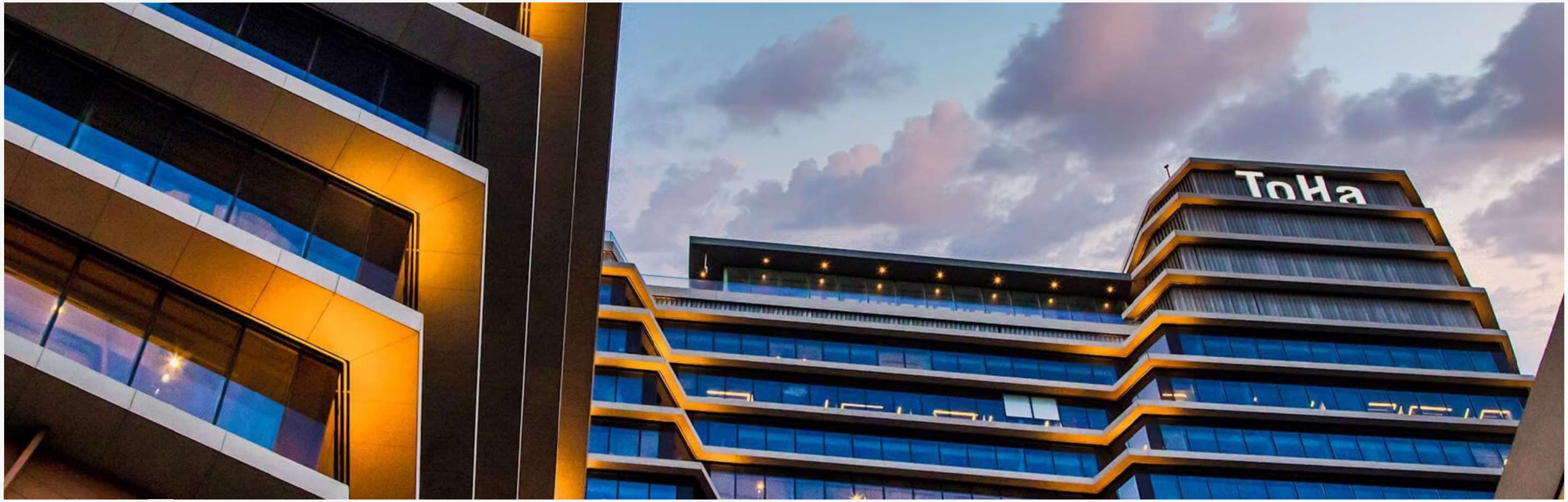


AMOT
ALONY HETZ GROUP

AMOT INVESTMENTS
CAPITAL MARKET PRESENTATION
2024

FEBRUARY 2025
Capital Market Presentation
Q4/2024

This is an English translation of a Hebrew report of the company, that was published on 10 February , 2025 (reference No. 2025-01-009903) 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.

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

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.

20.6 BILLION
Total real-estate value (in NIS)

1.86 MILLION SQM
Approximately 1.16 million sqm rental space

92.3%
Occupancy rate as of 31.12.2024

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 1.0 BILLION
NOI for 2024 (in NIS)

FINANCIAL STRENGTH

9.2 BILLION
Equity (in NIS)

9.2 BILLION
Net financial debt (in NIS)

44%
Leverage ratio

98%
Of the Company's assets are unsecured

1.9%
Weighted cost of linked debt

5.1 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 2024, a dividend of NIS 613 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.**

CONTRACTS 1–12.24

RENT PER SQUARE METER AT FINISHING LEVEL

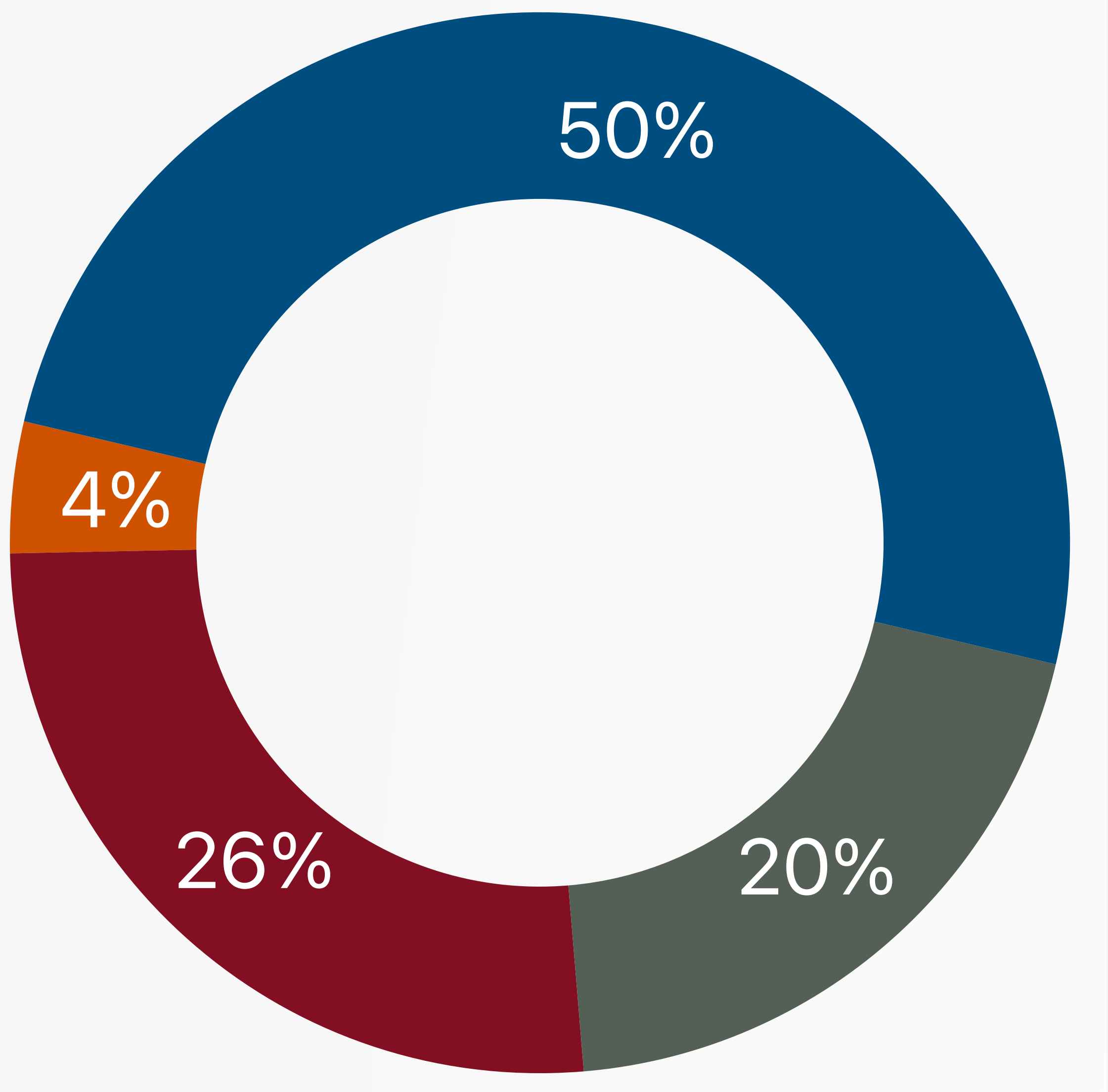
% CHANGE IN RENT PER SQM ACCORDING TO PRICES OF AGREEMENTS IN PRACTICE (AT FINISHING LEVEL, WITHOUT NEUTRALIZATIONS)

191,675
Total area in SQM

197 MILLION
Annual rent in NIS

1%
A weighted average increase

474
New contracts



Calculated by area in square meters

OFFICES
252 CONTRACTS
IN OFFICES
1% decrease in rent per sqm

LOGISTICS & INDUSTRY
42 CONTRACTS
IN LOGISTICS AND INDUSTRIAL
8% increase in rent per sqm

RETAIL
173 CONTRACTS
IN RETAIL
1% increase in rent per sqm

SUPERMARKETS
7 CONTRACTS
IN SUPERMARKETS
6% increase in rent per sqm

1. The Company signs contracts with varied levels of finishing. The difference in finishing levels between the contracts projects on the rate of change in rental prices per sqm. The change in NIS per square meter is according to actual contract prices (at the final level, without neutralizations).
2. The table does not include new spaces, in the matter of the rental agreement with Google in the ToHa2 project
3. The graph is by part of the area of signed agreements

THE COMPANY'S CUSTOMERS

LOCAL AND INTERNATIONAL COMPANIES

AMOT
ALONY HETZ GROUP

INVESTMENT PROPERTIES

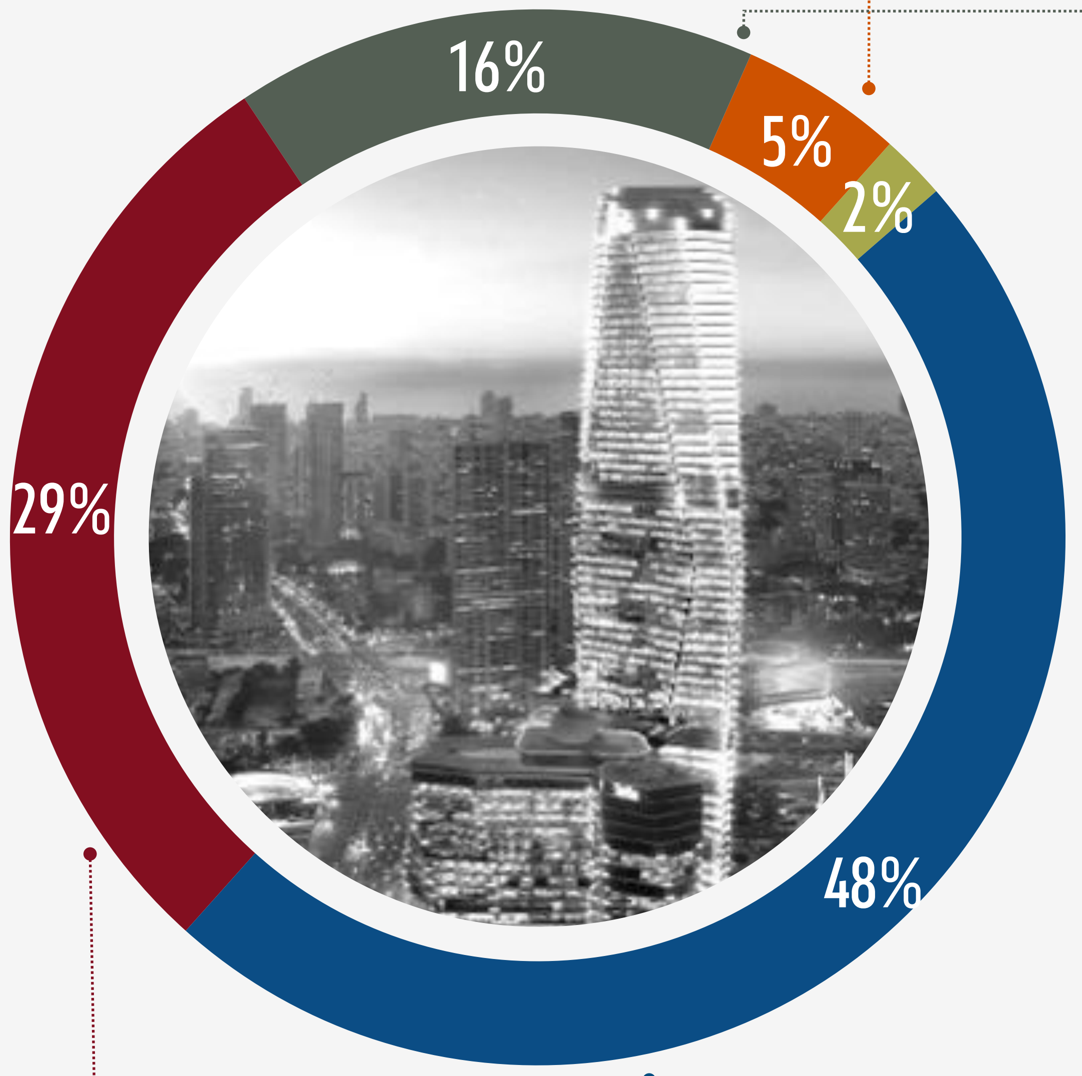
Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

SEGMENTATION OF INVESTMENTS PROPERTIES

SEGMENTATION OF PROPERTIES VALUE BY USES

17,295

Total Investments Properties Value in Million NIS

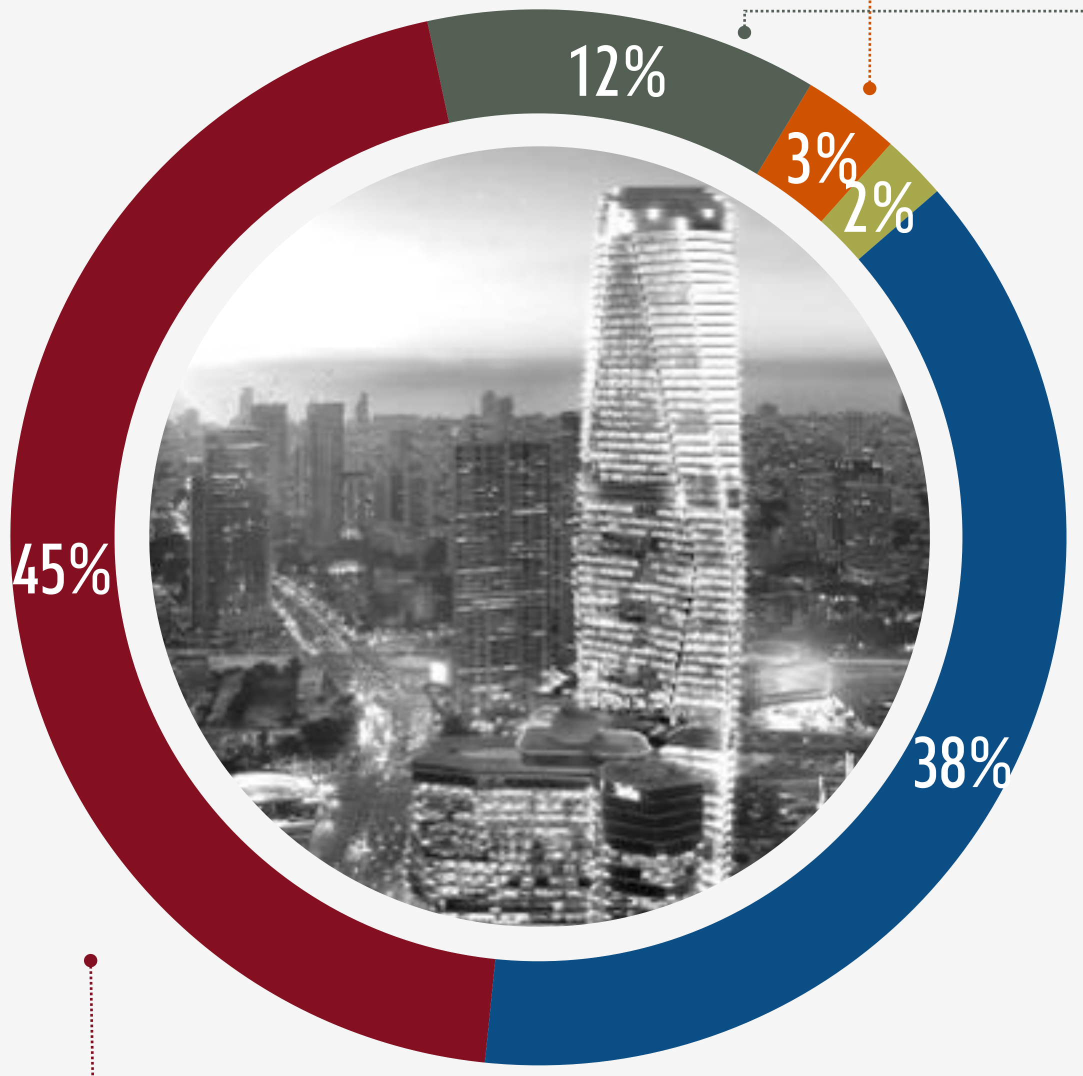


OFFICES	LOGISTICS & INDUSTRY	RETAIL	SUPERMARKETS
48%	29%	16%	5%
8.3 BILLION (NIS)	5.0 BILLION (NIS)	2.8 BILLION (NIS)	0.9 BILLION (NIS)

SEGMENTATION OF INVESTMENTS PROPERTIES

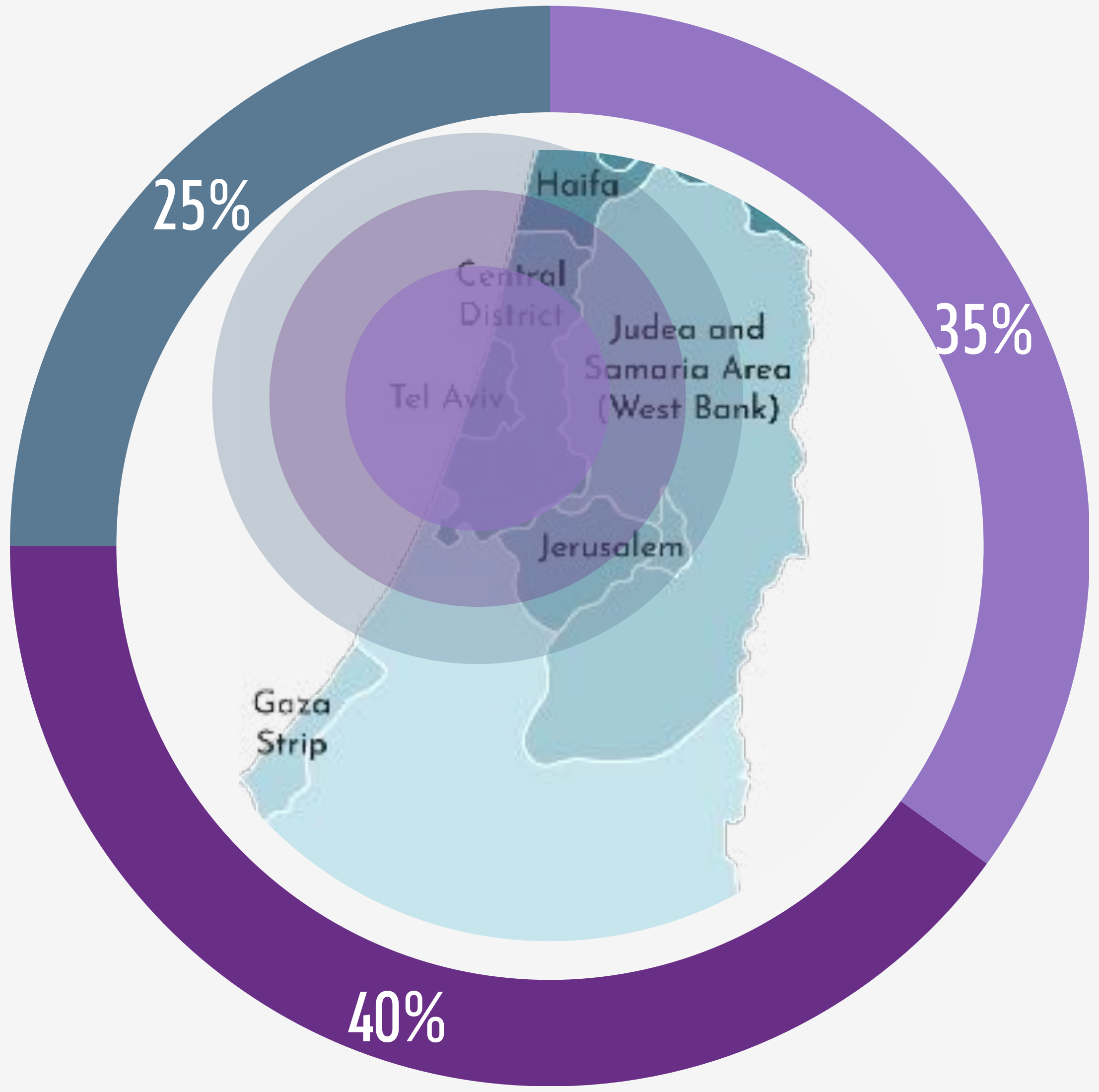
SEGMENTATION OF PROPERTIES VALUE BY USES

1,160,192
Built area in square meters



OFFICES	LOGISTICS & INDUSTRY	RETAIL	SUPERMARKETS
38%	45%	12%	3%
438 thousand SQM	523 thousand SQM	131 thousand SQM	38 thousand SQM

SEGMENTATION
OF INVESTMENTS PROPERTIES
SEGMENTATION OF PROPERTIES VALUE BY REGIONS



17,234

Total Investments 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%

TOHA 1

Fair value 31.12.2024

2 BILLION (NIS)

Occupancy rate 31.12.2024

96.5%

NOI 2024

106 MILLION (NIS)

Adjusted yield rate

5.75%

City

TEL AVIV

Main Use

OFFICES

GLA - 100%

57,000 SQM

Amot's Share

50%

LOGISTICS PARK
TZRIFIN

Fair value 31.12.2024
1.6 BILLION (NIS)

Occupancy rate 31.12.2024
100%

+20%

NOI 2024
65 MILLION (NIS)

Representative annual NOI as of the date of the purchase
54 MILLION (NIS)
MANAGEMENT FEES ARE ELIMINATED

City
TZRIFIN - SDOT DAN

Main Use
LOGISTICS

GLA - 100%
113,000 SQM

Amot's Share
100%

The company has additional construction rights in the park covering approximately 200,000 sqm.

AMOT ATRIUM

Fair value 31.12.2024
1.8 BILLION (NIS)

Occupancy rate 31.12.2024
100%

NOI 2024
110 MILLION (NIS)

Adjusted yield rate
6.0%

City
RAMAT GAN

Main Use
OFFICES

GLA - 100%
54,647 SQM
NOT INCLUDING THE COMPANY OFFICE FLOOR

Amot's Share
100%

KIRYAT ONO MALL

Fair value 31.12.2024	Occupancy rate 31.12.2024
1.1 BILLION (NIS)	91.1%
NOI 2024	Adjusted yield rate
74 MILLION (NIS)	6.5%
City	Main Use
KIRYAT ONO	RETAIL/OFFICES
GLA - 100%	Amot's Share
41,505 SQM	100%

ESG

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

The Company published ESG data reported starting from the 2021 operating year. In June 2024 the Company published the ESG report for activity for 2022-2023. In addition, the Company plans to update the information and publish updated ESG reports, on a periodic basis, in accordance with its commitments in these areas and its commitment to transparency with 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 INVESTMENTS PROPERTIES

Campus Holon

ToHa

Amot Atrium

Amot Giv'atayim

Amot Europe

Amot Modi'in

ESG
UNDER CONSTRUCTION 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

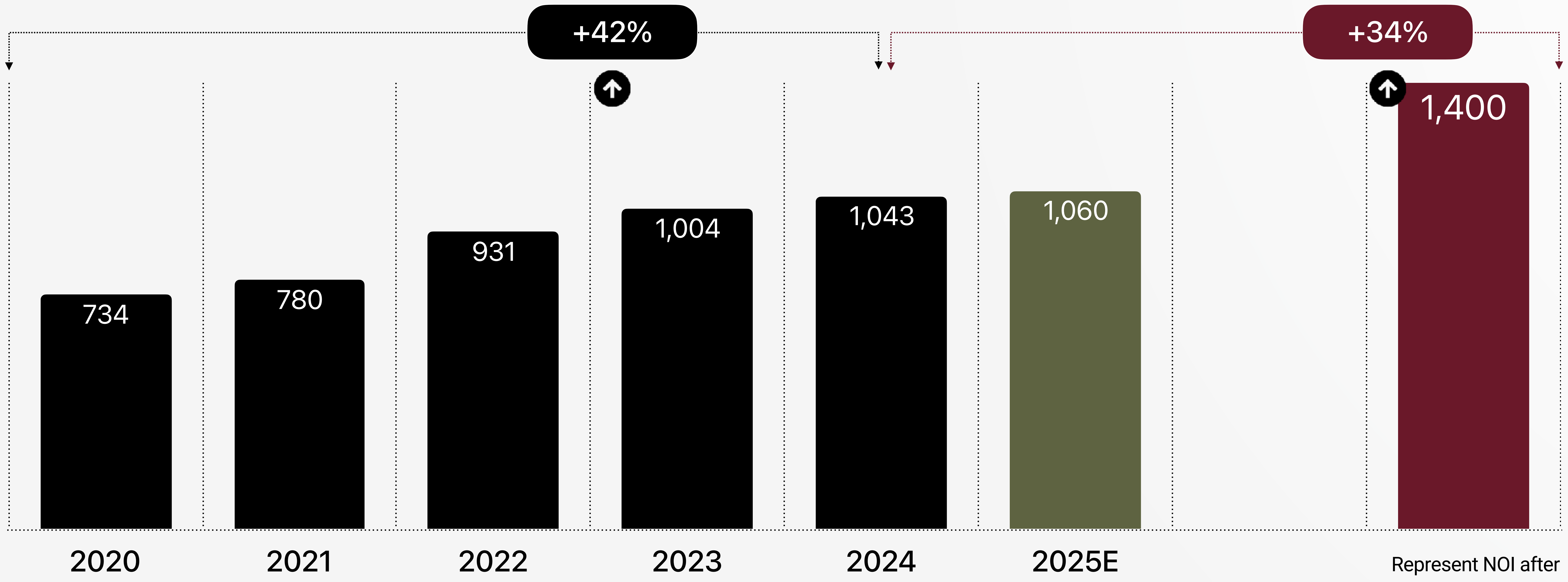
	2025 FORECAST	2024 ACTUAL	FY 2024 FORECAST
NOI (Million MIS)	1,040-1,080	1,043	1,020-1,040
Real FFO (Million MIS)	800-830	823	800-820
FFO Per Share (Agorot)	170-176	174.6	170-174

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.

GROWTH

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

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)

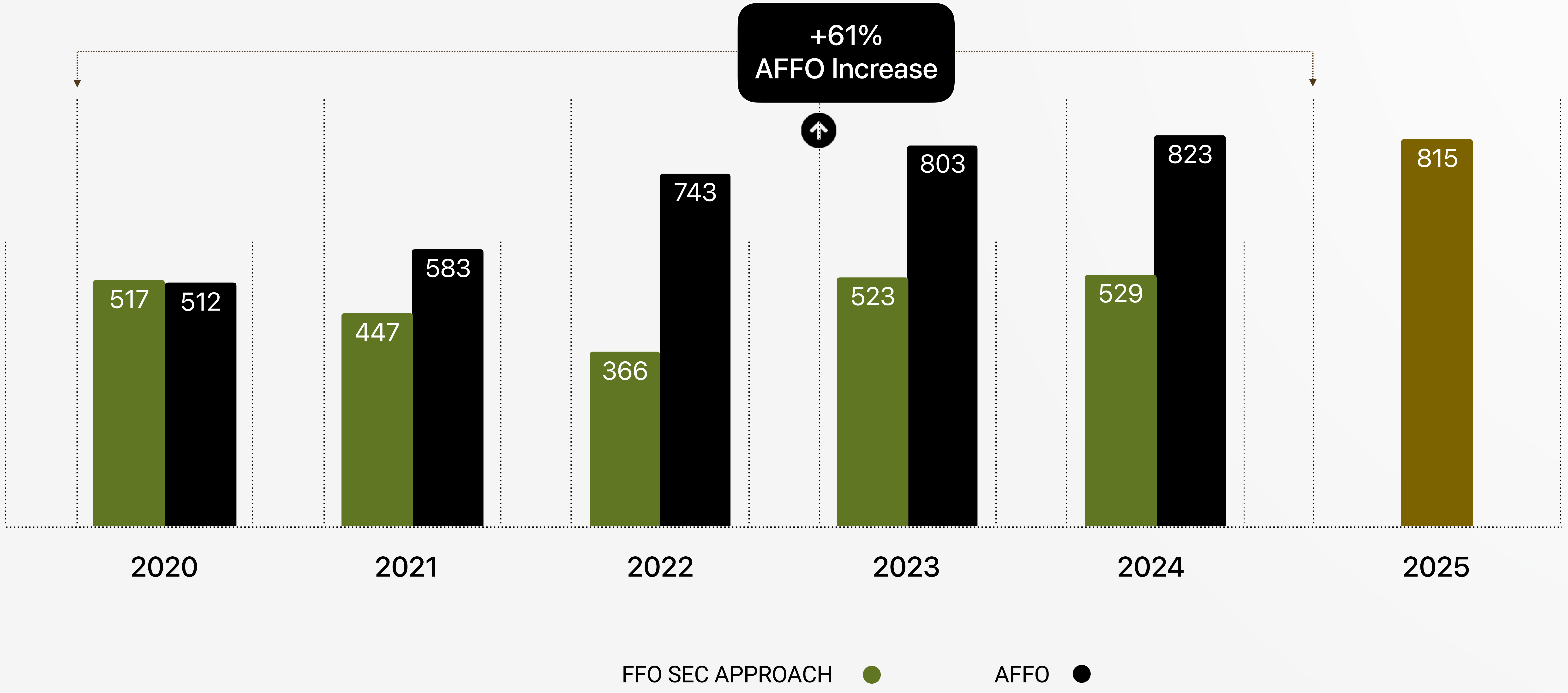
The forecast for 2025 is according to the middle of the forecast rang, see page 20

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.

AFFO **ANNUAL**

ACCORDING TO THE MANAGEMENT APPROACH



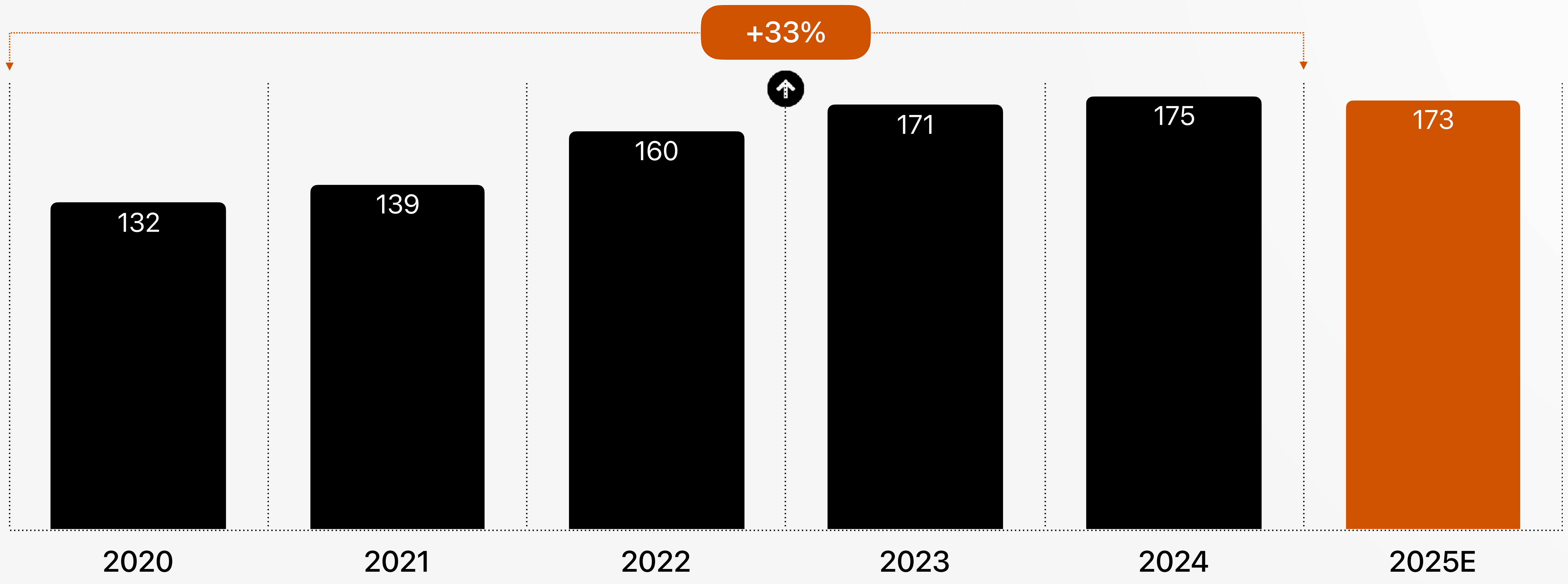
The aforementioned index is the FFO index according to the approach of the company's management, and it constitutes the real FFO for the purposes of calculation in accordance with the company's trust deed

The forecast for 2025 is according to the middle of the forecast rang, see page 20

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

AFFO ANNUAL PER SHARE

ACCORDING TO THE MANAGEMENT APPROACH

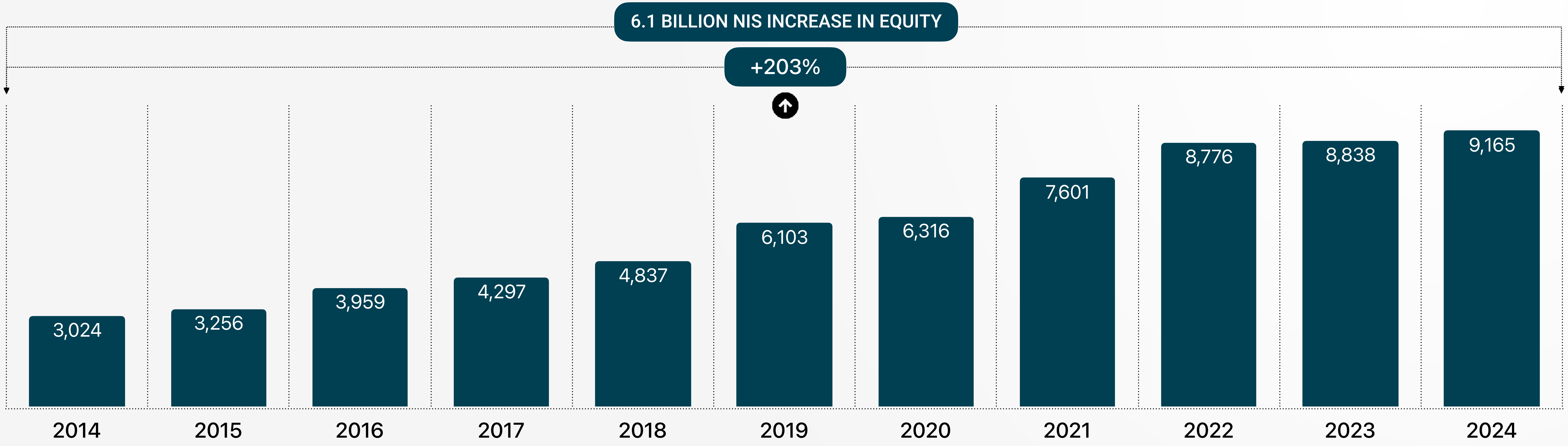


The forecast for 2025 is according to the middle of the forecast rang, see page 20

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

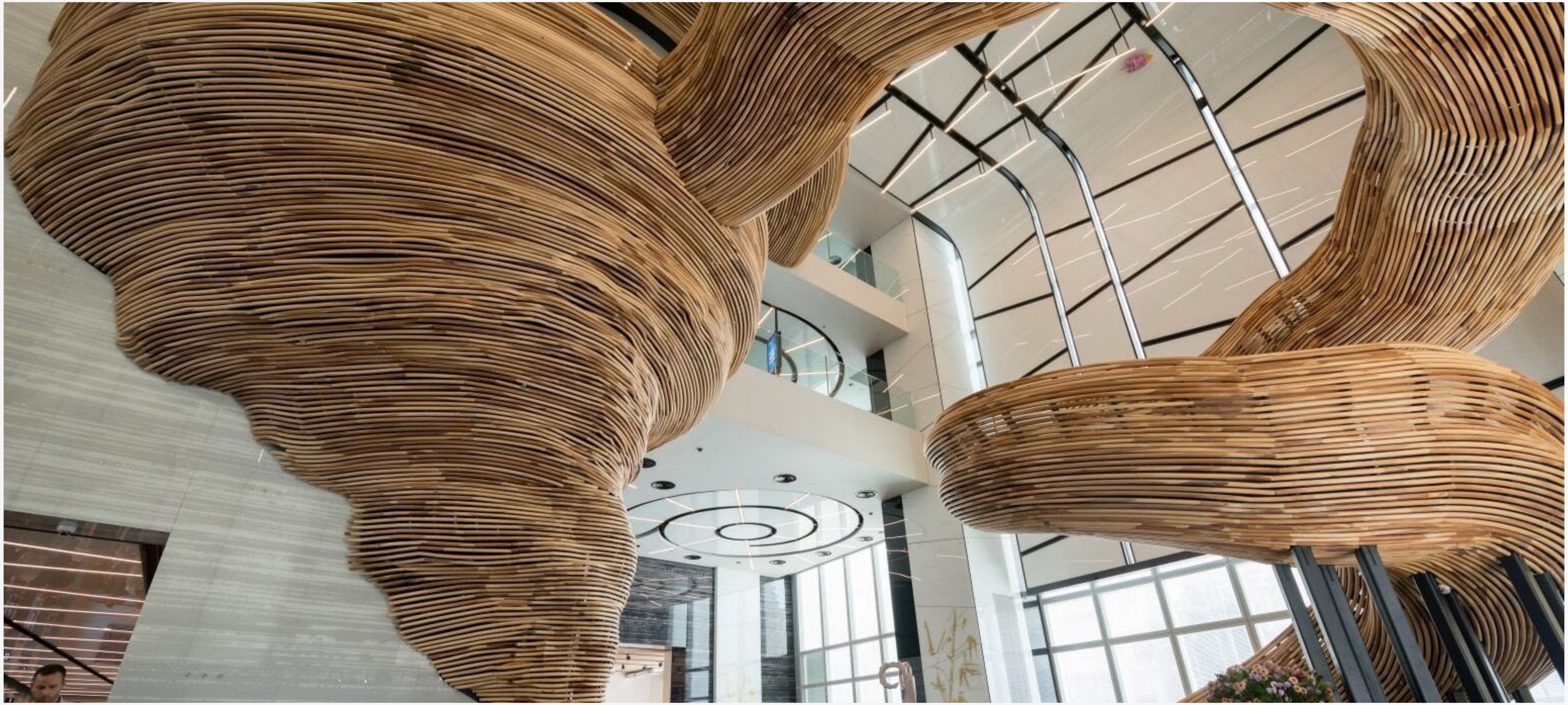
IN MILLION NIS



ANNUAL DIVIDEND DISTRIBUTION - TOTAL DIVIDEND DISTRIBUTED IN LAST DECADE IS ABOUT NIS 4.2 BILLION

	177	217	333	380	407	460	381	574	625	612

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.

DEBT STRUCTURE
EXPANDED CONSOLIDATED

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

1,050 MILLION (NIS)
Unused Credit facilities

98%
Of the Company's assets are unsecured

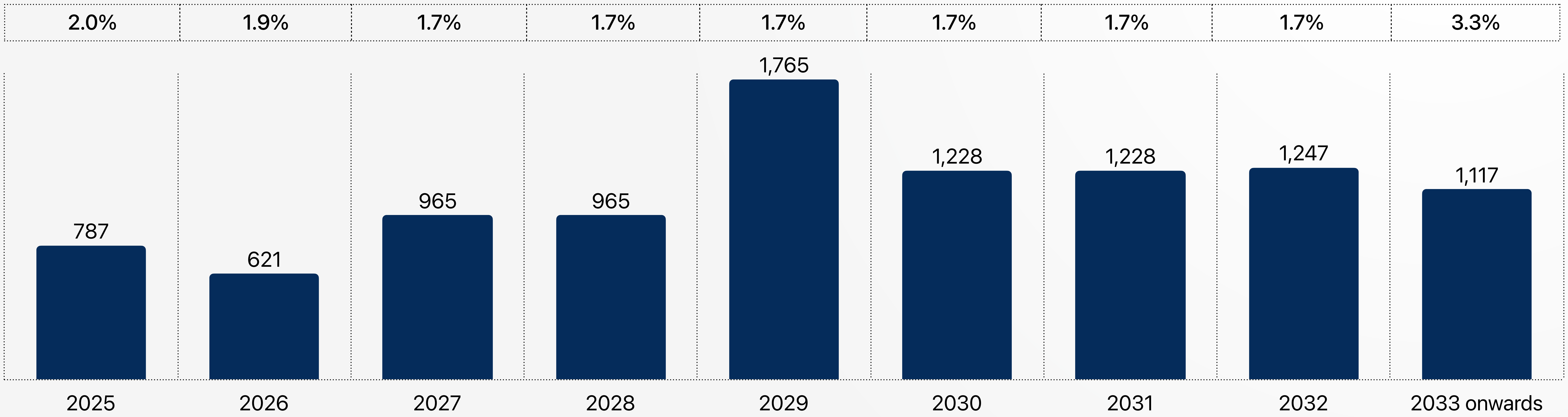
AA/Aa2
The Company's bonds rating

9.2 BILLION
Net financial debt (in NIS)

1.9%
Effective interest rate linked

5.1 YEARS
Average duration of debt.

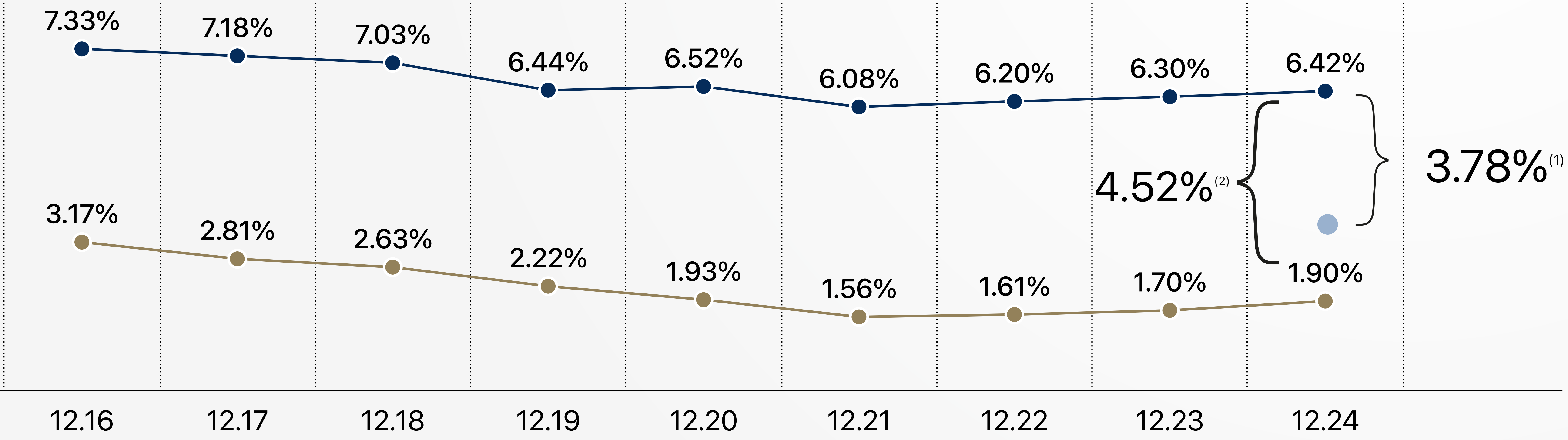
THE SPREAD OF REPAYMENTS AND EFFECTIVE INTEREST RATE LINKED OVER THE YEARS



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 2.64% - According to Series H bonds as of February 10, 2025.



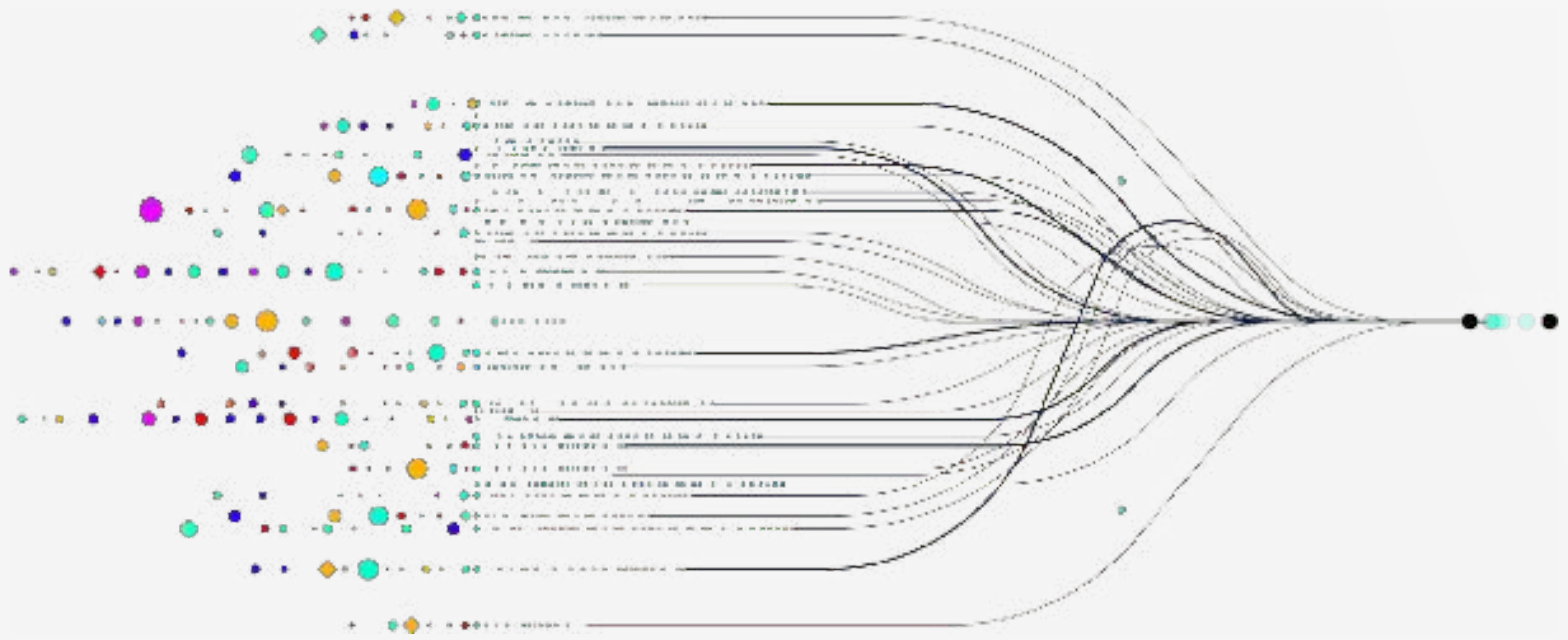
AMOT
ALONY HETZ GROUP

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

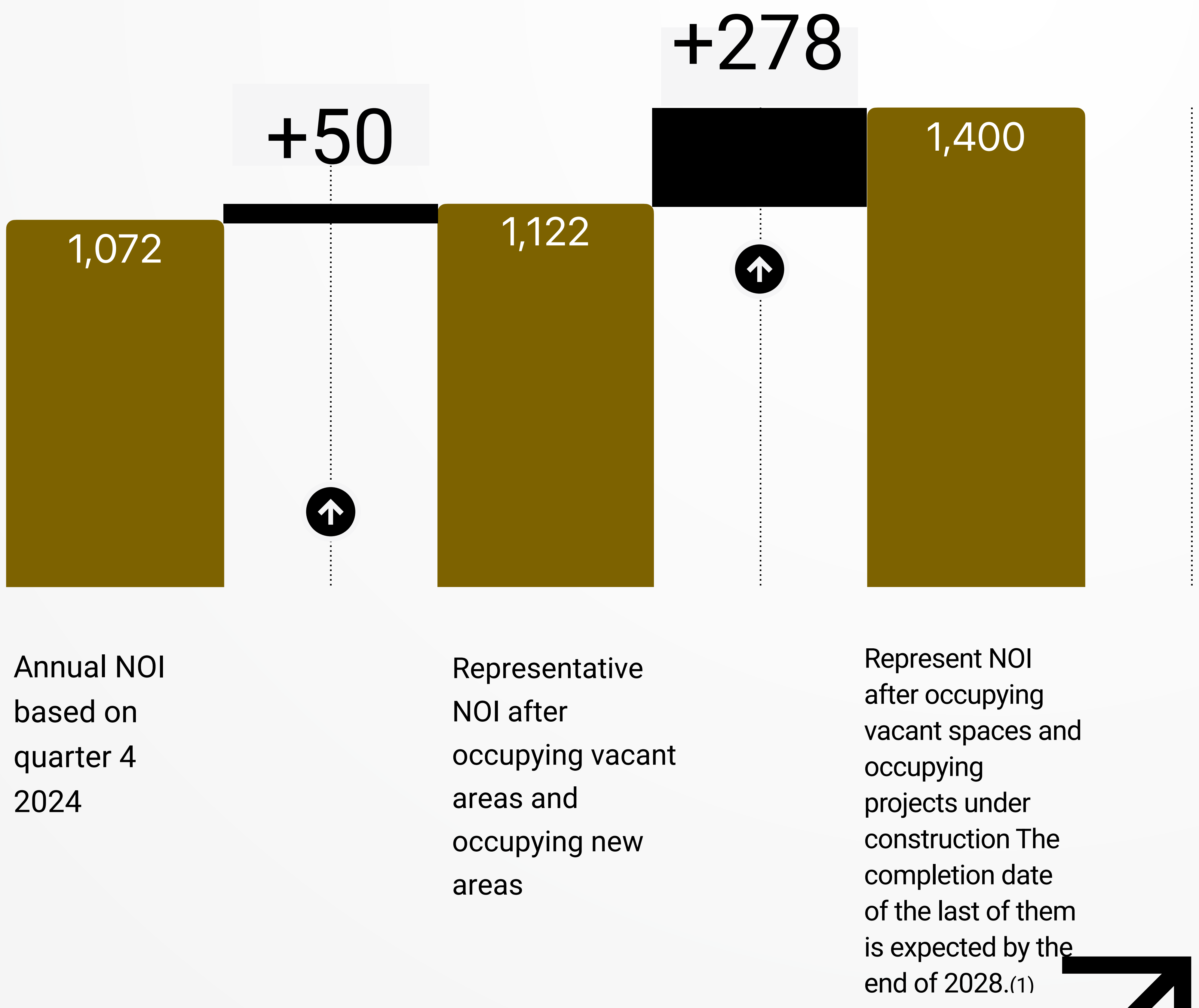
AS OF DECEMBER 31, 2024

Property Name	LOCATION	PRIMARY USE	ESTIMATED COMPLETION DATE	SQUARE METER FOR MARKETING ABOVE-GROUND 100%	HOLDING RATE	SQUARE METER FOR MARKETING ABOVE-GROUND	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	604	604	750-780	57-61	7.7%
K complex Jerusalem	Jerusalem	Offices	2028	93,000	50%	46,500	152	152	750-800	49-53	6.6%
Logistic center Beit Shemesh - Lower Logistics Center	Beit Shemesh	Logistics	2025	25,400	60%	15,240	91	91	104-106	7	6.7%
Park Afek	Rosh HaAyin	Offices	2025	8,400	50%	4,200	28	28	35-45	3	7.5%
ToHa2	Tel Aviv	Offices	2026	156,000	50%	78,000	705	1,102	1,600-1,700	150-165	9.5%
Total				**382,800**		**193,940**	**1,580**	**1,977**	**3,239-3,431**	**266-289**	**8.3%**

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 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%).

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.

HA'LEHI COMPLEX

City	Main Use
BNEY BRAK	OFFICES
GLA - 100%	**Amot's Share**
100,000 SQM	50%
Construction Cost	**Expected Completion**
1.5 BILLION (NIS)	2025 OFFICES
Expected yield	**Expected NOI**
7.7%	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	174
Lot 300	Tel Aviv	Offices/Living	50%	47 Residential units	134
Others projects (see below main projects)					434
Total projects in development and others					**1,202**
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.

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 (100%)
21,000 SQM

Additional residential area for marketing (100%)
115 UNITS

Existing tower area – preservation (100%)
12,000 SQM

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

AMOT MISHPAT

AMOT
ALONY HETZ GROUP

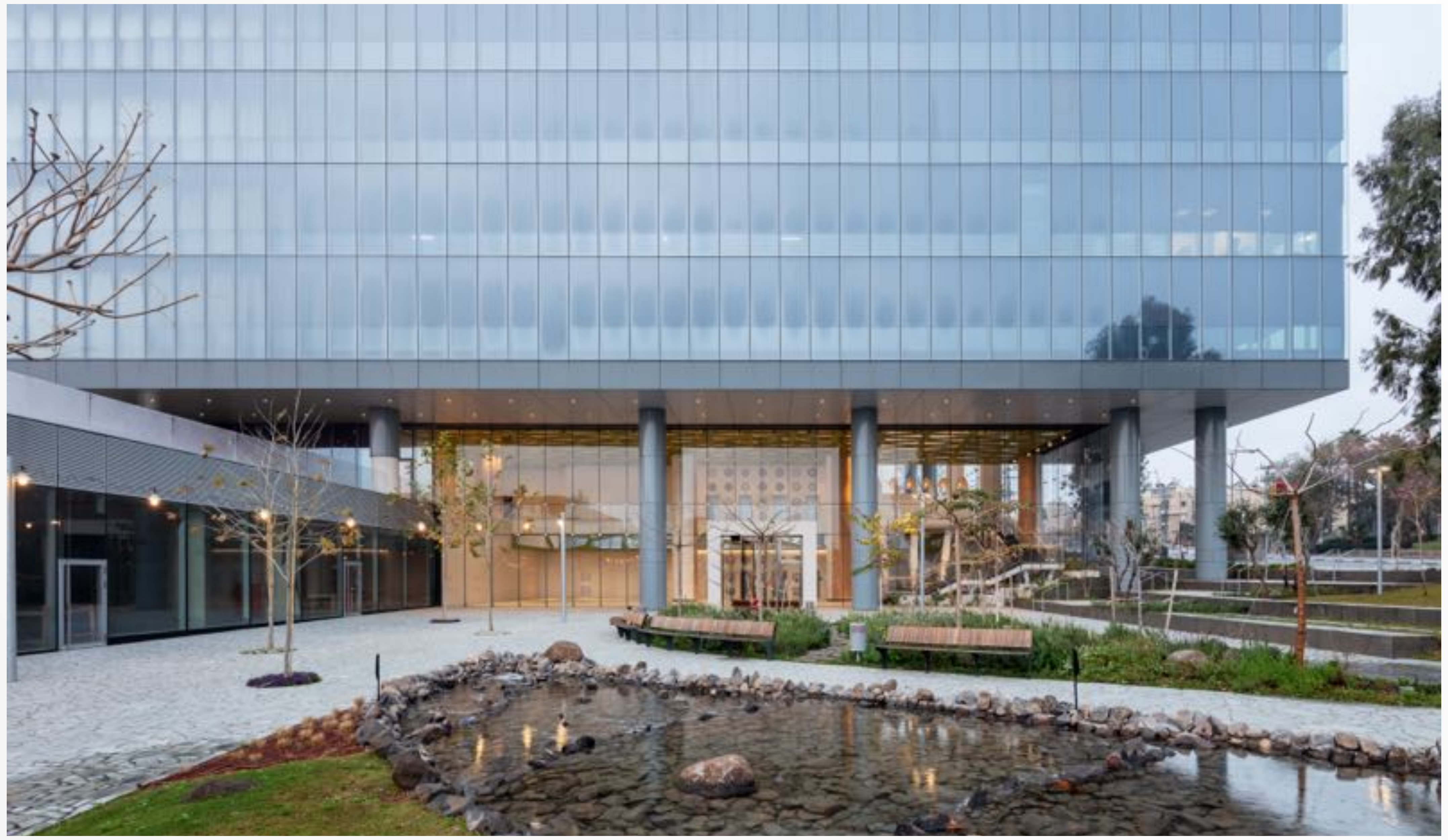
FINANCIAL DATA

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

	2024 MILLION NIS	2023 MILLION NIS
Cash and cash equivalents and short term deposits	303	534
Investment property and investment property under construction	20,661	19,488
Financial liabilities	9,494	9,251
Deferred taxes	1,955	1,812
Total equity	9,165	8,838
EPRA NRV	11,120	10,650



AMOT PROFIT AND LOST SHEET DATA

EXPANDED CONSOLIDATED - IN MILLIONS NIS

	% CHANGE	2024	2023
NOI	4%	1,043	1,004
Adjustment of the fair value- investment property and capital gain from realization		570	255
Transaction cost reduction due to properties purchase		(23)	(3)
General and administrative expenses and donation		(73)	(69)
Financing - real interest		(129)	(117)
Financing - linkage differences		(286)	(273)
Taxes		(183)	(115)
Net income	35%	919	683
FFO - According to the SEC	1%	529	523
FFO - Management's approach	2%	823	803

INCOME DATA

EXPANDED CONSOLIDATED

NOI	Q4-2024	Q3-2024	Q2-2024	Q1-2024	Q4-2023	% CHANGE Q4-24 VS Q4-23
NIS thousands						
Same property NOI	262,477	261,119	255,476	254,332	247,198	6%
Properties acquired / Sorted from investment property under construction	2,557	2,933	2,960	627	-	
Properties realized	-	4	71	157	2,478	
NOI	**265,034**	**264,056**	**258,507**	**255,116**	**249,676**	**6%**

NOI in Q4 2024 totaled at about ILS 265 million, compared to about ILS 250 million in the corresponding quarter last year – constituting growth of 6%. Said increase is after the effects of a one-time expenditure and the effects of reliefs due to the "Swords of Iron" war, which led to a loss of income at a total of approx. ILS 6 million in Q4 2023.

FFO DATA

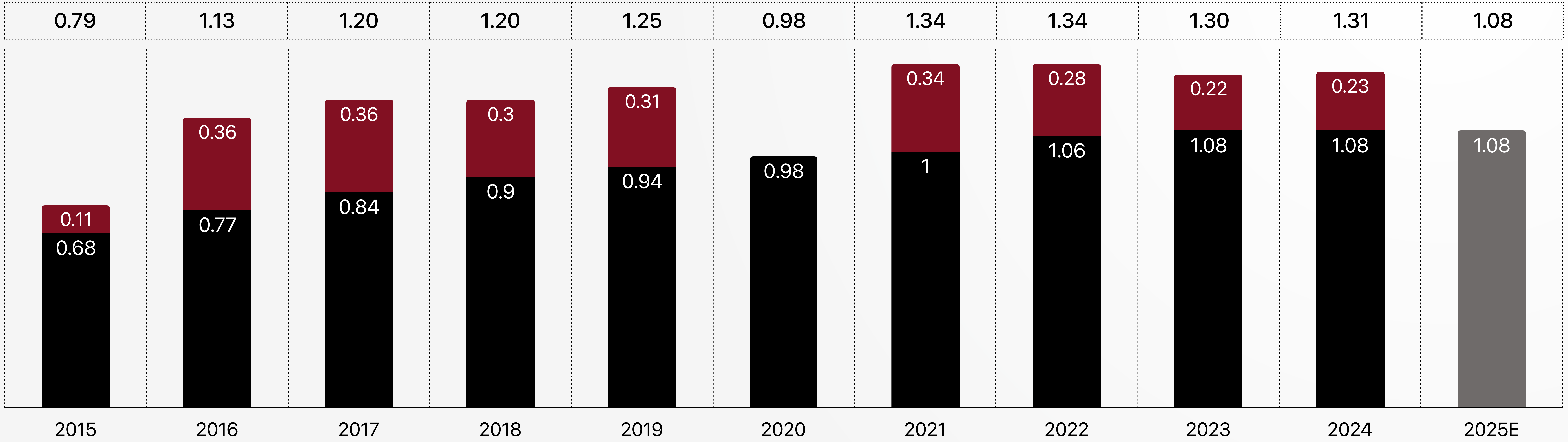
EXPANDED CONSOLIDATED

FFO	2024	2023	% CHANGE Q4.24 VS Q4.23
	NIS thousands		
FFO according to the SEC	528,989	523,197	1%
FFO (According to the management's approach)	823,185	802,512	3%
Weighted number of shares	471,303	470,076	0%
AFFO per share (agorot) (According to the management's approach)	174.6	170.7	2%
Increase in CPI	**3.4%**	**3.3%**	

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

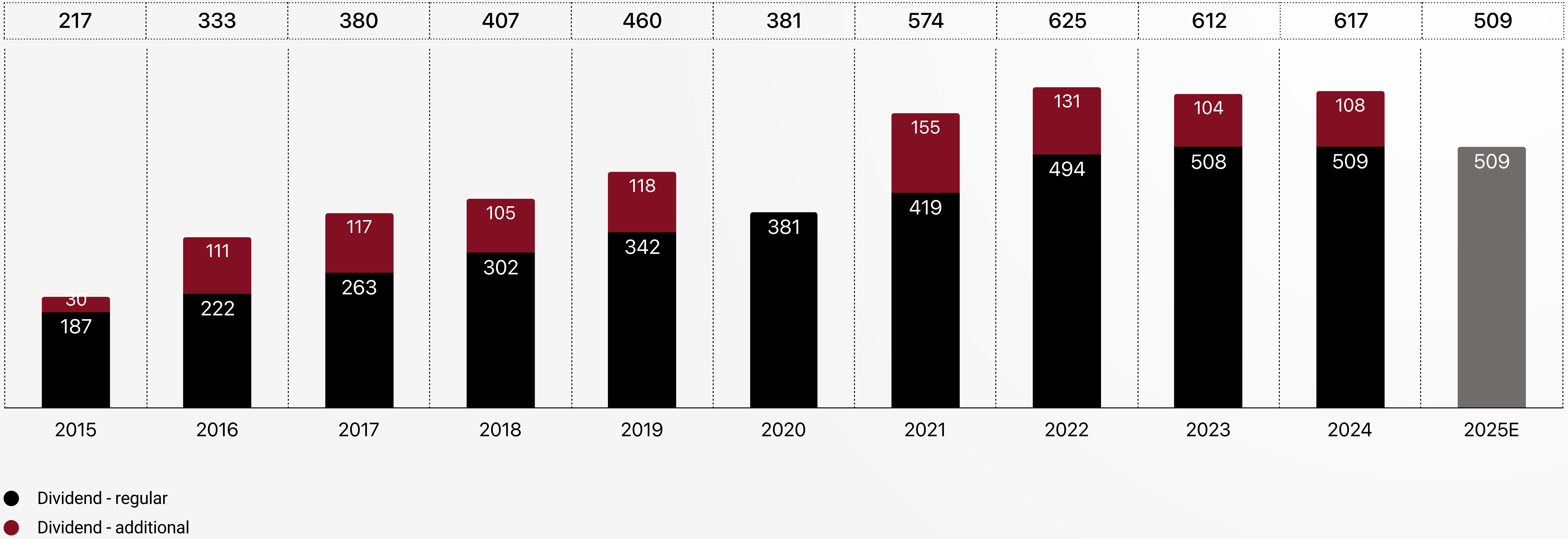
CONCLUSION

DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE



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

DIVIDEND DISTRIBUTION OVER THE YEARS



OUR STRENGTHS

112

income producing properties with a variety of uses and high occupancy at 92.3%.

44%

Effective leverage ratio.

1,050 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

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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ALONY HETZ GROUP

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

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AMOT INVESTMENTS
CAPITAL MARKET PRESENTATION

Q4/2024

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

FEBRUARY 2025
Capital Market Presentation
Q4/2024