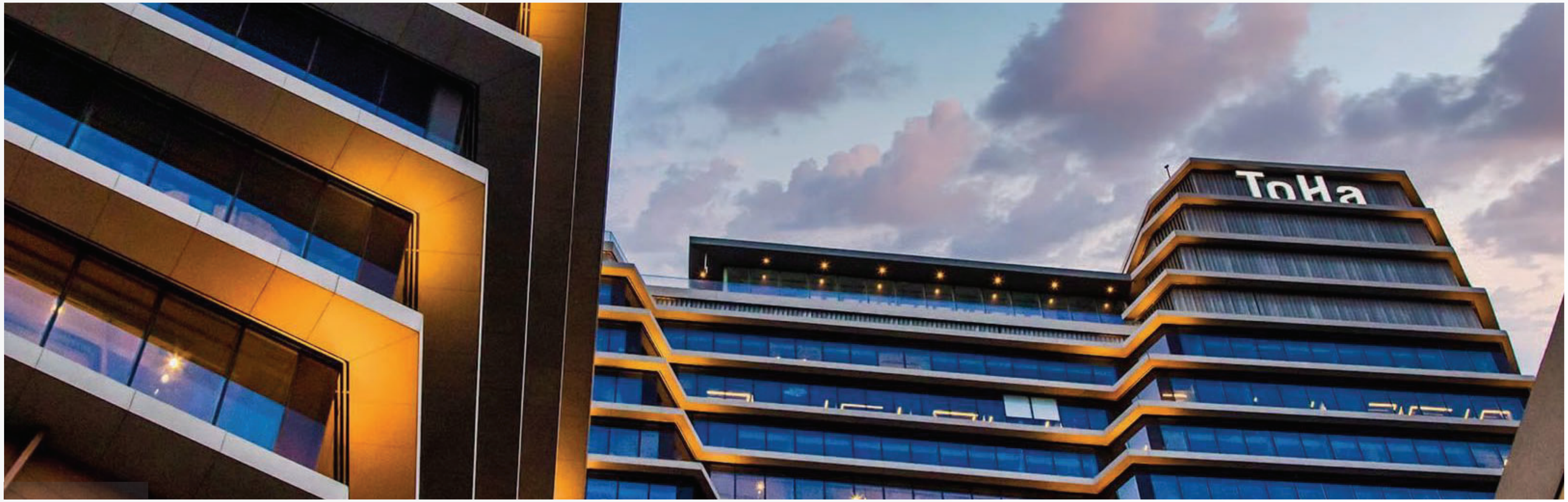

AMOT
ALONY HETZ GROUP

AMOT INVESTMENTS
CAPITAL MARKET PRESENTATION
Q1 2025

MAY 2025
Capital Market Presentation
Q1/2025

This is an English translation of a Hebrew report of the company, that was published on 13 May , 2025 (reference No. 2025-01-033275) at the ISA reporting website (magna.isa.gov.il) (hereafter: “The Hebrew Version”). The English version is only for convenience purposes. This is not an official translation and has no binding force. The translation in any case cannot perfectly reflect the Hebrew Version. In the event of any discrepancy between the Hebrew Version and this translation, the Hebrew Version shall prevail.

AMOT
ALONY HETZ GROUP

ABOUT AMOT

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

ABOUT AMOT

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate for over 60 years.

20.8 BILLION
Total real-estate value (in NIS)

1.86 MILLION SQM
Approximately 1.16 million sqm rental space

93.2% OCCUPANCY RATE
The occupancy rate as of March 31, 2025, excluding a property that was realized after the balance sheet date

194 THOUSAND SQM
5 projects under construction in the scope of 194 Thousand sqm in total cost of 3.3 billion NIS (company's share)

112 PROPERTIES
Owned by the company

75%
Assets value in greater Tel Aviv

1,790 RENTERS

NOI 264 BILLION
NOI for Q1 2025 (in NIS)

FINANCIAL STRENGTH

9.1 BILLION
Equity (in NIS)

9.5 BILLION
Net financial debt (in NIS)

45%
Leverage ratio

98%
Of the Company's assets are unsecured

1.9%
Weighted cost of linked debt, excluding utilization of short-term credit

5.0 YEARS
Average debt duration

AA/Aa2
The Company's bonds rating

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

DIVIDEND

Quarterly dividend distribution policy, high dividend yield over time. In Q1 2025 , a dividend of NIS 236 millions was distributed.

LEADING INDICES

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.**

THE COMPANY'S CUSTOMERS

SELECTION OF LOCAL AND INTERNATIONAL COMPANIES

AMOT
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INVESTMENT PROPERTIES ↗

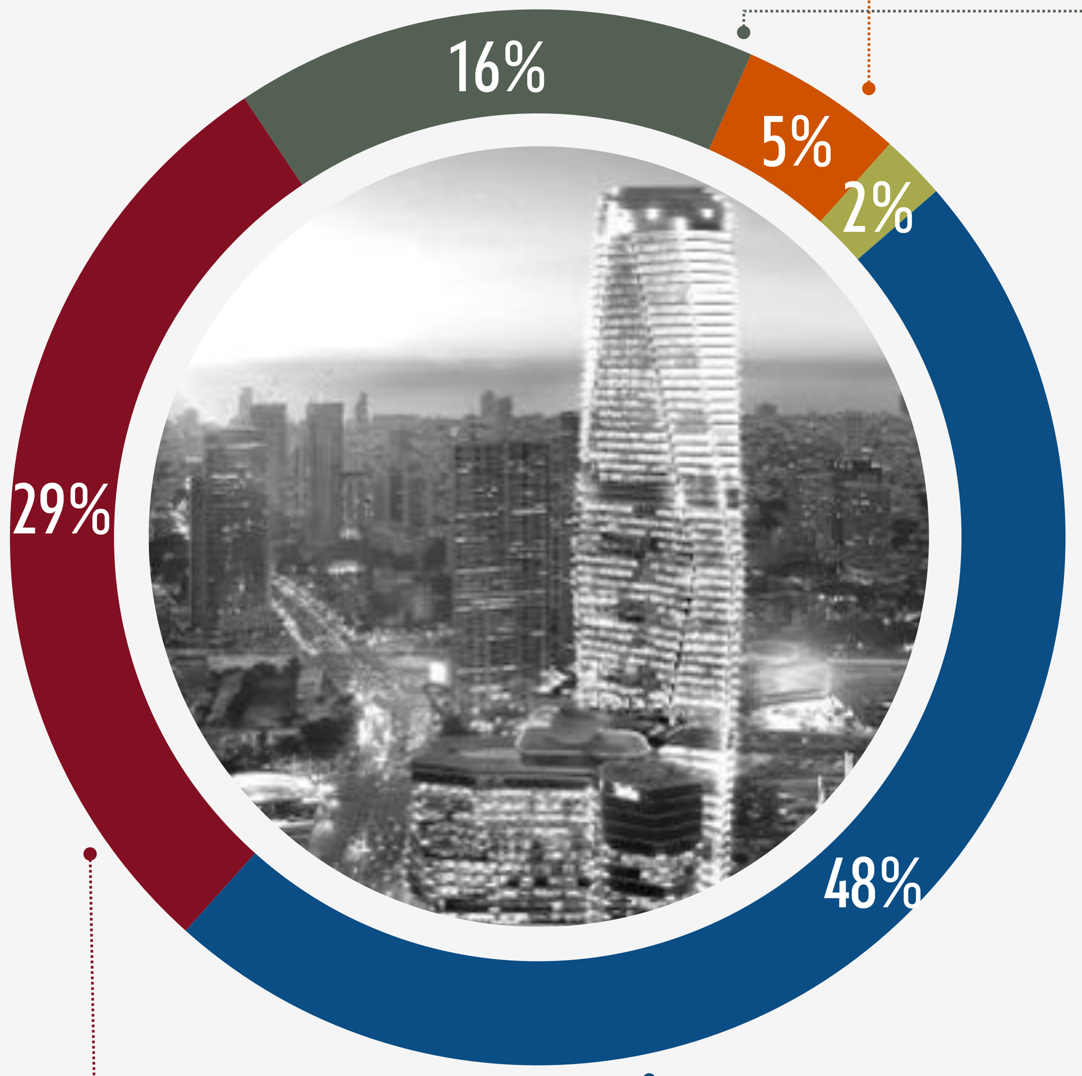
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

SEGMENTATION OF INVESTMENT PROPERTIES

SEGMENTATION OF PROPERTIES VALUE BY USES

17,317

Total Investment Properties Value in Million NIS



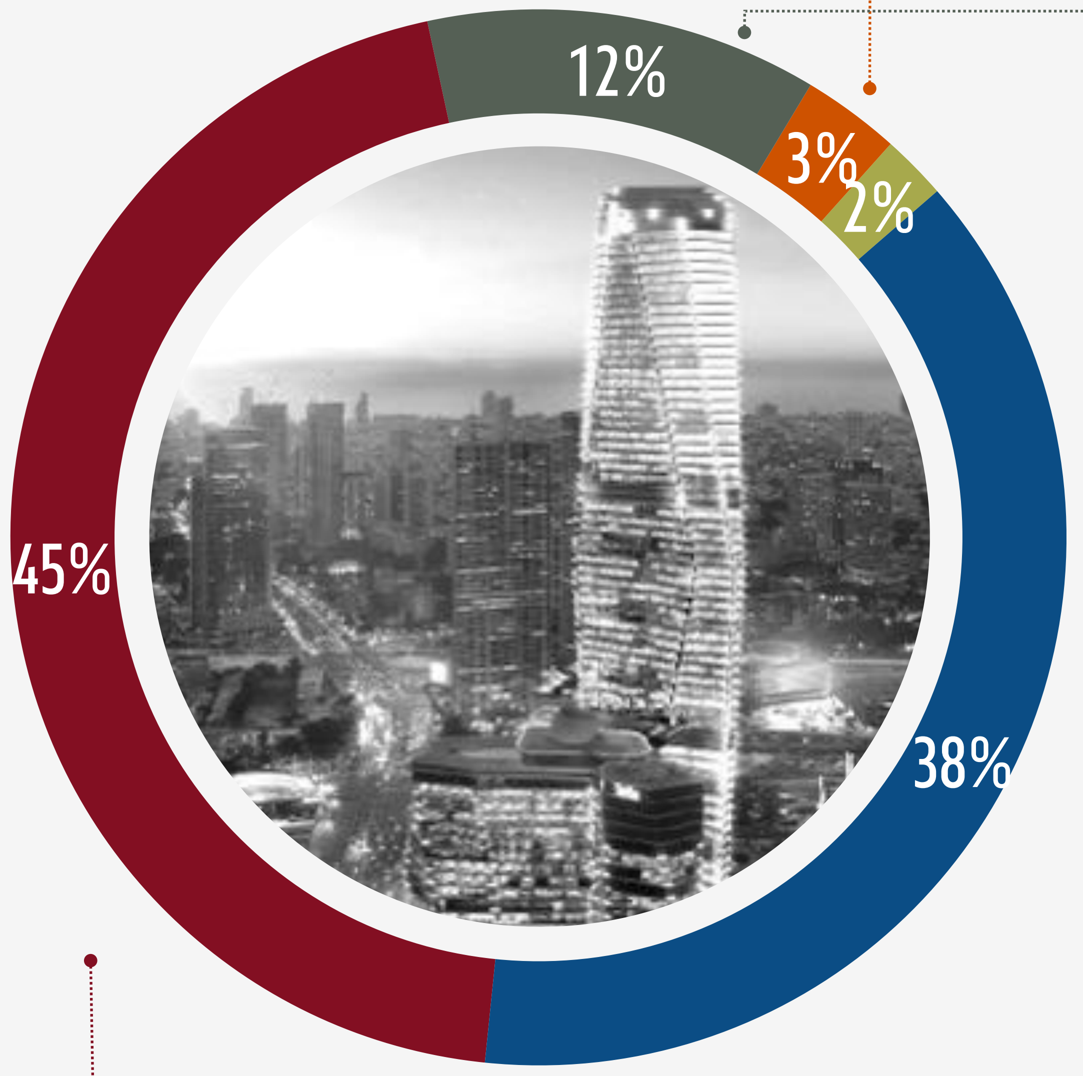
OFFICES	LOGISTICS & INDUSTRY	RETAIL	SUPERMARKETS
48%	29%	16%	5%
8.4 BILLION (NIS)	5.0 BILLION (NIS)	2.8 BILLION (NIS)	0.9 BILLION (NIS)

SEGMENTATION OF INVESTMENT PROPERTIES

SEGMENTATION OF PROPERTIES VALUE BY USES

1,160,193

Built area in square meters



OFFICES
38%
445
thousand SQM

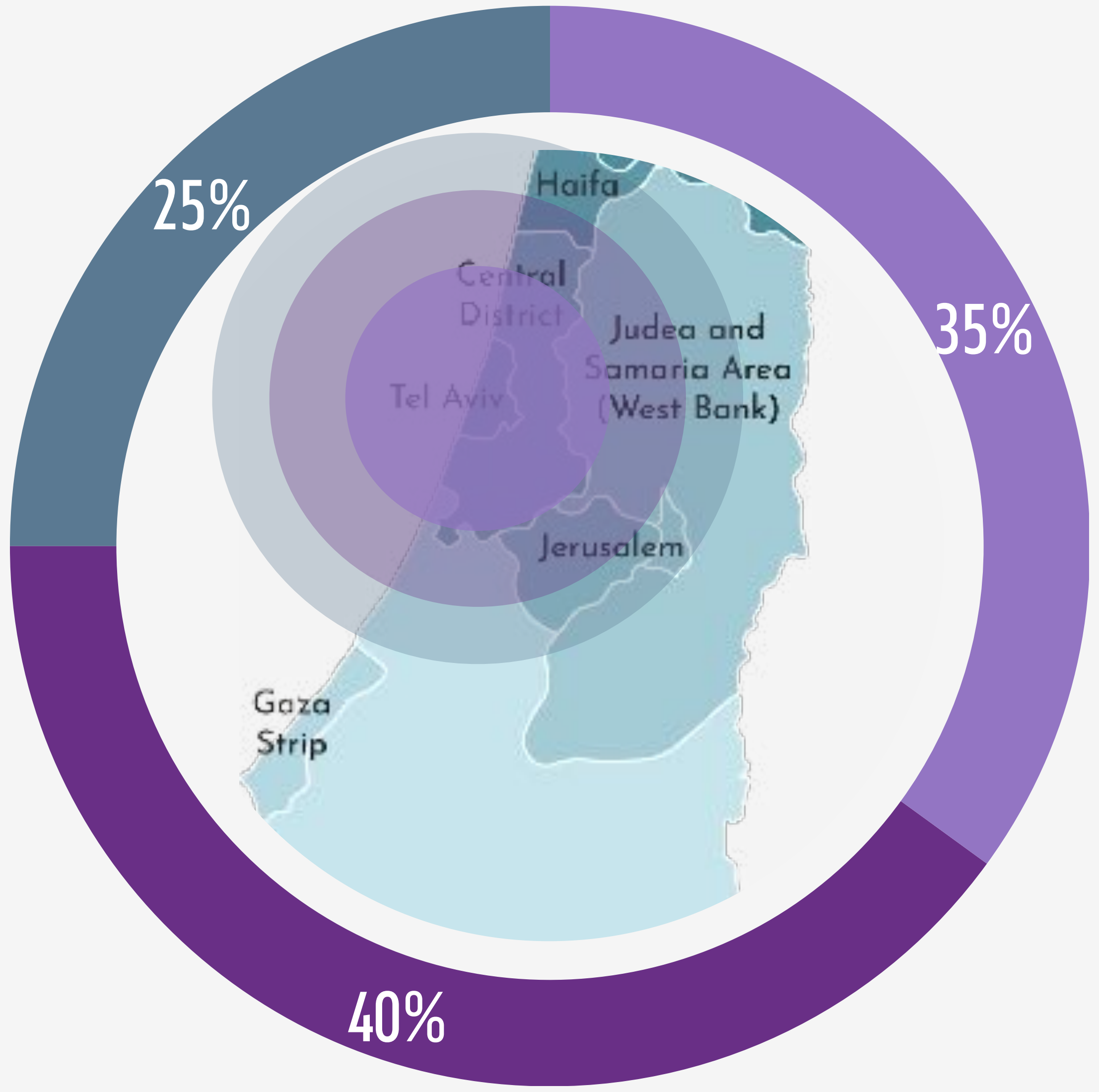
LOGISTICS & INDUSTRY
45%
523
thousand SQM

RETAIL
12%
131
thousand SQM

SUPERMARKETS
3%
38
thousand SQM

SEGMENTATION OF INVESTMENT PROPERTIES

SEGMENTATION OF PROPERTIES VALUE BY REGIONS



17,317

Total Investment Properties Value in Million NIS

TEL AVIV METROPOLIS
35%
5.9 BILLION (NIS)

GUSH DAN VICINITY
40%
6.9 BILLION (NIS)

OTHER AREAS
25%
4.4 BILLION (NIS)

75%

BREAKDOWN OF OCCUPANCY RATE

OCCUPANCY RATE BREAKDOWN - INCOME-PRODUCING PROPERTIES

93.2%

Excluding a property that was realized after the balance sheet date

93.7%

Excluding a property that was realized after the balance sheet date and a property classified as investment property

OFFICES
84.4%

Excluding a property that was realized after the balance sheet date and a property classified as investment property

85.7%

LOGISTICS & INDUSTRY
99%

RETAIL
97%

SUPERMARKETS
100%

ESG

The company invests significant resources in promoting sustainability, social responsibility, and environmental stewardship, contributing to the well-being of its employees, customers, the general public, and the environment in which we live. In addition, the company is committed to upholding values of transparency, good corporate governance, gender diversity, and the protection of employee rights, which serve as key pillars of its operations.

The company has been publishing ESG reports since the 2021 fiscal year. In June 2024, it published its ESG report covering activities for the years 2022–2023. The company also intends to regularly update this information and publish updated ESG reports periodically, in line with its commitment to these areas and its dedication to transparency toward its stakeholders.

GREEN BUILDING ZERO ENERGY CONSTRUCTION

SAFEGUARDING THE ENVIRONMENT

PROMOTION OF ELECTRIC TRANSPORTATION INFRASTRUCTURE

INCREASING ENERGY EFFICIENCY

SOCIAL RESPONSIBILITY

CONTRIBUTING TO THE COMMUNITY

ESG INVESTMENT PROPERTIES

EXAMPLE OF LEED PLATINUM AND LEED GOLD RATED PROPERTIES

Campus Holon

ToHa

Amot Atrium

Amot Giv'atayim

Amot Europe

Amot Modi'in

ESG UNDER CONSTRUCTION PROPERTIES

EXAMPLE OF LEED PLATINUM RATED PROPERTIES

Ha'Lehi Complex Bnei Brak

City Gate K Complex

ToHa 2

AMOT
ALONY HETZ GROUP

FORECAST

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

FORECAST 2025

Set forth below is the Company's projection as to its principal operating results in 2025, based on the following work assumptions:

Consumer price index - Increase in CPI by 3%.

The rental agreements are signed and Company's management expectations as to renewal of current rental agreements in 2025.

According to the company's strategy, 2025 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.

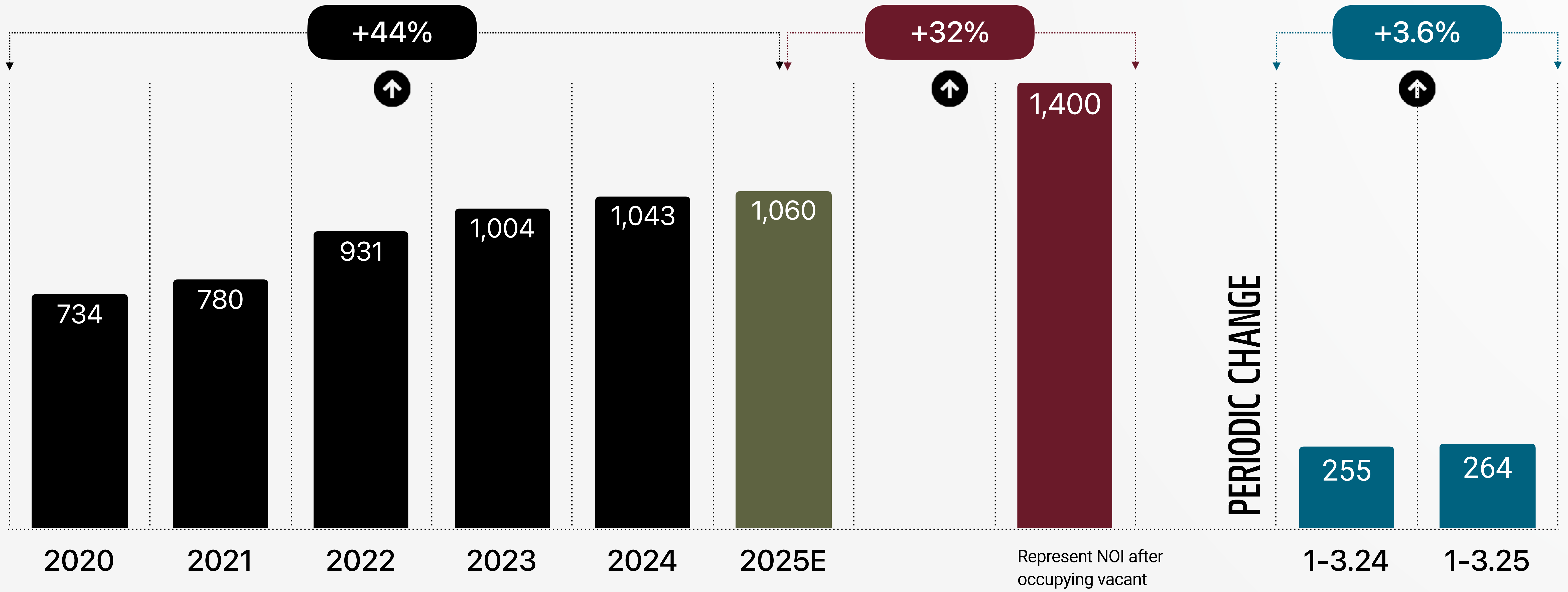
No substantial changes will take place in the security situation in Israel and in the business environment that the Company operates in. See the business environment chapter in the company's directorate report

	1-3.25 ACTUAL	2025 FORECAST	2024 ACTUAL
NOI (Million MIS)	264	1,040-1,080	1,043
FFO according to management approach (Million MIS)	202	800-830	823
FFO Per Share according to management approach (Agorot)	42.9	170-176	175

The information regarding the projection for 2025 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.

FINANCIAL PERFORMANCE

NOI **ANNUAL**



Represent NOI after occupying vacant spaces and occupying projects under construction The completion date of the last of them is expected by the end of 2028.(1)

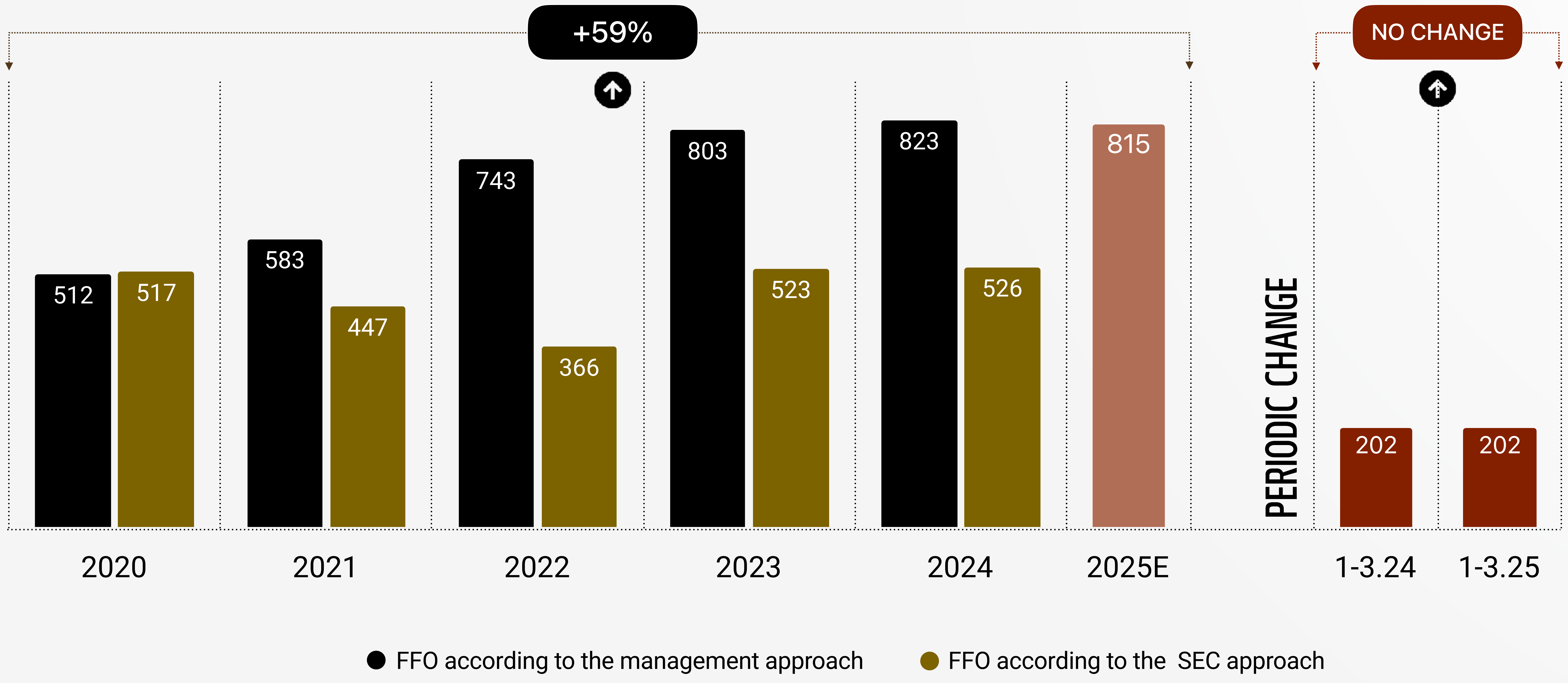
The forecast for 2025 is according to the middle of the forecast rang, see page 15

1. The future NOI does not include projects in planning, development and licensing and does not include future changes as a result of index differences, contract renewals, future evictions and/or asset realization

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

FFO **ANNUAL**

ACCORDING TO THE MANAGEMENT APPROACH



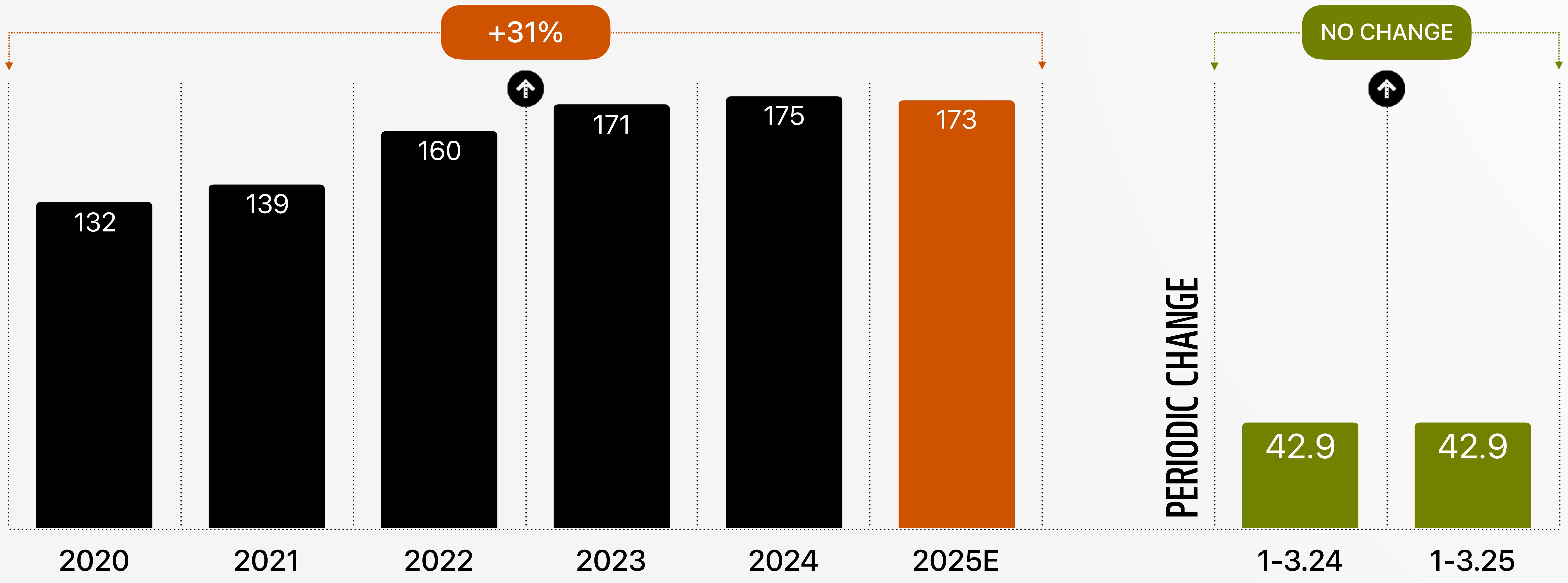
The aforementioned index is the FFO index according to the approach of the company's management, and it constitutes the FFO for the purposes of calculation in accordance with the company's trust deed

The forecast for 2025 is according to the middle of the forecast rang, see page 15

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

FFO ANNUAL PER SHARE

ACCORDING TO THE MANAGEMENT APPROACH

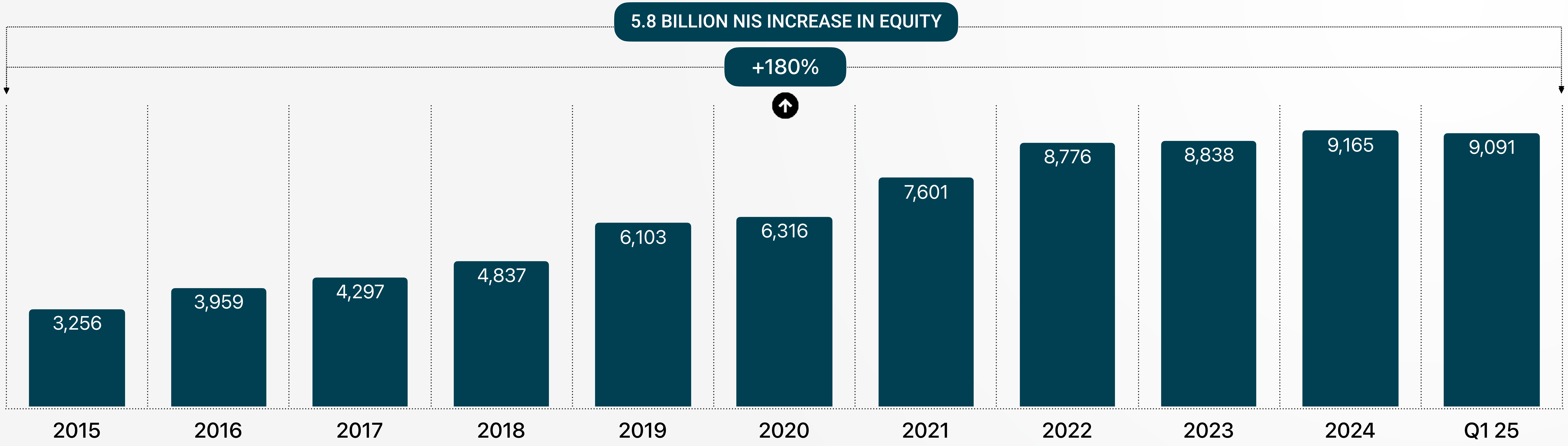


The forecast for 2025 is according to the middle of the forecast rang, see page 15

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

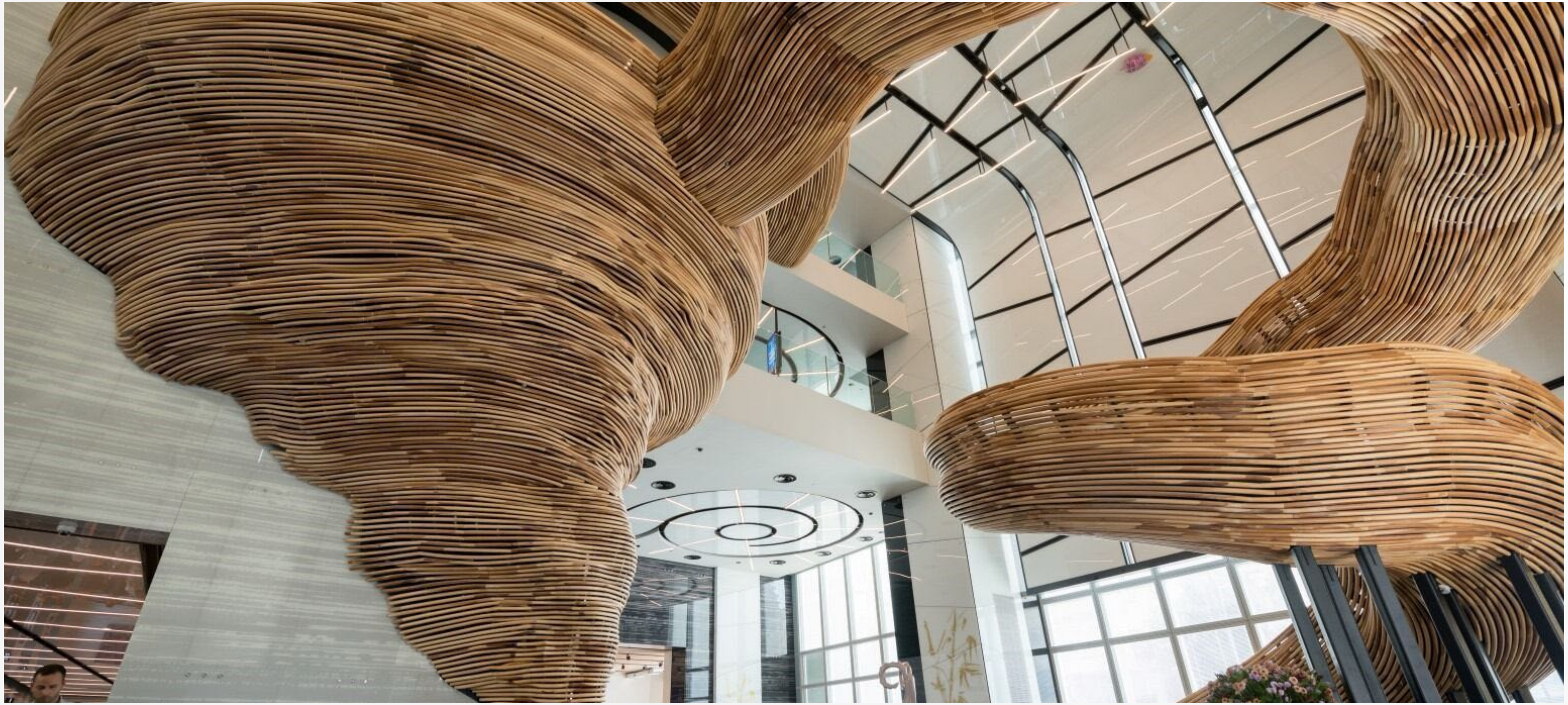
EQUITY AND DIVIDEND TO SHAREHOLDERS

IN MILLION NIS



DIVIDEND DISTRIBUTION - TOTAL DIVIDEND DISTRIBUTED IN LAST DECADE IS ABOUT NIS 4.7 BILLION

217	333	380	407	460	381	574	625	612	617	127



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

150 MILLION (NIS)
Amount of cash and cash equivalents as of the report publication date.

985 MILLION (NIS)
Unused Credit facilities

98%
Of the Company's assets are unsecured

AA/Aa2
The Company's bonds rating

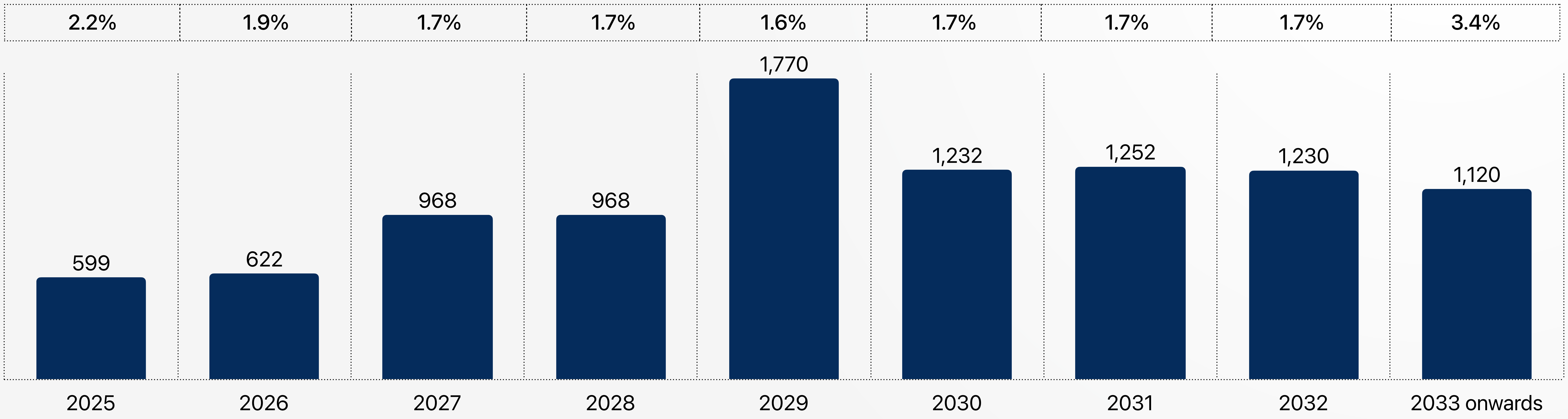
9.5 BILLION
Net financial debt (in NIS)

1.9%
Effective interest rate linked, excluding utilization of short-term credit

5.0 YEARS
Average duration of debt.

THE SPREAD OF REPAYMENTS AND EFFECTIVE INTEREST RATE LINKED OVER THE YEARS

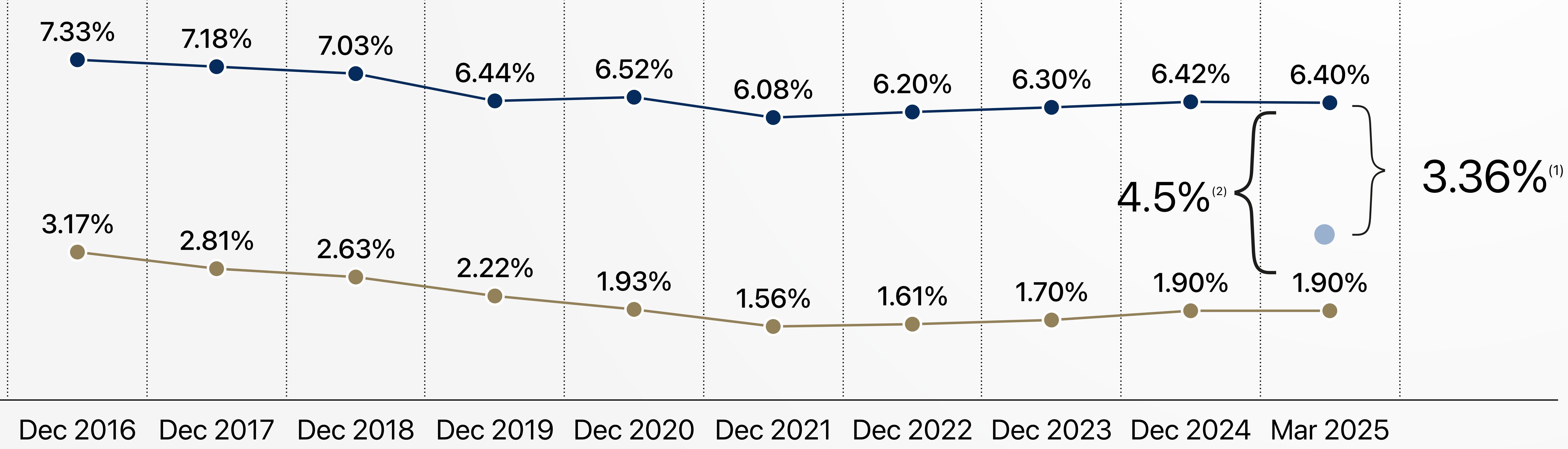
IN MILLIONS OF NIS – EXCLUDING THE SPLIT OF CREDIT LINES FOR WORKING CAPITAL



THE SPREAD OF REPAYMENTS AND EFFECTIVE INTEREST RATE OVER THE YEARS

1. Margin from current debt raising costs
2. Margin from weighted Debt Cost

- Weighted Cap Rate
- Weighted Debt Cost
- Current debt raising costs are 3.04% - According to Series H bonds as of May 5, 2025.



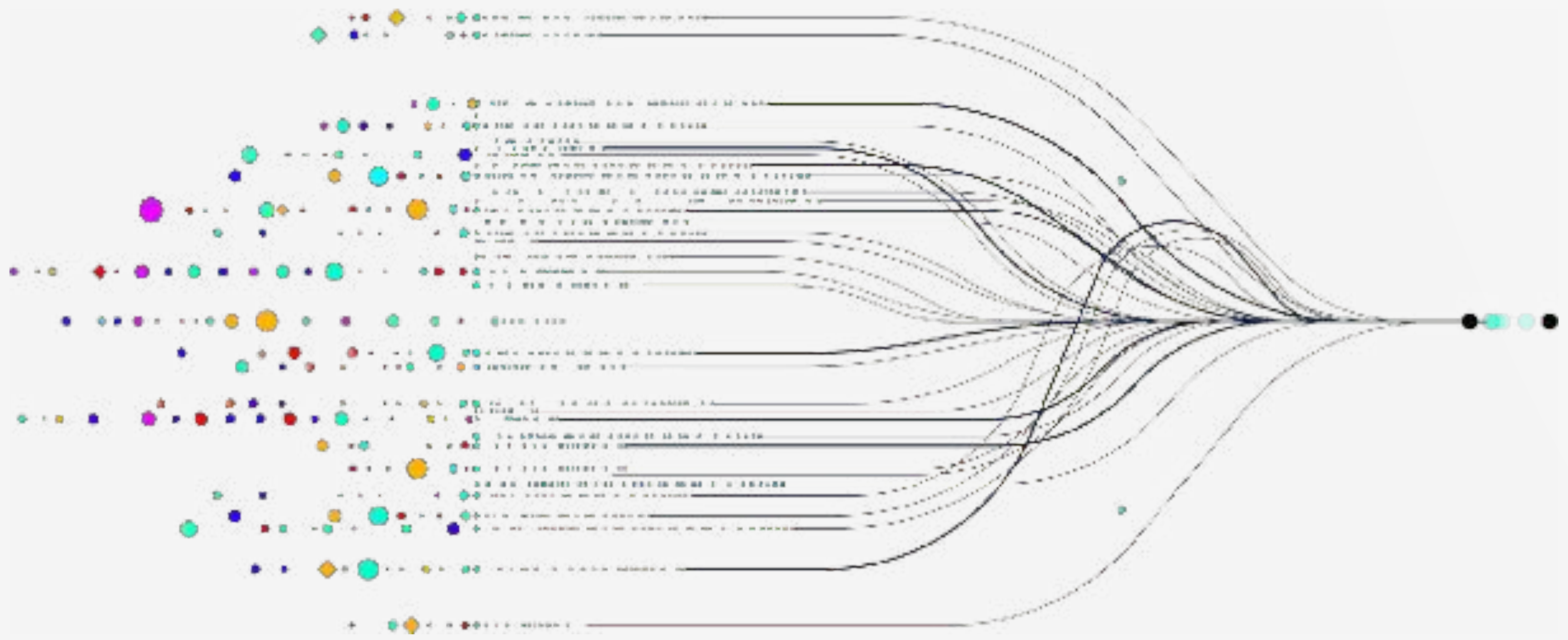
AMOT
ALONY HETZ GROUP

AMOT DEVELOPMENTS

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

GROWTH ENGINES

AMOT PROPERTIES INITIATION AND DEVELOPMENT



The strategic initiation and development plans of Amot Investments properties are one of the main engines for the Company's continued growth and leadership in the cash-generating real estate market.
The betterment of the Company's properties portfolios and the creation of innovative employment compounds that will allow an advanced work environment that meets the needs of the companies of tomorrow:

01. Unique locations and an emphasis on the Tel Aviv business center

02. Transportation accessibility near existing and planned mass transit centers

03. Architectural quality, utilization of engineering advantages

04. Quality positioning

05. Construction in accordance with LEED standards for maximum protection of user health and the environment

06. Optimal utilization of land uses for the implementation of the Company's strategy

The projects are planned carefully in accordance with the Company's strategy, with the aim of maximizing profitability and preserving long-term occupancy levels and positioning the Company's assets as higher quality in the long term.

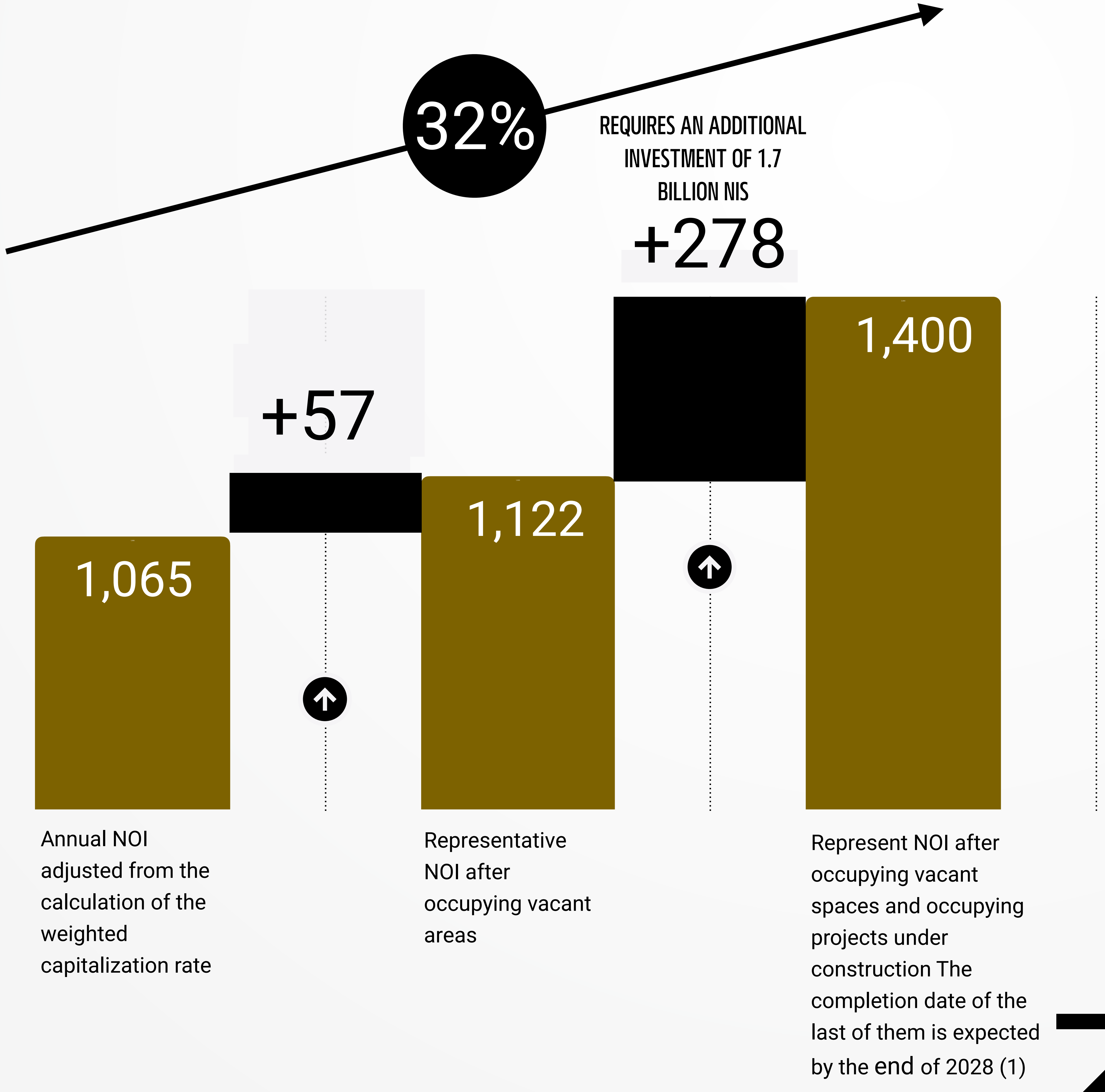
PROJECTS UNDER CONSTRUCTION

AS OF MARCH 31, 2025

Property Name	LOCATION	PRIMARY USE	ESTIMATED COMPLETION DATE	SQUARE METER FOR MARKETING ABOVE-GROUND 100%	HOLDING RATE	SQUARE METER FOR MARKETING ABOVE-GROUND	CUMULATIVE COST	PROJECT'S BOOK VALUE	ESTIMATED CONSTRUCTION COST (INCLUDING LAND AND PARKING SPACES)	EXPECTED NOI	EXPECTED YIELD
						Company's share in million of NIS					
Halehi complex (1)	Bnei Brak	Offices	2025	100,000	50%	50,000	622	622	800-830	57-61	7.3%
K complex Jerusalem	Jerusalem	Offices	2028	93,000	50%	46,500	154	154	750-800	49-53	6.6%
Logistic center Beit Shemesh - Lower Logistics Center	Beit Shemesh	Logistics	2025	25,400	60%	15,240	97	97	104-106	7	6.7%
Park Afek	Rosh HaAyin	Offices	2025	8,400	50%	4,200	34	34	35-45	3	7.5%
ToHa2	Tel Aviv	Offices	2026	156,000	50%	78,000	787	1,201	1,600-1,700	150-165	9.5%
Total				**382,800**		**193,940**	**1,694**	**2,108**	**3,289-3,481**	**266-289**	**8.2%**

1. As of publication date the commercial floors in the "halehi Complex" were delivered to renters for purpose of adjustment works, and several stores were opened to the public. The company has signed contracts in the amount of approximately 13,000 square meters (the company's share is 50%), which are expected to yield annual rents of approximately NIS 21 million (the company's share is 50%).

FUTURE POTENTIAL FOR INCREASING THE NOI IN MILLION OF NIS



1. NOI after occupation of projects under construction does not include occupation of projects in Initiation and development planning.
2. NOI after occupation of projects under construction does not take into account future increases as a result of CPI increases and contract renewals, and does not take tenants vacating in the future into account
3. NOI after occupation of projects under construction is based on the Company's current assessment. Results in practice may be significantly different.
4. The information contained in this Section regarding future NOI is forward-looking information. The information is based on existing data known to the Company at the date this report is published and on the Company's assessments. This information may change due to risk factors affecting the Company's activities, as specified in Part A of the periodic report and other such data that are outside the Company's control - and therefore, there is no guarantee that this NOI will indeed occur.

TOHA 2

City
TEL AVIV

Main Use
OFFICES

GLA - 100%
156,000 SQM

Amot's Share
50%

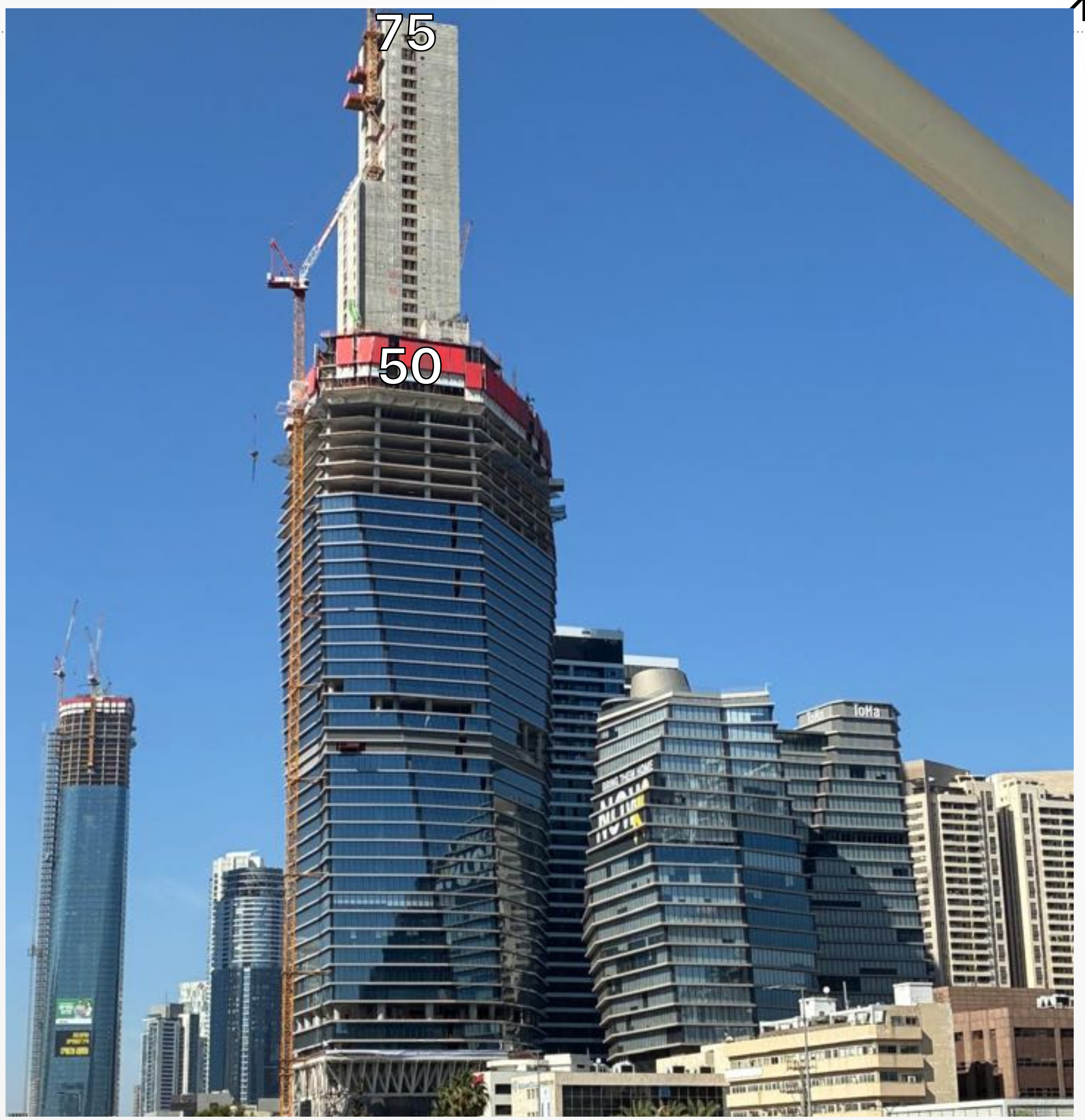
Construction Cost
3.3 BILLION (NIS)

Expected Completion
Q4/2026

Expected NOI
320 MILLION (NIS)

Occupancy date/
Income producing date
Q2/2027

Expected yield
9.5%



TOHA 2

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

GOOGLE TENANCY

60,000 SQM
Upper Rental Area

Google
The renter

115 MILLION (NIS)
Rental fees per year (shell and core)

Q4, 2026
Anticipated commencement

The data above is 100% (Company's Share 50%)

The visualization is for illustration only

HA'LEHI COMPLEX

City
BNEY BRAK

Main Use
OFFICES

GLA - 100%
100,000 SQM

Amot's Share
50%

Construction Cost
1.6 BILLION (NIS)

Expected Completion
2025 OFFICES

Expected yield
7.3%

Expected NOI
118 MILLION (NIS)

LOGISTICS CENTER BEIT SHEMESH

LOWER LOGISTICS CENTER

City	Main Use
BEIT SHEMESH	LOGISTICS
GLA - 100%	Amot's Share
25,400 SQM	60%
Construction Cost	Expected Completion
175 MILLION (NIS)	2025
Expected yield	Expected NOI
6.7%	11.7 MILLION (NIS)

K COMPLEX
JERUSALEM

City
JERUSALEM

Main Use
OFFICES

GLA - 100%
93,000 SQM

Amot's Share
50%

Construction Cost
1.55 BILLION (NIS)

Expected Completion
2028

Expected yield
6.6%

Expected NOI
102 MILLION (NIS)

GROWTH ENGINES

PROJECTS IN PLANING AND LICENSING PROCESSES -THIS INFORMATION IS SUBJECT TO THE COMPLETION OF ADDITIONAL RIGHTS IN THE PROJECT LISTED BELOW:

PROJECT	LOCATION	MAIN USE	AMOT'S SHARE	ADDITIONAL SQUARE METER FOR MARKETING -COMPANY'S SHARE	PROJECT'S BOOK VALUE
Building rights Tzrifin (1)	Tzrifin	Logistics	100%	200,000	250
Hasolelim (2)	Tel Aviv	Offices	100%	80,000	210
ToHa 3 / ToHa 4 (2)	Tel Aviv	Offices	50%	100,000	192
Lot 300	Tel Aviv	Offices/Living	50%	63 Residential units	176
Others projects (see below main projects)					435
Total projects in development and others					**1,263**
Total					**3,508**
Detail of main projects under other projects					
Amot Mishapt (Town Construction plan in effect)	Tel Aviv	Offices	73%	20,000	
Amot Mishapt (Town Construction plan in effect)	Tel Aviv	Living	73%	115 Residential units	
Amot BDO	Tel Aviv	Offices	86%	60,200	
Migdal HaMe'a - Ibn Gvirol	Tel Aviv	Offices	46%	27,600	
Amot Europe	Tel Aviv	Offices	100%	32,000	
Azor Land	Azor	Living	100%	190 Residential units	

1.Subject to the completion of the purchase of additional building rights. The value of the project is NIS 250 million, including future stages.

2.Subject to completion of additional rights

The information contained above in this section regarding the estimated completion of projects under construction is forward-looking information. This information is based on existing data known to the Company on the date this report is published and on the Company's estimates. This information may change, even substantially, as a result of factors related to environmental requirements, changes in urban building schemes subject to approval by planning and construction authorities, obtaining agreements from the owners of bordering properties that are not guaranteed to be obtained, and risk factors affecting the Company's operations as specified in Chapter A of the Periodic Report, and other such data that are out of the Company's control, and therefore, there is no guarantee that these projects will be carried out.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

COMPLEX
ToHa

CONCEPTUAL SKETCH FOR TOHA3 TOWER

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

LOGISTICS PARK
TZRIFIN

City
TZRIFIN - SDOT DAN

Main Use
LOGISTICS

GLA - 100%
274,000 SQM

Amot's Share
100%

SQM for marketing - Complex A

80,000 SQM

Additional future areas for Construction

120,000 SQM

This information is subject to the completion
of additional building rights in the project

AMOT MISHPAT

City
TEL AVIV

Main Use
OFFICES

Lot area
5,103 SQM

Amot's Share
73%

Status
APPROVED TOWN PLAN

Additional offices area for marketing
20,000 SQM

Additional residential area for marketing
115 UNITS

Existing tower area – preservation
12,000 SQM

This information is subject to the completion of additional building rights in the project

AMOT MISHPAT

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

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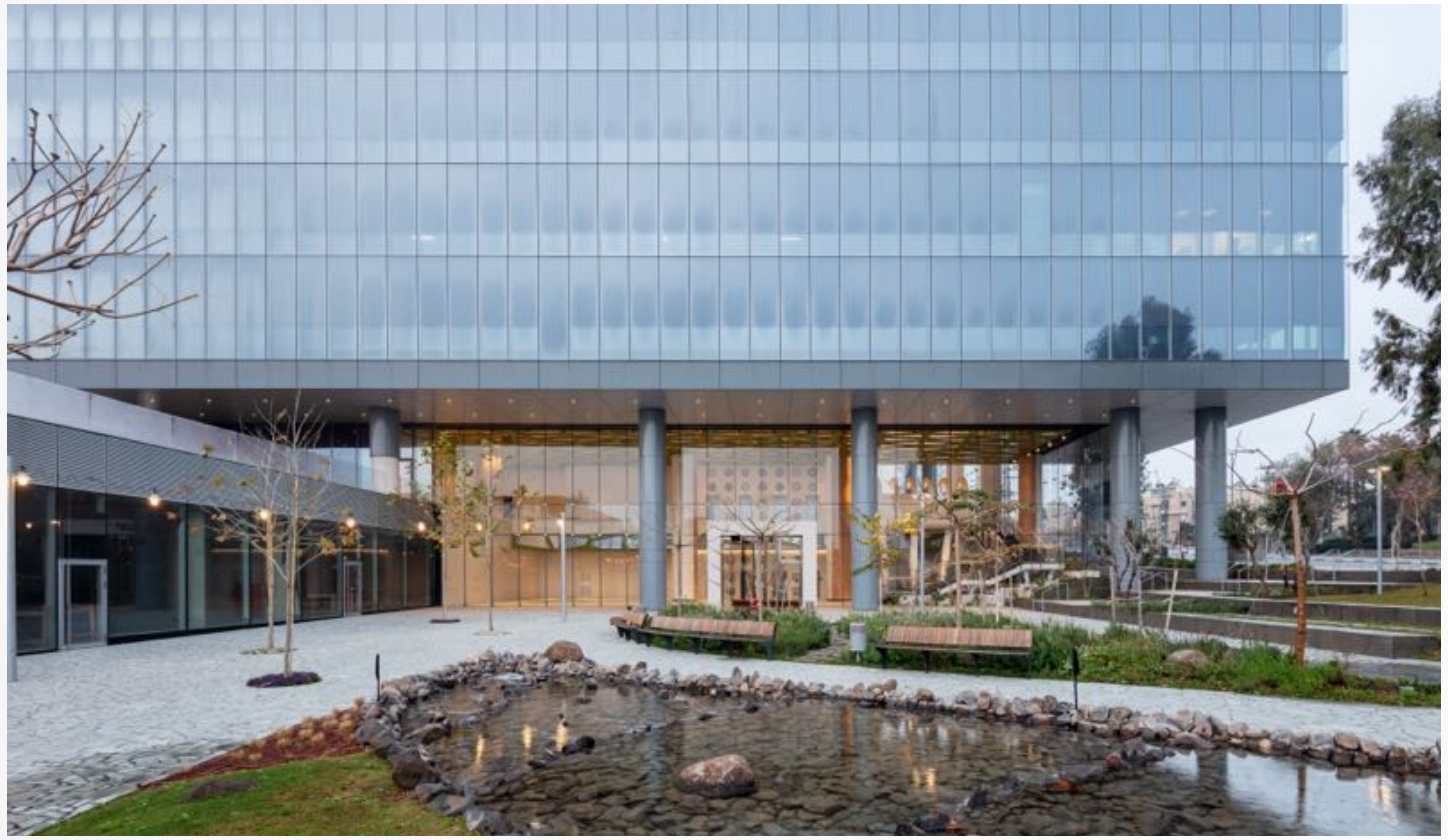
FINANCIAL DATA

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

AMOT BALANCE SHEET DATA

EXPANDED CONSOLIDATED

	31.03.25 MILLION NIS	31.12.24 MILLION NIS
Cash and cash equivalents and short term deposits	124	303
Investment property and investment property under construction	20,824	20,611
Financial liabilities	9,611	9,494
Deferred taxes	1,984	1,955
Total equity	9,091	9,165
EPRA NRV	11,075	11,120



AMOT PROFIT AND LOST SHEET DATA

EXPANDED CONSOLIDATED - IN MILLIONS NIS

	% CHANGE	1-3.25	1-3.24
NOI	4%	264	255
Adjustment of the fair value- investment property and capital gain from realization		17	23
Transaction cost reduction due to properties purchase		(4)	(19)
General and administrative expenses and donation		(18)	(17)
Financing – real interest		(35)	(30)
Financing – linkage differences		(25)	(24)
Taxes		(40)	(39)
Net income	7%	159	149
FFO - According to the SEC	(1%)	175	176
FFO - Management's approach	-	202	202

INCOME DATA

EXPANDED CONSOLIDATED

NOI	Q1-2025	Q4-2024	Q3-2024	Q2-2024	Q1-2024	% CHANGE Q1-25 VS Q1-24
NIS thousands						
Same property NOI	261,765	262,477	261,119	256,283	254,678	2.8%
Properties acquired / Sorted from investment property under construction	2,563	2,247	2,135	2,153	281	
Properties realized	-	-	4	71	157	
NOI	**264,328**	**264,724**	**263,258**	**258,507**	**255,116**	**3.6%**

NOI in Q1 2025 totaled at about ILS 264 million, compared to about ILS 255 million in the corresponding quarter last year – constituting growth of 3.6%.

FFO DATA

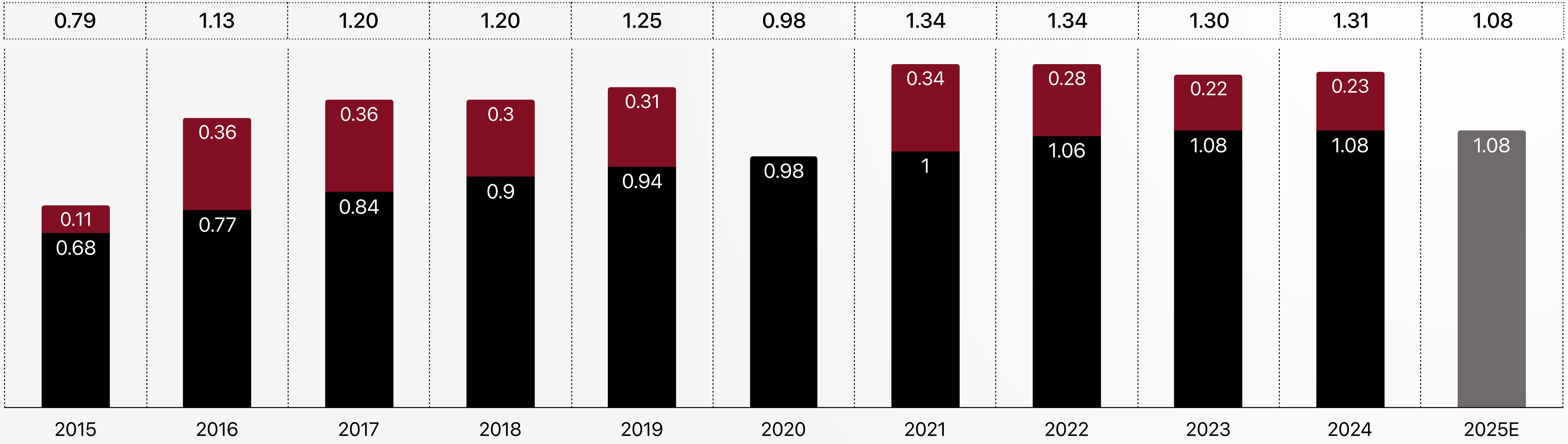
EXPANDED CONSOLIDATED

FFO	1-3.25	1-3.24	% CHANGE Q1.25 VS Q1.24
NIS thousands			
FFO according to the SEC	174,949	175,583	-
FFO according to the management approach	202,327	201,768	-
Weighted number of shares	471,532	470,700	-
FFO per share according to the management approach (agorot)	42.9	42.9	-
Increase in CPI	**0.29%**	**0.29%**	

AMOT
ALONY HETZ GROUP

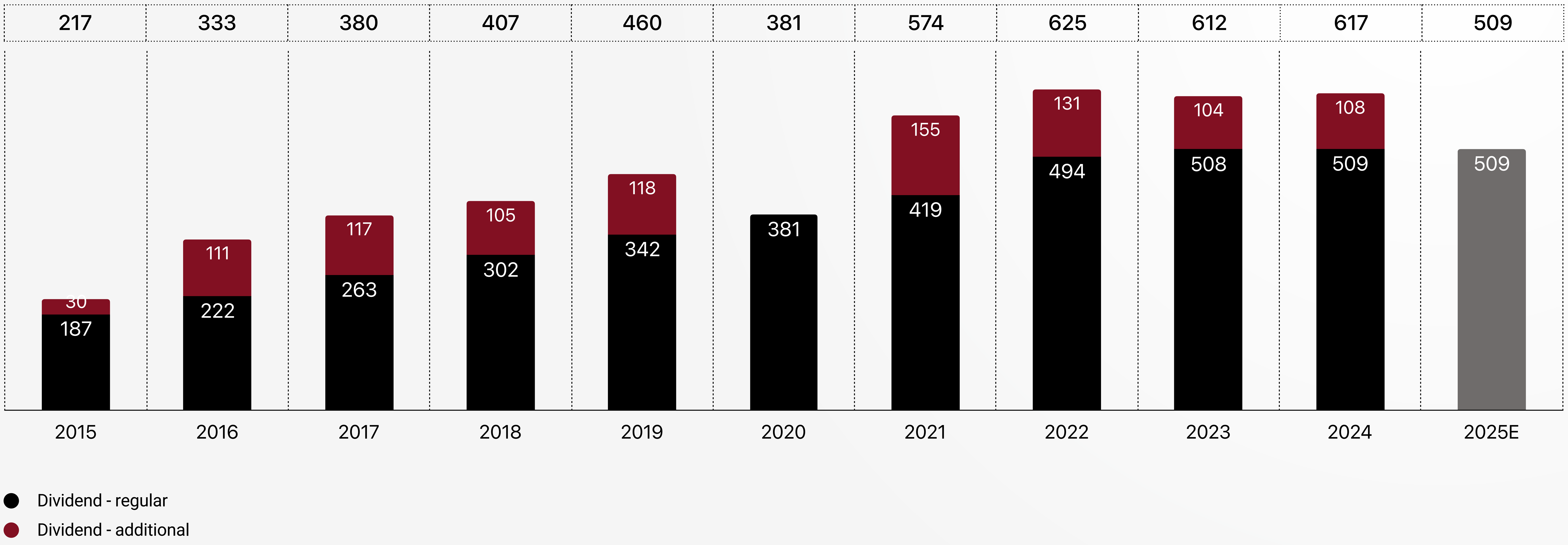
CONCLUSION

DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE



- Dividend per share - regular
- Dividend per share - additional

DIVIDEND DISTRIBUTION OVER THE YEARS



OUR STRENGTHS

112

Properties owned by the company in various uses, with a high occupancy rate of 93.2% (excluding a property that was realized after the balance sheet date. 93.7% excluding a property that was realized and a property classified as investment property)

45%

Effective leverage ratio.

985 BILION (NIS)

Unutilized credit facilities.

Managerial ability and the ability to improve assets.

A dividend policy that is stable and known in advance.

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

High financial strength (rated AA by Maalot and Midroog).

Financial strength and availability for large-scale acquisition transactions.

Financial flexibility and high accessibility to the capital market.

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

Promoting projects with reference to the potential for improvement.

DISCLAIMER

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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.

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