INTRODUCTION TO AMOT

CAPITAL MARKET PRESENTATION

COMPANY INFORMATION ALL
AS OF 30 JUNE 2020
UNLESS STATED OTHERWISE

AMOT INVESTMENTS

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START

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INVESTOR PRESENTATION

AMOT

NEXT SLIDE

PREVIEWS SLIDE

CONTENT

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE, RETAIL AND LOGISTIC REAL ESTATE IN ISRAEL

convenience translation
$ 1= NIS 3.5

Amot ToHa1, Tel Aviv

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

INTRODUCTION

AMOT INVESTMENTS.
PEOPLES FIRST.

AMOT INTRODUCTION

AMOT AT A GLANCE

ONE OF THE LARGEST PUBLICLY-TRADED OWNERS, MANAGERS AND DEVELOPERS OF REAL ESTATE IN ISRAEL

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 55% of its equity

Total area: 1,500,000 sqm
Approximately 942,000 sqm of rental space

Total real-estate value – **3.9** billion USD

74% of the Total Operating Properties' Value is located in greater Tel Aviv area

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

The average occupancy rate of the Company's assets is approximately **97.6%**

5 projects under construction and advanced planning totaling 140,000 sqm

Leverage ratio – **44%**

Net Financial Debt – **1.8** billion USD

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

The Company is included in the **EPRA** index as of March 23, 2020

INFORMATION ABOUT THE COMPANY

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

KEY INVESTMENT HIGHLIGHTS

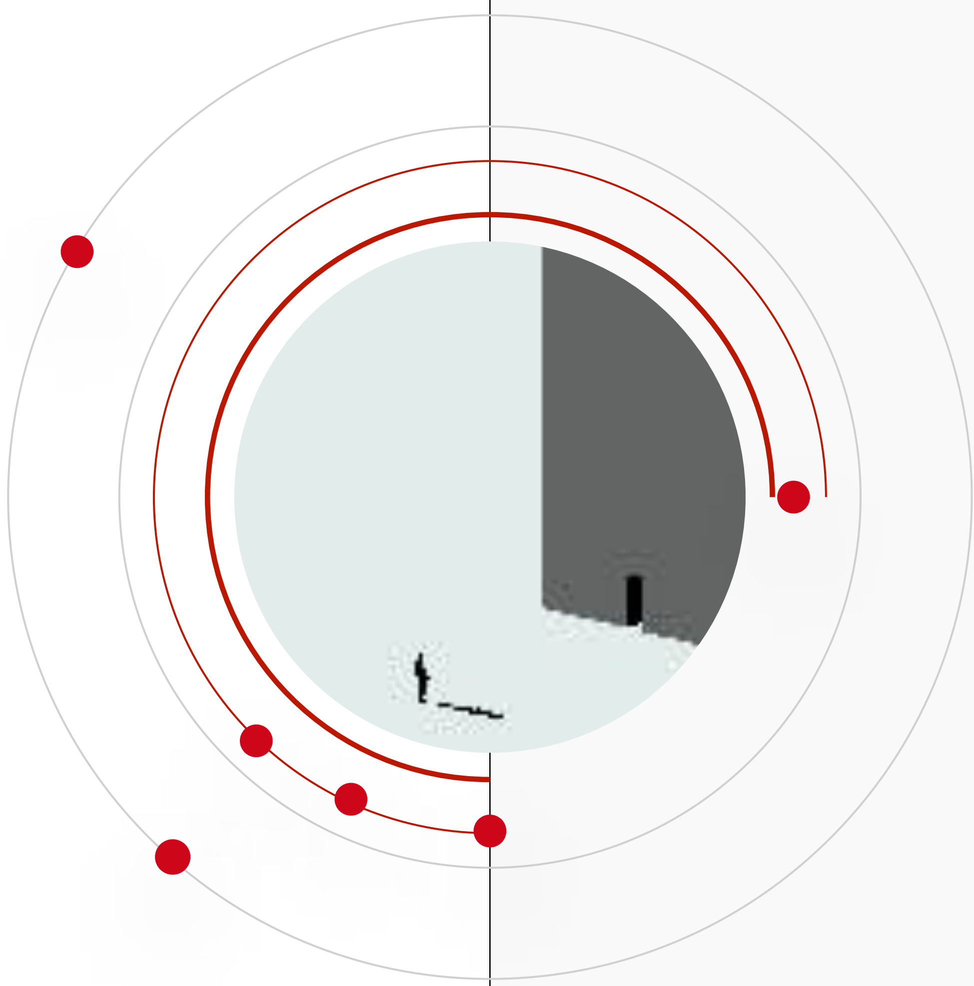
INFORMATION REGARDING NEW AREAS THAT HAVE BEEN LEASED IN THE COURSE OF THE REPORTING PERIOD

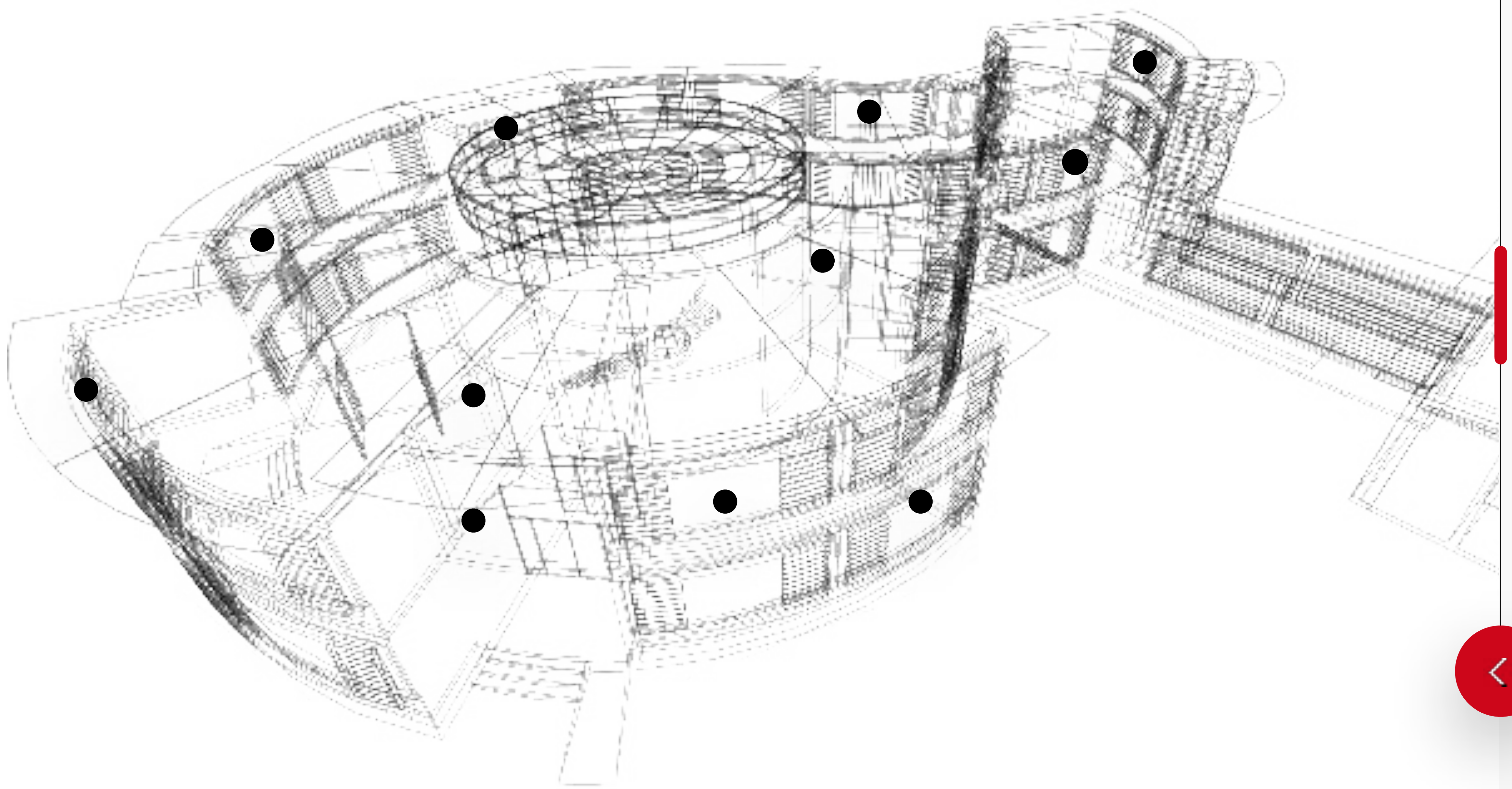
During the course of the reporting period, 182 new contracts have been signed, including the exercise of an option on an area of approximately 61 thousand square meters, which will generate monthly rental fees of approximately NIS 4.9 million.

Usage	New areas leased				Change in new rent per sqm relative to prior rent per sqm
	Number of contracts	Floor space above ground	Average Rent per sqm new	Average Rent per sqm prior	
		Square meters	USD	USD	%
Offices	93	36,851	23	23	-
Retail	71	12,152	28	26	7%
Logistics and industrial parks	18	11,640	11	10	10%
Total	**182**	**60,643**			

- The above table includes rental contracts that have been signed/renewed/options that have been exercised in the first half of 2020.
- The company signs on contracts with various levels of finishing.

DIVERSE TENANT ROSTER OF BOTH INT'L AND LOCAL COMPANIES





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INFORMATION ABOUT THE COMPANY

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

A VARIETY OF USES

ONE OF THE LARGEST PUBLICLY-TRADED OWNERS, MANAGERS AND DEVELOPERS OF REAL ESTATE IN ISRAEL

RETAIL

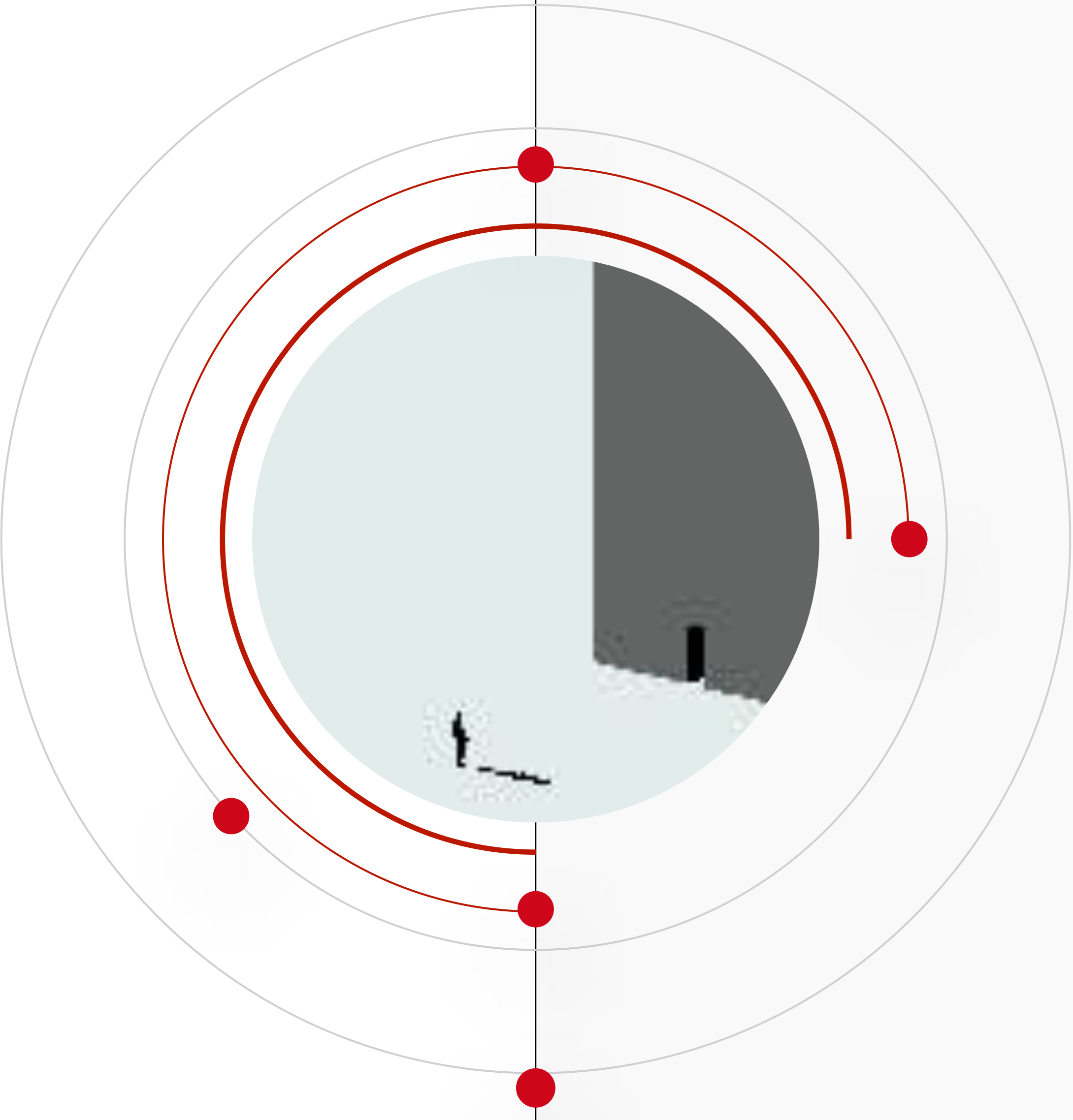
OFFICES

SUPERMARKETS

INDUSTRIAL AND LOGISTICS

IN TRO DUC TION

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



INFORMATION ABOUT THE COMPANY

Amot Investment Tower, Tel Aviv

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INVESTMENT PROPERTIES

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INVESTMENTS PROPERTIES

VALUE IN MILLION USD: 3,617

INCOME-PRODUCING PROPERTY VALUE AS OF: 30/6/2020

53% **OFFICES** 1,914

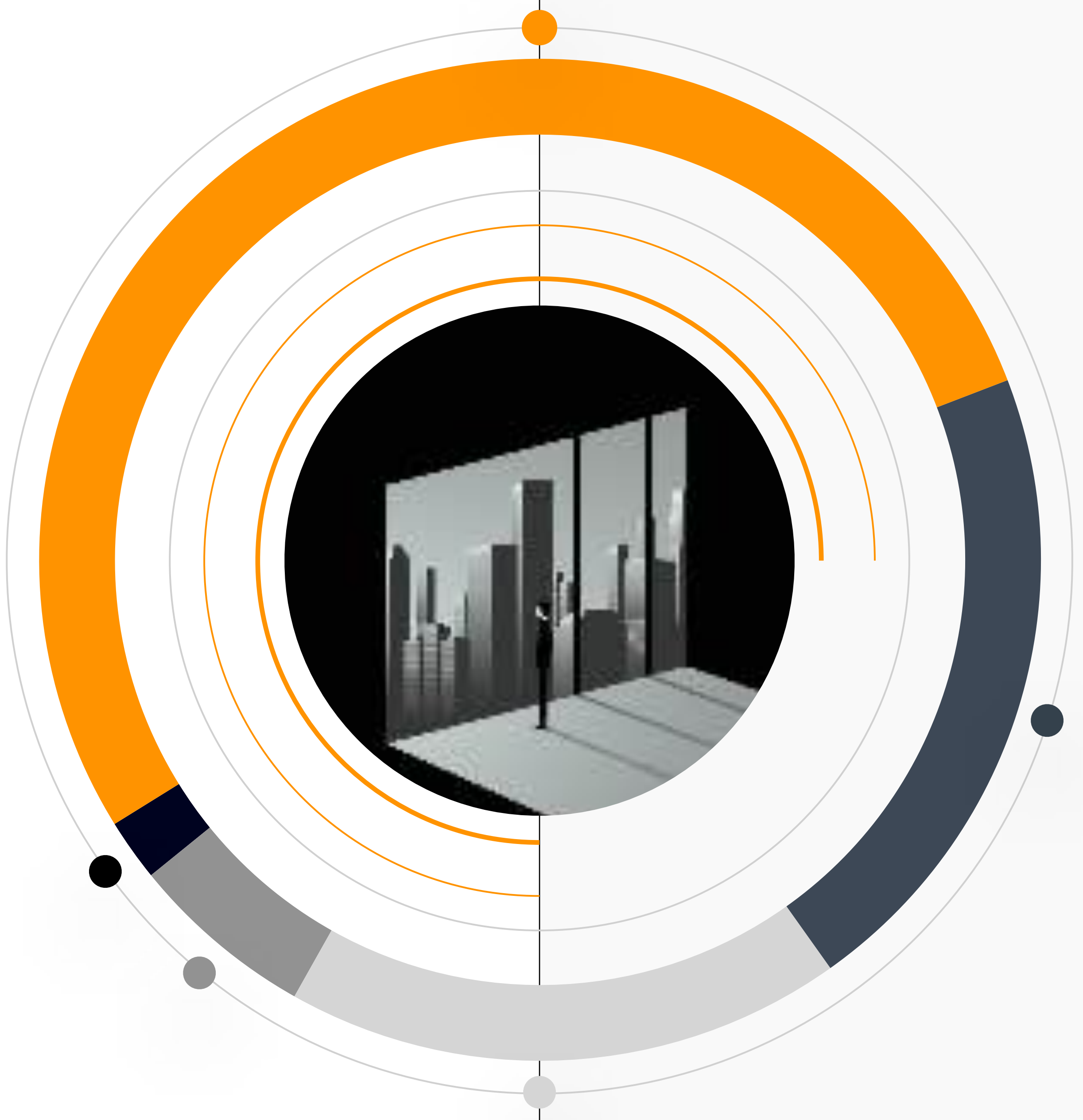
18% **INDUSTRIAL & LOGISTICS** 667

21% **RETAIL** 762

6% **SUPERMARKETS** 207

2% **OTHERS** 67

IN VEST MENTS



INCOME-PRODUCING PROPERTY VALUE AS OF

30.6.2020

VALUE IN USD MILLION

3,617

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FAIR VALUE BY LOCATION

INVESTMENTS PROPERTIES

74%

TEL AVIV METROPOLIS	38%	1,359
GUSH DAN SURROUNDINGS	36%	1,312
OTHER AREAS	26%	945

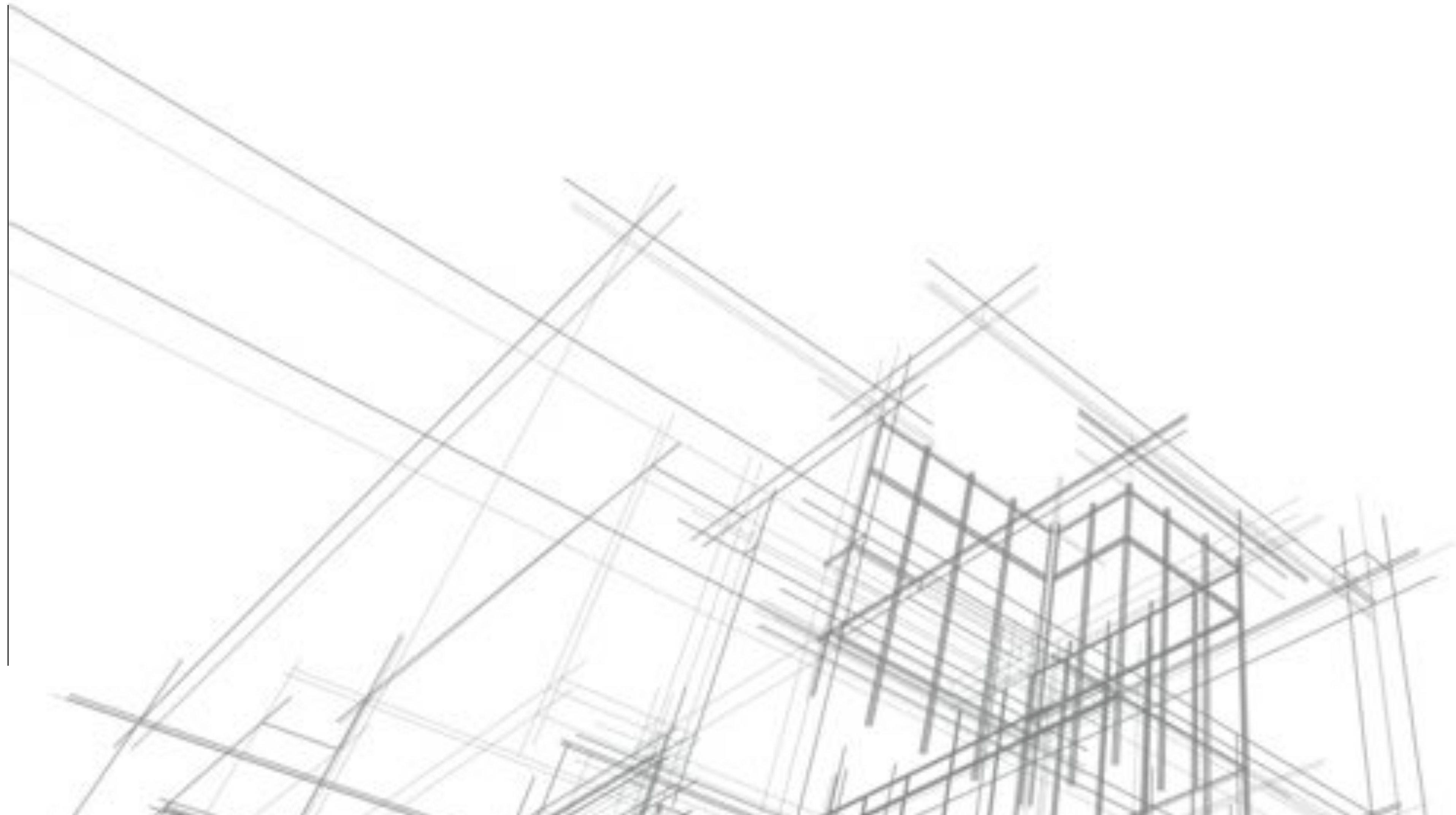
INCOME-PRODUCING PROPERTY VALUE AS OF

30.6.2020

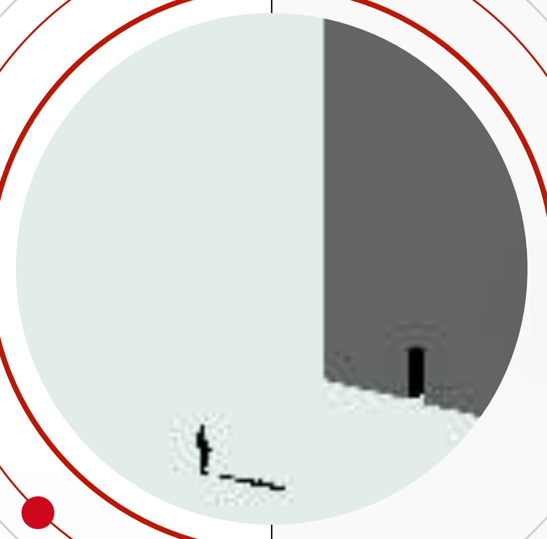
VALUE IN MILLION USD

3,617

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



CORONAVIRUS CRISIS AND IT'S EFFECT ON THE GROUPS ASSETS' FAIR VALUE



Due to the coronavirus crisis, a dynamic event whose duration and impact on the Company's properties is uncertain, the Company formulated a gradual easements plan for the payment of rent and management fees with respect to the commercial centers, except for businesses which were allowed to remain open, such as supermarkets / pharmacies / banks, etc. The extent of the reliefs for tenants in the retail centers for the period from March 15, 2020 to June 30, 2020 amounts to 9 million USD.The revenues from rental and management fees in the second quarter of 2020 absorbed a decrease as a result of the extent of the reliefs.

The Company has placed reliance in the semi-annual reports on external appraisers who perform a review of all of the company's assets as of the reporting date.
The adjustment of the fair value of the company's assets take the impact of the decrease of 0.7% in the under into account.
Adjustments of the expected revenues from rental and management fees from the company's assets for the short-term.

The Company intends to evaluate whether changes need to be made to its business strategy, including on all matters associated with the preferences and needs of lessees, and with changes in the nature and fields of employment in the economy, including reaching decisions regarding the continued progress on projects in stages of initiation and construction, as well as its marketing strategies and processes, in light of the possible implications of the continued spread of the pandemic on general economic activity in Israel and abroad, and in accordance with the situation assessments regarding the extent of the predicted impact on the Company's customers.

FOLLOWING THE CORONAVIRUS EVENT, SET FORTH BELOW IS INFORMATION REGARDING CURRENT COLLECTION DATA IN RESPECT OF 2020 SECOND QUARTER RENT:

Uses	Collection percentages
Supermarkets	100%
Offices	96%
Logistics and industry	99%
Essential Retail	76%
Average	**94%**

The collection specified above is indicative only, and does not signify any waiver of uncollected rent, and does not constitute any indication of the Company's estimate as to the scope of collection during the remainder of the year.

INFORMATION ABOUT THE COMPANY

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CAPITAL MARKET PRESENTATION

Amot Platinum Tower, Petah Tikva

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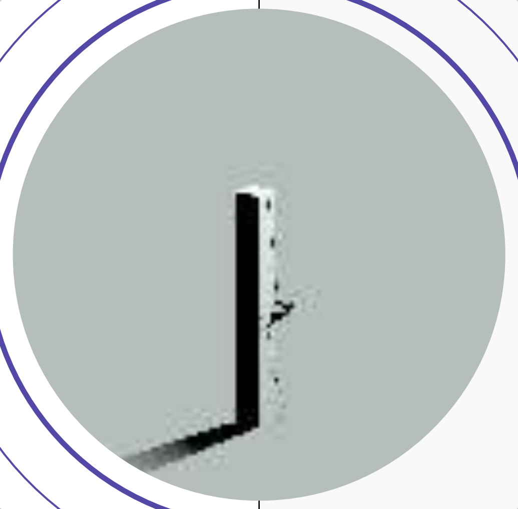
AMOT FORECAST

AMOT FORECAST

Set forth below is the Company's updated projection of the potential implication of the Coronavirus, as to its principal operating results in 2020, based on the following work assumptions:

- Annual decrease in consumer price index - 0.7%.
- The signed rental agreements and Company's management expectations of renewal of rental agreements in 2020.
- The forecast does not address implication of another lockdown on the company's business operation



	1-6/2020 Actual In million USD	2020 Updated Forecast In million USD	2020 Original Forecast In million USD	2019 Actual (*) In million USD
NOI	105	211-217	225-230	208
FFO	73	151-157	164-169	149
FFO PER SHARE (PENNIES) (*)	19	39-41	43-44	41
Change in the number of weighted shares. Relative to 2019	8%	5%	5%	

(*) The data presented above is neutralized an early repayment commission, net.

The Company's estimates regarding the possible implications of the coronavirus event, and of the Directives which are issued to the public in respect thereof, on the Company's activities, including and without derogating from the generality of the aforesaid on the manner of materialization of projections issued by the Company as part of its reports on its operating results in 2020, constitute forward looking information, as defined in the Securities Law, 5768-1968, which is based, inter alia, on the Company's estimates as of the publication date of this report, regarding factors which are outside of its control.

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FORECAST 2020

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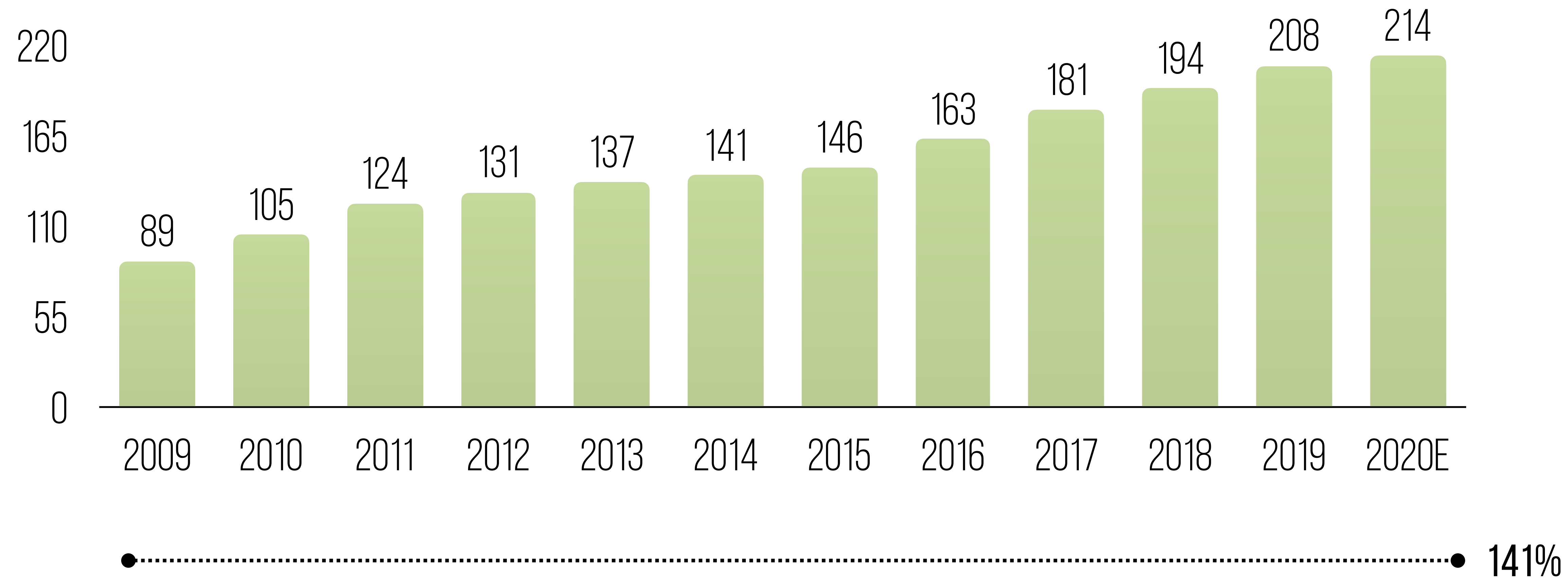
GROWTH

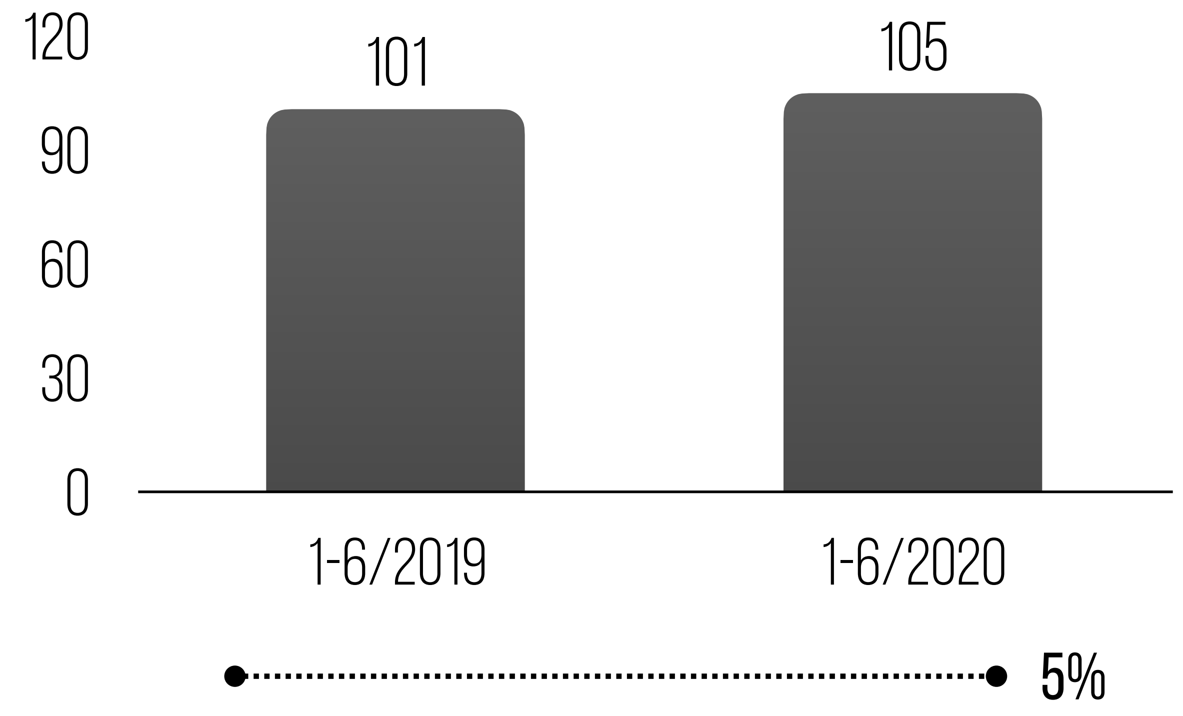
IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

CAPITAL MARKET PRESENTATION

CONTINUOUS GROWTH IN NOI – ANNUAL-IN MILLION USD



CONTINUOUS GROWTH IN NOI --IN MILLION USD



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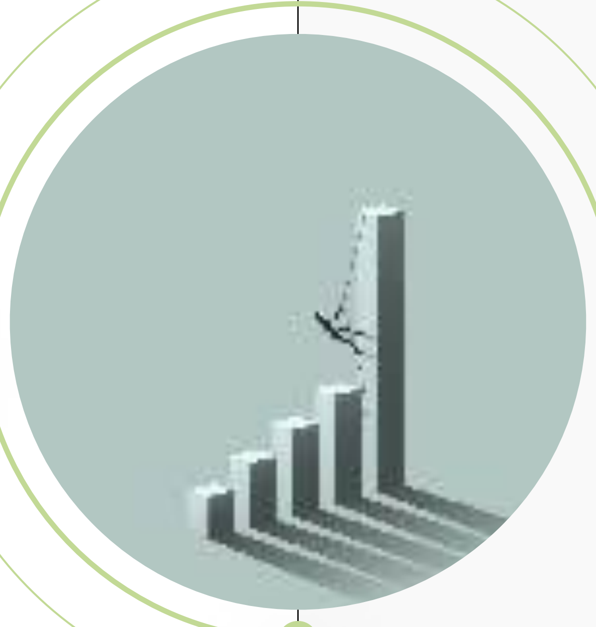

GROWTH

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

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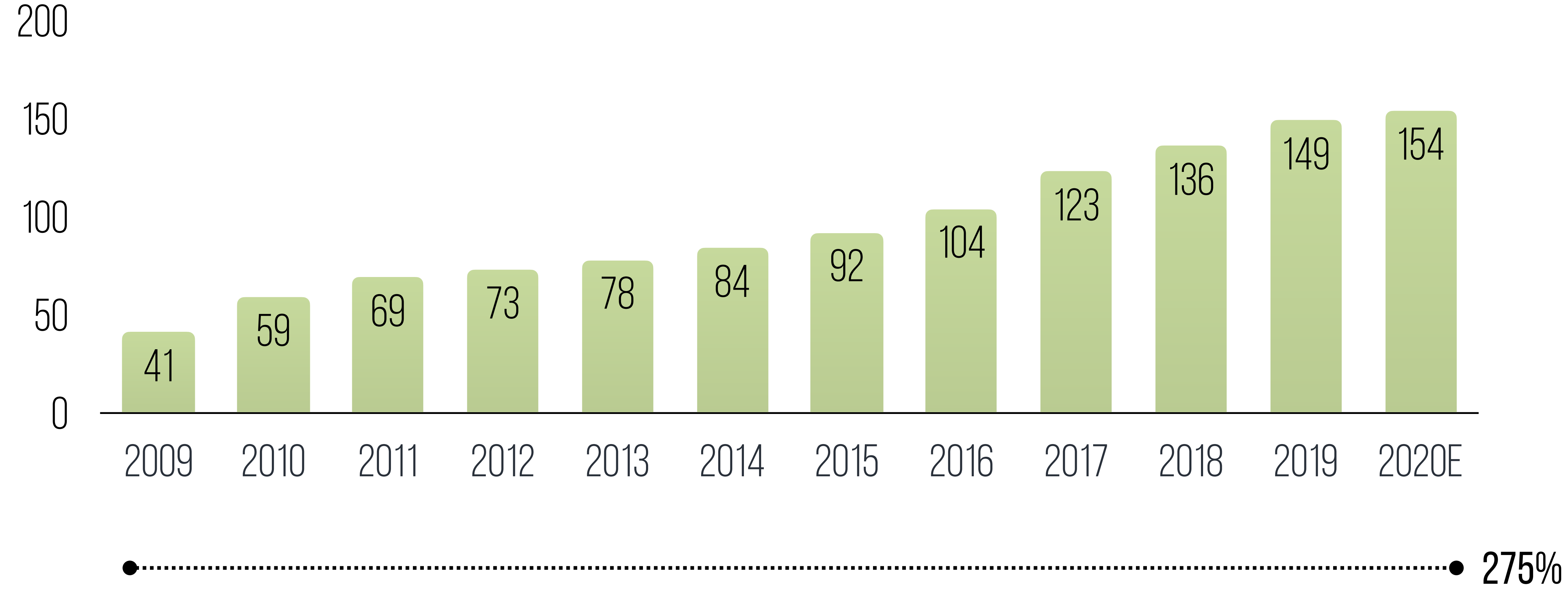
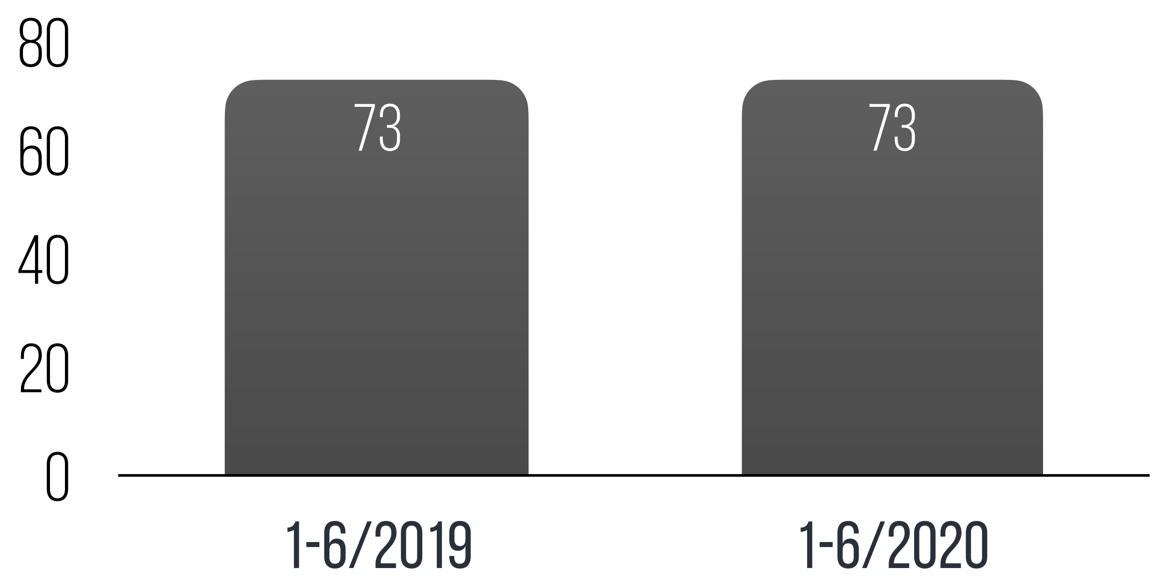
GROWTH

CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE IN THE LEVERAGE RATIO - ANNUAL - IN MILLION USD



STABILITY IN FFO - IN MILLION USD



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ANNUAL AND FOR THE PERIOD

Excluding the effect of one - time financing expenses

GROWTH

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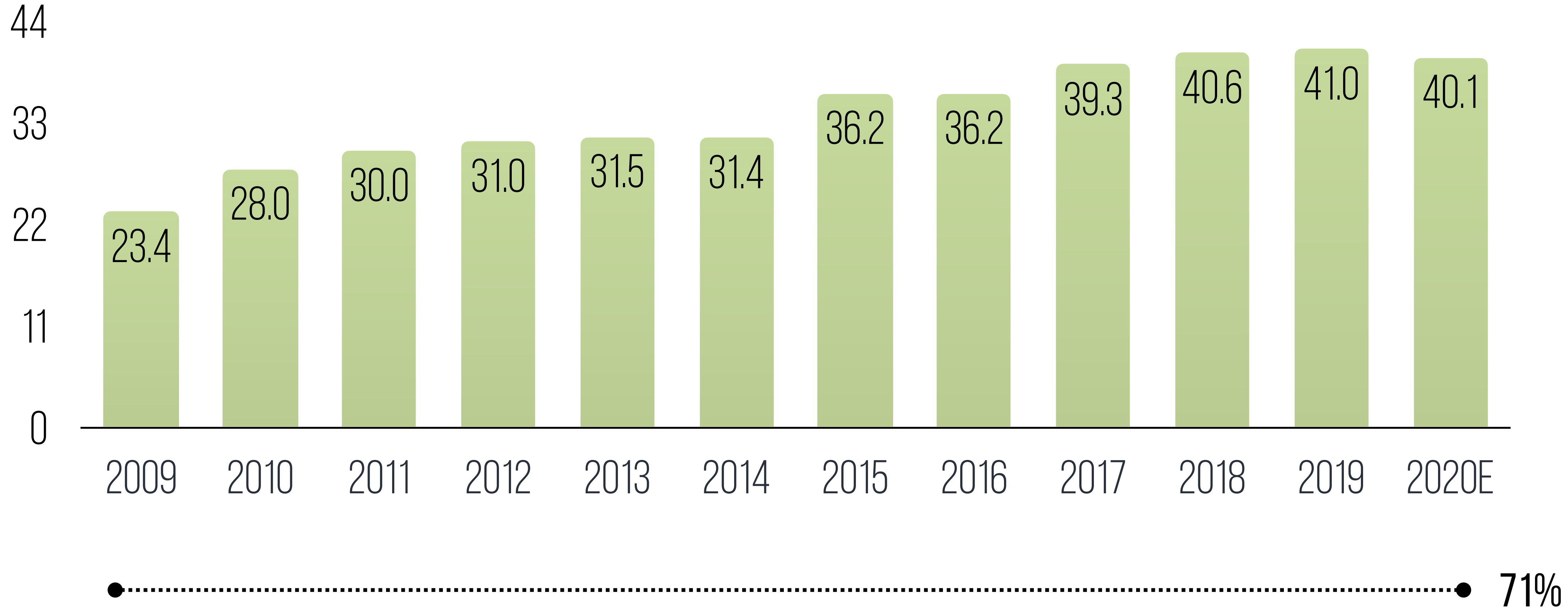
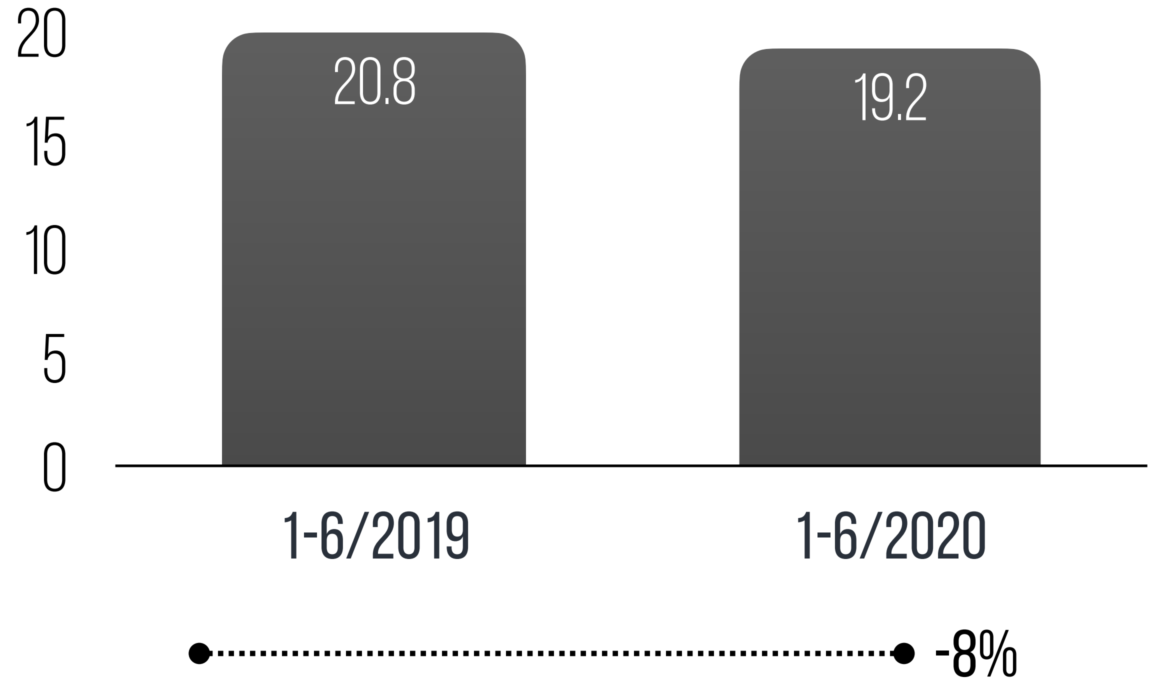
CONTINUOUS GROWTH IN FFO PER SHARE ALONG WITH A DECREASE IN THE LEVERAGE RATIO- ANNUAL - IN PENNIES



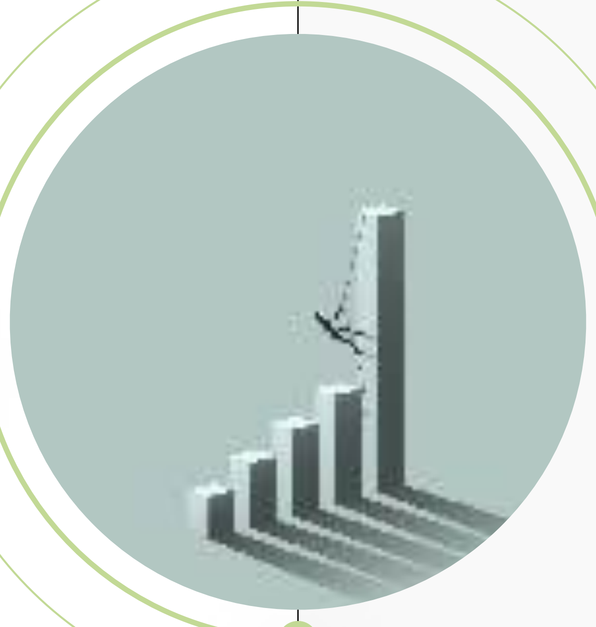
CHANGE IN FFO PER SHARE ALONG WITH A DECREASE IN THE LEVERAGE RATIO- IN PENNIES



FFO PER SHARE IN 1-6/2020 AMOUNTED TO 19.2 PENNIES, COMPARED TO 20.8 PENNIES IN THE PREVIOUS YEAR, REPRESENTING A DECREASE OF 8%, BECAUSE OF AN INCREASE OF 8% IN THE NUMBER OF WEIGHTED SHARES.

FFO
PER SHARE

Excluding the effect of one - time financing expenses



GROWTH

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Amot ToHa1, Tel Aviv

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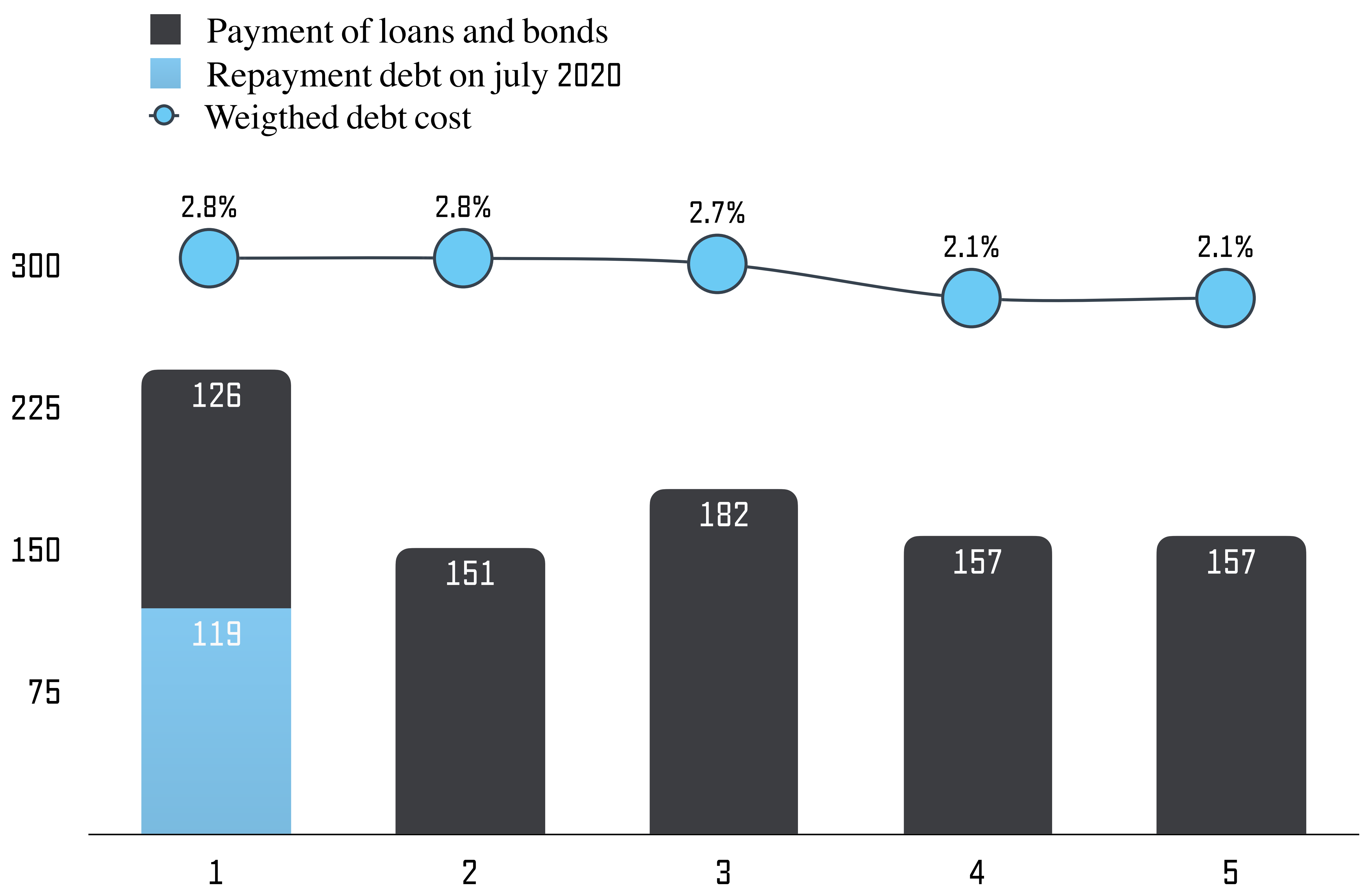
FINANCIAL STRENGTH

FINANCIAL STRENGTH

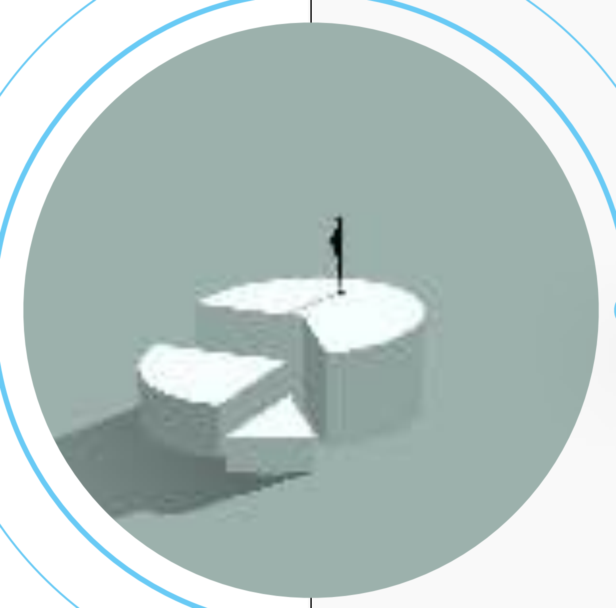
THE SPREAD OF REPAYMENTS OVER THE NEXT FIVE YEARS (IN MILLION)



THE COMPANY HOLDS UNUTILIZED CREDIT FACILITY OF 211 MILLION USD.

AS OF THE PUBLICATION DATE, CASH AND CASH EQUIVALENTS IN THE AMOUNT OF 106 MILLION USD.

FINANCIAL STRENGTH



ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FINANCIAL STRENGTH

Cash and cash equivalents in the amount of **0.2** billion USD

All of the Company's assets are unsecured except for assets valued at 2% which is held with partners.

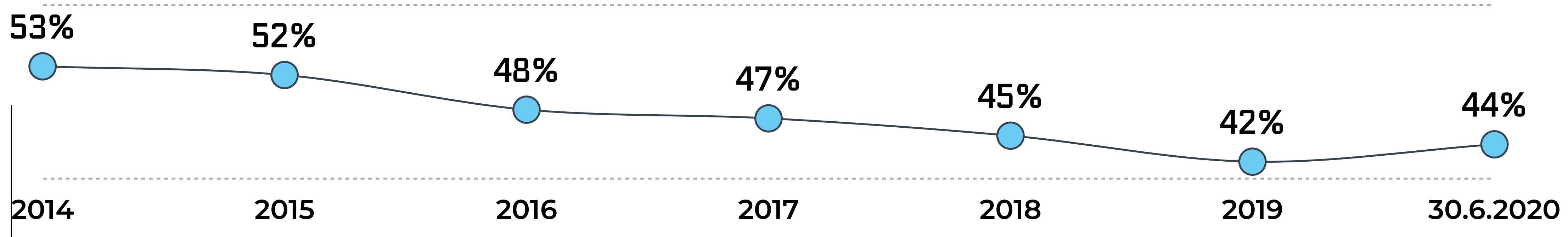
Unutilized credit facilities in the amount of **211** million USD

Rating AA by Maalot and Midroog

Weighted effective linked interest – **2.04%**

Average duration of debt – **5.2** years

LTV over the years



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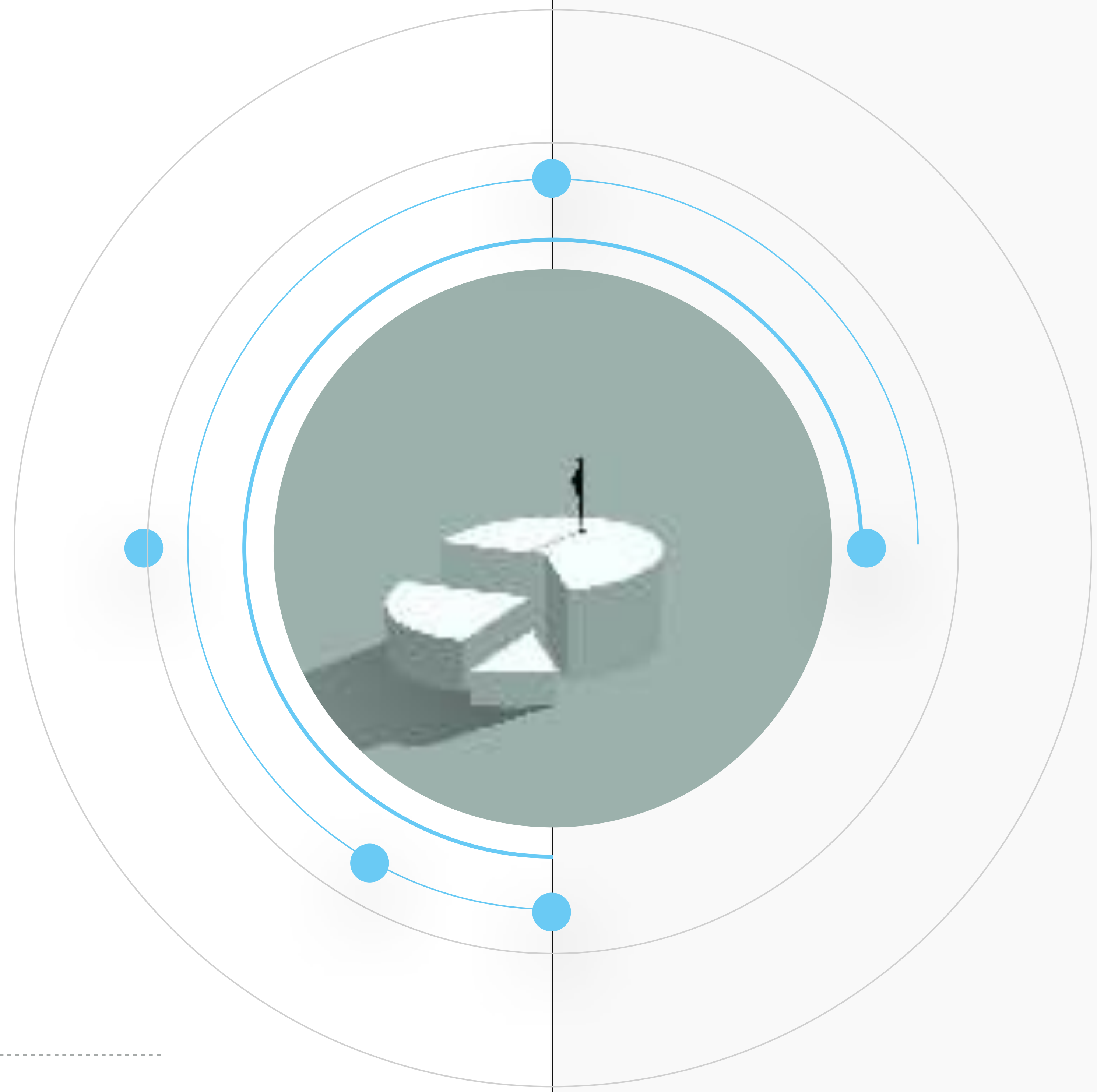


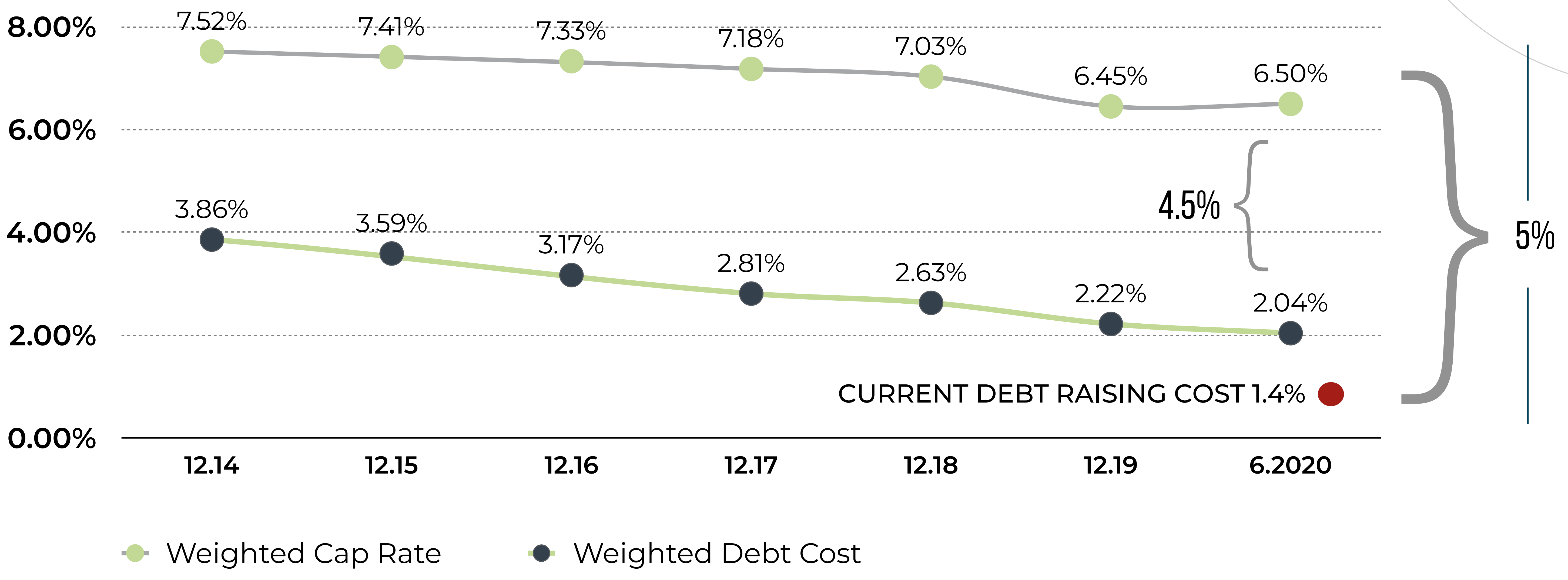
FINANCIAL STRENGTH

AMOT'S PROPERTIES INCLUDE OFFICE BUILDINGS, INDUSTRIAL PARKS, LOGISTIC CENTERS, MALLS, SHOPPING CENTERS, SUPERMARKETS AND CENTRAL BUS STATIONS.

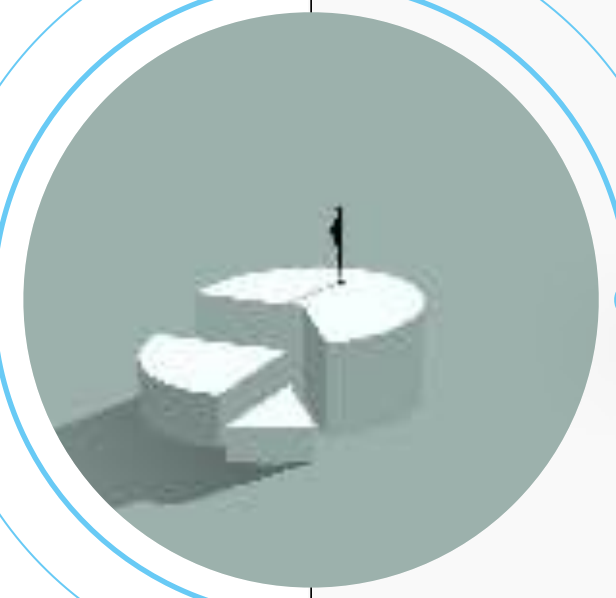
ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

FINANCIAL STRENGTH

THE CHANGE IN THE WEIGHTED CAPITALIZATION RATE RELATIVE TO THE CHANGE IN THE COMPANY'S WEIGHTED LINKED INTEREST RATE



CURRENT DEBT RAISING COST BASED ON COMPANY'S BOND MARKET PRICE (SERIES NUMBER 6), 7.2 YEARS DURATION, AS OF 9 AUGUST 2020



FINANCIAL STRENGTH

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

Amot Insurance House, Tel Aviv

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AMOT OFFICES

AMOT OFFICES

The fair value as of 30/6/2020 is approximately 1.9 billion USD

The NOI from offices in 1-6/2020 is 58 million USD

63% of the value of offices located in the Tel Aviv metropolis area

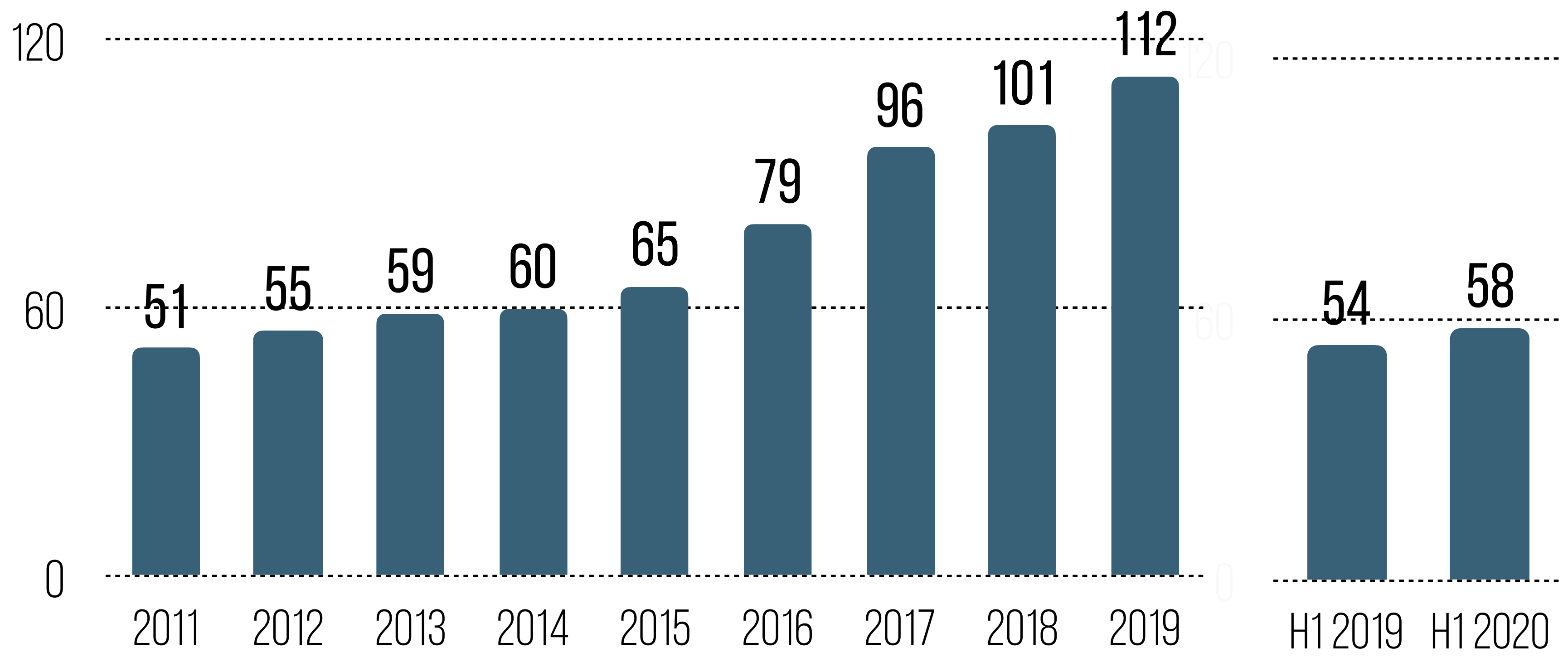
As of June 30, 2020, the rate of occupancy in office space is 95.8%

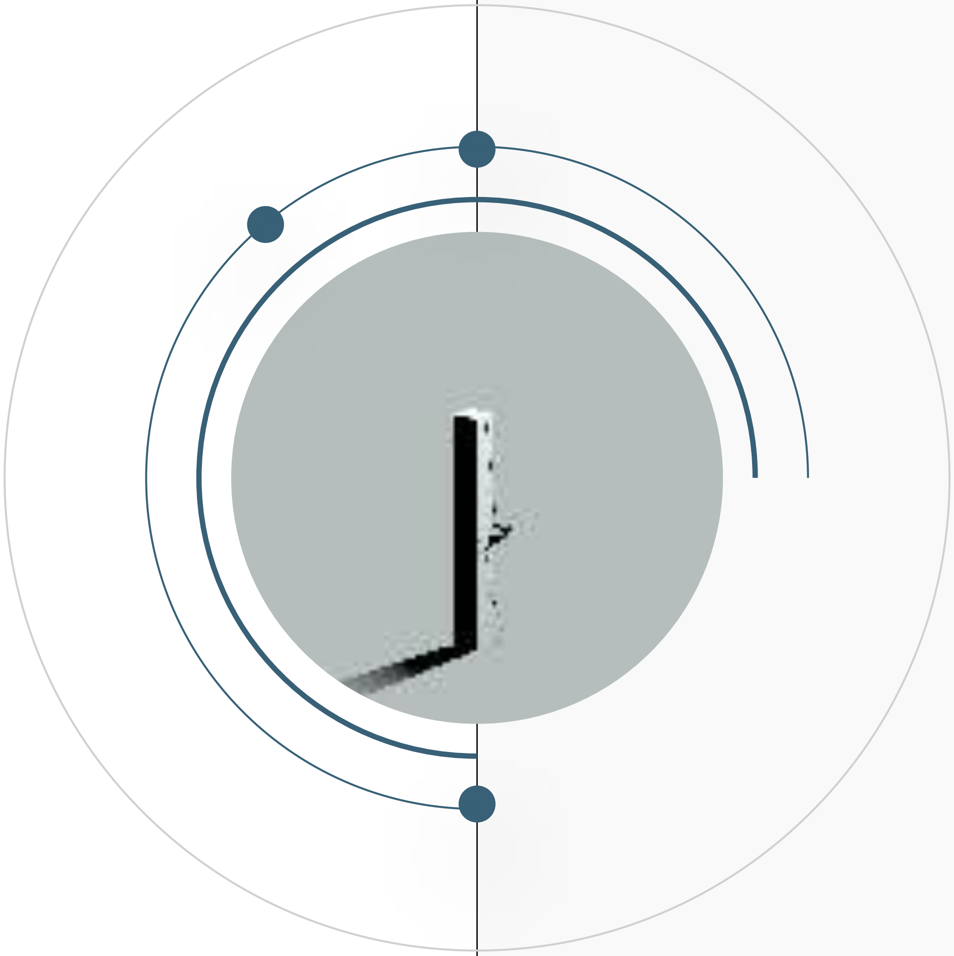
The average contractual-renting duration is 3-5 years (approximately 20% of rental agreements are renewed each year)

Income producing office buildings with an area of approximately

400,000 sqm.

NOI FROM OFFICES





AMOT OFFICES

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

OFFICES

REPRESENTATIVE ASSETS

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

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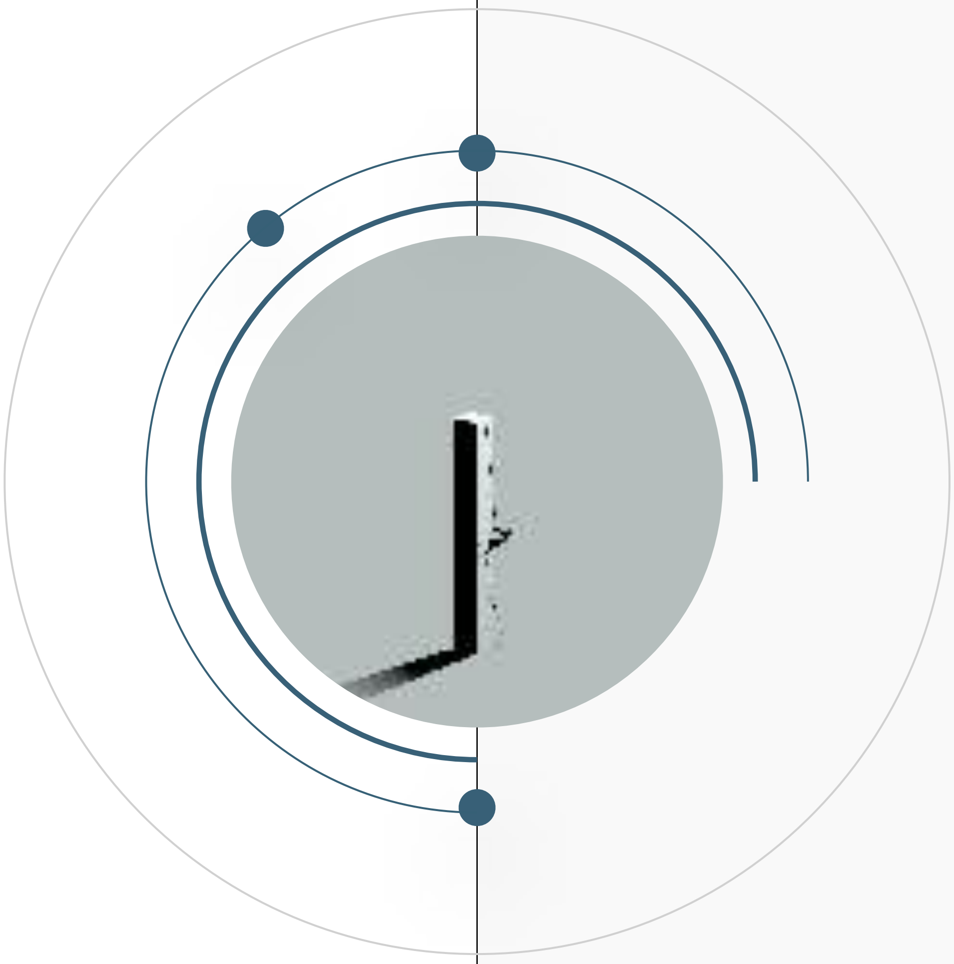
Income producing office buildings with an area of approximately

400,000 sqm.



AMOT OFFICES

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Kiryat Ono Mall, Kiryat Ono

RETAIL

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AMOT RETAIL

AMOT RETAIL

The fair value as of 30/6/2020 is approximately 0.8 billion USD

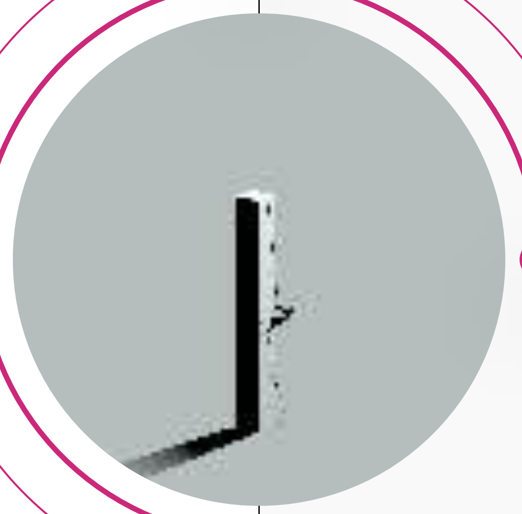
The NOI from retail in 1-6/2020 is 17 million USD

As of June 30, 2020, the rate of occupancy in retail centers is 97.4%

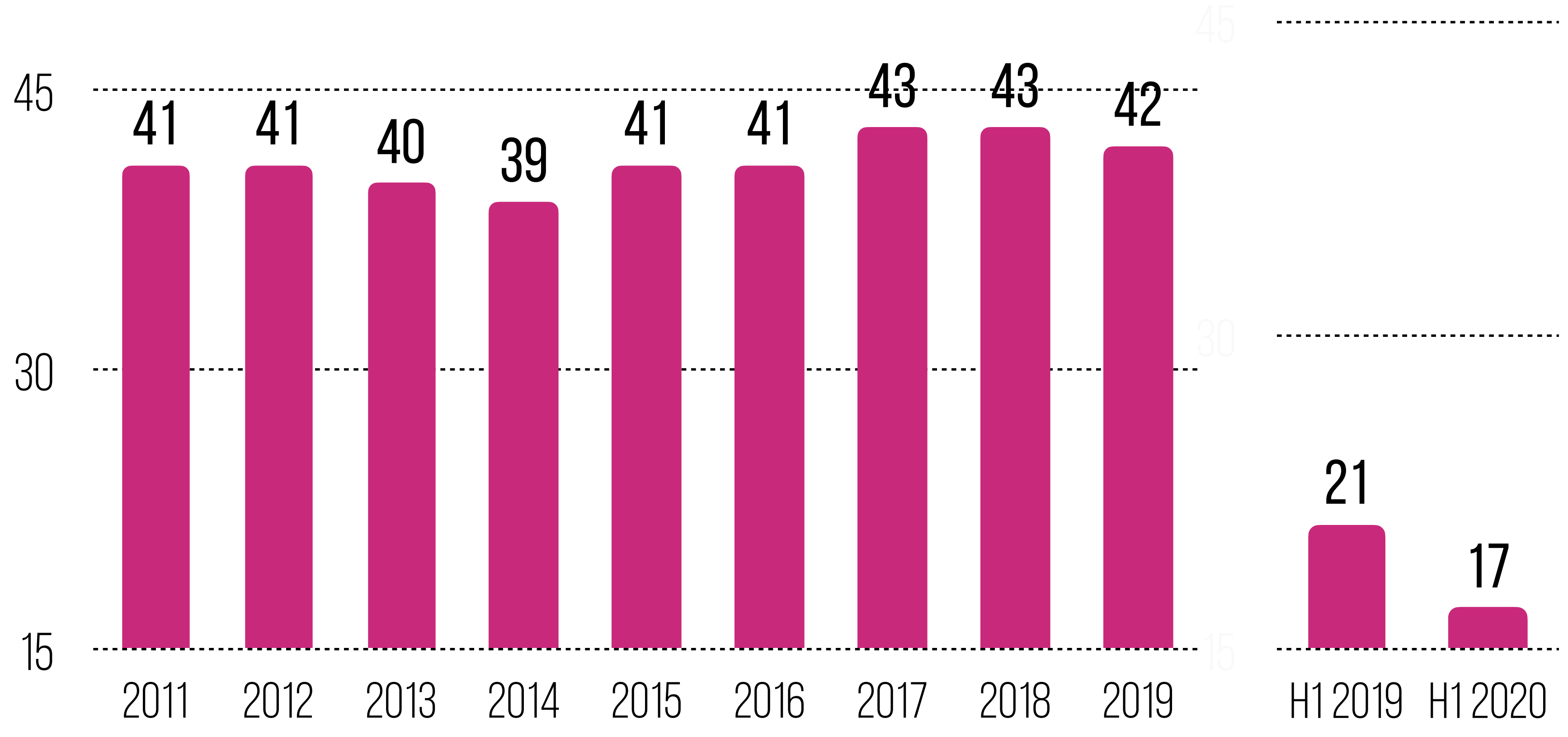
The decrease in NOI derived from the reliefs for tenants in the retail centers, amounting to 8.6 million USD, which was written off in full in the current quarter. The decrease in NOI is stated after the addition of revenues from new properties.

Retail centers with an area of approximately

130,000 sqm



NOI FROM RETAIL



AMOT RETAIL

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

REPRESENTATIVE ASSETS

Arim Mall, Kfar Saba

Kiryat Ono Mall

Orot Mall, Or Akiva

Brodetzky, Ramat Aviv

Bat Hadar, Ashkelon

Merkazit Mall, Jerusalem

Hutzot Alonim Mall

Center Hagalil, Rosh Pina

Amot Max, Beer Sheva

Neve Ze'ev, Beer Sheva

124 Mall, Iben Gvirol, Tel Aviv

Merkaz ha'kirya Ashdod

My Center, Carmiel

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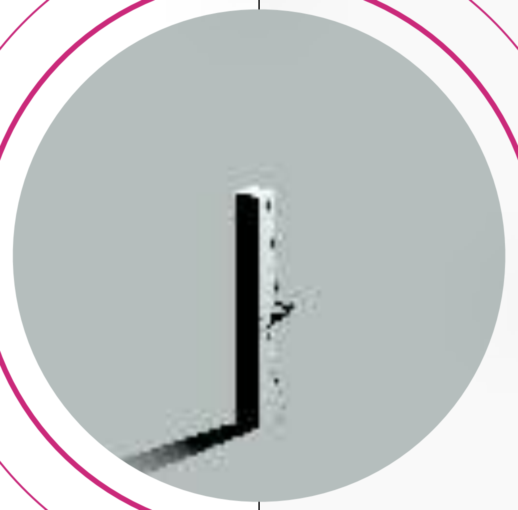
Retail centers a with an
area of approximately

130,000 sqm



AMOT RETAIL

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AMOT SUPERMARKETS

REPRESENTATIVE ASSETS

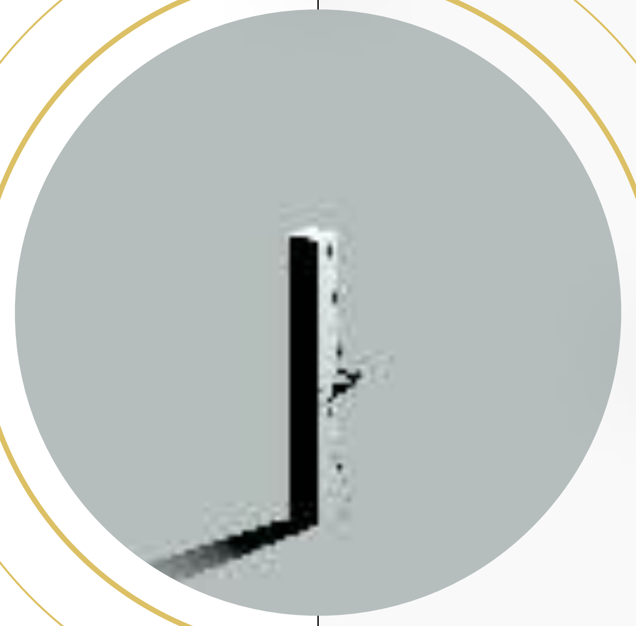
Mega – Anbar Holon
Mega – Ashdod
Mega – Bavli
Shufersal – Givatayim Weizman
Mega – Gilat Beer Sheva
Mega – Dimona
Shufersal – South Givatayim
Mega – Hadar Weizman
Mega – Lev Hair Herzliya
Mega –Erel Tower
Mega – Nahum Tower
Mega – Ne'ot Rachel
Mega – Neve Amirim

Supermarket – Arad
Mega – Hafetz Haim
Mega – Ramat Efal
Mega – Raanana
Victory – Hyper Ashkelon
Victory – Raanana
Rami Levy – Hadera
Shufersal – Kfar Saba
Shufersal – Nazareth illit
Shufersal – Carmiel
Shufersal – Yizraelia
Super Sapir – Tzfat
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

Supermarkets with an area of approximately

39,000 sqm



AMOT SUPER MARKETS

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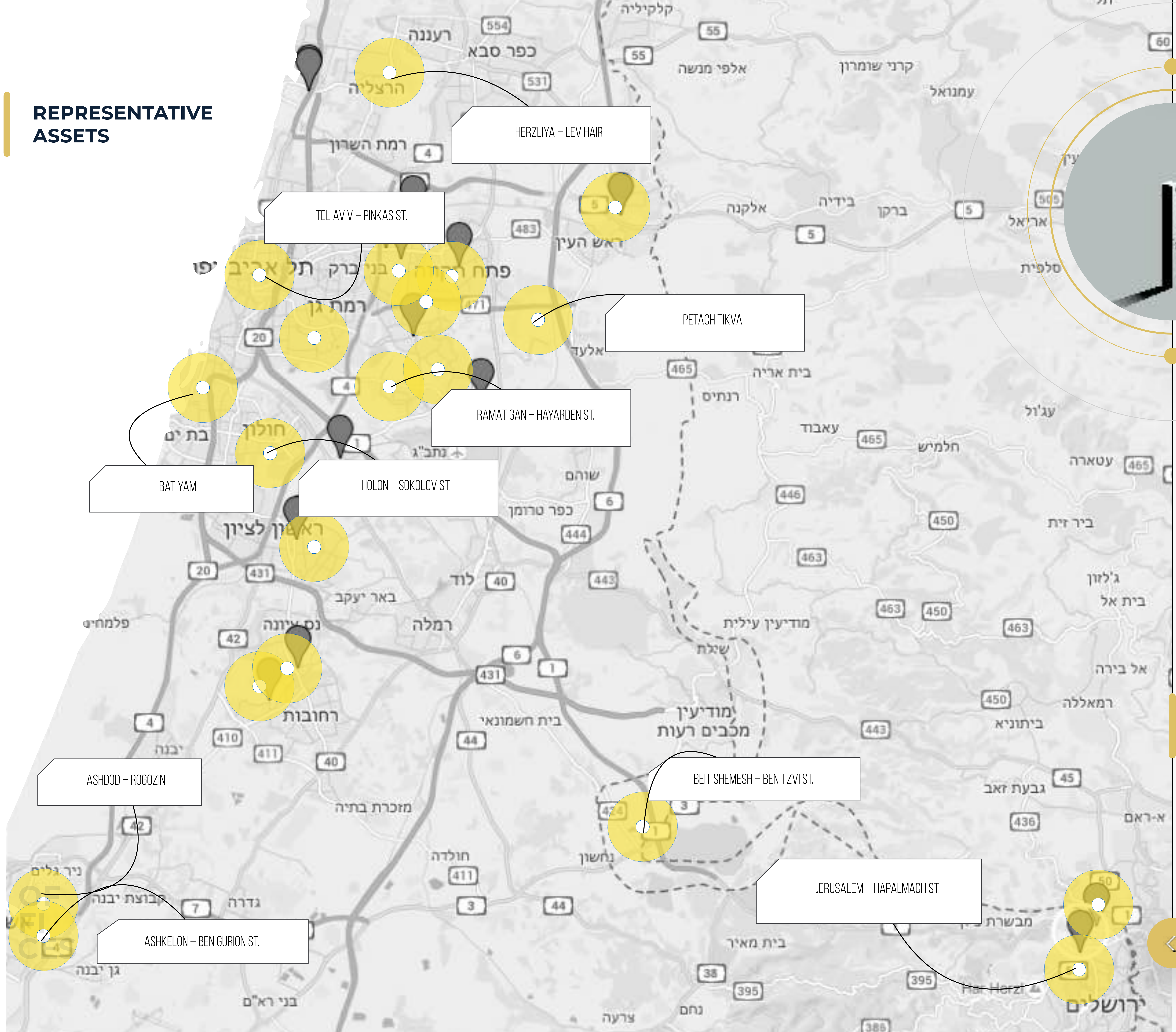
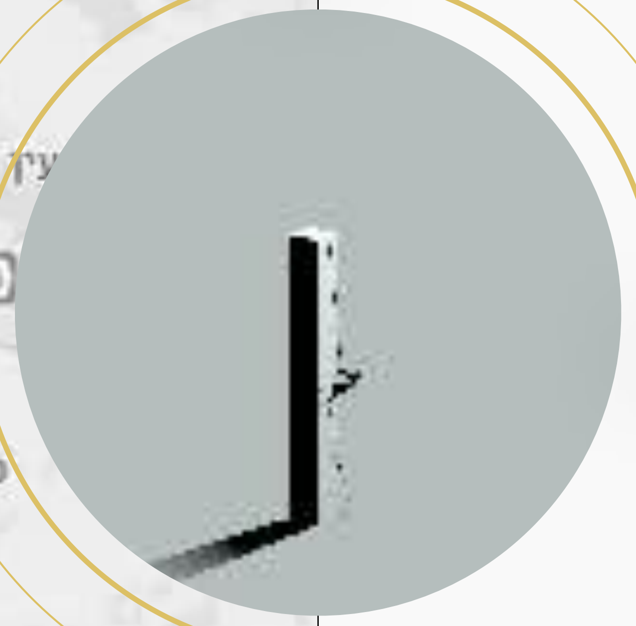
REPRESENTATIVE ASSETS





AMOT SUPER MARKETS

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AMOT SUPERMARKETS

Si'im Park, Netanya

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INDUSTRIAL AND LOGISTIC PARKS

AMOT INDUSTRIAL AND LOGISTIC PARKS

The fair value as of 30/6/2020 is approximately 0.7 billion USD

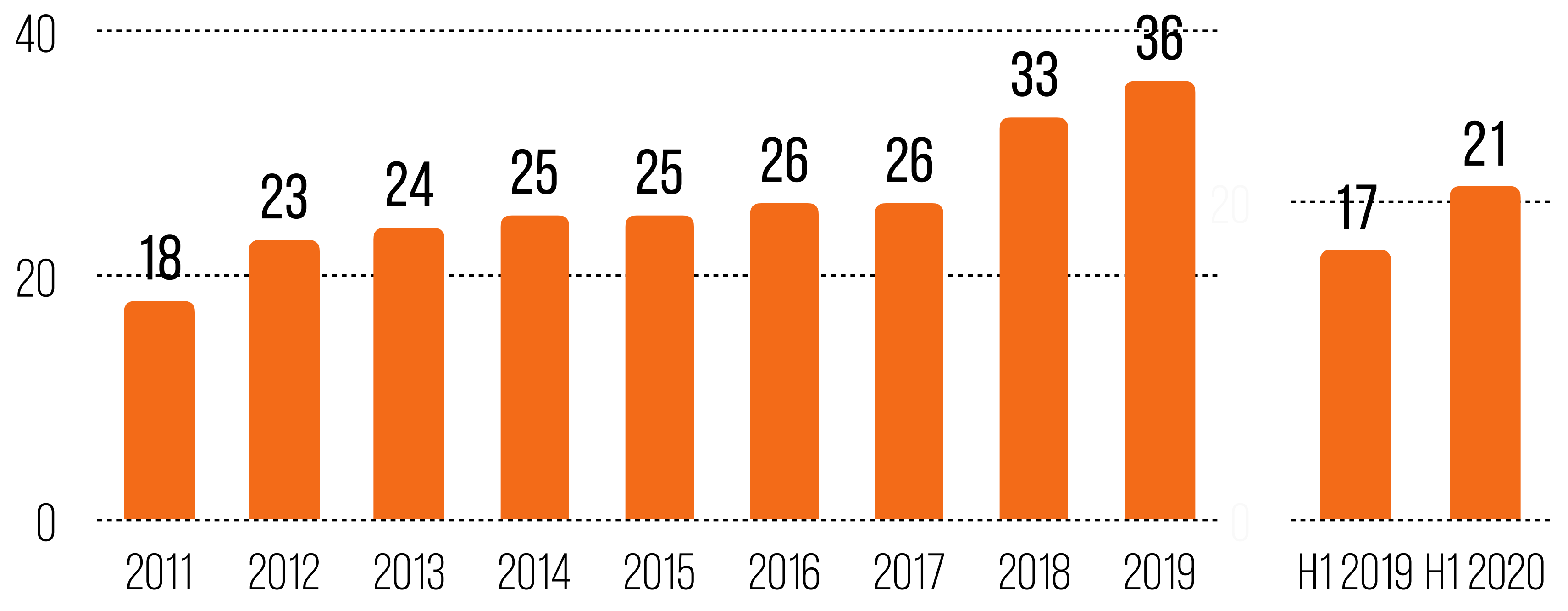
The NOI from industrial and logistic parks in 1-6/2020 is 21 million USD

As of June 30, 2020, the rate of occupancy is 99.3%

Industrial and logistic parks with an area of approximately:

350,000 sqm

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



INDUSTRIAL & LOGISTIC PARKS

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

IN DUS TRIAL

REPRESENTATIVE ASSETS

Poleg Park	Rehovot Park	Frenkel Caesarea
Si'im Park	Tech Park Yavne	Amot Ma'alot
Amot Hamada	Best Carton	The Amot Modi'in complex
Amot Park Tech	Cargal	Teva S.L.A Logistic Center
Amot Ariel	Amot Modi'in	

IN DUS TRIAL

Industrial and logistic parks with an area of approximately:

350,000 sqm

INDUSTRIAL & LOGISTIC PARKS

ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

Amot ToHa1, Tel Aviv

DE VE LOP MENT

AMOT INVESTMENTS.
PEOPLES FIRST.

DEVELOPMENT STRATEGY

AMOT

DEVELOPMENT STRATEGY / POLICY

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 **DEVELOPMENT** RISK

INVESTMENT IN PROJECTS UNDER CONSTRUCTION (LAND + BUILDING) UP TO 15% OF THE TOTAL PROPERTY VALUE.

The Company continue to evaluate whether changes need to be made to its business strategy, including reaching decisions regarding the continued progress on projects in stages of initiation and construction, in light of the possible implications of the continued spread of the pandemic on general economic activity in Israel and abroad, and in accordance with the situation assessments regarding the extent of the predicted impact on the Company’s customers.

DE VELOP MENT

CONCENTRATION OF DATA ON PROJECTS UNDER CONSTRUCTION AS OF JUNE 30, 2020

	Amot Holon	Amot modi'in	Mitham ha'lehi	Mitham 1000	Total	Parking Lot ToHa2
Location	Holon	Modi'in	Bnei Brak	Rishon lezion		Tel Aviv
Use	Offices	Logistics	Offices	Offices		Parking lot
Company's Share %	77.8%	75%	50%	100%		50%
GLA	56,000	52,000	75,000	19,000	202,000	
Estimated Completion Date	2021	2020	2024	2023		
Book Value 30/6/2020 Company's Share -Million USD	89	48	37	10	184	8
Estimated Construction Cost, Including Land and Parking Cellars, Company's Share -Million USD	147	86	157	74	464	43
Estimated Completion Cost 30/6/2020, Company's Share -Million USD	58	38	120	64	280	35
Estimated NOI, Company's Share -Million USD	12	7	14	6	39	

DE VELOP MENT

The Company continue to evaluate whether changes need to be made to its business strategy, including reaching decisions regarding the continued progress on projects in stages of initiation and construction, in light of the possible implications of the continued spread of the pandemic on general economic activity in Israel and abroad, and in accordance with the situation assessments regarding the extent of the predicted impact on the Company's customers.

CONCENTRATION OF DATA ON PROJECTS UNDER CONSTRUCTION

AMOT DEVELOP MENTS


Illustration - Amot ToHa, Tel Aviv

TOHA2 TOWER Tel Aviv

TOHA 2 – PHASE TWO OF THE EXISTING TOHA PROJECT

A SIGNATURE SKYSCRAPER IN THE CENTRE OF TEL AVIV

MAIN USE	OFFICES

ADDITIONAL RIGHTS:

ACCORDING TO T"A\5000, THE LOCAL COMMITTEE APPROVED FOR DEPOSIT UNDER CONDITIONS, BUILDING RIGHTS FOR THE CONSTRUCTION OF ANOTHER OFFICE TOWER

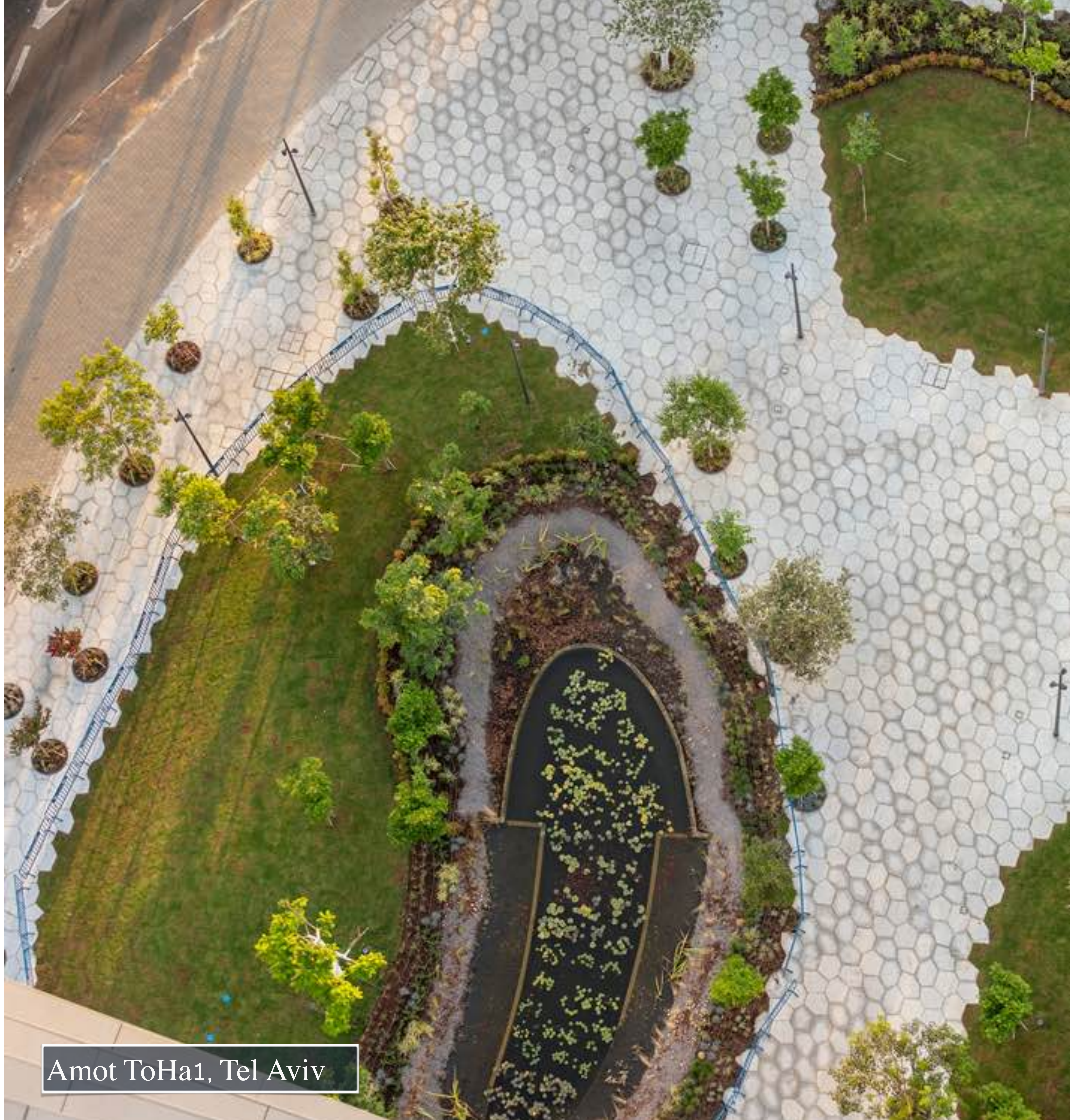
GLA (100%)	140,000 SQM
AMOT'S SHARE	50%

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE
286 MILLION USD

PREEMINENT DEVELOPER WITH ROBUST PIPELINE

DE VELOP MENT

The estimated cost includes land and parking cellars, excluding capitalizations and tenant improvements



Amot ToHa1, Tel Aviv

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

TOHA2
TOWER
Tel Aviv

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE


Campus Amot, Holon

HOLON
TOWER
Holon

MAIN USE	OFFICES
GLA	56,000 SQM
AMOT'S SHARE	78%
EXPECTED COMPLETION	2021

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE **147 MILLION USD**

DE
VELOP
MENT

Campus Amot, Holon

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON
TOWER
Holon

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE

Amot Shufersal Modi'in , Modi'in

MODI'IN
LOGISTICS
Modi'in

MAIN USE	LOGISTICS
GLA	52,000 SQM
AMOT'S SHARE	75%
EXPECTED COMPLETION	2020

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE **86 MILLION USD**

DE
VELOP
MENT


Amot Shufersal Modi'in , Modi'in

MODI'IN
LOGISTICS
Modi'in

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE

Illustration - Mitham H'alehi, Bnei Brak

MITHAM
HA'LEHI
Bnei-Brak

MAIN USE	OFFICES
GLA	75,000 SQM
AMOT'S SHARE	50%
EXPECTED COMPLETION	2024

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE **157 MILLION USD**

DE
VELOP
MENT

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

Mitham H'alehi, Bnei Brak

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM
HA'LEHI
Bnei-Brak

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE

Illustration - Mitham H-1000, Rishon Lezion

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM
1000 Rishon-Lezion

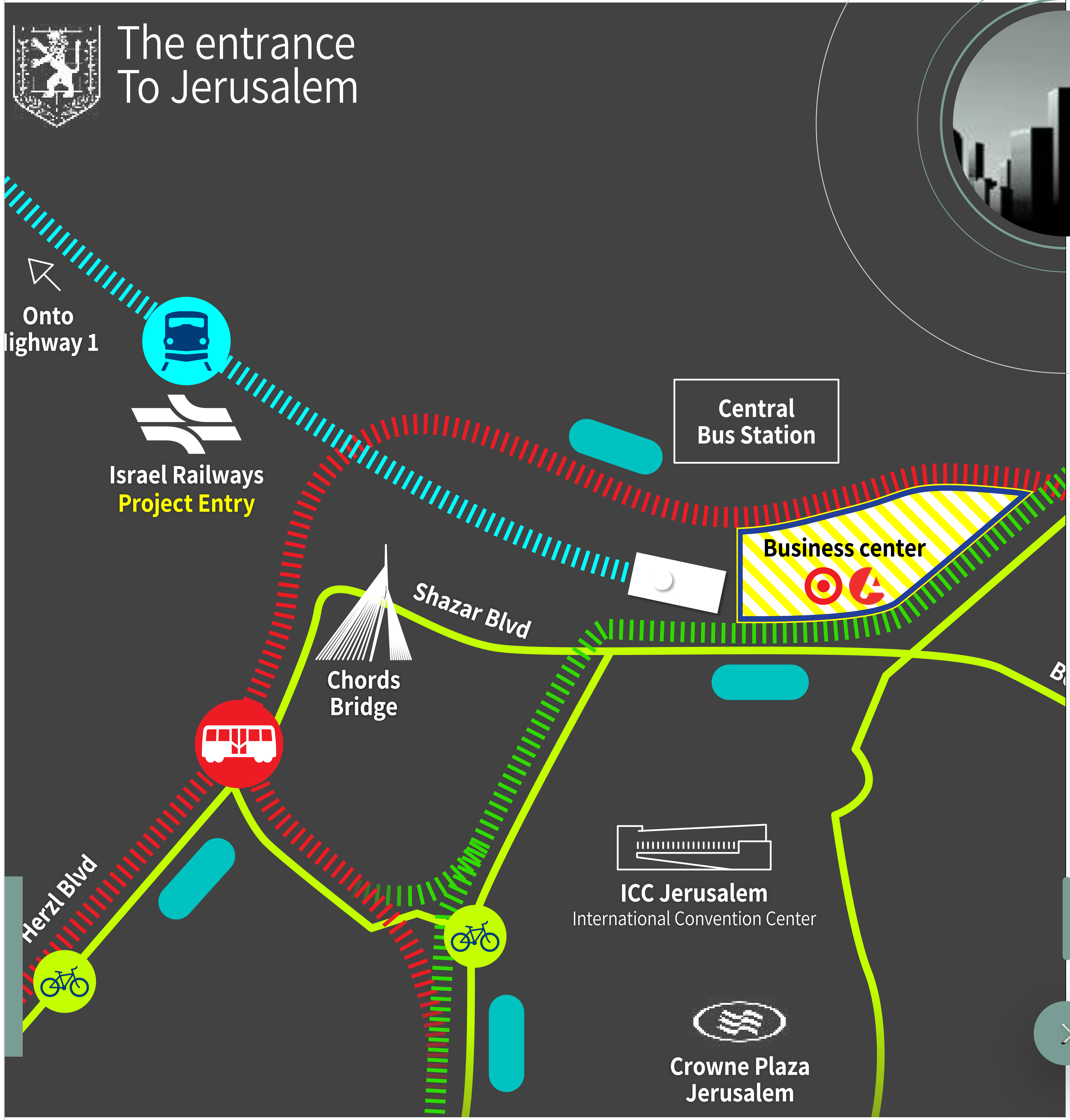
MAIN USE	OFFICES
GLA	19,000 SQM
AMOT'S SHARE	100%
EXPECTED COMPLETION	2023

ESTIMATED CONSTRUCTION COST:

74 MILLION USD

DE
VELOP
MENT

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



MITHAM K
JERUSALEM

Winning the tender – The "Sha'ar Ha'ir" complex - June 14, 2020

MAIN USE	OFFICES
GLA (*)	103,000 SQM
AMOT'S SHARE	50%
EXPECTED COMPLETION	TBD

ESTIMATED CONSTRUCTION COST:

157 MILLION USD

(*) GLA IS PURSUANT TO AN URBAN CONSTRUCTION PLAN THAT IS ABOUT TO BE DEPOSITED .APPROXIMATELY 79 THOUSAND SQUARE METERS ABOVE GROUND, PURSUANT TO AN URBAN CONSTRUCTION PLAN THAT IS IN EFFECT

DE
VELOP
MENT

Amot ToHa1, Tel Aviv

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FI NAN CIAL DATA

AMOT INVESTMENTS.
PEOPLES FIRST.

FINANCIAL DATA

FINANCIAL DATA

AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

	30.6.2020 million USD	31.12.2019 million USD
Cash and cash equivalents	220	21
Income-producing property and under construction	3,898	3,848
Financial liabilities	1,990	1,679
Deferred taxes	381	374
Total equity	1,689	1,744
EPRA NRV	2,070	2,118

FINANCIAL DATA

FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

	Change %	1-6/2020 million USD	1-6/2019 million USD
NOI	5%	105	101
Change in the value of investment properties		(43)	33
General and administrative expenses		(7)	(7)
Financing – real interest	(5%)	(18)	(19)
Financing – linkage and exchange rate differentials		6	(15)
Taxes		(14)	(17)
Net income		28	75
FFO		73	73

FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

NOI	4-6.20	1-3.20	10-12.19	7-9.19	4-6.19	Change
	Thousands USD					
Same property NOI	45,575	53,441	52,973	52,204	50,761	(10%)
New assets	2,366	3,933	1,765	-	115	
NOI	**47,941**	**57,374**	**54,738**	**52,204**	**50,876**	**(6%)**

FI NAN CIAL

The decrease in NOI derived from the reliefs for tenants in the retail centers, amounting to 8.6 million USD, which was written off in full in the current quarter. The decrease in NOI is stated after the addition of revenues from new properties and from the occupation of a property, the construction of which was completed in 2019.

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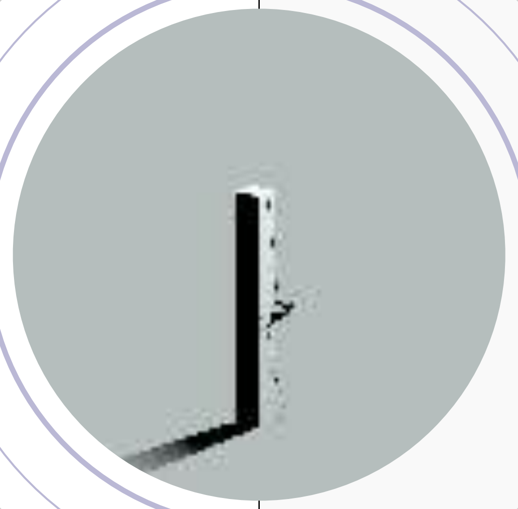
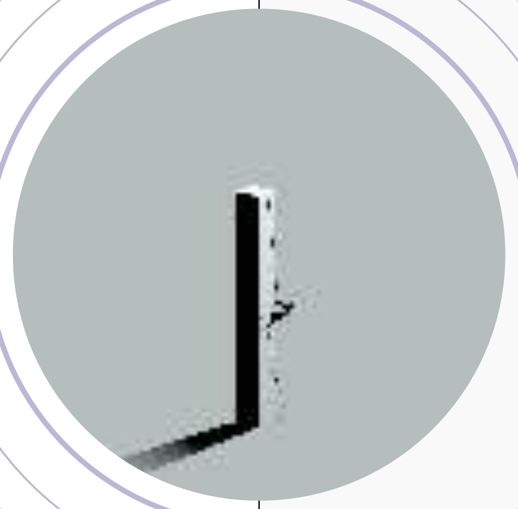


FINANCIAL DATA

FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED



FFO

thousands USD

	1-6/2020	1-6/2019	Change %
FFO	73,307	73,439	-
Weighted number of shares	381,372	353,019	8%
FFO per share (pennies)	**19.2**	**20.8**	**(8%)**

FI NAN CIAL

The FFO per share in the reporting period fell by 8% as a result of 8% increase in the weighted number of the Company's shares.

FINANCIAL DATA

Illustration - Campus Amot, Holon

CONCLUSION

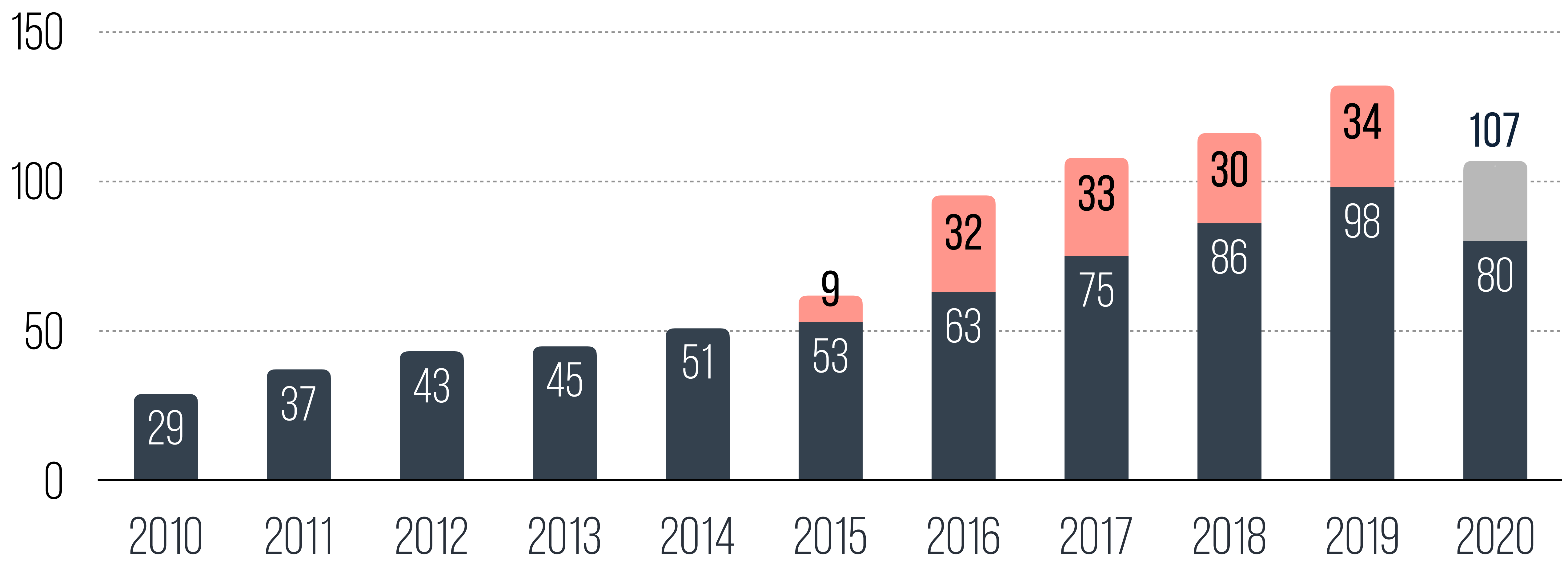
AMOT INVESTMENTS.
PEOPLES FIRST.

CONCLUSION

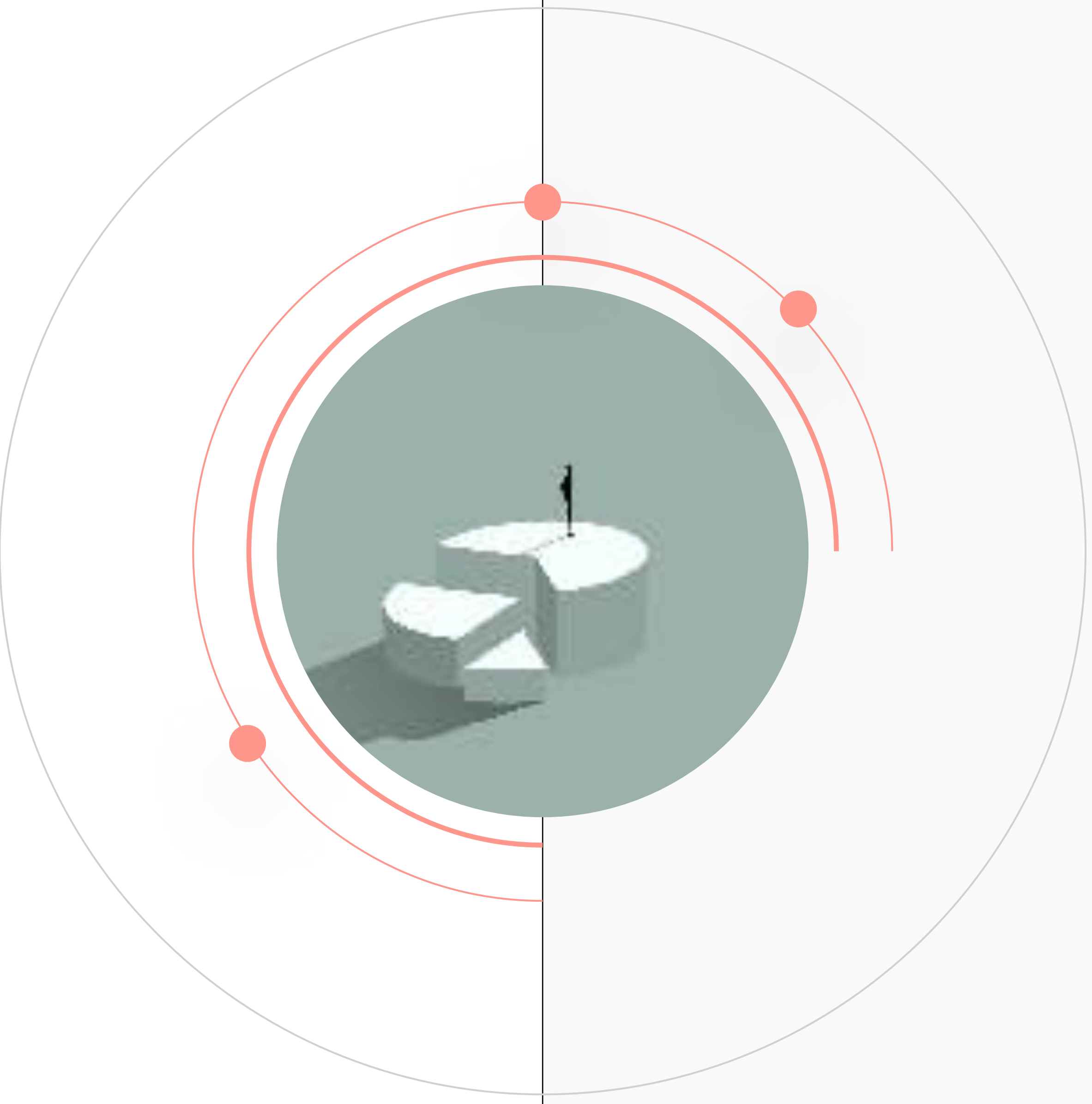
IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

SUMMARY

DIVIDEND DISTRIBUTION OVER
THE YEARS (IN MILLION USD)



EXTRA DIVIDEND
REGULAR DIVIDEND
FORECAST DIVIDEND



SUMMARY

Accumulated amount
distributed since 2006:

0.9 BILLION USD

OUR STRENGTHS

- 104 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 44%
- 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 2% held with partners
- Unutilized Credit facilities in the amount of 211 million USD
- The Company has a future potential for additional savings in financing expenses from a recycling of debts at a significantly lower interest rate than the average rate currently paid
- High occupancy over time – 97.6% as of 30.6.2020
- Promoting projects with reference to the potential for improvement
- A dividend policy that is stable and known in advance

Amot Park, Tel Aviv

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DISCLAIMER

The information included in this presentation is a summary only and does not exhaust all of the information on the Company and its business, nor is it a substitute for inspection of the Periodic Report for 2019, as reported to the ISA via the Magna distribution site.
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 Insurance House, Tel Aviv

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INTRODUCTION TO

AMOT

INVESTOR PRESENTATION

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