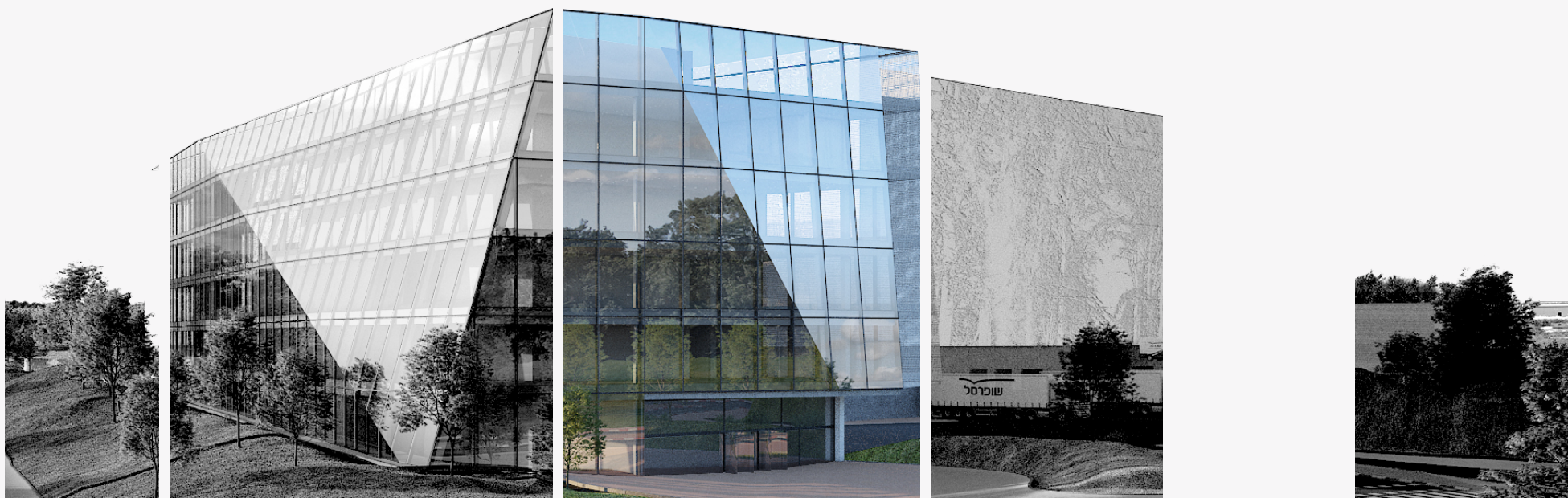
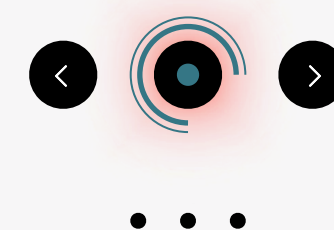




AMOT INVESTMENTS

ZRIFIN LOGISTIC PARK



INTRODUCTION

AMOT AT A GLANCE - AS OF 30/6/2021

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A public company that is traded on the Israeli Stock Exchange and included in the indices:

Tel Aviv 35, Tel-Aviv - Real Estate and Tel Div.

The company's share is included in the FTSE EPRA index.

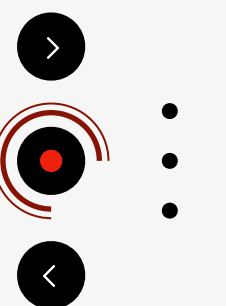
A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 57% of its equity.

10 projects under construction and in planning 320,000 sqm. Total estimated cost 4.5 billion NIS

All of the Company's assets are not encumbered except for assets valued at 2% of ownership with partners.

Leverage ratio - 42%

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



THE ACQUISITION

3

Purchase of the Zrifin Logistic Park, located on the east side of Road 44 (Ramla-Bet Dagan Road), adjacent to Moshav Nir Zvi, in proximity to Asaf Harofeh Hospital and Zrifin Junction. Purchase price is NIS 1,518 million (not including transaction fees). Distance from Tel Aviv - 10 km.

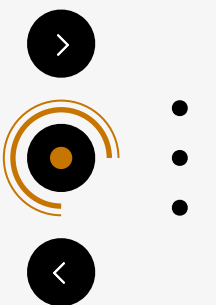
The property area and urban planning spans 274 dunams – of these 224 are designated for industry, storage and offices, and 50 are designated for roads and public areas.

Constructed and rented areas - 113,000 square meters.

Number of buildings and lessees– 18 structures, 28 lessees. 100% occupancy.

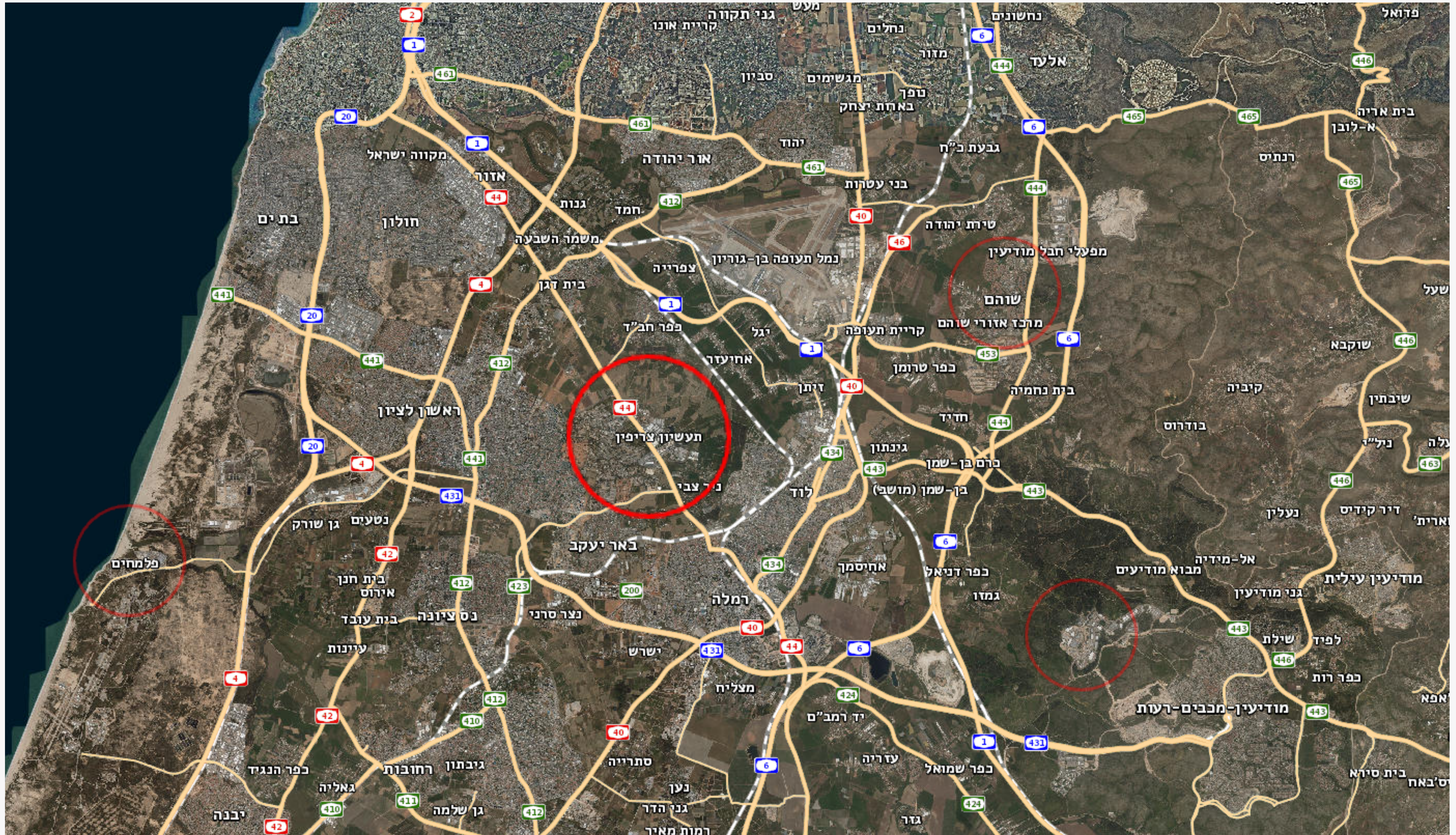
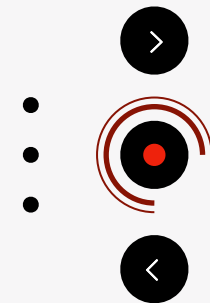
Lease fees (including management costs) – annual total income of NIS 56 million.

Financing – The Company intends on maintaining a level of leverage similar to its current levels.



Area Map including Traffic Roadways

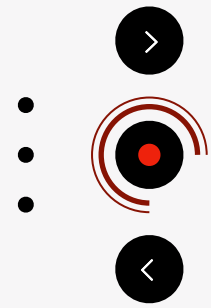
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Property Boundaries and Structures

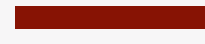
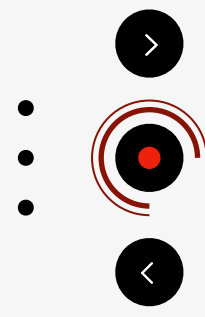


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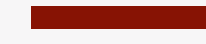
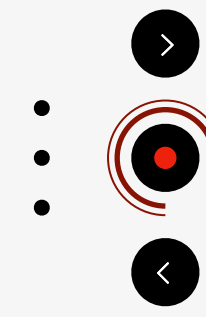


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Business rational

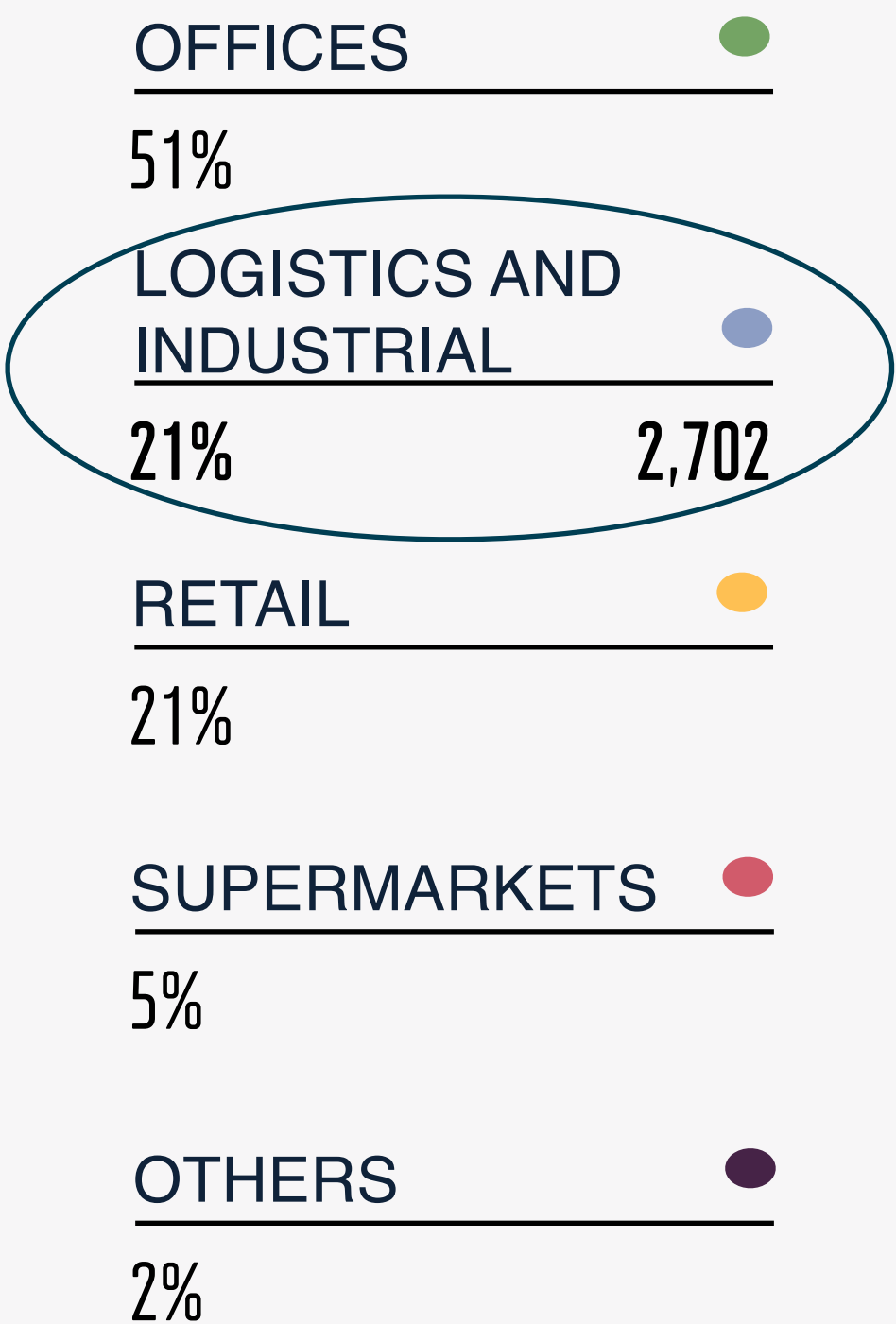
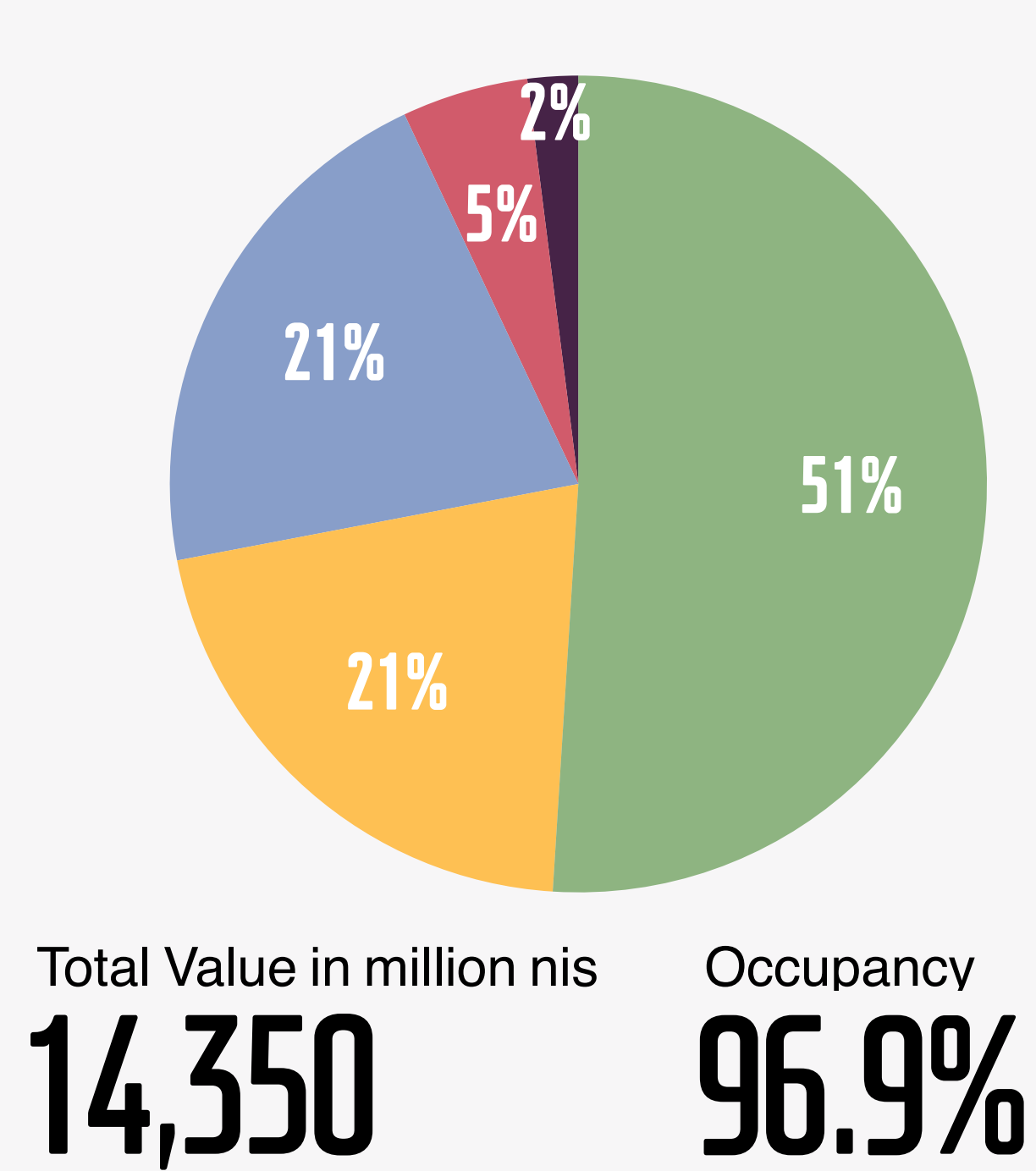
8

- A high-yield real estate asset that is unique in size and location, to be used as a platform for establishing Israel's largest and most advanced logistics park.
- Significant potential for future development and improvement, that may be realized in stages, Which will allow the company to record an excess future return.
- Purchase of the Compound is part of the Company's strategy of expanding its logistics and storage sector.
- A compound near to the cities of central Israel, and to main thoroughfares and roadways.
- A property yielding a continuous cash flow.

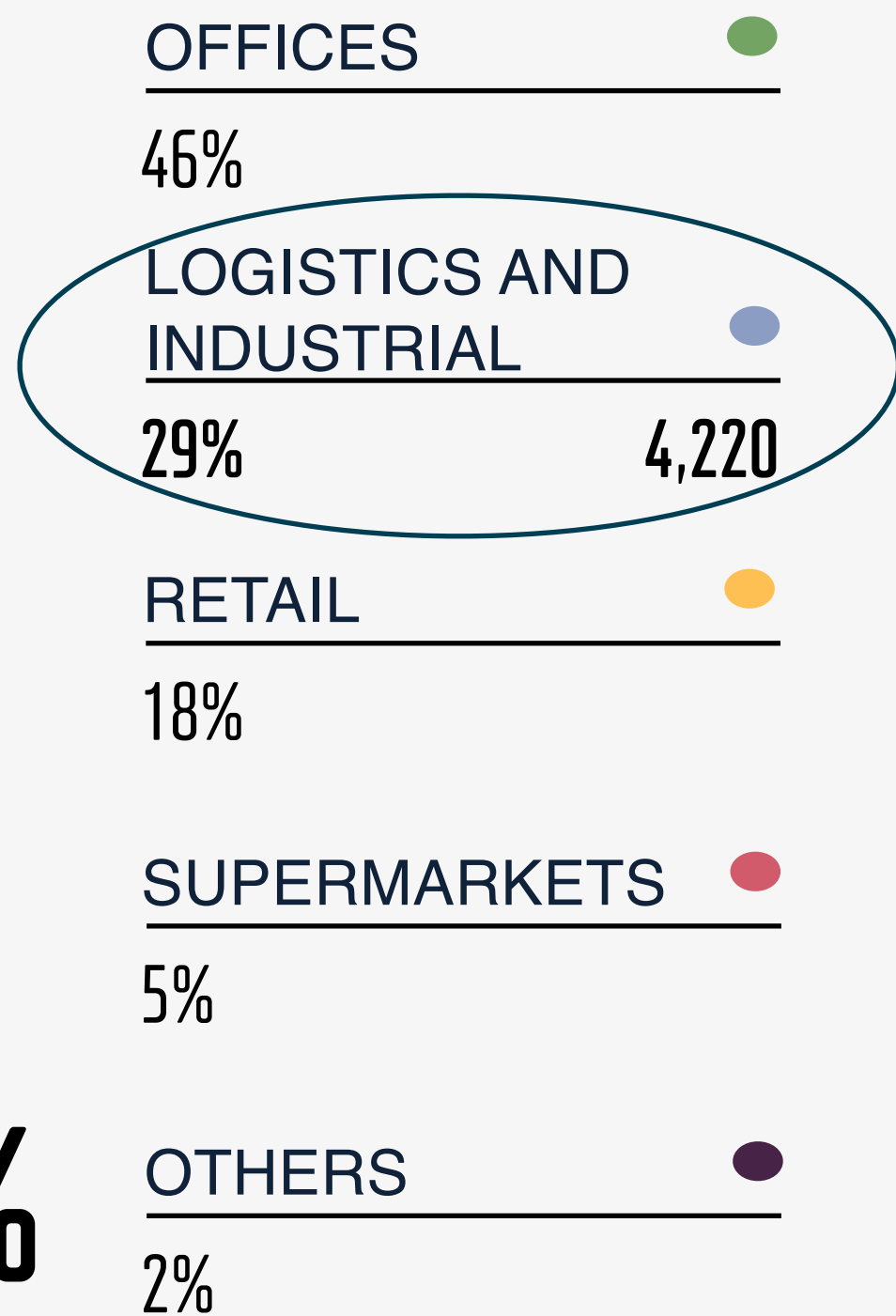
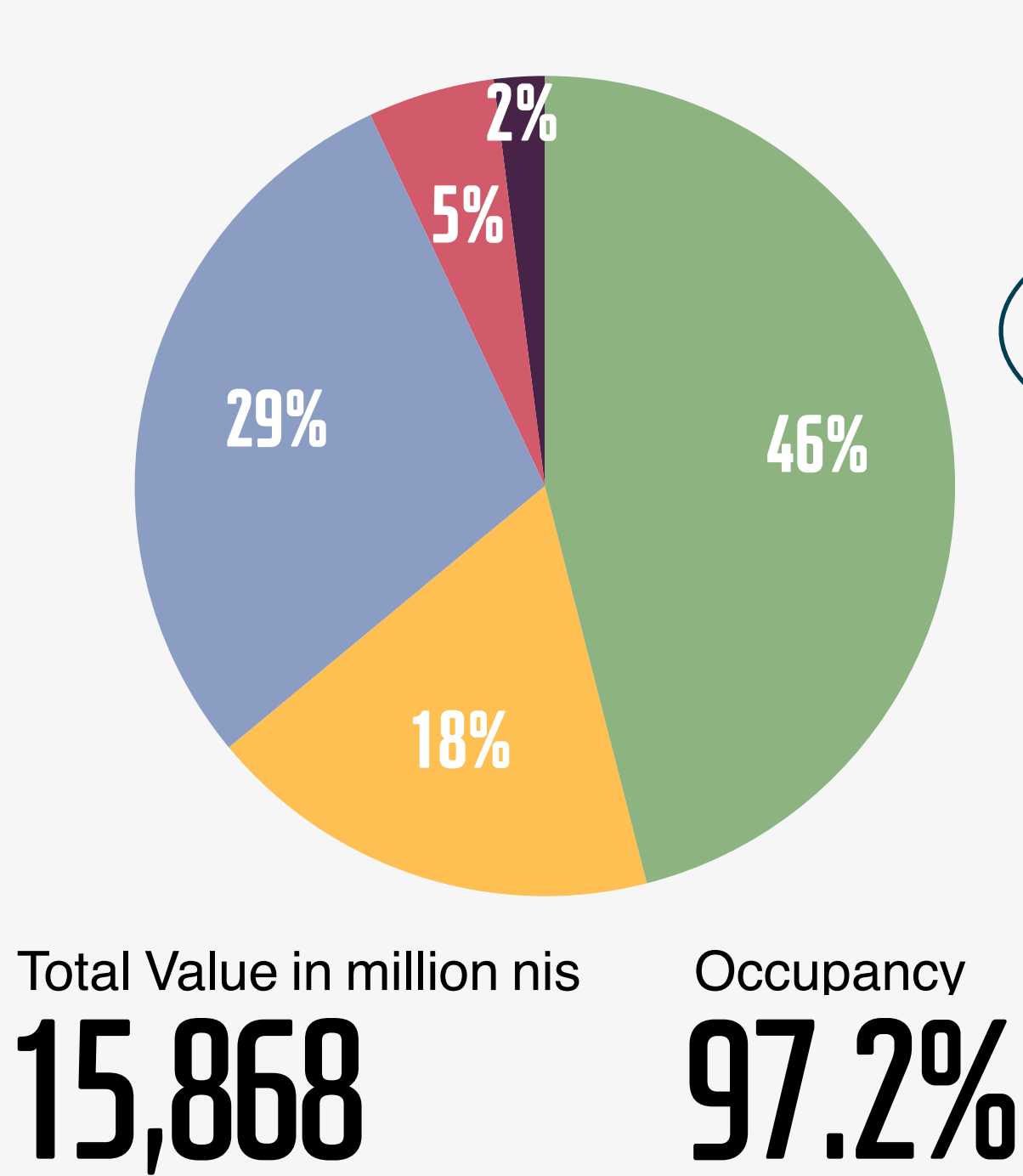
REALIZING THE COMPANY'S STRATEGY OF EXPANDING ITS LOGISTICS AND STORAGE SECTOR 9

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

SEGMENTATION AS OF 30/6/21 BEFORE ZRIFFIN LOGISTIC PARK
ACTUAL



SEGMENTATION AS OF 30/6/21 AFTER ZRIFFIN LOGISTIC PARK
PROFORMA



10

AMOT INVESTMENTS
AMOT ZRIFIN LOGISTIC PARK

