



 **INTRODUCTION TO
AMOT**
CAPITAL MARKET PRESENTATION

COMPANY INFORMATION ALL
AS OF 30 SEPTEMBER 2020
UNLESS STATED OTHERWISE





START



END

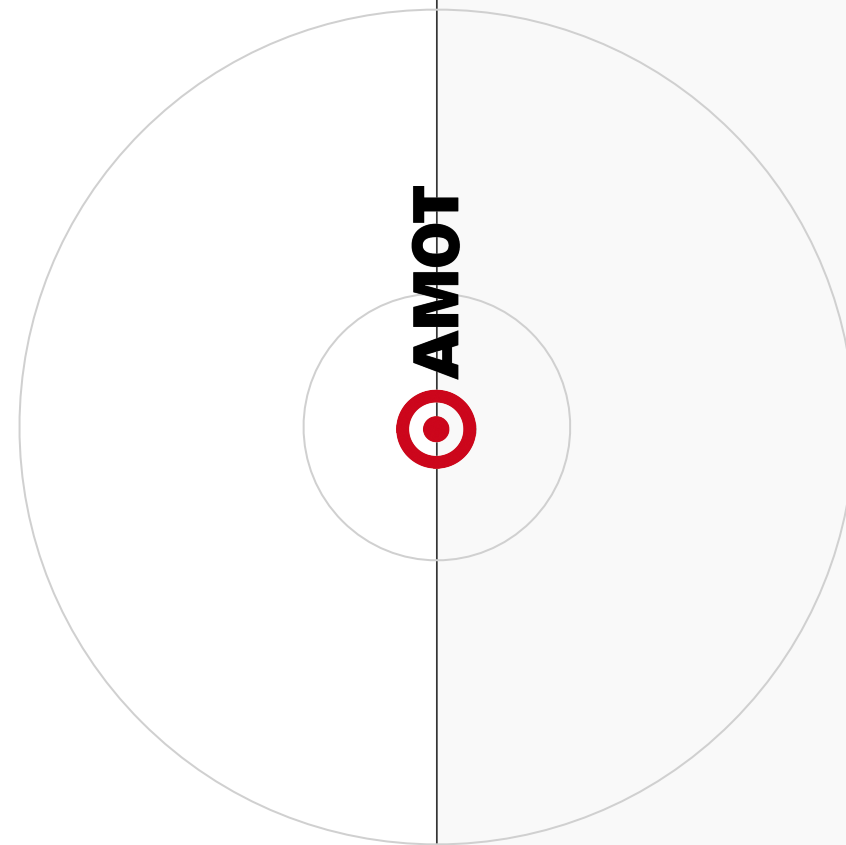
INVESTOR PRESENTATION



NEXT SLIDE



PREVIEWS SLIDE



CONTENT

AMOT INTRODUCTION

DEVELOPMENTS STRATEGY

INVESTMENT PROPERTIES

AMOT FORECAST

GROWTH

FINANCIAL DATA

FINANCIAL STRENGTH

CONCLUSION

AMOT OFFICES

AMOT RETAIL

AMOT SUPERMARKETS

INDUSTRIAL AND LOGISTIC PARKS

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



PRESENTATION
CONTENT



IN TRO DUC TION

AMOT INVESTMENTS.
PEOPLES FIRST.

AMOT INTRODUCTION

Amot ToHa1, Tel Aviv

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



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 **57%** of its equity

Total area 1,500,000 sum
974,000 sqm
Of rental space

Total real-estate value -
13.9 BILLION NIS

73% 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



INFORMATION ABOUT THE COMPANY

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



AMOT
INTRODUCTION



AMOT AT A GLANCE

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

The average occupancy
rate of the Company's
assets is approximately **97.3%**

Net Financial Debt
6.5 BILLION NIS

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

46% Leverage ratio

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 23.3.2020



INFORMATION ABOUT THE COMPANY

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



AMOT
INTRODUCTION



IN
TRO
DUC
TION

KEY INVESTMENT HIGHLIGHTS

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

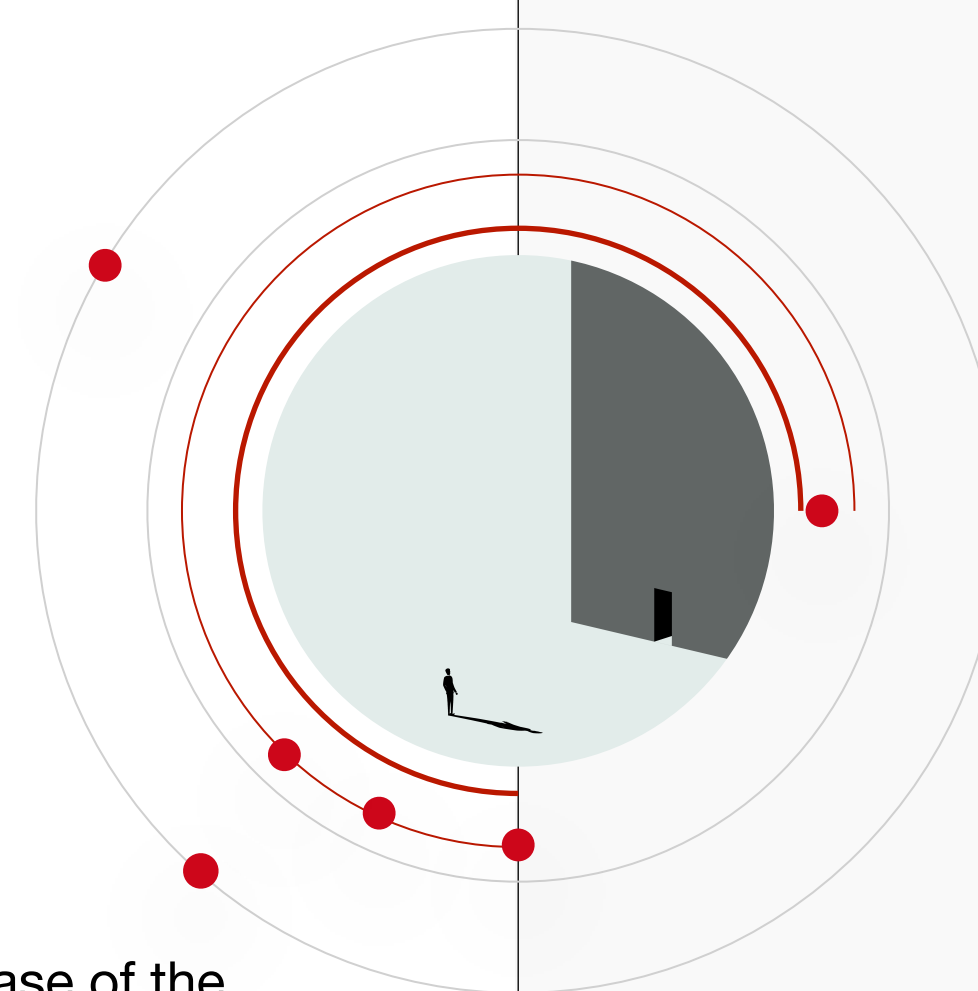
During the course of the current quarter, 103 new contracts have been signed, including the exercise of an option on an area of approximately 30 thousand square meters, which will generate annual rental fees of approximately NIS 26 million.

Close to the report’s publication date, the Company and a high-tech company entered into an agreement for the lease of the entire Europe House building in Tel Aviv (located at Shaul Ha’Melech St.), with the total area of app. 7,200 sqm. The term of the agreement is 10 years with a renewal option for additional 5 years. The building will be delivered to the tenant during 2021.

As of the date of this report, app. 2,500 sqm of the said sqm are vacant.

Usage	New areas leased			Change %	
	Number of contracts	Floor space above ground	Average Rent per sqm prior	Average Rent per sqm new	
		Square meters	NIS	NIS	%
Offices	52	15,536	84	84	-
Retail	39	6,627	76	79	4%
Logistics and industrial parks	12	7,692	39	43	10%
Total	103	29,855			

- ~ The company signs on contracts with various levels of finishing.
- ~ Excludes Amot Shufersal logistics centre in Modi’in.



INFORMATION ABOUT THE COMPANY

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



INTRODUCTION



AMOT
INTRODUCTION

KEY INVESTMENT HIGHLIGHTS

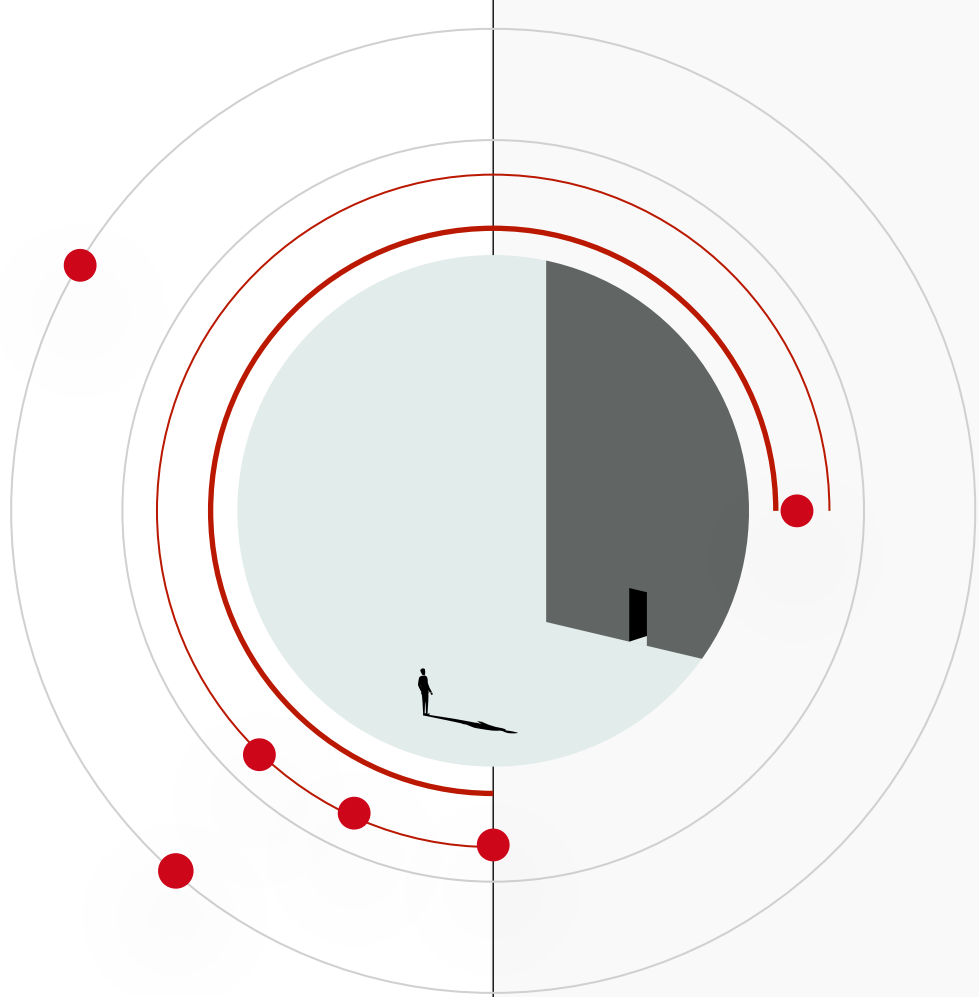
INFORMATION REGARDING NEW AREAS THAT HAVE BEEN LEASED IN THE COURSE OF THE REPORTING PERIOD

During the course of the reporting period (nine months), 285 new contracts have been signed, including the exercise of an option on an area of approximately 90 thousand square meters, which will generate annual rental fees of approximately NIS 82 million.

Usage	New areas leased			Change %	
	Number of contracts	Floor space above ground	Average Rent per sqm prior	Average Rent per sqm new	
		Square meters	NIS	NIS	%
Offices	145	52,387	82	82	-
Retail	110	18,779	86	91	6%
Logistics and industrial parks	30	19,332	36	40	11%
Total	285	90,498			

~ The company signs on contracts with various levels of finishing.

~ Excludes Amot Shufersal logistics centre in Modi'in.



INFORMATION ABOUT THE COMPANY

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



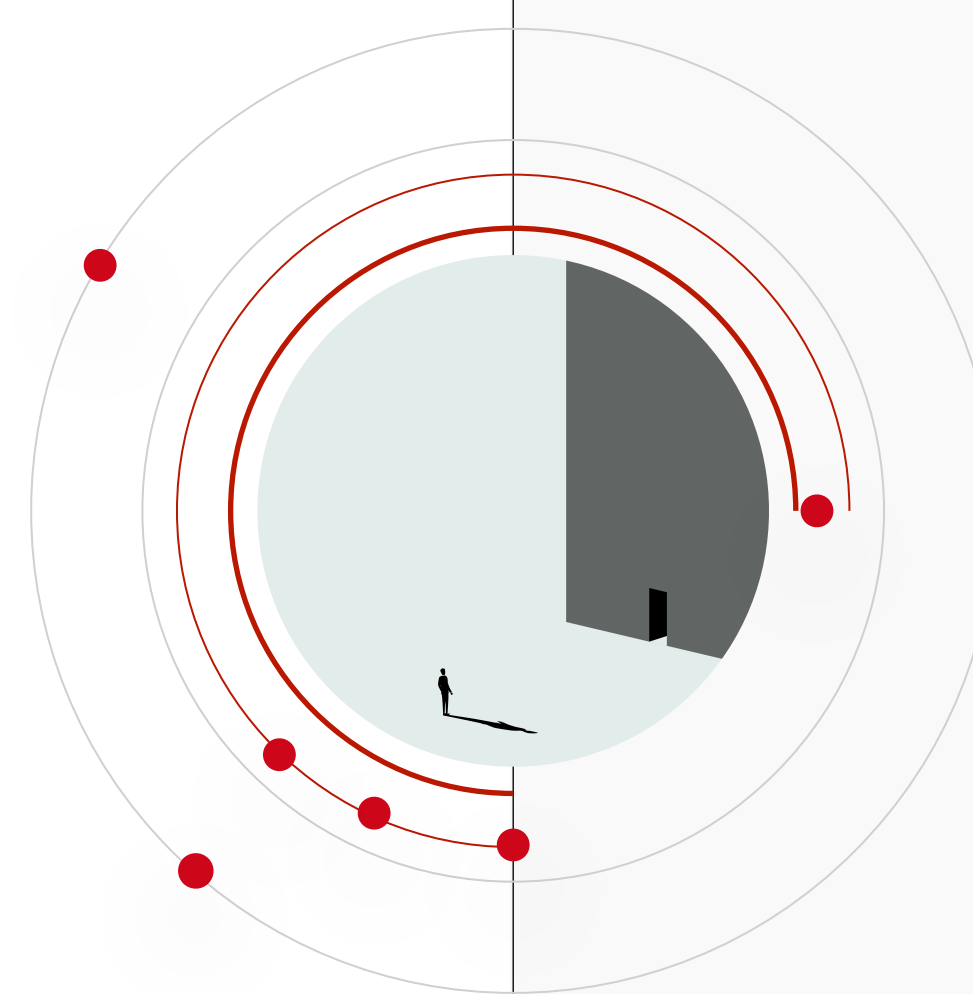
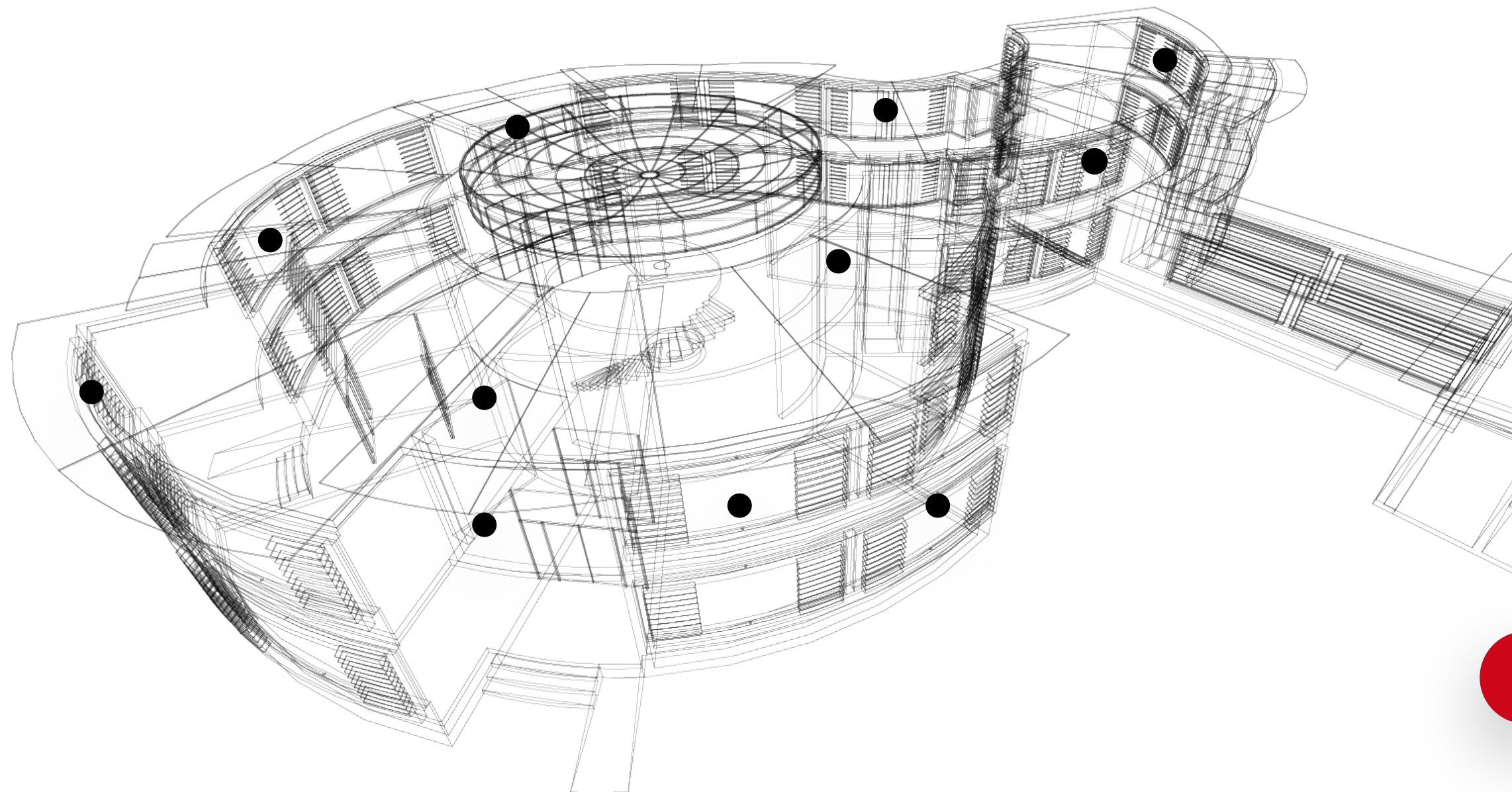
AMOT
INTRODUCTION



INTRO
DUCTION



DIVERSE TENANT ROSTER OF BOTH INT’L AND LOCAL COMPANIES



INFORMATION ABOUT THE COMPANY

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



AMOT INTRODUCTION





A VARIETY OF USES

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



RETAIL



OFFICES

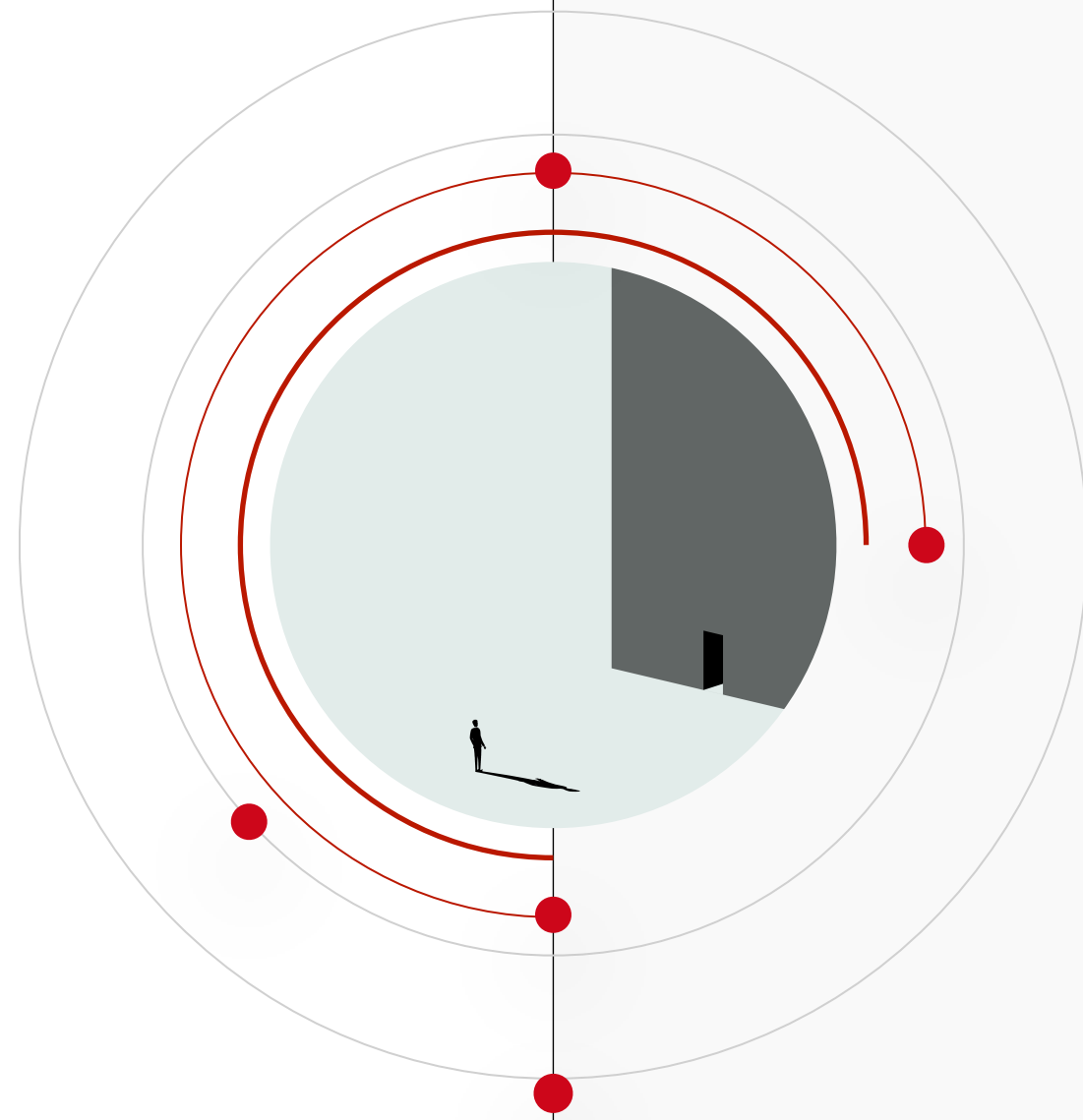


SUPERMARKETS



INDUSTRIAL AND
LOGISTICS

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



INFORMATION ABOUT THE COMPANY



AMOT
INTRODUCTION



Amot Investments Tower, Tel Aviv



IN VEST MENTS



AMOT INVESTMENTS.
PEOPLES FIRST.

**INVESTMENT
PROPERTIES**

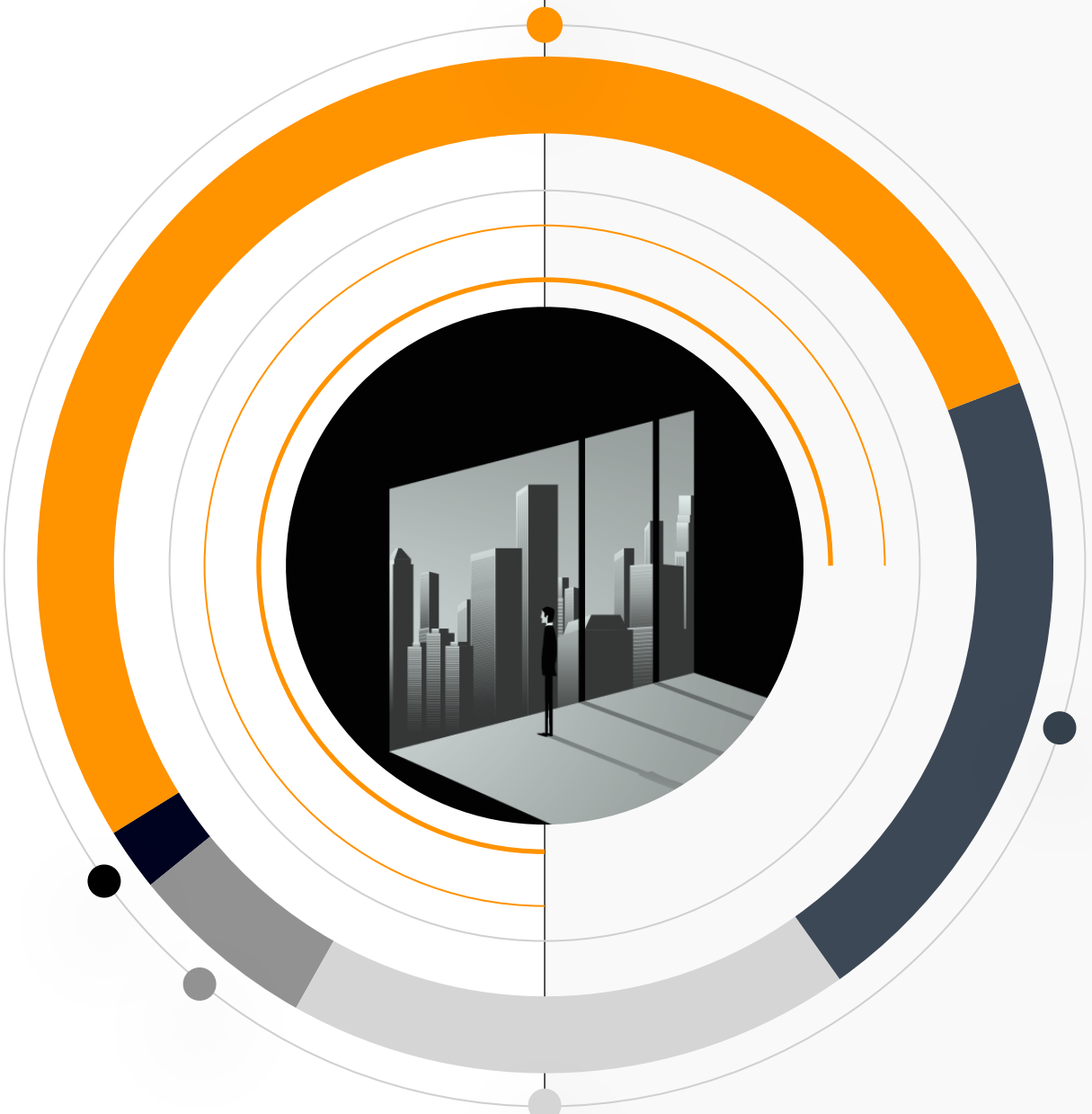
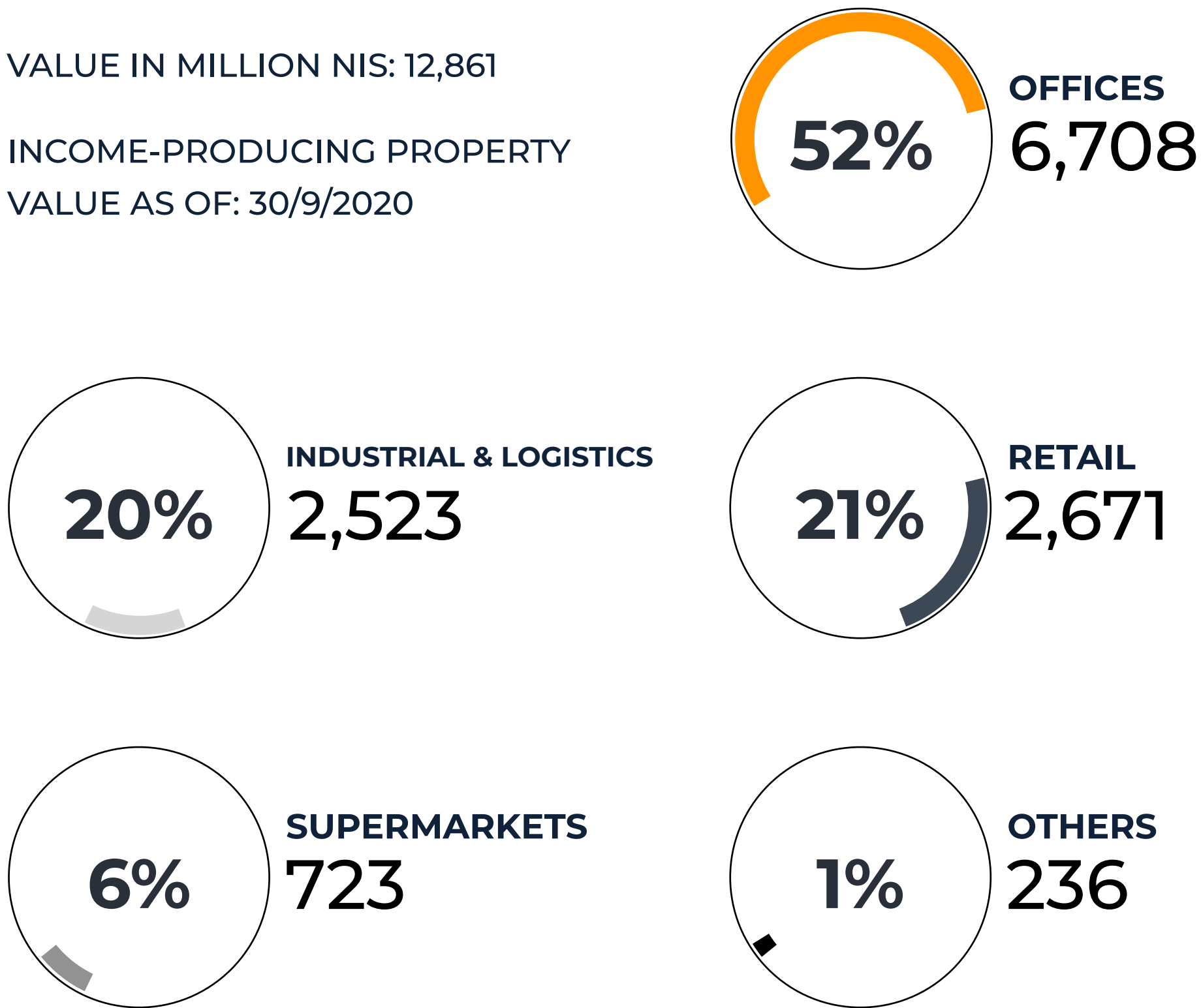


SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INVESTMENTS PROPERTIES

VALUE IN MILLION NIS: 12,861

INCOME-PRODUCING PROPERTY
VALUE AS OF: 30/9/2020



INCOME-PRODUCING
PROPERTY VALUE AS OF

30.9.2020

VALUE IN NIS MILLION FOR
THE COMPANY'S INVESTMENT
PROPERTIES AND
INVESTMENT PROPERTIES
UNDER CONSTRUCTION

13,876



INVESTMENT
PROPERTIES

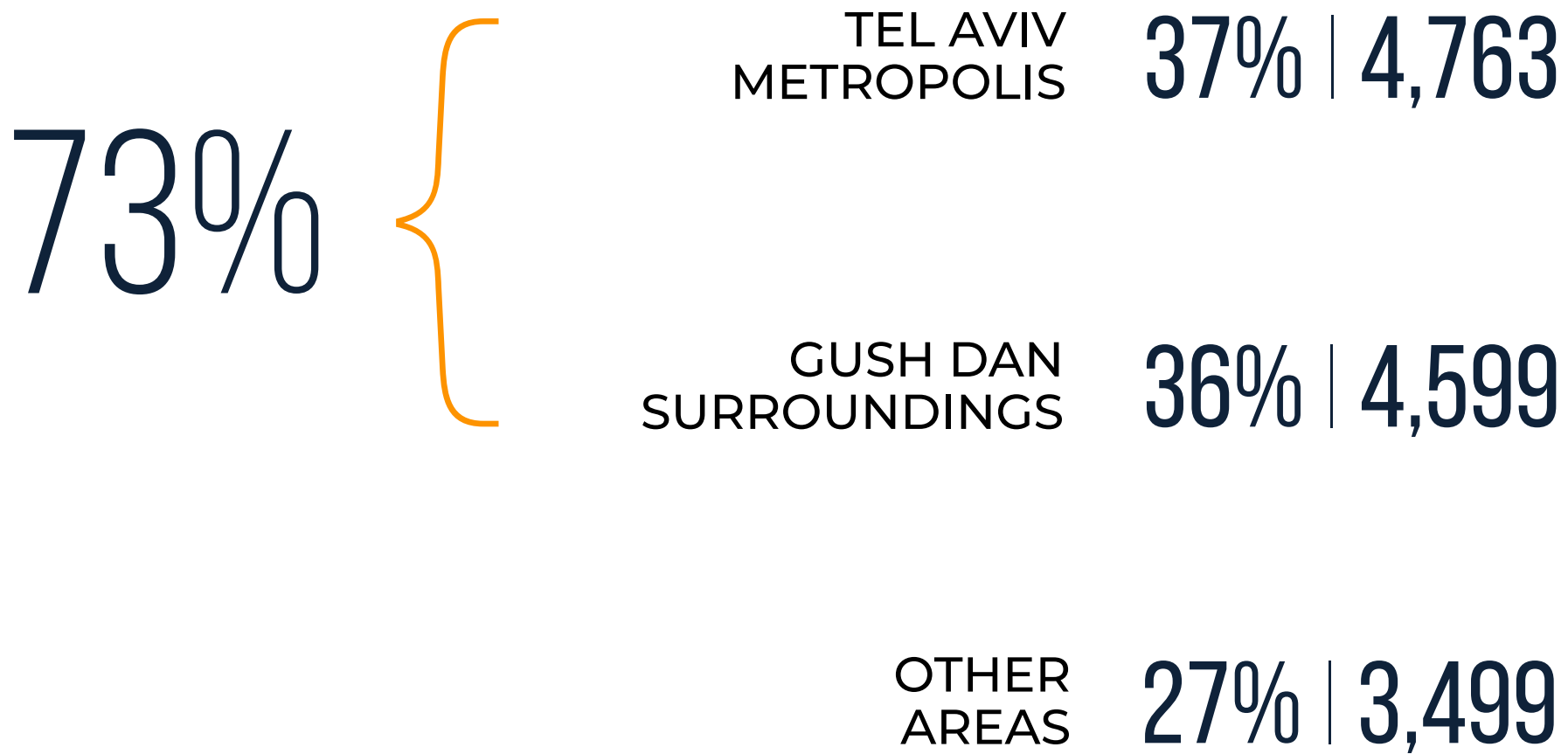
IN
VEST
MENTS





FAIR VALUE BY LOCATION

INVESTMENTS PROPERTIES



INCOME-PRODUCING
PROPERTY VALUE AS OF

30.9.2020

VALUE IN NIS MILLION FOR
THE COMPANY'S INVESTMENT
PROPERTIES AND
INVESTMENT PROPERTIES
UNDER CONSTRUCTION

13,876



INVESTMENT
PROPERTIES

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

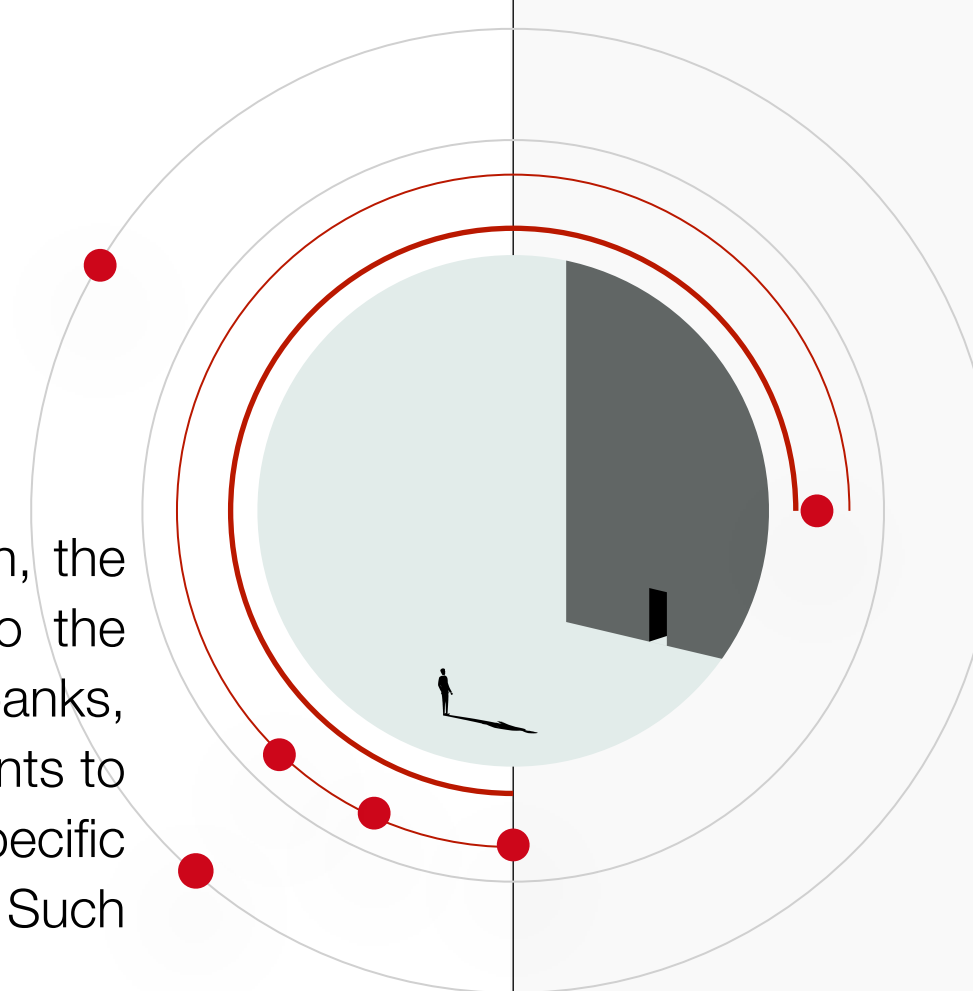
Due to the coronavirus crisis, a dynamic event whose duration and impact on the Company's properties is uncertain, the Company formulated a gradual easements plan for the payment of rent and management fees with respect to the commercial centers, except for businesses which were allowed to remain open, 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 32 million NIS. In respect of the period from September 18 2020, the Company considers the option of drawing up specific arrangements with tenants that had to close businesses located in Company's properties due to the restrictions. Such arrangements will be achieved in collaboration with those tenants.

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 THIRD QUARTER RENT:

Uses	Collection percentages
Supermarkets	100%
Offices	97%
Logistics and industry	100%
Retail	80%
Average	94%



INFORMATION ABOUT THE COMPANY

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



**AMOT
INTRODUCTION**





Amot Platinum Tower, Petah Tikva



FO RE CAST



AMOT INVESTMENTS.
PEOPLES FIRST.

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

	1-9/2020 Actual In million NIS	2020 Updated Forecast In million NIS	2020 Original Forecast In million NIS	2019 Actual (*) In million NIS
NOI	560	740-760	790-805	728
FFO	393	530-550	575-590	520
FFO PER SHARE (PENNIES) (*)	103	138-143	150-154	143.7
Change in the number of weighted shares. Relative to 2019	7%	5%	5%	

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

Lately, due to the lockdown imposed in mid-September and which still applies to the activity of open-air retail centers and malls, and whose end date or impact on the business activity are yet uncertain, and due to the capital raising carried out by the Company at the beginning of October 2020 (which led to a 7.2% increase in the Company's share capital), to the best of the Company's estimate there may be few percent deviation from the lower bracket of the updated forecast. For more information, see the page 11 in this presentation.

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



AMOT
FORECAST



Amot ToHa1, Tel Aviv

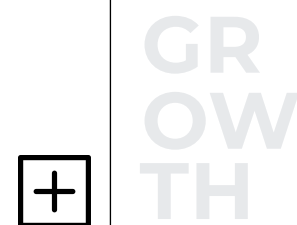


GR
OW
TH

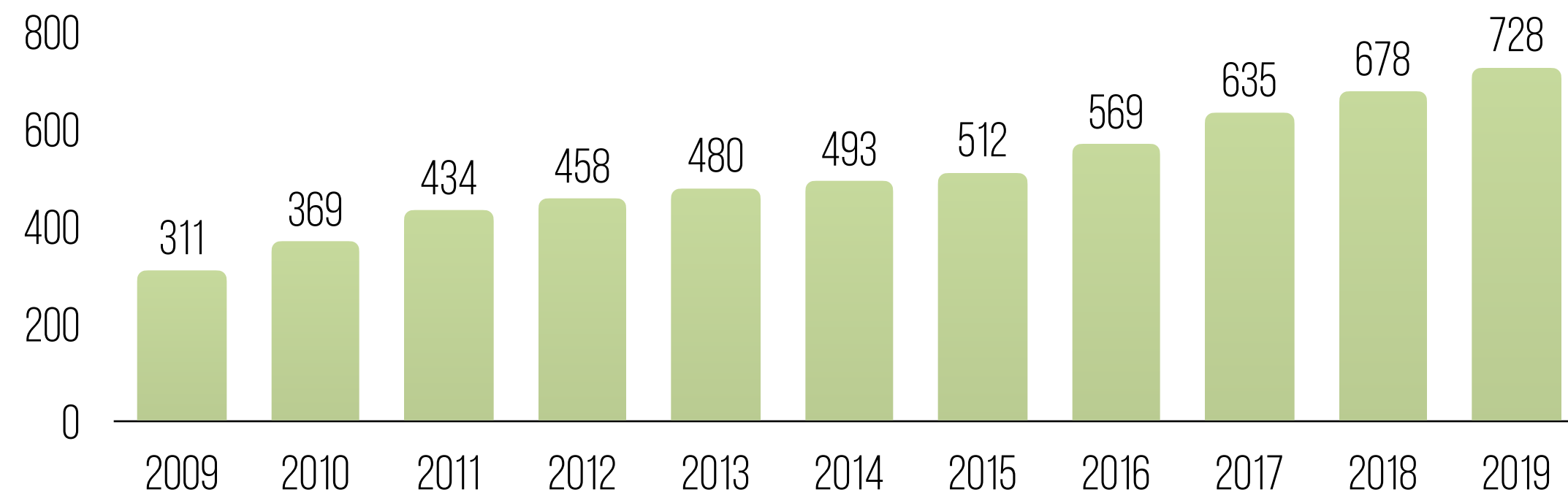
AMOT INVESTMENTS.
PEOPLES FIRST.

GROWTH

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

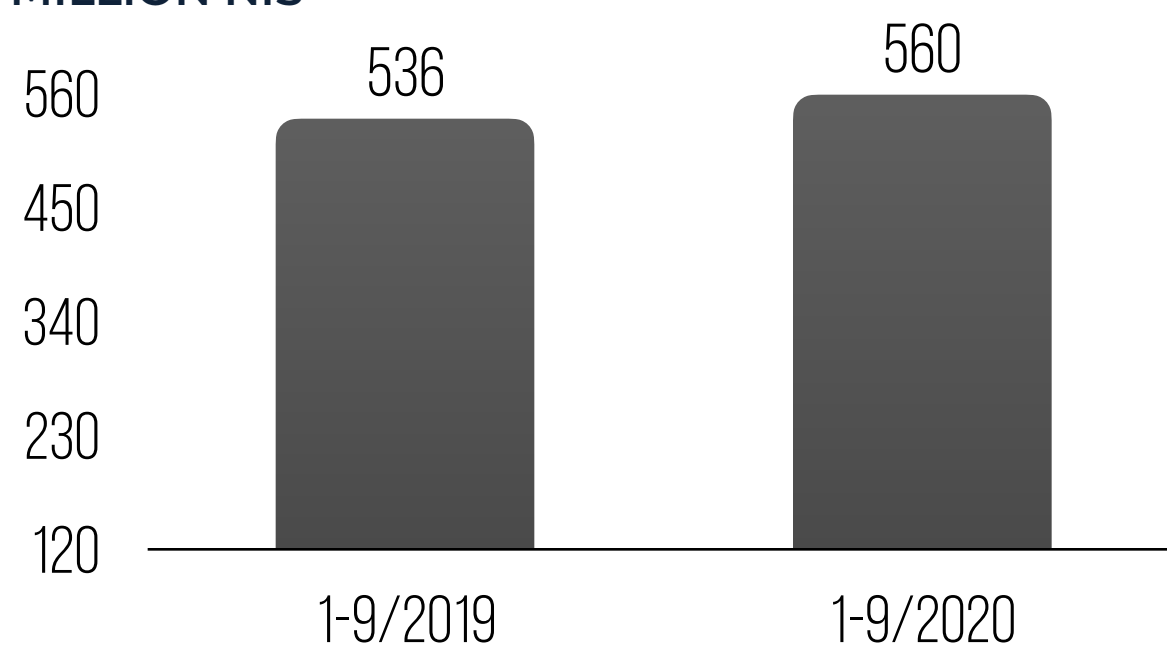


CONTINUOUS GROWTH IN NOI – ANNUAL-IN MILLION NIS



..... 134%

CONTINUOUS GROWTH IN NOI --IN MILLION NIS



..... 5%

NOI ANNUAL AND FOR THE PERIOD



GROWTH



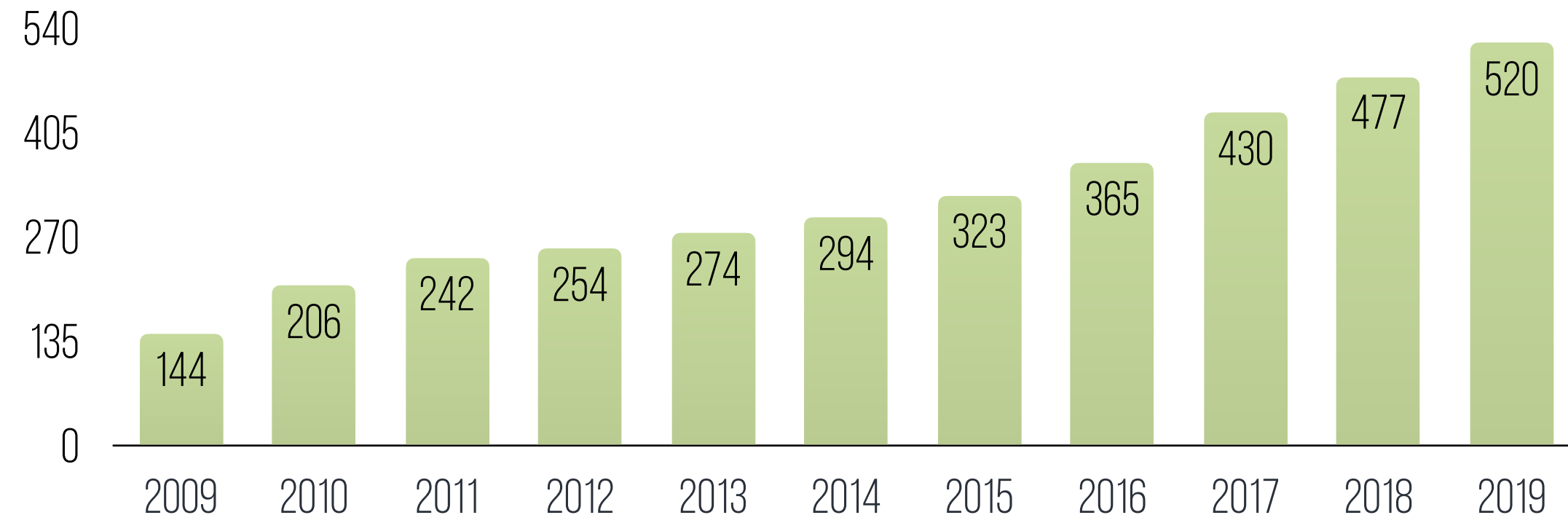
ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



GROWTH

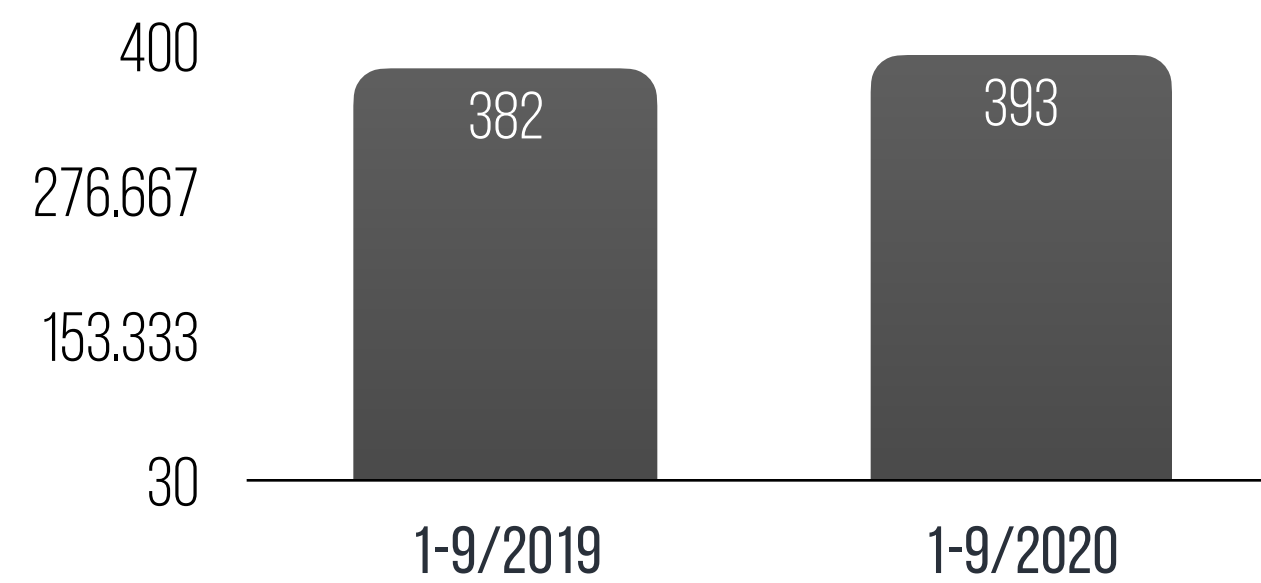


CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE IN THE LEVERAGE RATIO - ANNUAL - IN MILLION NIS



..... 261%

STABILITY IN FFO - IN MILLION NIS



..... 3%

FFO

ANNUAL AND FOR THE PERIOD

Excluding the effect of one - time financing expenses



GROWTH



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

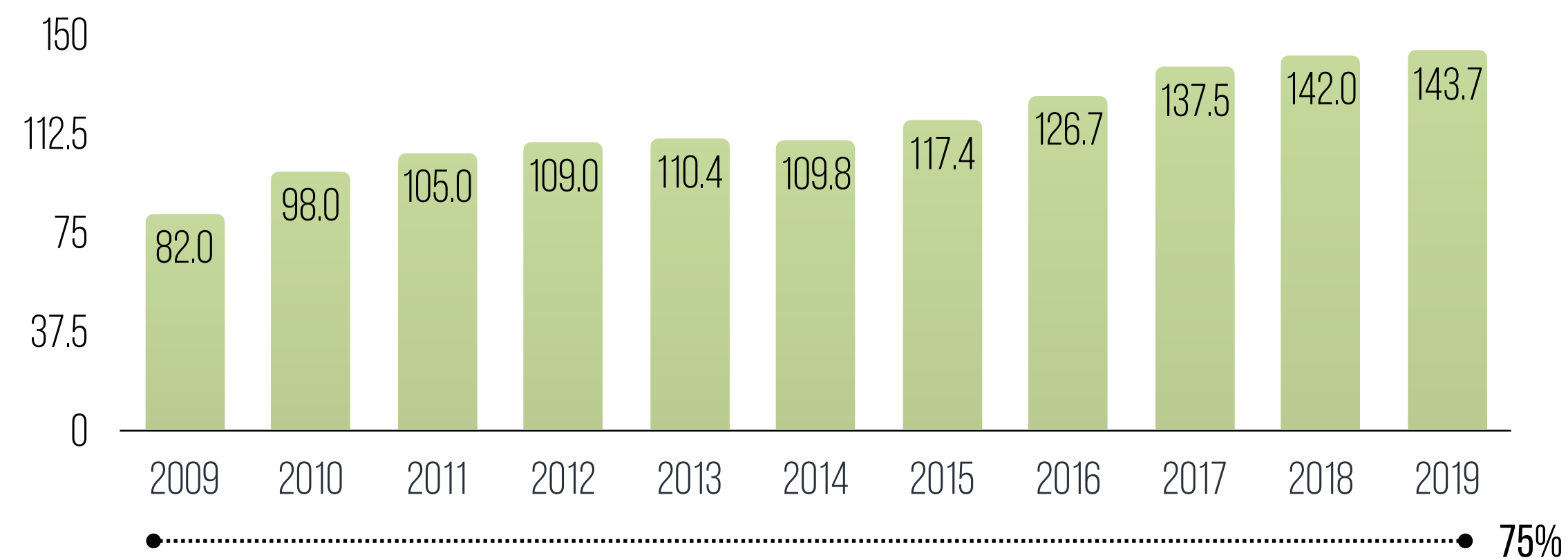
GROWTH



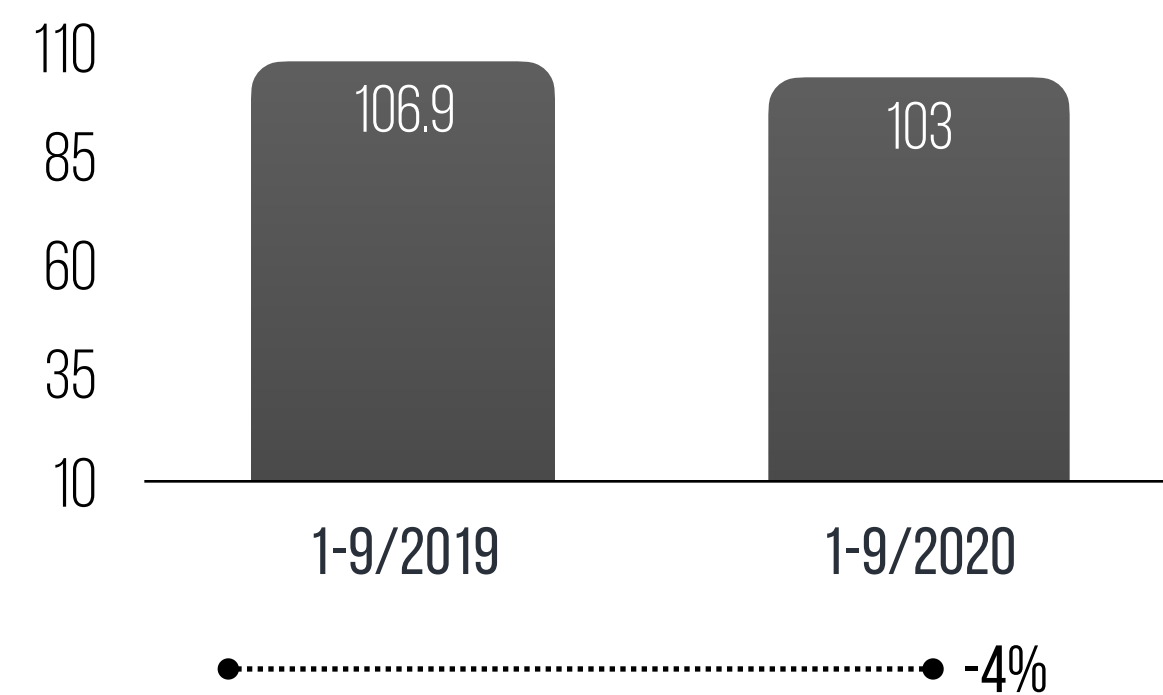
GR
OW
TH



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



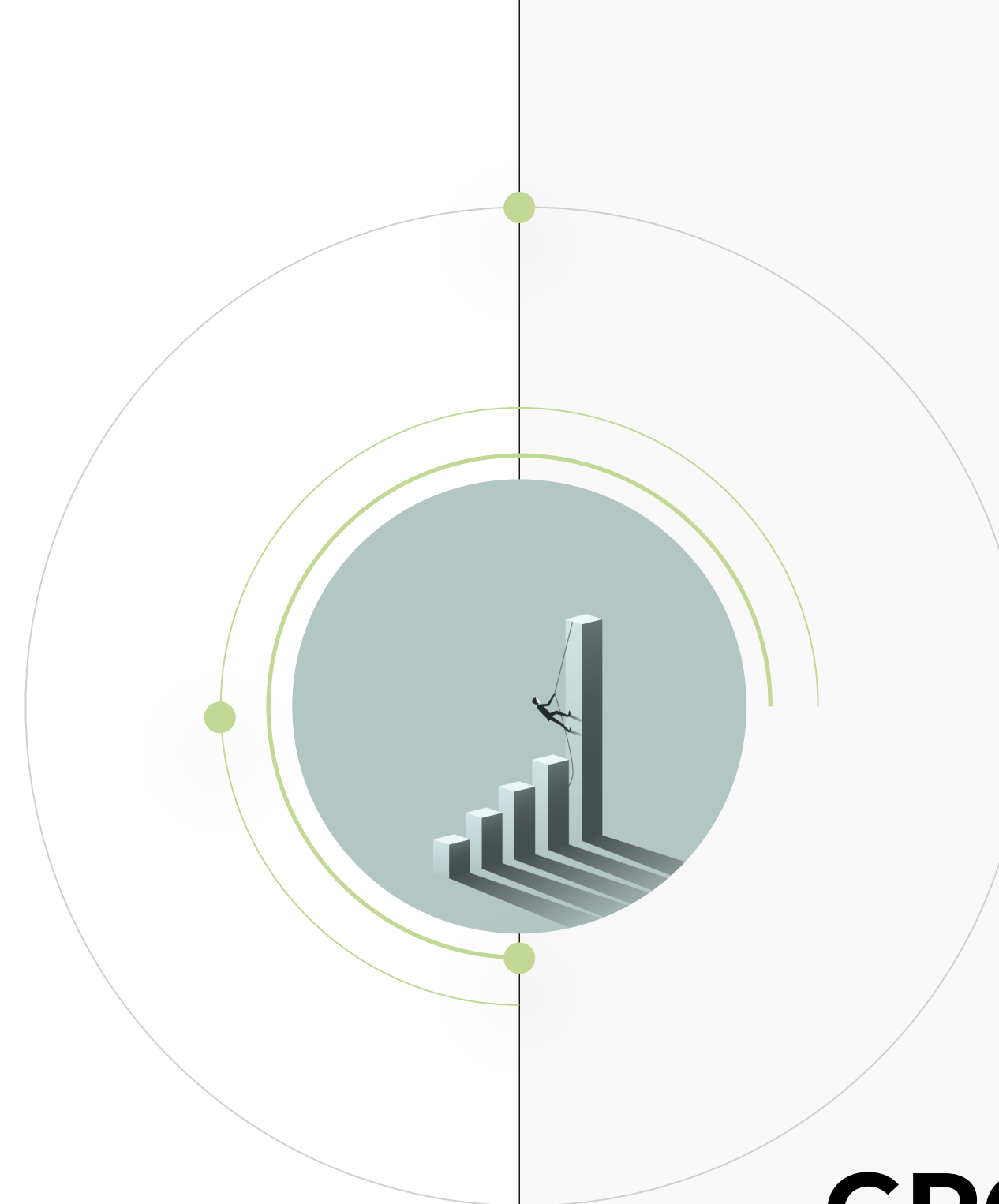
CHANGE IN FFO PER SHARE ALONG WITH A DECREASE IN THE LEVERAGE RATIO- IN AGOROT



THE FFO PER SHARE IN THE REPORTING PERIOD FELL BY 4% AS A RESULT OF 7% INCREASE IN THE WEIGHTED NUMBER OF THE COMPANY'S SHARES.

FFO PER SHARE

Excluding the effect of one - time financing expenses ●●



GROWTH



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



GROWTH



Amot ToHa1, Tel Aviv



FI NAN CIAL

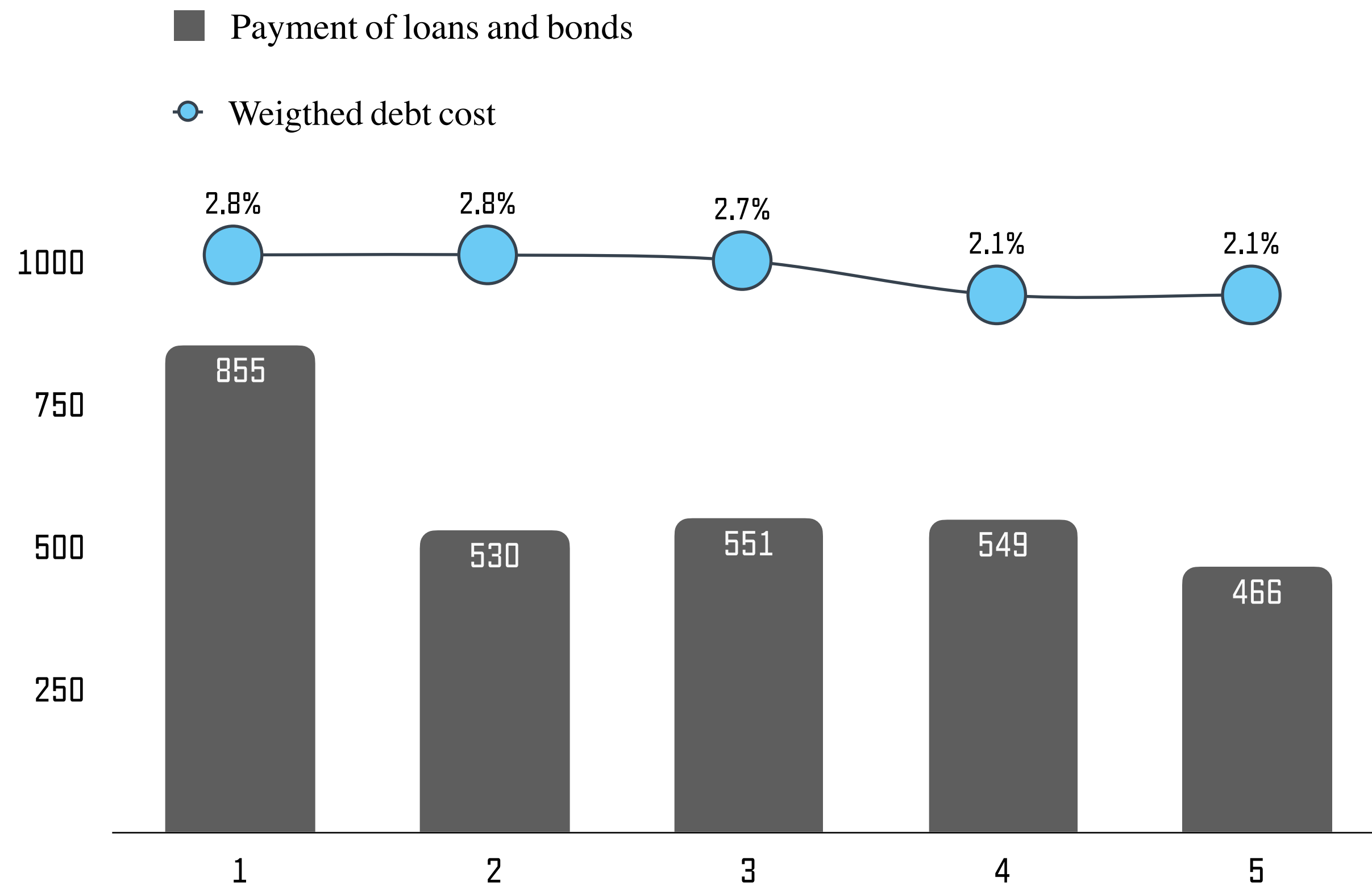
AMOT INVESTMENTS.
PEOPLES FIRST.

FINANCIAL STRENGTH



FINANCIAL STRENGTH

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



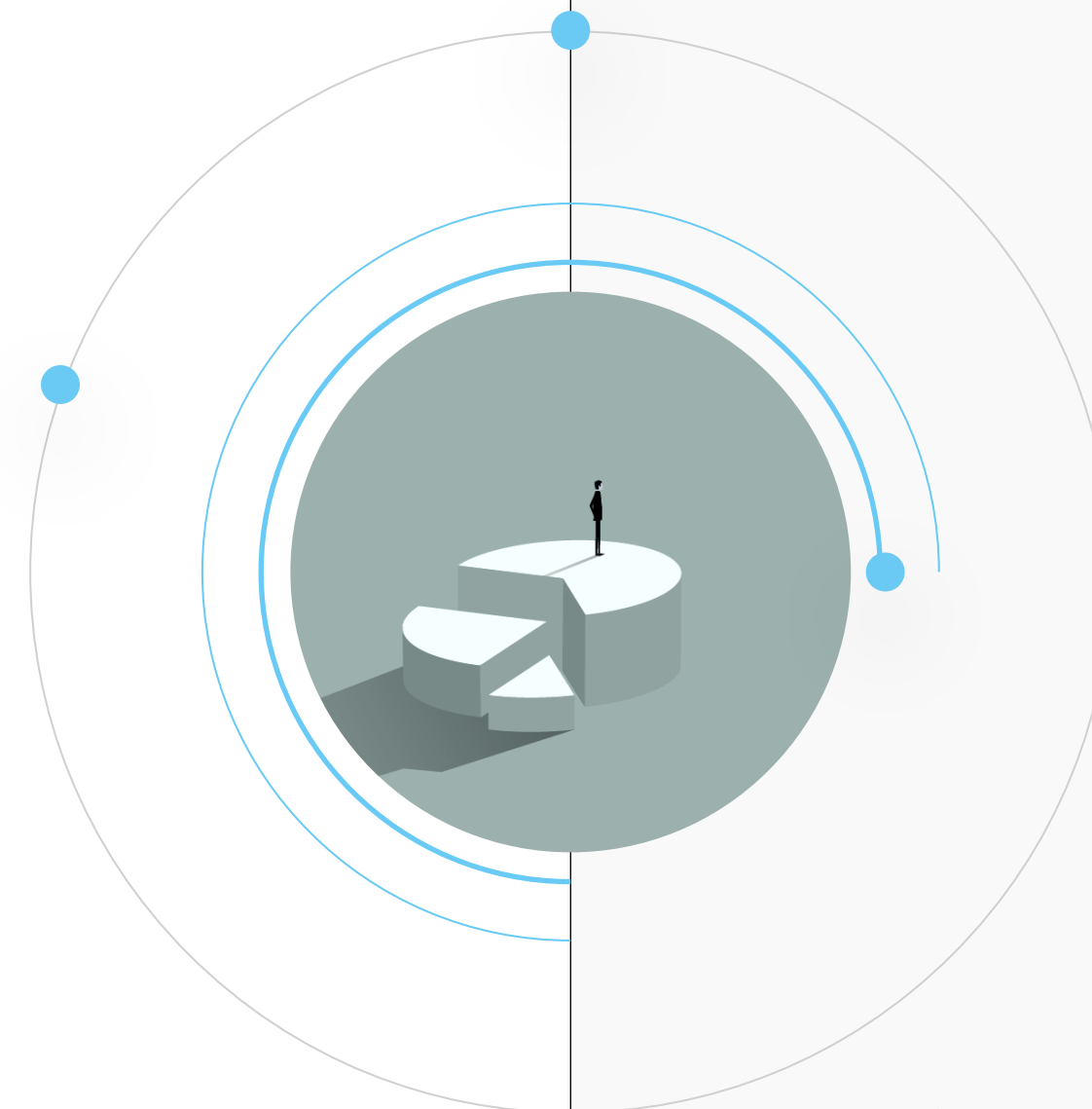
Repayments are in respect of the year commencing on October 1st and ending on September 30 of the next year.

THE COMPANY HOLDS UNUTILIZED CREDIT FACILITY OF 700 MILLION NIS.

AS OF THE PUBLICATION DATE, CASH AND CASH EQUIVALENTS IN THE AMOUNT OF 920 MILLION NIS.



FINANCIAL STRENGTH



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



FINANCIAL STRENGTH

FINANCIAL STRENGTH

Cash and cash equivalents and Unutilized credit facilities in the amount of **1,165** million NIS

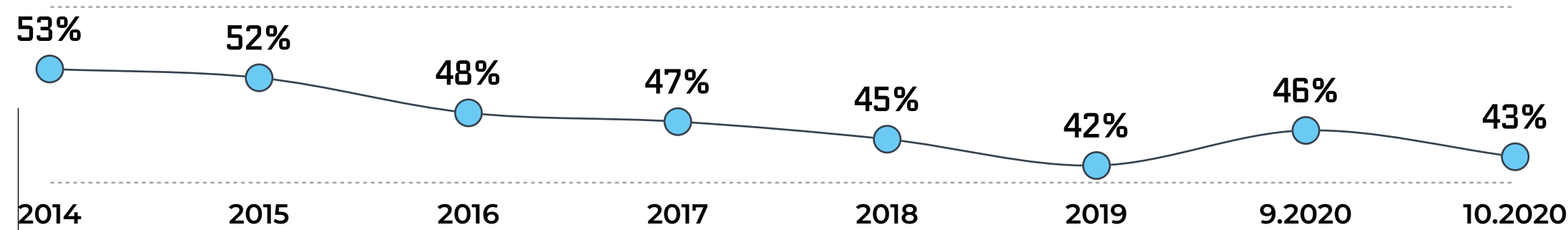
All of the Company's assets are unsecured except for assets valued at 2% which is held with partners.

Rating AA by Maalot and Midroog

Weighted effective linked interest – **2%**

Average duration of debt – **5.2** years

LTV over the years

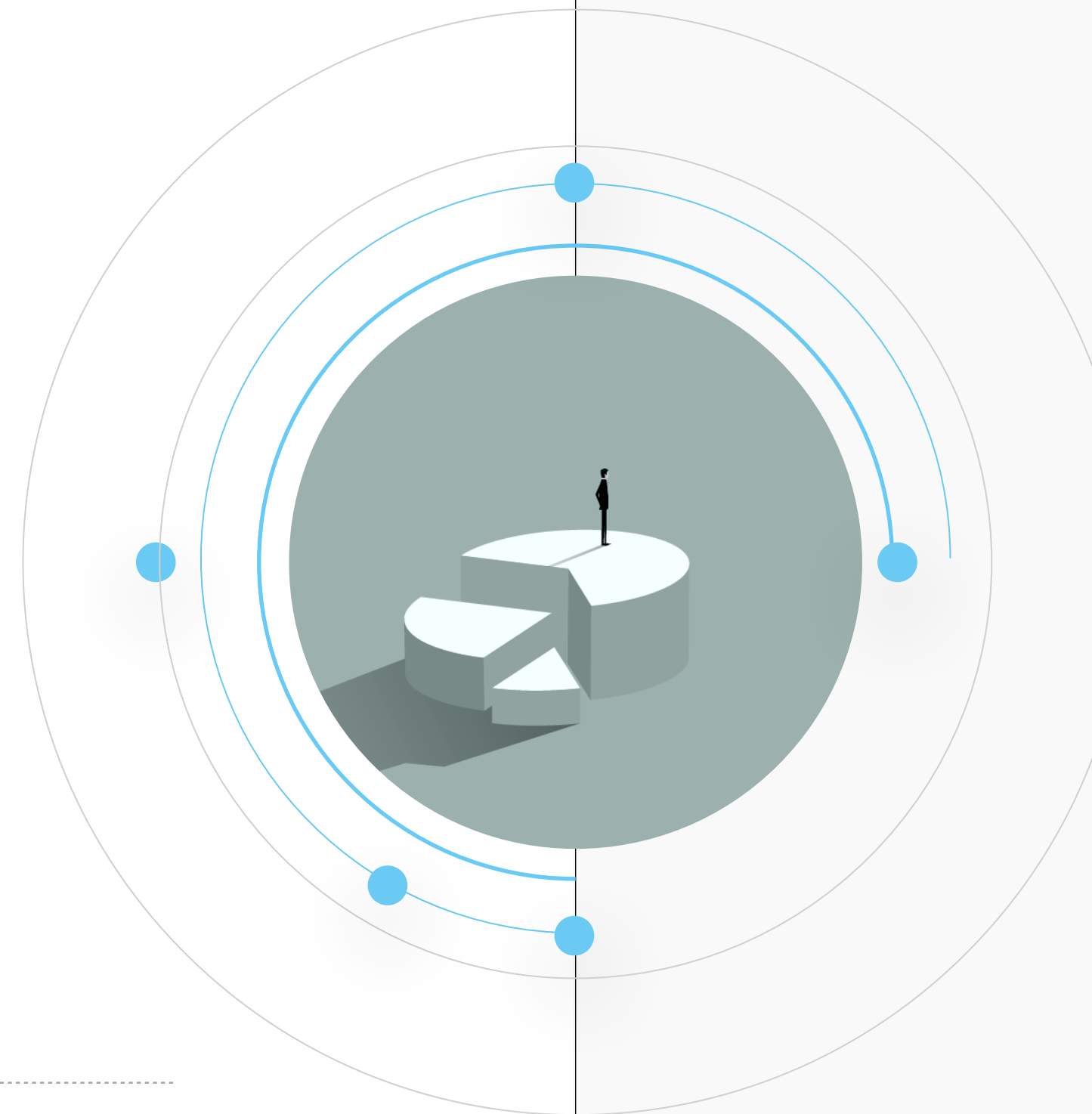


FINANCIAL STRENGTH

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

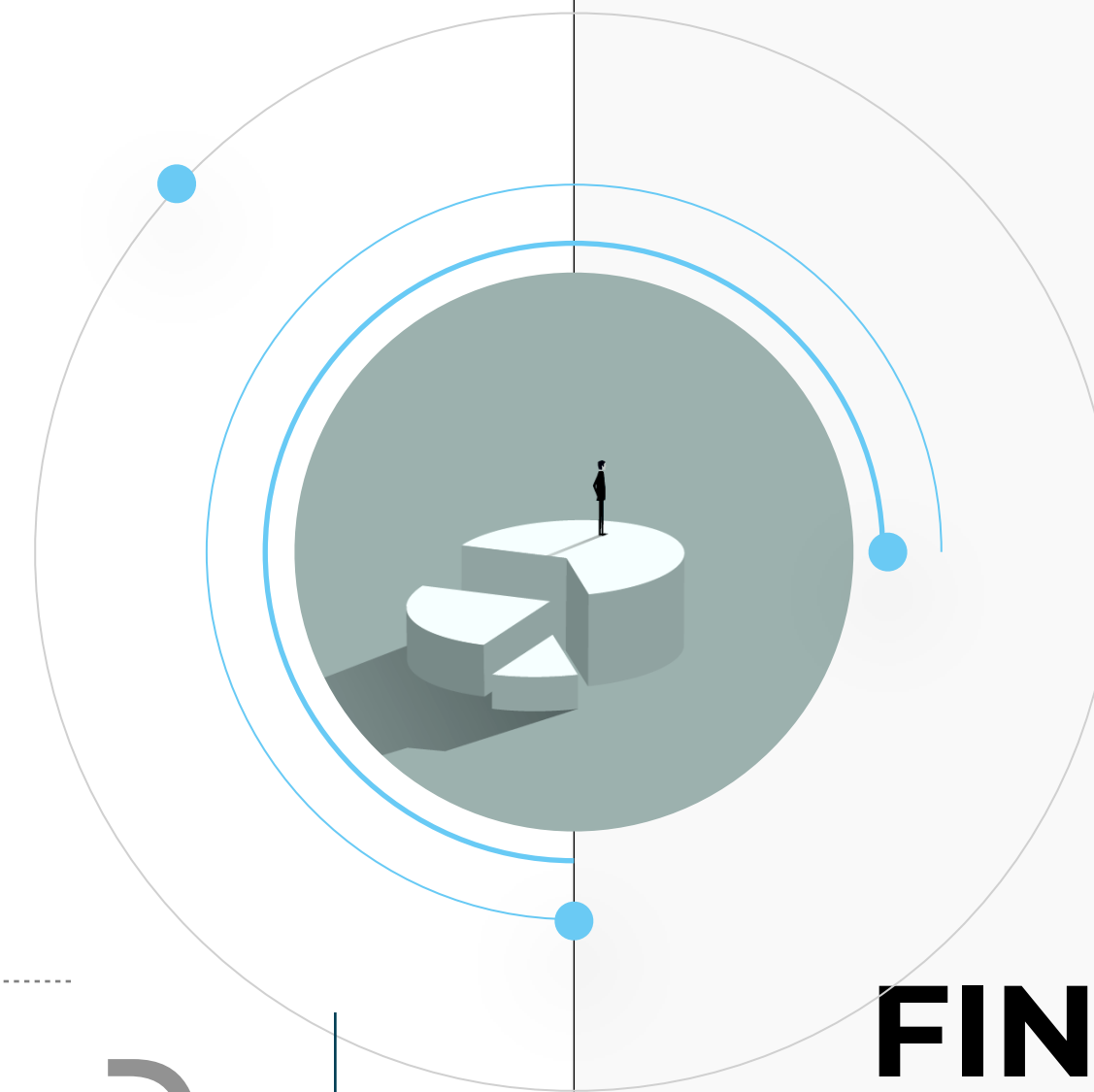
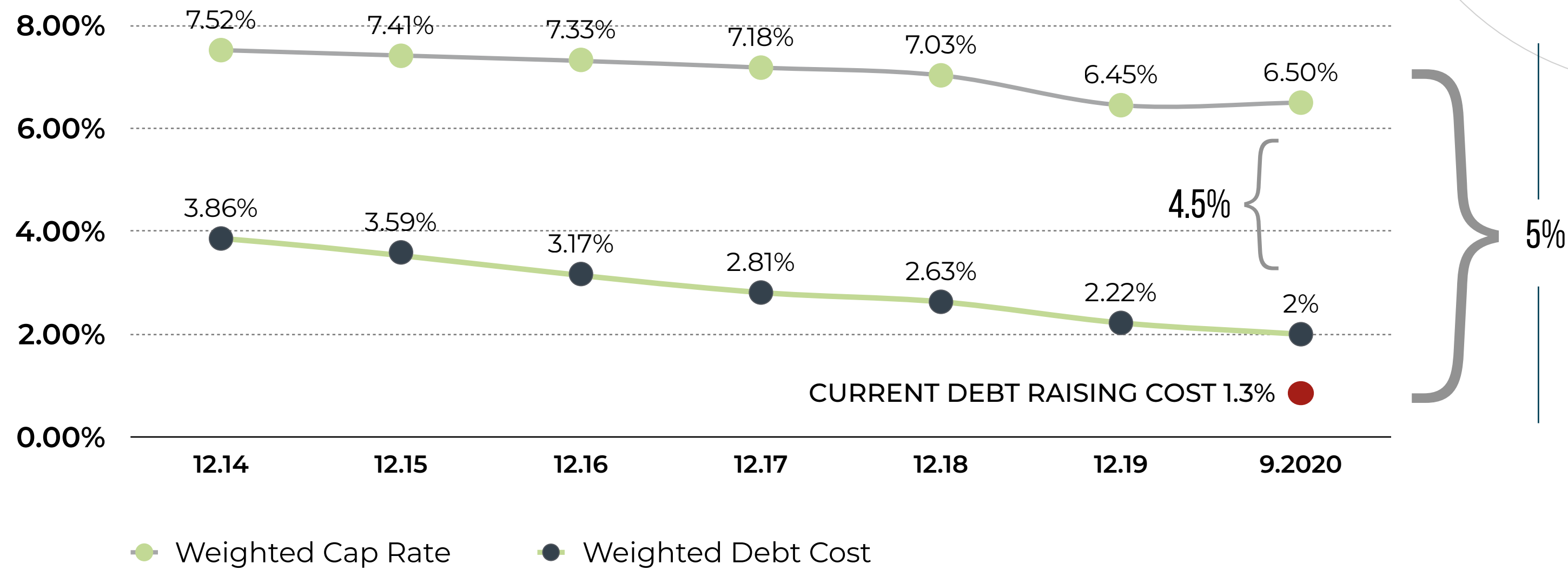


ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



FINANCIAL STRENGTH

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



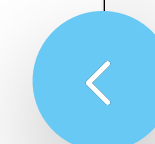
FINANCIAL STRENGTH



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

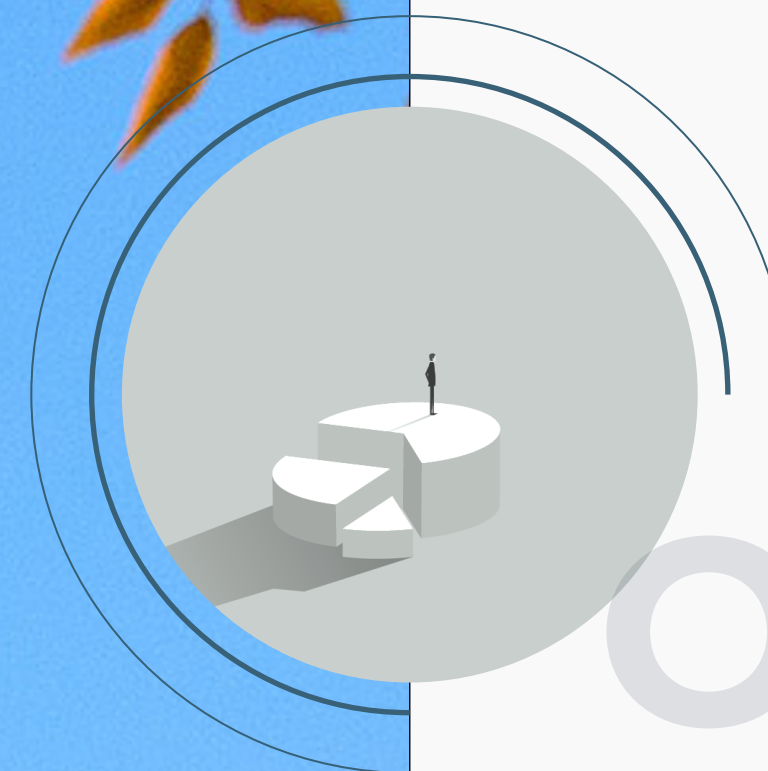


CURRENT DEBT RAISING COST BASED ON COMPANY'S BOND MARKET PRICE (SERIES NUMBER 6), 7 YEARS DURATION, AS OF 8 NOVEMBER 2020





Amot Insurance House, Tel Aviv



OF FI CES



AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
OFFICES**



AMOT OFFICES

The fair value as of 30/9/2020 is approximately 6.7 billion NIS

The NOI from offices in 1-9/2020 is 307 million NIS

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

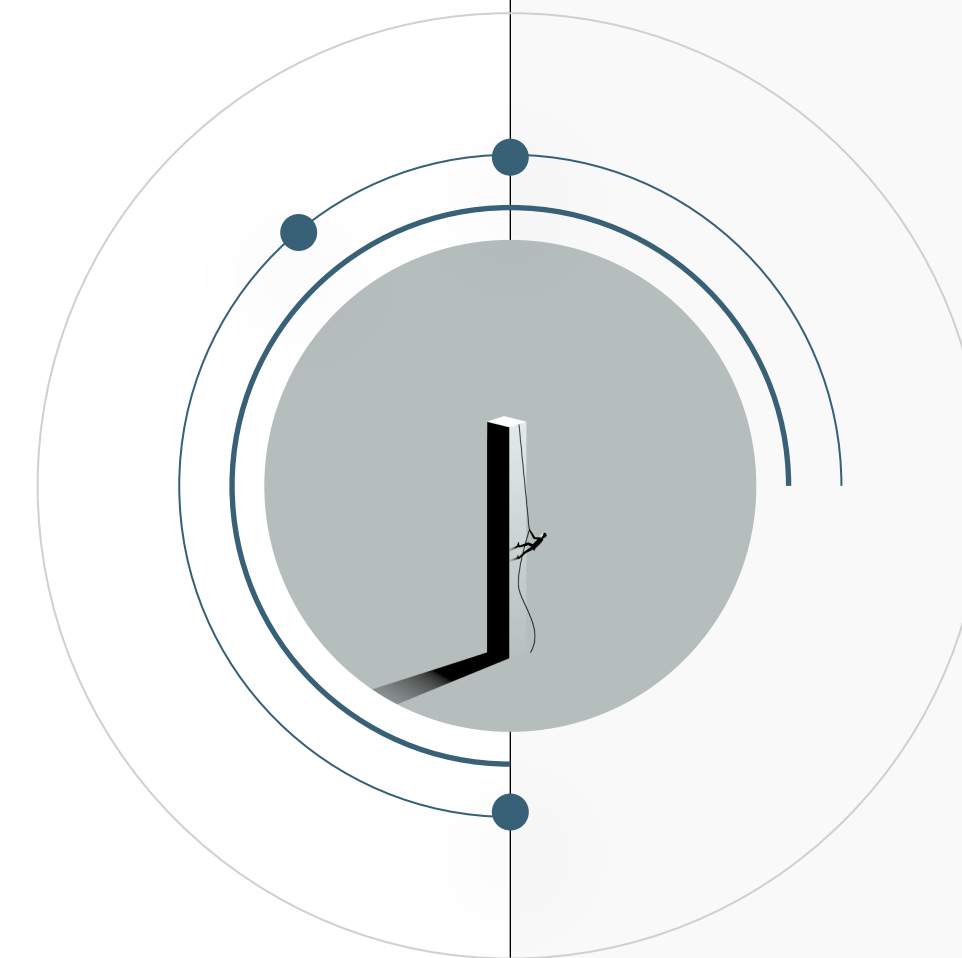
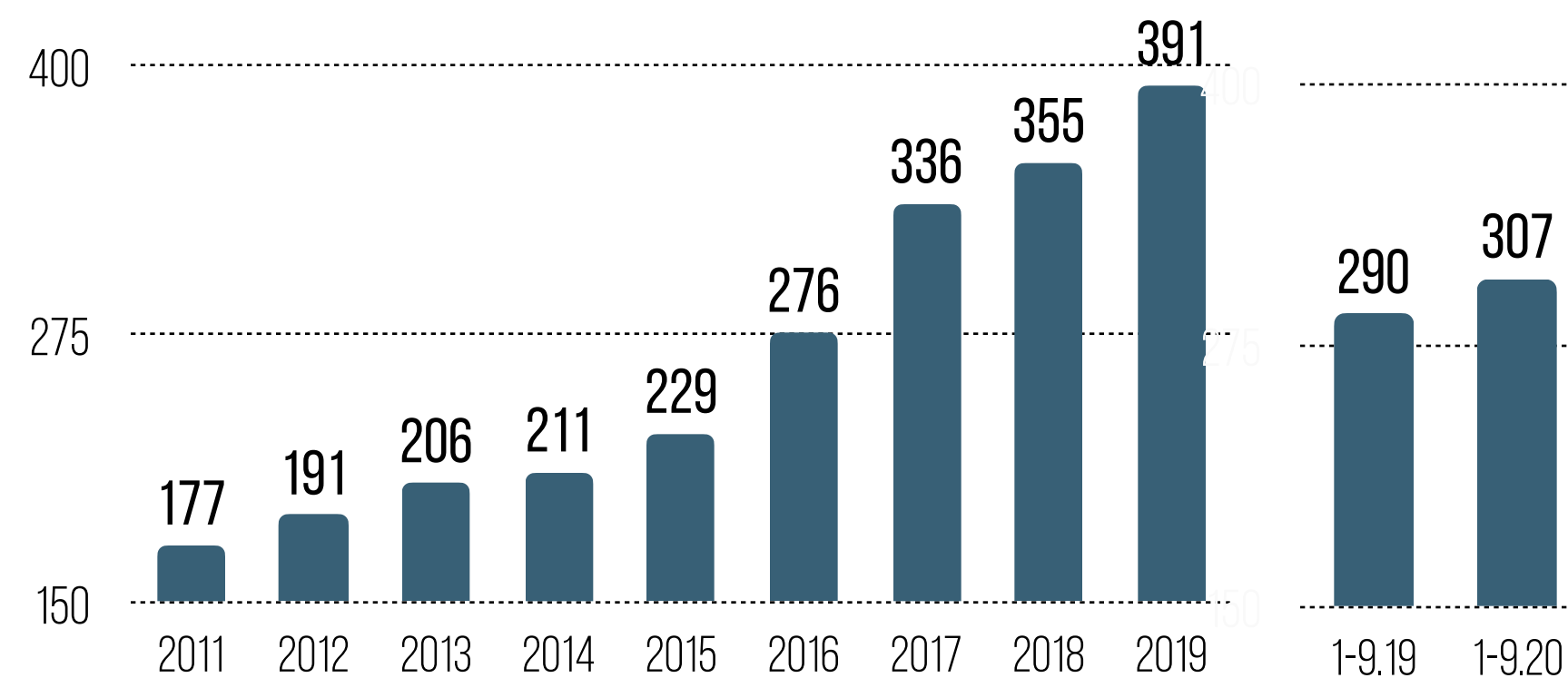
As of September 30, 2020, the rate of occupancy in office space is 94.8%

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

400,000 sqm.

NOI FROM OFFICES

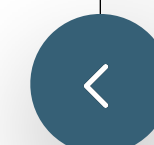


AMOT OFFICES



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

AMOT OFFICES



25

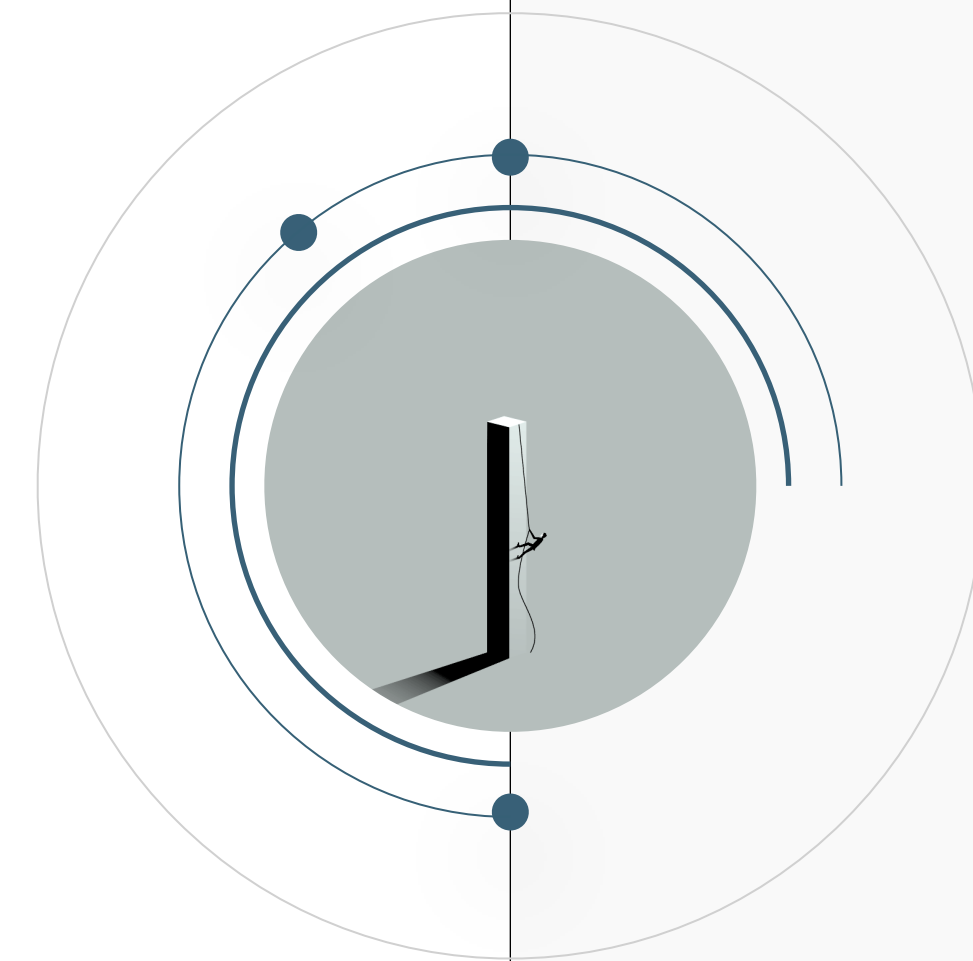


REPRESENTATIVE ASSETS

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
Kidmat Ayalon		

Income producing office buildings
with an area of approximately

400,000 sqm.



AMOT OFFICES

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



AMOT
OFFICES



OF
FI
CES



Kiryat Ono Mall, Kiryat Ono



RE TA IL



AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
RETAIL**



RE
TA
IL

AMOT RETAIL

The fair value as of 30/9/2020 is approximately 2.7 billion NIS

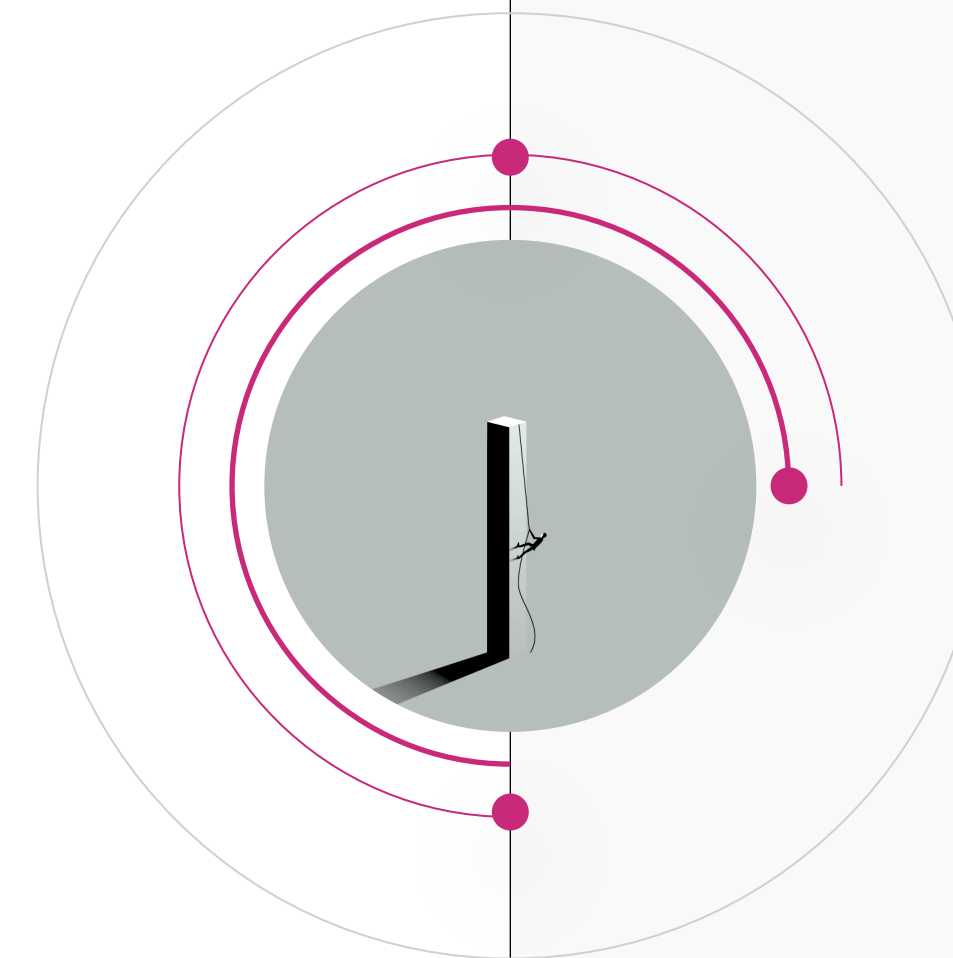
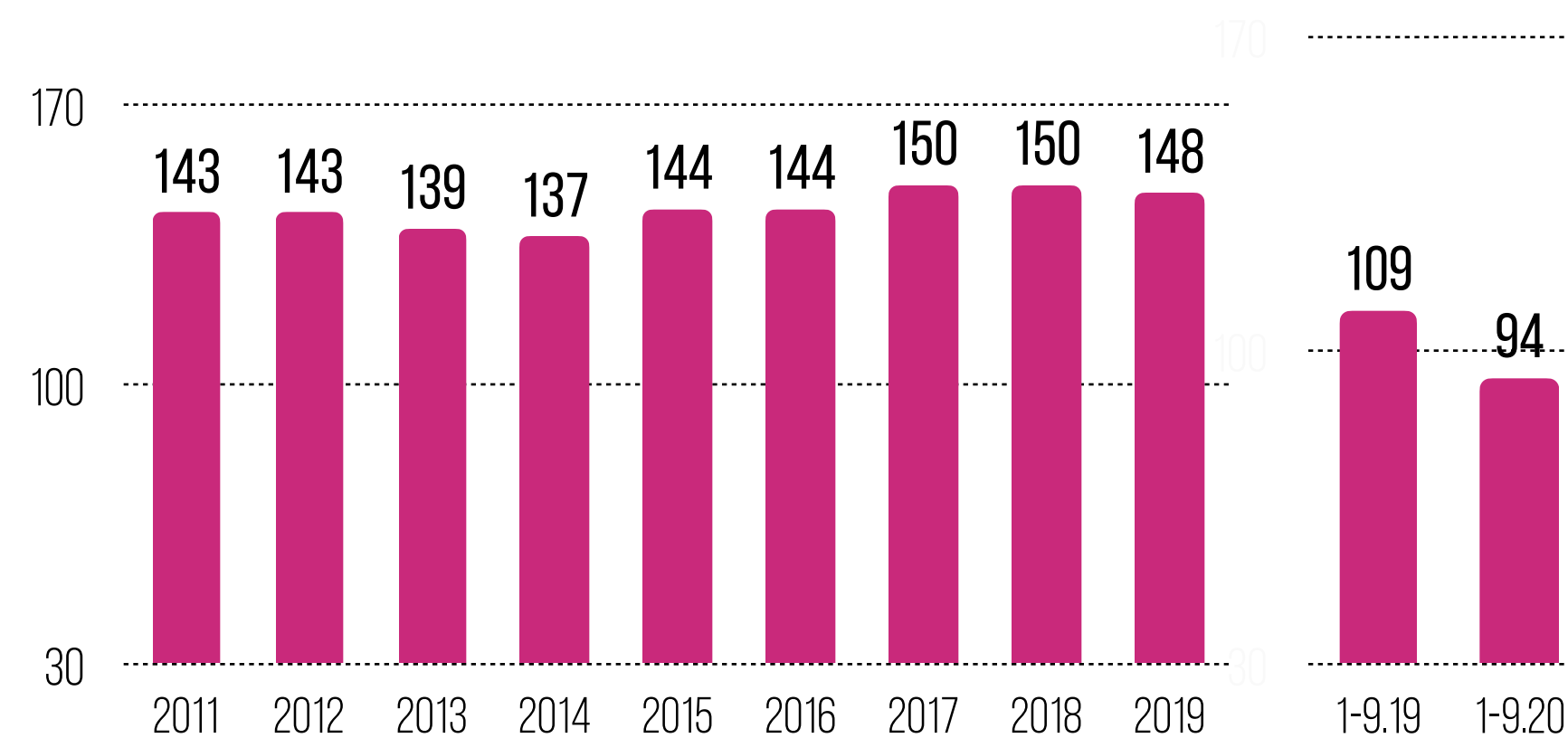
The NOI from retail in 1-9/2020 is 94 million NIS

As of September 30, 2020, the rate of occupancy in retail centers is 96.6%

Retail centers with an area of approximately

130,000 sqm

NOI FROM RETAIL

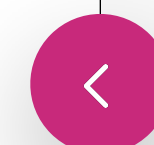


AMOT RETAIL



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

AMOT
RETAIL



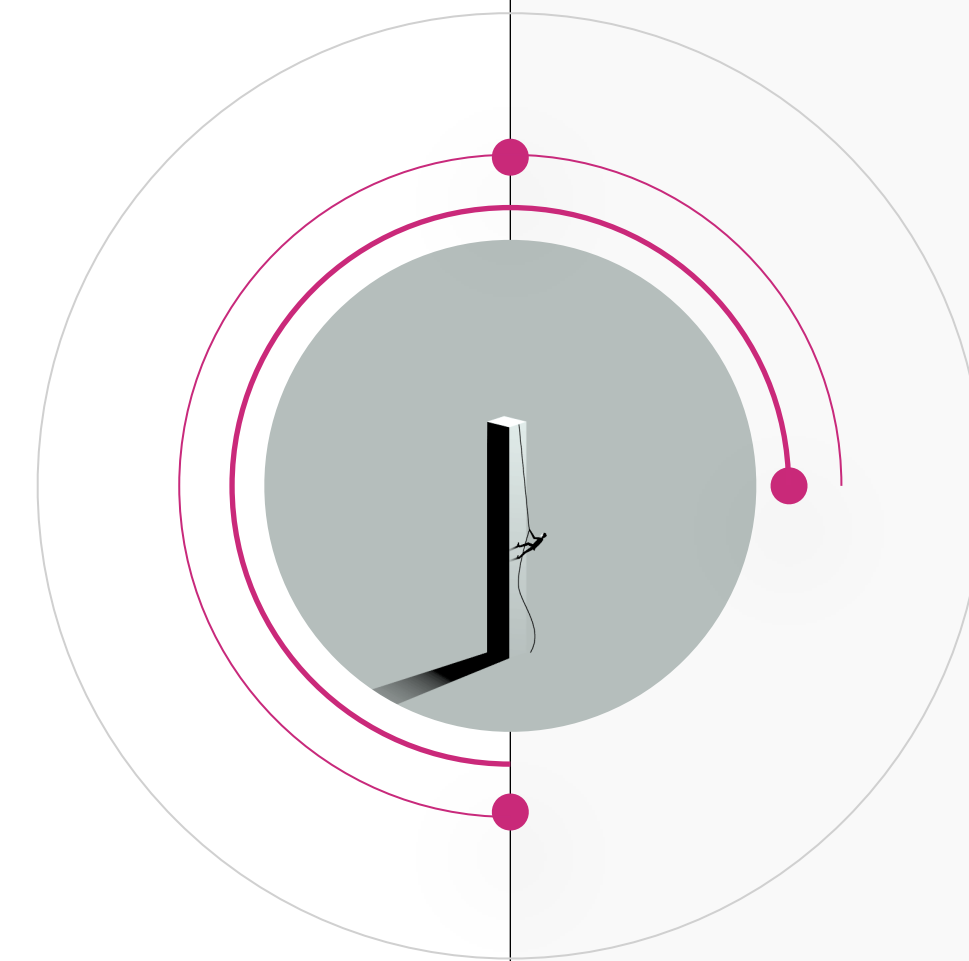


REPRESENTATIVE ASSETS

Arim Mall, Kfar Saba	Merkazit Mall, Jerusalem	Neve Ze'ev, Beer Sheva
Kiryat Ono Mall	Hutzot Alonim Mall	124 Mall, Iben Gvirol, Tel Aviv
Orot Mall, Or Akiva	Center Hagalil, Rosh Pina	Merkaz ha'kirya Ashdod
Brodetzky, Ramat Aviv	Amot Max, Beer Sheva	My Center, Carmiel
Bat Hadar, Ashkelon		

Retail centers a with an area of approximately

130,000sqm

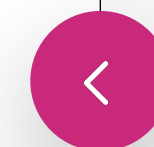


AMOT RETAIL

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



AMOT RETAIL



RE
TA
IL



SUPER MARKETS

AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
SUPERMARKETS**



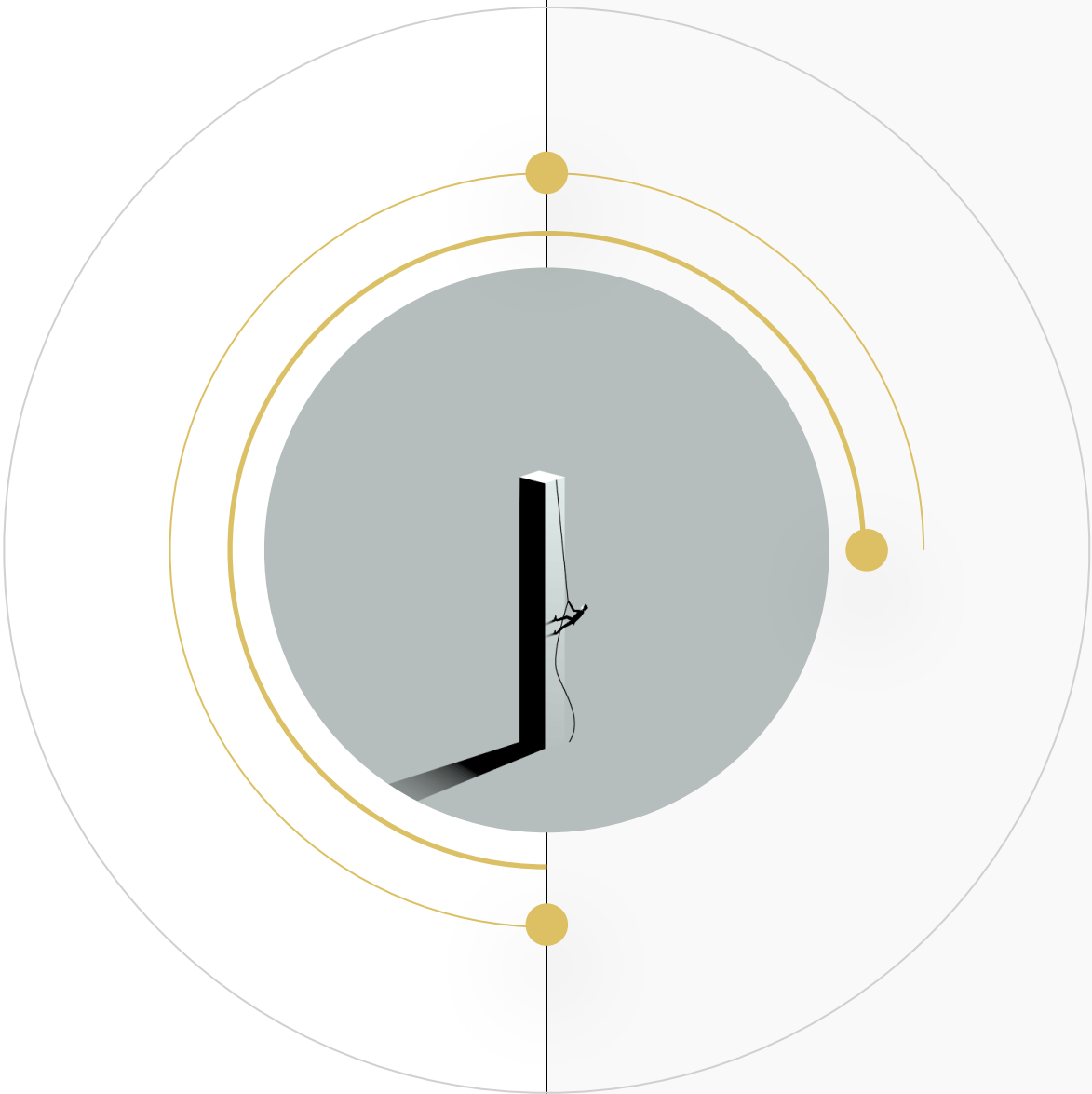
REPRESENTATIVE ASSETS

- | | |
|-------------------------------|----------------------------|
| Mega – Anbar Holon | Supermarket – Arad |
| Mega – Ashdod | Mega – Hafetz Haim |
| Mega – Bavli | Mega – Ramat Efal |
| Shufersal – Givatayim Weizman | Mega – Raanana |
| Mega – Gilat Beer Sheva | Victory – Hyper Ashkelon |
| Mega – Dimona | Victory – Raanana |
| Shufersal – South Givatayim | Rami Levy – Hadera |
| Mega – Hadar Weizman | Shufersal – Kfar Saba |
| Mega – Lev Hair Herzliya | Shufersal – Nazareth illit |
| Mega –Erel Tower | Shufersal – Carmiel |
| Mega – Nahum Tower | Shufersal – Yizraelia |
| Mega – Ne’ot Rachel | Super Sapir – Tzfatz |
| Mega – Neve Amirim | 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

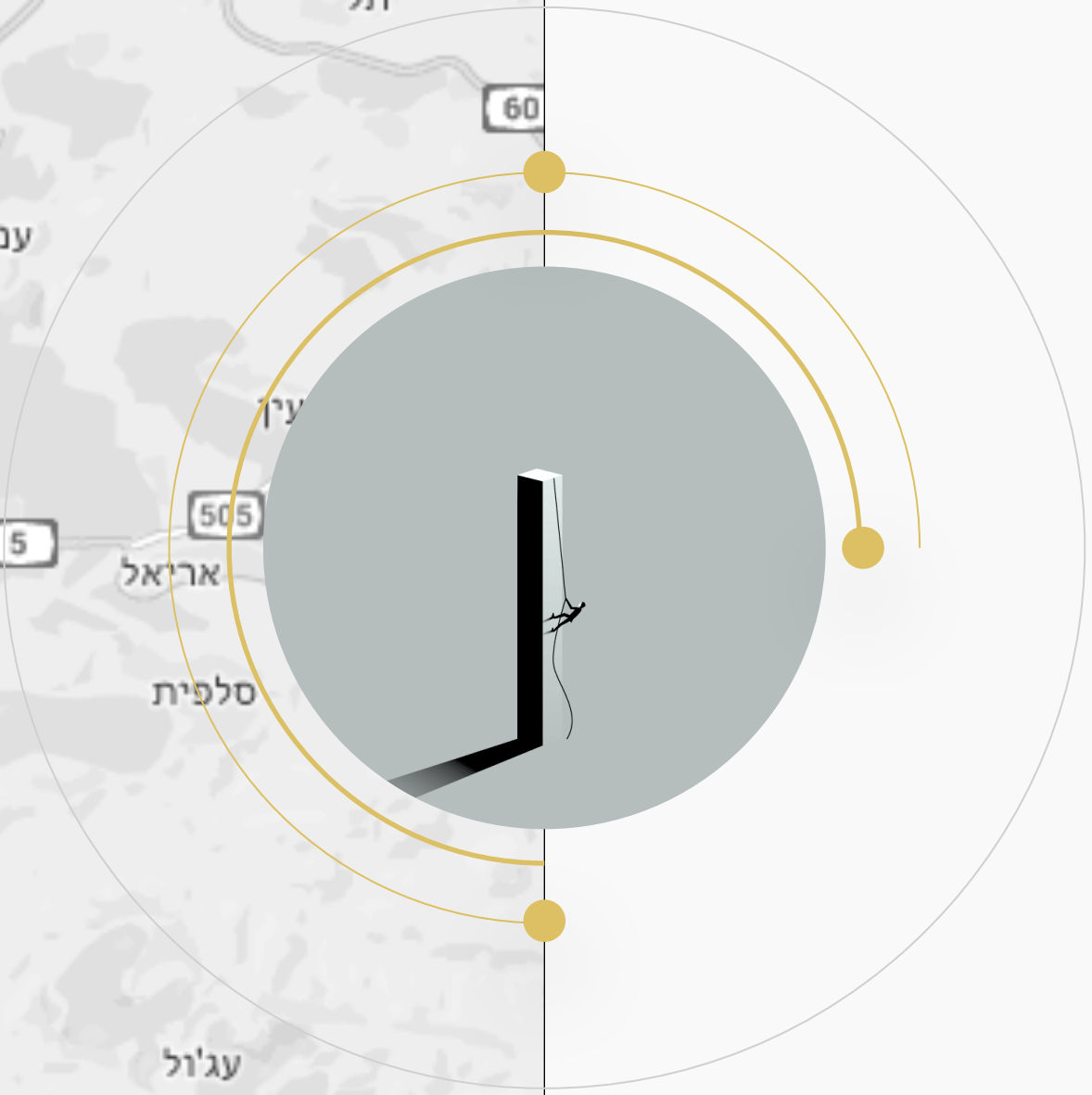
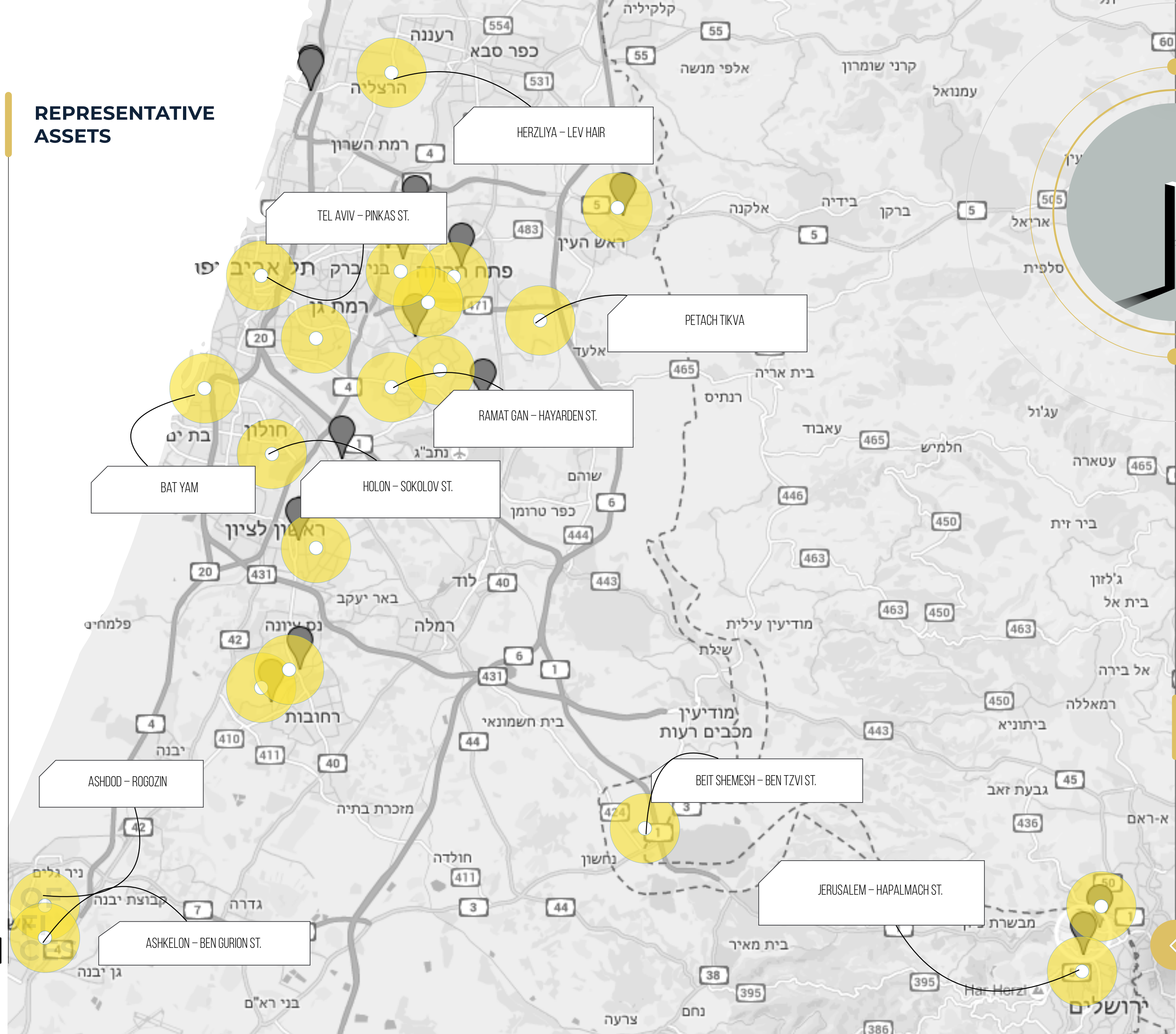
ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT SUPERMARKETS



REPRESENTATIVE ASSETS



AMOT
SUPER
MARKETS

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



AMOT
SUPERMARKETS



Si'im Park, Netanya



IN DUS TRIAL



AMOT INVESTMENTS.
PEOPLES FIRST.

**INDUSTRIAL AND
LOGISTIC PARKS**

AMOT INDUSTRIAL AND LOGISTIC PARKS

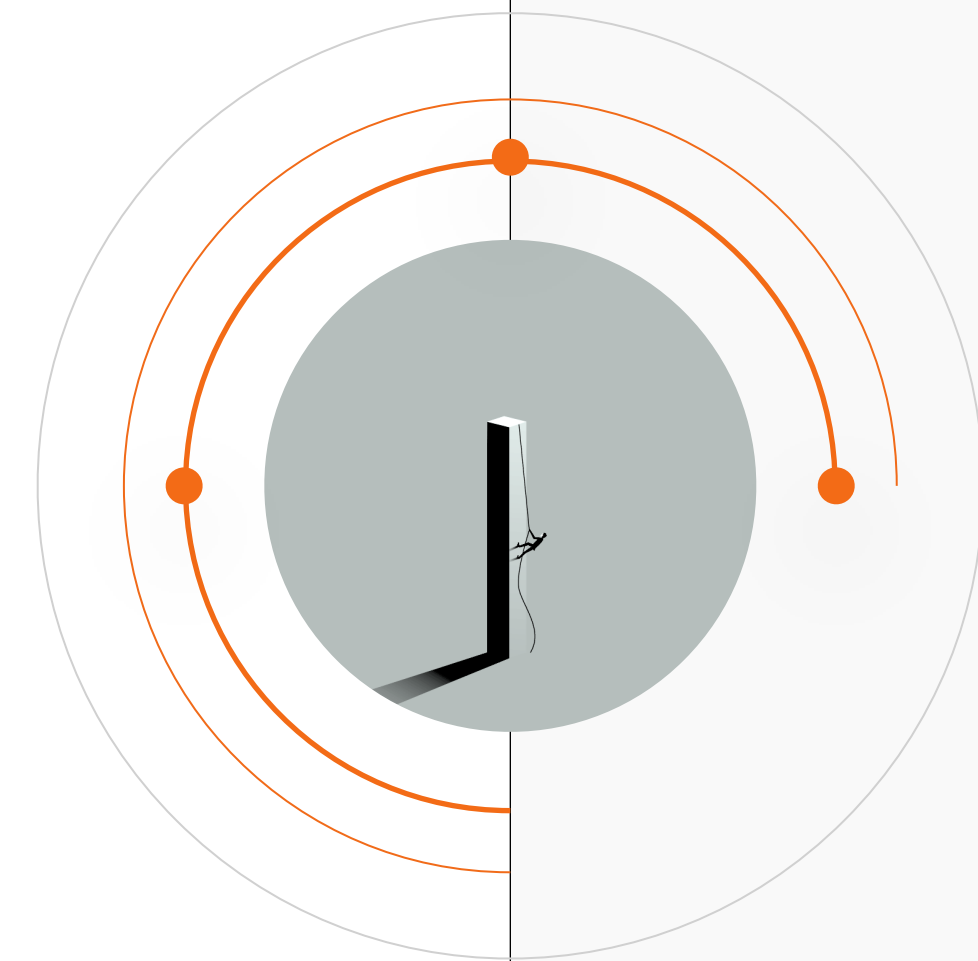
The fair value as of 30/9/2020 is approximately 2.5 billion NIS

As of September 30, 2020, the rate of occupancy is 99.6%

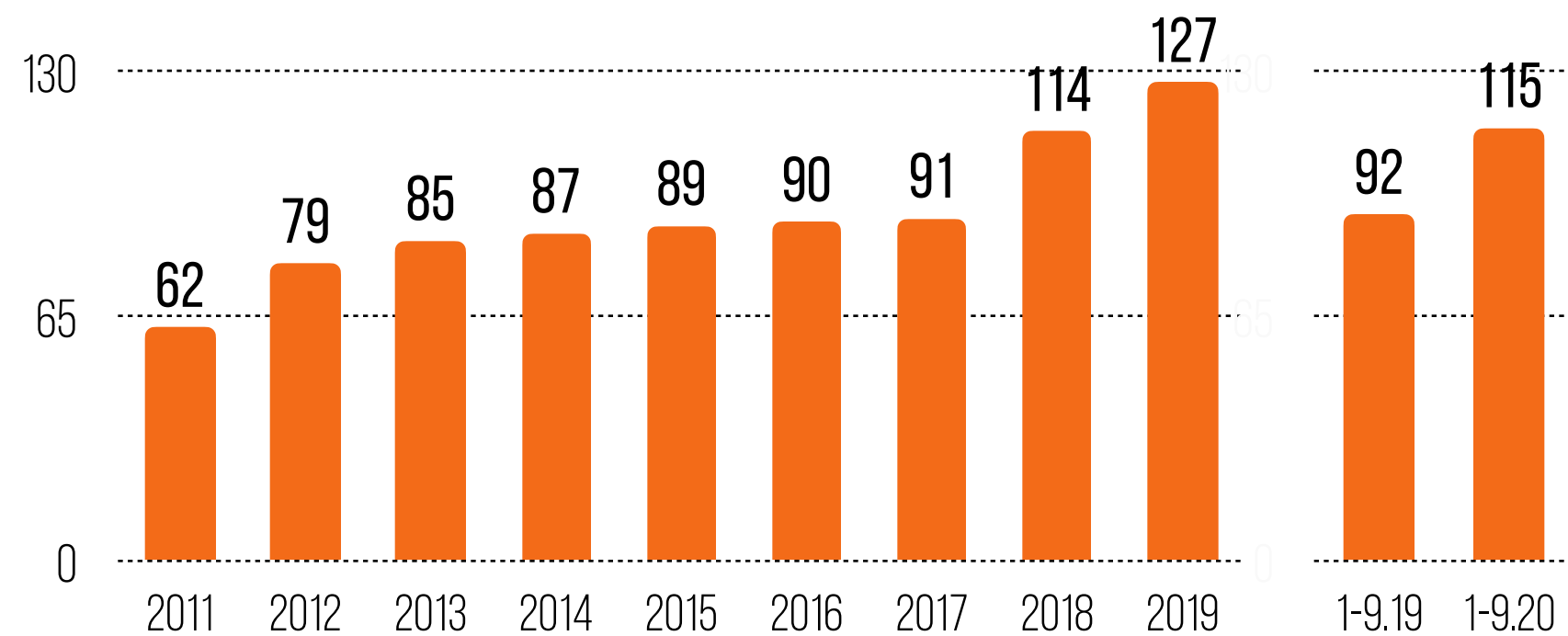
The NOI from industrial and logistic parks in 1-9/2020 is 115 million NIS

Industrial and logistic parks with an area of approximately:

380,000 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

INDUSTRIAL AND LOGISTIC PARKS



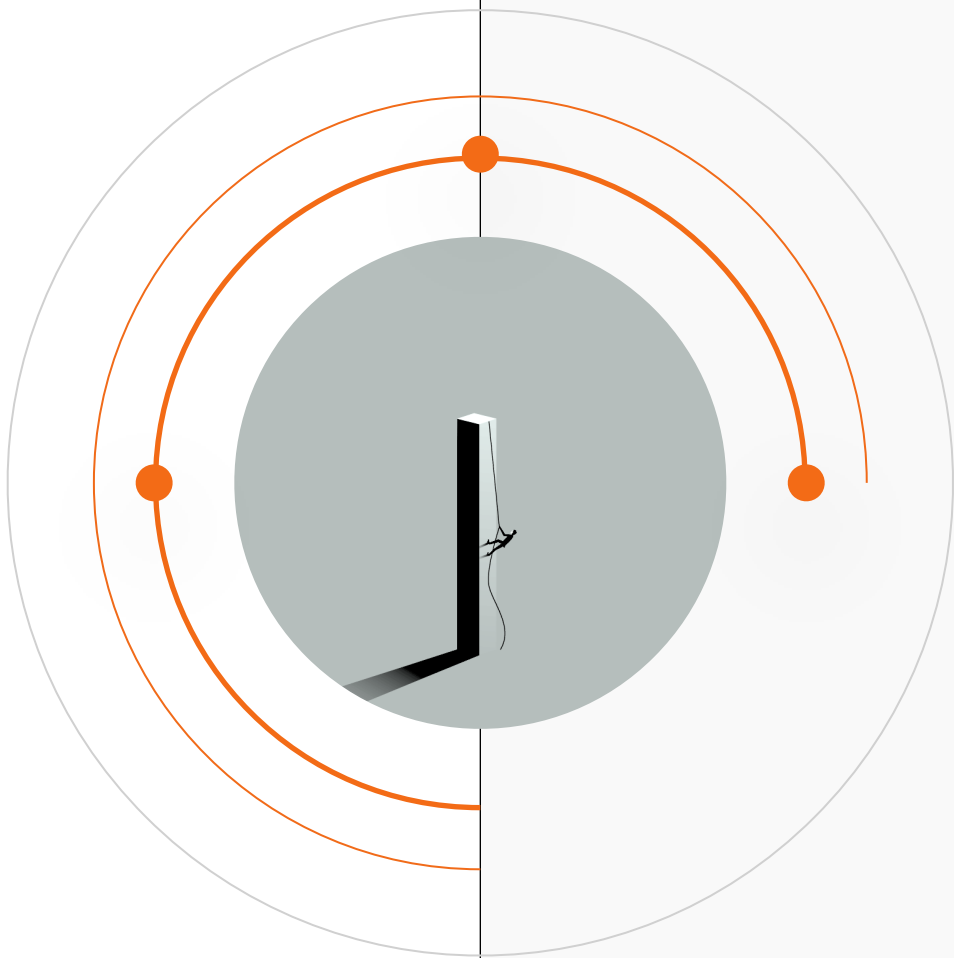
INDUS
TRIAL

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	Shufersal Modi'in Logistic Center

Industrial and logistic parks with
an area of approximately:

380,000sqm



INDUSTRIAL & LOGISTIC PARKS



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



INDUSTRIAL AND
LOGISTIC PARKS



Amot ToHa1, Tel Aviv



DE VE LOP MENT



AMOT INVESTMENTS.
PEOPLES FIRST.

DEVELOPMENT STRATEGY



DE
VELOP
MENT

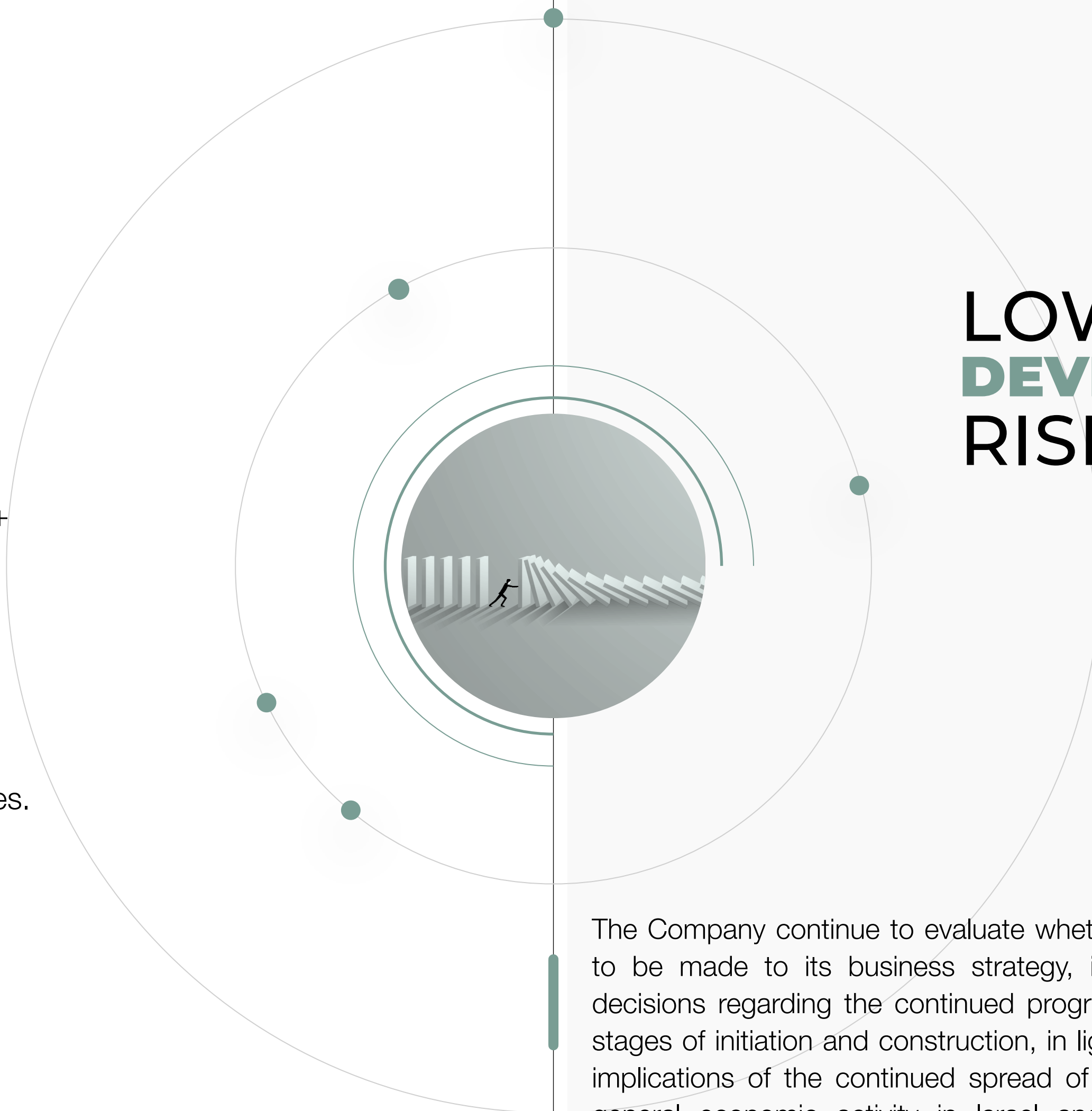
AMOT

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.

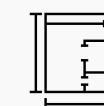
Maintaining the Company's existing leverage rates.



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.



DEVELOPMENTS
STRATEGY

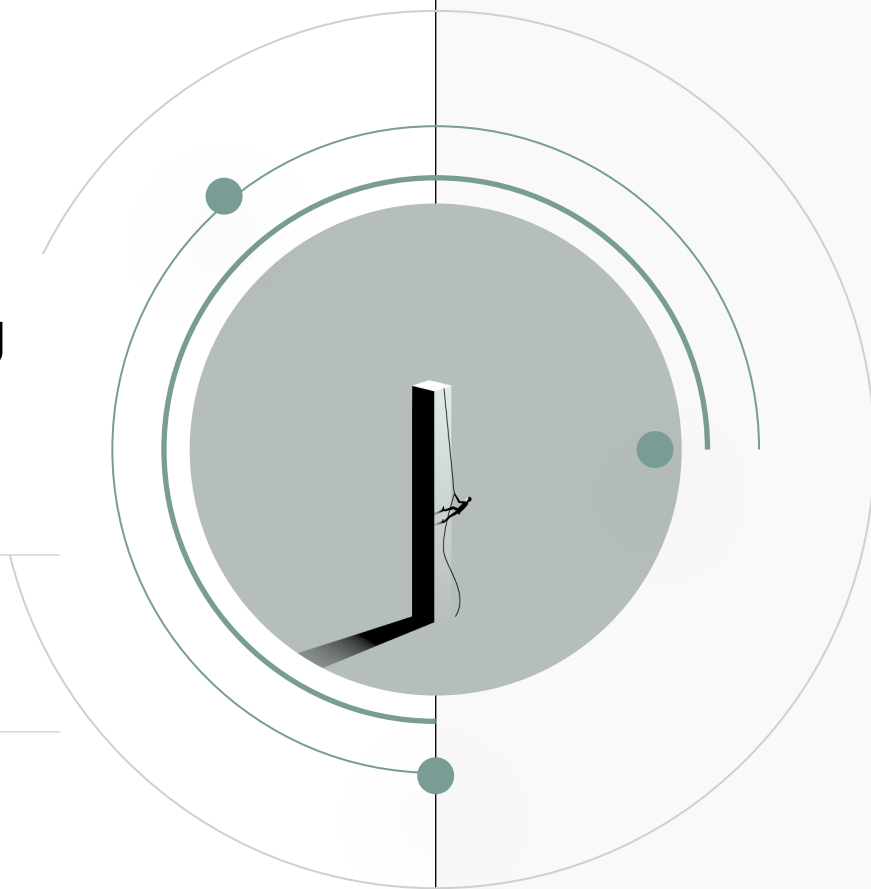
CONCENTRATION OF DATA ON PROJECTS UNDER CONSTRUCTION AS OF SEPTEMBER 30, 2020

	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	-		
Book Value 30/9/2020 Company's Share -Million NIS	358	209	136	36	739	34
Estimated Construction Cost, Including Land and Parking Cellars, Company's Share -Million NIS	515	300	550	260	1625	150
Estimated Completion Cost 30/9/2020, Company's Share -Million NIS	157	111	414	224	906	116
Estimated NOI, Company's Share -Million NIS	42	24	49	21	136	

(*) During the third quarter of 2020, the Company classified NIS 187 million (Company's share) in respect of the logistics centre from investment property under construction to investment property.

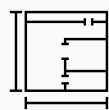
(**) The Company shall start construction work subject to finding an anchor tenant.

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 DEVELOPMENTS



DEVELOPMENTS STRATEGY



MAIN USE OFFICES

ADDITIONAL RIGHTS:
ACCORDING TO T"א\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
1,000 MILLION NIS

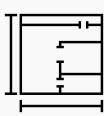
The estimated cost includes land and parking cellars, excluding capitalizations and tenant improvements

PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

TOHA2 TOWER Tel Aviv

TOHA 2 – PHASE TWO OF THE EXISTING TOHA PROJECT
A SIGNATURE SKYSCRAPER IN THE CENTRE OF TEL AVIV

PREEMINENT DEVELOPER WITH ROBUST PIPELINE



DEVELOPMENTS
STRATEGY

DEVELOPMENT

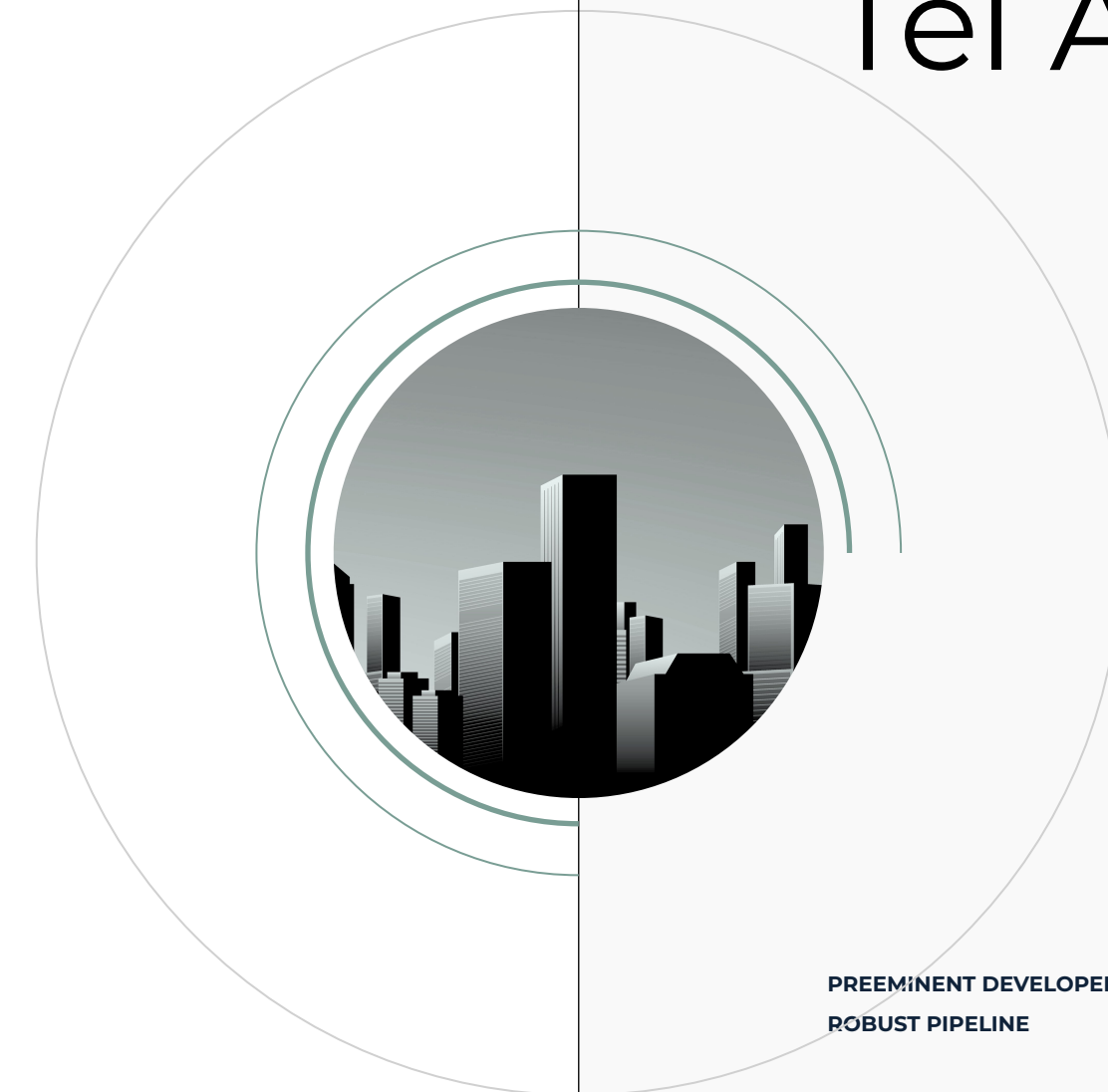
Illustration - Amot ToHa, Tel Aviv



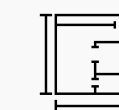
Amot ToHa1, Tel Aviv

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

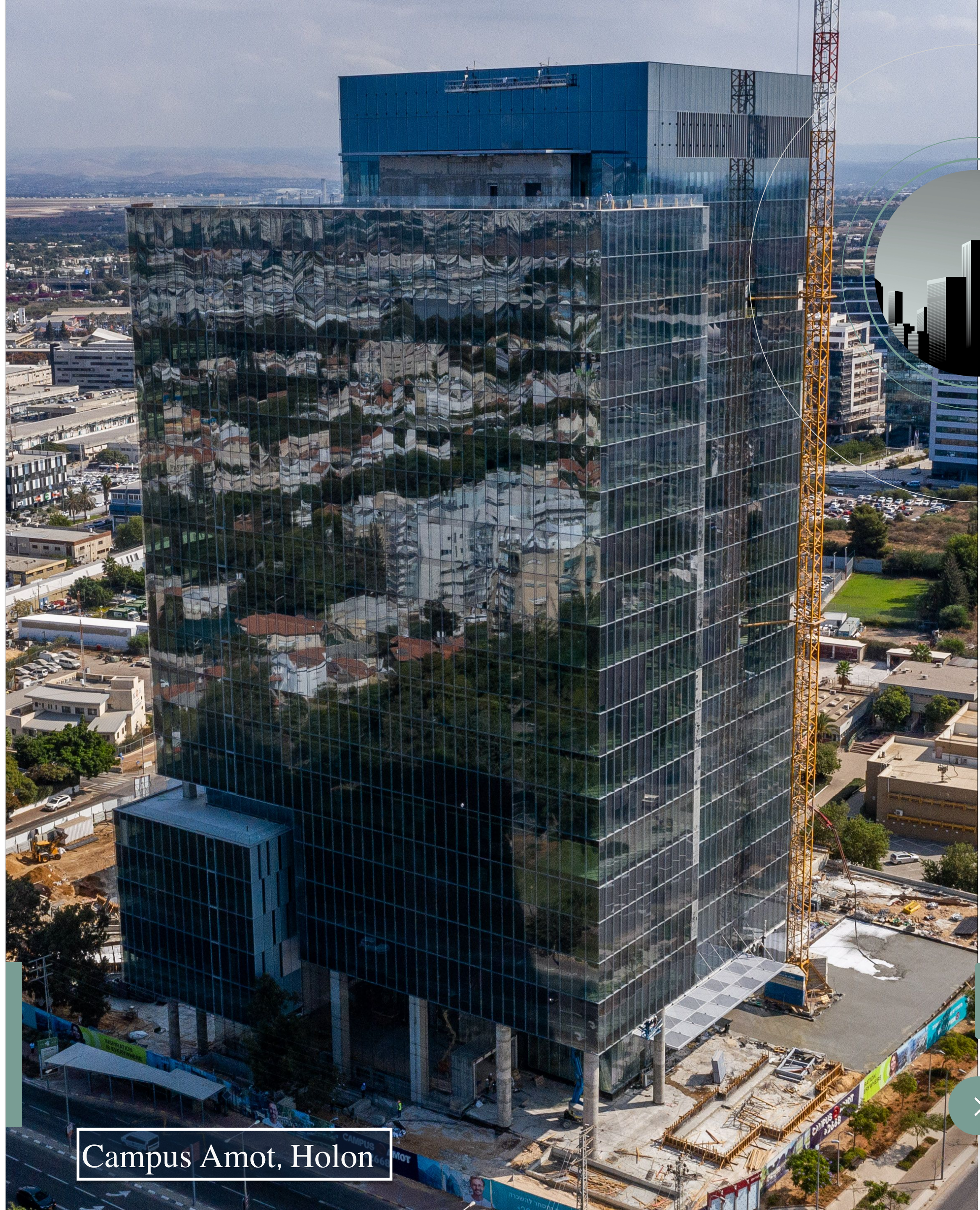
TOHA2 TOWER Tel Aviv



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



Campus Amot, Holon



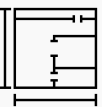
MAIN USE	OFFICES
GLA	56,000 SQM
AMOT'S SHARE	78%
EXPECTED COMPLETION	2021
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	515 MILLION NIS

+

DEVELOPMENT

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER Holon



DEVELOPMENTS
STRATEGY



MAIN USE LOGISTICS

GLA 52,000 SQM

AMOT'S SHARE 75%

EXPECTED COMPLETION 2020

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE 300 MILLION NIS

During the third quarter of 2020, the Company classified NIS 187 million (Company's share) in respect of the logistics centre from investment property under construction to investment property.

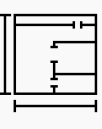
DEVELOPMENT

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MODI'IN

LOGISTICS

Modi'in



DEVELOPMENTS
STRATEGY

Amot Shufersal Modi'in , Modi'in



MAIN USE OFFICES

GLA 75,000 SQM

AMOT'S SHARE 50%

EXPECTED COMPLETION 2024

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE **550 MILLION NIS**

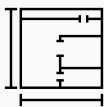
DEVELOPMENT

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM

HA'LEHI

Bnei-Brak



DEVELOPMENTS
STRATEGY

Illustration - Mitham H'alehi, Bnei Brak

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

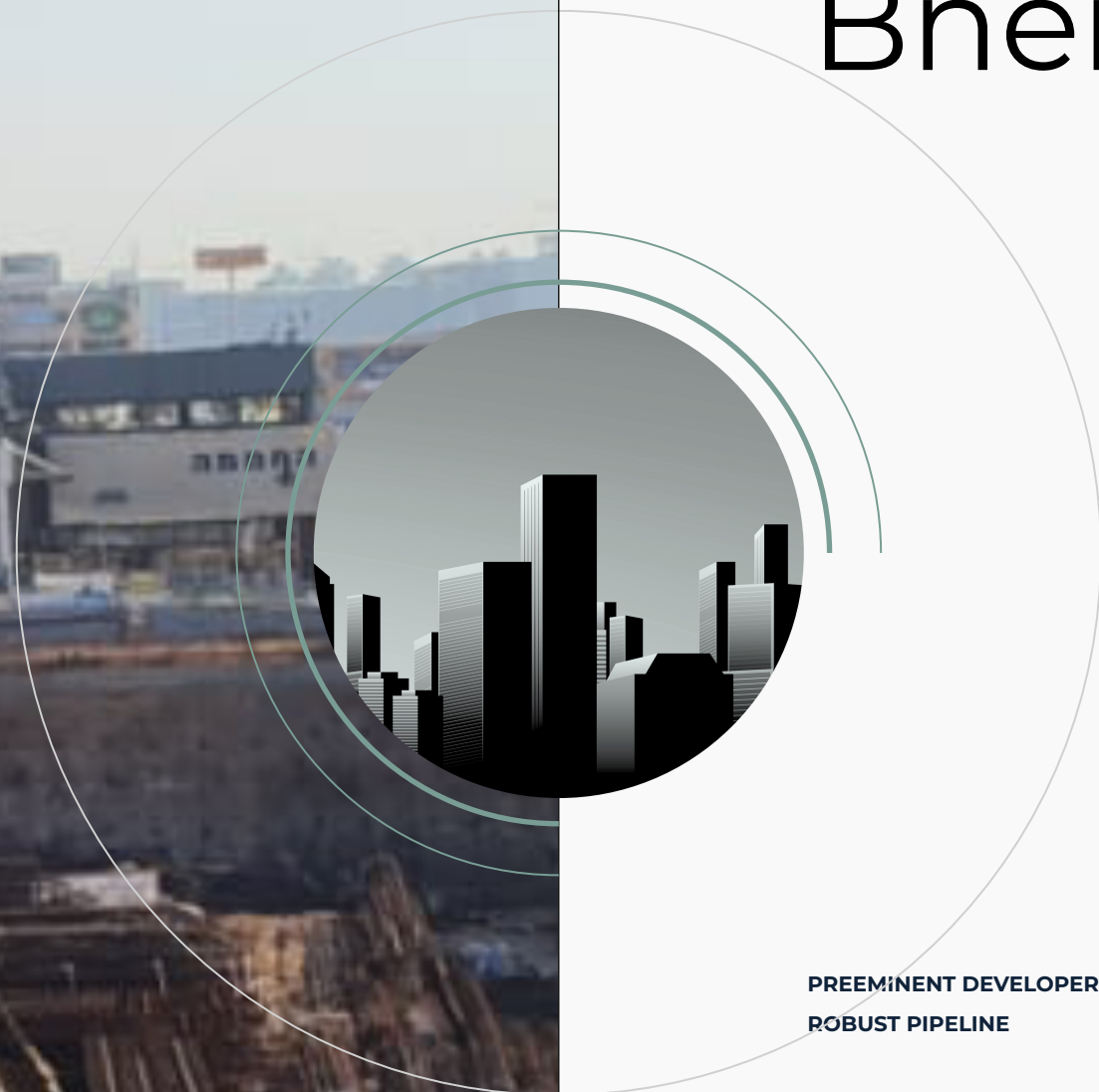


Mitham H'alehi, Bnei Brak

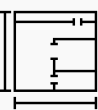
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM

HA'LEHI Bnei-Brak



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





Illustration - Mitham H-1000, Rishon Lezion

>

+

DEVELOPMENT

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

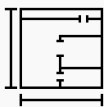
MITHAM

1000 Rishon-Lezion

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

ESTIMATED CONSTRUCTION COST:
260 MILLION NIS

The Company shall start construction work subject to finding an anchor tenant.



DEVELOPMENTS
STRATEGY

The entrance
To Jerusalem



MAIN USE	OFFICES
GLA (*)	103,000 SQM
AMOT'S SHARE	50%
EXPECTED COMPLETION	TBD
ESTIMATED CONSTRUCTION COST: 550 MILLION NIS	

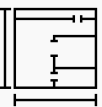
DE
VELOP
MENT

(*) 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

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM K JERUSALEM

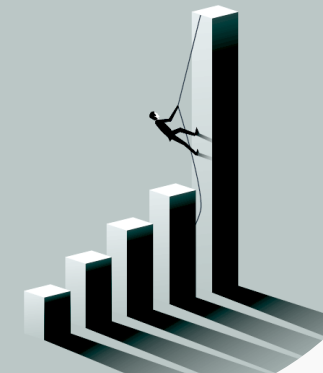
Winning the tender
– The “Sha’ar Ha’ir”
complex - June 14,
2020



DEVELOPMENTS
STRATEGY

Amot ToHa1, Tel Aviv

ToHa



FINANCIAL DATA

AMOT INVESTMENTS.
PEOPLES FIRST.

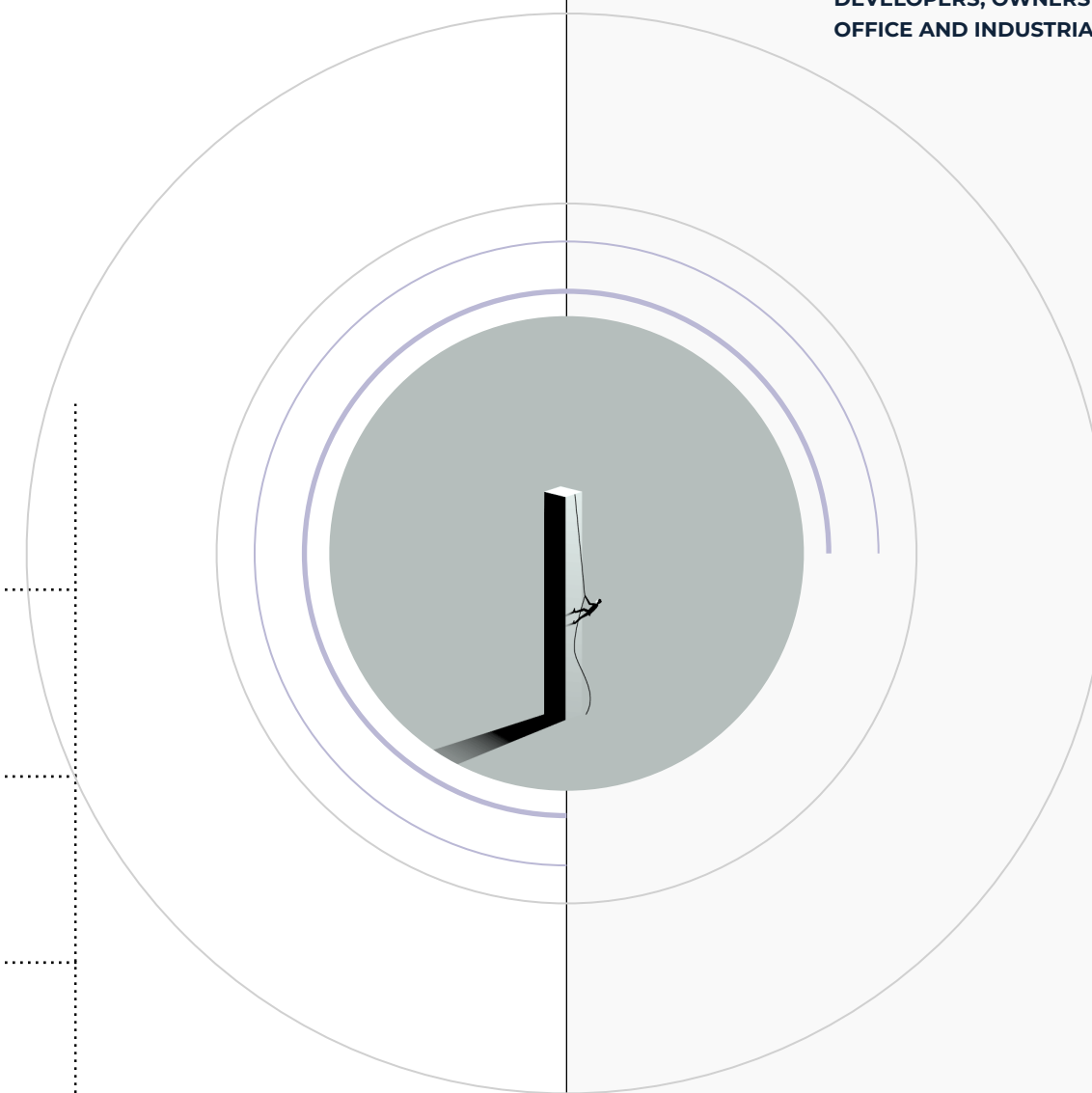
FINANCIAL DATA

FINANCIAL DATA

AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

	30.9.2020 million NIS	31.12.2019 million NIS
Cash and cash equivalents	245	72
Income-producing property and under construction	13,876	13,469
Financial liabilities	6,712	5,876
Deferred taxes	1,356	1,310
Total equity	5,938	6,103
EPRA NRV	7,294	7,413

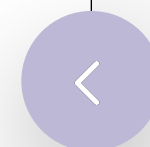
ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



FINANCIAL DATA



FINANCIAL DATA



FI
NAN
CIAL

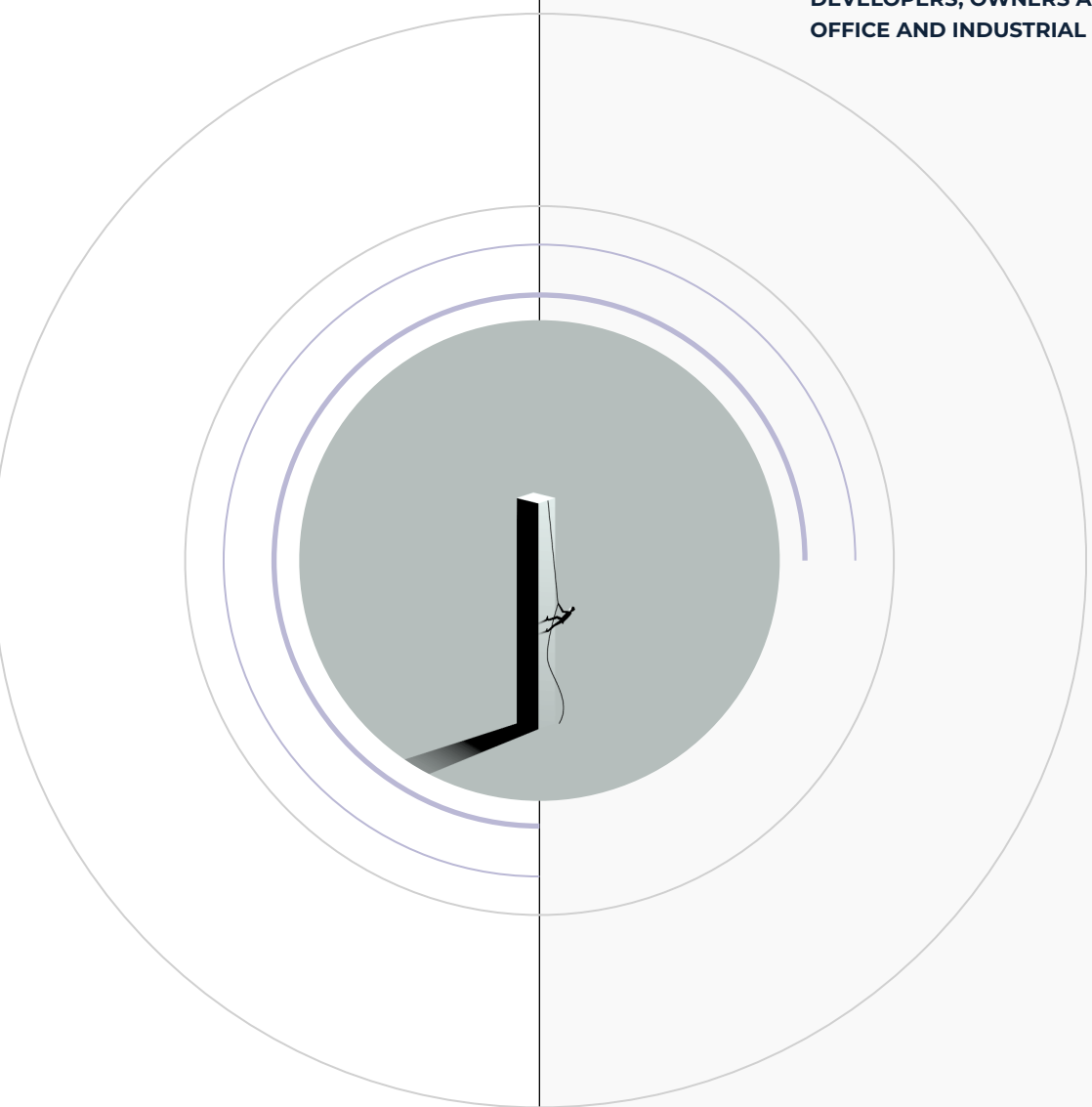


FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

	Change %	1-9/2020 million NIS	1-9/2019 million NIS
NOI	5%	560	536
Change in the value of investment properties		(137)	115
General and administrative expenses		(39)	(38)
Financing – real interest	(4%)	(94)	(98)
Financing – linkage and exchange rate differentials		16	(22)
Taxes		(85)	(109)
Net income		219	382
FFO		393	382

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



FINANCIAL DATA



FINANCIAL DATA



FI
NAN
CIAL



FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

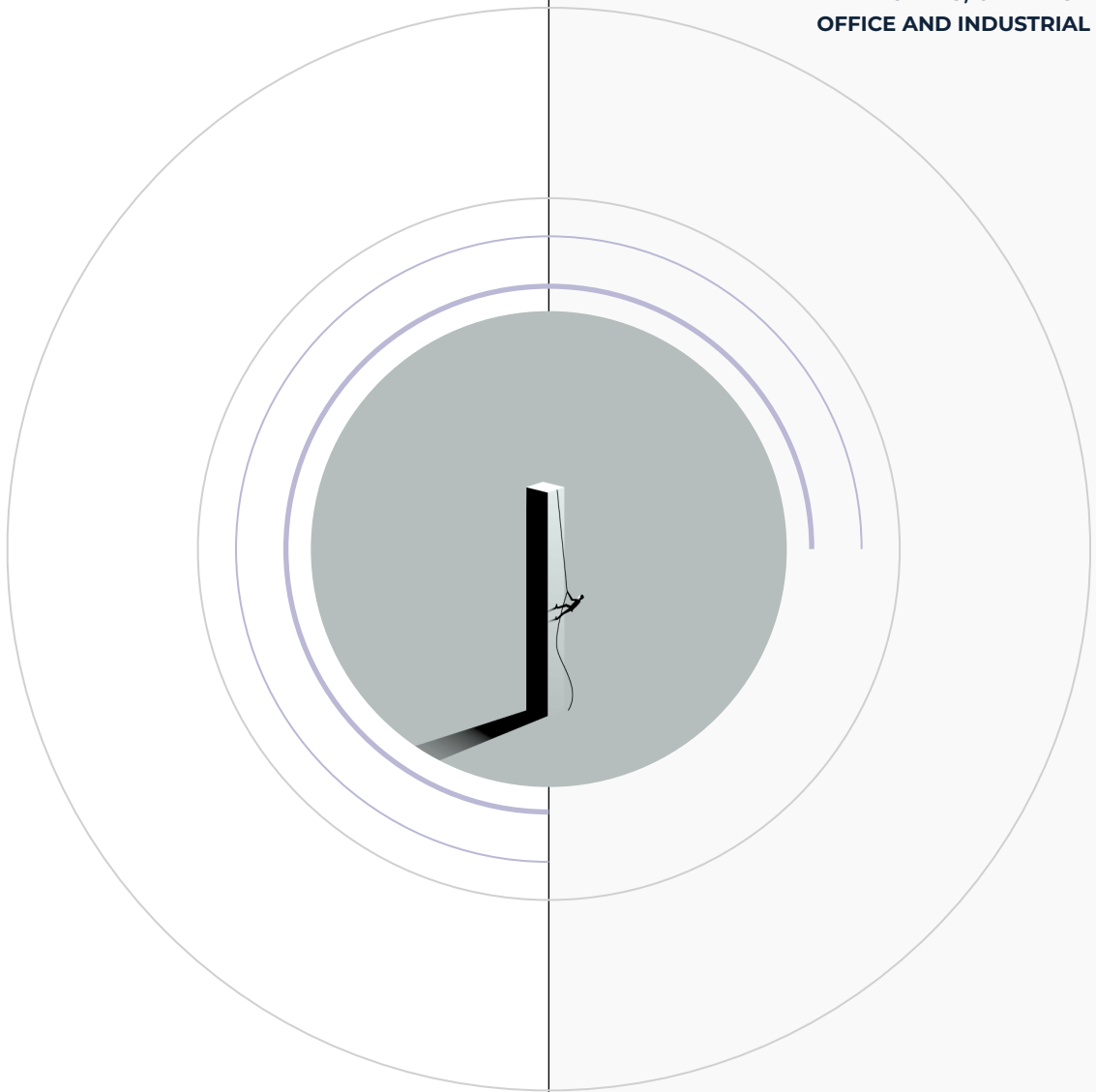
NOI

7-9.20	4-6.20	1-3.20	10-12.19	7-9.19	Change %
--------	--------	--------	----------	--------	----------

Thousands NIS

Same property NOI	176,789	159,512	187,045	185,407	182,713	(3%)
New assets	14,761	8,281	13,765	6,176	-	
NOI	191,550	167,793	200,810	191,583	182,713	5%

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



FINANCIAL DATA



FINANCIAL DATA

FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

FFO

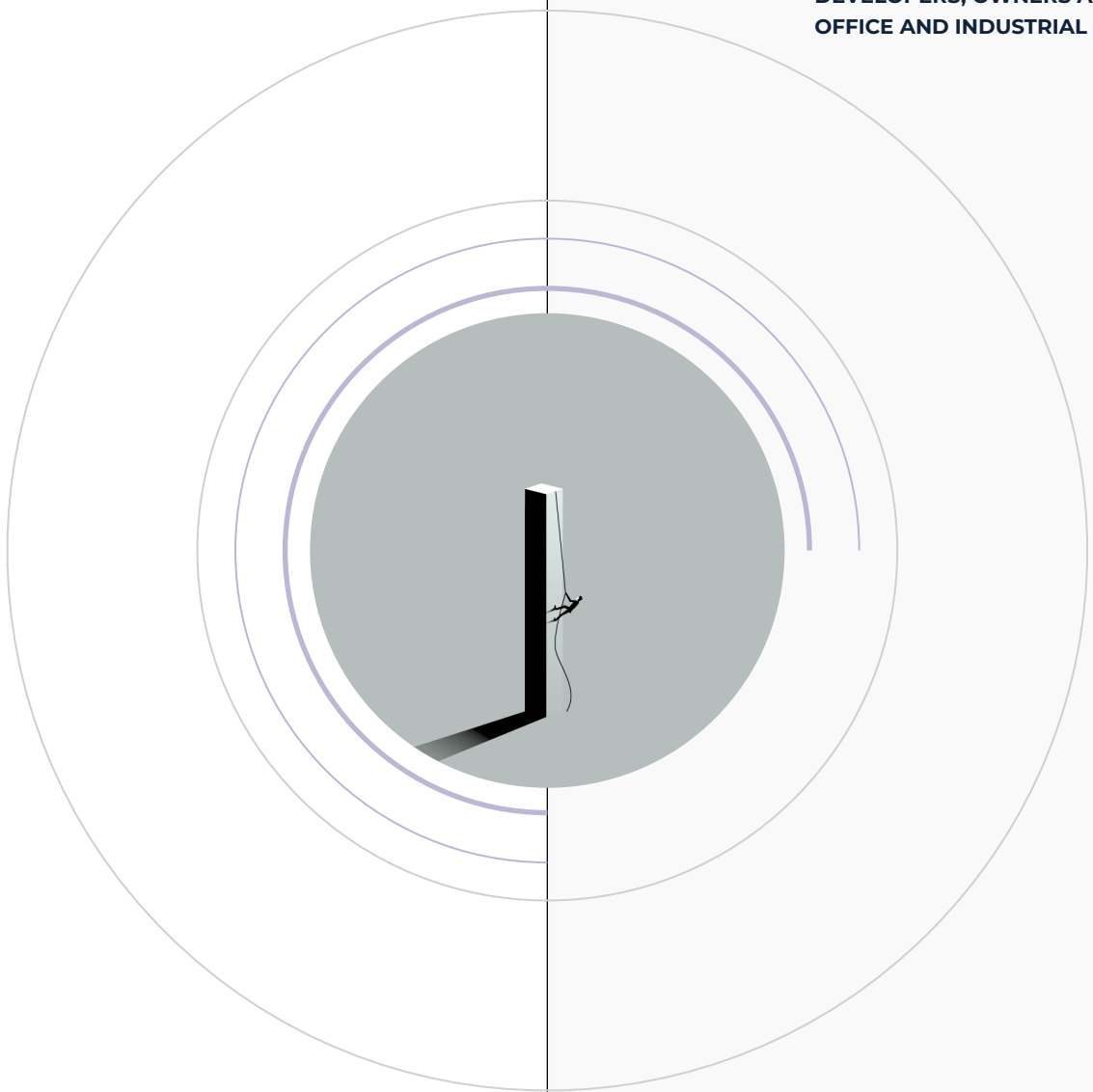
1-9/2020	1-9/2019	Change %
----------	----------	----------

thousands NIS

FFO	392,961	382,063	3%
Weighted number of shares	381,412	357,637	7%
FFO per share (pennies)	103.0	106.9	(4%)

The FFO per share in the reporting period fell by 4% as a result of 7% increase in the weighted number of the Company's shares.

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



FINANCIAL DATA



FINANCIAL DATA



Illustration - Campus Amot, Holon

CON CLU SION

AMOT INVESTMENTS.
PEOPLES FIRST.

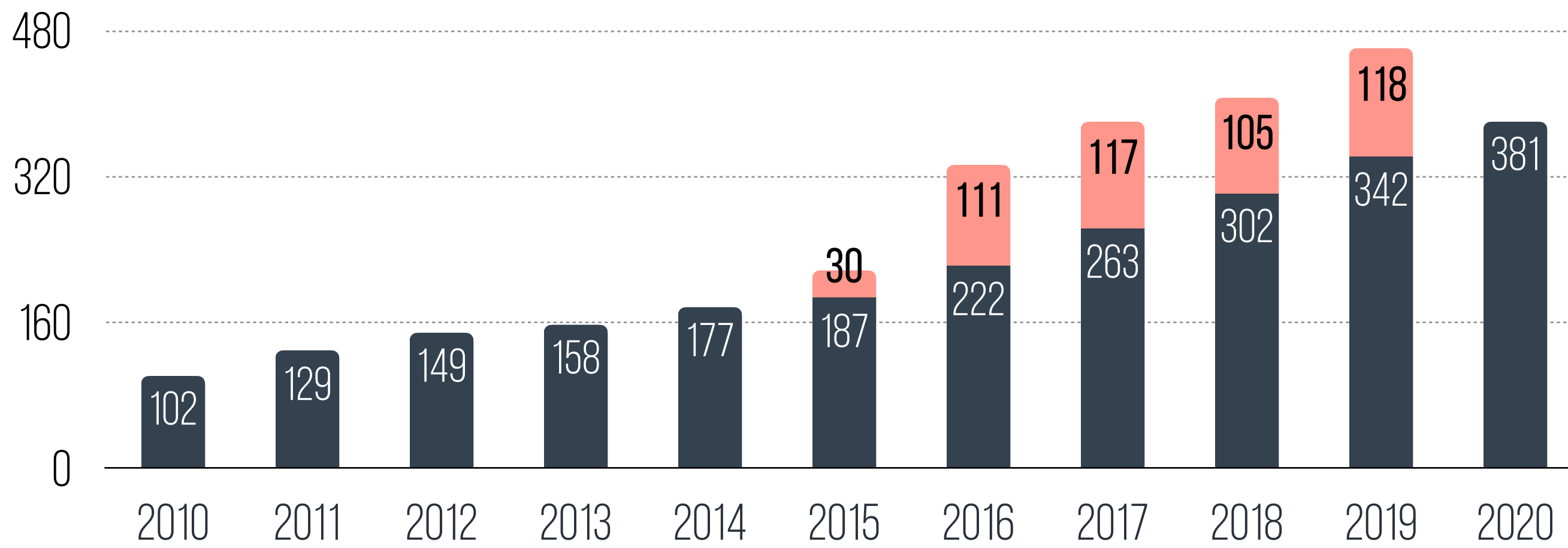
CONCLUSION

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

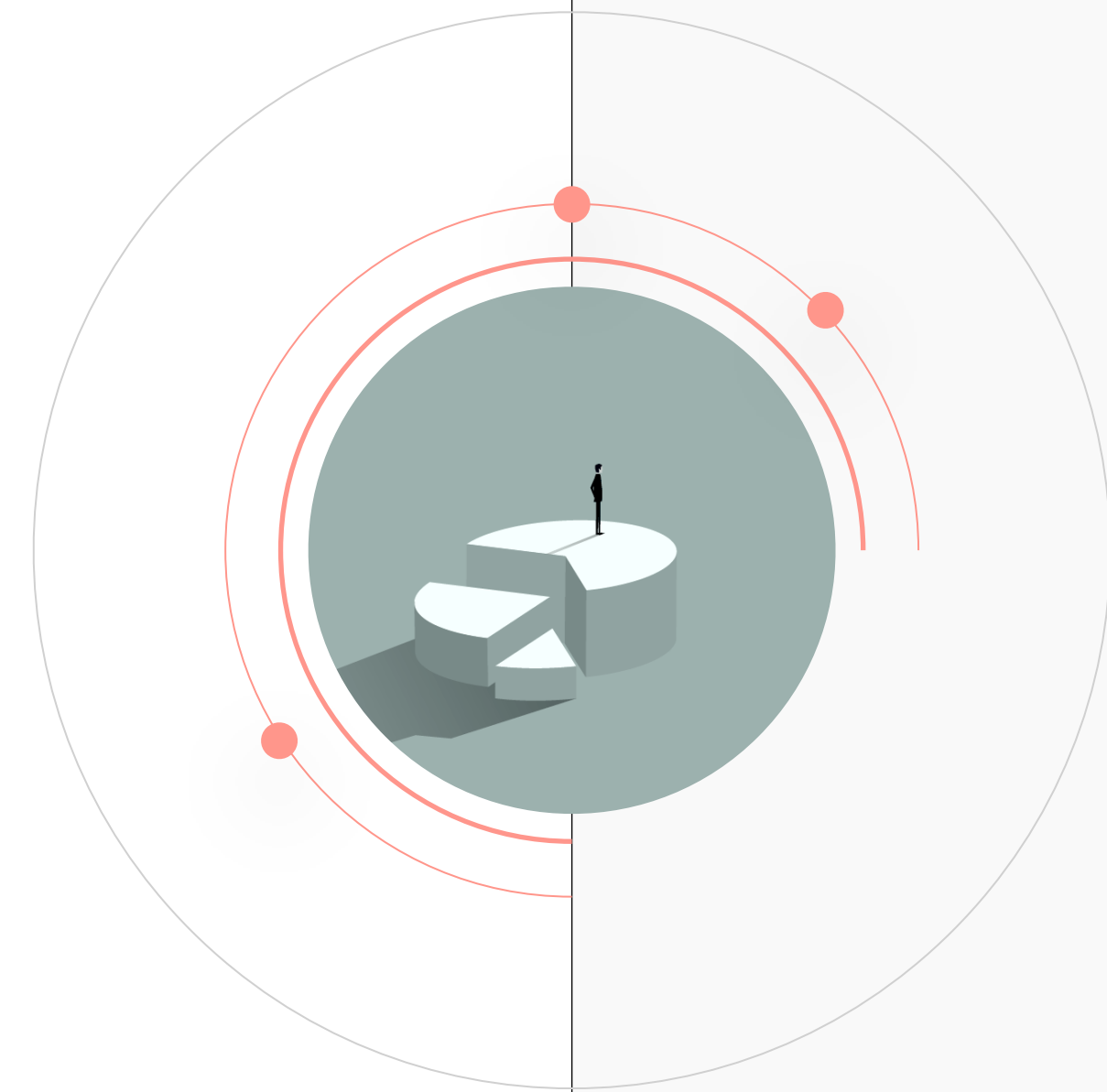


SUMMARY

DIVIDEND DISTRIBUTION OVER THE YEARS (IN MILLION NIS)



- EXTRA DIVIDEND
- REGULAR DIVIDEND



SUMMARY

Accumulated amount distributed since 2006:

3.3 BILLION NIS



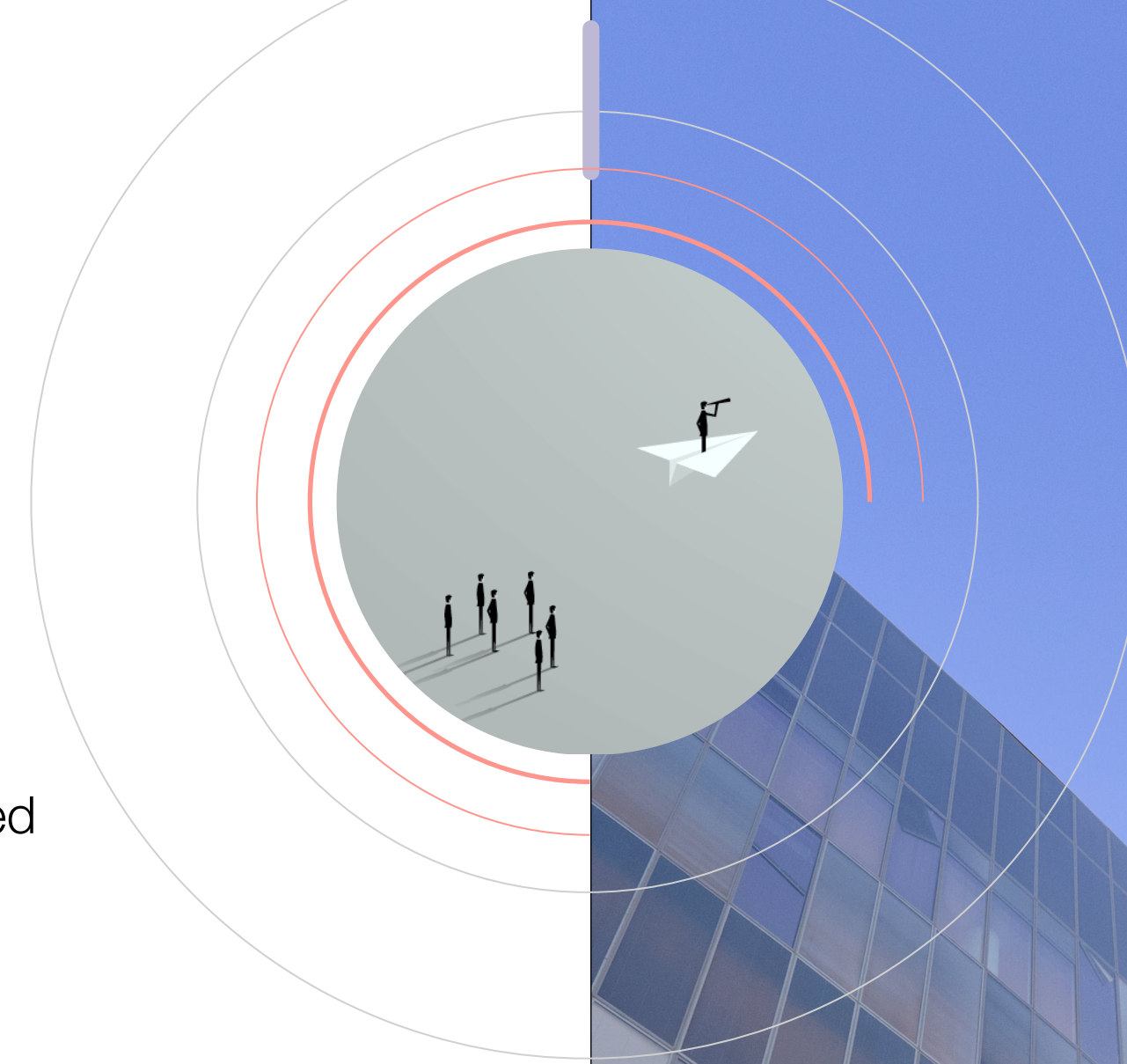
AMOT FORECAST





OUR STRENGTHS

- 105 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 46%
- Financial flexibility and high accessibility to the capital market
- High occupancy over time – 97.3% as of 30.9.2020
- 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 980 million NIS
- 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
- Promoting projects with reference to the potential for improvement
- A dividend policy that is stable and known in advance



CON
CLU
SION



Amot Park, Tel Aviv



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.

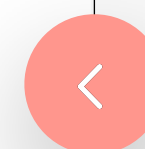
The presentation does not constitute an offer or an invitation to purchase the Company's securities, and its contents do not constitute a recommendation or opinion or a substitute for the investor's discretion.

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.



CON
CLU
SION



DISCLAIMER



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

AMOT
DISCLAIMER



Amot Insurance House, Tel Aviv



CONTACT DETAILS

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

P +972 3 5760505

F +972 3 5760506

WWW.AMOT.CO.IL

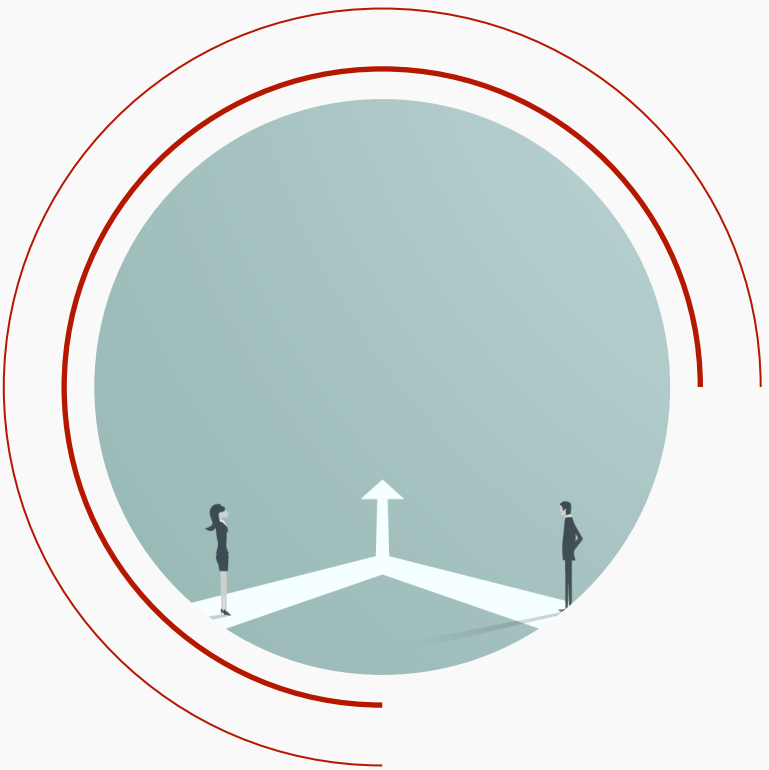
INVESTORRELATIONS@AMOT.CO.IL

AMOT ATRIUM TOWER
2 JABOTINSKY STREET, RAMAT GAN
ISRAEL
5250501

AMOT INVESTMENTS LTD



INTRODUCTION TO
AMOT
INVESTOR PRESENTATION



THANK YOU

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

