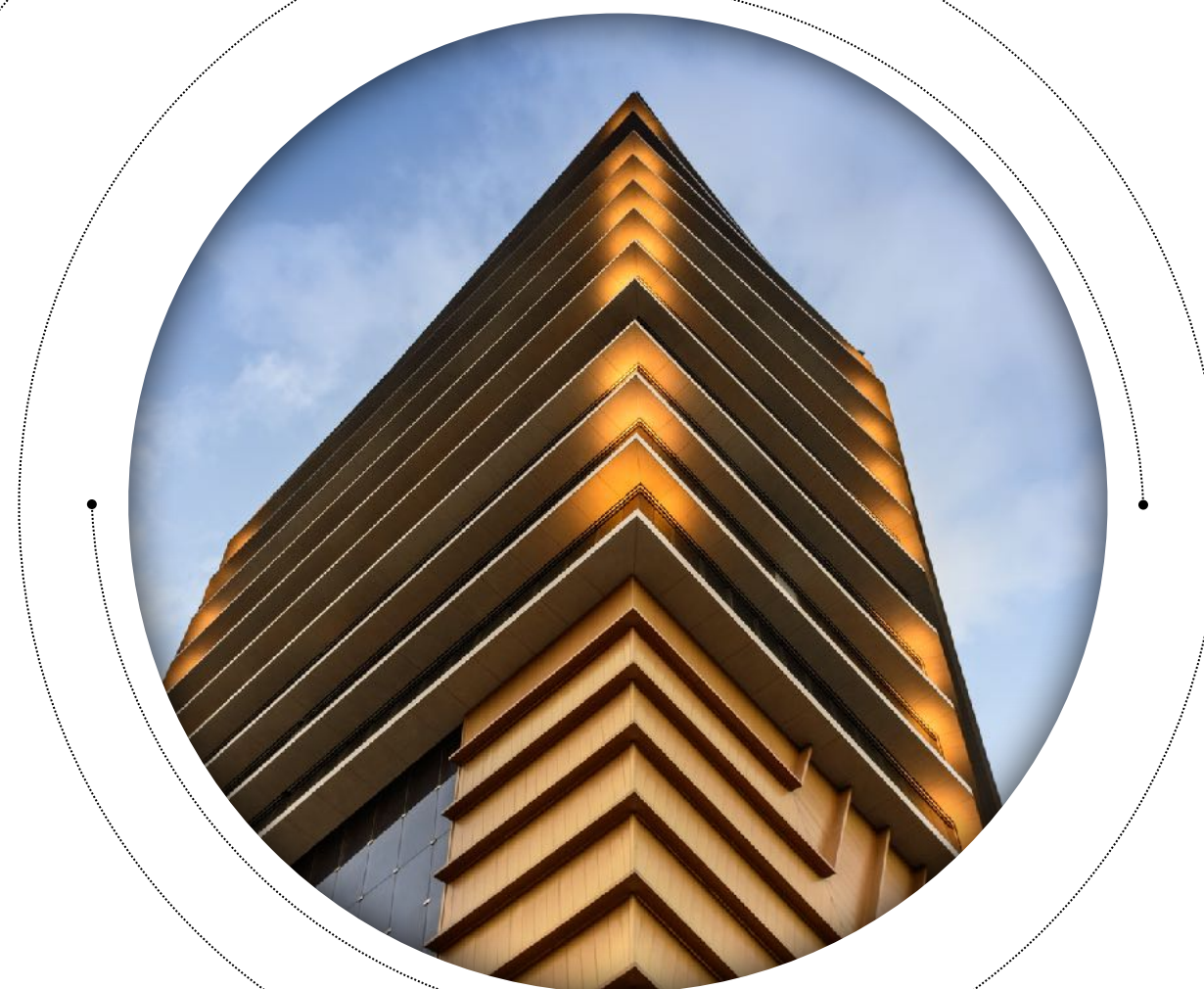
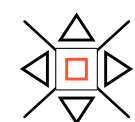


AMOT Investments
Peoples First.

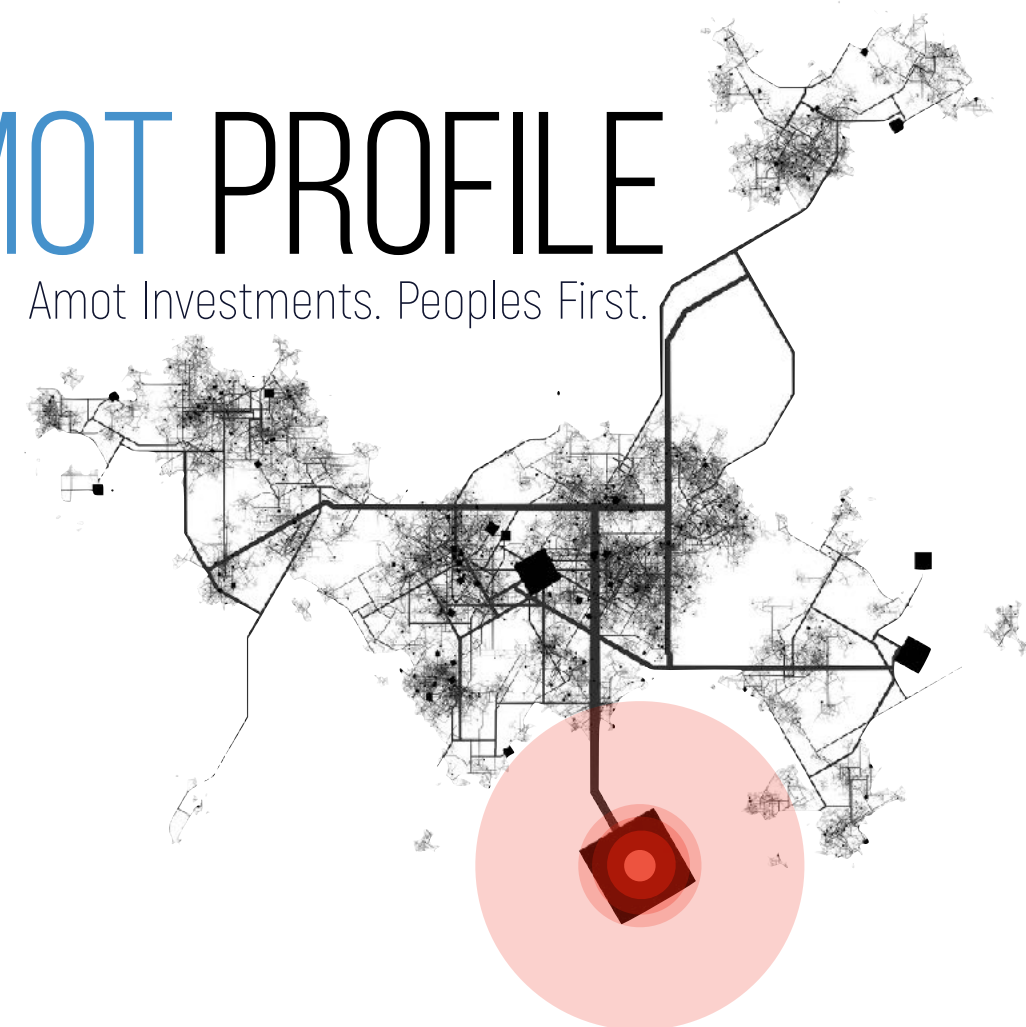


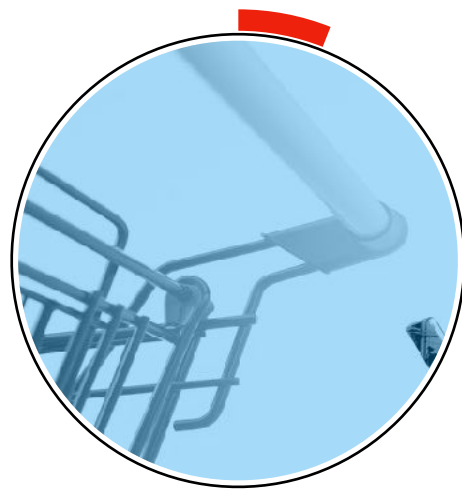
Capital Market Presentation
Financial statements **30.6.2019**



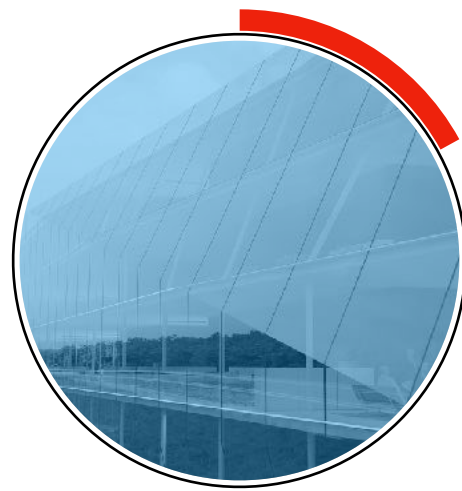
AMOT PROFILE

Amot Investments. Peoples First.





Supermarkets



Industrial and
Logistics



Commercial

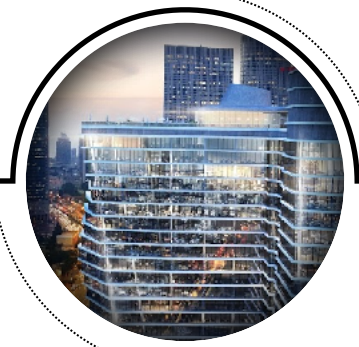
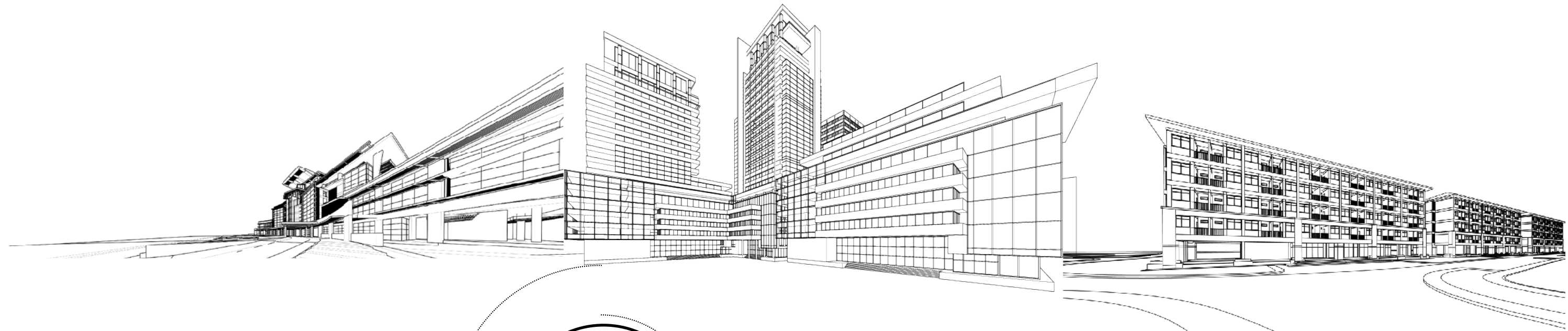
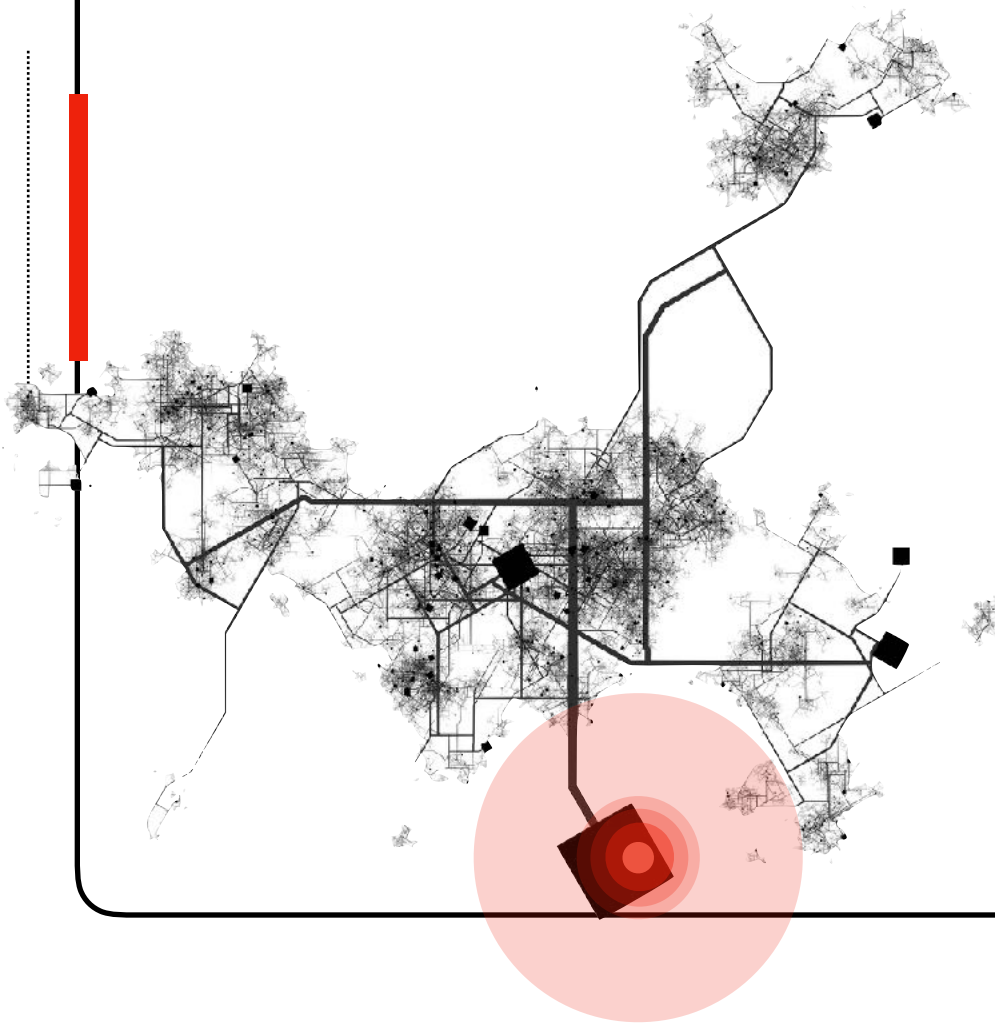


Offices

AMOT PROFILE

Information about the Company

A VARIETY OF USES



AMOT PROFILE

Information about the Company

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.

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 56% of its equity.

The Company owns 103 income-producing properties

Total area: 1,400,000
Approximately 871,000 sqm of rental space

Total real-estate value – **11.4** billion NIS

All of the Company's assets are not encumbered except for assets valued at 3% of ownership with partners.

The average occupancy rate of the Company's assets is approximately **97.1%**.

4 projects under construction and advanced planning totaling 130,000 sqm.

Leverage ratio – **43%**

Net Financial Debt – **5** billion NIS

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

AMOT PROFILE

Information about the Company

HIGHLIGHTS

NOI 1-6.19 totalled 353 million NIS, an increase of **5%** compared with the same period last year

NOI same property 1-6.19 unchanged compared with the same period last year

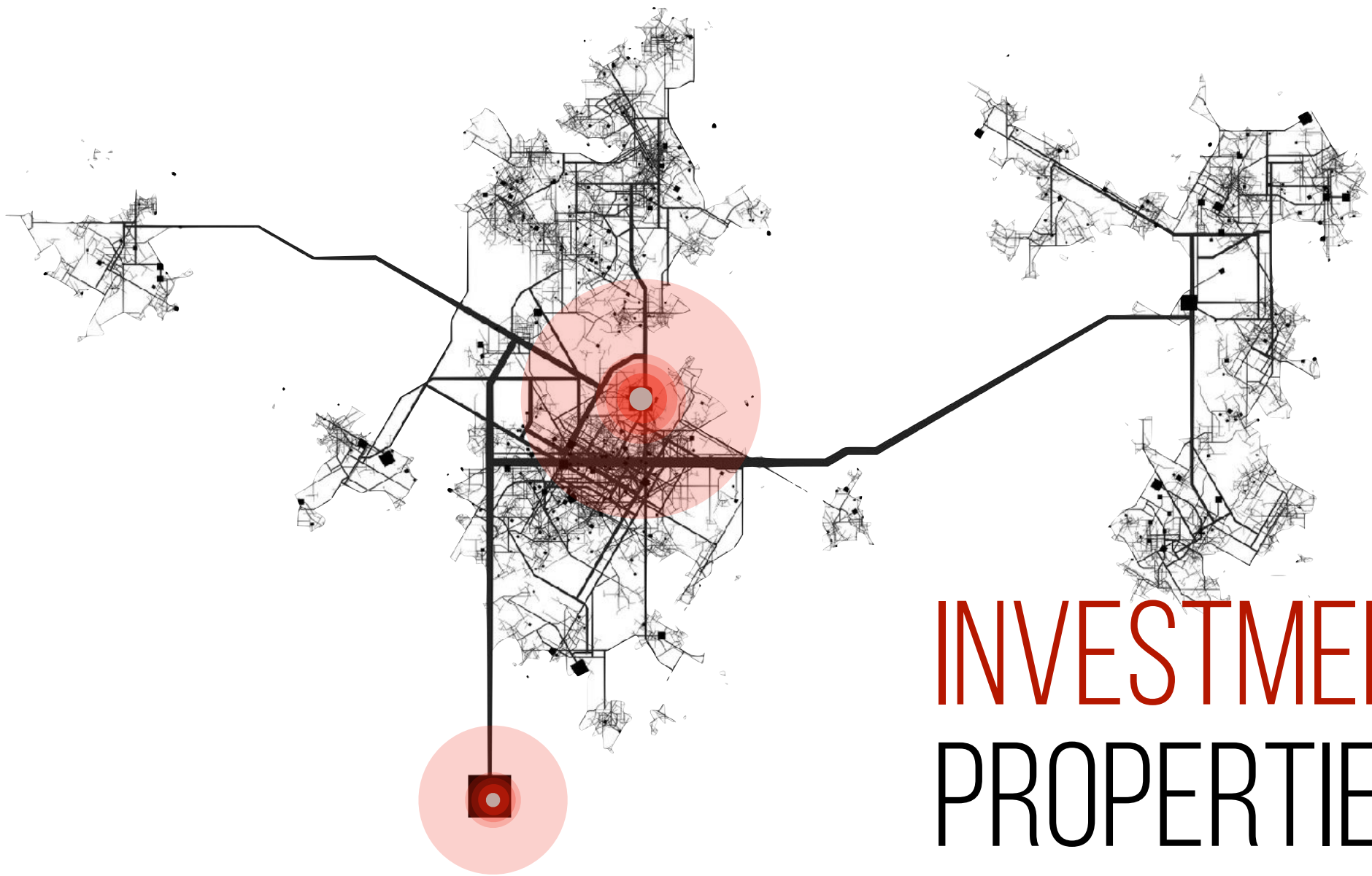
FFO 1-6.19 totalled 257 million NIS, an increase of **8%** compared with the same period last year

FFO per share 1-6.19 totalled 72.8 agorot per share, decrease of 0.4% compared with last year with an increase of 8% in the number of weight shares and decrease of 3% in the leverage rate compared to 6/30/2018

ToHa1 (Totzeret Haaretz Complex) – the Company completed the construction of an office building consisting of 57 thousand m2 above-ground for marketing and 950 parking spaces (Company's share – 50%).

In April 2019, the Company issued –7,300,000 ordinary shares of NIS 1 par value each, in consideration for NIS 150 million (gross). In addition, during the second quarter of 2019, 2,500,000 Series 9 warrants were exercised into ordinary shares in consideration for NIS 50 million. In July 2019, further 3,500,000 Series 9 warrants were exercised in consideration for NIS 70 million.

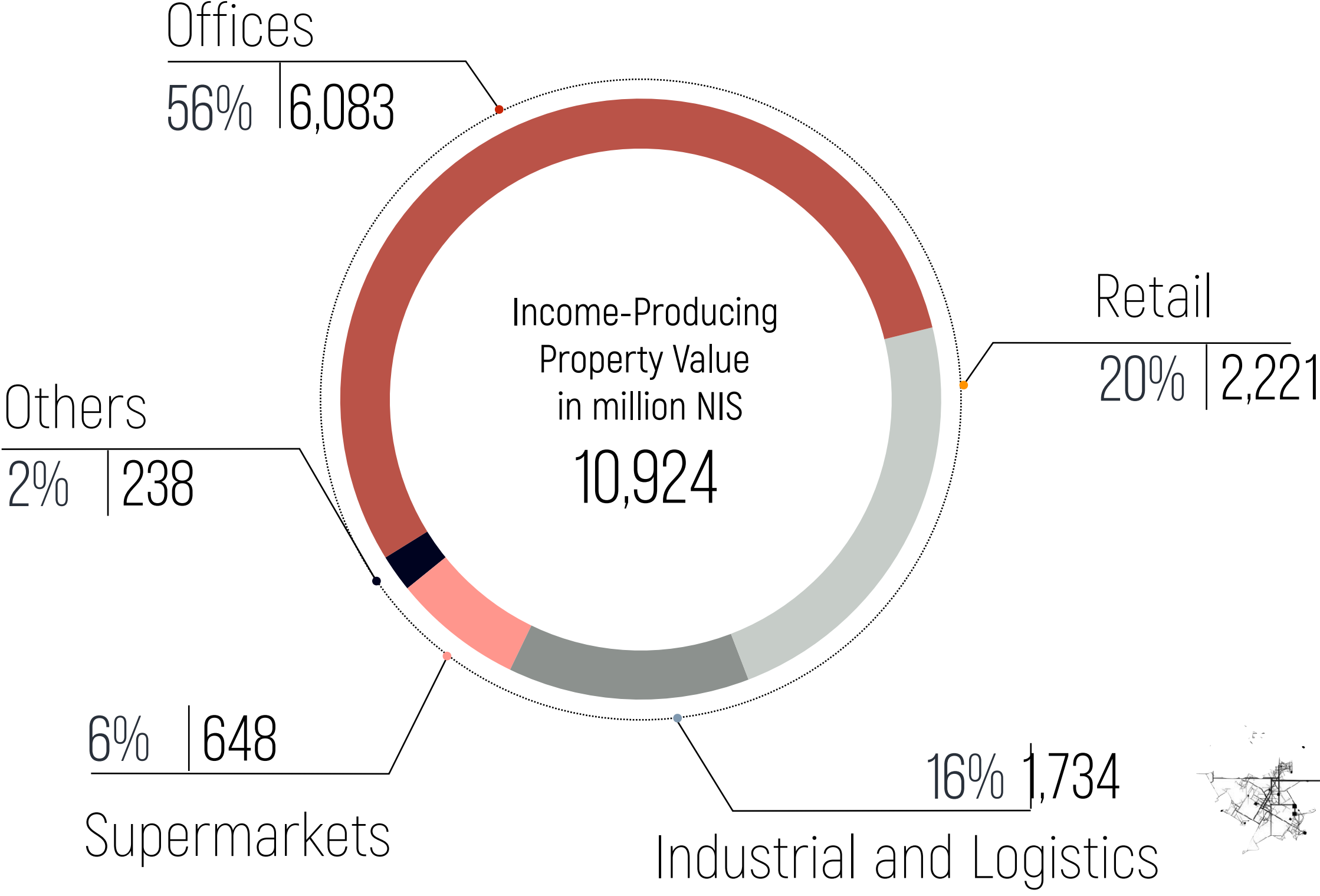
In June 2019, the Company issued – as part of a shelf offering report of June 26, 2019 – Series F bonds amounting to NIS 423 par value. The net consideration received by the Company totals NIS 419 million. The bonds bear CPI-linked effective interest of 1.25% and their average duration is 8.3 years.



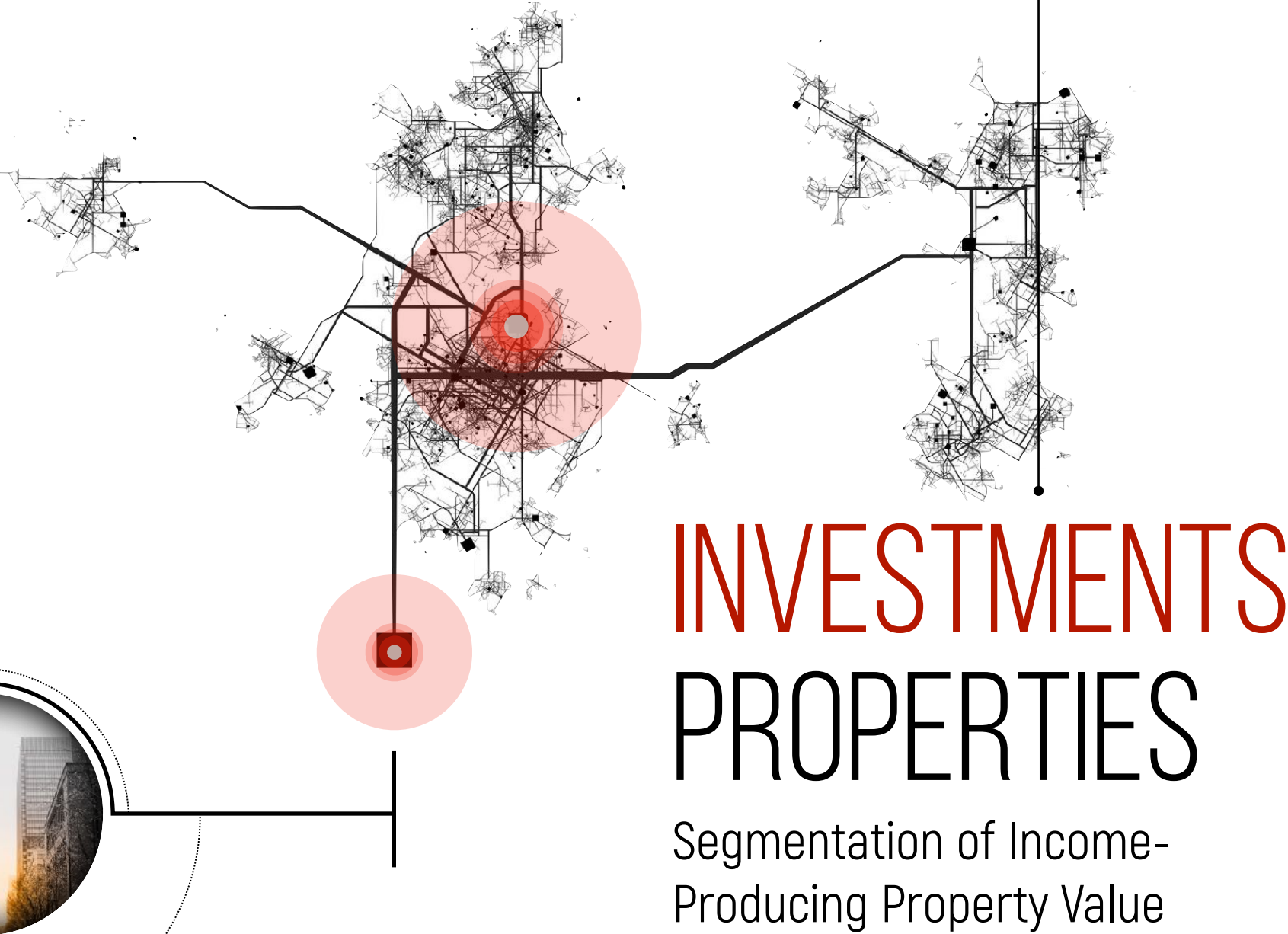
INVESTMENTS PROPERTIES

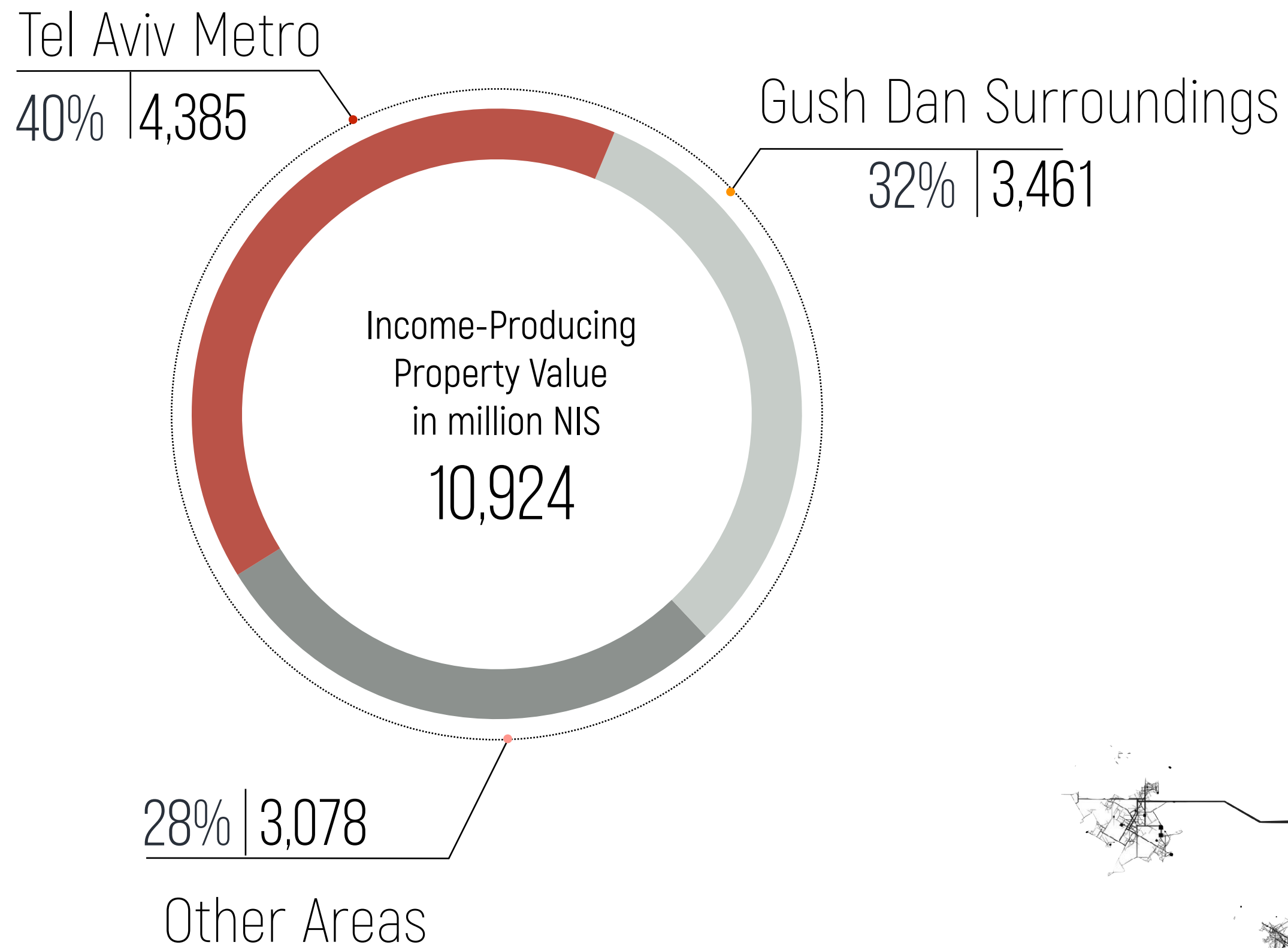
Amot Investments. Peoples First.





Income-Producing Property
Value as of 30.6.19
Value in million NIS
10,924





Income-Producing Property
Value as of 30.6.19

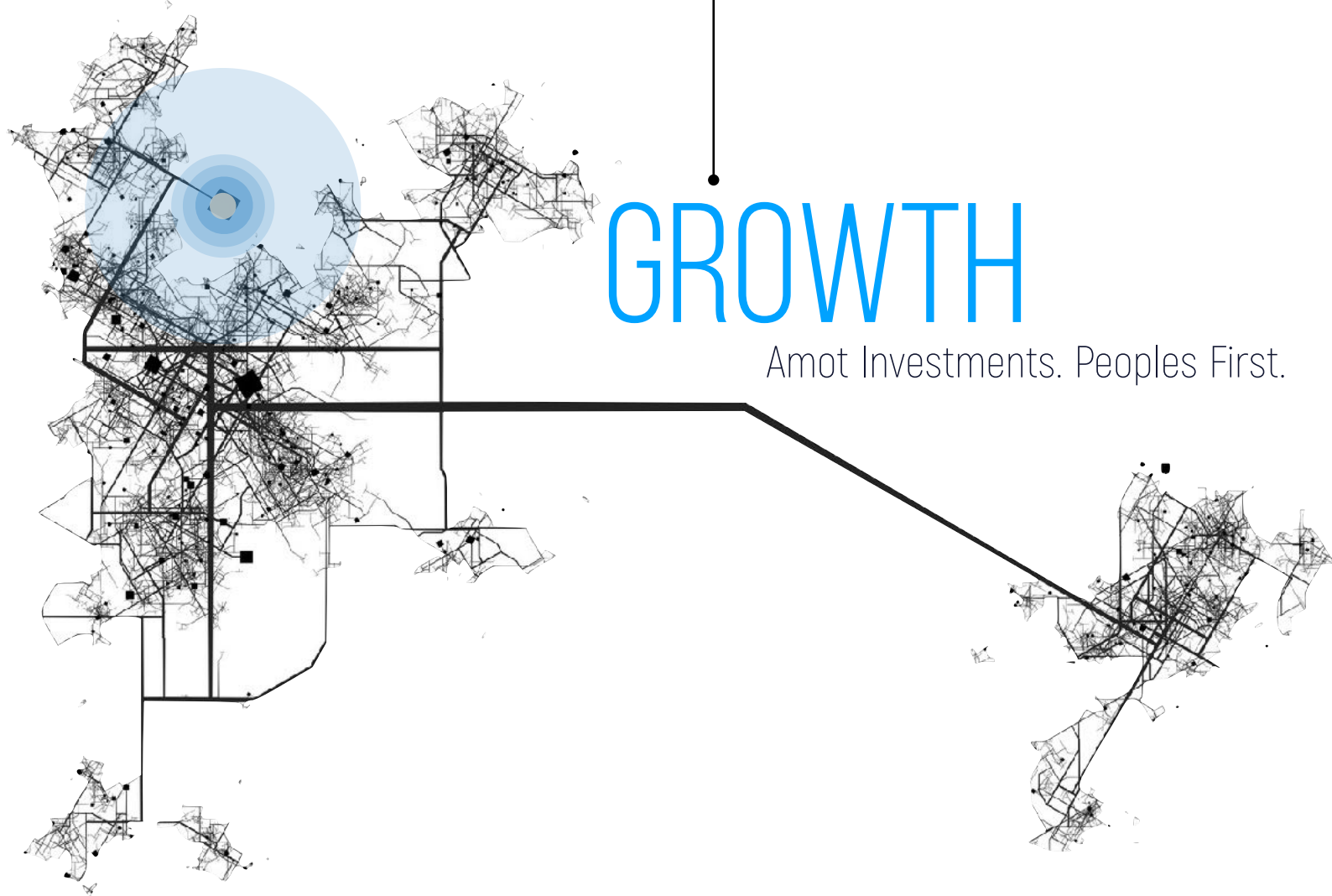
Value in million NIS
10,924



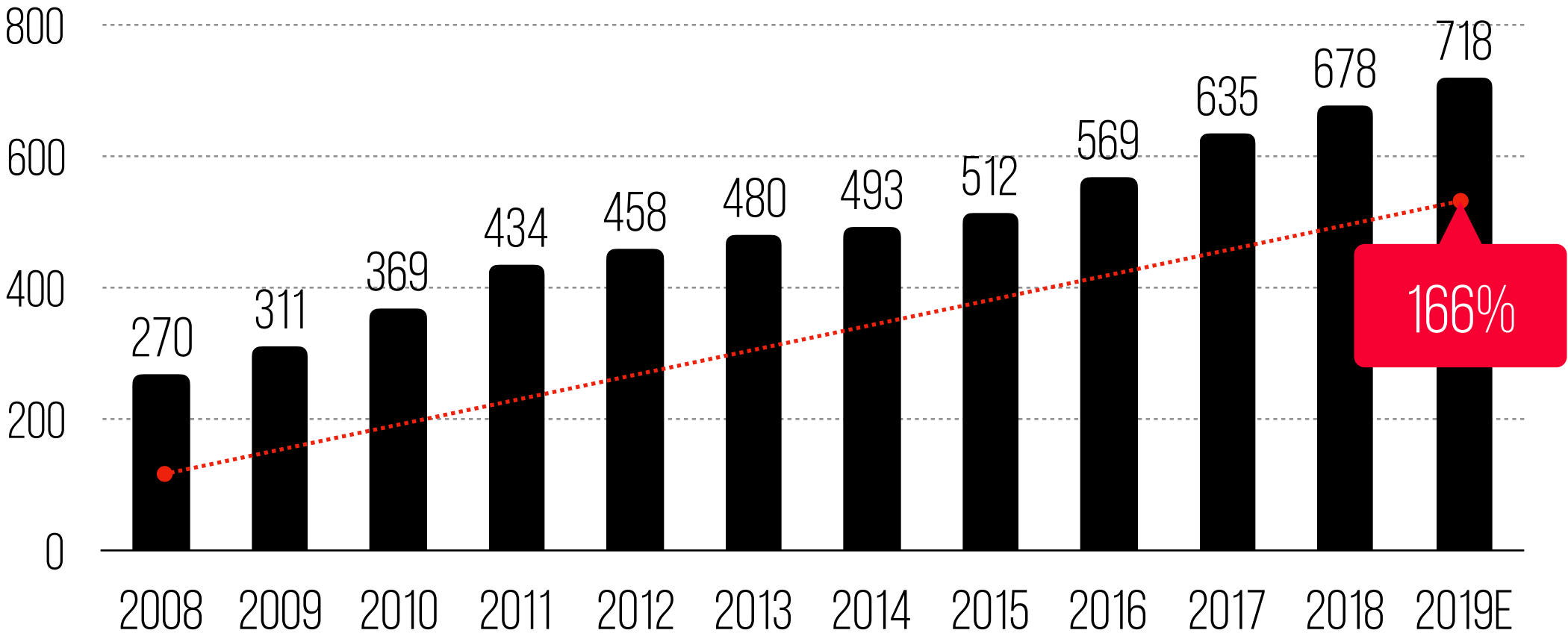
INVESTMENTS PROPERTIES

Segmentation of Income-
Producing Property Value

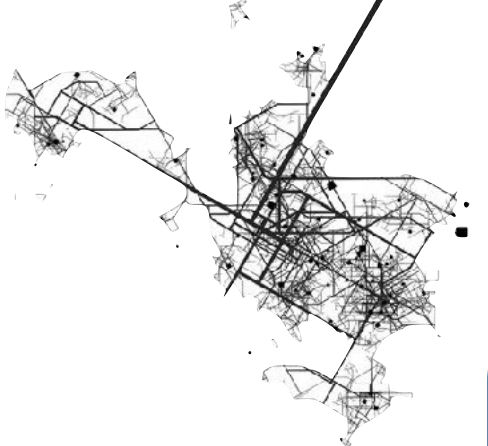
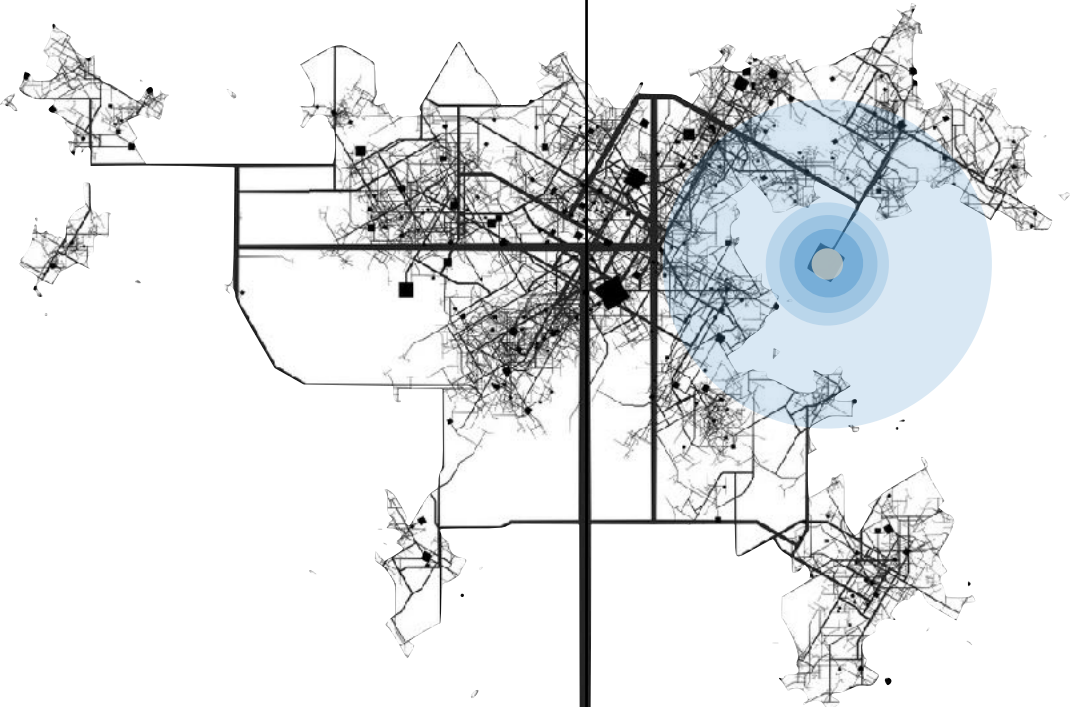
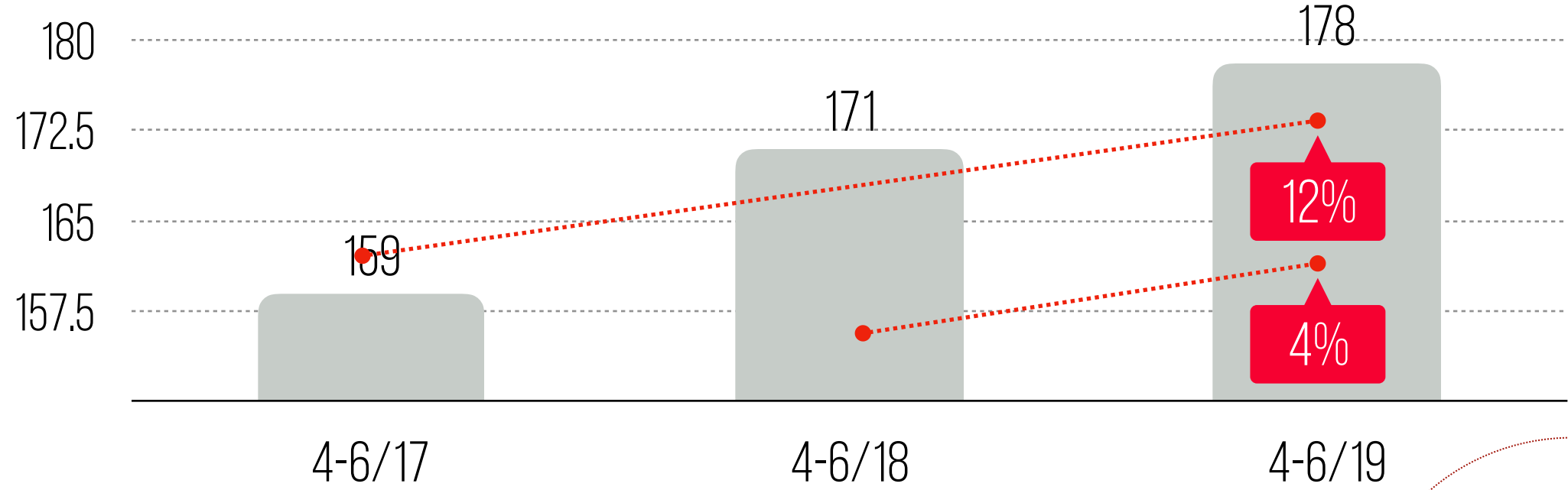




Continuous Growth in NOI –Annual-in millions NIS

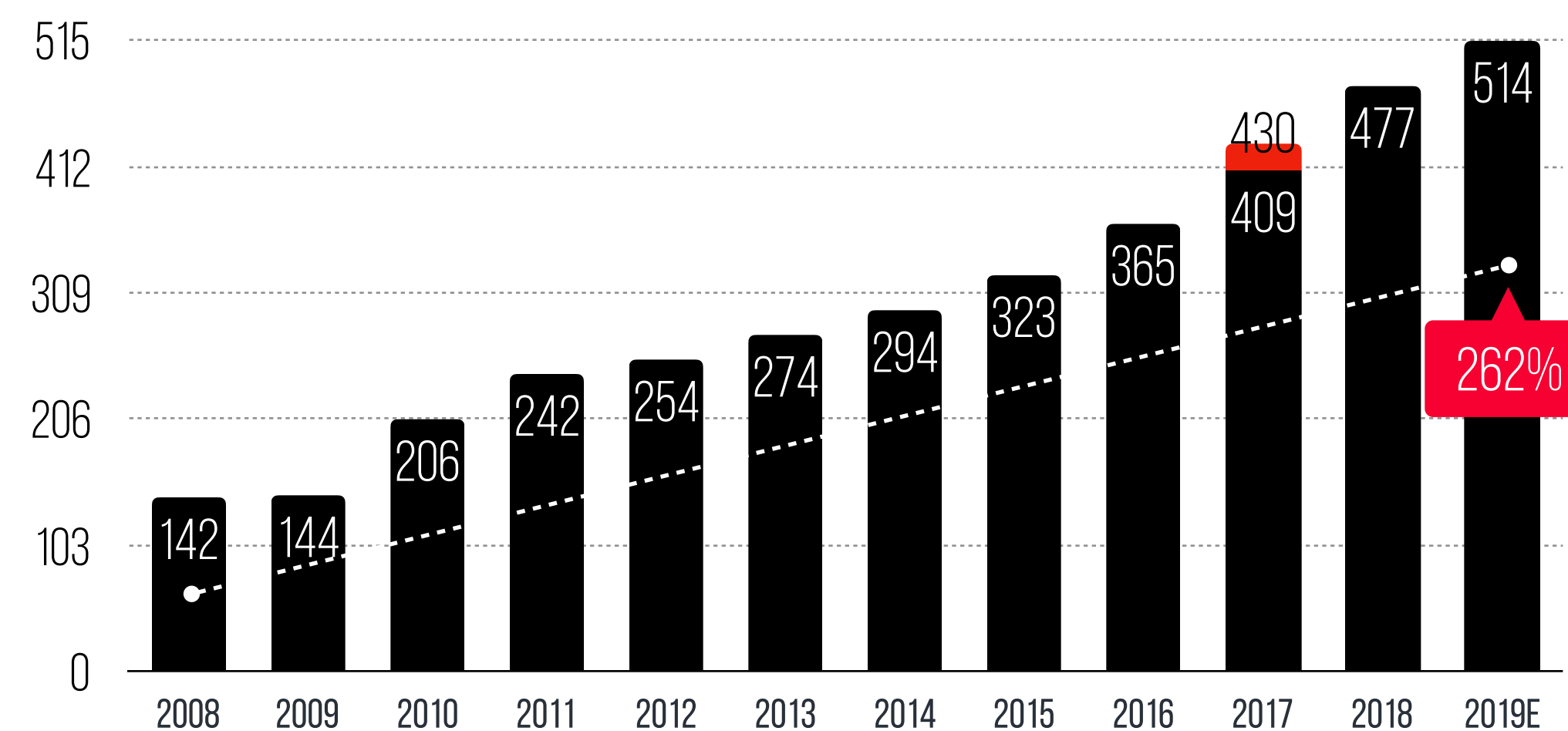


Continuous Growth in NOI –Quarterly-in millions NIS

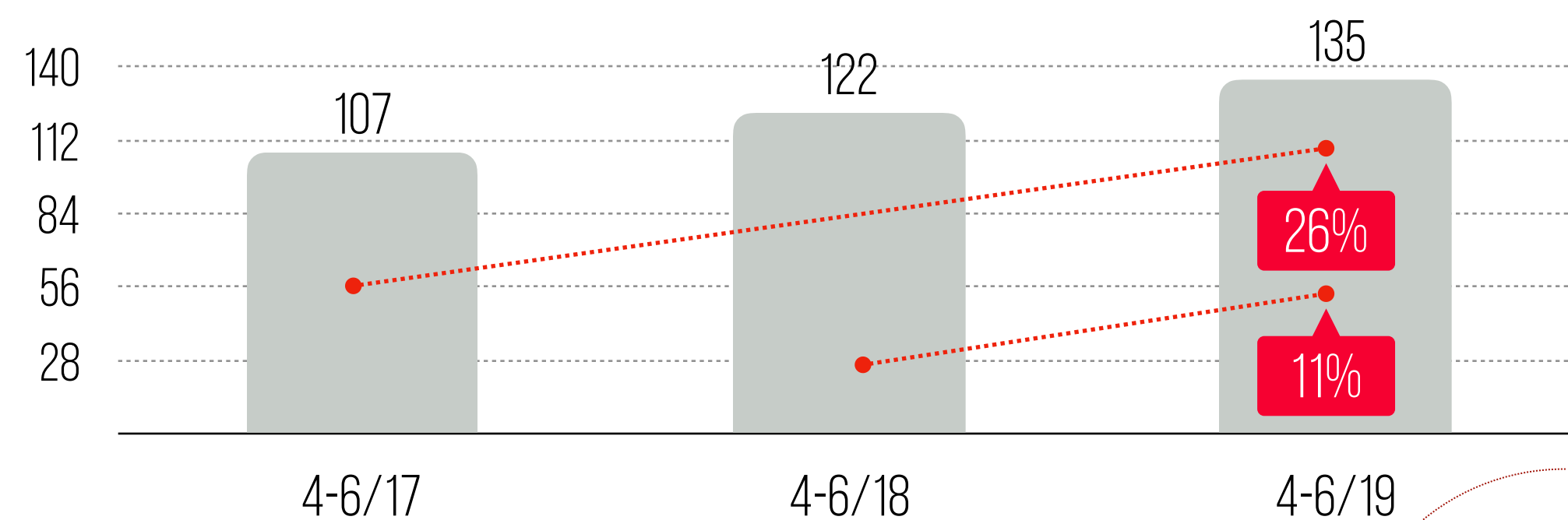


GROWTH
NOI ANNUAL AND QUARTERLY

Continuous Growth in FFO along with a Decrease in the Leverage Ratio- Annual - in millions NIS



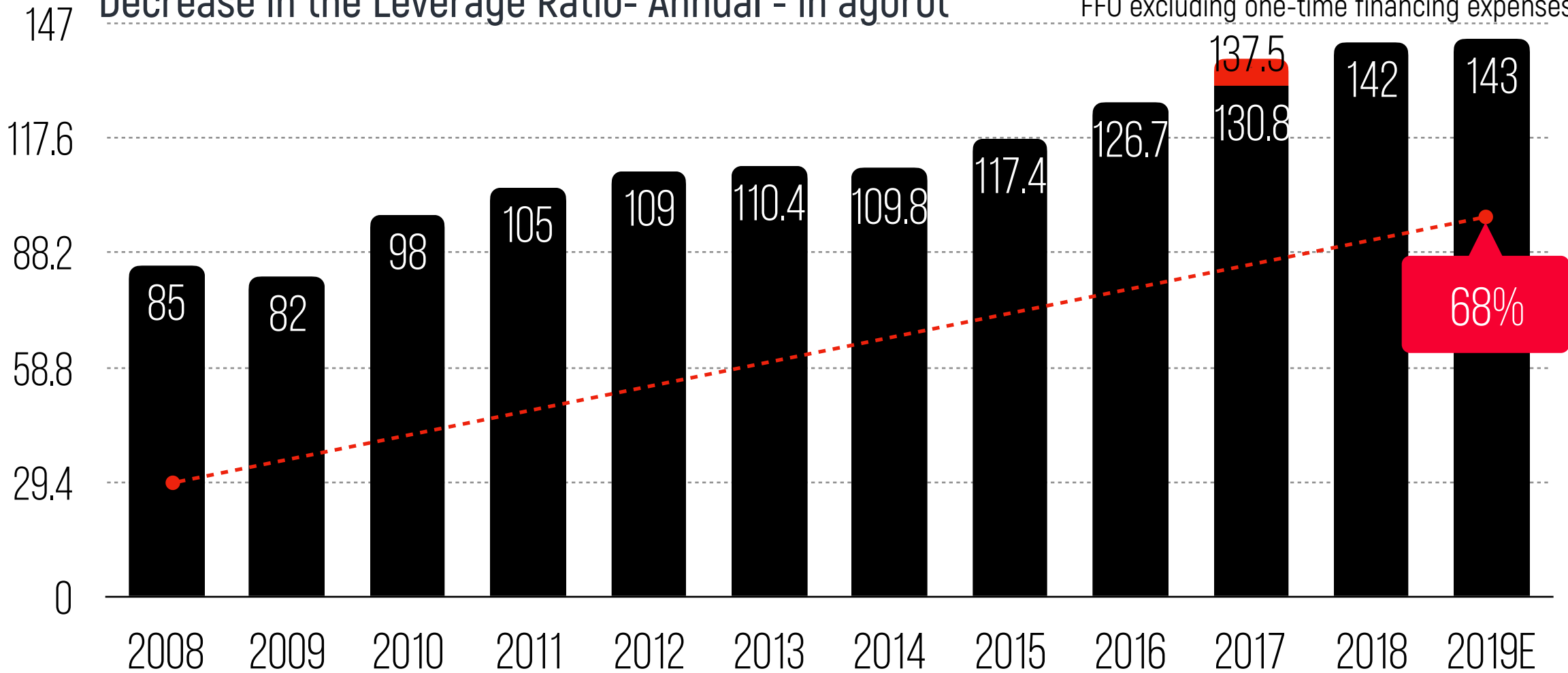
Continuous Growth in FFO along with a Decrease in the Leverage Ratio- Quarterly - in millions NIS



The effect of one - time financing expenses ●
FFO excluding one-time financing expenses ●

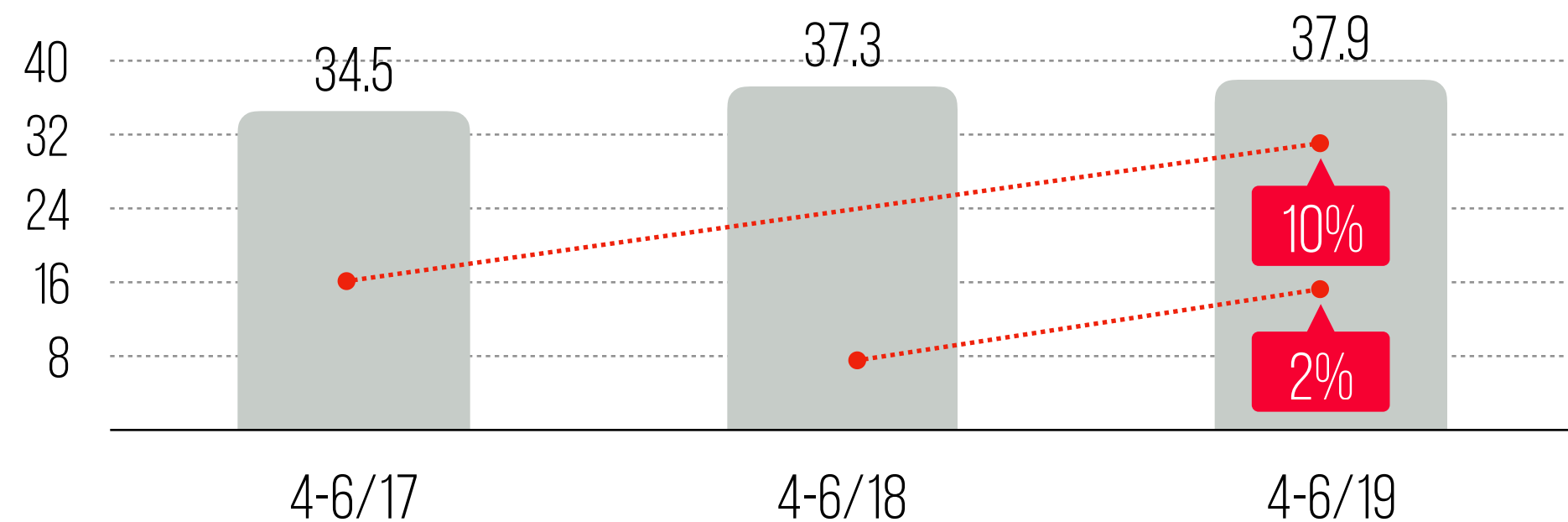
GROWTH
FFO ANNUAL AND
QUARTERLY

Continuous Growth in FFO per share along with a Decrease in the Leverage Ratio- Annual - in agorot



Following the issuance of 7.3 million shares and the exercise of 6 million Series 9 options, until the date of the financial statements, FFO per share diluted by 2.4% (3.5 agorot). Leverage rate decreased to 43%.

Continuous Growth in FFO per share along with a Decrease in the Leverage Ratio- Quarterly - in agorot

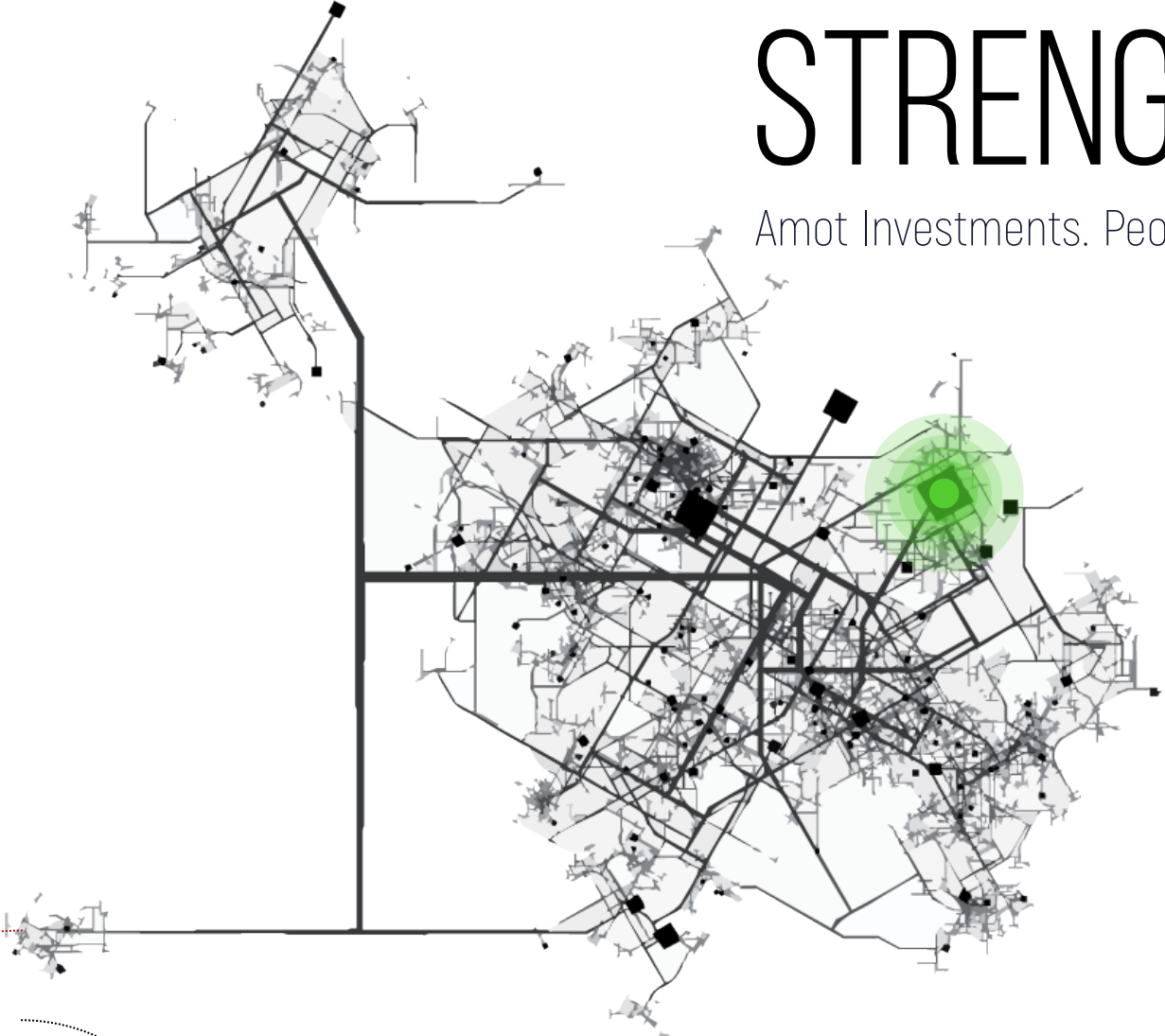


FFO per share in 1-6.19 amounted to 37.9 agorot, compared to 37.3 agorot in the same period last year, representing an increase of 2%, with an increase of 8% in the number of weighted shares. Leverage rate decreased by 3% compared to 6/30/2018.

FFO **GROWTH**
PER SHARE

FINANCIAL STRENGTH

Amot Investments. Peoples First.



Bonds

5,131 | 88%

Banks

366 | 6%

Commercial Papers

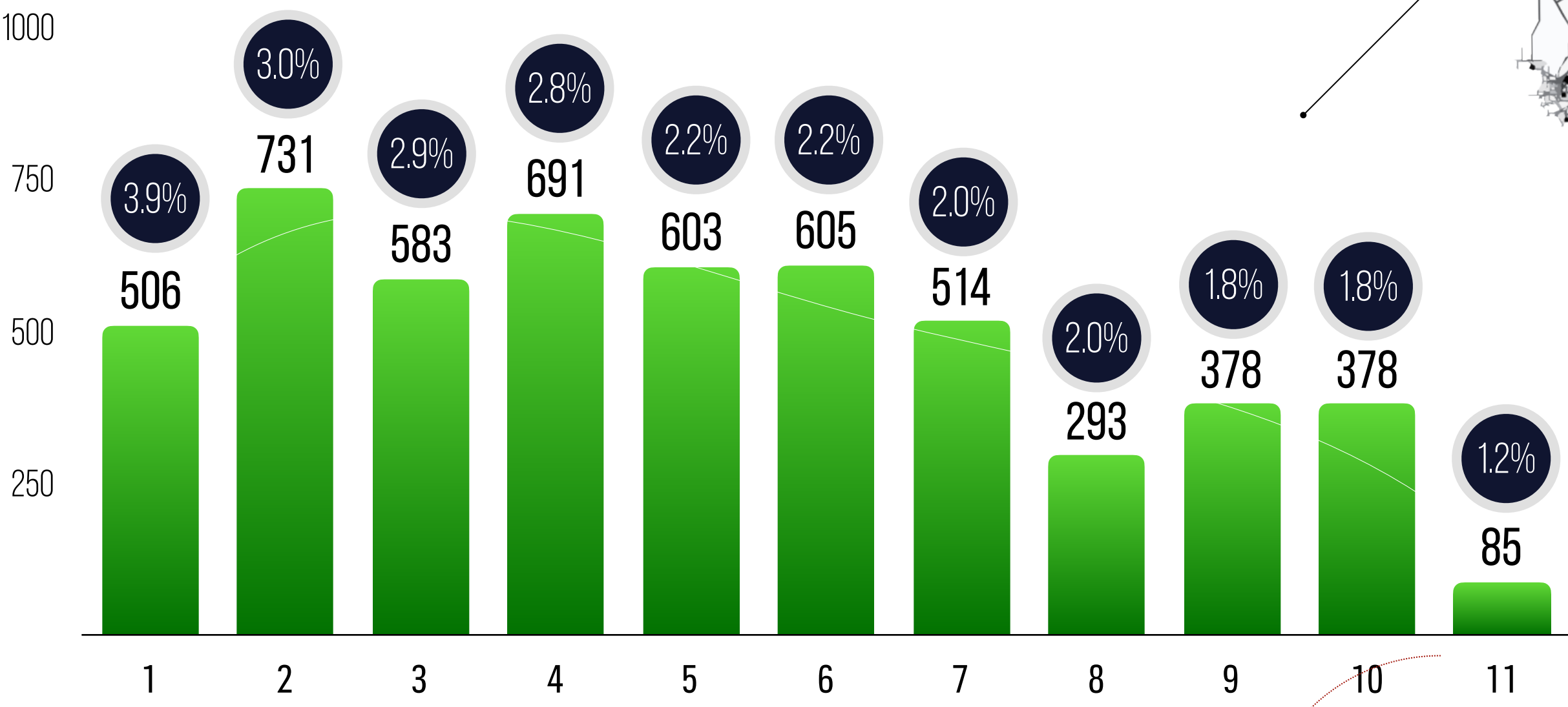
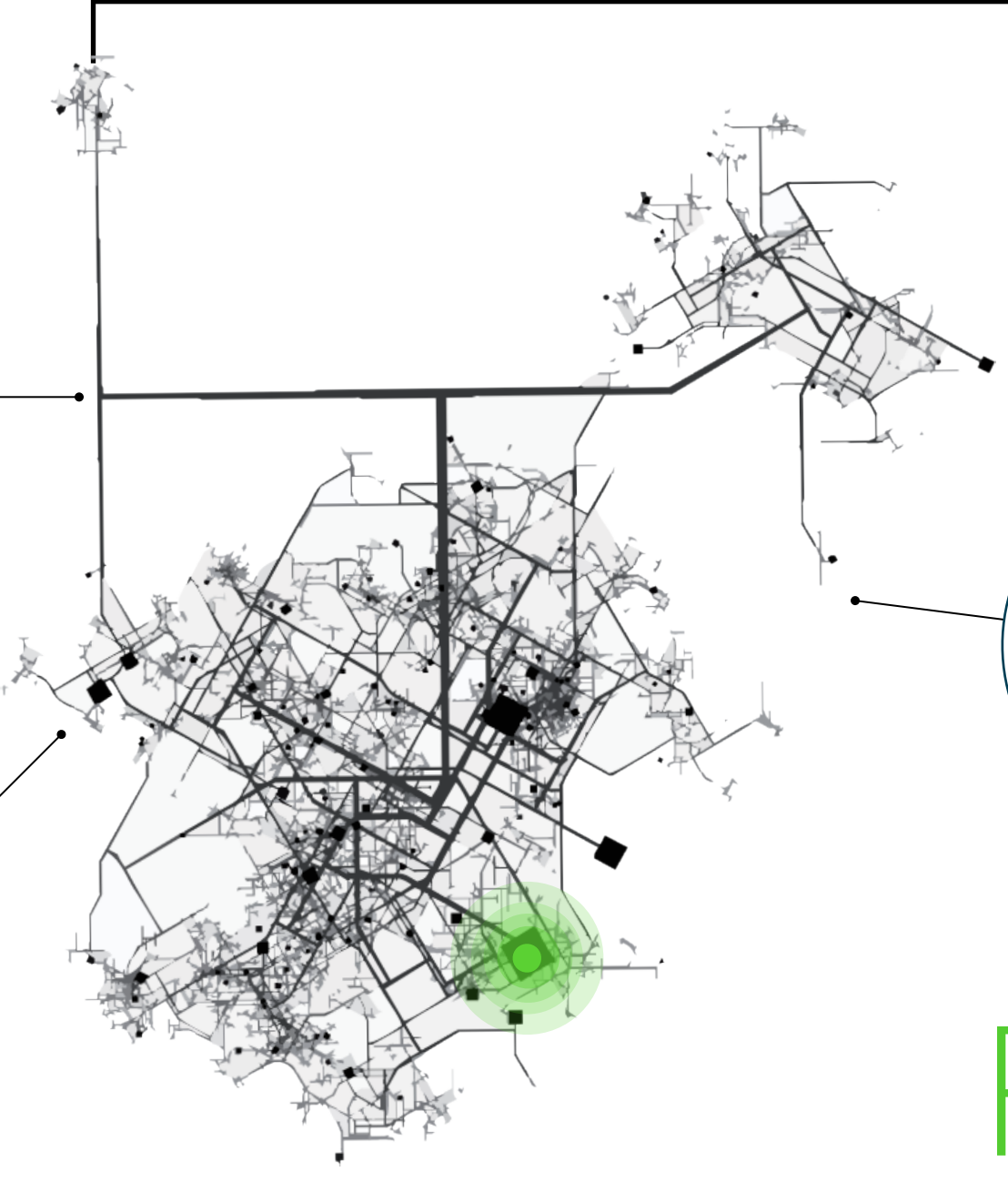
344 | 6%



FINANCIAL STRENGTH

Debt Structure – Expanded
Consolidated-in NIS thousands





Each year begins in 7\1 and ended in 6\30

FINANCIAL STRENGTH

The spread of repayments over the years under the assumption of renewal of the floating rate, with a decrease in the effective interest rate

 Effective interest rate



Cash and cash equivalents in the amount of **817** millions NIS

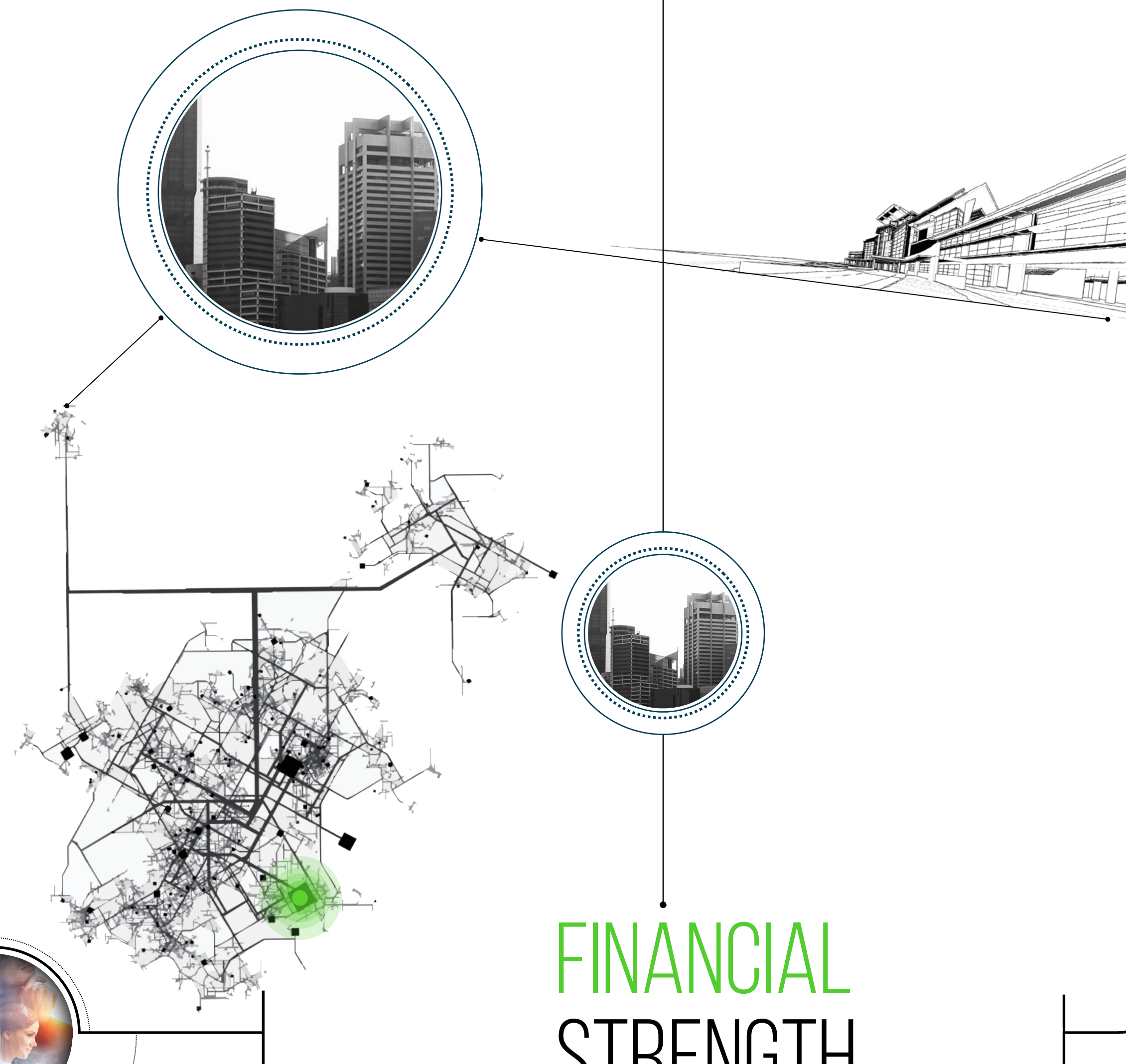
All of the Company's assets are unsecured except for assets valued at 3% which is held with partners.

Credit facilities in the amount of **800** millions NIS

Rating AA by Maalot and Midroog

Average duration of debt – **4.5** years

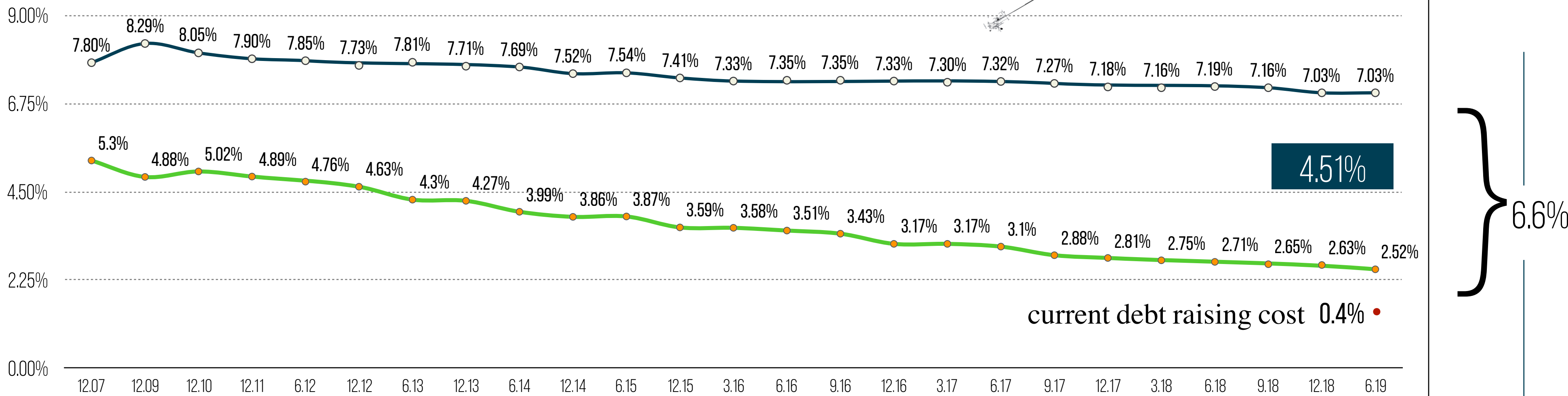
Weighted effective linked interest (excluding commercial papers) – **2.52%**



**FINANCIAL
STRENGTH**

Weighted Cap Rate

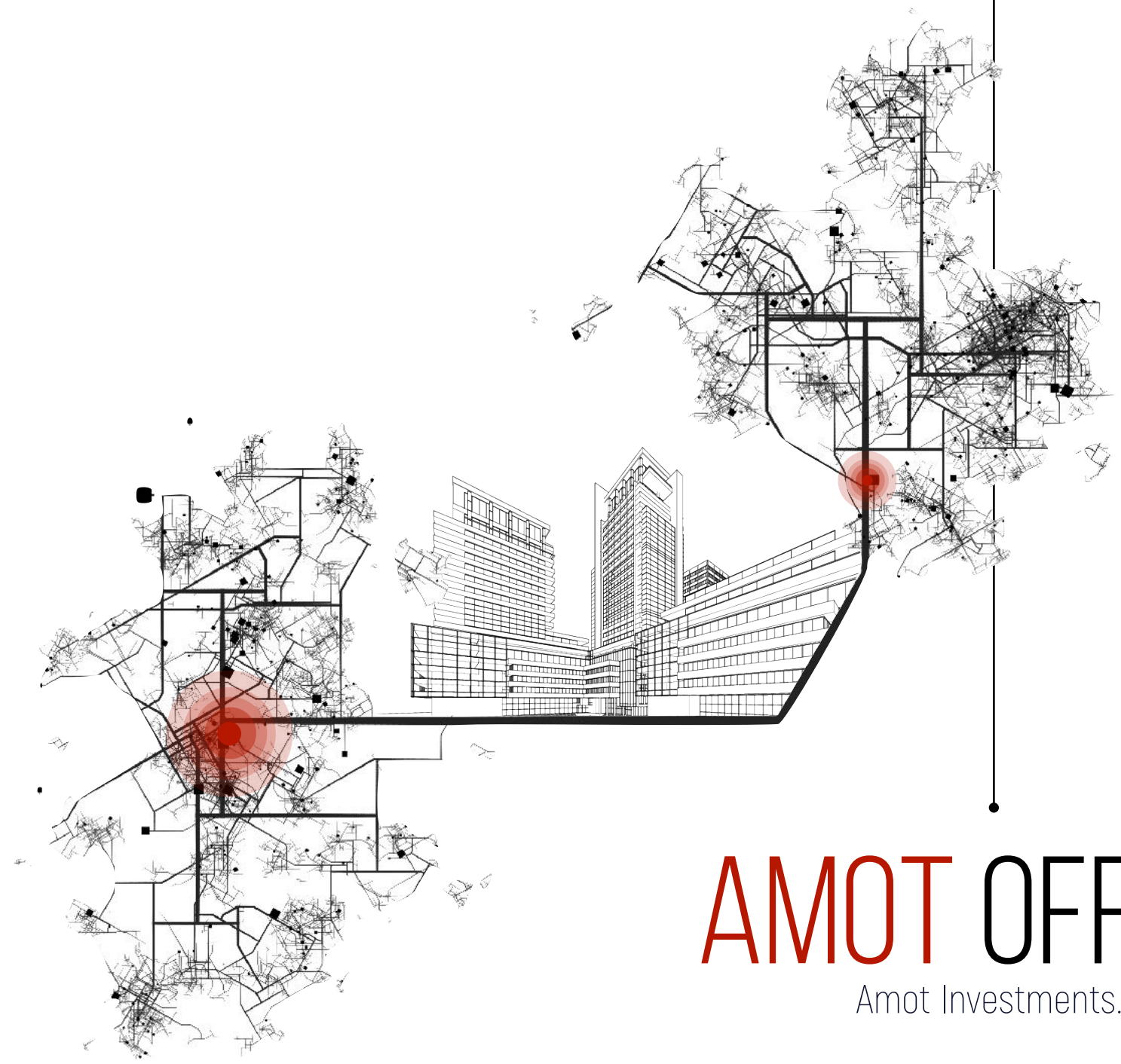
Weighted Debt Cost



Current debt raising cost based on company's bond market price (series number 4), 6 years duration, as of August 1, 2019

FINANCIAL STRENGTH

The Change in the Weighted Capitalization Rate Relative to the Change in the Company's Weighted linked Interest Rate



AMOT OFFICES

Amot Investments. Peoples First.





The fair value as of 6/30/2019 is approximately 6.1 billions NIS

The NOI from offices in 1-6/19 is 189 millions NIS

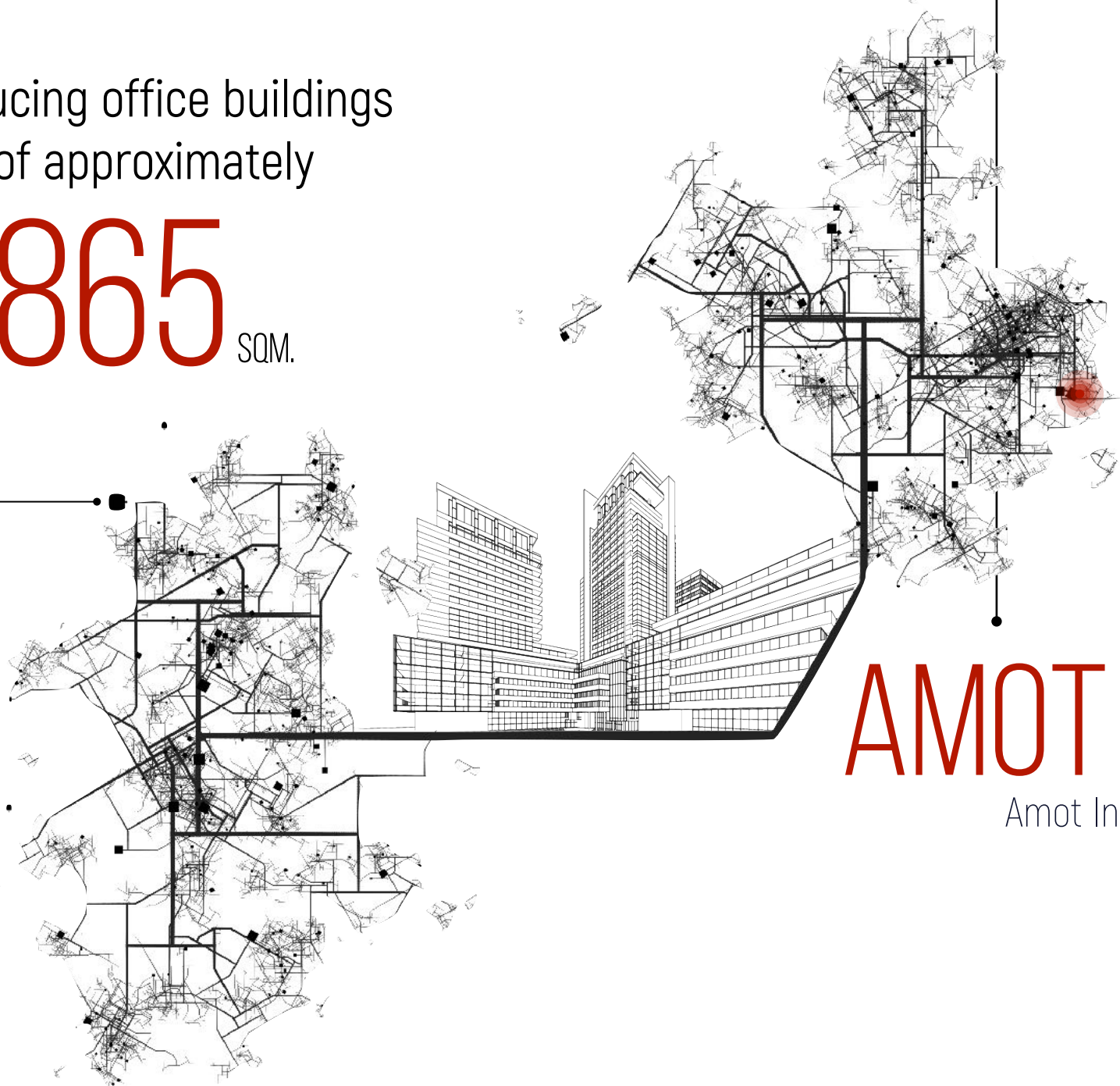
64% of the value of offices located in the Tel Aviv metro area

The average contractual-renting duration is 3-5 years
(20% of rental agreements are renewed each year)

Income producing office buildings with an area of approximately

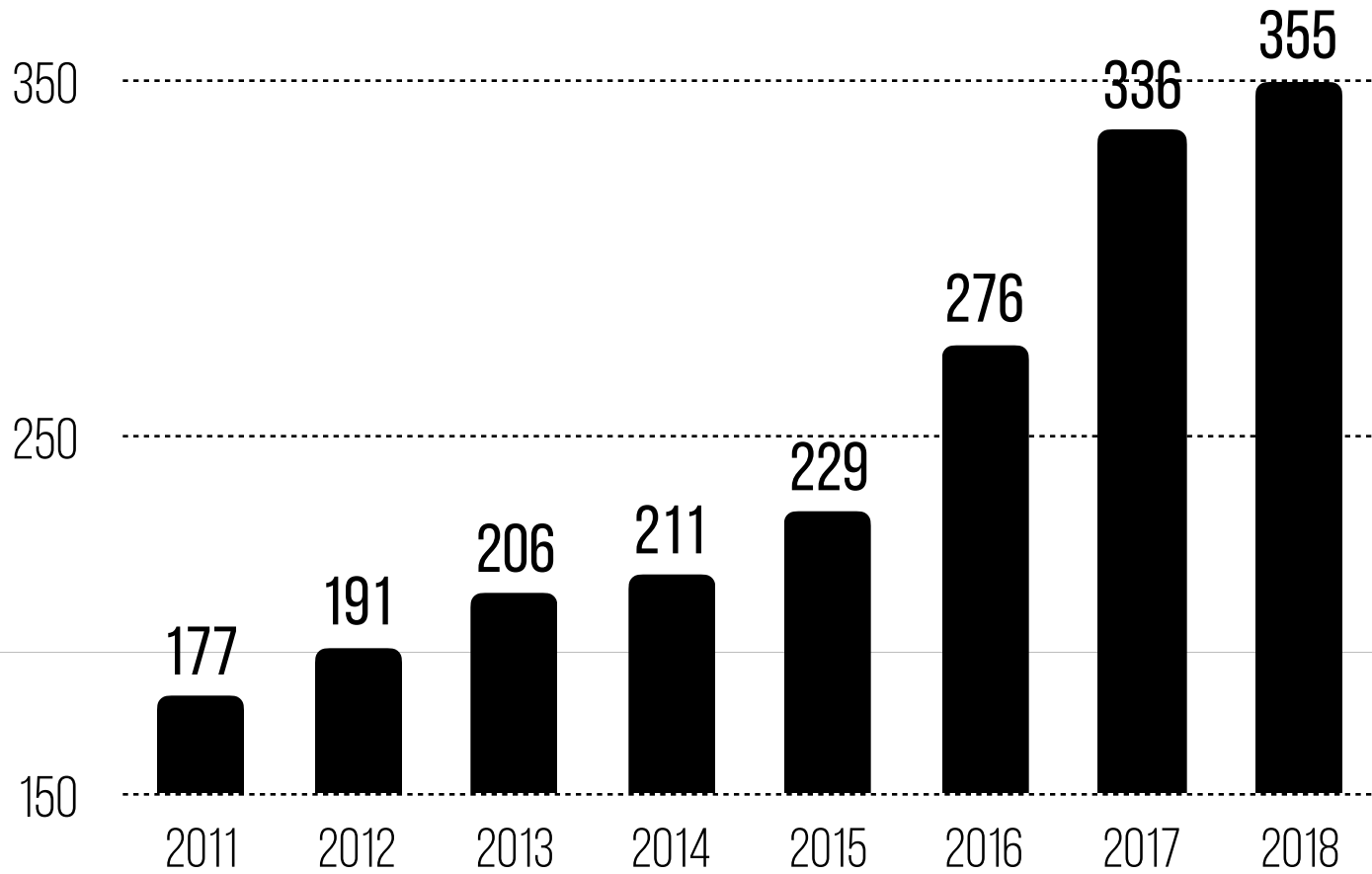
390,865 SQM.

As of 6/30/2019 the occupancy rate in office space is 95.5%



AMOT OFFICES
Amot Investments. Peoples First.

NOI FROM OFFICES



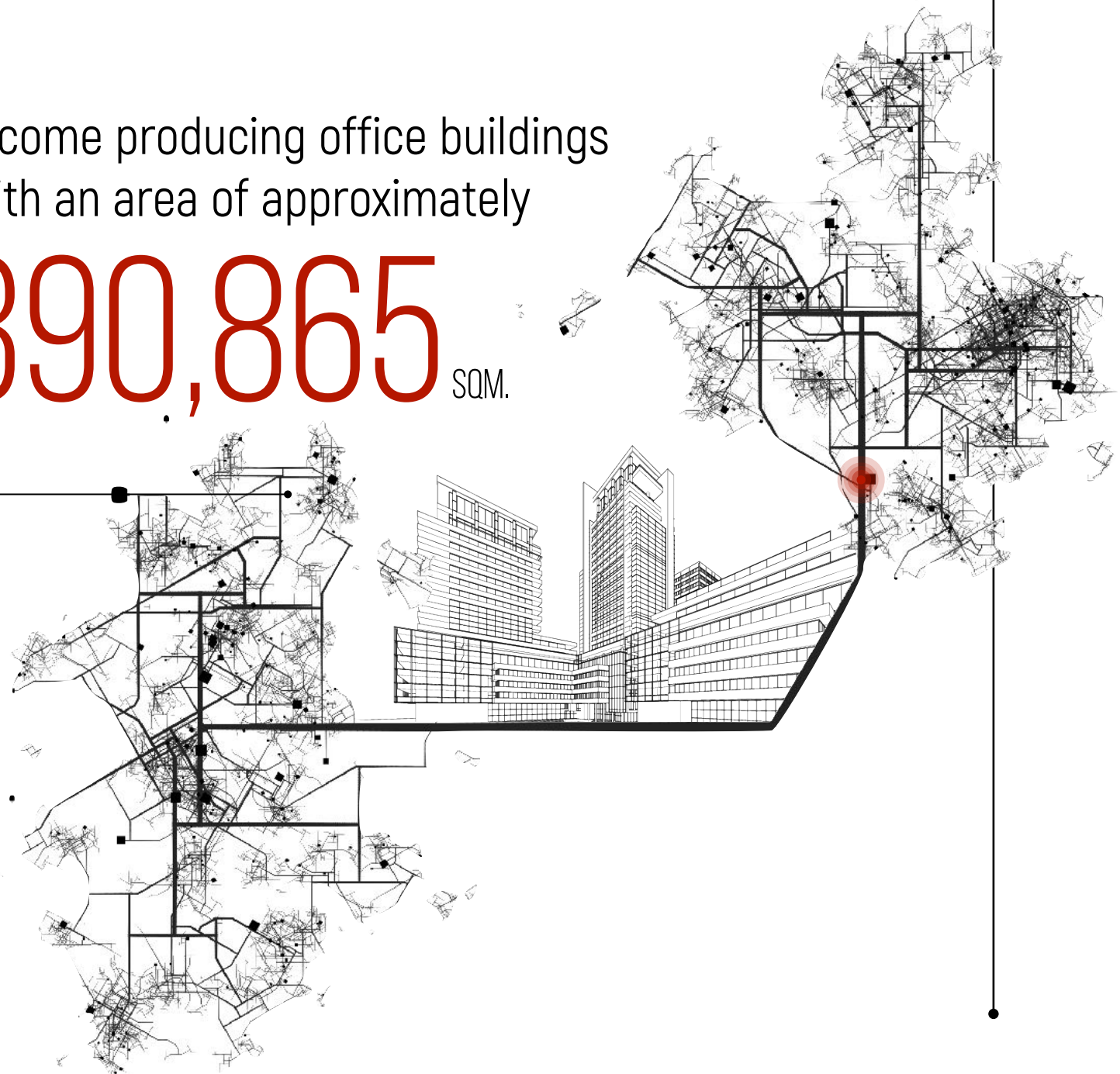
TOHA Tower	Europe House	Hayetzira House	Dubnov 10
Atrium Tower	Vered House	Tim House	Amot Mevasseret Zion
Platinum Tower	Amot Park Afek	Pliner House	Habarzel 30
Amot Investments Tower	Verint House	Amot Communications House	Yahav House
Ziviel House, Ramat Hahayal	Amot Hakiriya	Moshe Aviv Tower	Maccabi Netanya
HP Yehud	Hame'a Tower	Amot Haifa House	
Amot Law House	Merkazim 2001	Hotzvim mountain	
Amot Insurance House			

Properties

Representative assets

Income producing office buildings
with an area of approximately

390,865 SQM.



AMOT OFFICES

Amot Investments. Peoples First.





AMOT RETAIL

Amot Investments. Peoples First.



The fair value as of 6/30/2019
is approximately 2.2 billions NIS

As of 6/30/2019 the occupancy
rate in malls and shopping centers
is 96.6%

The NOI from shopping centers
and malls in 1-6/19 is 73 millions
NIS

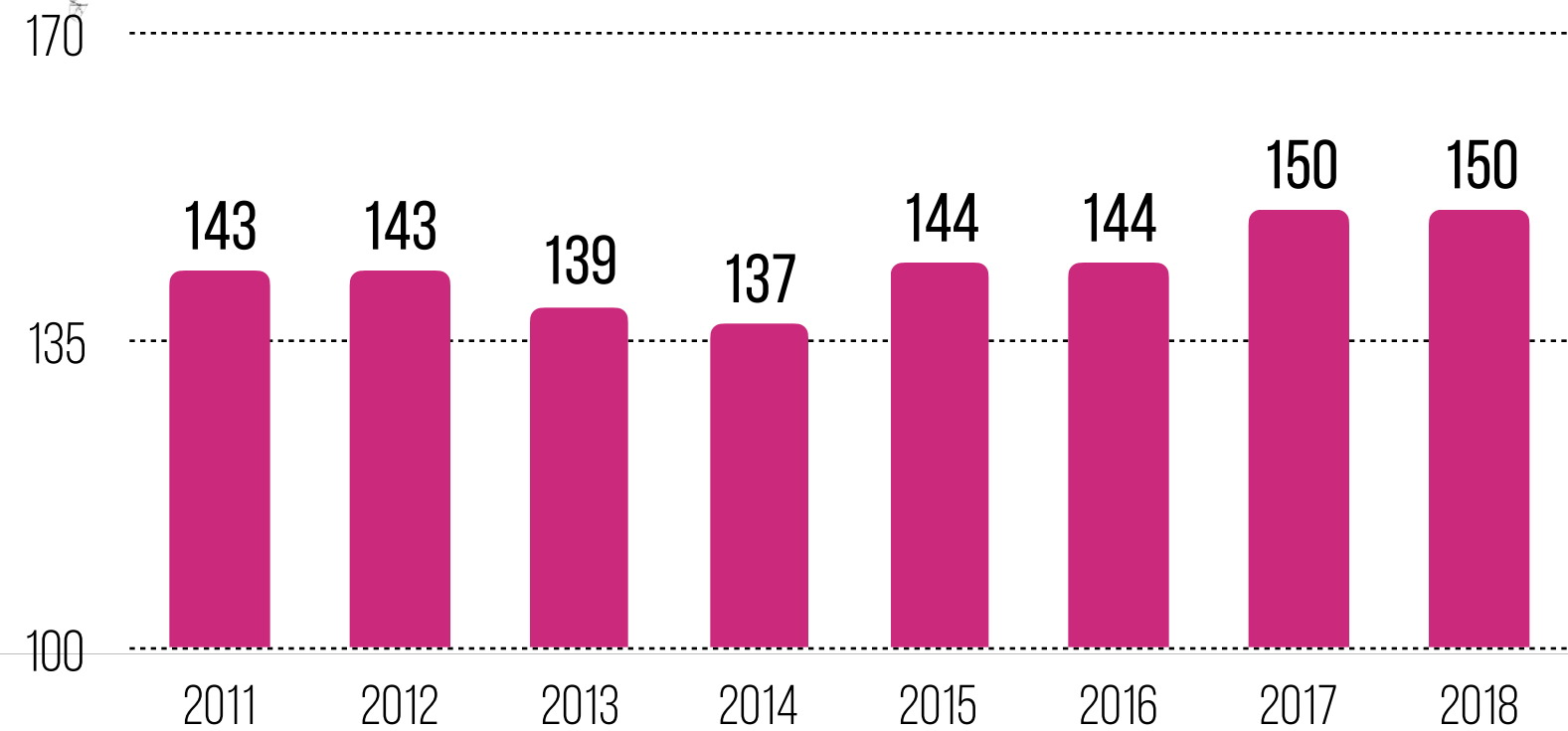


AMOT RETAIL



Amot Investments. Peoples First.

NOI FROM SHOPPING CENTERS AND MALLS



Arim Mall, Kfar Saba

Merkazit Mall,
Jerusalem

Neve Ze'ev, Beer Sheva

124 Mall, Iben Gvirol,
Tel Aviv

Kiryat Ono Mall

Hutzot Alonim Mall

Amot Max, Beer Sheva

Merkaz h'kirya Ashdod

Orot Mall, Or Akiva

Center Hagalil, Rosh
Pina

My Center, Carmiel

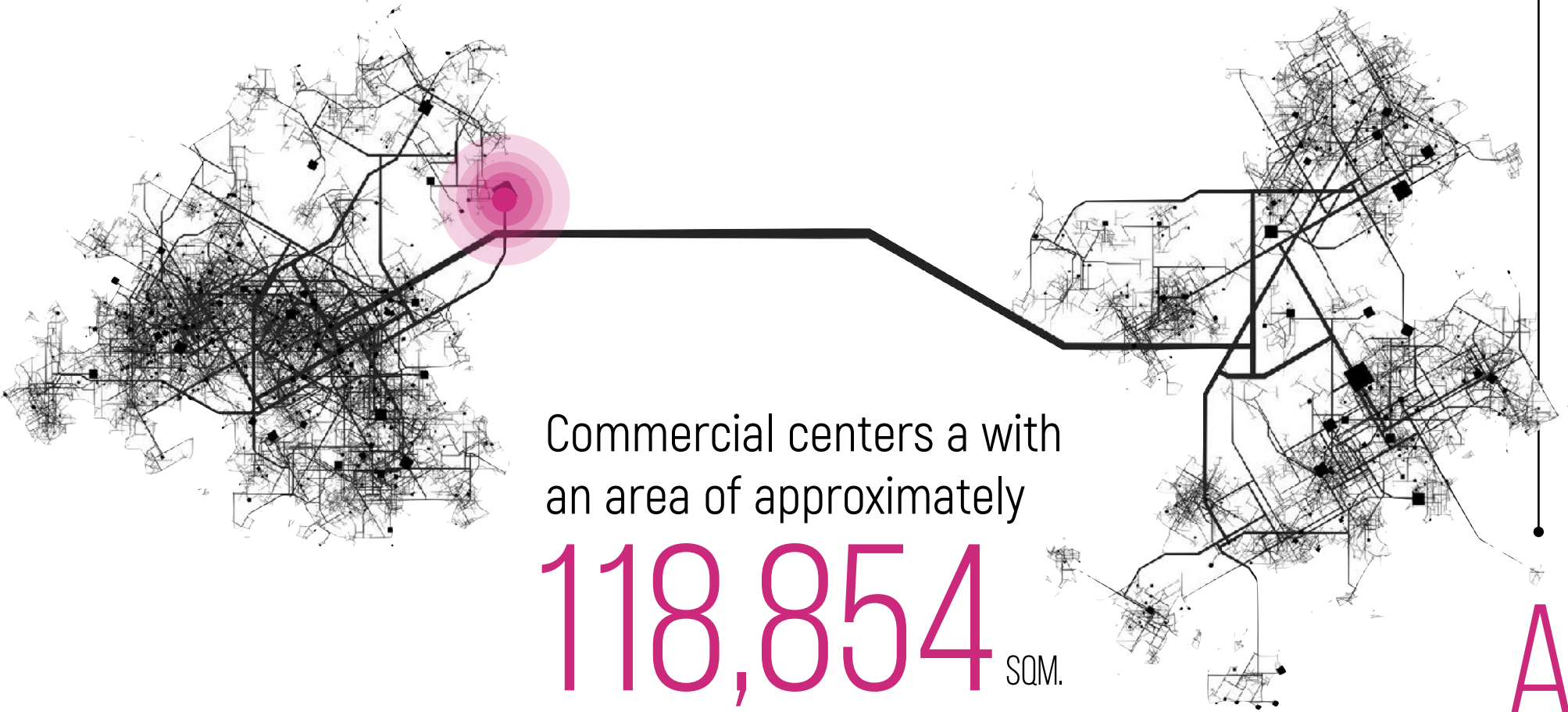
Brodetzky, Ramat Aviv

Bat Hadar, Ashkelon

Bat Hadar, Ashkelon

Properties

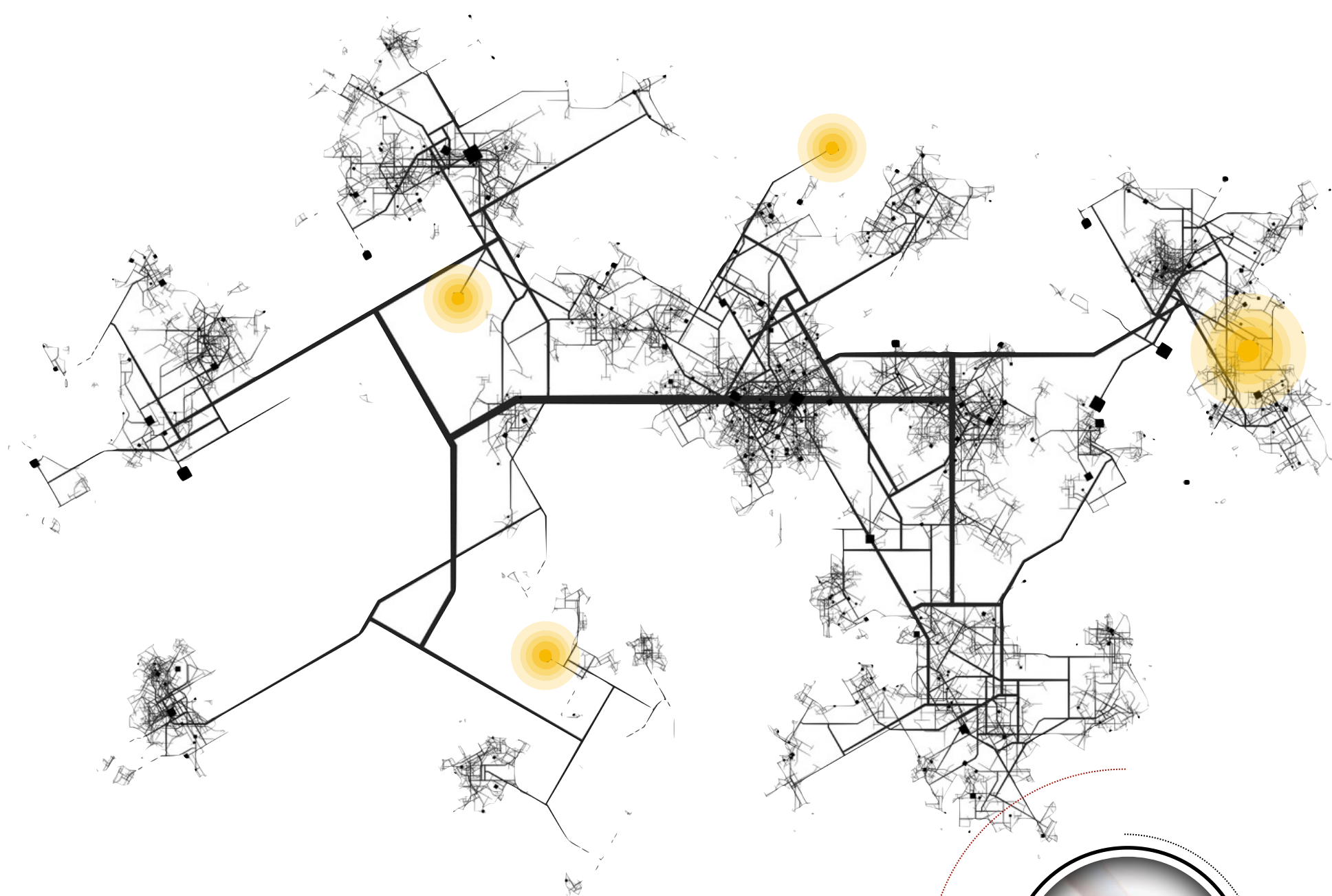
Representative assets



AMOT
COMMERCIAL

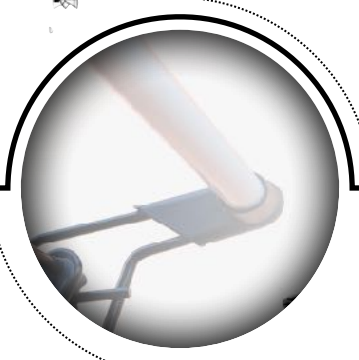
Amot Investments. Peoples First.





AMOT SUPERMARKETS

Amot Investments. Peoples First.

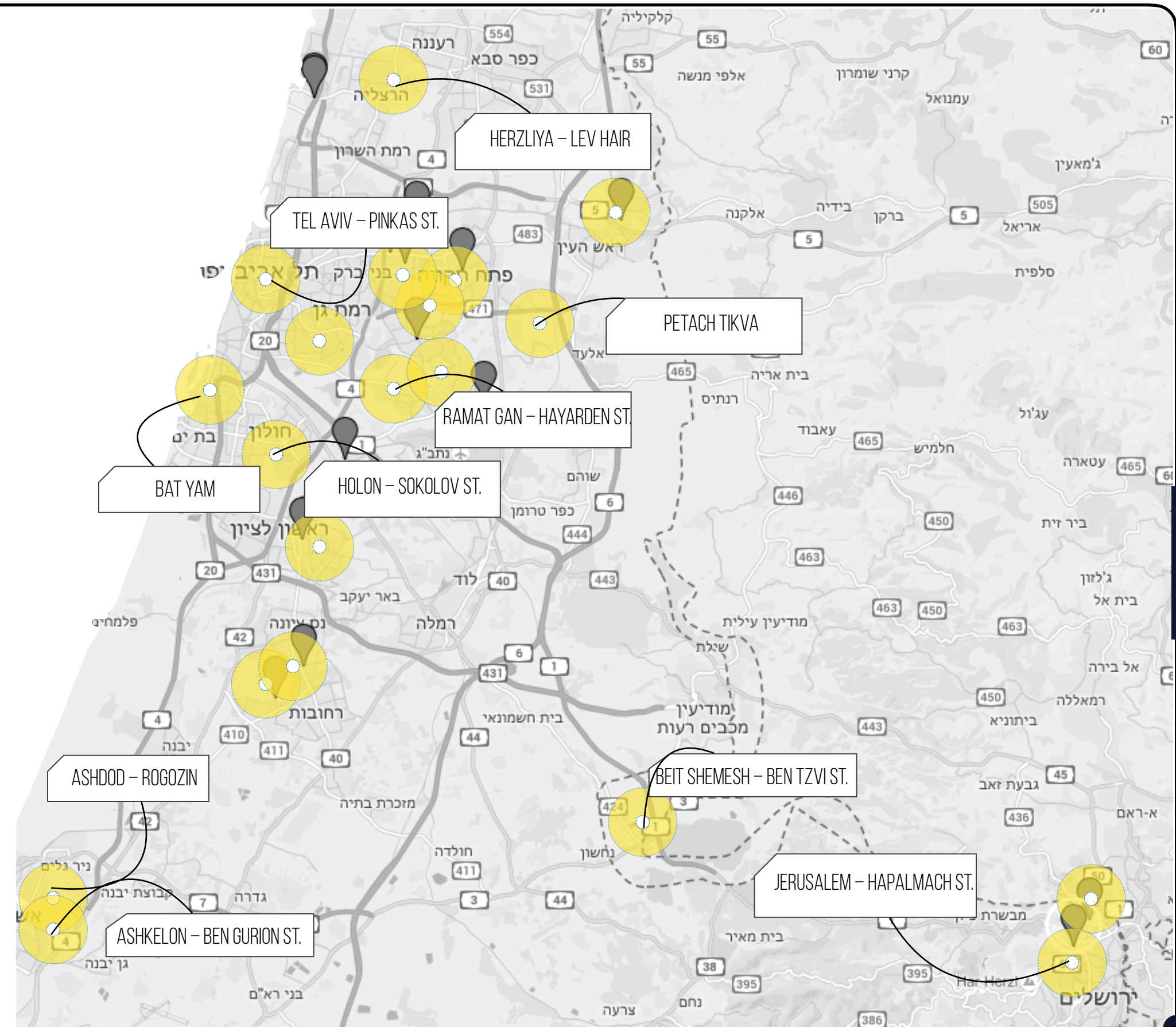




Supermarkets with an area
of approximately
38,889 SQM.

AMOT SUPERMARKETS

Amot Investments. Peoples First.





Supermarkets with an area
of approximately

38,889 SQM.

AMOT SUPERMARKETS

Amot Investments. Peoples First.

Mega – Anbar Holon

Mega – Ashdod

Mega – Bavli

Shufersal – Givatayim Weizman

Mega – Gilat Beer Sheva

Mega – Dimona

Shufersal – South Givatayim

Mega – Hadar Weizman

Mega – Lev HaIr Herzliya

Mega –Erel Tower

Mega – Nahum Tower

Mega – Ne’ot Rachel

Mega – Neve Amirim

Supermarket – Arad

Mega – Hafetz Haim

Mega – Ramat Efal

Mega – Raanana

Victory – Hyper Ashkelon

Victory – Raanana

Rami Levy – Ezdirect

Shufersal – Kfar Saba

Shufersal – Nazareth Illit

Shufersal – Carmiel

Shufersal – Yizraelia

Super-Sapir – Akko

Shufersal – Kiryat Eliezer

Shufersal – Motzkin

Shufersal – Hayarden

Shufersal – Or Yehuda

Shufersal – Kiryat Shprinzak

Supermarket – Beit Shemesh

Co-op – Hapalmach

Co-op – Kiryat Yam

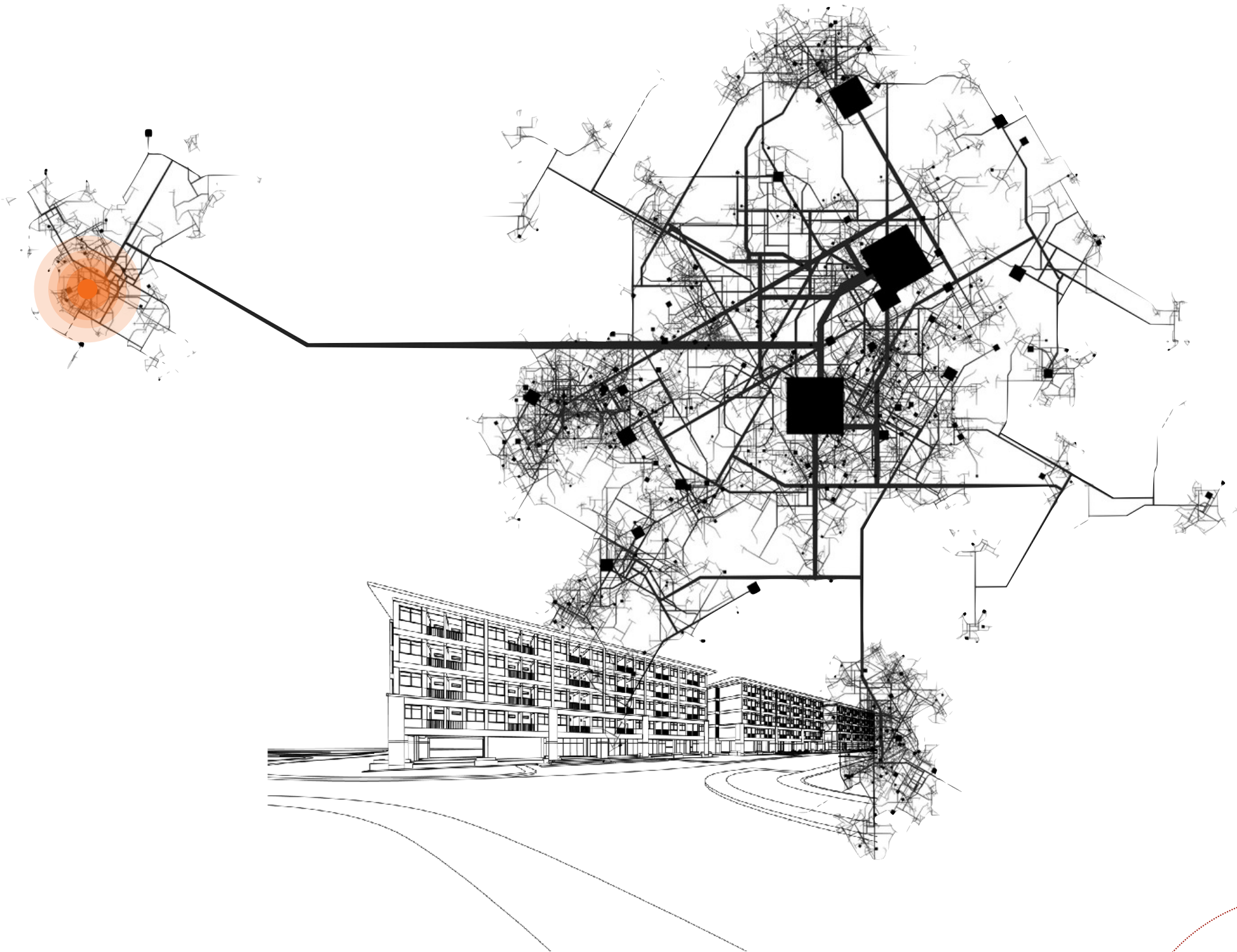
Co-op – Kiryat Menachem

Levkowitz – Givat Hamoreh

Super Sapir – Tzfat

Properties

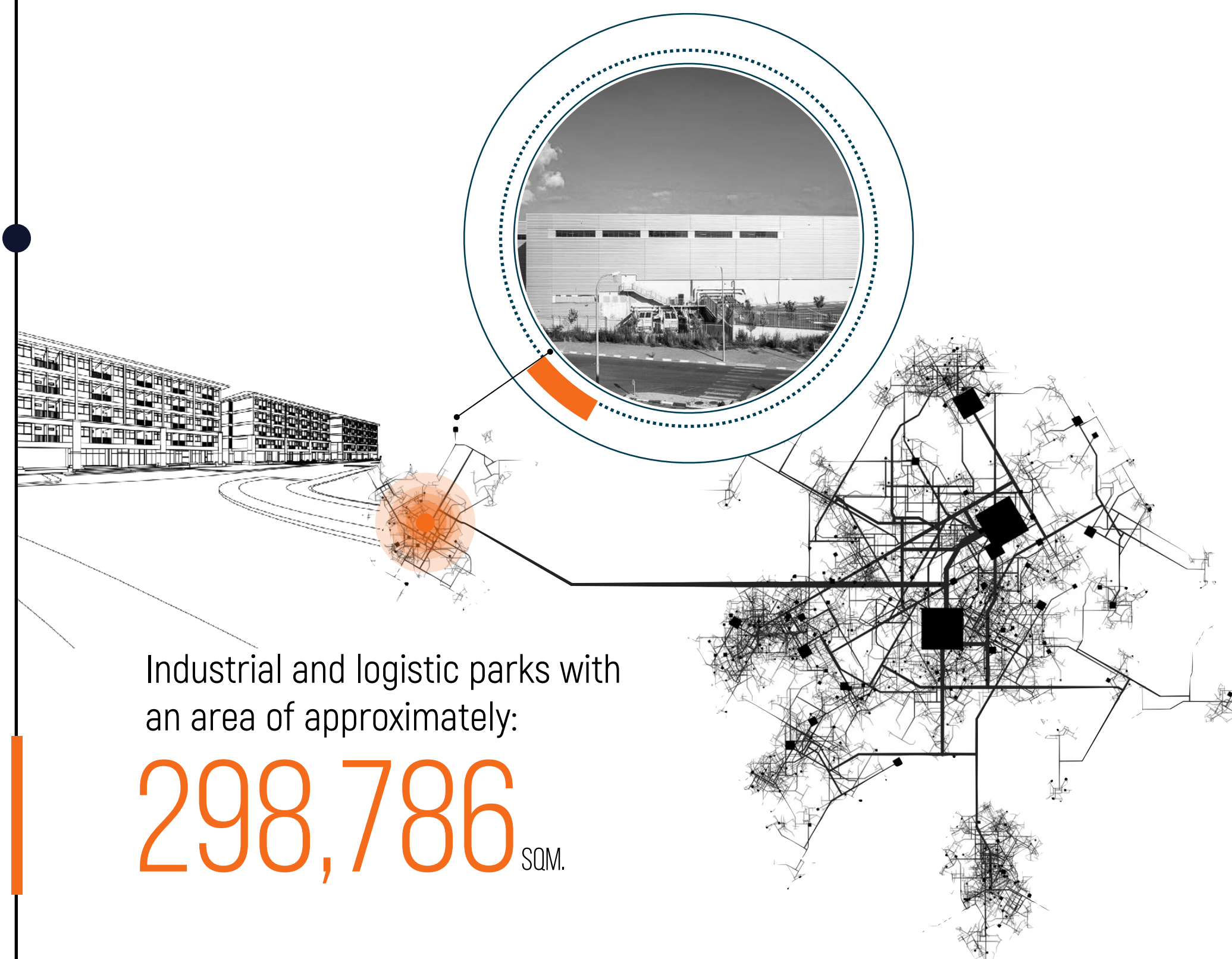
List of supermarkets



AMOT INDUSTRIAL AND LOGISTIC PARKS

Amot Investments. Peoples First.





AMOT INDUSTRIAL AND LOGISTIC PARKS

Amot Investments. Peoples First.



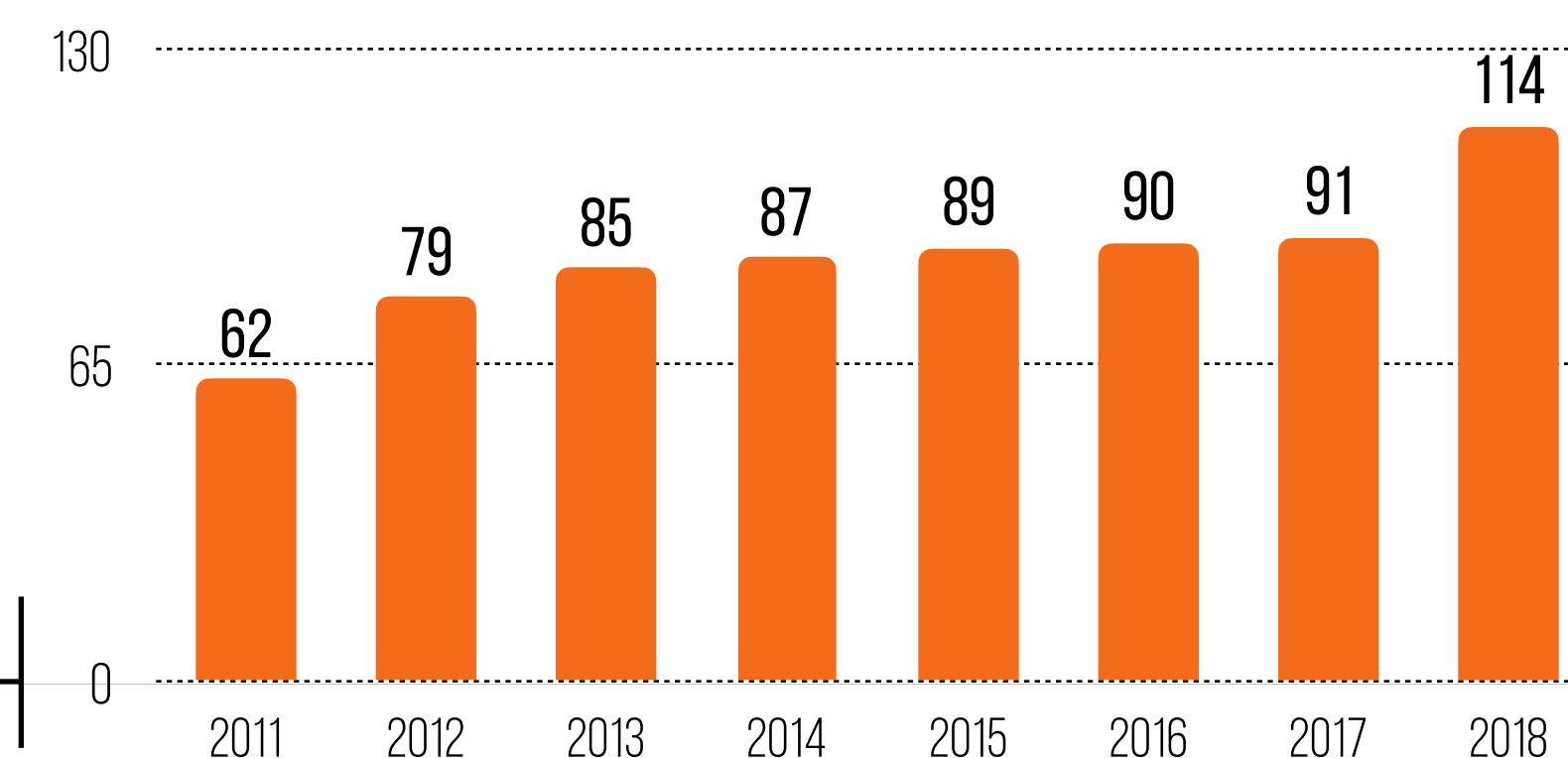
The fair value as of 6/30/2019 is approximately 1.7 billions NIS

As of 6/30/2019 the occupancy rate is 98.8%

The NOI from industrial and logistics in 1-6/19 is 61 millions NIS

The scope of new logistics centers purchased during 2018 is approximately 425 millions NIS

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



Poleg Park

Rehovot Park

Amot Modi'in

Si'im Park

Tech Park Yavne

Frenkel Caesarea

Amot Hamada

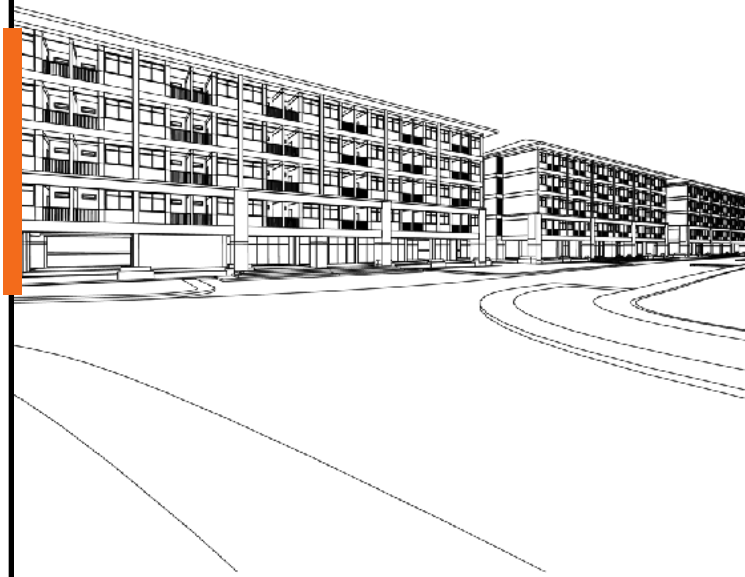
Best Carton

Amot Ariel

Amot Park Tech

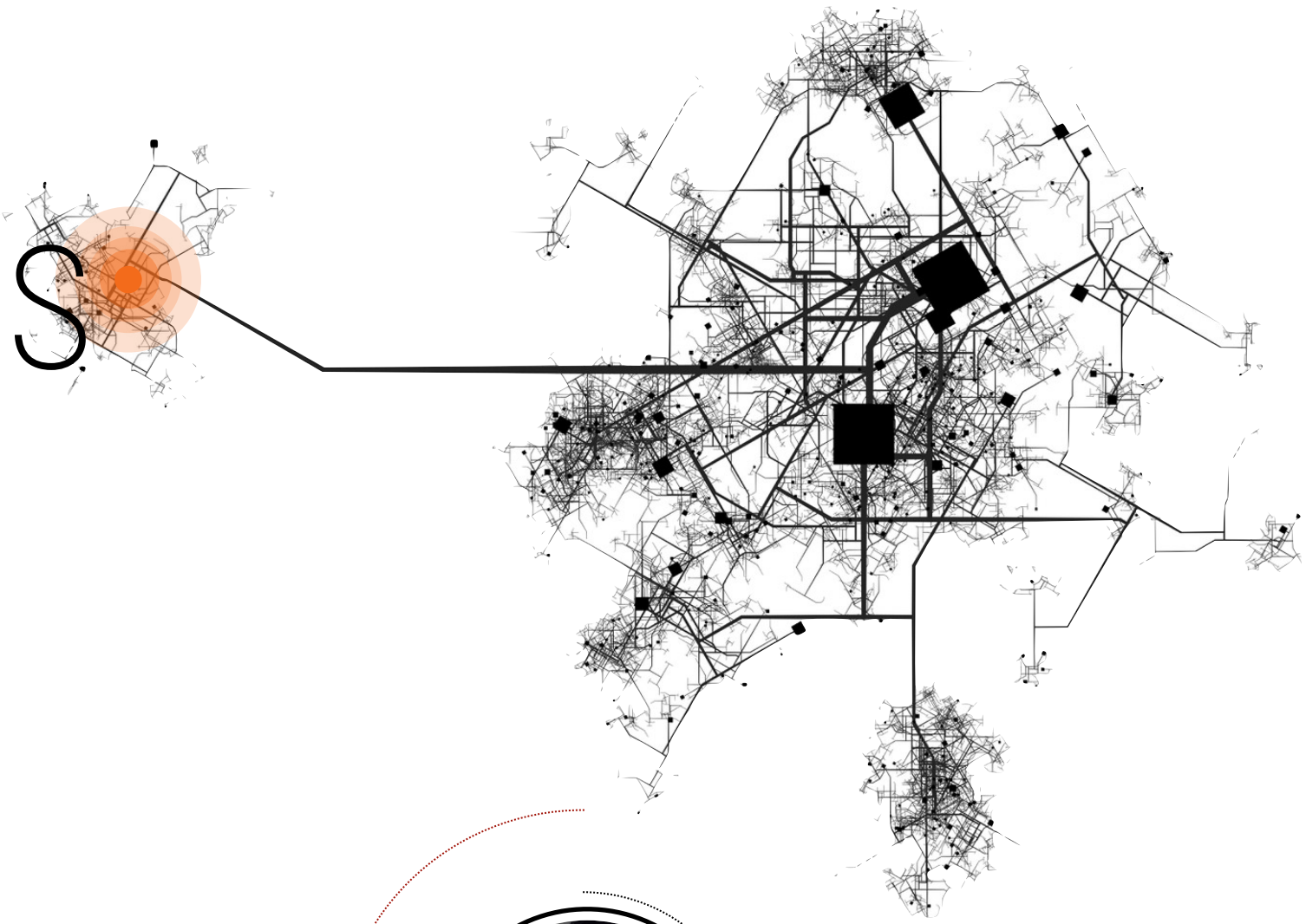
Cargal

The Amot Modi'in complex



Properties

Representative assets



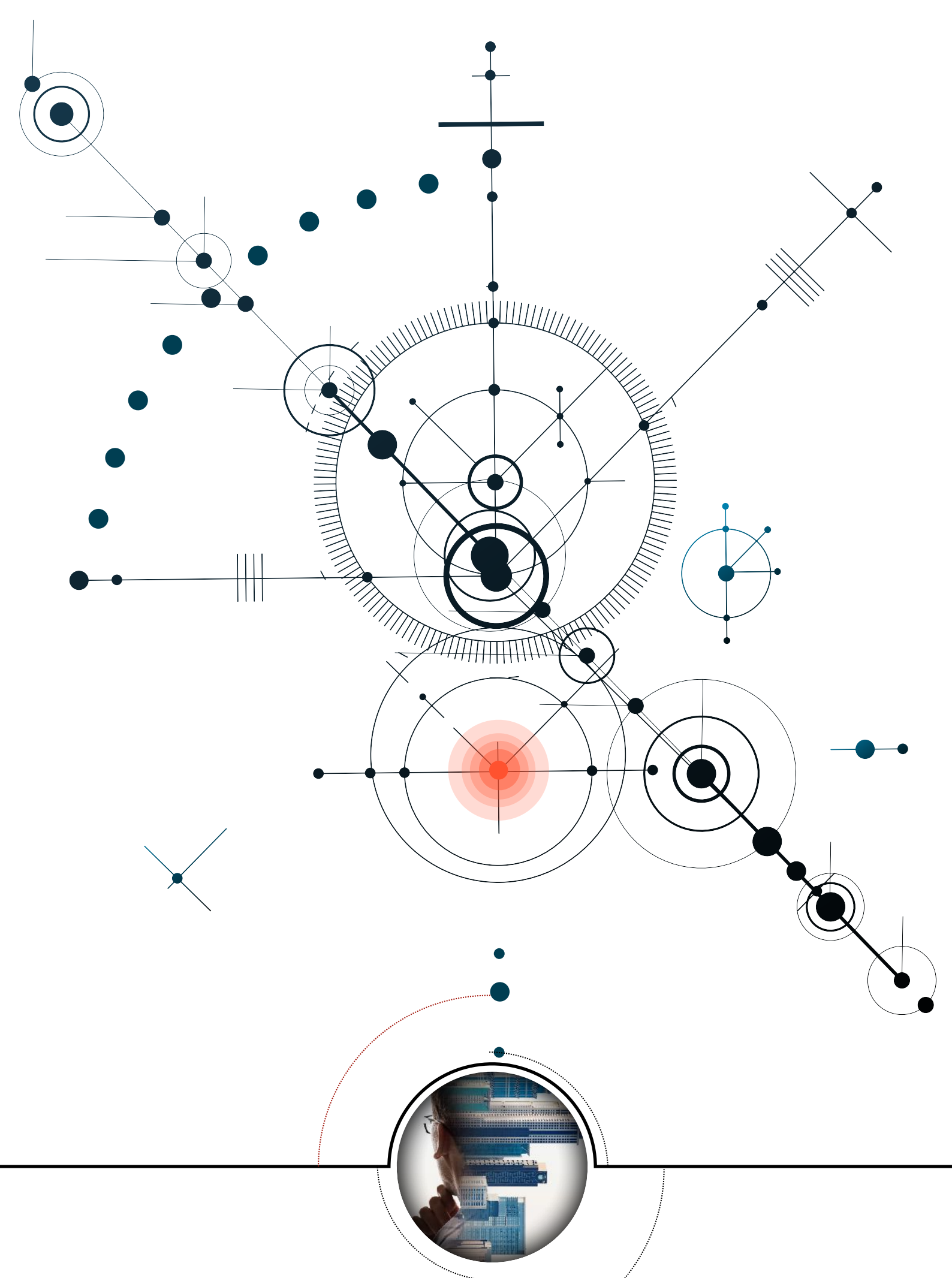
AMOT INDUSTRIAL AND LOGISTIC PARKS

Amot Investments. Peoples First.

Industrial and logistic parks with
an area of approximately:

298,786 SQM.





AMOT DEVELOPMENTS

Amot Investments. Peoples First.



Investment in projects under construction (land + building) up to 15% of the total property value.

Construction outside of the Gush Dan region is backed by an anchor tenant.

Maintaining the Company's existing leverage rates.

Low Developments risks



AMOT DEVELOPMENTS

Amot Investments. Peoples First.
Developments Strategy



Concentration of data on projects under construction at June 30, 2019

Name of Property	Use	Location	Company's Share %	Land Size acre	GLA 100% sqm	Estimated Completion Year	Book value 6/30/19	Estimated Construction Cost, Including Land and parking cellars	Estimated Completion Cost 6/30/19	Estimated NOI
							Company's Share -Millions NIS			
Amot Holon	Offices	Holon	77.8%	11	56,000	2021	141	515	374	42
Amot Modi'in	Logistics	Modi'in	75%	34	34,000	2020	83	250	167	20
Mitham Ha'lehi	Offices	Bnei Brak	50%	16	75,000	2024	10	550	540	49
Mitham 1000	Offices	Rishon Lezion	100%	3	19,000	2022	34	230	196	19
TOTAL				64	184,000		268	1,545	1,277	130

AMOT
DEVELOPMENTS
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Concentration of data on projects in the planning and initiation stages as of June 30, 2019

Name of Property	Location	Use	Amot's Ownership %	Estimated Completion Date	GLA 100%	GLA Company's Share	Estimated Construction Cost including land an parking cellars Company's Share Millions NIS (1)
						Company's Share -Millions NIS	
TOHA2	Tel Aviv	Offices	50%	TBD	140,000	70,000	1,000
Platinum Phase B (2)	Petah Tikva	Offices	100%	TBD	27,000	27,000	210
Amot Shaool	Kfar Saba	Offices	50%	TBD	30,000	15,000	160
TOTAL					197,000	112,000	1,370

(1) The estimated cost including land and parking cellars. excluding capitalizations and tenant improvements

(2) Subject to completion of building rights to build a twin tower



AMOT
DEVELOPMENTS
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AMOT DEVELOPMENTS

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Projects under Construction and
Status of Building Rights

TOHA2

Main use
OFFICES

Area for construction
140,000 SQM.

Group's share
50%

Additional rights:

According to T"A\5000, the local committee approved for deposit under conditions, building rights for the construction of another office tower

Estimated construction cost:

1 Billion NIS- group's share

AMOT DEVELOPMENTS

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Projects under Construction and
Status of Building Rights

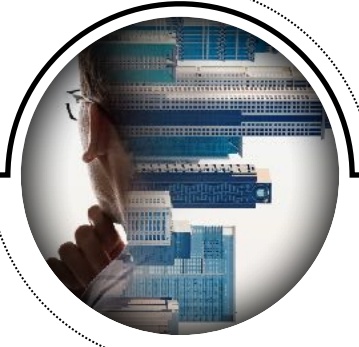
HOLON

Main use
OFFICES

Area for construction
56,000 SQM.

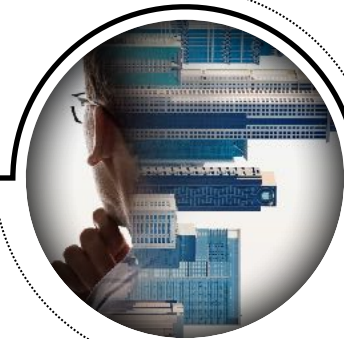
Group's share
78%

Expected completion
2021

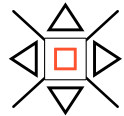


Estimated construction cost:
NIS 515 million

AMOT DEVELOPMENTS



HOLON



AMOT DEVELOPMENTS

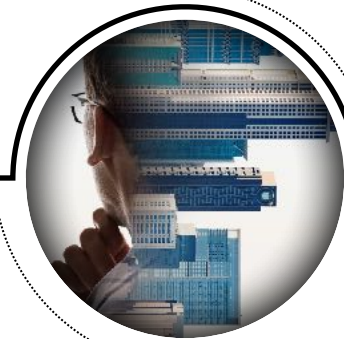
Amot Investments. Peoples First.

Projects under Construction and
Status of Building Rights

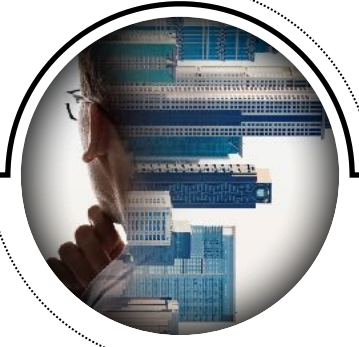
MODI'IN

Main use	Area for construction
LOGISTICS	34,000 SQM.
Group's share	Expected completion
75%	2020

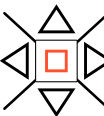
Estimated construction cost:
NIS 250 million



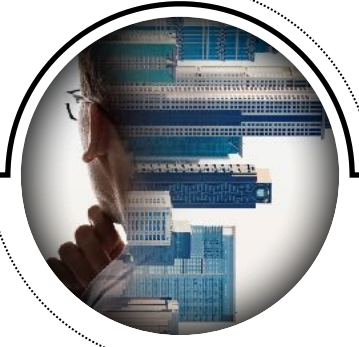
AMOT DEVELOPMENTS



MODI'IN



AMOT DEVELOPMENTS



MODI'IN



AMOT DEVELOPMENTS

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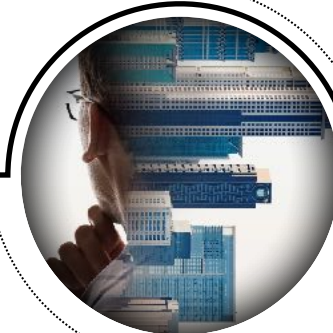
Projects under Construction and
Status of Building Rights

BNEI BRAK

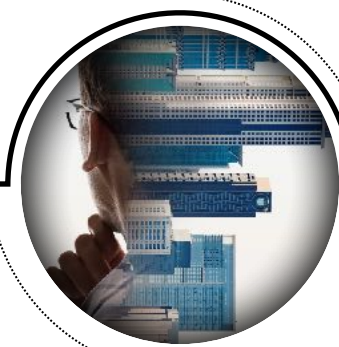
Main use	Area for construction	Group's share
OFFICES	75,000 SQM.	50%

Land area
16.4 acre

Estimated construction cost:
550 million NIS

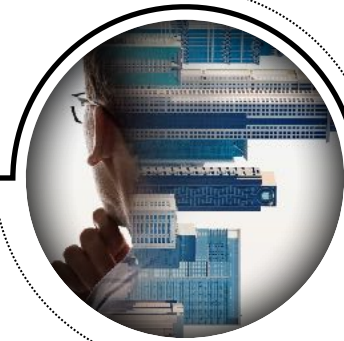


AMOT DEVELOPMENTS



BNEI BRAK





BNEI BRAK



AMOT DEVELOPMENTS

Amot Investments. Peoples First.

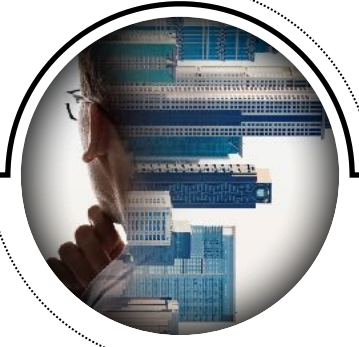
Projects under Construction and
Status of Building Rights

RISHON LEZION

Main use	Area for construction	Group's share	Land area
OFFICES	19,000 SQM.	100%	3.2 acre

Estimated construction cost:
230 million NIS

AMOT DEVELOPMENTS



RISHON LEZION



AMOT FORECAST

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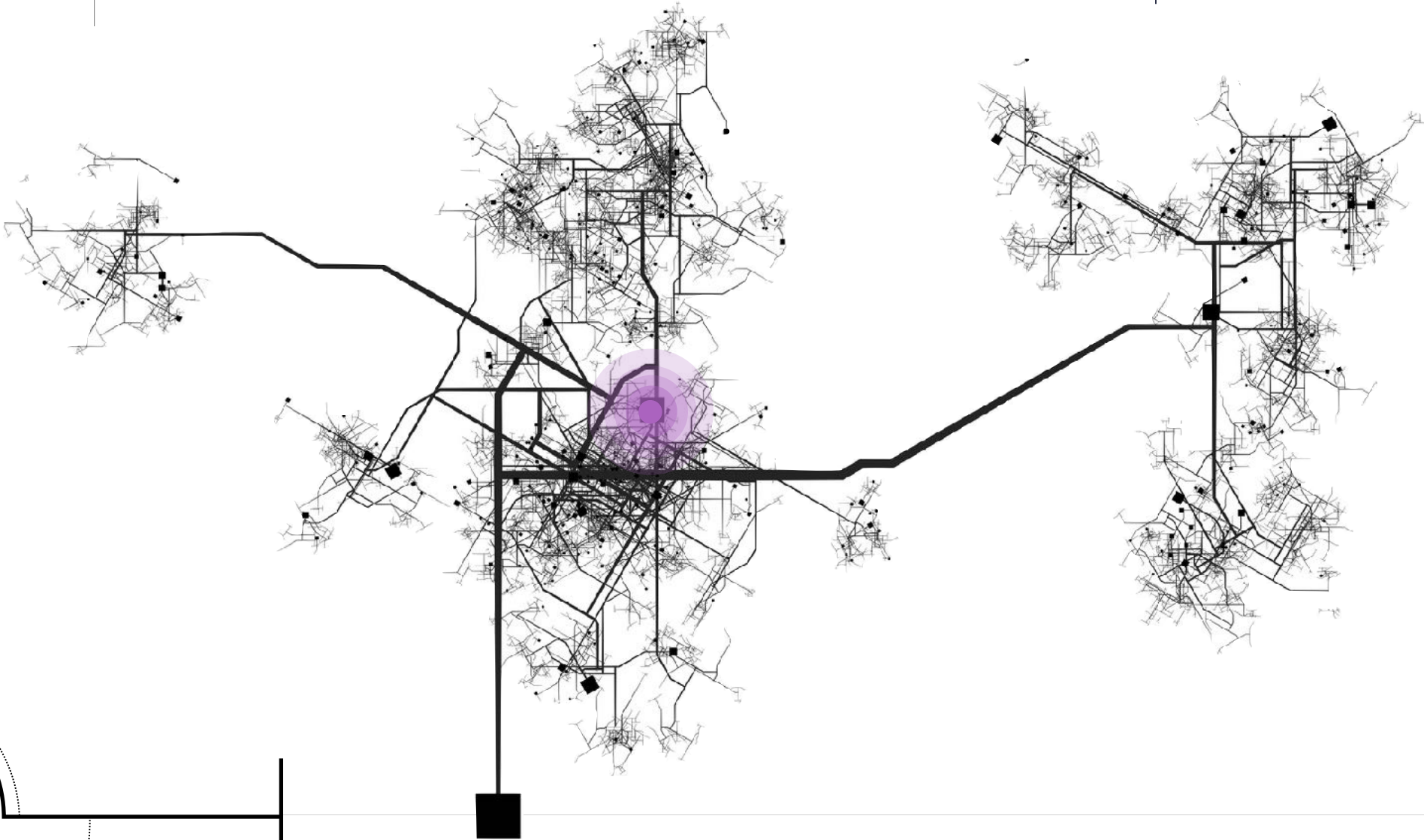
	1-6.19 Actual In millions NIS	2019 Updated Forecast In millions NIS	2019 Original Forecast In millions NIS	2018 Actual In millions NIS
NOI	353	715-721	717-727	678
FFO	257	511-517	510-520	477
FFO PER SHARE (PENNIES)	72.8	142-144	145-148	142

AMOT FORECAST

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Following the issuance of 7.3 million shares and the exercise of 6 million Series 9 options, until the date of the financial statements, FFO per share diluted by 24% (3.5 agorot). Leverage rate decreased to 43%.

The expected NOI for ToHa1 in 2020 (in full occupancy) is 48 millions NIS and the expected FFO is 30 millions NIS

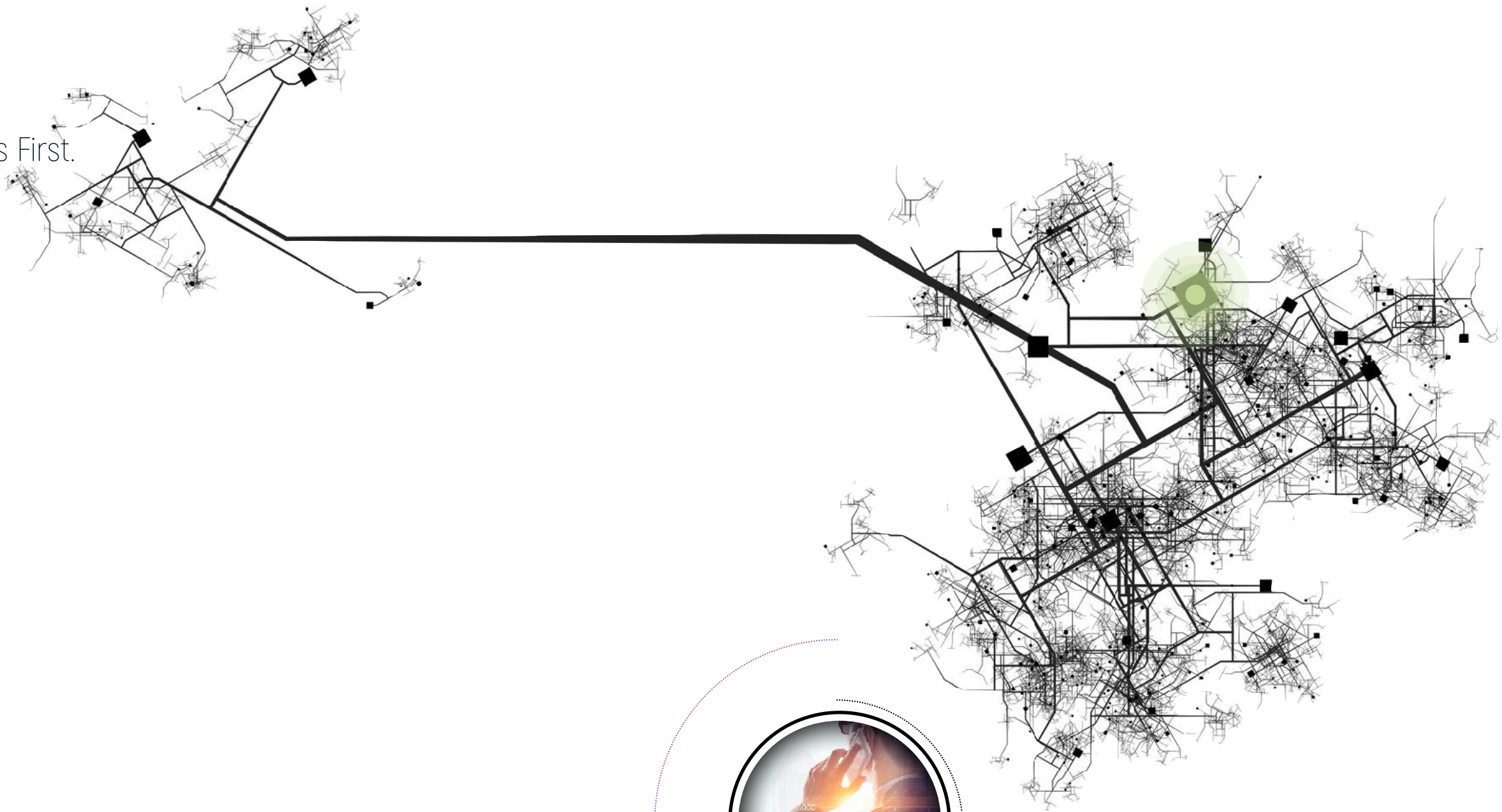


Forecast 2019



FINANCIAL DATA

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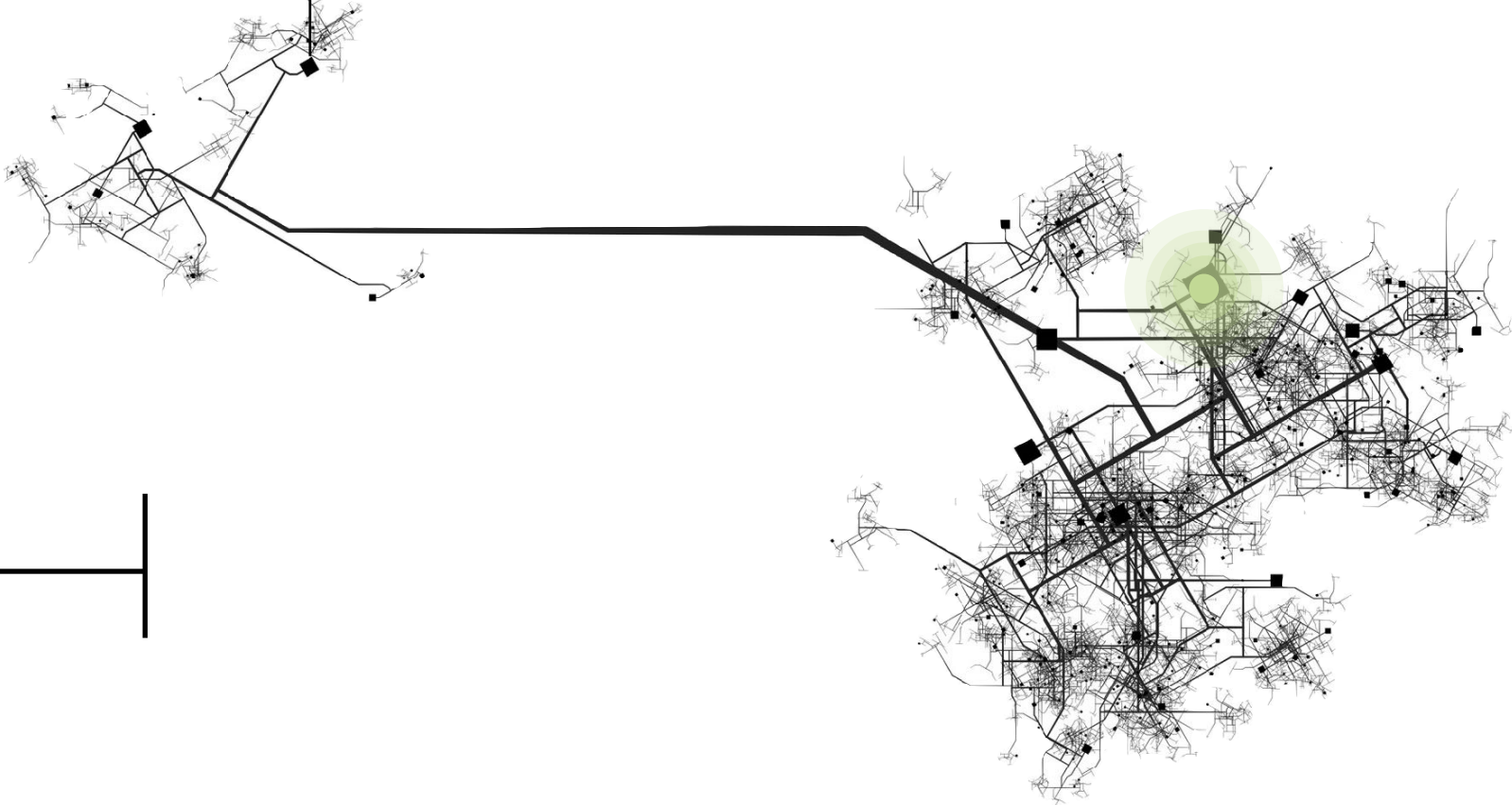
Amot Balance Sheet Data – Expanded Consolidated

	12/31/18	6/30/19
	millions NIS	millions NIS
Cash and cash equivalents	309	817
Income-producing property and under construction	11,115	11,433
Financial liabilities	5,443	5,841
Deferred taxes	1,013	1,067
Total equity	4,837	5,071



FINANCIAL
DATA

Amot Investments. Peoples First.



Amot Summary of Profit or loss – Expanded Consolidated

	Change	1-6.19	1-6.18
NOI	4%	353	338
Change in the value of investment properties		115	99
General and administrative expenses		(25)	(24)
Financing – real interest	(1%)	(66)	(67)
Financing – linkage and exchange rate differentials		(52)	(29)
Taxes		(60)	(67)
Net income	6%	263	248
FFO	8%	257	239



FINANCIAL
DATA

Amot Investments. Peoples First.



Amot Summary of Profit or loss – Expanded Consolidated

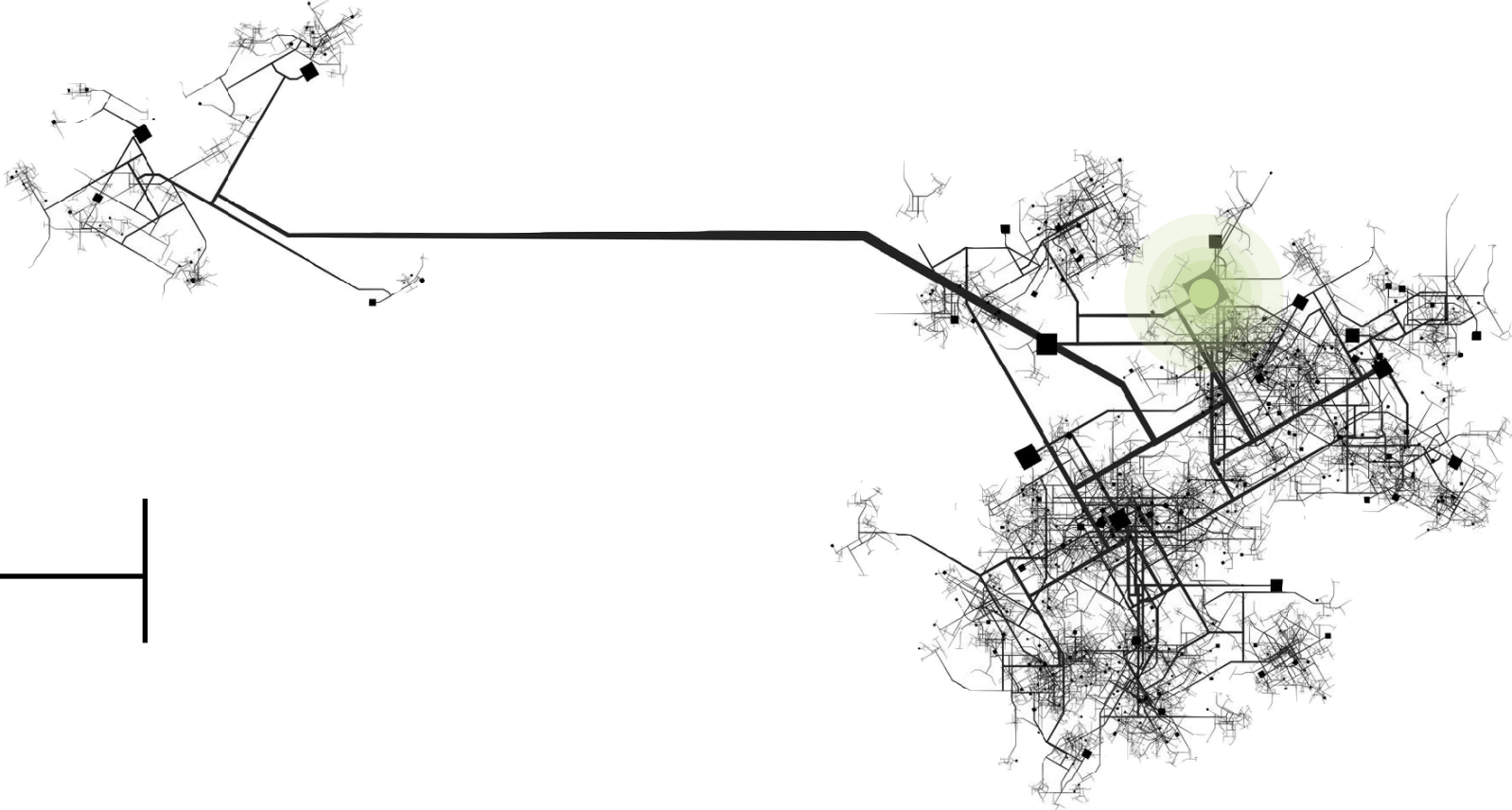
NOI

	4-6.19	1-3.19	10-12.18	7-9.18	4-6.18	CHANGE 2018/2019
	thousands NIS					
Same property NOI	170,635	171,254	169,249	169,228	170,831	
New assets/assets classified as income producing	7,431	3,936	1,536	478	-	
NOI	178,066	175,190	170,785	169,706	170,831	4%



FINANCIAL
DATA

Amot Investments. Peoples First.



Amot Summary of Profit or loss – Expanded Consolidated

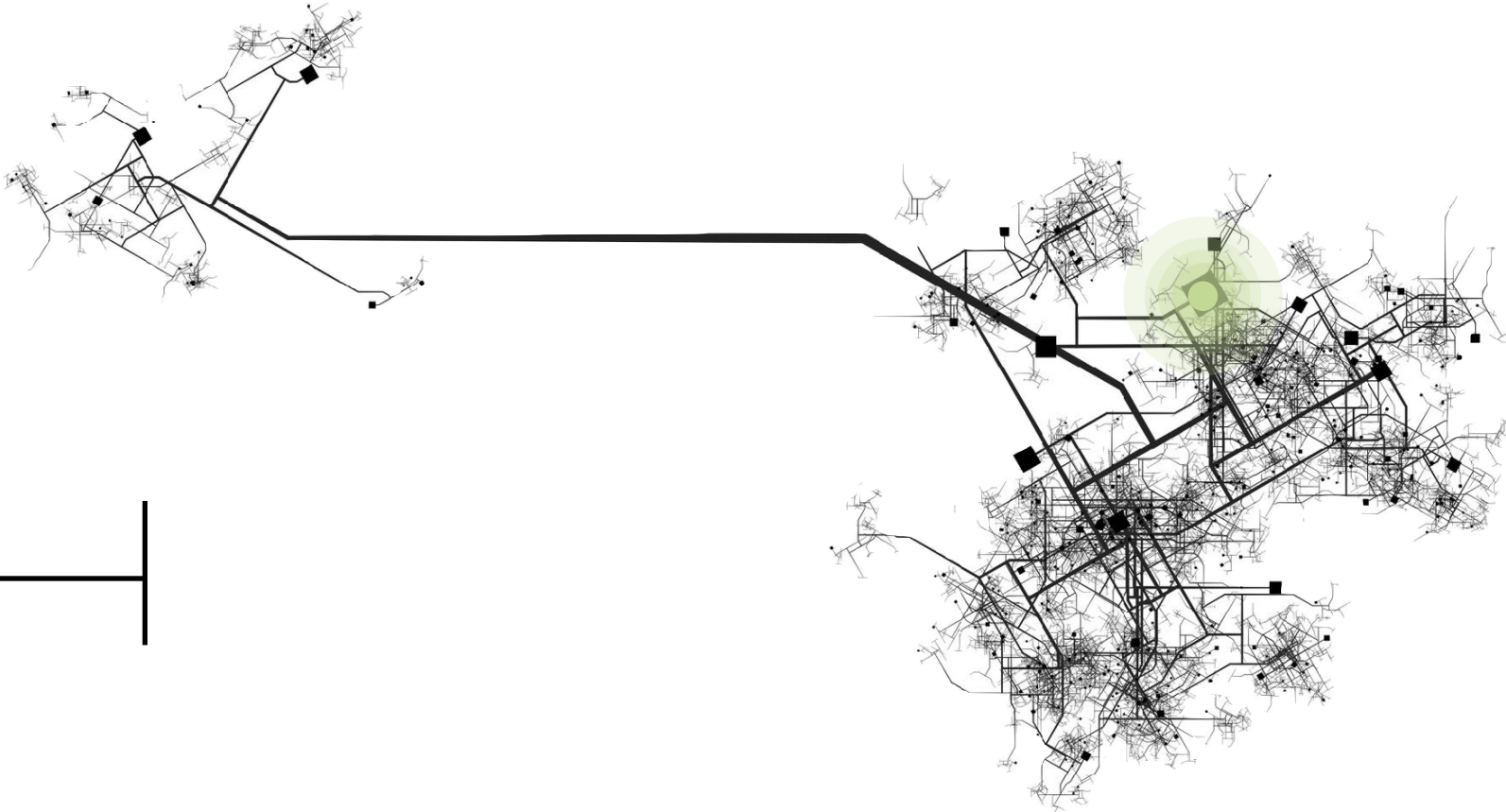
FFO

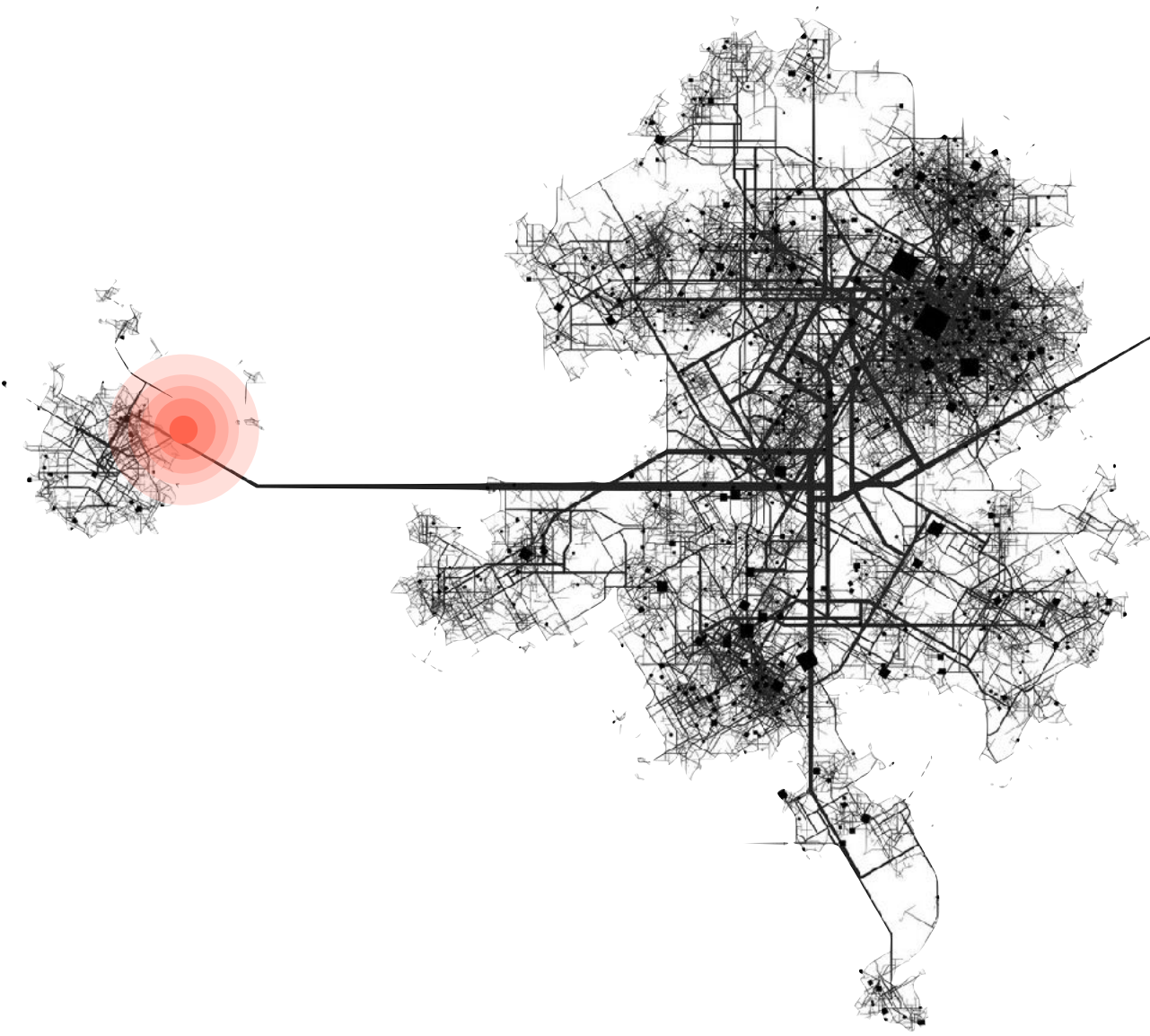
	1-6.19	1-6.18	Change %
	millions NIS		
FFO	257	239	8%
Weighted number of shares	353,019	326,422	8%
FFO PER SHARE	72.8	73.1	(0.4%)



FINANCIAL
DATA

Amot Investments. Peoples First.

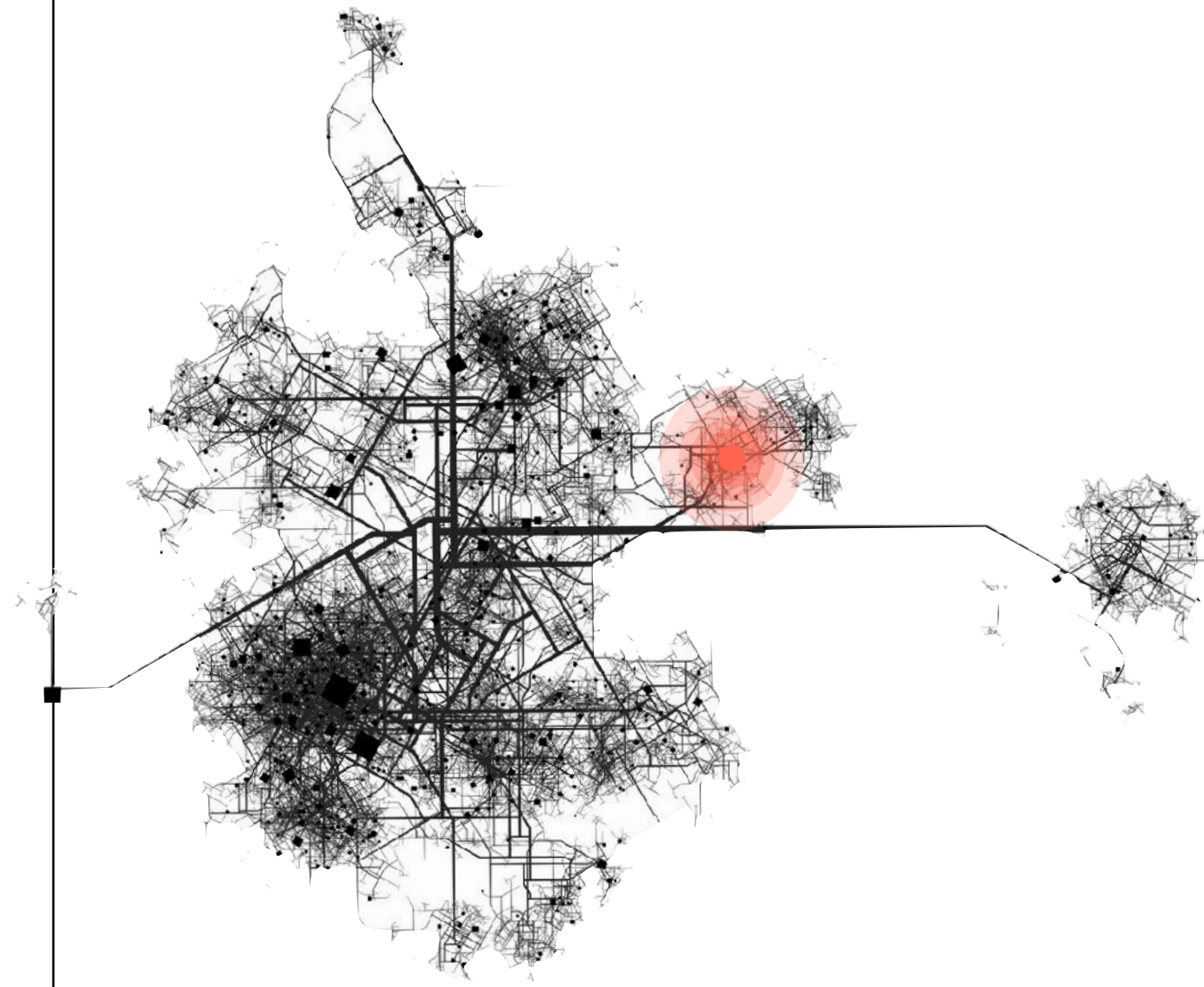




SUMMARY

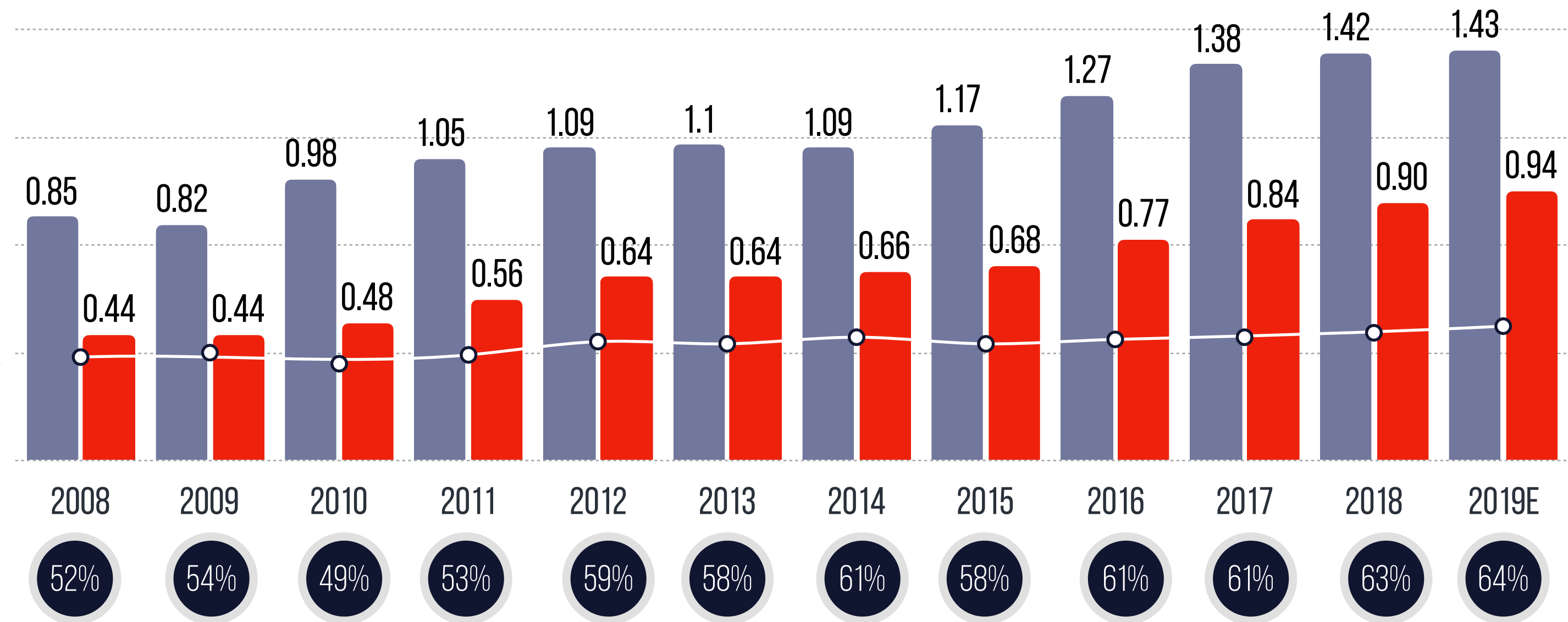
Amot Investments. Peoples First.





SUMMARY

Amot Investments. Peoples First.



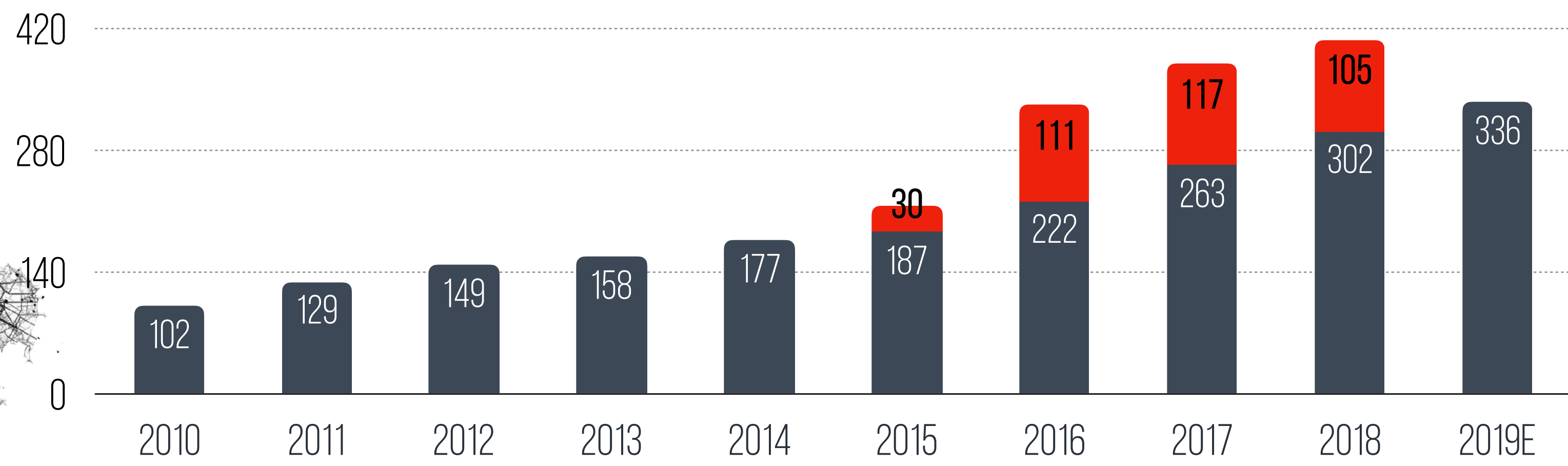
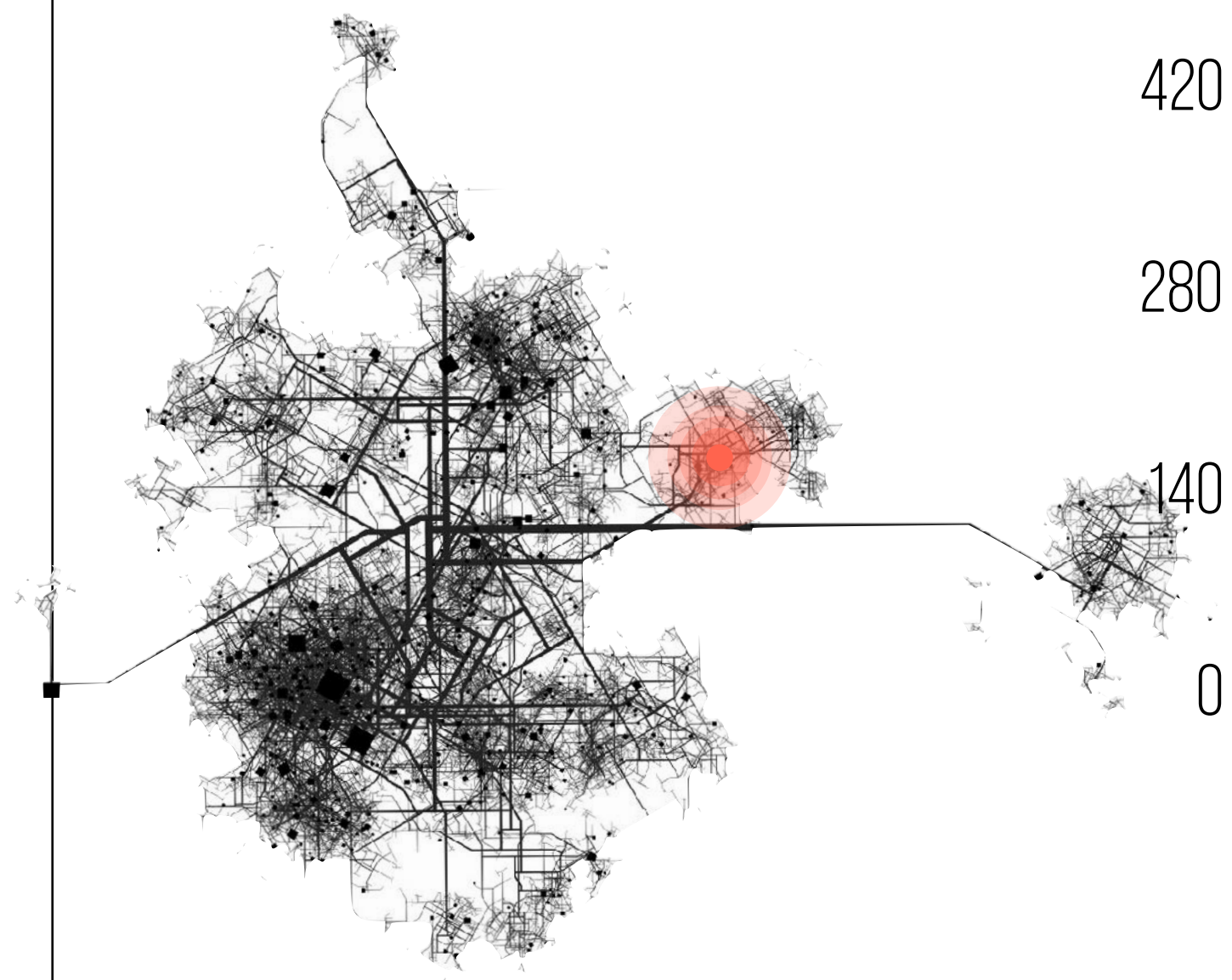
Following the issuance of 7.3 million shares and the exercise of 6 million Series 9 options, until the date of the financial statements, FFO per share diluted by 2.4% (3.5 agorot). Leverage rate decreased to 43%.



- FFO per share
- Dividend per share
- Dividend Payout Ratio

Not including distribution of additional dividend





SUMMARY

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DIVIDEND DISTRIBUTION

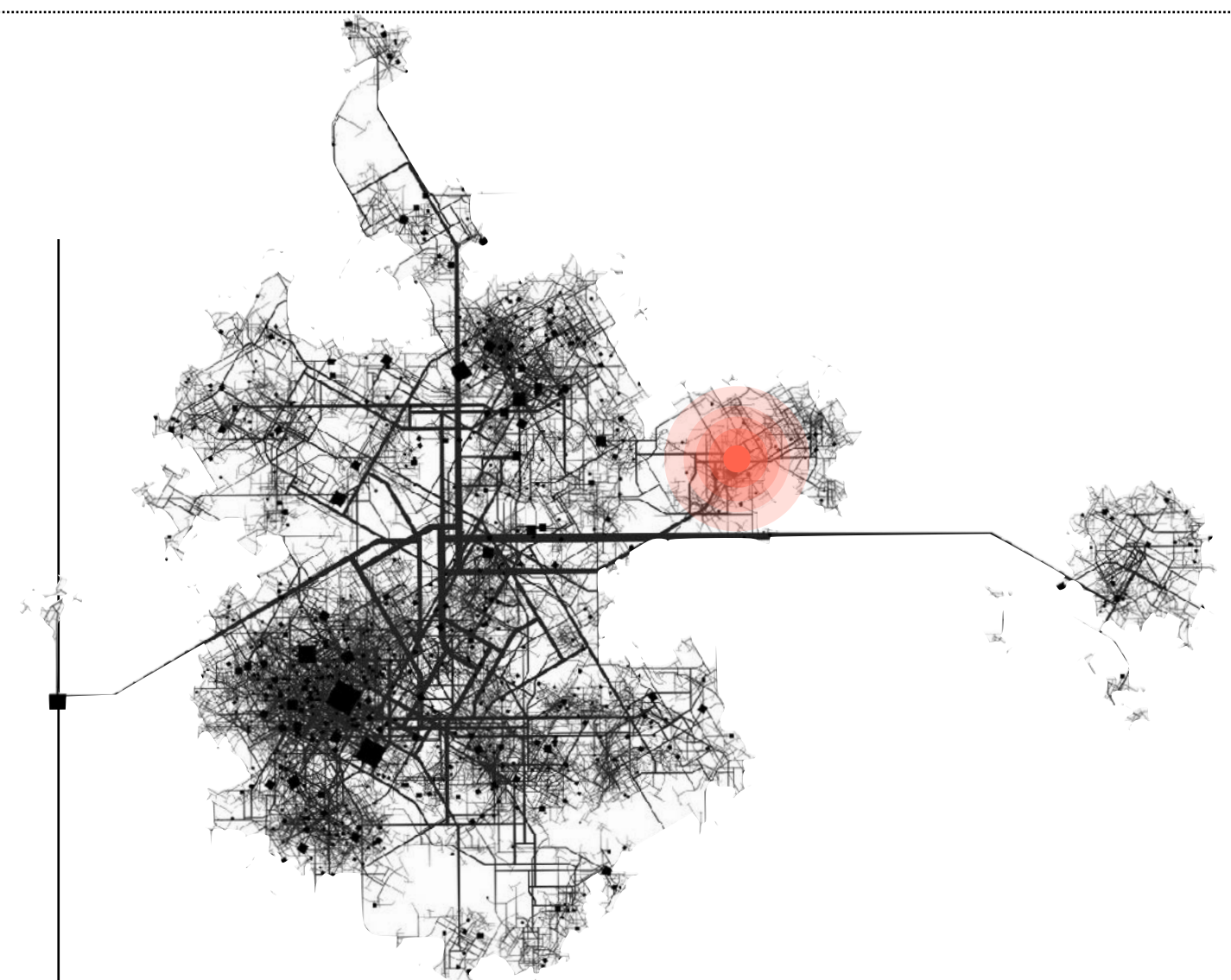
Dividend Distribution over the Years
(in millions NIS)

Accumulated amount distributed
since 2006:

2.9

BILLION NIS





SUMMARY

Amot Investments. Peoples First.

Our Strengths

103 income producing properties

A variety of uses

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

Managerial ability and the ability to improve assets

Financial strength and availability for large-scale acquisition transactions

Effective leverage ratio of 43%

Financial flexibility and high accessibility to the capital market

High financial strength (rated AA by Maalot and Midroog)

All of the Company's assets are unsecured except for assets valued at 3% held with partners

Credit facilities in the amount of 800 millions NIS

High occupancy over time – 97.1% as of 6/30/19

Promoting projects with reference to the potential for improvement

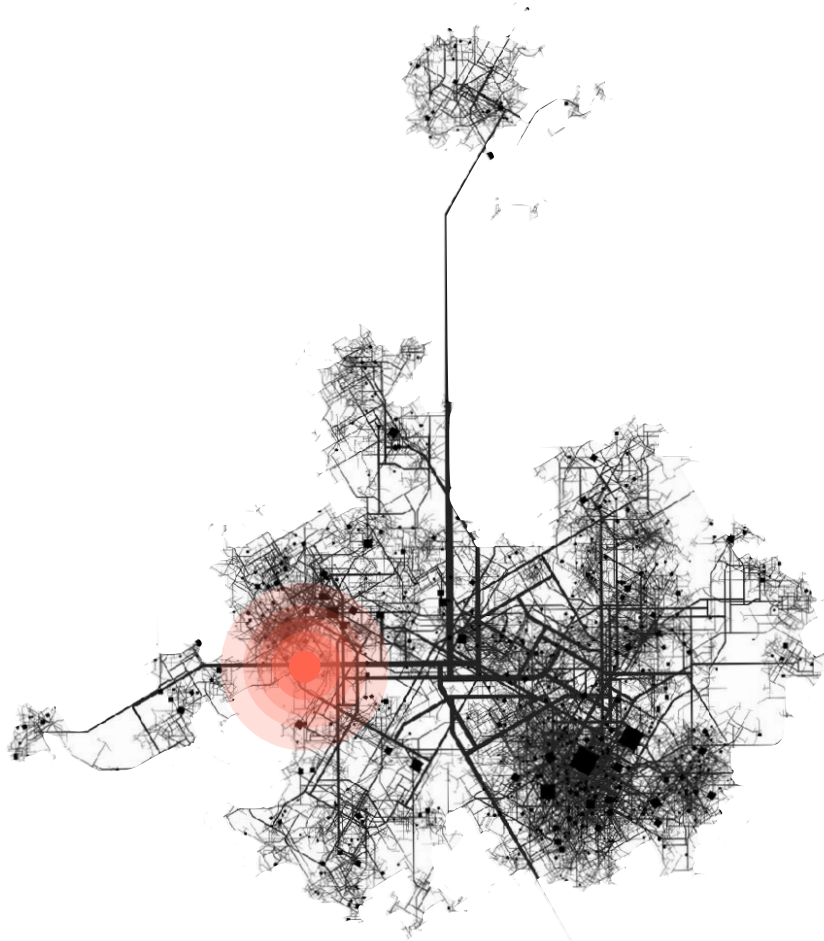
A dividend policy that is stable and known in advance



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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