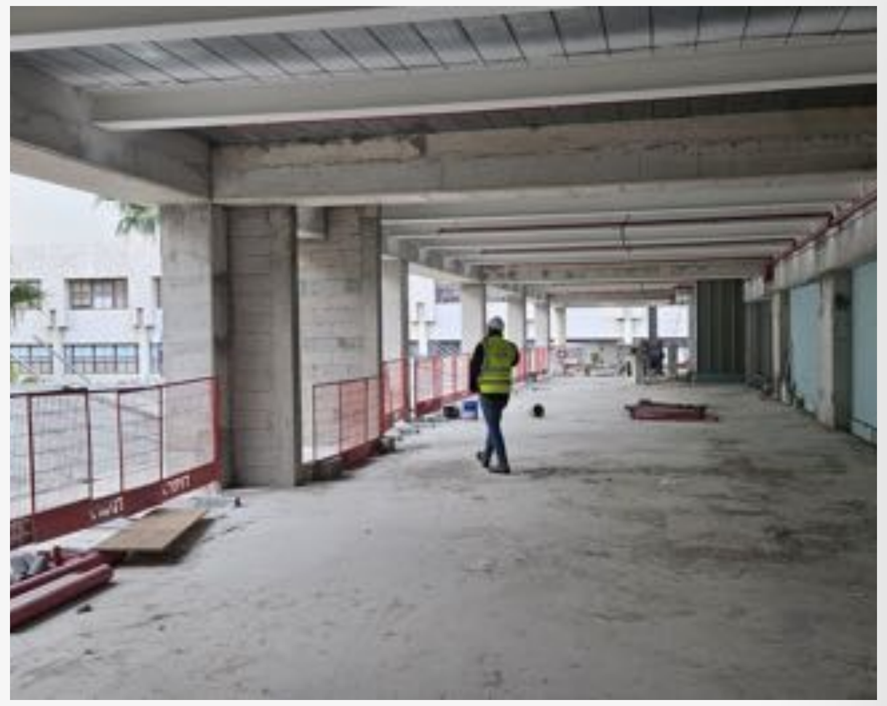
GLA - 100%
50,500 SQM

Amot's Share
60%

Expected NOI
NIS 16M
Company's Share

AMOT DEVELOPMENTS

PARK AFEK



A joint project for Amot and Denisra International Ltd. (each party's share is 50%) for the construction of a third office building above an existing commercial floor in the Amot Park Afek complex in Rosh Ha'Ayin.

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

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2023

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AMOT DEVELOPMENTS

DEVELOPMENT-PLAN TEL AVIV 5000

Dubnov & Amot Mishpat

Migdal Ha'mea

Beit Amot Europa

Beit Amot Bituah

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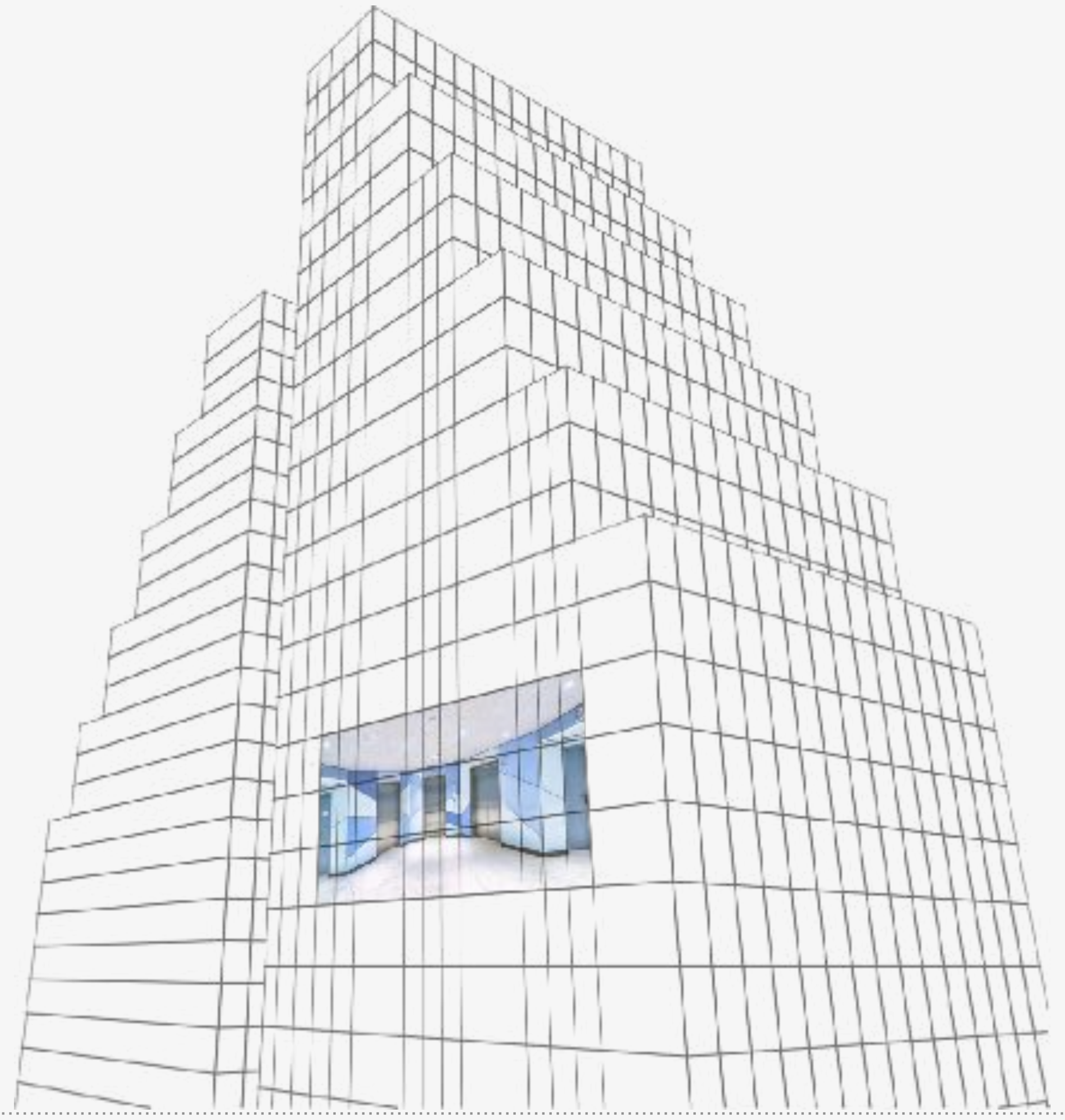

FINANCIAL DATA

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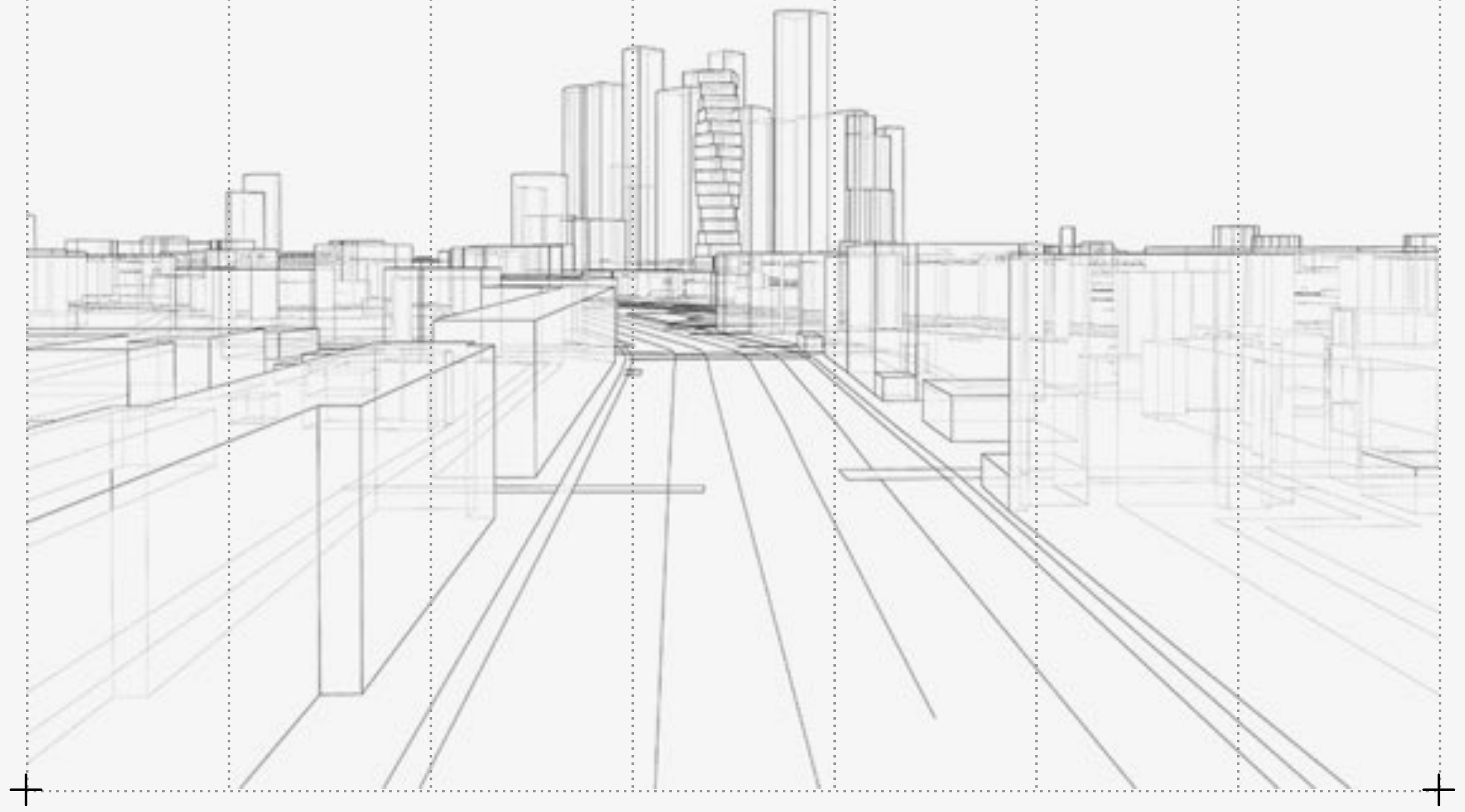
AMOT BALANCE SHEET DATA

EXPANDED CONSOLIDATED

	31.12.2023 Million NIS	31.12.2022 Million NIS
Cash and cash equivalents and short term deposits	534	1,096
Investment property and investment property under construction	19,665	18,965
Financial liabilities	9,251	9,108
Deferred taxes	1,812	1,724
Total equity	8,838	8,776
EPRA NRV	10,650	10,500



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FINANCIAL DATA

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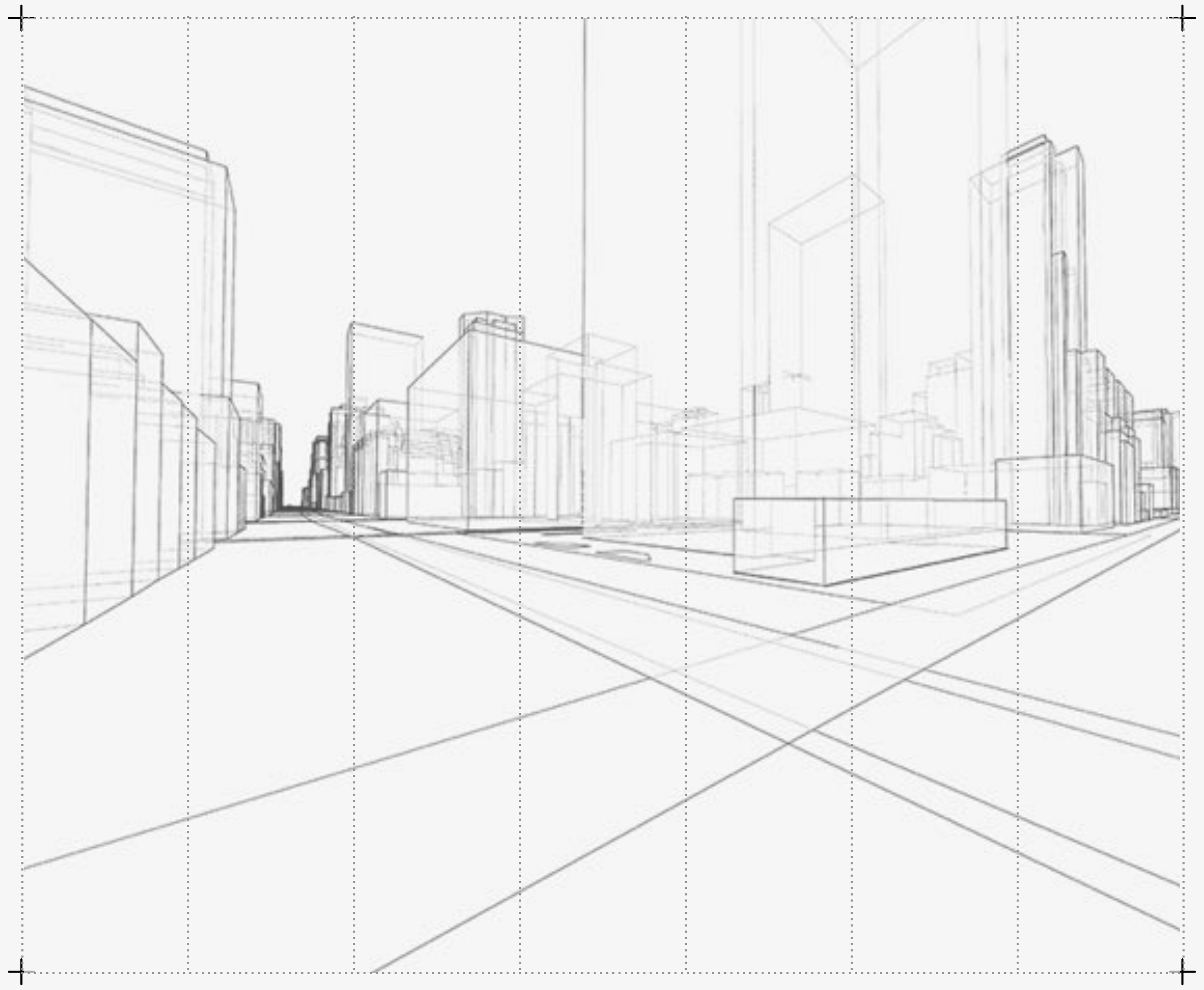
AMOT PROFIT AND LOST SHEET DATA

EXPANDED CONSOLIDATED-IN MILLIONS

	% Change	2023	2022
NOI	8%	1,004	931
Change in the value of investment properties	(75%)	255	1,019
General and administrative expenses	8%	(69)	(64)
Financing - real interest (1)	2%	(117)	(115)
Financing - linkage differences	(26%)	(273)	(371)
Taxes	(45%)	(115)	(210)
Net income	(42%)	683	1,171
FFO - According to the SEC	42%	530	372
FFO - Management's approach	8%	803	743



1. Real interest expenses in 2021 include 19 million NIS- one-time interest expenses.

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INCOME AND FFO DATA

EXPANDED CONSOLIDATED

NOI	Q4-2023	Q3-2023	Q2-2023	Q1-2023	Q4-2022	% CHANGE Q4-23 VS Q4-22
			NIS thousands			
Same property NOI	249,676	255,417	252,580	246,733	243,418	3%
Properties acquired / Sorted to real estate	-	-	-	-	-	
NOI	**249,676**	**255,417**	**252,580**	**246,733**	**243,418**	**3%**

1. FFO Per share in 2023, increased by 6% compared to previous year, while increasing the weighted share by 1%.

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FINANCIAL DATA

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INCOME AND FFO DATA

EXPANDED CONSOLIDATED

FFO	2023	2022	% CHANGE 23 VS 22
	NIS thousands		
FFO according to the Israel Securities Authority	529,954	371,750	43%
FFO According to the management's approach	802,513	743,211	8%
Weighted number of shares	470,076	463,438	1%
FFO per share (agorot) (1)	**170.7**	**160.4**	**6%**

1. FFO Per share in 2023, increased by 6% compared to previous year, while increasing the weighted share by 1%.

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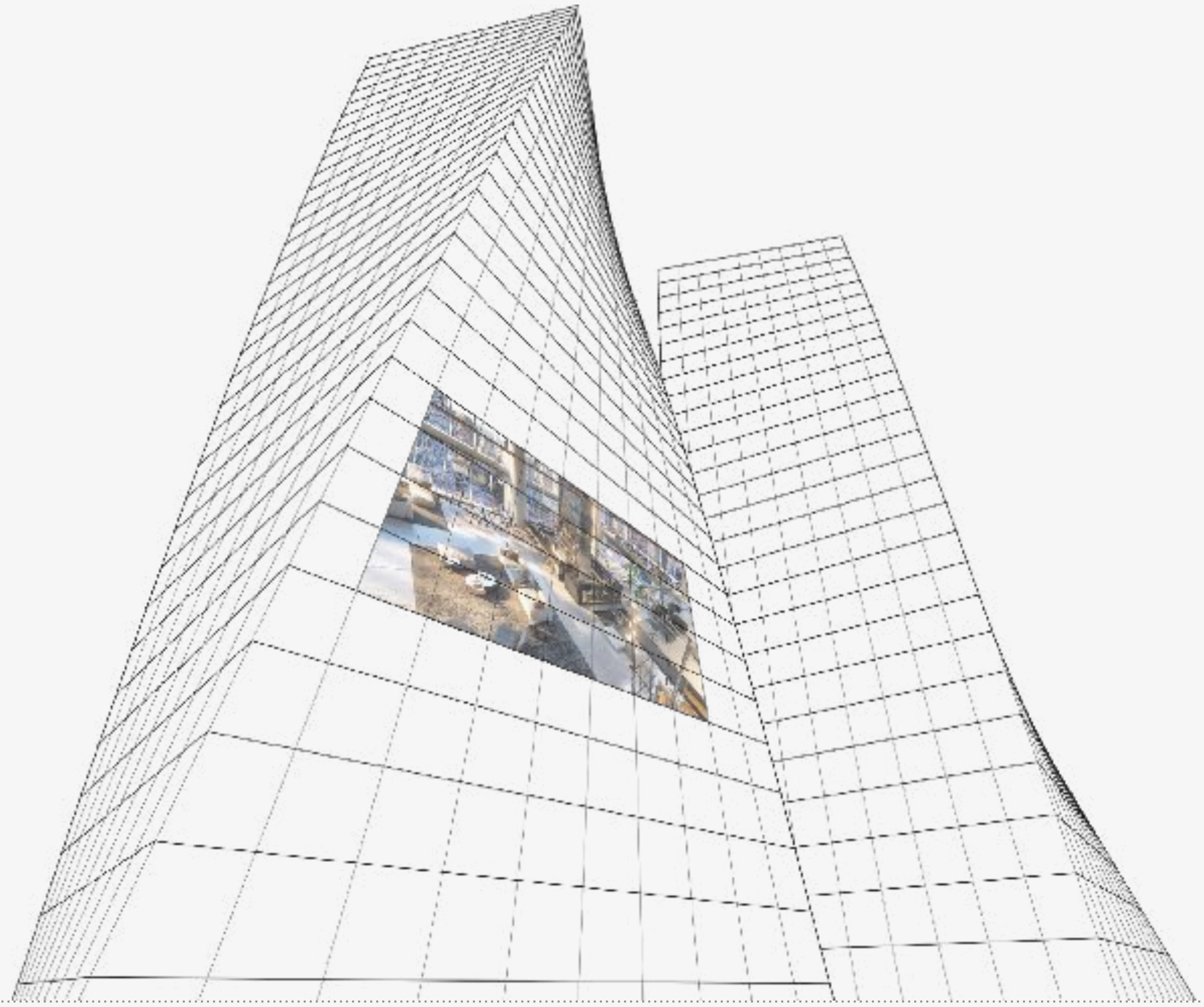
CONCLUSION



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2023

CONCLUSION

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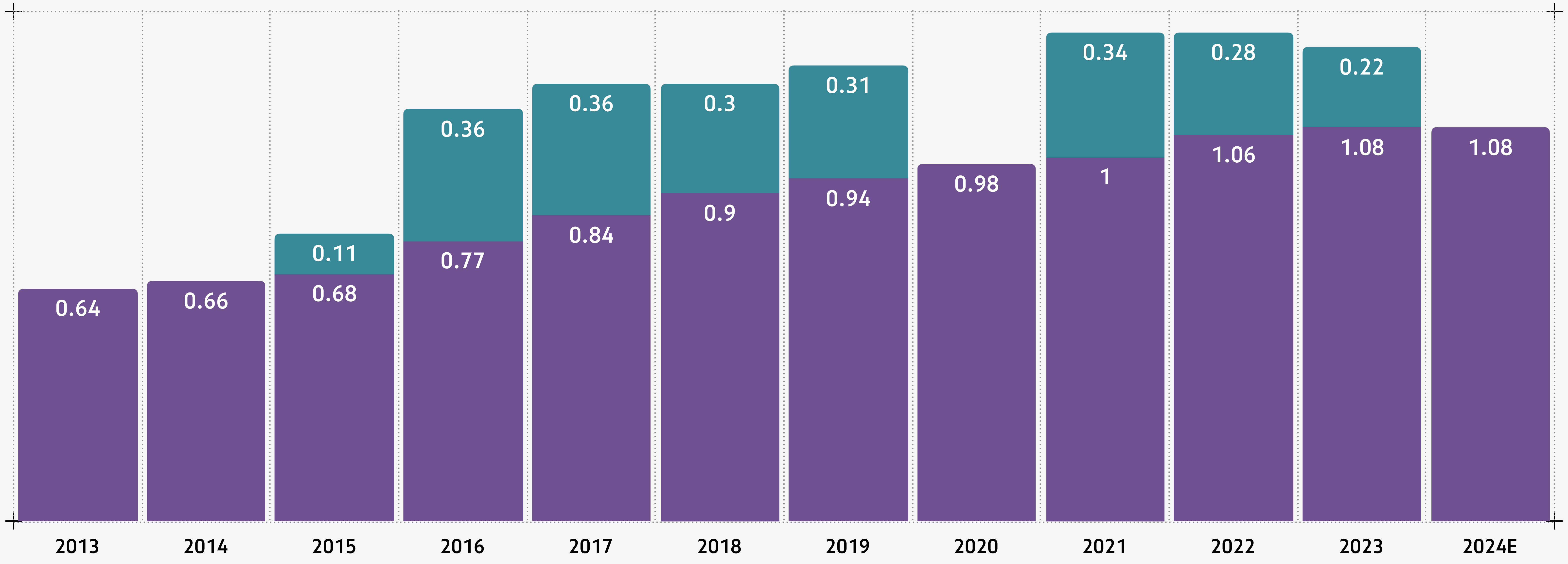
DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE (NIS)



Dividend per share - regular

Dividend per share - additional

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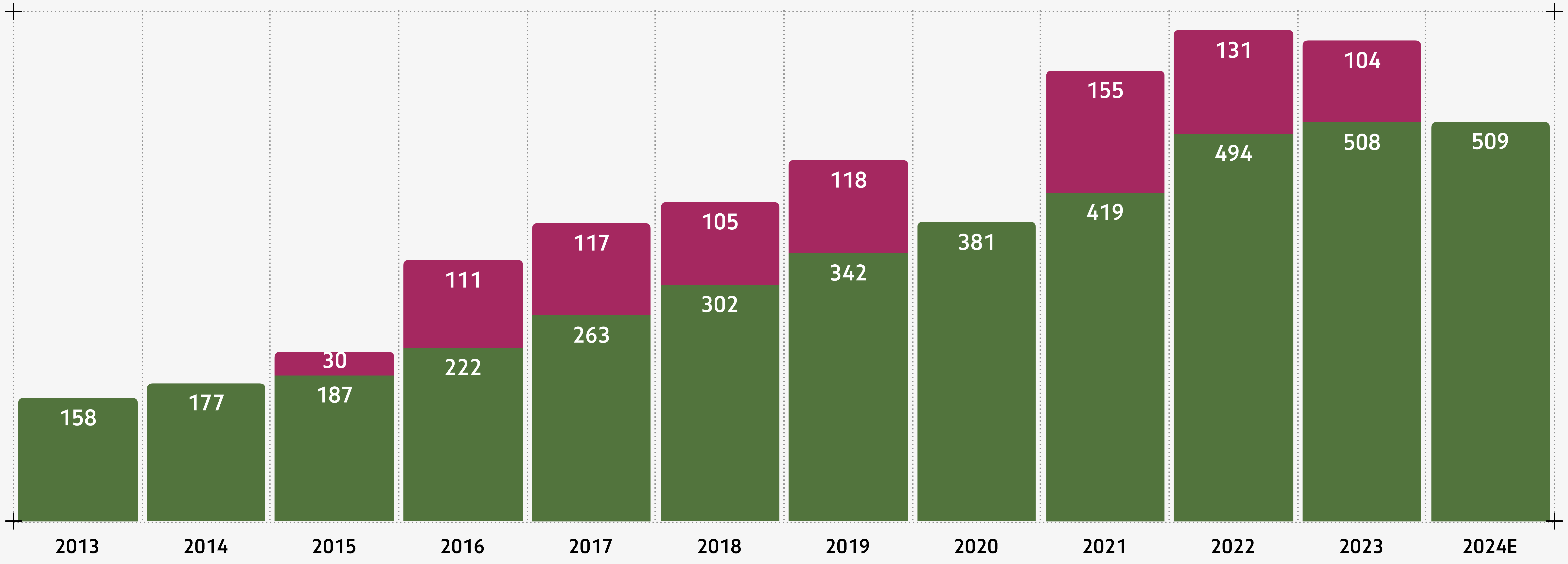
DIVIDEND DISTRIBUTION OVER THE YEARS (MILLION NIS)



Dividend - regular
Dividend - additional

CONCLUSION

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

AMOT AT A GLANCE

44%

Effective leverage ratio.

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

Financial flexibility and high accessibility to the capital market.

A dividend policy that is stable and known in advance.

NIS 1,060M

Credit facilities.

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.

114 Income Producing Properties

With a variety of uses and high occupancy at 93.4%.Excluding properties that were occupied for the first time at 96.1%.

Financial strength and availability for large-scale acquisition transactions.

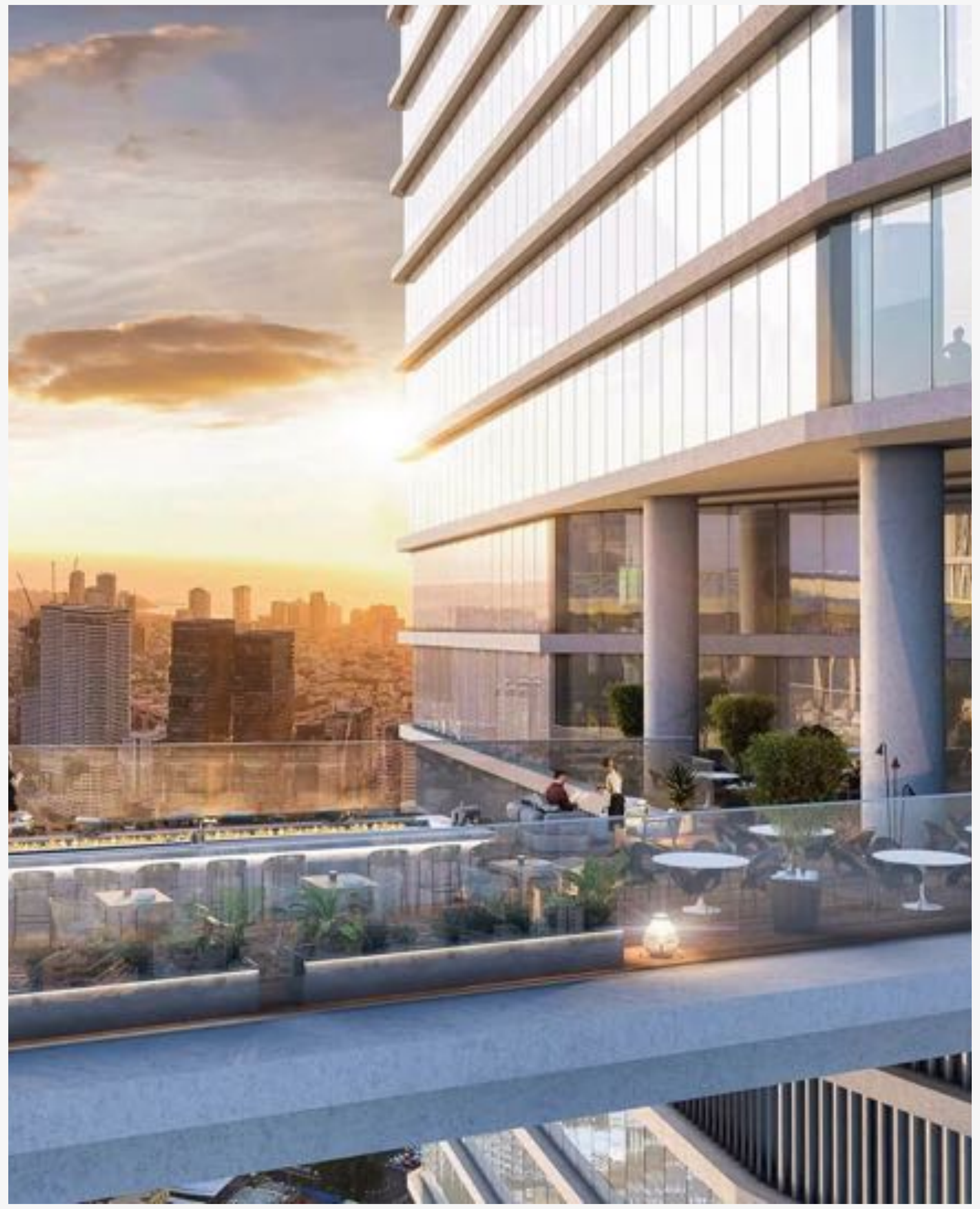
Managerial ability and the ability to improve assets.

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.

2023

CAPITAL MARKET PRESENTATION

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