

AMOT INVESTMENTS CAPITAL MARKET PRESENTATION

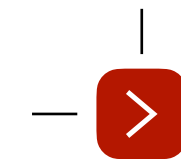
2025

FEBRUARY 2026

Capital Market Presentation
2025

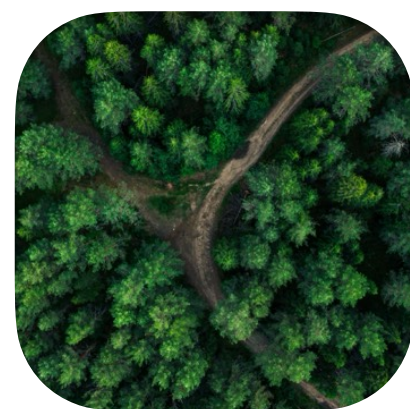
This is an English translation of a Hebrew report of the company, that was published on 10 February , 2026 (reference No. 2026-01-013809) at the ISA reporting website (magna.isa.gov.il) (hereafter: "The Hebrew Version"). The English version is only for convenience purposes. This is not an official translation 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.

No need to imagine.
We Will Do It for You.





AMOT INVESTMENTS CAPITAL MARKET PRESENTATION



03
ABOUT AMOT



08
INVESTMENT
PROPERTIES



20
FORECAST



22
GROWTH



27
FINANCIAL
STRENGTH



31
AMOT
DEVELOPMENTS



49
FINANCIAL
DATA



54
CONCLUSION

FEBRUARY 2026

Capital Market Presentation
2025



Past. Present. Future.

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

Capital Market Presentation
2025

ABOUT AMOT
AMOT INVESTMENTS FROM ALONY HETZ GROUP

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

440 THOUSAND SQM

5 additional projects in
development Company's share
-thousand 440 sqm. As of the
reporting date, the invested cost
amounts to NIS 1 billion

168 THOUSAND SQM

3 projects under construction in
the scope of 168 Thousand sqm
in total cost of 3.2 billion NIS
(company's share). As of the
reporting date, the invested cost
amounts to NIS 1.7 billion

1.86 MILLION SQM

Rental space. Approximately 1.16
million sqm upper rental space

21.5 BILLION NIS

Total Investment Property

93.3% OCCUPANCY RATE

The occupancy rate excluding
properties reclassified from real
estate under construction is 94.5%

111 PROPERTIES

Owned by the company

NOI 1,060 MLLION

NOI for 2025 (in NIS)

1,730

Renters

Past. Present. Future.

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

Capital Market Presentation
2025

ABOUT AMOT

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

FINANCIAL STRENGTH
YOUR PERFECT FORM

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

Capital Market Presentation
2025

9.3 BILLION NIS

Net financial debt

50%

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 50% of its equity.

4.8 YEARS

Average debt duration

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.**

BONDS RATING

AA/Aa2

9.9 BILLION NIS

Equity

42.6%

Leverage ratio

2.02%

Weighted cost of linked debt

DIVIDEND

Quarterly dividend distribution policy, high dividend yield over time. In 2025, dividends of NIS 520 millions was distributed.

98%

UNENCUMBERED ASSETS

ABOUT AMOT

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

LOCAL AND INTERNATIONAL COMPANIES

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

Capital Market Presentation
2025





Past. Present. Future.

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

Capital Market Presentation
2025



INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.



YOUR PERFECT FORM

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

Capital Market Presentation
2025



Offices

8.4 Billion NIS

47%

Retail

5.2 Billion NIS

17%

Logistics & Industry

3.1 Billion NIS

29%

Supermarkets

0.9 Billion NIS

5%

17,726 BILLION NIS

Total Investments Properties Value

INVESTMENT PROPERTIES
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.



Offices
428 thousand SQM

37%

Retail
138 thousand SQM

12%

Logistics & Industry
537 thousand SQM

46%

Supermarkets
38 thousand SQM

3%

1,164,714 SQM

Built area

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

Capital Market Presentation
2025

INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025



Tel Aviv Metropolis
6.0 Billion NIS

35%

Gush Dan Vicinity
7.2 Billion NIS

40%

Other Areas
4.5 Billion NIS

25%

75%

17,726 BILLION NIS

Total Investments Properties Value

INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025

86.7%

Offices ⁽¹⁾

97.0%

Logistics & Industry ⁽²⁾

93.3%

96.9%

Retail

100%

Supermarkets

94.5%

Excluding properties that were
classified as investment property

1. **88.2%** excluding properties that were classified as investment property during the reporting date.
2. **98.3%** excluding properties that were classified as investment property during the reporting date.

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

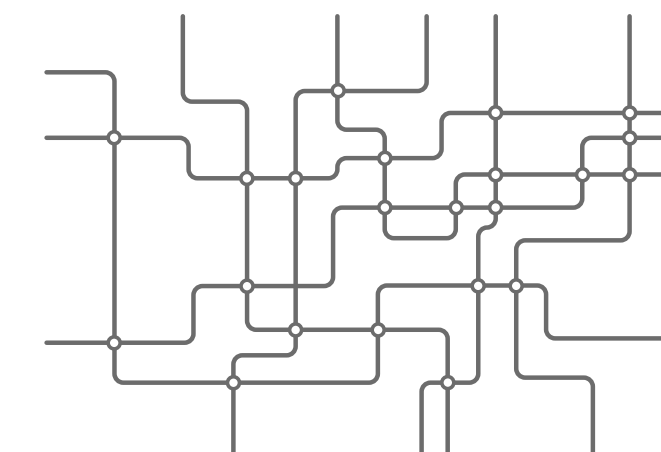
Capital Market Presentation 2025

Main Use

OFFICES

City

TEL AVIV



GLA - 100%

57,000 SQM

Company's Share

50%

NOI 2025

2,053 MILLION NIS

Fair Value 31/12/25

110 BILLION NIS

Occupancy Rate 31/12/25

96.5%

Adjusted Yield Rate

5.75%

INVESTMENT PROPERTIES
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025

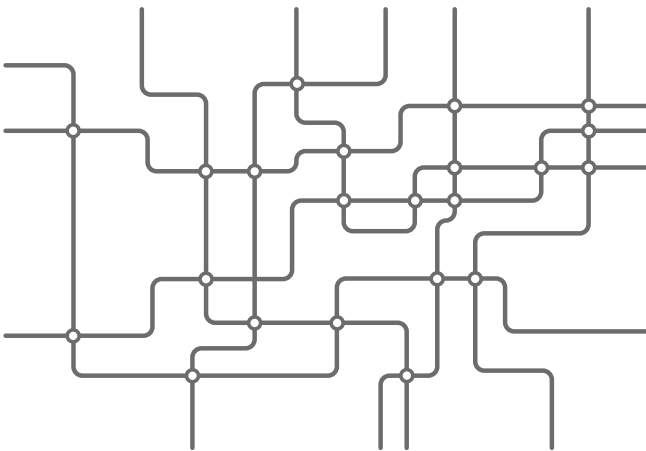


Main Use

LOGISTICS

City

TZRIFIN
SDOT DAN



GLA - 100%

113,000 sqm

Company's Share

100%

NOI 2025

69 MILLION NIS

Representative Annual NOI as
of the Date of the Purchase

54 MILLION NIS

MANAGEMENT FEES ARE ELIMINATED

Fair Value 31/12/25

1,607 MILLION NIS

including building rights valued at
approximately NIS 253 million

Occupancy Rate 31/12/25

100%

INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025

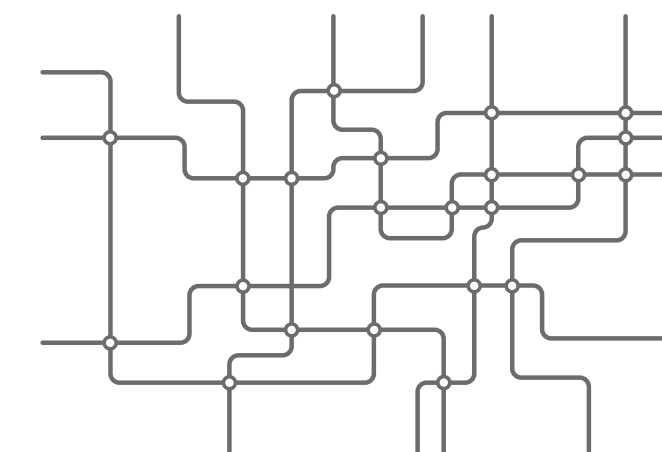
AMOT  אמות

Main Use

OFFICES

City

RAMAT GAN



GLA - 100%

54,647 SQM

Not including the company
office floor

Company's Share

100%

NOI 2025

113 MILLION NIS

Fair Value 31/12/25

1,815 MILLION NIS

Occupancy Rate 31/12/25

100%

Adjusted Yield Rate

6.0%

INVESTMENT PROPERTIES
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025

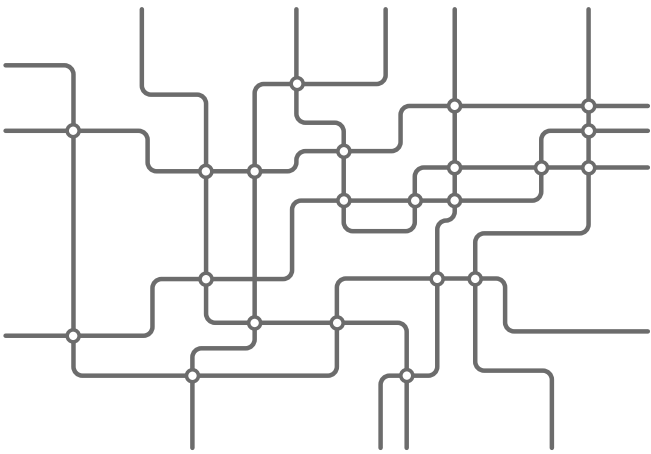


Main Use

RETAIL/
OFFICES

City

KIRYAT ONO



GLA - 100%

41,505 sqm

Company's Share

100%

NOI 2025

75 MILLION NIS

Fair Value 31/12/25

1,143 MILLION NIS

Occupancy Rate 31/12/25

92.7%

Adjusted Yield Rate

6.5%

INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

ESG

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

Capital Market Presentation
2025



Increasing Energy
Efficiency



Safeguarding
the Environment



Promotion of Electric
Transportation Infrastructure



Social
Responsibility



Contributing to
the Community



Green Building Zero
Energy Construction

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.



INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

ESG

YOUR PERFECT FORM

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

Capital Market Presentation
2025



Campus Holon



ToHa



Amot Atrium



Amot Europe



Amot Modi'in



Amot Giv'atayim



The Park



K Complex



ToHa 2

INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALQVY HETZ GROUP

Past. Present. Future.

ENERGY

YOUR PERFECT FORM

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

Capital Market Presentation
2025

ENERGY

The Company is actively expanding into complementary sectors within the energy and data center industries. Alongside its core operations in income-producing real estate- spanning the office, retail, logistics, and industrial sectors. The Company has appointed a Vice President of Energy and Innovation to advance the field. the Company identifies significant global growth trends in energy and data centers, driven by the rapid expansion of AI-based technologies. Management believes these sectors are in their early stages of evolution, with energy and computing infrastructure serving as

critical components of their operations.

The Company assesses that its existing logistics and industrial asset portfolio, combined with its robust financial and engineering capabilities, provides a competitive advantage in developing these fields. Accordingly, the Company intends to establish a significant presence in these markets. For further information, please refer to the Business Strategy section of the Board of Directors' Report on page 77.

The information provided above in this section constitutes forward looking information.



Past. Present. **Future.**

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

Capital Market Presentation
2025

FORECAST
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

FORECAST 2026

YOUR PERFECT FORM

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

Capital Market Presentation
2025

Set forth below is the Company's projection as to its principal operating results in 2026, based on the following work assumptions:

The rental agreements are signed and Company's management expectations as to renewal of current rental agreements in 2026.

Consumer price index - Increase in CPI by 2%.

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

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.

	2026 FORECAST	2025 ACTUAL	2025 REVISED FORECAST
NOI (Million MIS)	1,070-1,100	1,060	1,050-1,070
FFO management's approach (Million MIS)	790-810	804	810-830
FFO Per Share (Agorot)	160-164	166.7	168-172

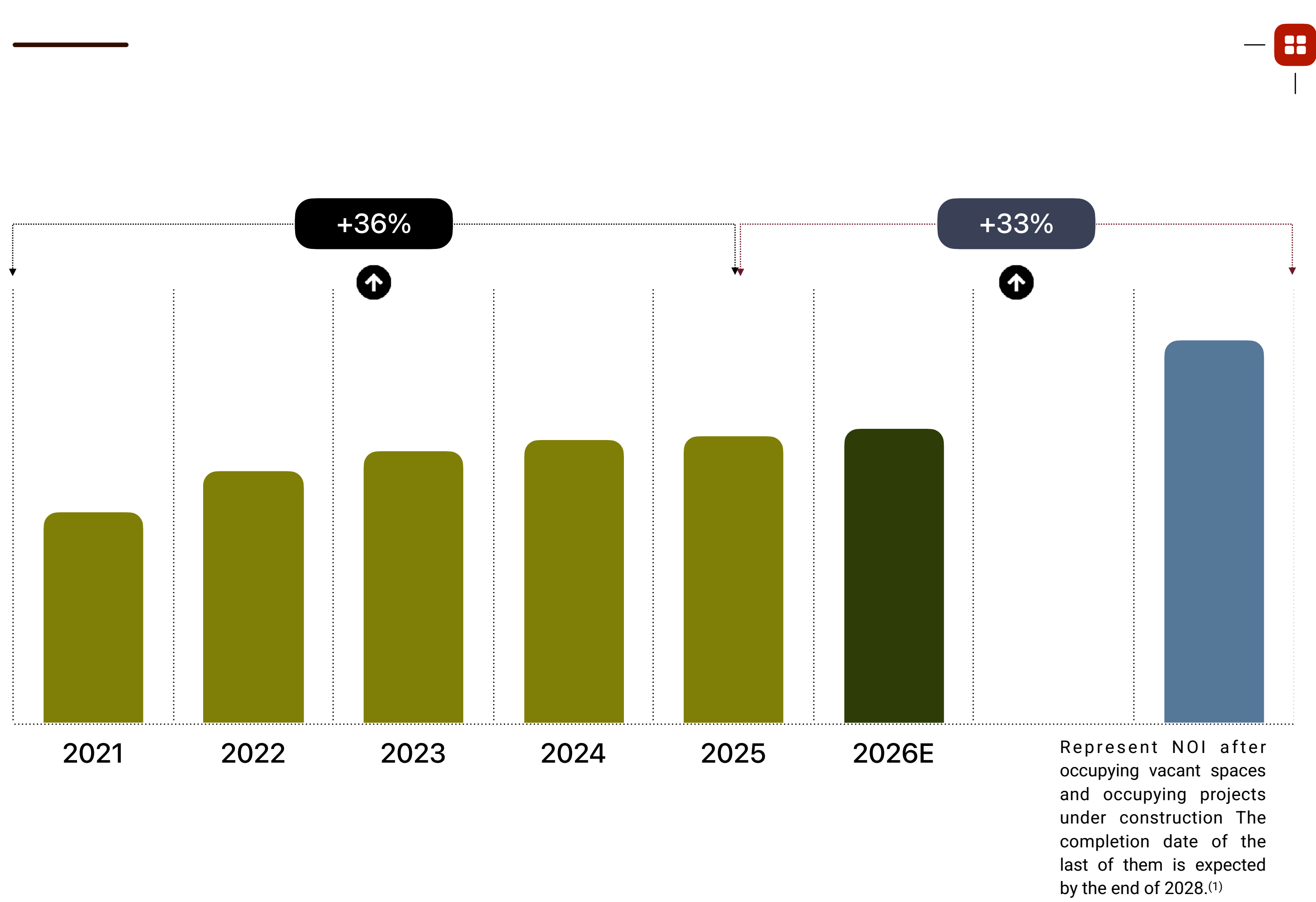
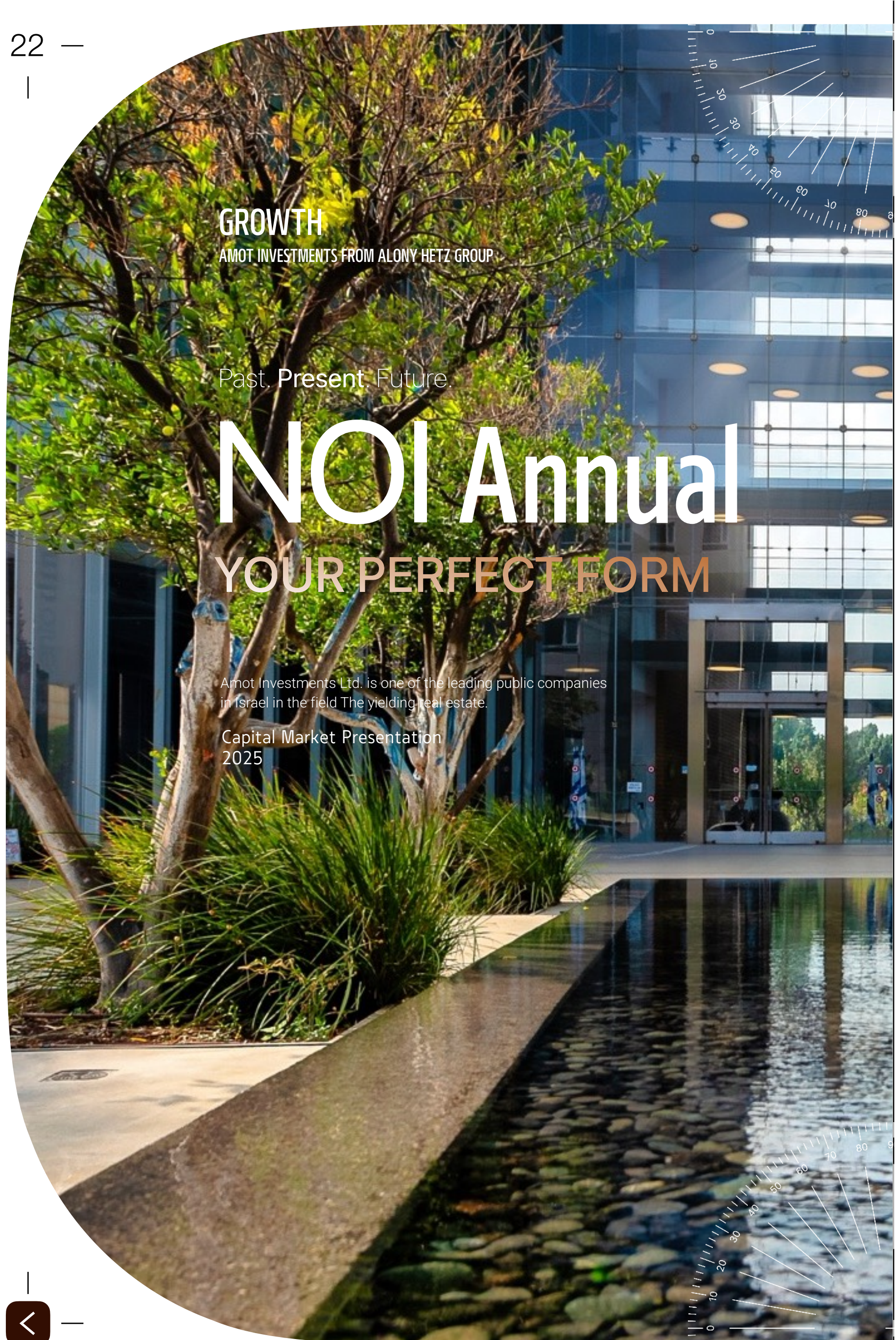
The information regarding the projection for 2026 constitutes forward-looking information, as defined in Section 32a of the Securities Law, 1968. Forward-looking information is a projection, assessment, estimate or other information relating to a future event or matter the materialization of which is uncertain and not controlled solely by the Company.



Past. Present. Future.

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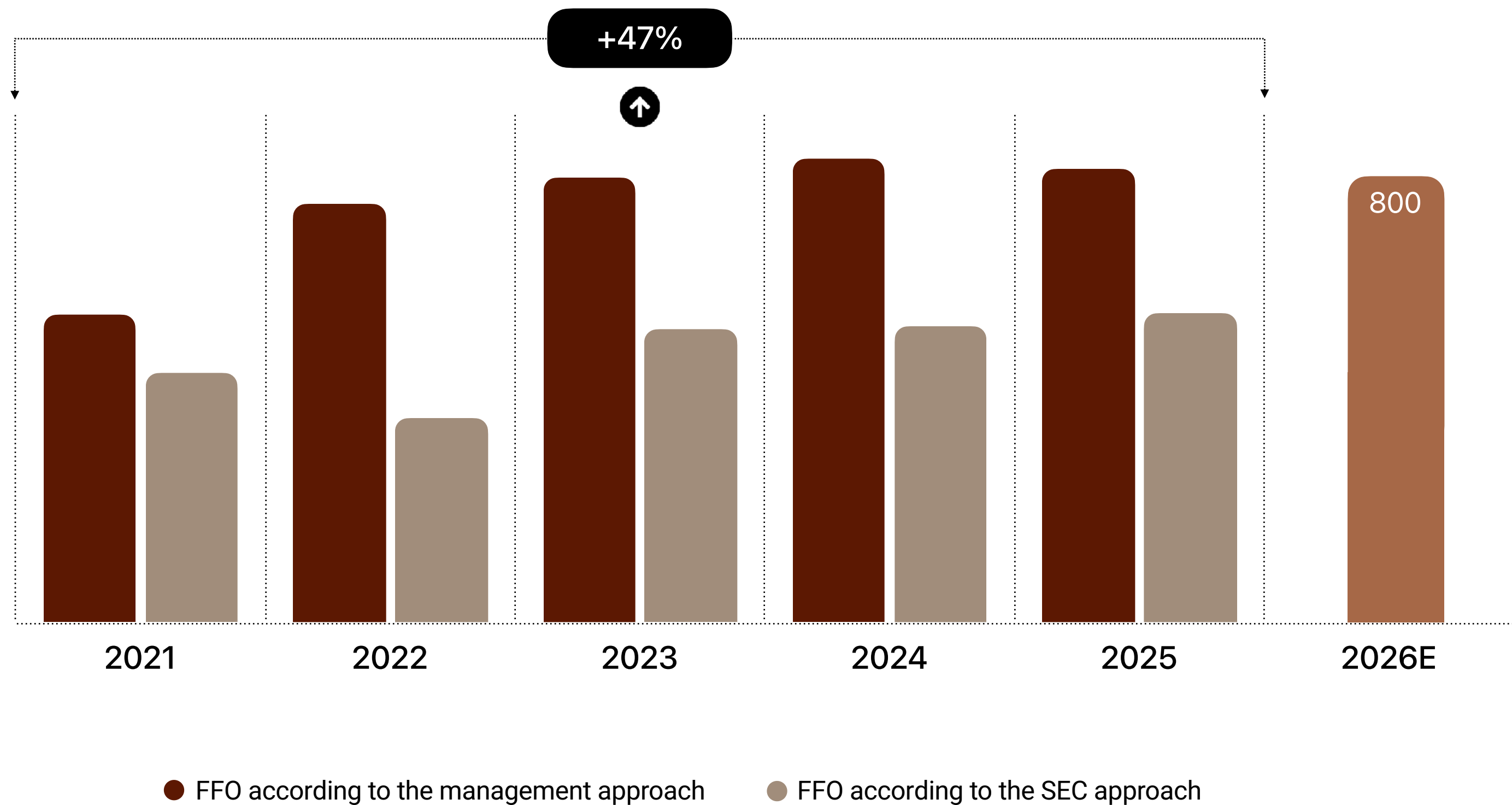
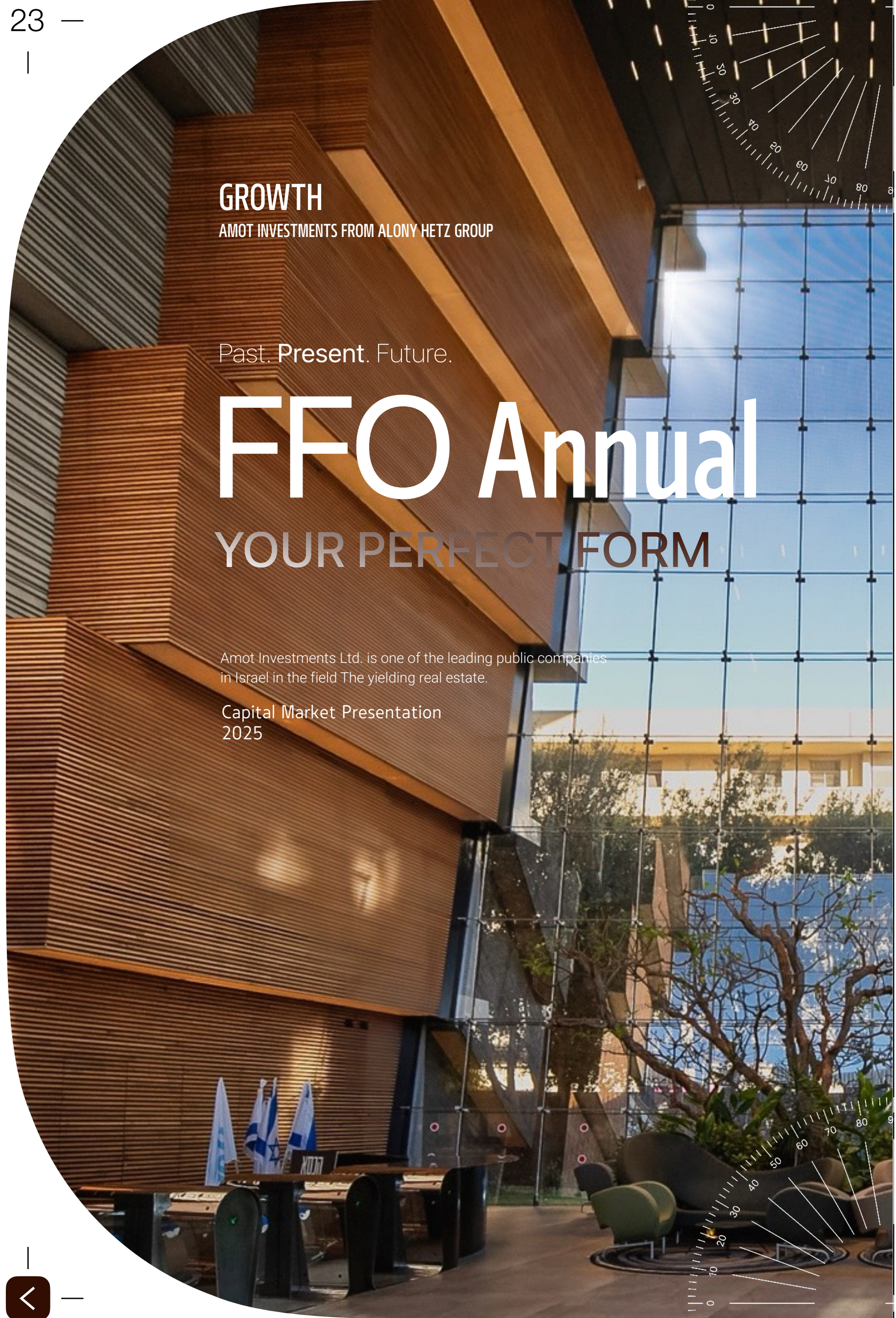
Capital Market Presentation
2025



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.

The forecast for 2026 is according to the middle of the forecast range, see page 20.

The company is actively executing a portfolio enhancement strategy, which includes the divestment of legacy properties. From 2023 through the date of this report, assets totaling approximately NIS 412 million have been sold. These disposals have reduced annual NOI by around NIS 18 million



FFO according to the management approach Including an adjustment of prior-year tax expenses and financing expenses related to the tax assessment agreement for the years 2020–2023, in the amount of NIS 46 million. Under management’s approach, a spreading and update of comparative figures was performed in accordance with the assessment years, following the ISA position paper on FFO.

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

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



GROWTH

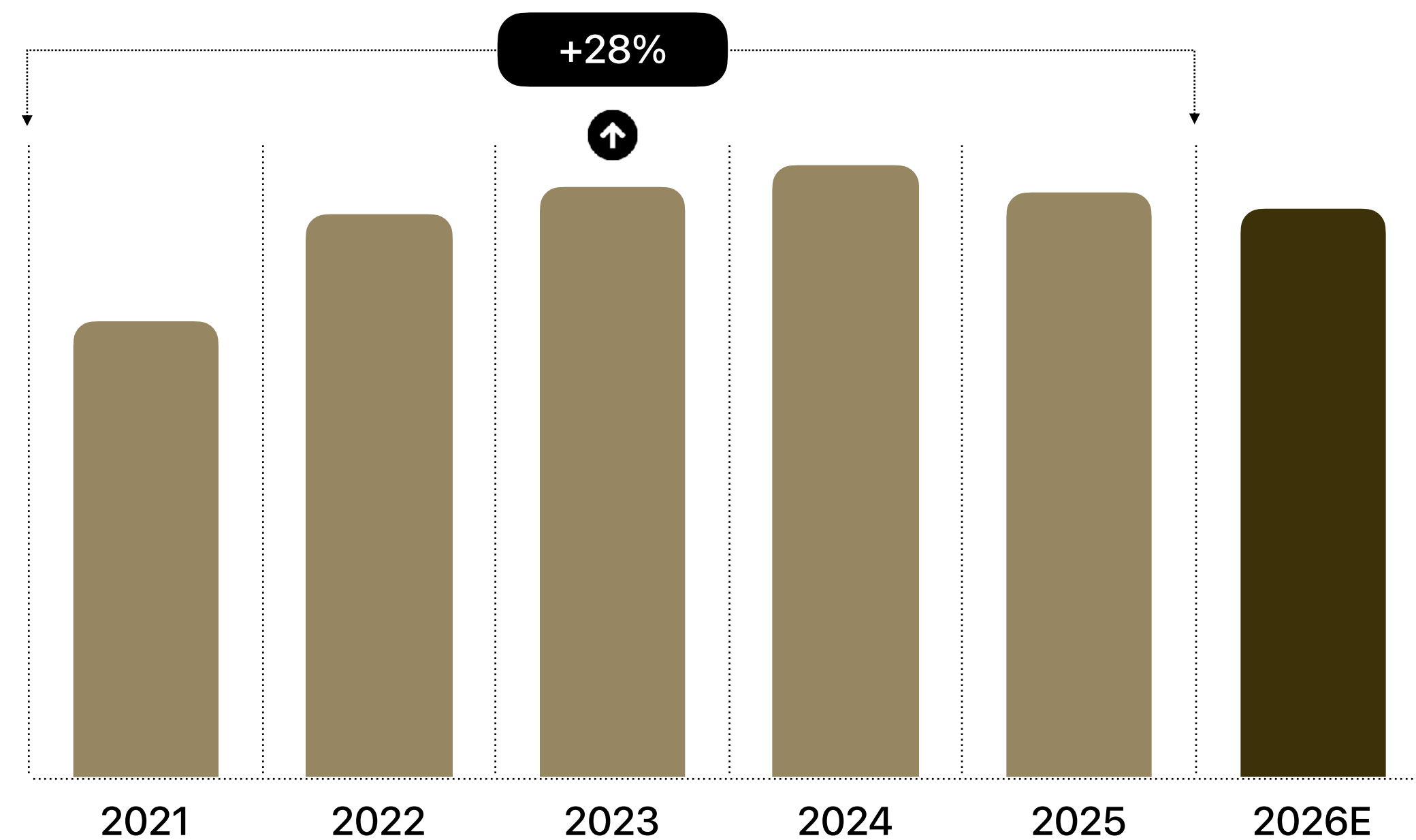
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

FFO Annual PER SHARE YOUR PERFECT FORM

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in Israel in the field The yielding real estate.

Capital Market Presentation
2025



The forecast for 2026 is according to the middle of the forecast range, see page 20.

In July 2025 the company made a public offering of approximately 20.7 million ordinary company shares. As a result, the weighted average number of shares increased.

GROWTH

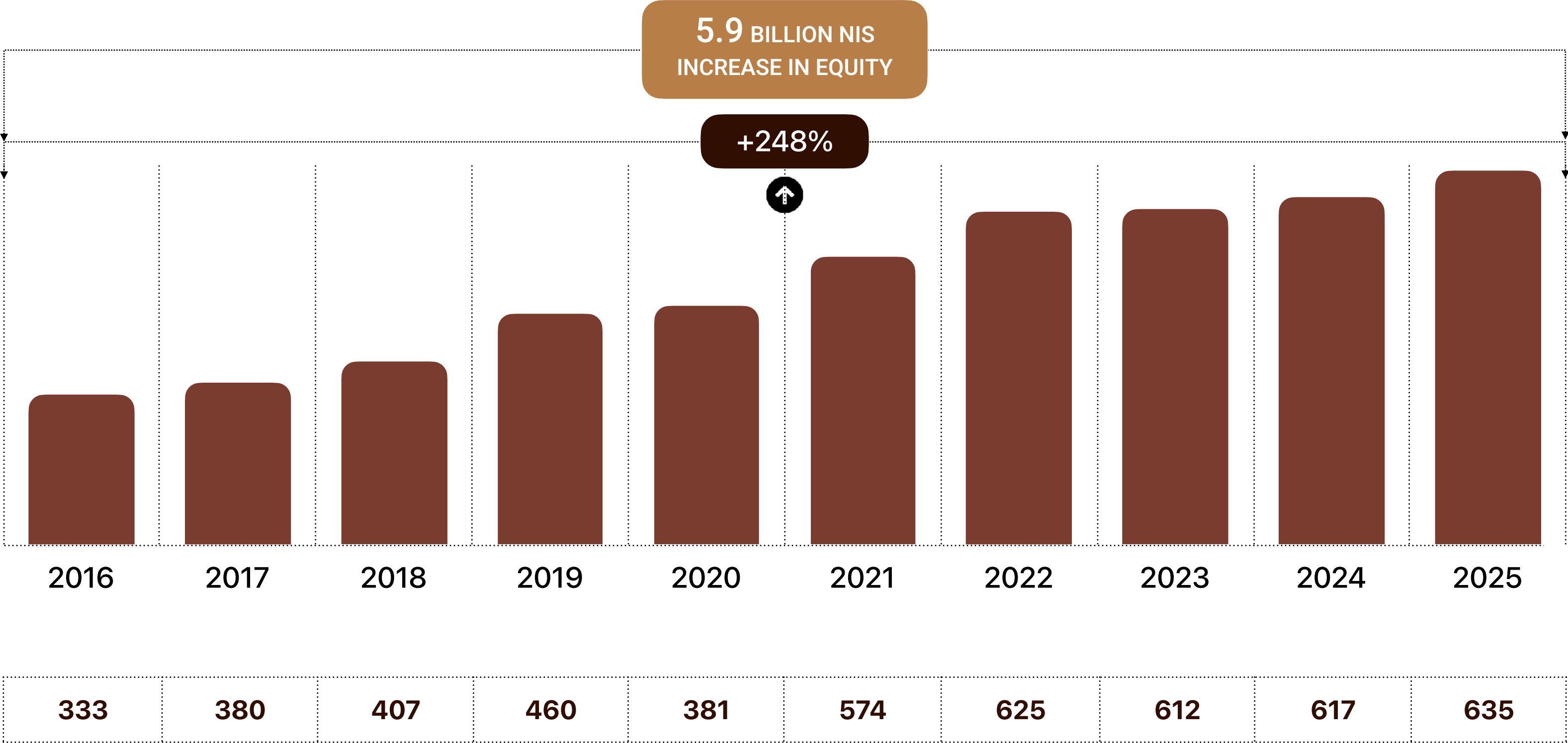
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

GROWTH
YOUR PERFECT FORM

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

Capital Market Presentation
2025



5 BILLION NIS

Total dividend distributed in last decade



Past. Present. Future.

YOUR PERFECT FORM

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

Capital Market Presentation
2025

FINANCIAL STRENGTH
AMOT INVESTMENTS FROM ALONY HETZ GROUP

AA/AA2

The Company's bonds rating

98%

Of the Company's assets are
unsecured

2.02%

Effective interest rate linked

9.3 BILLION NIS

Net financial deb

4.8 YEARS

Average duration of debt.

1,050 MILLION NIS

Unused credit facilities

200 MILLION NIS

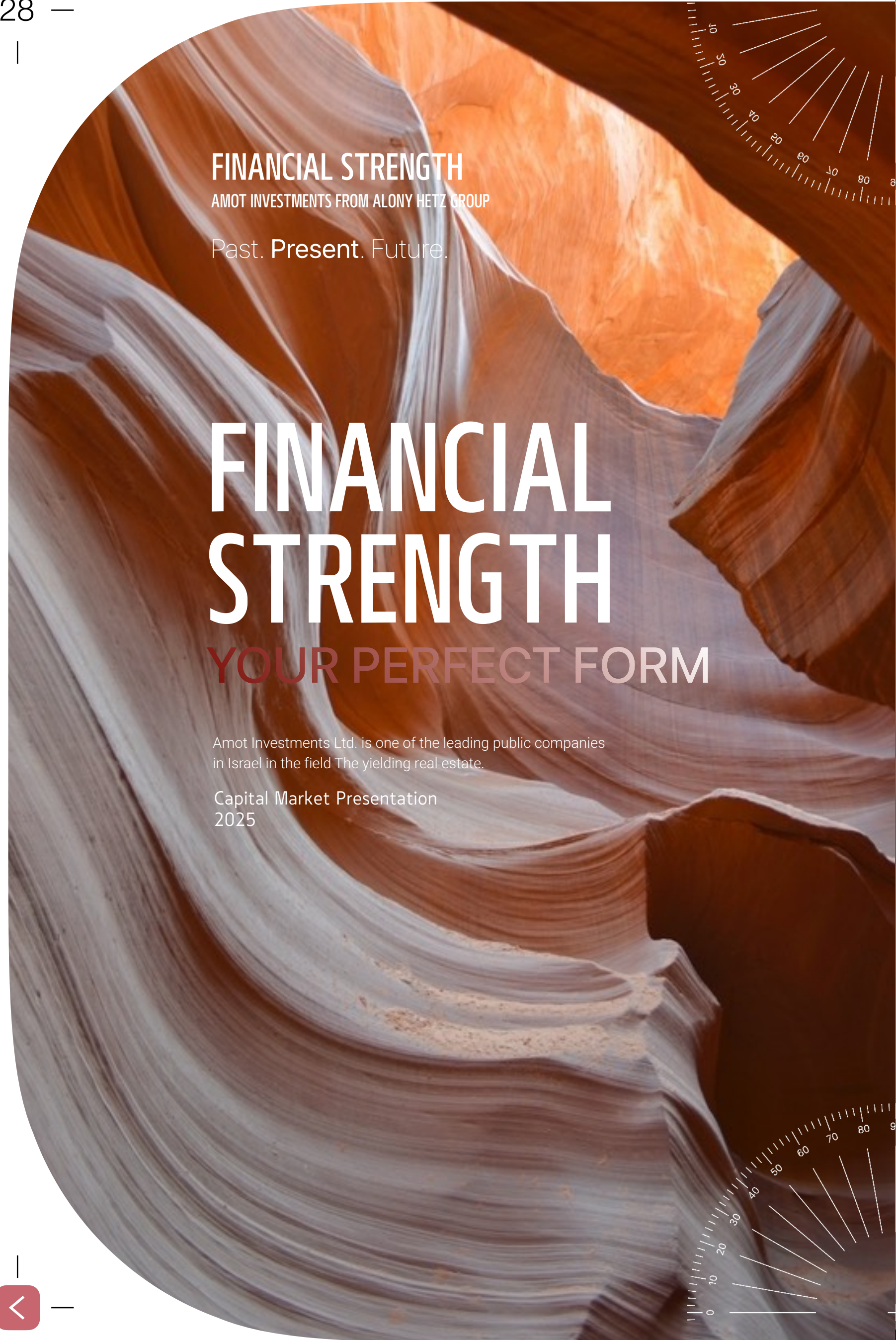
Amount of cash and cash
equivalents as of the report
publication date.

Past. **Present.** Future.

YOUR PERFECT FORM

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

Capital Market Presentation
2025



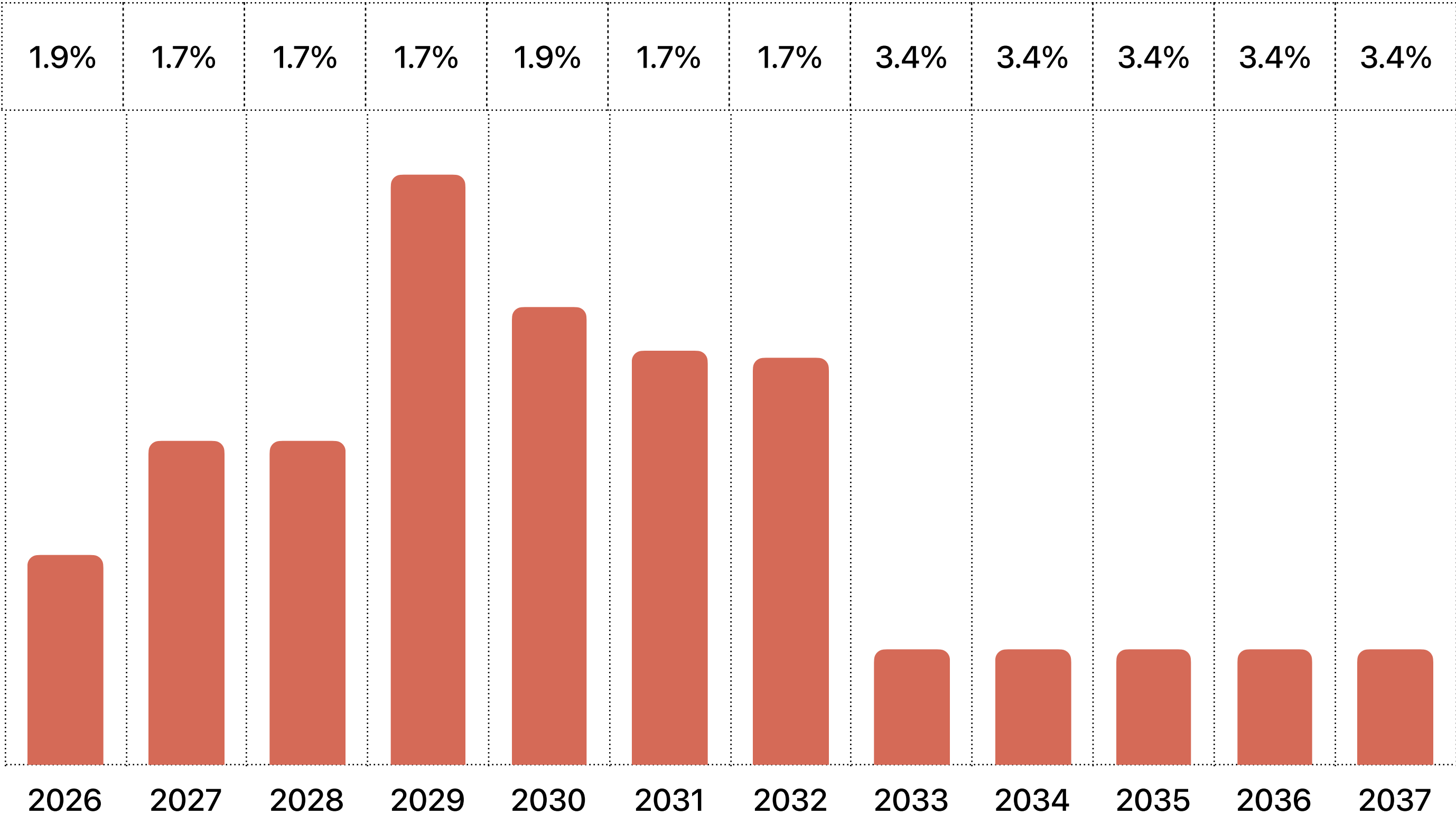
FINANCIAL STRENGTH
AMOT INVESTMENTS FROM ALONY HETZ GROUP
Past. Present. Future.

FINANCIAL STRENGTH

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.
Capital Market Presentation
2025

In millions of NIS



FINANCIAL STRENGTH

AMOT INVESTMENTS FROM ALONY HETZ GROUP

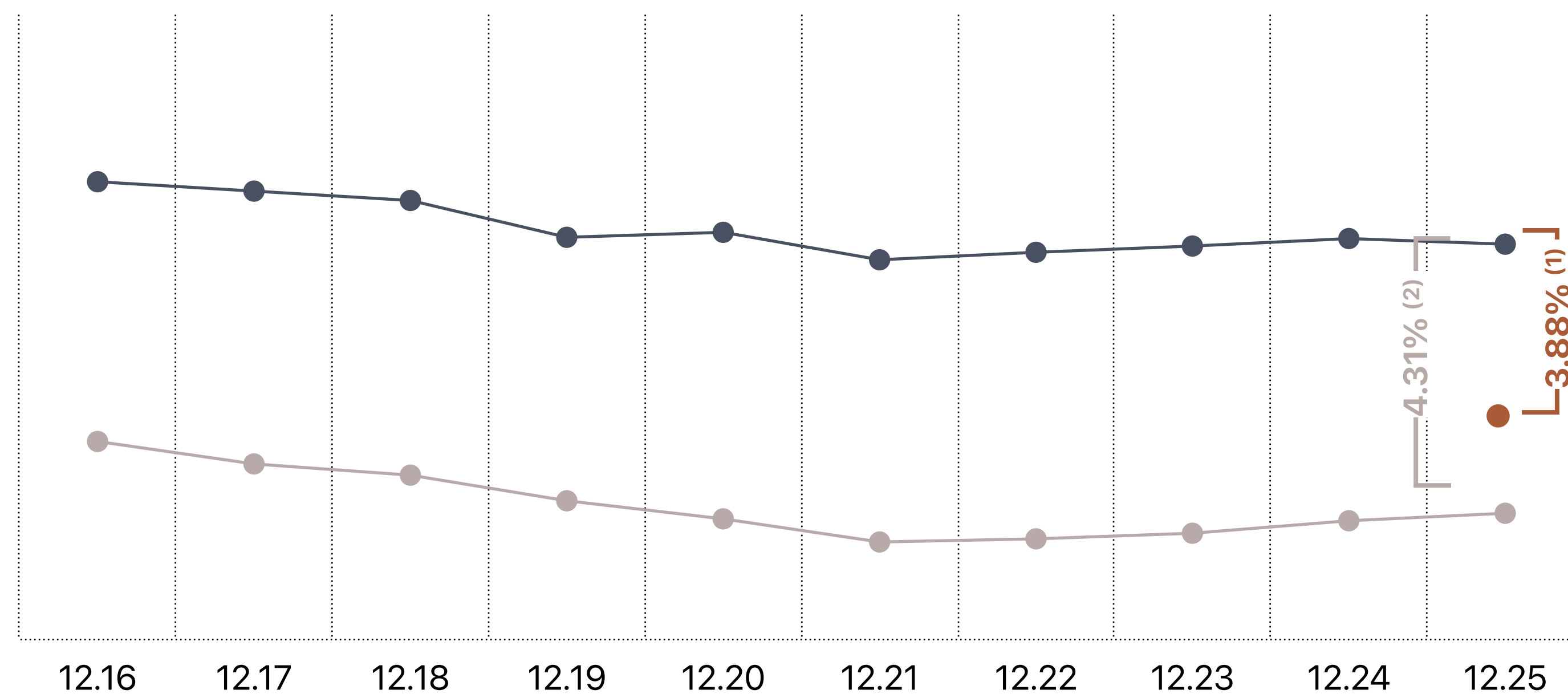
Past. Present. Future.

FINANCIAL STRENGTH

YOUR PERFECT FORM

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

Capital Market Presentation
2025



■ Weighted Cap Rate

■ Weighted Debt Cost

■ Current debt raising costs are 2.45% - According to Series H bonds as of February 9, 2026.

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



Past. **Present.** Future.

YOUR PERFECT FORM

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

Capital Market Presentation
2025

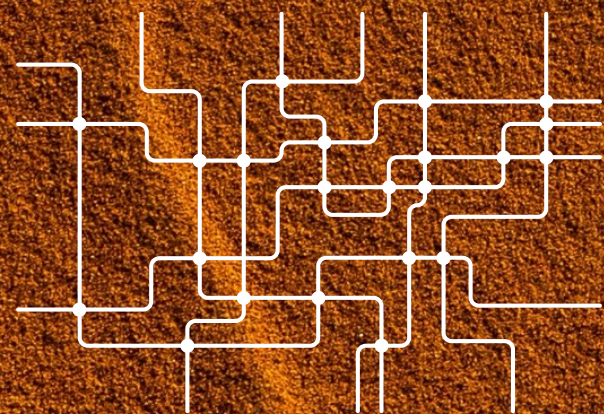
AMOT DEVELOPMENTS

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. **Present.** Future.

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

Capital Market Presentation
2025



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.

Unlocking the business potential of the property through architectural excellence and optimized engineering solutions

04.

Quality positioning

05.

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

06.

Upgrading the portfolio by developing contemporary real estate projects and realizing older properties

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.

Past. **Present.** Future.

PROJECTS
UNDER CONSTRUCTION

AS OF 31.12.2025

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

Capital Market Presentation
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 ON COST
						Company's share in million of NIS					
Halehi complex (1)	Bnei Brak	Offices	2026	86,920	50%	43,460	490	470	630-670	44-48	7.1%
K complex Jerusalem	Jerusalem	Offices+ Hotel	2028	93,000	50%	46,500	170	170	750-800	49-53	6.6%
ToHa2	Tel Aviv	Offices	2026	156,000	50%	78,000	1,004	1,584	1,700-1,750	150-165	9.2%
Total				335,920		167,960	1,664	2,224	3,080-3,220	243-267	7.9%

1. As of publication date the retail 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 22 million (the company's share is 50%). In the second quarter of 2025, the retail section was reclassified from real estate under construction to cash-generating real estate, and as a result, the expected yield rate for the office section was changed to 7.1%.

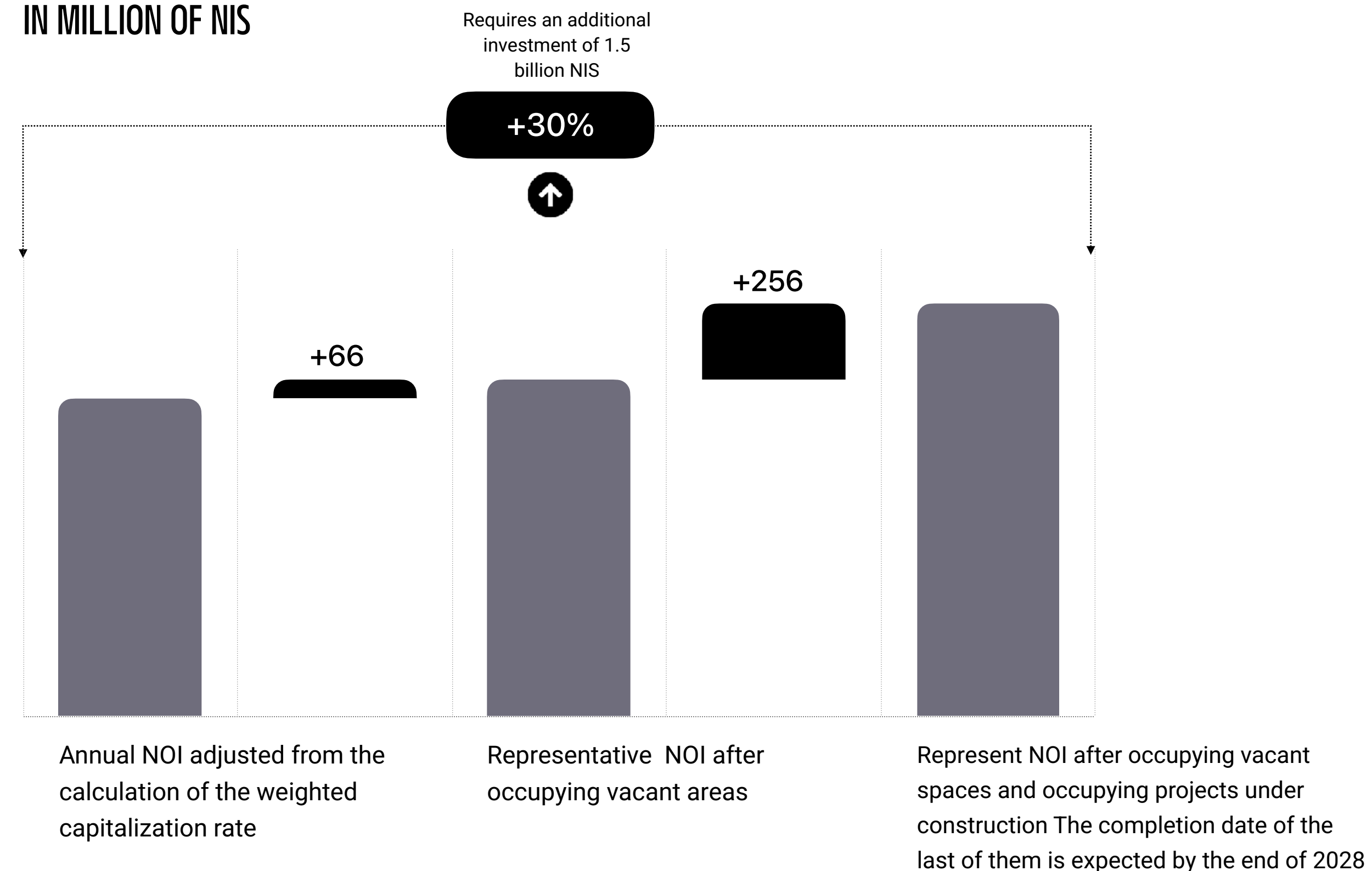
AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025

FUTURE POTENTIAL¹ 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.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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Capital Market Presentation
2025

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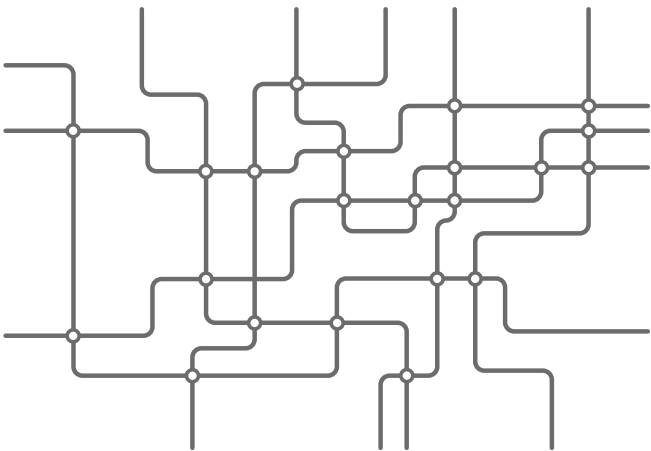
Capital Market Presentation
2025

Main Use

OFFICES

City

TEL AVIV



GLA - 100%

156,000 SQM

Company's Share

50%

Construction Cost

3.5 BILLION NIS

Expected Completion

Q4/2026

NOI 2025

315 MILLION NIS

Adjusted Yield Rate

9.2%

AMOT DEVELOPMENTS

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025

AMOT DEVELOPMENTS

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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Capital Market Presentation
2025

ABOUT AMOT

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

GOOGLE Tenancy

YOUR PERFECT FORM

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

Capital Market Presentation
2025

The renter



Upper Rental Area

60,000 SQM

Rental fees per year (shell and core)

120 MILLION NIS

Anticipated commencement

Q4/2026

**BIG STEP FOR AMOT,
HUGE STEP FOR ISRAEL**

The data above is for the whole asset
(Company's Share 50%).

The visualization is for illustration only.

AMOT DEVELOPMENTS

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025

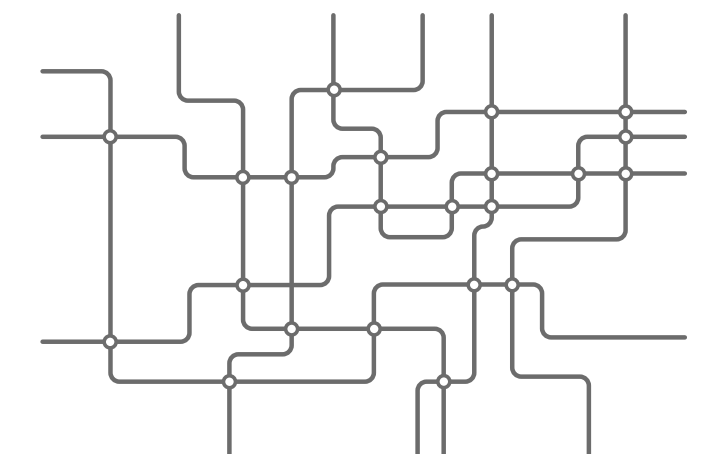


Main Use

OFFICES

City

BNEY BRAK



GLA - 100%

86,920 SQM

Company's Share

50%

Construction Cost

1.3 BILLION NIS

Expected Completion

2026 OFFICES

NOI 2025

92 MILLION NIS

Adjusted Yield Rate (1)

7.1%

1. As of the publication of the report, the retail levels have been opened to the public. In the second quarter of 2025, the retail section was reclassified from real estate under construction to income-generating properties, and as a result, the expected yield rate for the office section was changed to 7.1%.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025



AMOT DEVELOPMENTS

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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

Capital Market Presentation
2025

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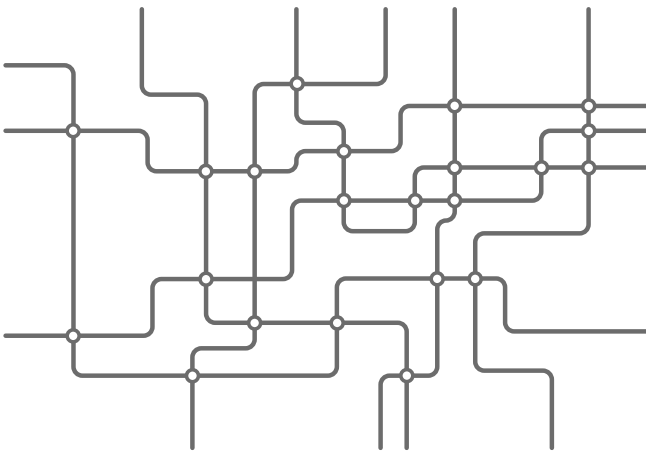


Main Use

OFFICES+
HOTEL

City

JERUSALEM



GLA - 100%

93,000 sqm

Company's Share

50%

Construction Cost

1.55 BILLION NIS

Expected Completion

2028

NOI 2025

102 MILLION NIS

Adjusted Yield Rate

6.6%

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2025



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2025



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	Tzrifin	Logistics	100%	200,000	253
Amot-Rabad building	Tel Aviv	Offices	50%	30,000	130
Hasolelim	Tel Aviv	Offices	100%	110,000	211
ToHa 3 / ToHa 4	Tel Aviv	Offices	50%	100,000	217
Lot 300	Tel Aviv	Offices/Living	50%	63 Residential units	176
Others projects (see below main projects)					433
Total projects in development and others					1,420

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 Bituach	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	

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.

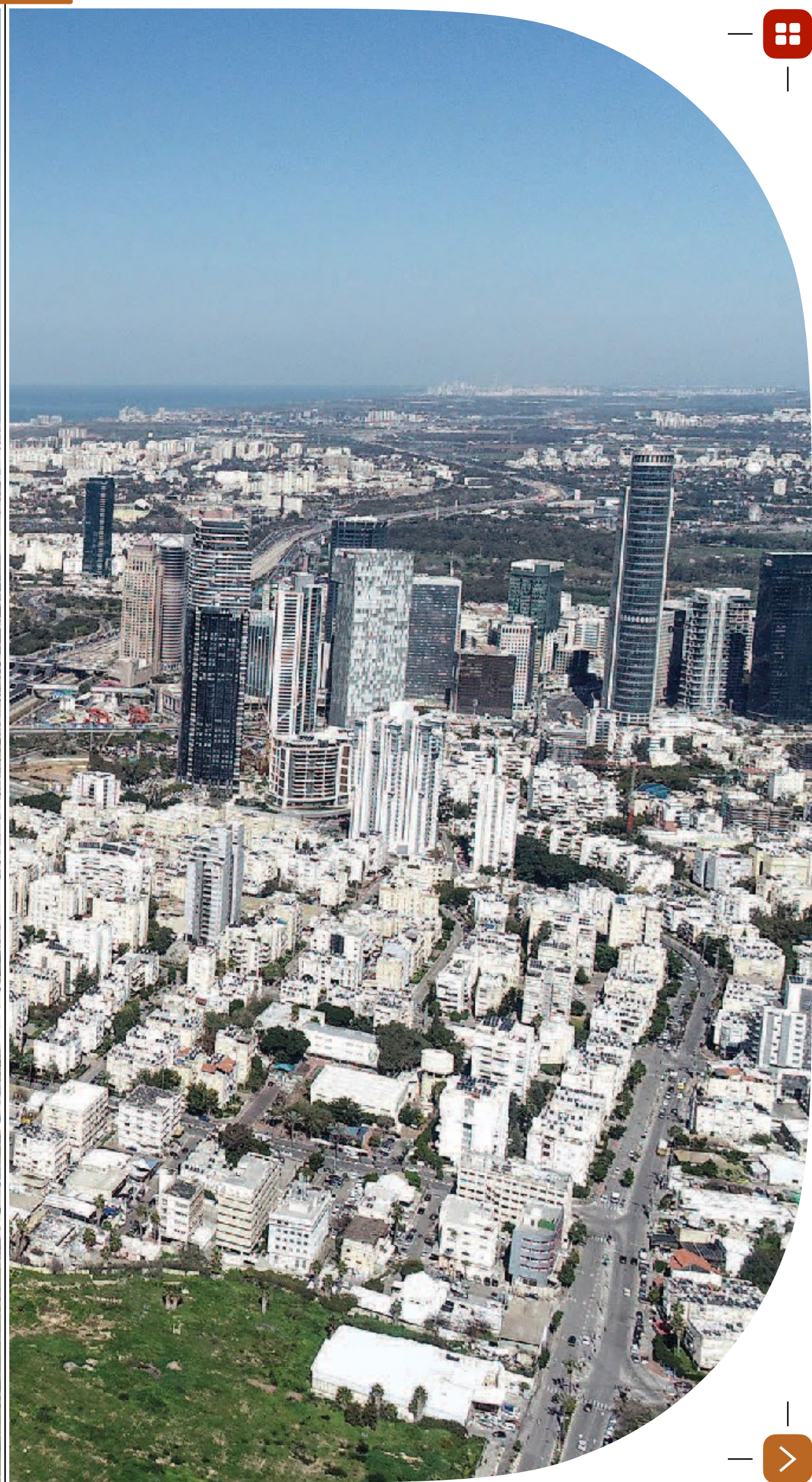


AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.



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2025



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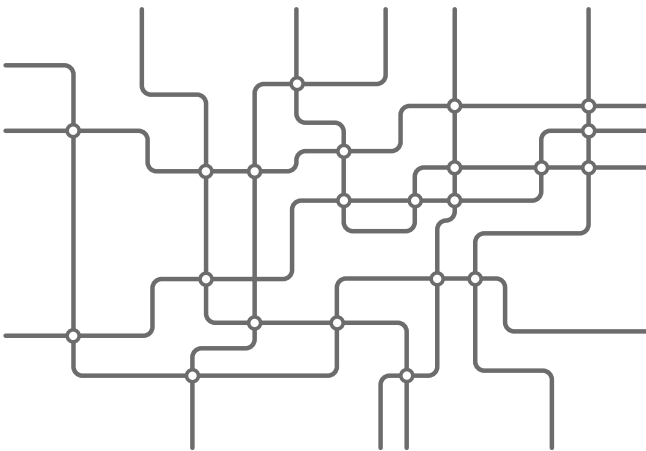
Capital Market Presentation
2025

Main Use

LOGISTICS

City

TZRIFIN
SDOT DAN



GLA - 100%

274,000 SQM

Company's Share

100%

SQM for marketing

200,000 SQM

AMOT DEVELOPMENTS

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Capital Market Presentation
2025



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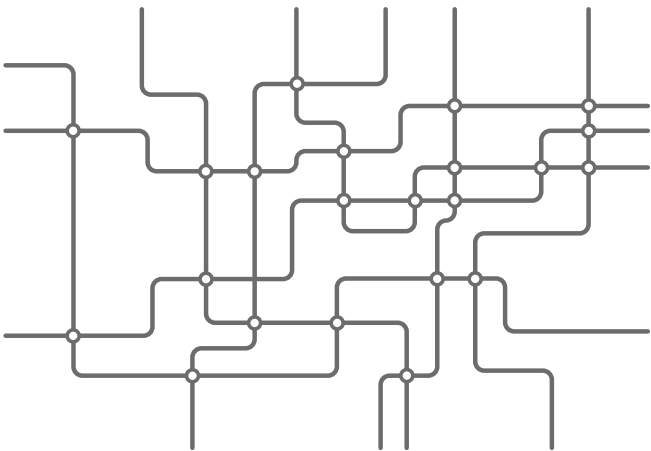
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2025

Main Use

OFFICES

City

TEL AVIV



Lot Area

5,103 SQM

Company's Share

73%

Additional residential
area for marketing

115 UNITS

Existing tower area –
preservation

12,000 SQM

Additional offices
area for marketing

20,000 SQM

Status

APPROVED TOWN PLAN

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2025





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Capital Market Presentation
2025

Past. Present. Future.

YOUR PERFECT FORM

FINANCIAL DATA
AMOT INVESTMENTS FROM ALONY HETZ GROUP

FINANCIAL DATA

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Capital Market Presentation
2025

	31.12.25 MILLION NIS	31.12.24 MILLION NIS
Cash and cash equivalents and short term deposits	555	303
Investment property and investment property under construction	21,508	20,611
Financial liabilities	9,825	9,494
Deferred taxes	2,027	1,955
Total equity	9,851	9,165
EPRA NRV	11,878	11,120

FINANCIAL DATA
AMOT INVESTMENTS FROM ALONY HETZ GROUP

FINANCIAL DATA

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Capital Market Presentation
2025

	% CHANGE	2025	2024
NOI	2%	1,060	1,043
Adjustment of the fair value- investment property and capital gain from realization		347	570
Transaction cost reduction due to properties purchase		(15)	(23)
General and administrative expenses and donation		(74)	(73)
Financing - real interest		(149)	(129)
Financing - linkage differences		(202)	(286)
Taxes		(185)	(183)
Net income	(15%)	782	919
FFO - According to the SEC	11%	582	526
FFO - Management's approach	-	804	823

FINANCIAL DATA
AMOT INVESTMENTS FROM ALONY HETZ GROUP

FINANCIAL DATA

YOUR PERFECT FORM

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Capital Market Presentation
2025

NOI	Q4-2025	Q3-2025	Q2-2025	Q1-2025	Q4-2024	% CHANGE Q4-25 VS Q4-24
NIS thousands						
Same property NOI	266,204	263,052	259,728	262,392	263,555	1.0%
Properties acquired / Sorted from investment property under construction	1,509	1,235	1,220	361	-	
Properties realized	194	339	1,898	1,575	1479	
NOI	267,907	264,626	262,846	264,328	265,034	1.1%

NOI in Q4 2025 totaled at about ILS 268 million, compared to about ILS 265 million in the corresponding quarter last year – constituting growth of 1.1%.

Over the course of the last year, the Kiryat Ono mall has been undergoing a broad refurbishment, both in the public part and also among the tenants themselves, which has led to temporary impairment to the revenues from the mall.

FINANCIAL DATA
AMOT INVESTMENTS FROM ALONY HETZ GROUP

FINANCIAL DATA

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Capital Market Presentation
2025



FFO

	2025	2024	% CHANGE
	NIS thousands		
FFO according to the SEC	549,751	526,148	4%
FFO according to the management approach ^{(1) (2)}	803,688	823,185	(2%)
Weighted number of shares ⁽³⁾	482,073	471,304	2%
FFO per share according to the management approach (agorot)	166.7	174.6	(5%)
Increase in CPI	2.40%	3.40%	

1. Changes in the Consumer Price Index affect current tax expenses. An increase or decrease in the CPI results in a corresponding increase or decrease in finance expenses due to CPI-linked debt, which in turn leads to a decrease or increase in current tax provisions.
2. Including an adjustment of prior-year tax expenses and financing expenses related to the tax assessment agreement for the years 2020–2023, in the amount of NIS 46 million. Under management’s approach, a spreading and update of comparative figures was performed in accordance with the assessment years, following the ISA position paper on FFO.
3. In July 2025, the Company issued 20.7 million regular shares to the public.



Past. Present. Future.

YOUR PERFECT FORM

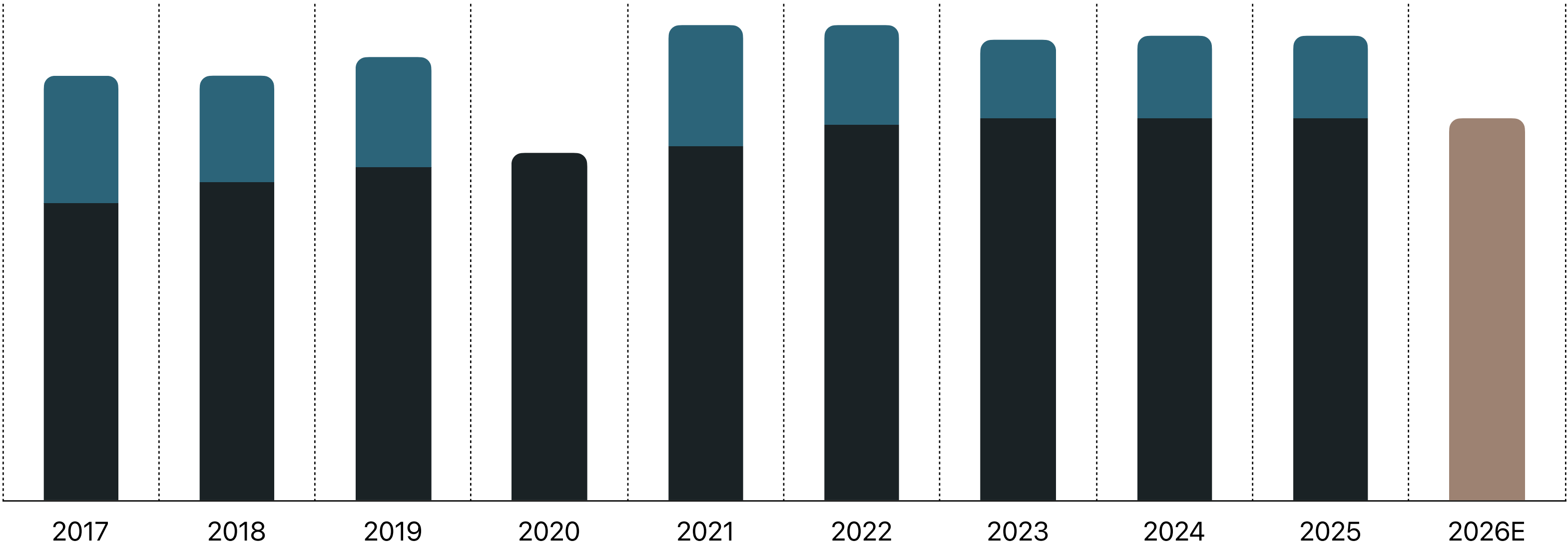
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Capital Market Presentation
2025

CONCLUSION
AMOT INVESTMENTS FROM ALONY HETZ GROUP
Past. Present. Future.

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.
Capital Market Presentation
2025

DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE



Total Annual Dividend per Share

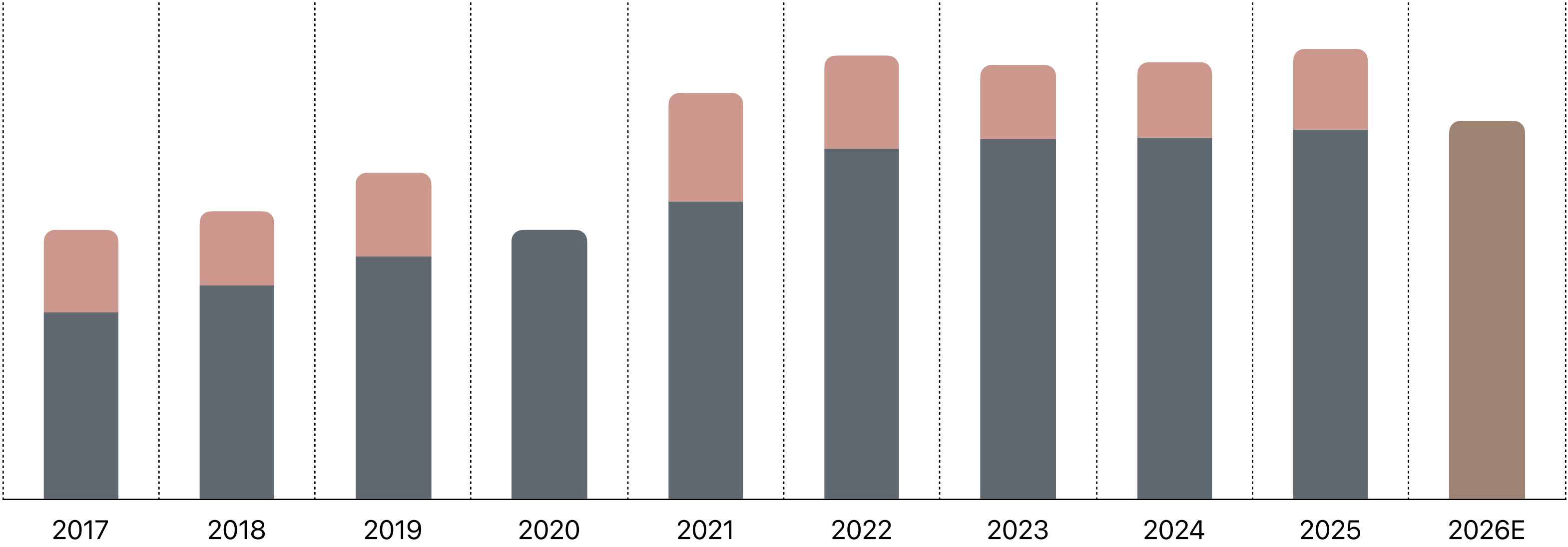
1.20	1.20	1.25	0.98	1.34	1.34	1.30	1.31	1.31	1.08
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- Dividend per share - regular
- Dividend per share - additional

CONCLUSION
AMOT INVESTMENTS FROM ALONY HETZ GROUP
Past. Present. Future.

Amot Investments Ltd. is one of the leading public companies in Israel in the field of yielding real estate.
Capital Market Presentation
2025

DIVIDEND DISTRIBUTION OVER THE YEARS



Total Annual Dividend

380	407	460	381	574	625	612	617	635	533
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- Dividend - regular
- Dividend - additional

CONCLUSION

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

OUR STRENGTHS

YOUR PERFECT FORM

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

Capital Market Presentation
2025

111 PROPERTIES

Properties owned by the company in various uses, with a high occupancy rate of 93.3%. 94.5% excluding properties that were classified as investment property during the reporting date.

1,050 MILLION NIS

Unutilized credit facilities.

42.6%

Effective leverage ratio.

Professional management and robust real estate development platform .

Demonstrated marketing strength, strong tenant mix and wide geographic distribution, managed in a responsible manner.

A full-service offering for tenants - from office design and construction by Amot Construction Ltd. to ongoing operational support throughout the lease term, provided by the management company “Amot 360”.

A dividend policy that is stable and known in advance.

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

Financial flexibility and high accessibility to the capital market.

Availability for large-scale acquisition transactions.

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

CONCLUSION

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. **Present.** Future.

DISCLAIMER

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Capital Market Presentation
2025

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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AMOT INVESTMENTS
CAPITAL MARKET PRESENTATION 2025

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