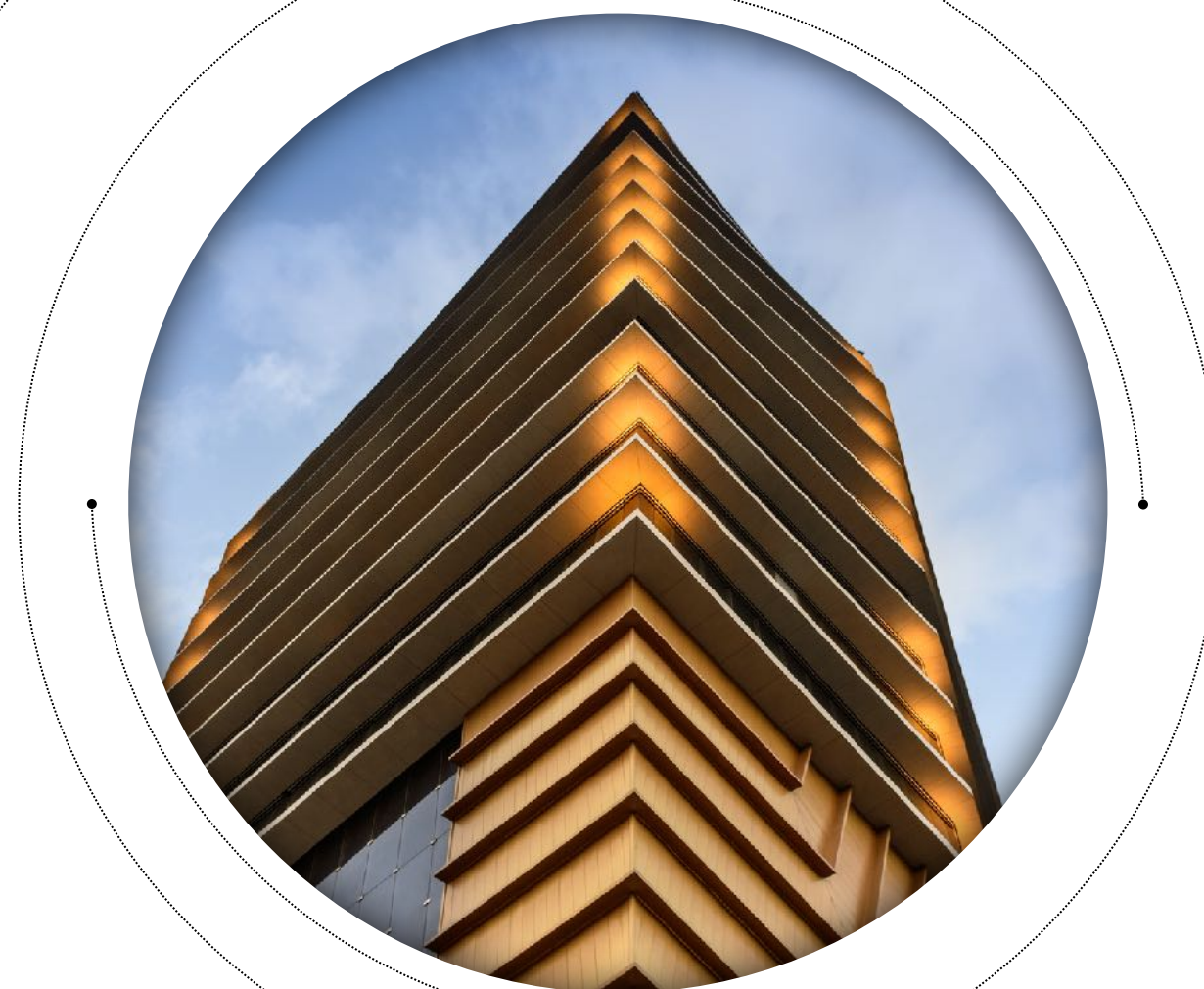
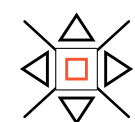


AMOT Investments
Peoples First.

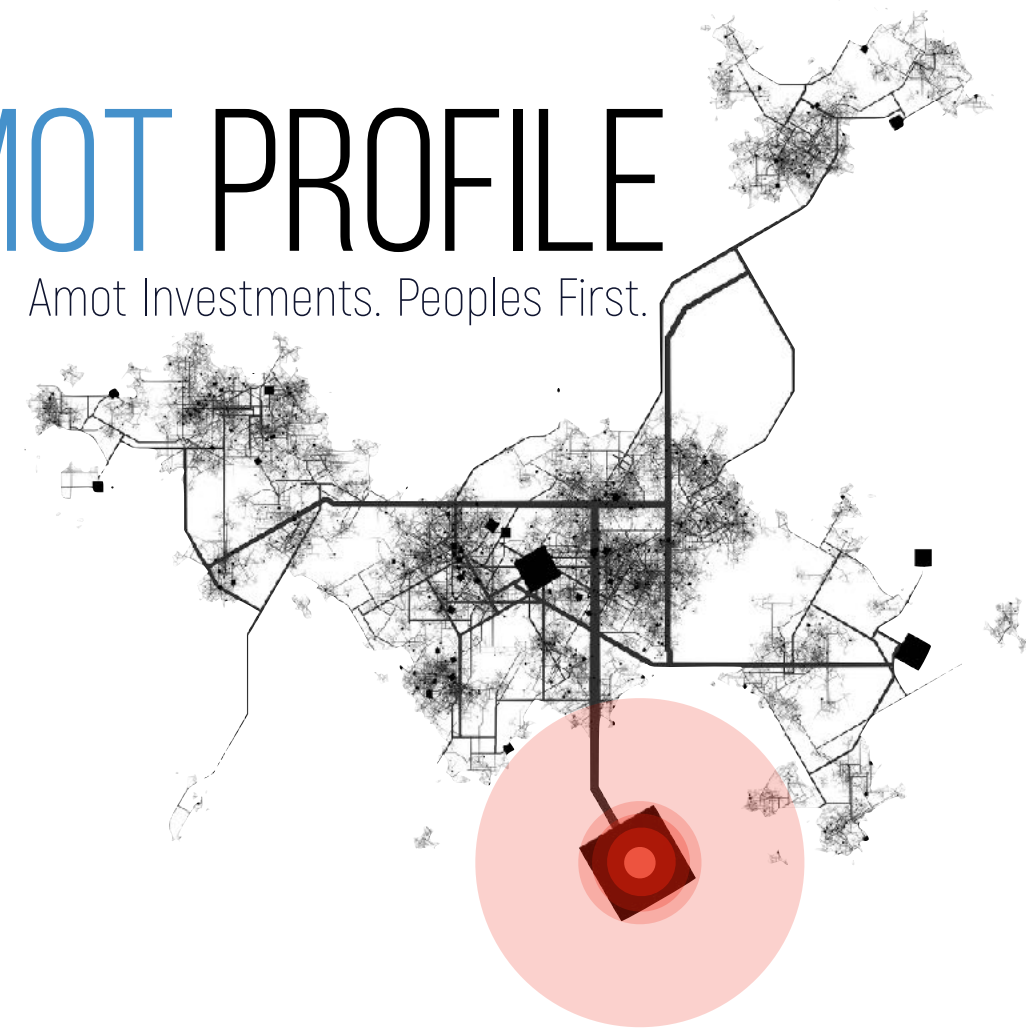


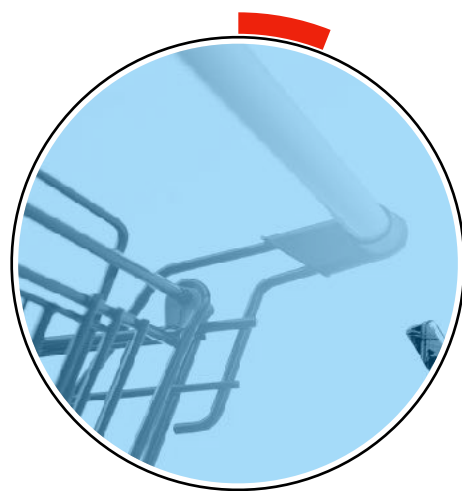
Capital Market Presentation
Financial statements **31.3.2019**



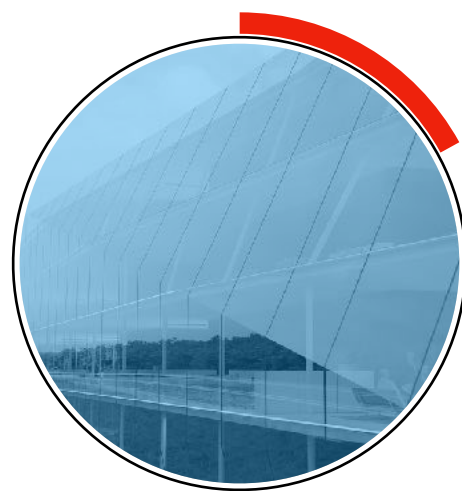
AMOT PROFILE

Amot Investments. Peoples First.

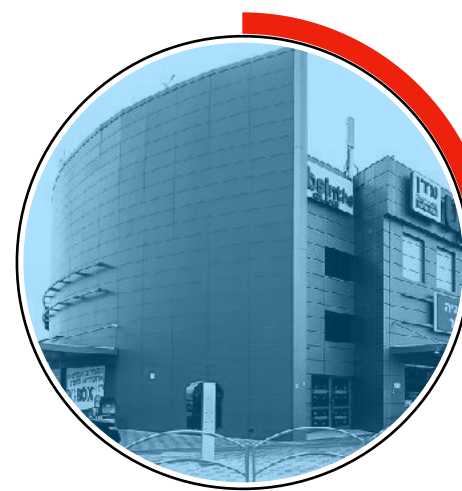




Supermarkets



Industrial and
Logistics



Commercial

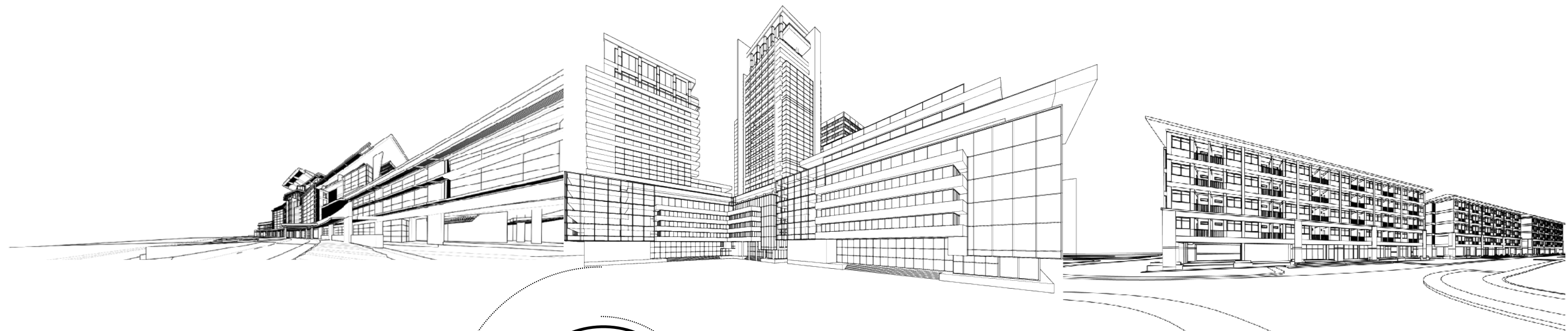
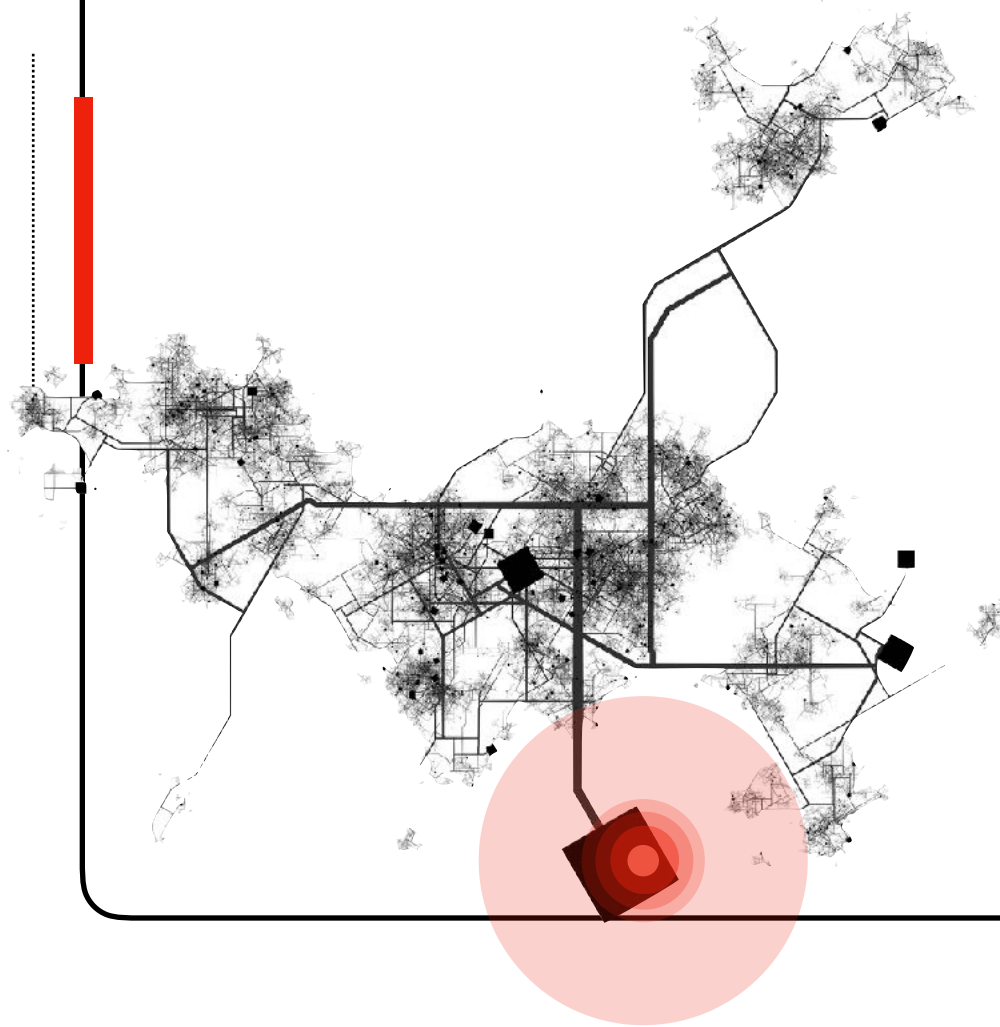


Offices

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 58% of its equity.

The Company owns 103 income-producing properties

Total area: 1,400,000
Approximately 870,000 m² of rental space

Total real-estate value – **11.2** billion USD

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%**.

2 projects under construction and advanced planning totaling 69,000 sq.m.

Leverage ratio – **44%**

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 1-3.19 totalled NIS 175 million, an increase of **5%** compared with the same period last year

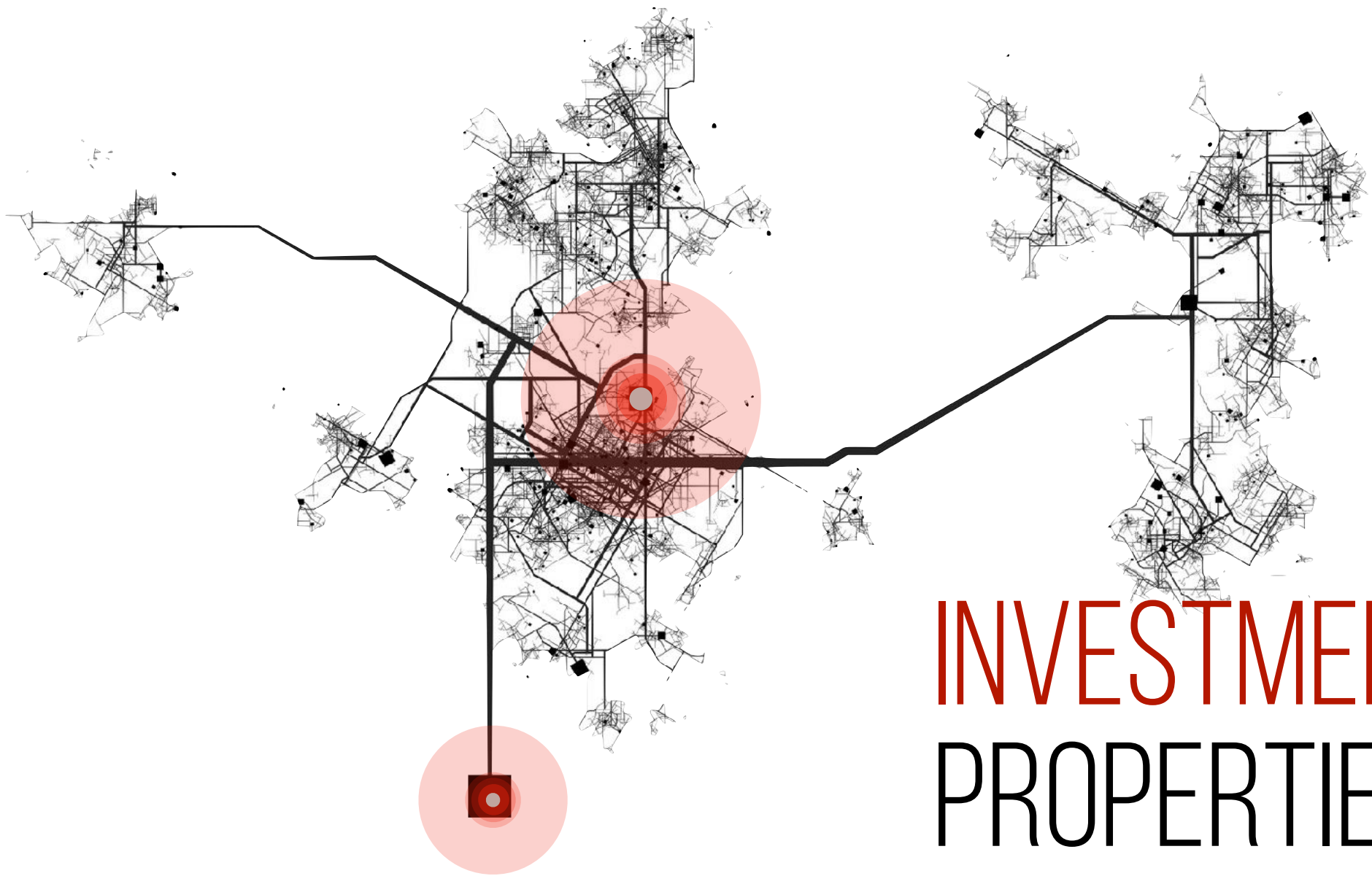
NOI same property 1-3.19 an increase of **2%** compared with the same period last year

FFO 1-3.19 totalled NIS 122 million, an increase of **4%** compared with the same period last year

FFO per share 1-3.19 totalled NIS 34.9 agorot per share, decrease of 3% compared with last year with an increase of 7% in the number of weight shares

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%).

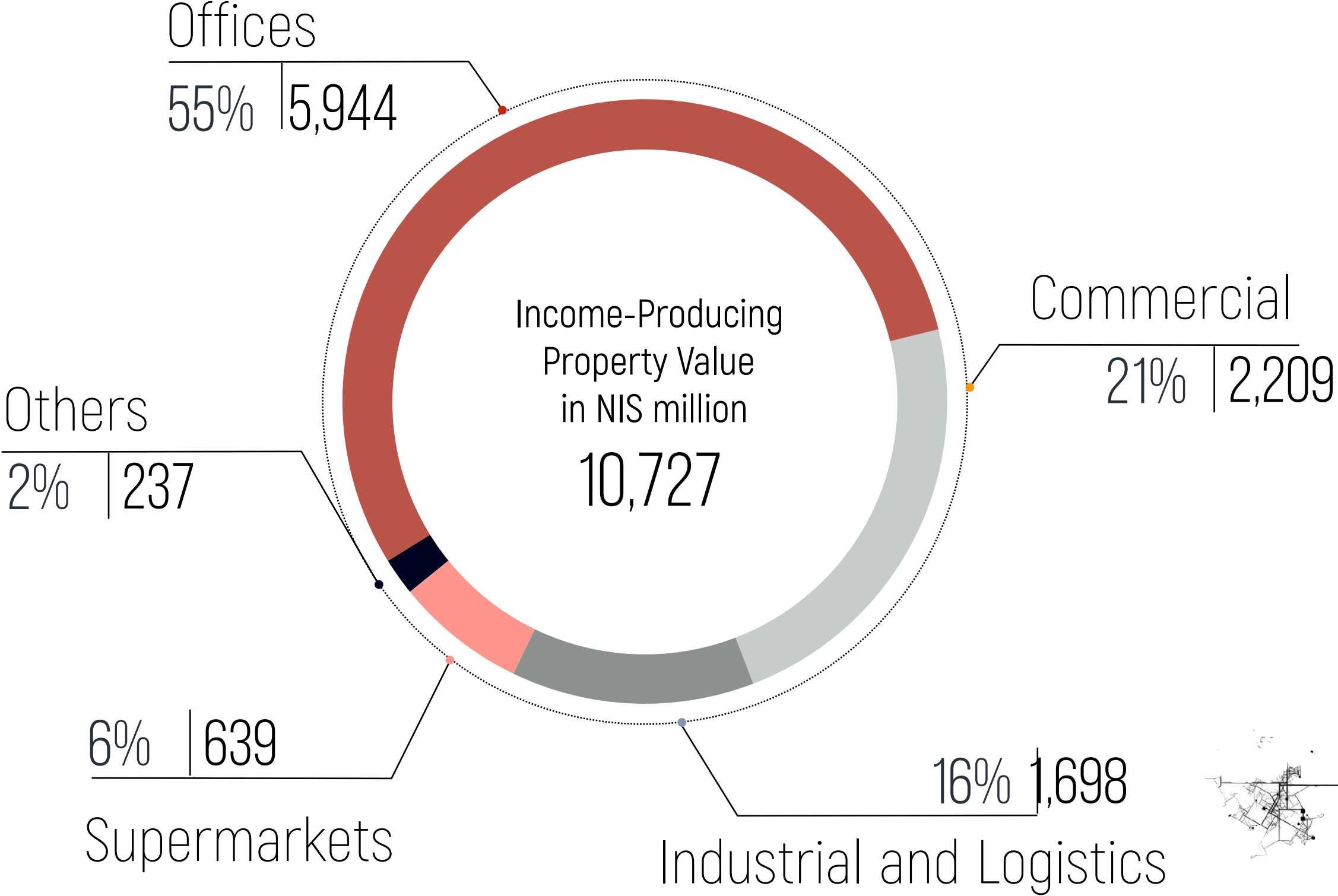
In April 2019, the Company issued –7,300,000 ordinary shares of NIS 1 par value each, in consideration for NIS 150 million (gross).



INVESTMENTS PROPERTIES

Amot Investments. Peoples First.





Income-Producing Property Value as of 31.3.19

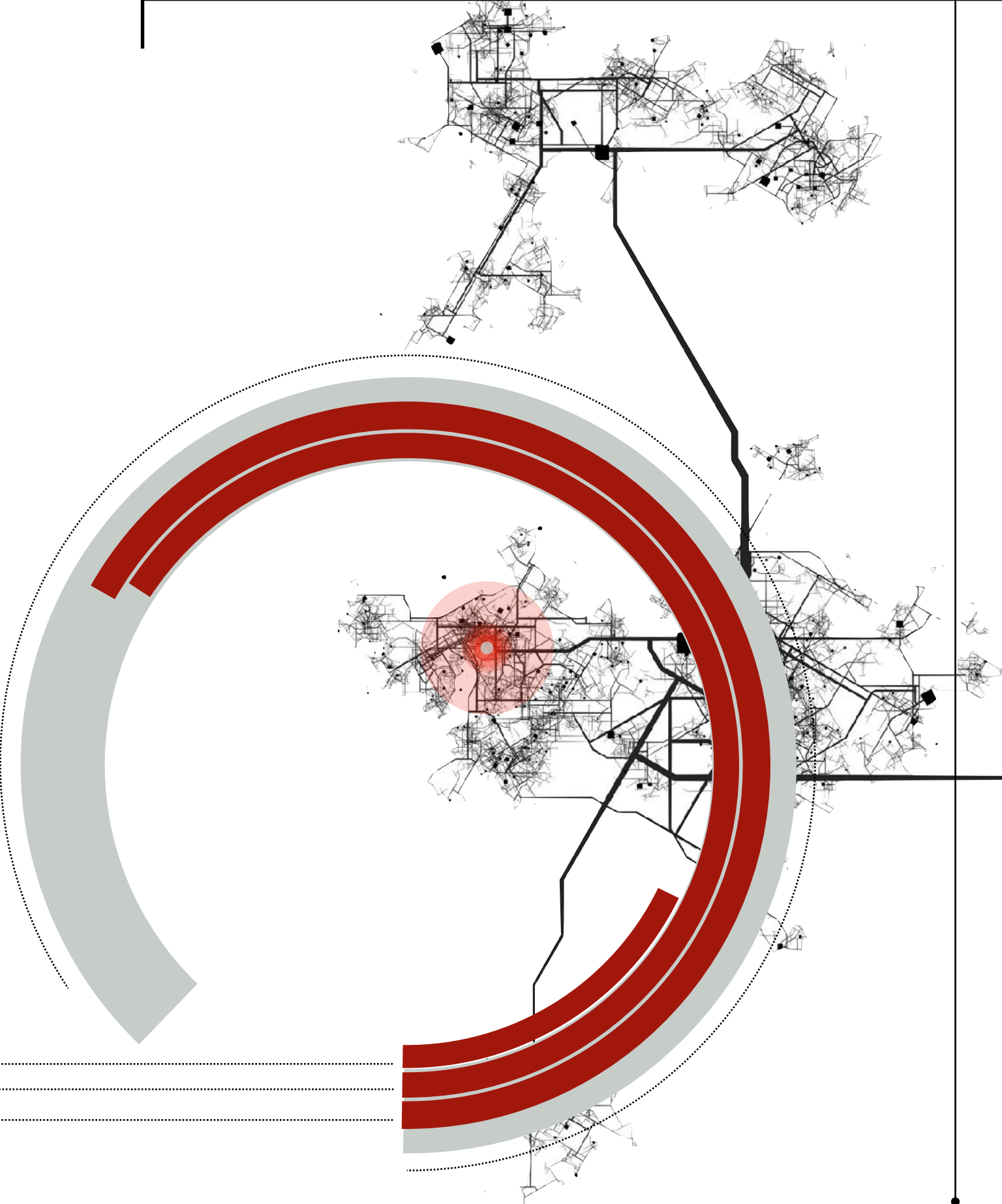
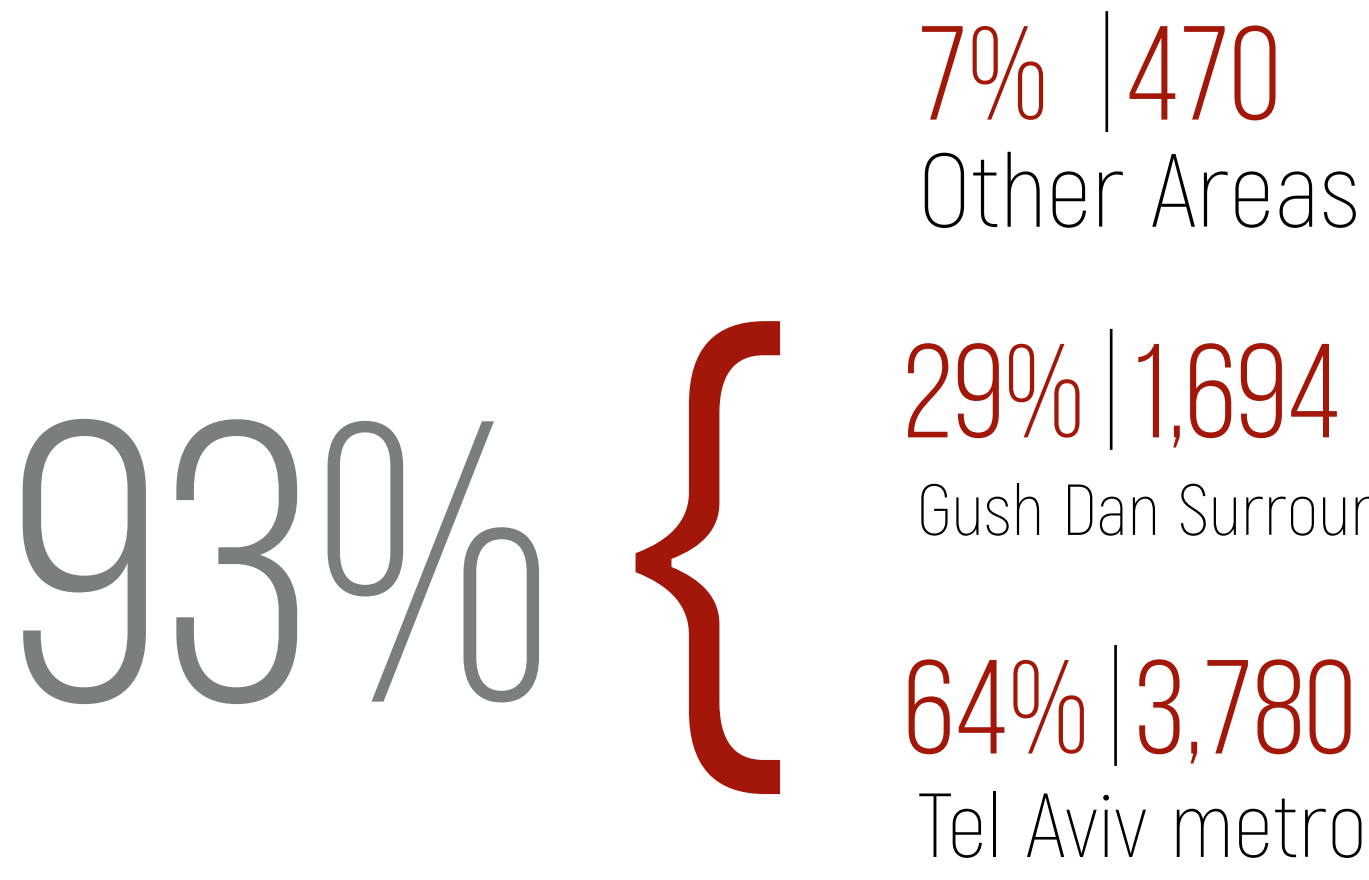
Value in USD million
10,727



INVESTMENTS PROPERTIES

Segmentation of Income-Producing Property Value

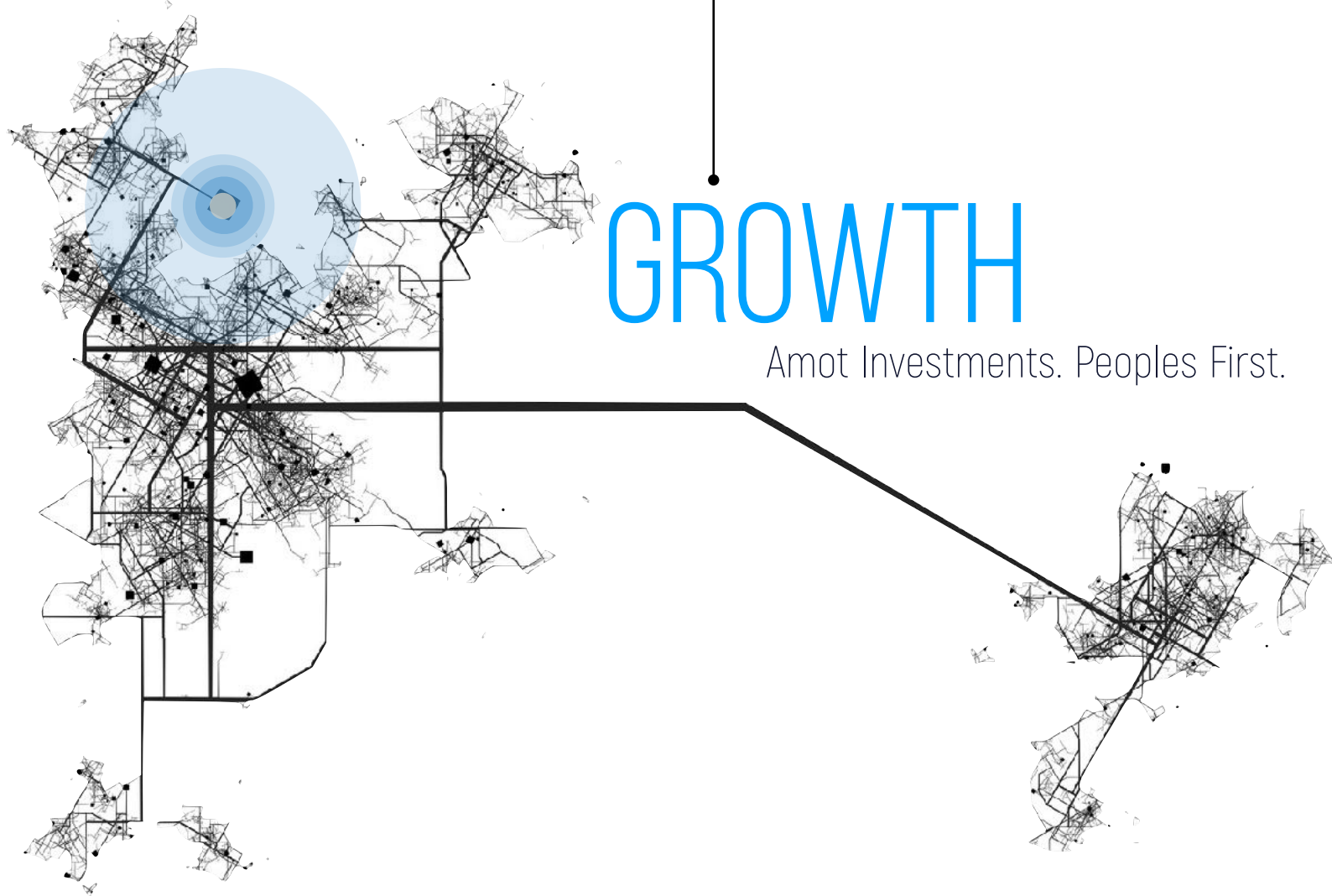




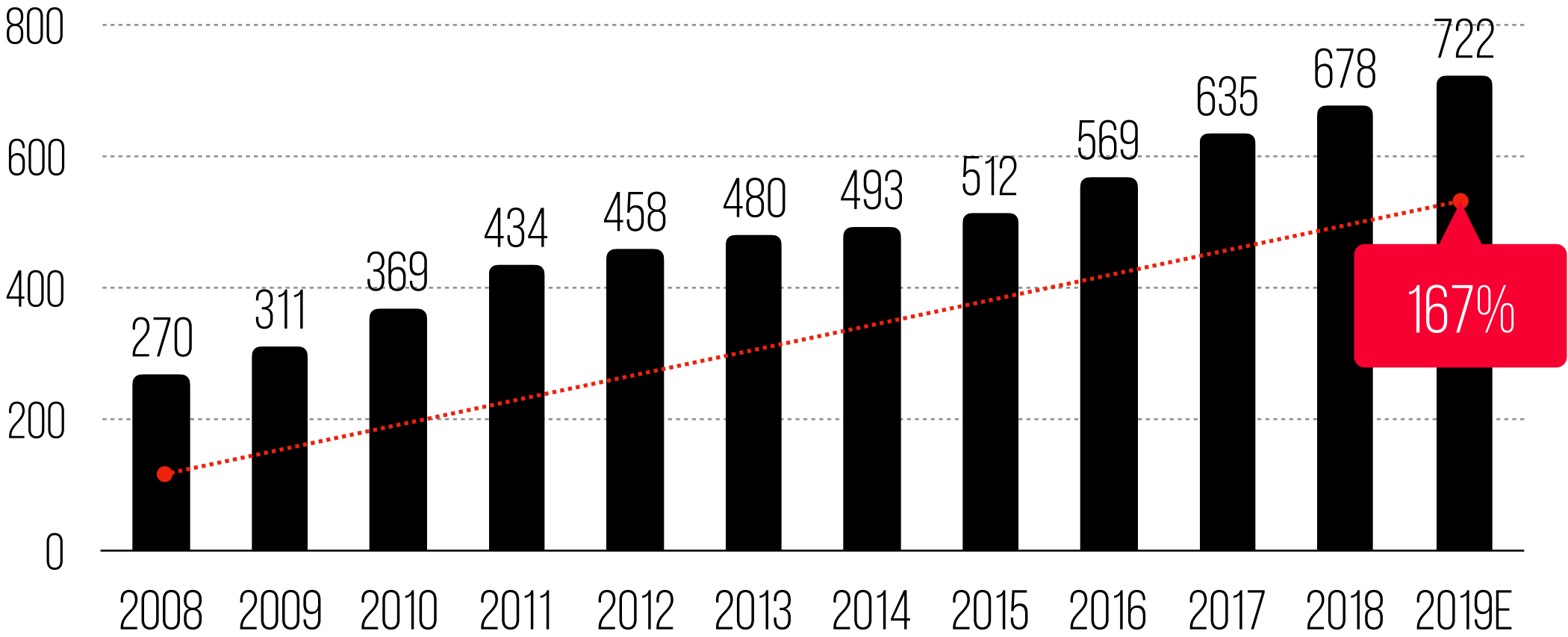
Income-Producing Property
Value as of 31.3.19
Value in NIS million
5,944

INVESTMENTS
PROPERTIES
Fair Value by Location

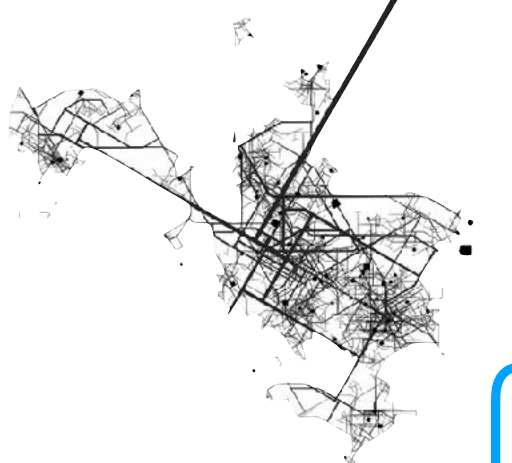
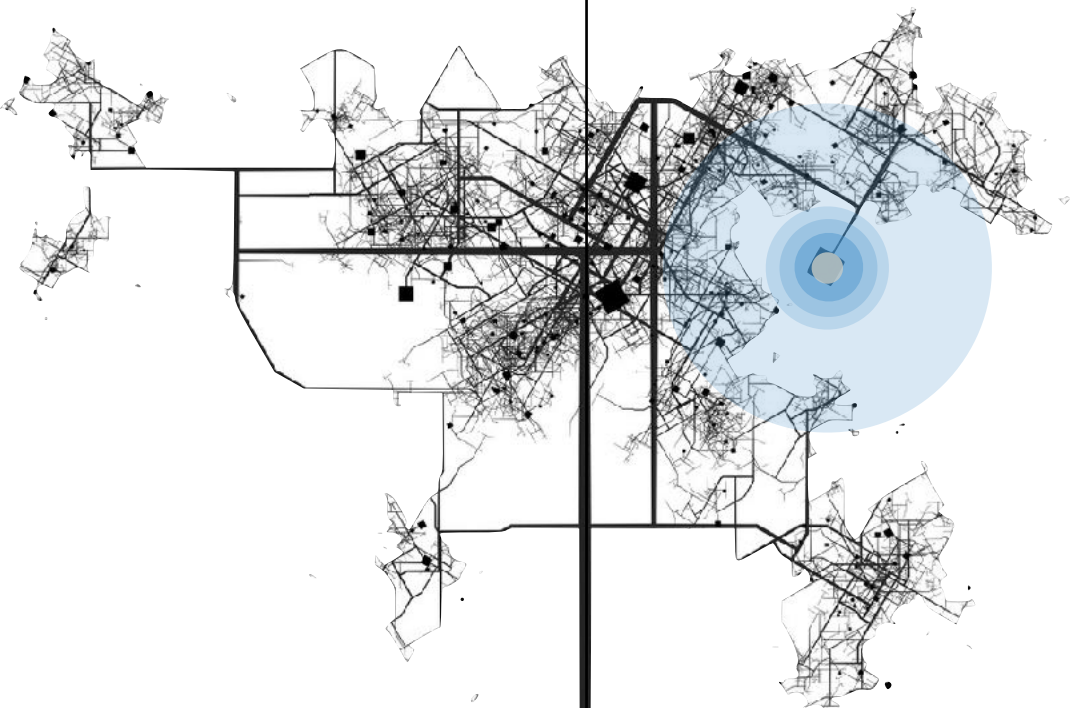
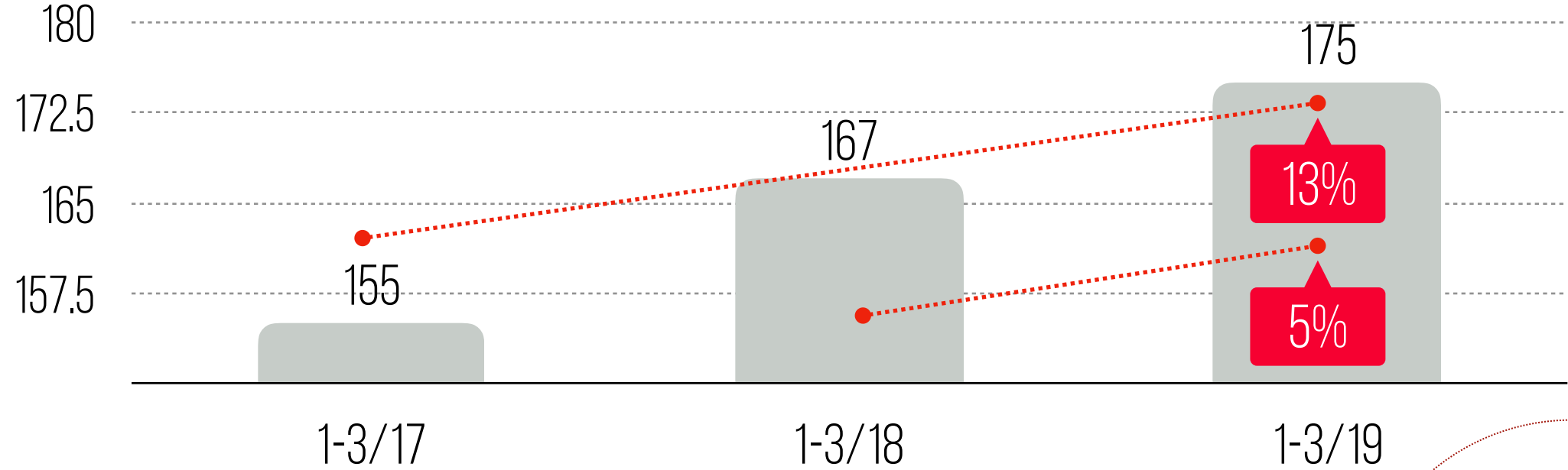




Continuous Growth in NOI –Annual-in NIS millions

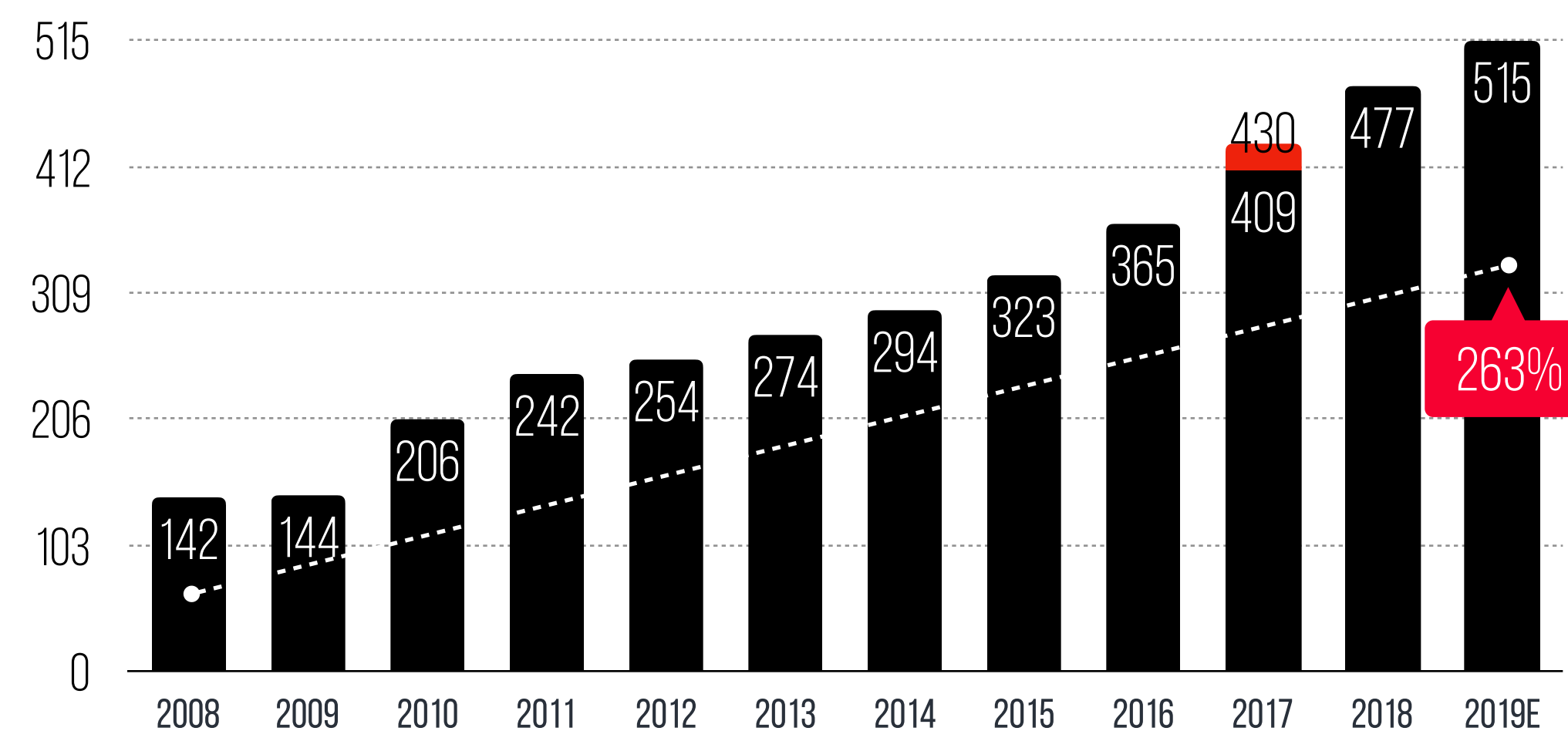


Continuous Growth in NOI –Quarterly-in NIS millions

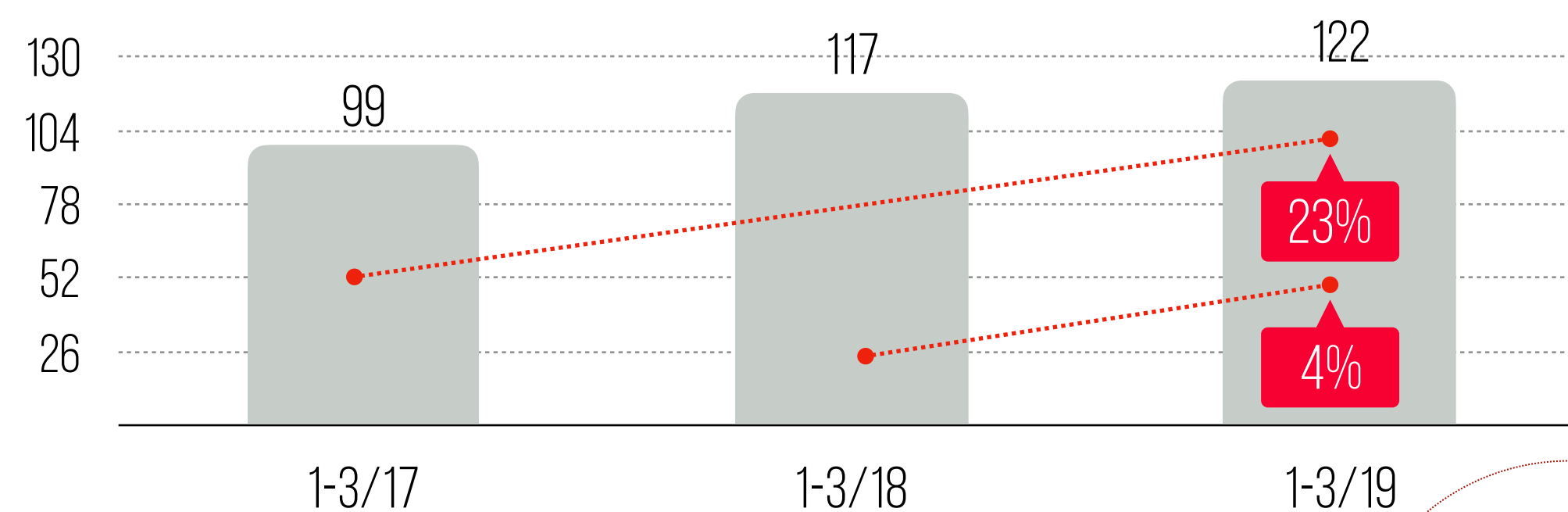


GROWTH
NOI ANNUAL AND QUARTERLY

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



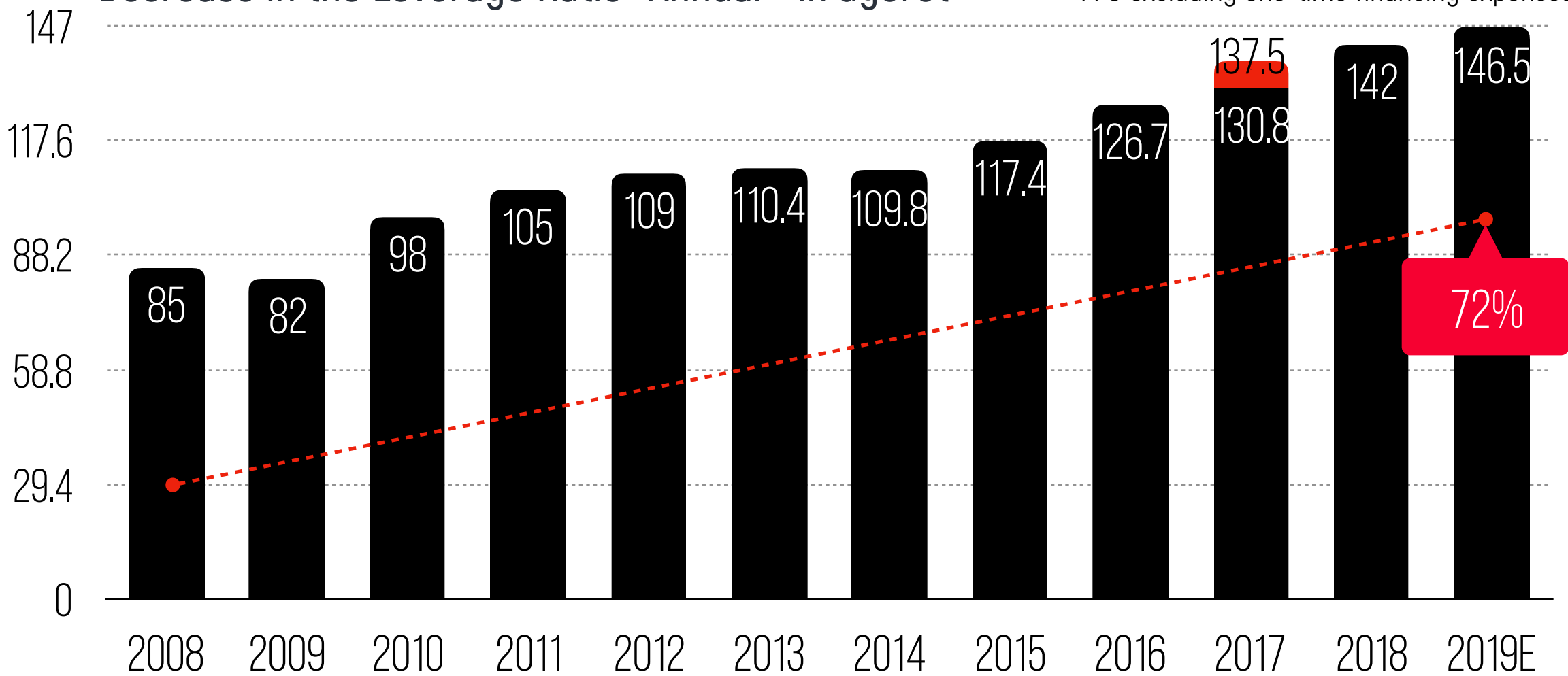
Continuous Growth in FFO along with a Decrease in the Leverage Ratio- Quarterly - in NIS millions



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

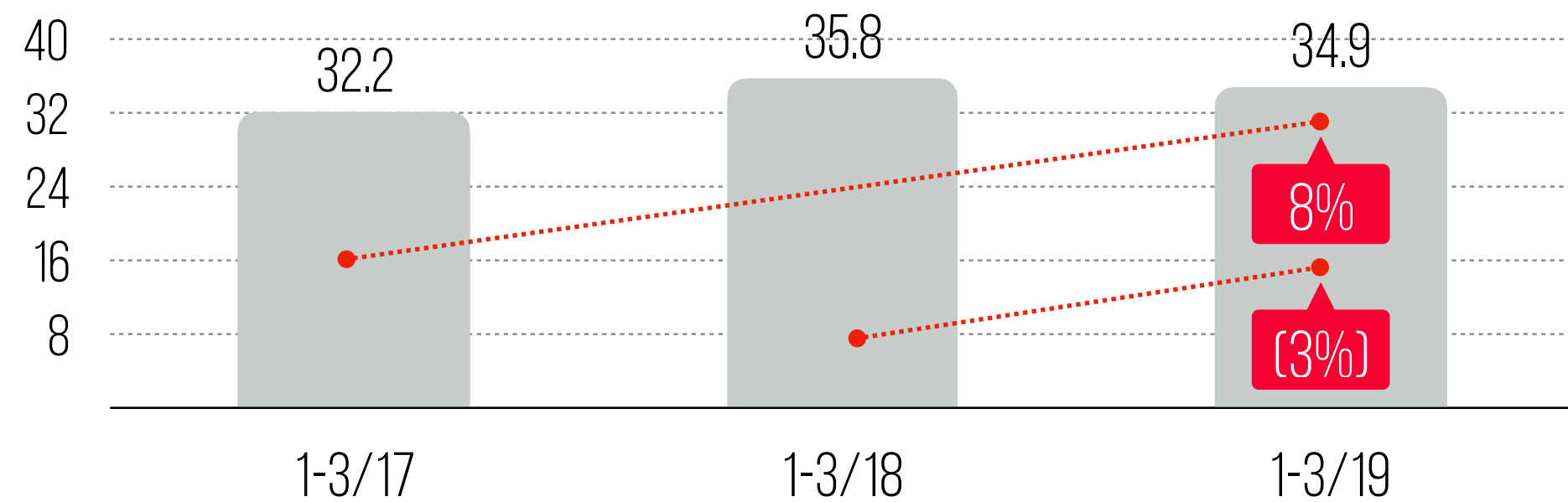
GROWTH
FFO ANNUAL AND
QUARTERLY

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



Following

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



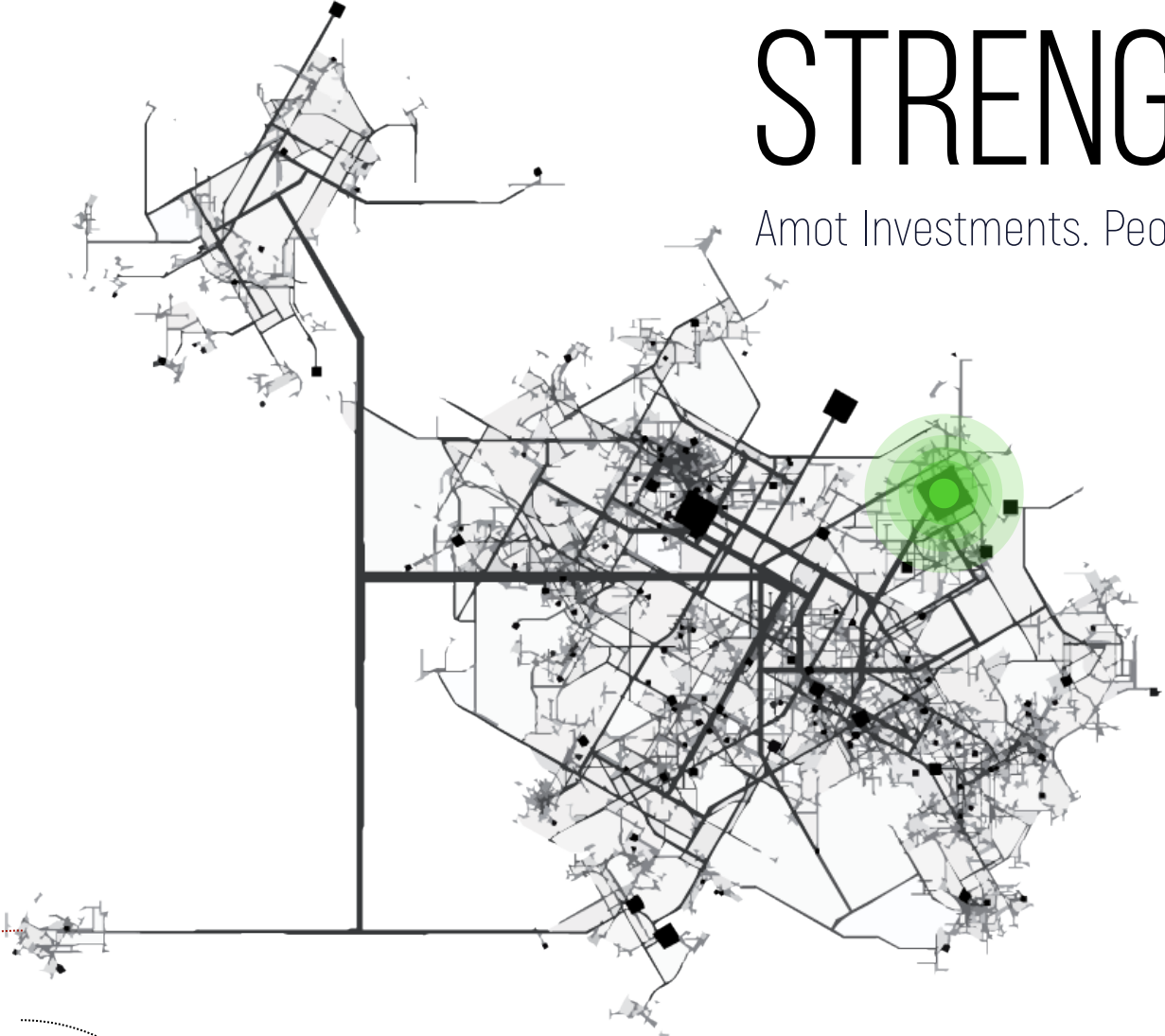
FFO per share in 1-3.19 amounted to 34.9 agorot, compared to 35.8 agorot in the same period last year, representing an decrease of 3%, with an increase of 7% in the number of weighted shares.

FFO **GROWTH**
PER SHARE



FINANCIAL STRENGTH

Amot Investments. Peoples First.



Bonds

4,667 | 87%

Banks

378 | 7%

Commercial Papers

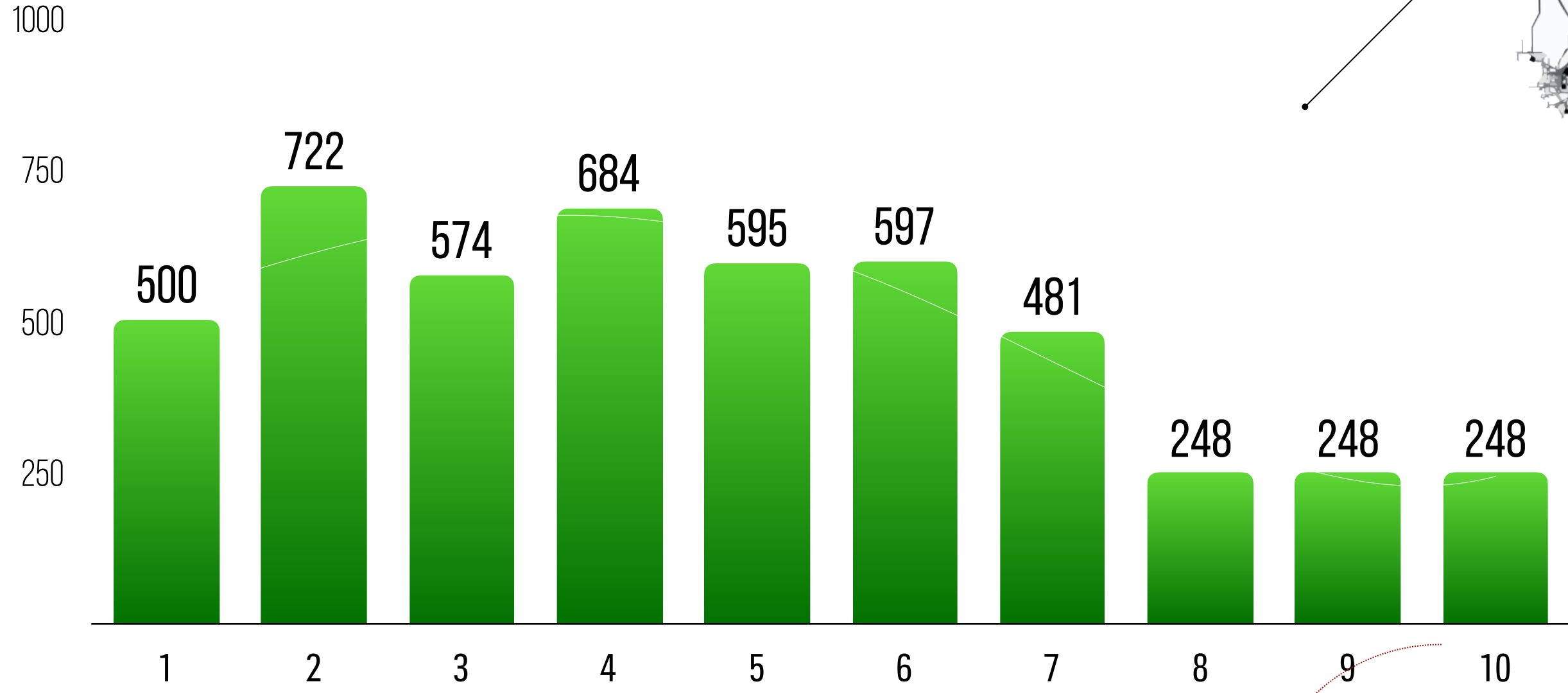
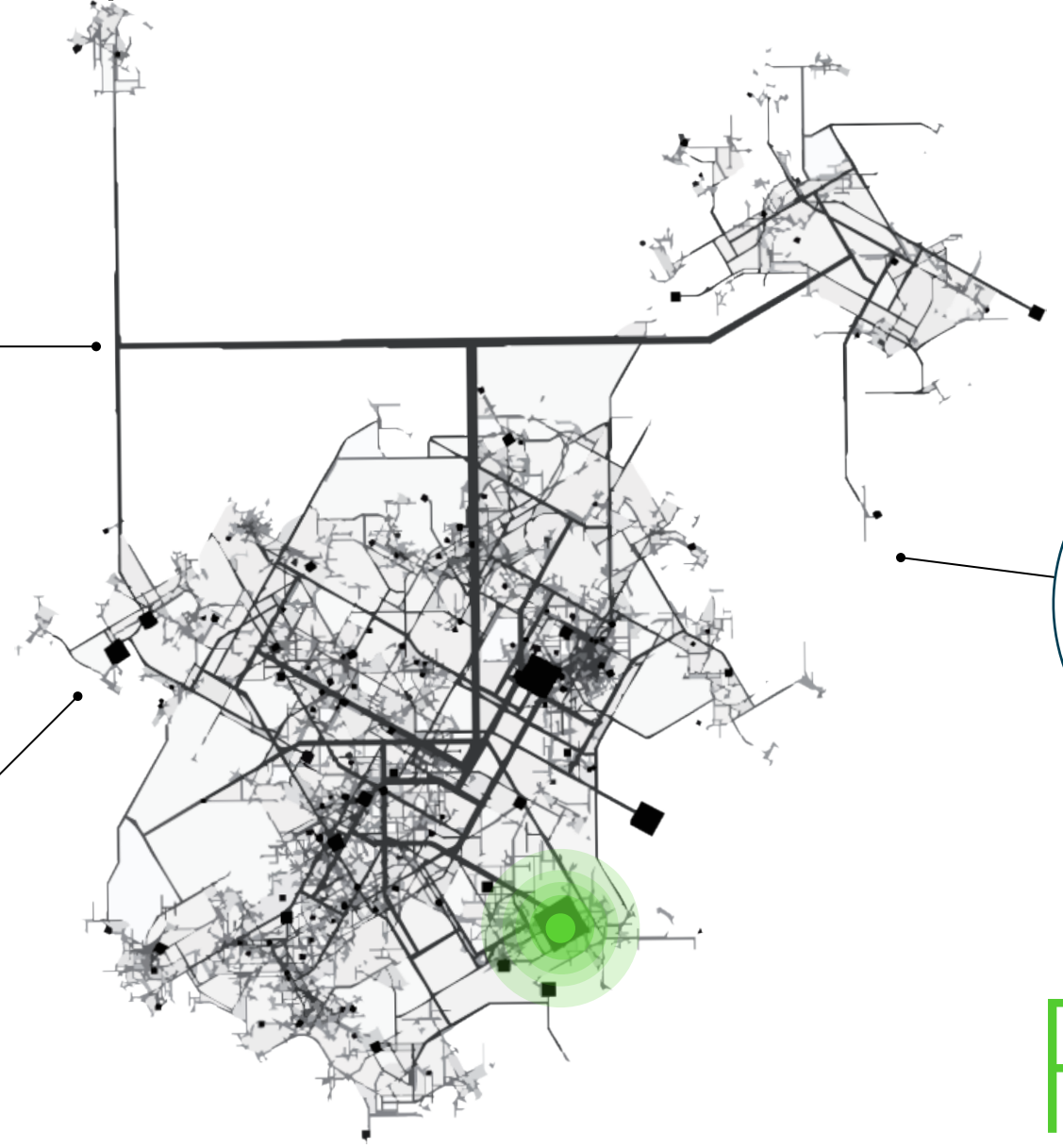
344 | 6%



FINANCIAL STRENGTH

Debt Structure – Expanded
Consolidated-in NIS thousands





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



Each year begins in 4\1 and ended in 3\31



Cash and cash equivalents in the amount of **353** millions NIS

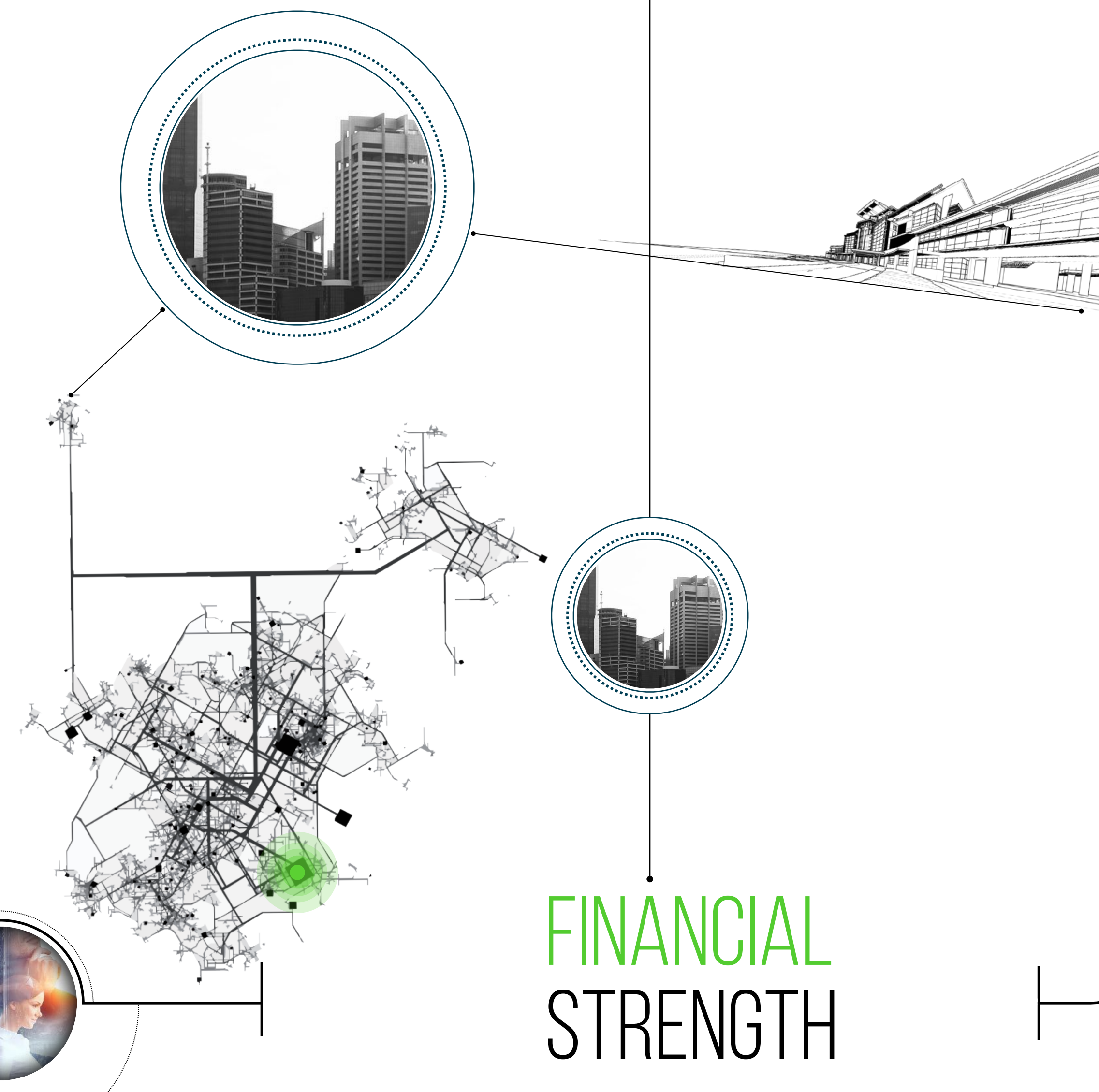
All of the Company's assets are unsecured except for assets valued at 3% which is held with partners.

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

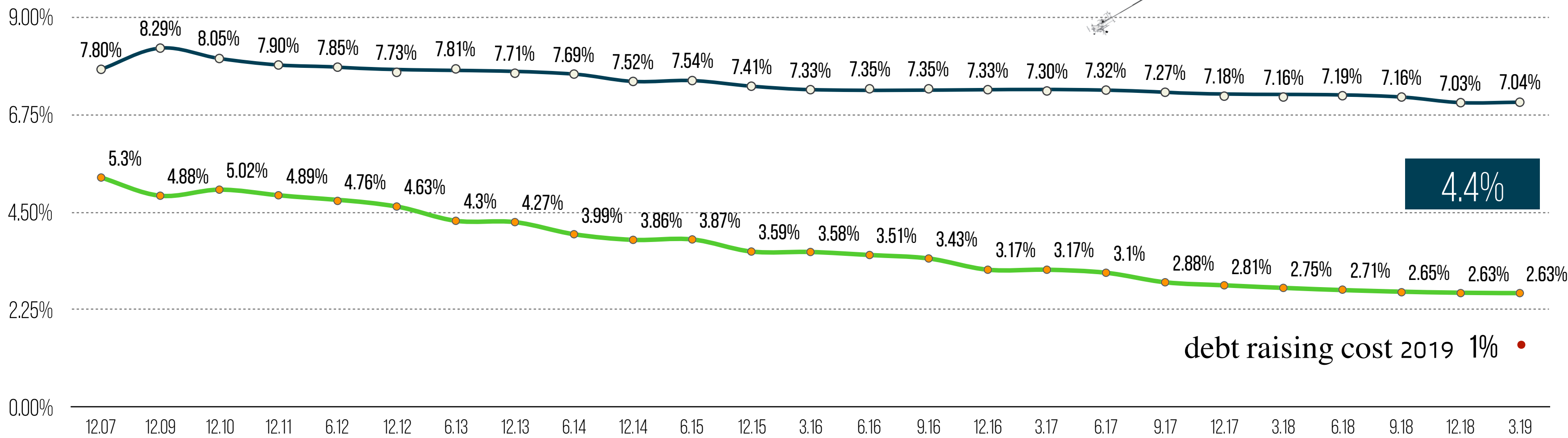
Rating AA by Maalot and Midroog

Average duration of debt – **4.2** years

Weighted effective linked interest – **2.63%**



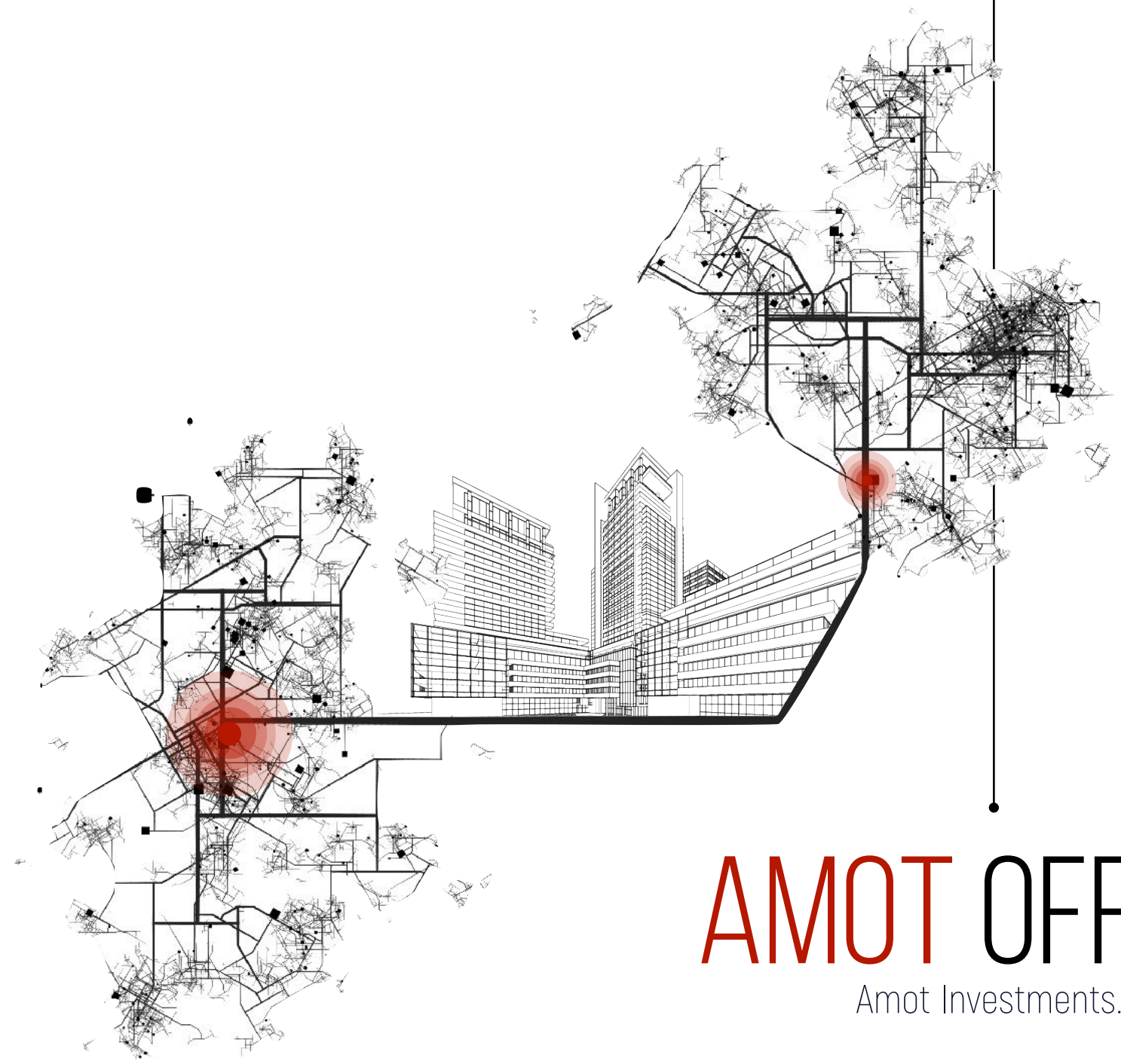
Weighted Cap Rate Weighted Debt Cost



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 31/3/2019 is approximately NIS 5.9 billion

The NOI from offices in 1-3/19 is NIS 93 million

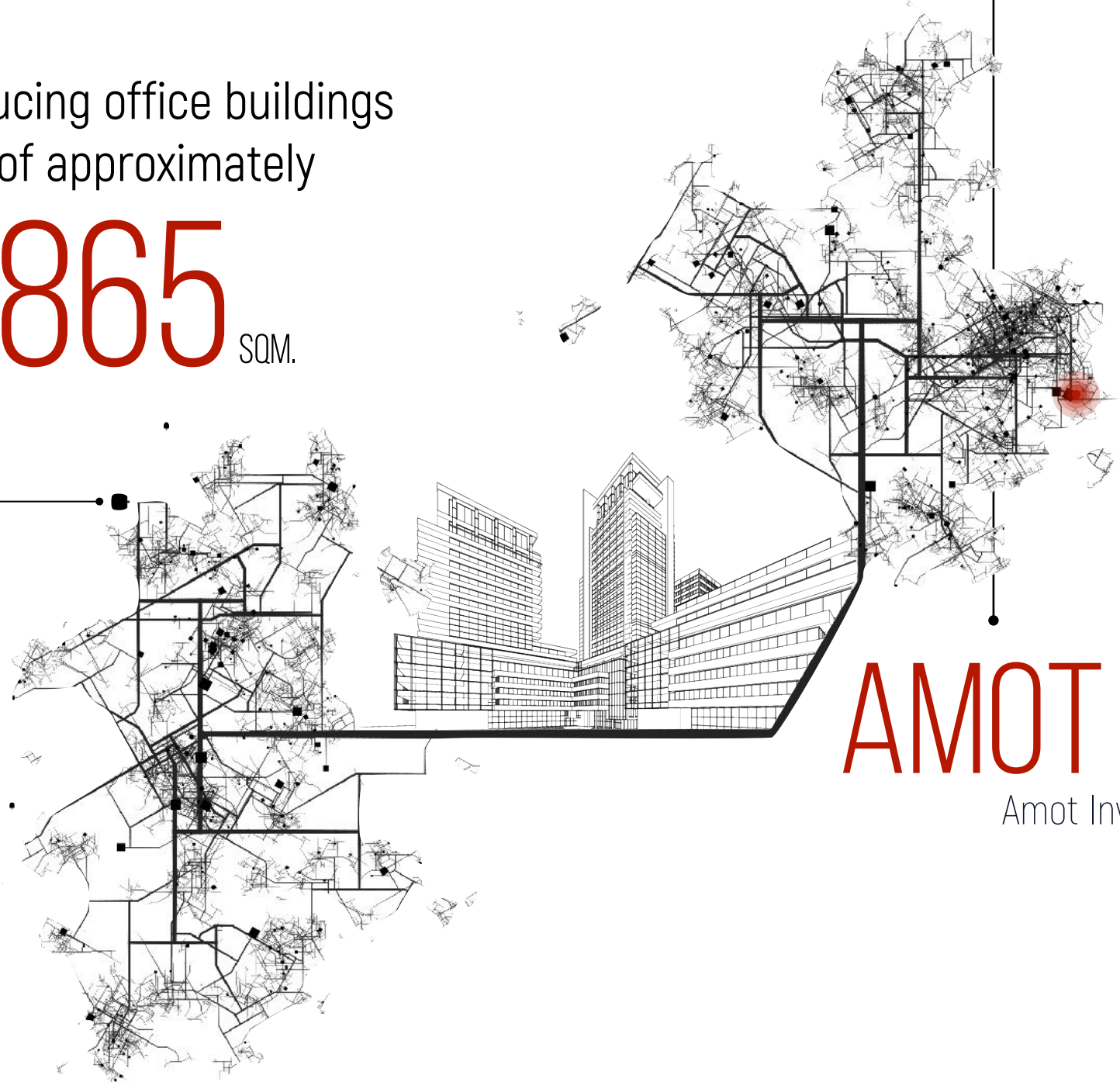
64% of the value of offices located in the Tel Aviv metropolis area

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

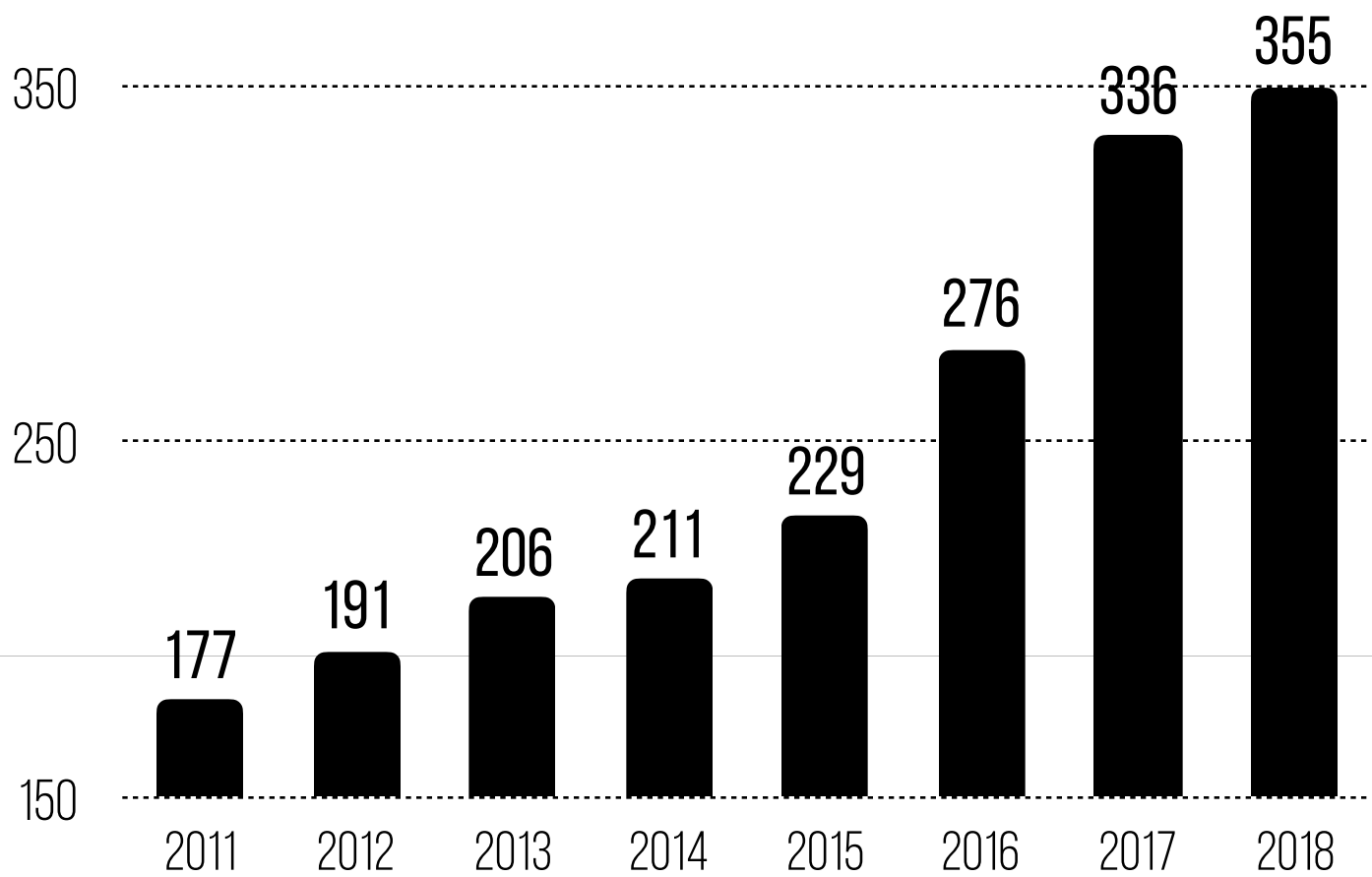
390,865 SQM.

As of 31/3/2019 the occupancy rate in office space is 95.6%



AMOT OFFICES
Amot Investments. Peoples First.

NOI FROM OFFICES



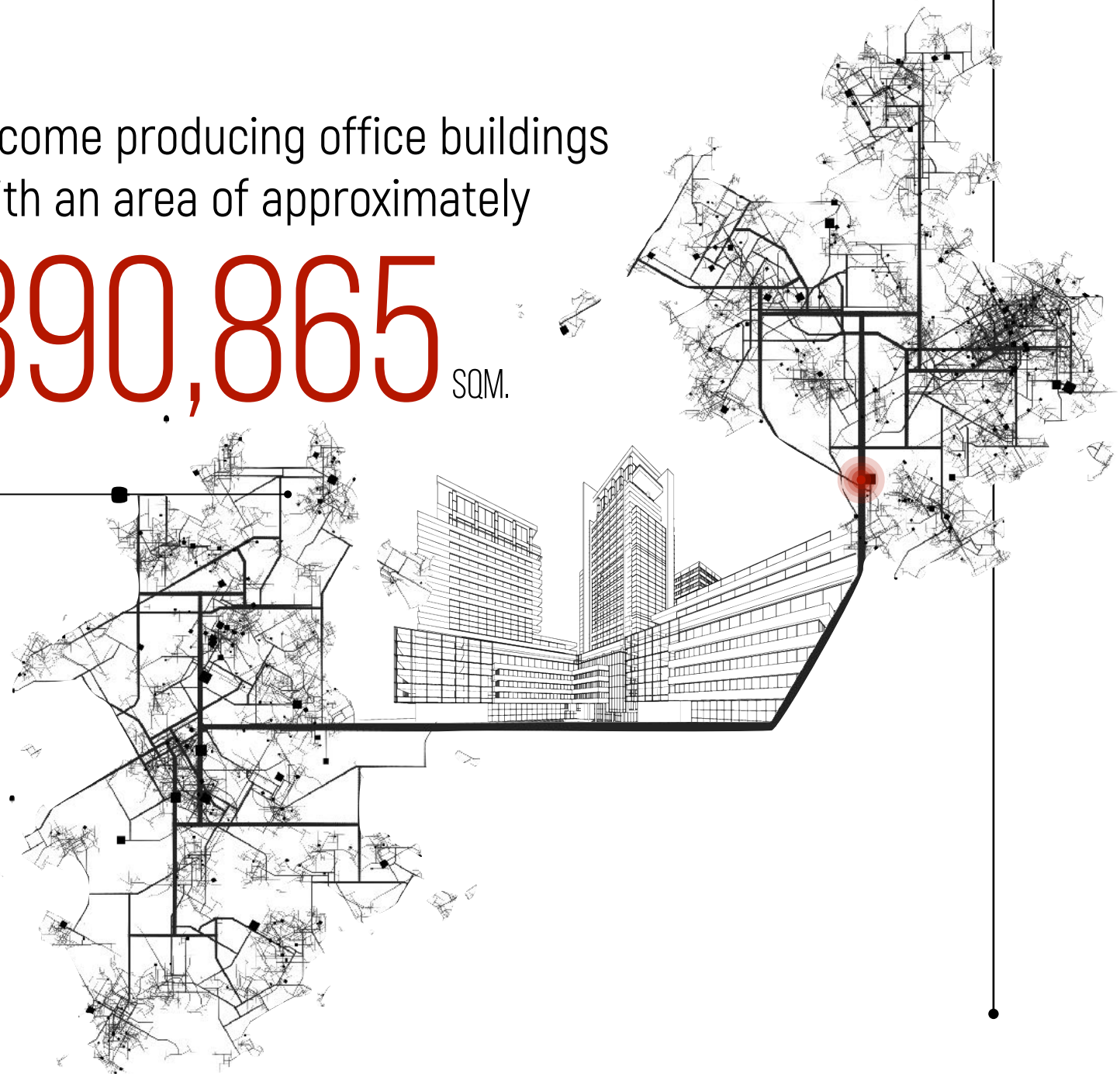
TOHA Tower	Europe House	Hayetzira House	Dubnov 10
Atrium Tower	Vered House	Tim House	Amot Mevasseret Zion
Platinum Tower	Amot Park Afek	Pliner House	Habarzel 30
Amot Investments Tower	Verint House	Amot Communications House	Yahav House
Ziviel House, Ramat Hahayal	Amot Hakiriya	Moshe Aviv Tower	Maccabi 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

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AMOT RETAIL

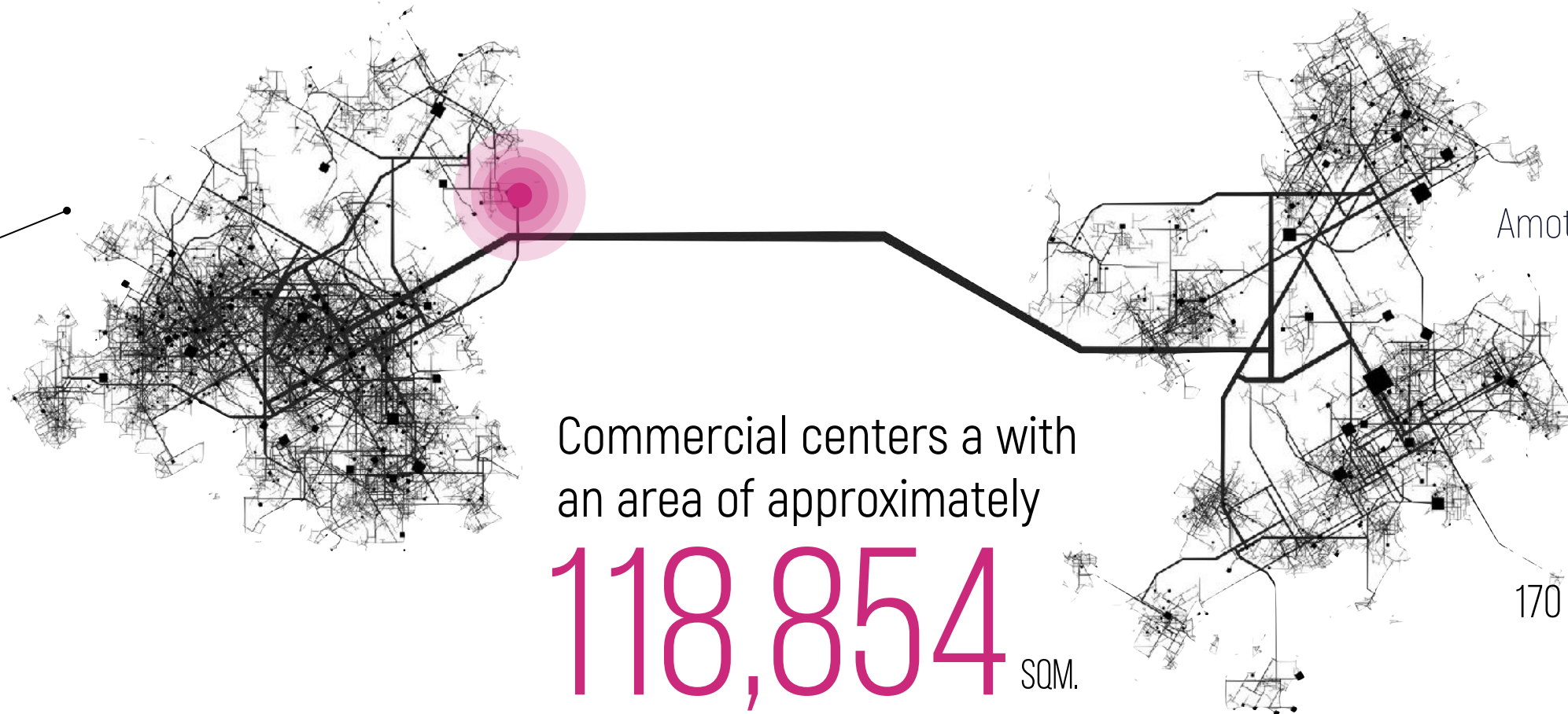
Amot Investments. Peoples First.



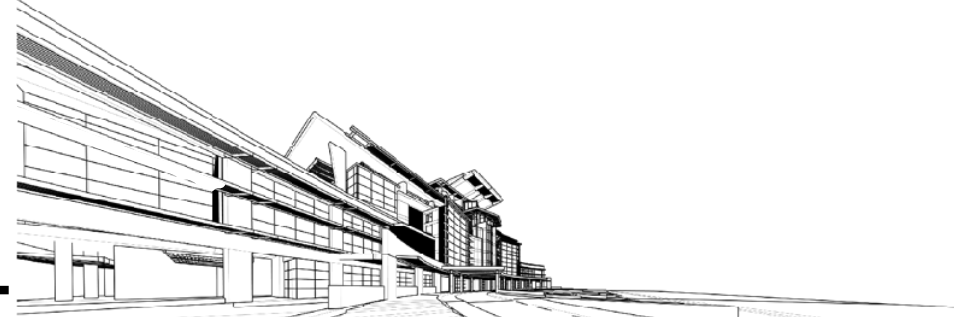
The fair value as of 31/3/2019
is approximately NIS 2.2 billion

The NOI from offices in 1-3/19 is
NIS 37 million

As of 31/3/2019 the occupancy
rate in malls and shopping centers
is 96.4%

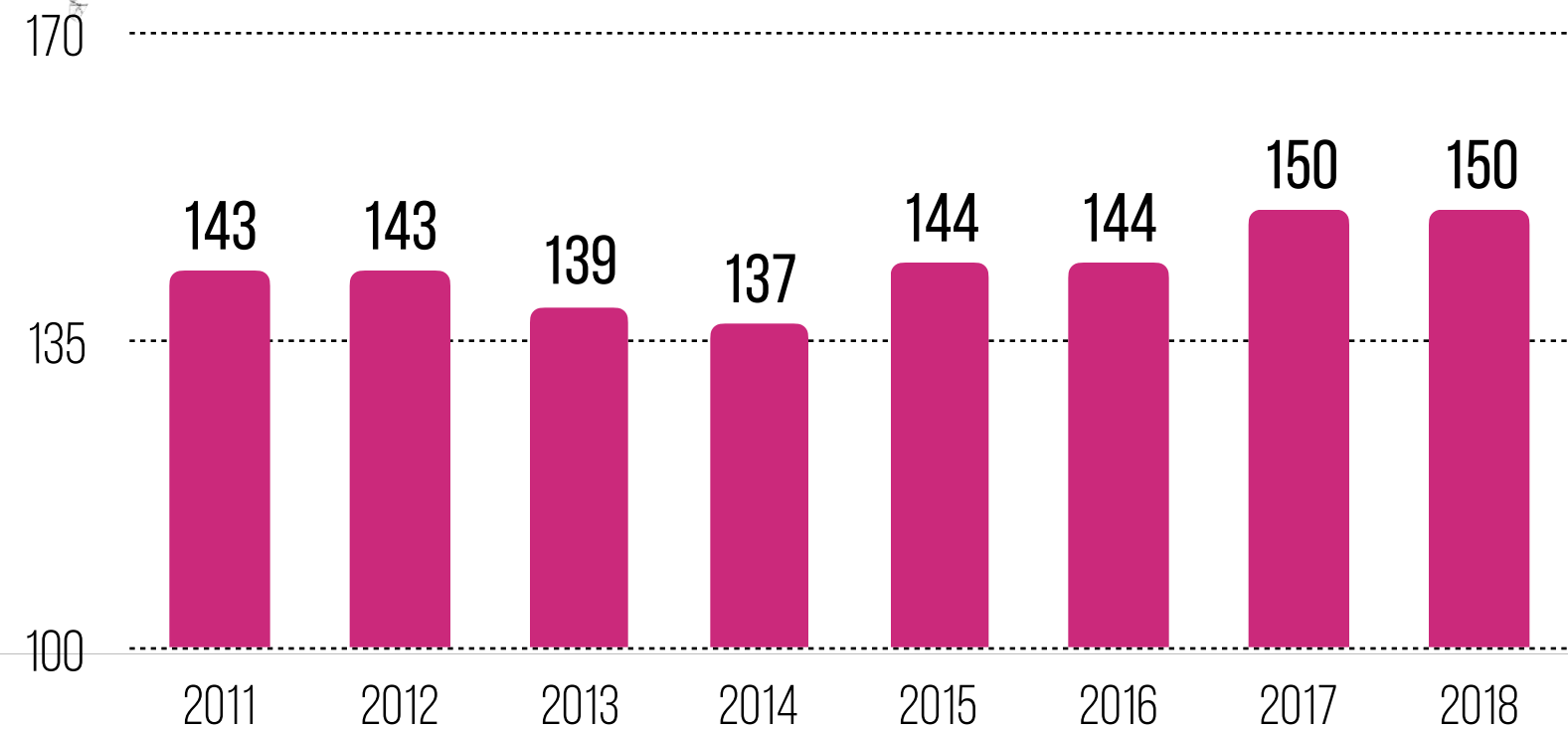


AMOT RETAIL



Amot Investments. Peoples First.

NOI FROM COMMERCIAL CENTERS



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

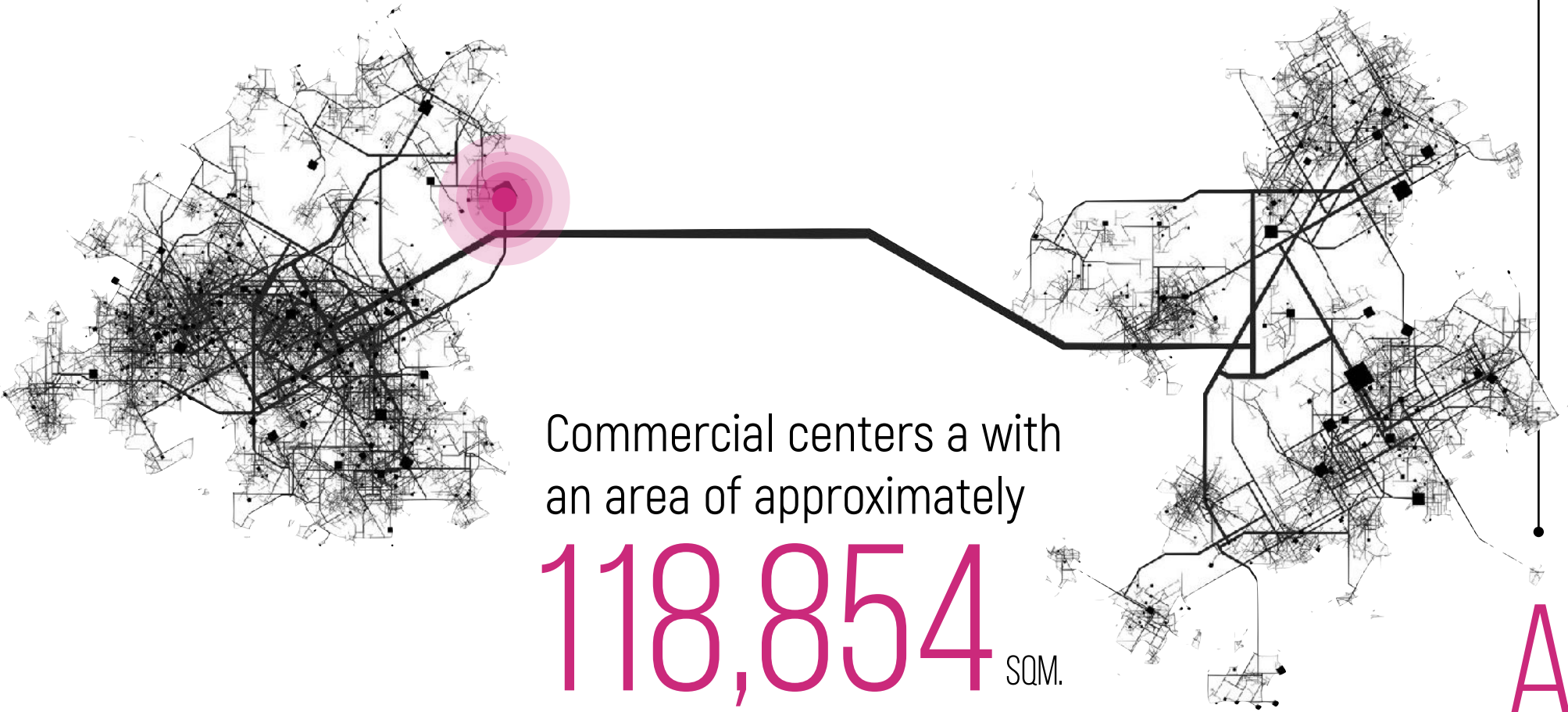
Brodetzky, Ramat Aviv

Bat Hadar, Ashkelon

Bat Hadar, Ashkelon

Properties

Representative assets



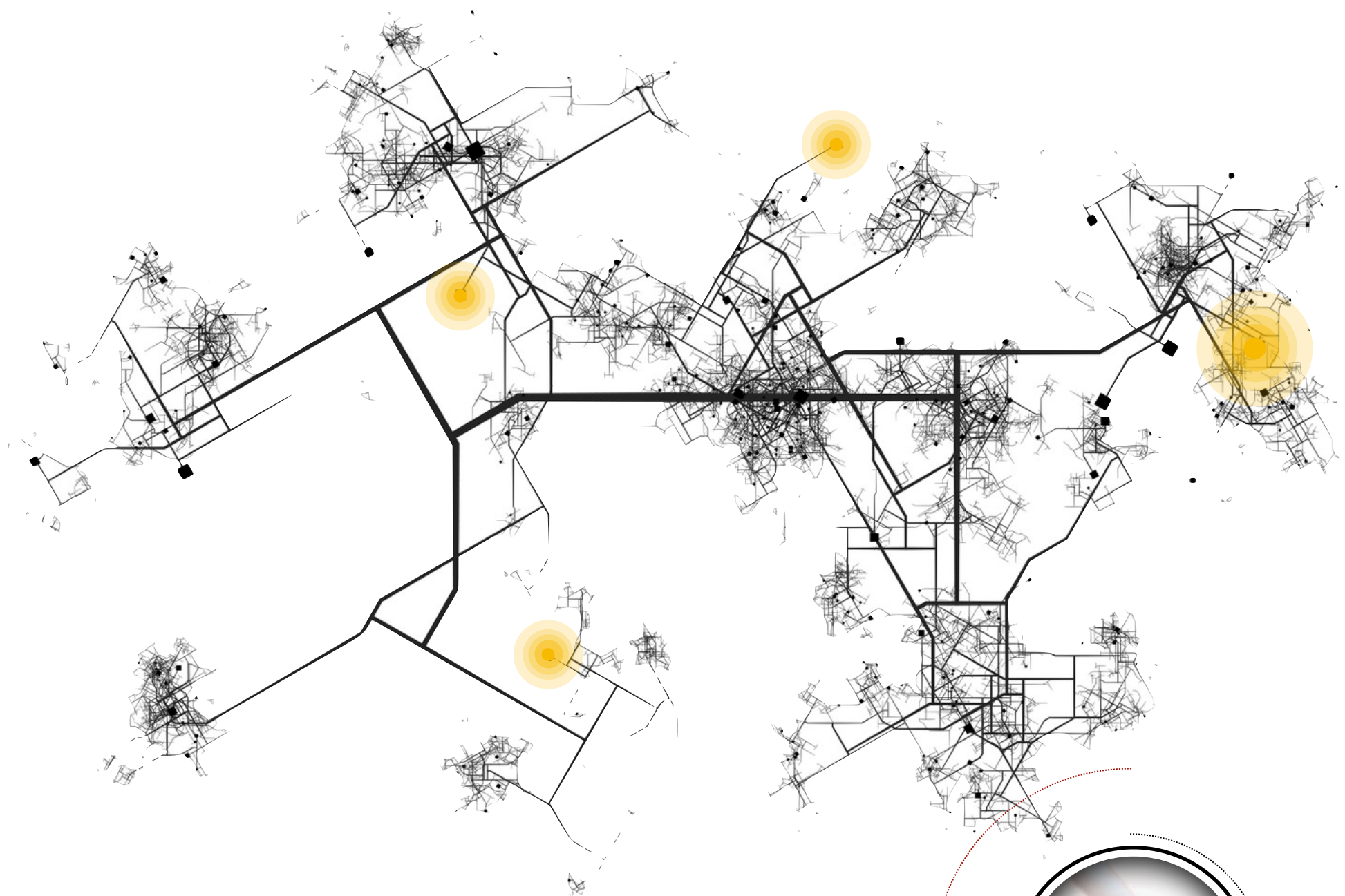
Commercial centers a with
an area of approximately

118,854 SQM.

AMOT
COMMERCIAL

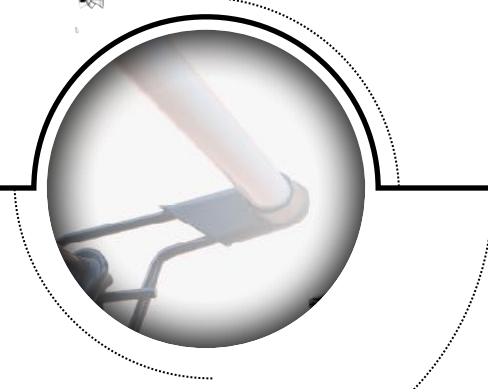
Amot Investments. Peoples First.





AMOT SUPERMARKETS

Amot Investments. Peoples First.



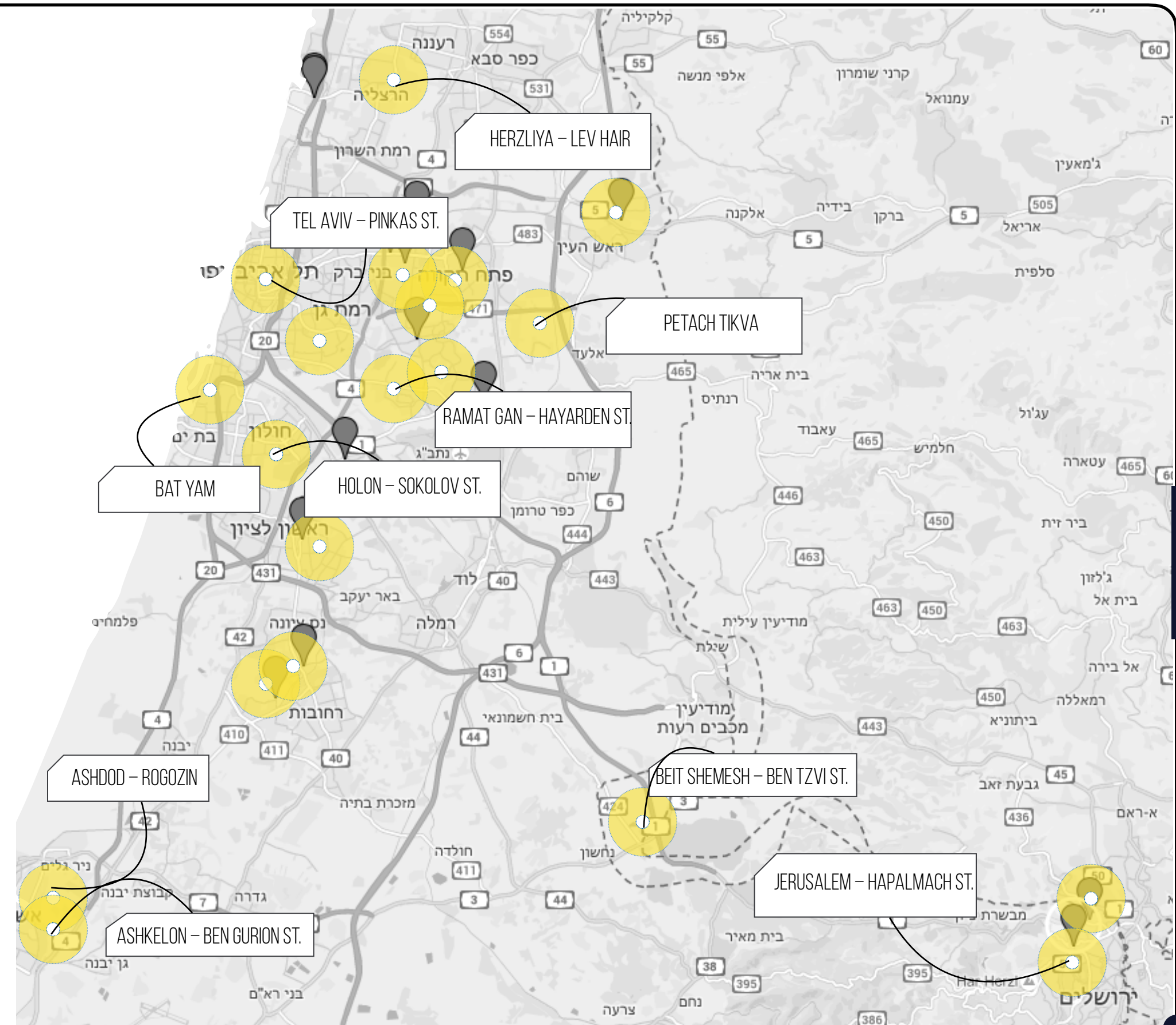


Supermarkets with an area
of approximately

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

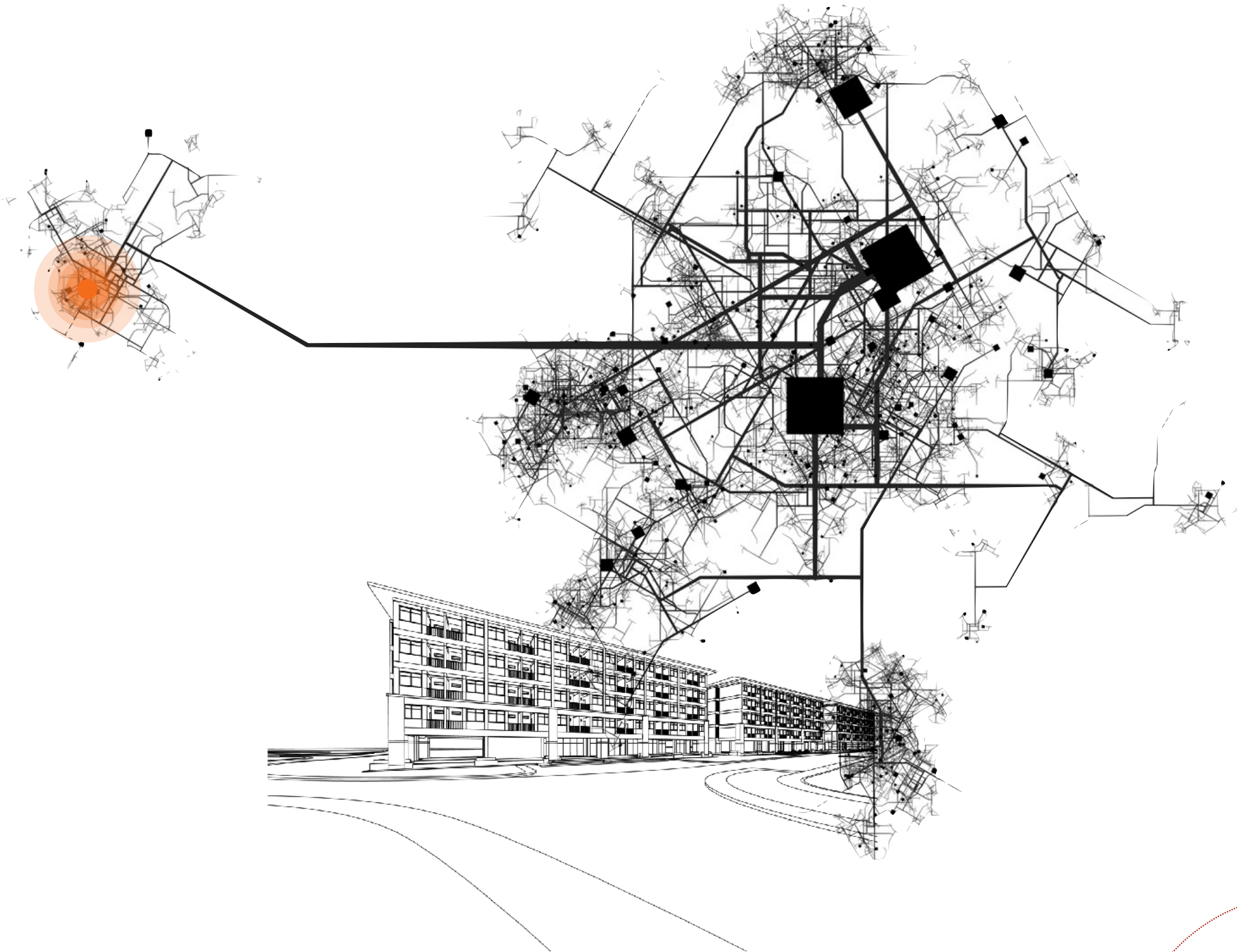
Co-op – Kiryat Menachem

Levkowitz – Givat Hamoreh

Super Sapir – Tzfat

Properties

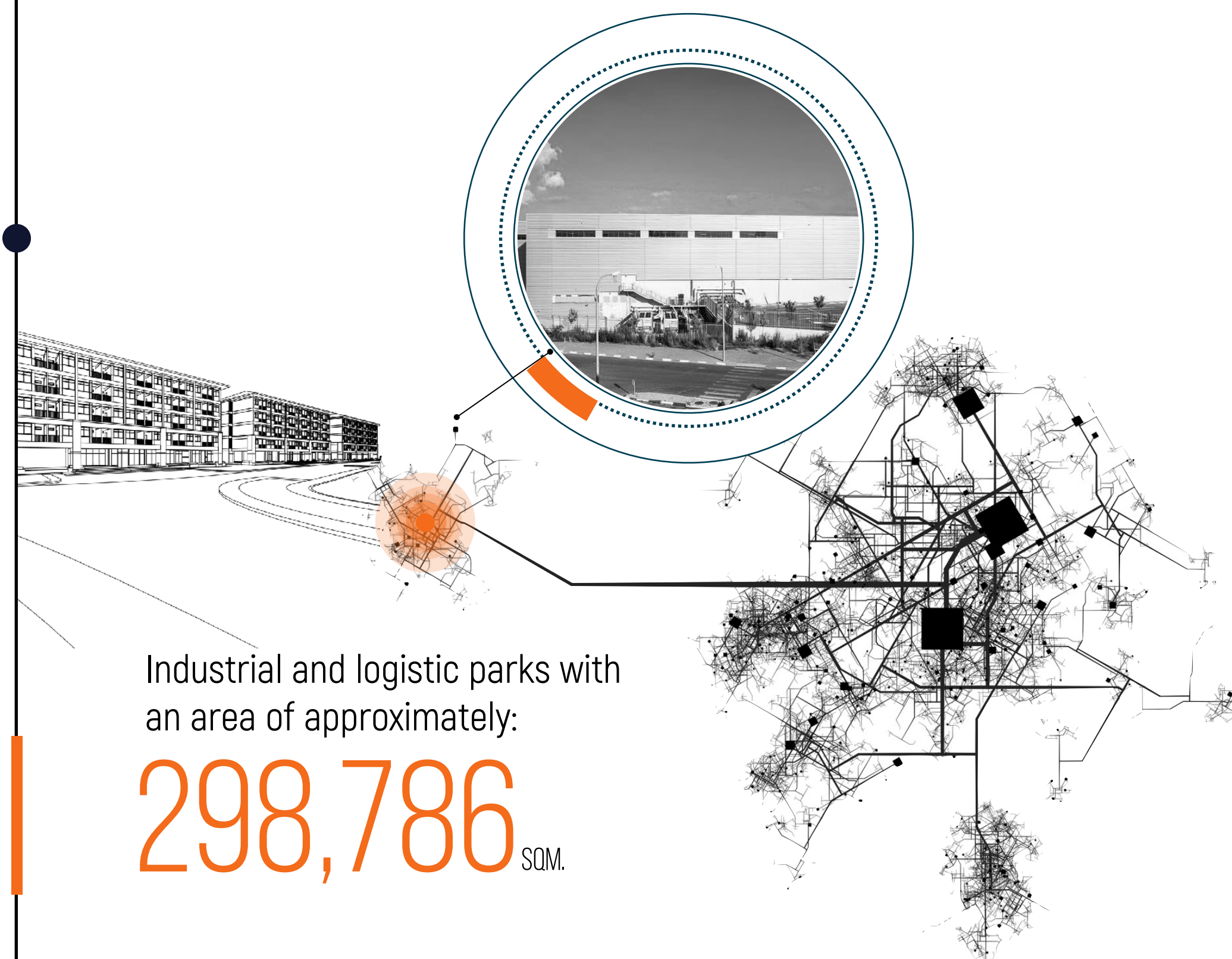
List of supermarkets



AMOT INDUSTRIAL AND LOGISTIC PARKS

Amot Investments. Peoples First.





AMOT INDUSTRIAL AND LOGISTIC PARKS

Amot Investments. Peoples First.



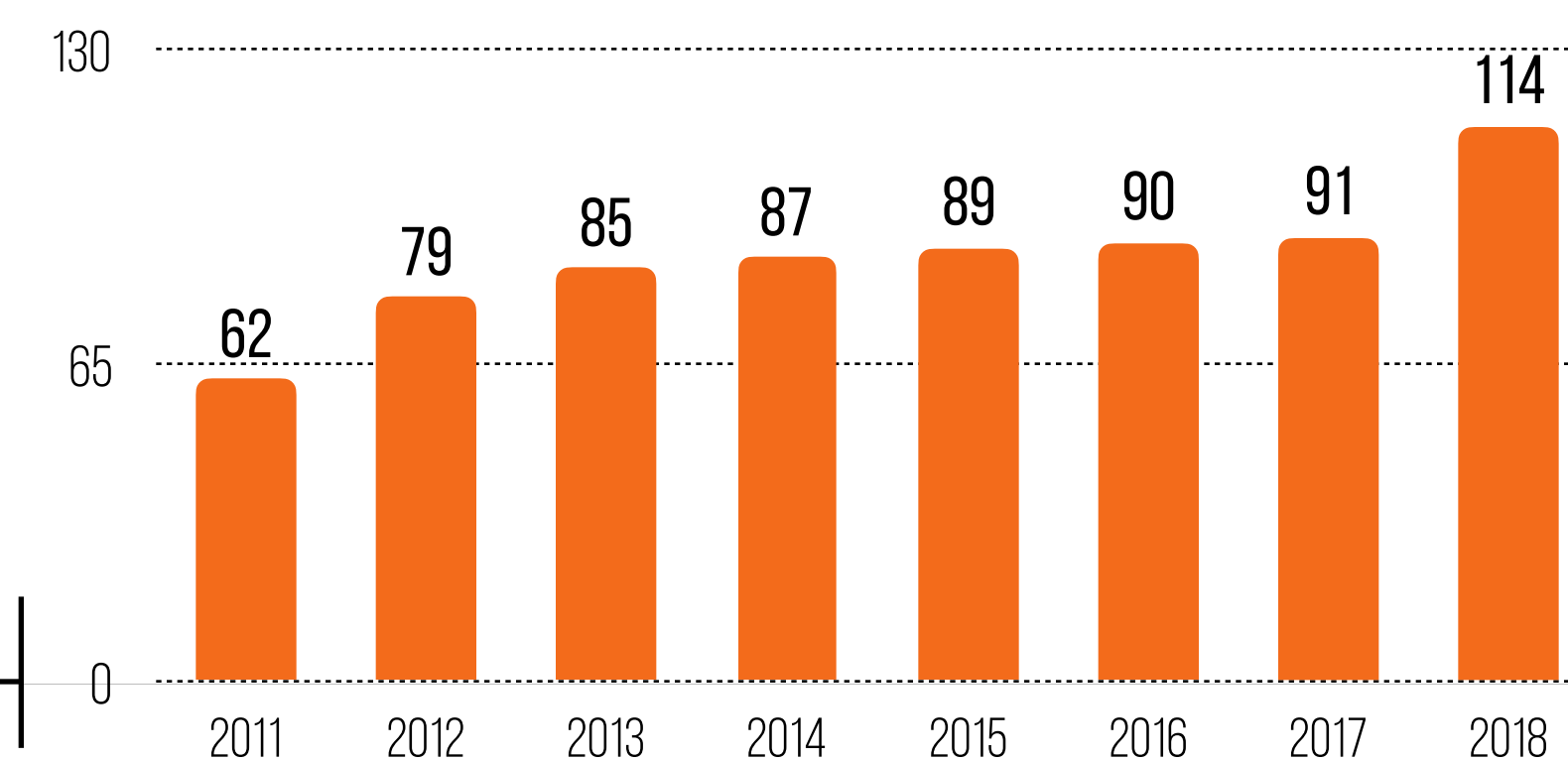
The fair value as of 31/3/2019 is approximately NIS 1.7 billion

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

The NOI from offices in 1-3/19 is NIS 30 million

As of 31/3/2019 the occupancy rate is 98.6%

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



Poleg Park

Rehovot Park

Amot Modi'in

Si'im Park

Tech Park Yavne

Frenkel Caesarea

Amot Hamada

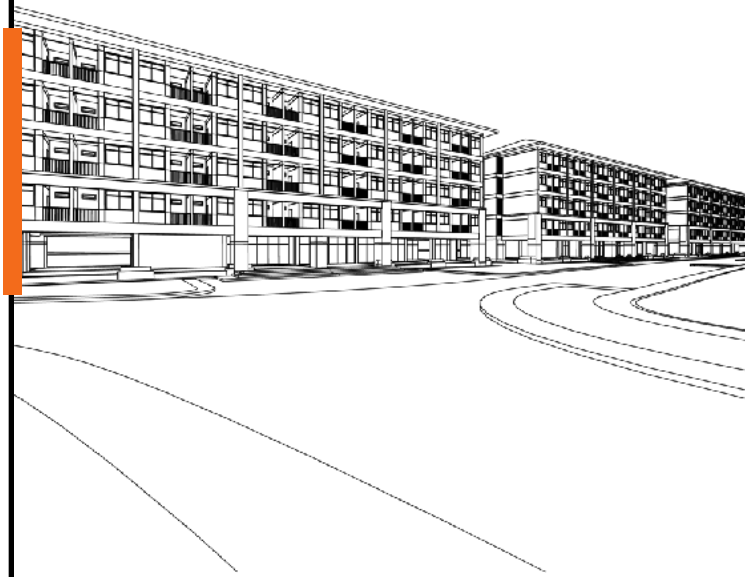
Best Carton

Amot Ariel

Amot Park Tech

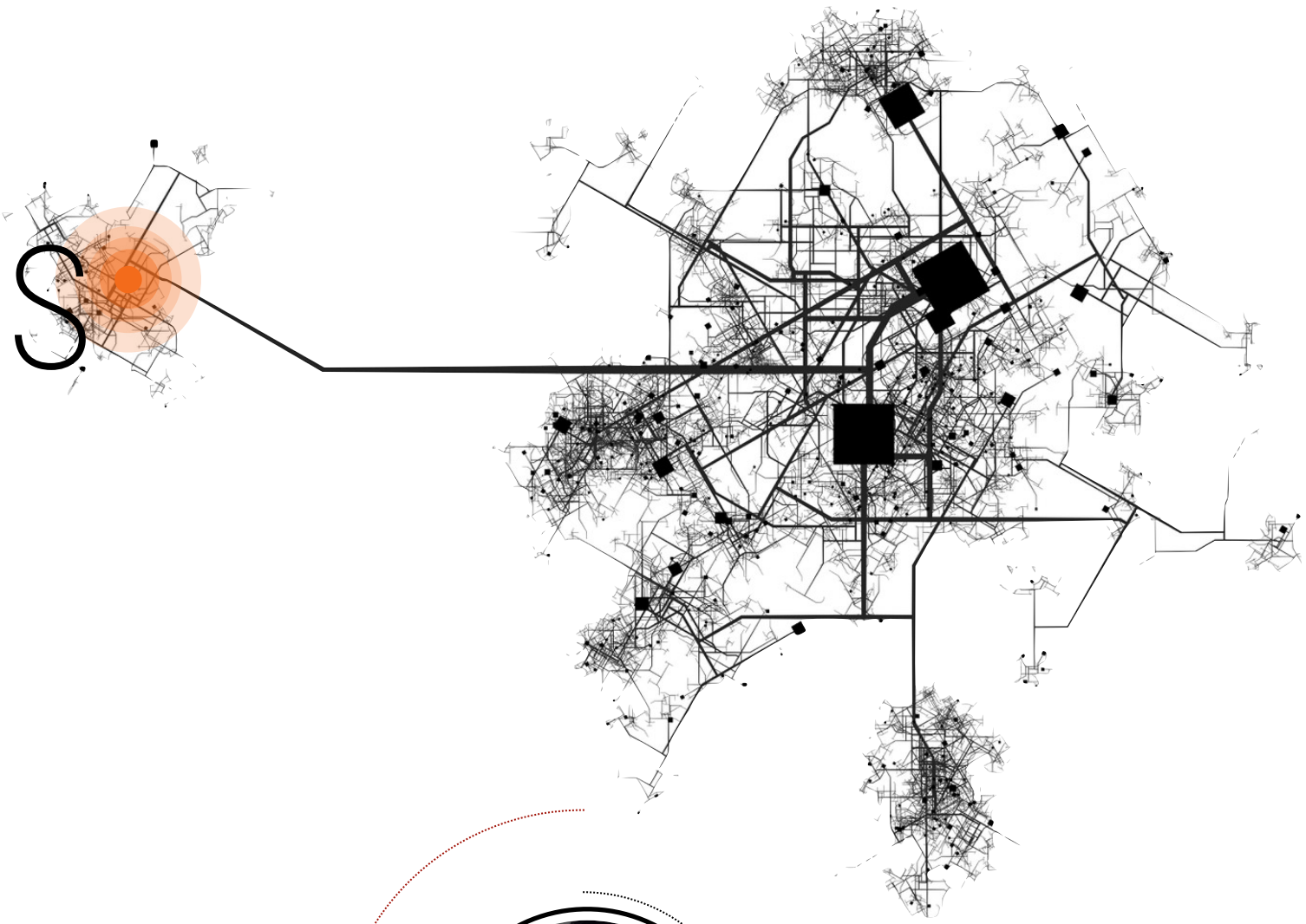
Cargal

The Amot Modi'in complex



Properties

Representative assets



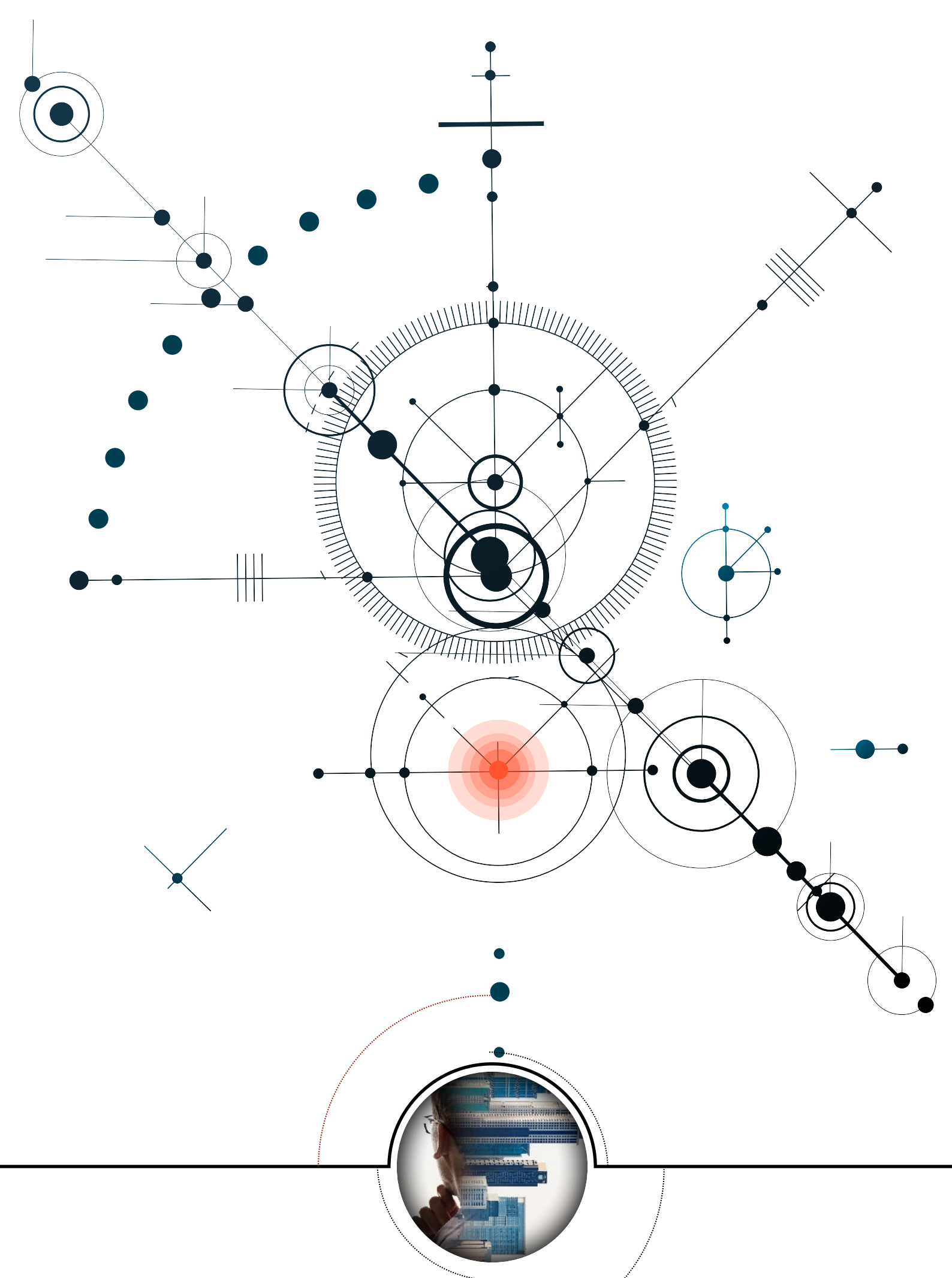
AMOT INDUSTRIAL AND LOGISTIC PARKS

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 December 31,2018

Name of Property	Use	Location	Company's Share %	Land Size acre	GLA 100% sqm	Estimated Completion Year	Book value 31.3.19	Estimated Construction Cost, Including Land	Estimated Completion Cost 31.3.19	Estimated NOI
							Company's Share -NIS Millions			
Amot Holon	Offices	Holon	77.8%	11	56,000	2021	119	515	396	42
Amot Modi'in	Logistics	Modi'in	75%	34	34,000	2020	71	250	179	20
TOTAL				45	90,000		190	765	575	62

AMOT
DEVELOPMENTS
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Concentration of data on projects in the planning and initiation stages as of December 31, 2018

Name of Property	Location	Use	Amot's Ownership %	Estimated Completion Date	GLA 100%	GLA Company's Share	Estimated Construction Cost Company's Share NIS Millions (*)
						Company's Share -NIS Millions	
TOHA2	Tel Aviv	Offices	50%	TBD	140,000	70,000	1,000
Mitham Ha'lehi	Bnei Brak	Offices	50%	TBD	75,000	37,500	400
Mitham 1000	Rishon Lezion	Offices	100%	TBD	19,000	19,000	180
Platinum Phase B (**)	Petah Tikva	Offices	100%	TBD	27,000	27,000	210
Amot Shaool	Kfar Saba	Offices	50%	TBD	30,000	15,000	160
TOTAL					291,000	168,500	1,950

(*) The cost without capitalizations and without tenant improvements



AMOT
DEVELOPMENTS
Amot Investments. Peoples First.

AMOT DEVELOPMENTS

Amot Investments. Peoples First.

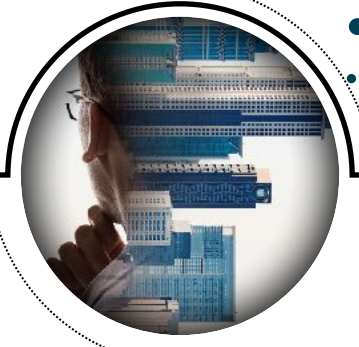
Projects under Construction and
Status of Building Rights

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:
NIS 1 Billion- group's share





AMOT DEVELOPMENTS

Amot Investments. Peoples First.

Projects under Construction and
Status of Building Rights

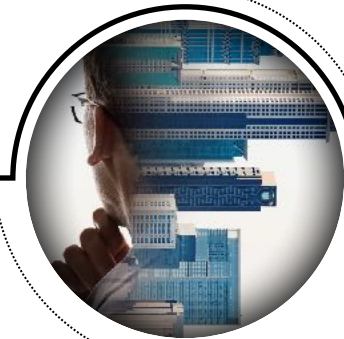
HOLON

Main use
OFFICES / COMMERCIAL /
INDUSTRIAL USE

Area for construction
56,000 SQM.

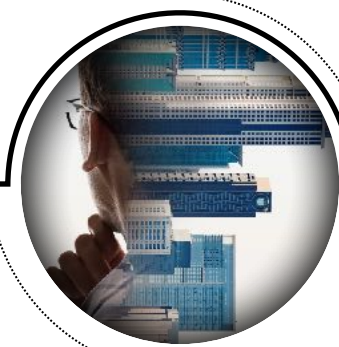
Group's share
78%

Expected completion
2021

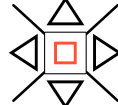


Estimated construction cost:
NIS 515 million

AMOT DEVELOPMENTS



HOLON



AMOT DEVELOPMENTS

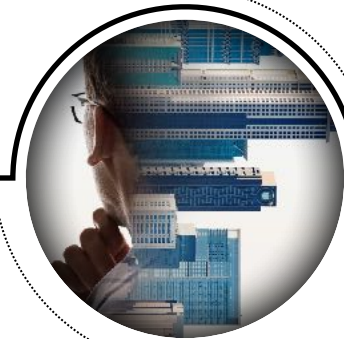
Amot Investments. Peoples First.

Projects under Construction and
Status of Building Rights

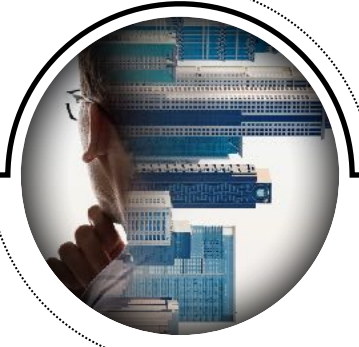
MODI'IN

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

Estimated construction cost:
NIS 250 million



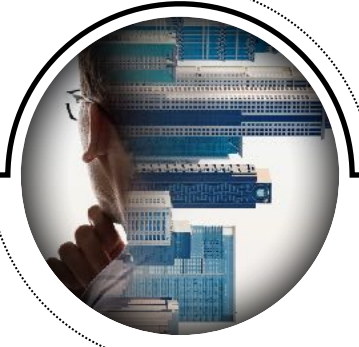
AMOT DEVELOPMENTS



MODI'IN



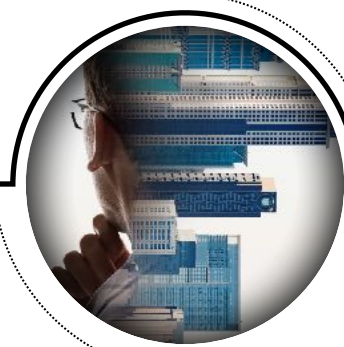
AMOT DEVELOPMENTS



MODI'IN



AMOT DEVELOPMENTS



MODI'IN



AMOT DEVELOPMENTS

Amot Investments. Peoples First.

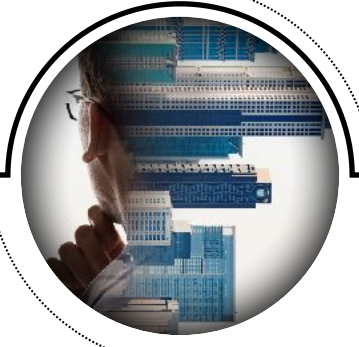
Projects under Construction and
Status of Building Rights

BNEI BRAK

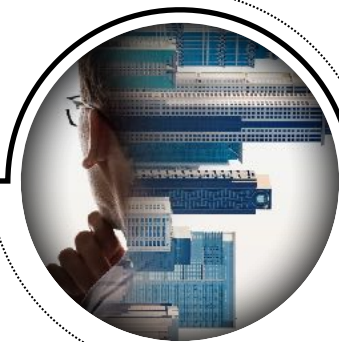
Main use	Area for construction	Group's share
OFFICES	75,000 SQM.	50%

Land area
16.4 acre

Estimated construction cost:
NIS 400 million

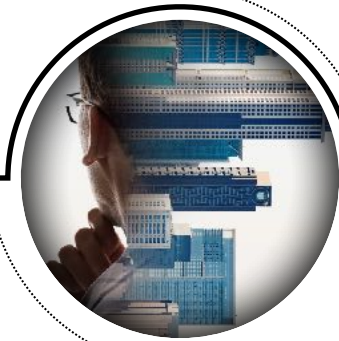


AMOT DEVELOPMENTS



BNEI BRAK





BNEI BRAK



AMOT DEVELOPMENTS

Amot Investments. Peoples First.

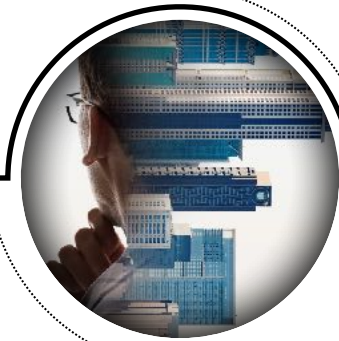
Projects under Construction and
Status of Building Rights

RISHON LEZION

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

Estimated construction cost:
NIS 180 million

AMOT DEVELOPMENTS



RISHON LEZION



AMOT FORECAST

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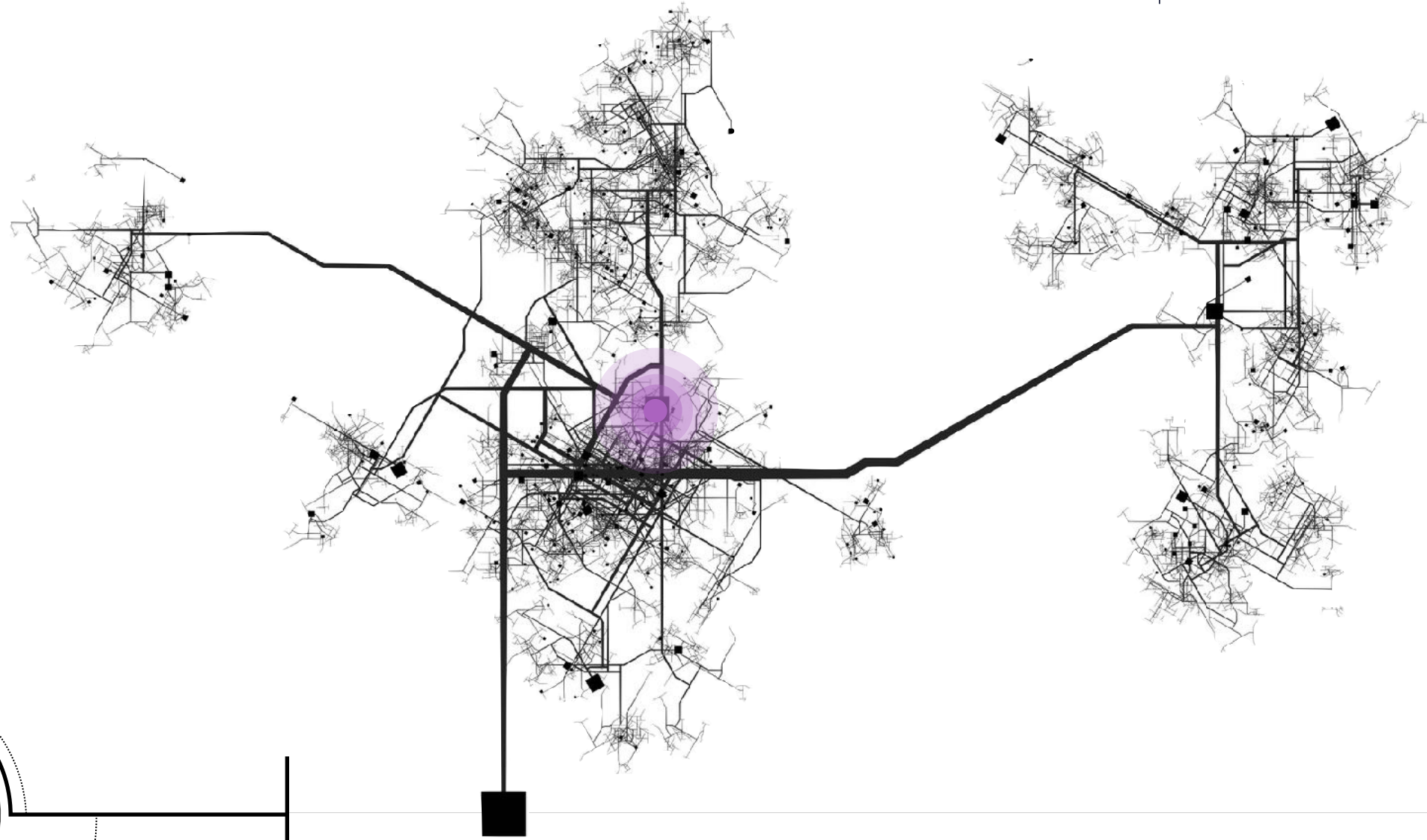
	1-3.19 Actual In NIS millions	2019 Forecast In NIS millions	2018 Actual In NIS millions
NOI	175	717-727	678
FFO	122	510-520	477
FFO PER SHARE (PENNIES)	34.9	145-148 (*)	142

(*) Following the issuance of 7.3 million shares, FFO per share diluted by 1.5% (2 agorot).

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

AMOT FORECAST

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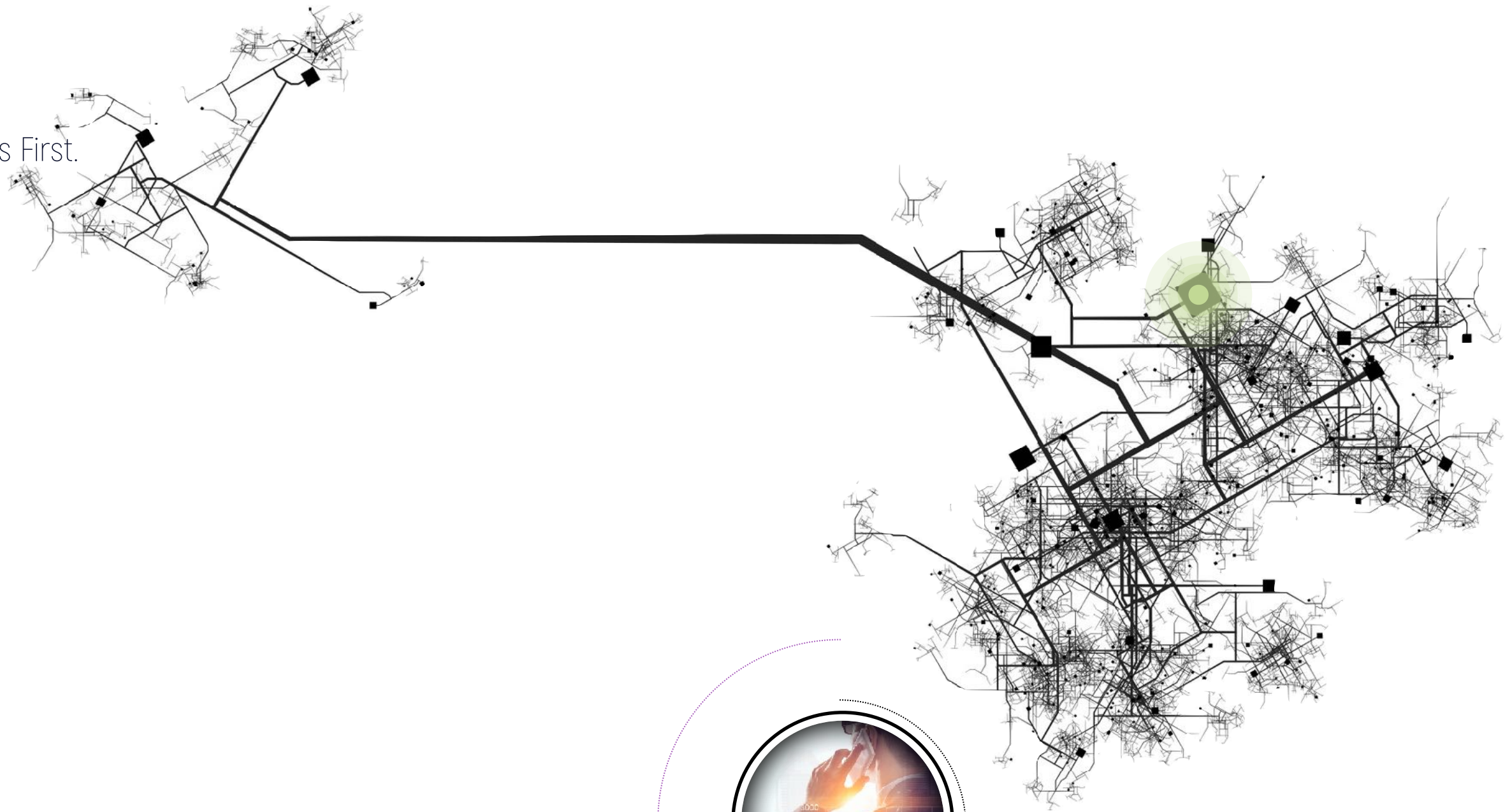


Forecast 2019



FINANCIAL DATA

Amot Investments. Peoples First.



Amot Balance Sheet Data – Expanded Consolidated

	31.3.19	31.12.18
	NIS million	NIS million
Cash and cash equivalents	353	309
Income-producing property and under construction	11,206	11,115
Financial liabilities	5,389	5,443
Deferred taxes	1,040	1,013
Total equity	4,773	4,837



FINANCIAL
DATA

Amot Investments. Peoples First.



Amot Summary of Profit or loss – Expanded Consolidated (NIS millions)

	Change	1-3/19	1-3/18
NOI	5%	175	167
Change in the value of investment properties		-	(20)
General and administrative expenses		(13)	(12)
Financing – real interest	(6%)	(31)	(33)
Financing – linkage and exchange rate differentials		11	7
Taxes		(37)	(31)
Net income		104	78
FFO	4%	122	117



FINANCIAL
DATA

Amot Investments. Peoples First.



Amot Summary of Profit or loss – Expanded Consolidated

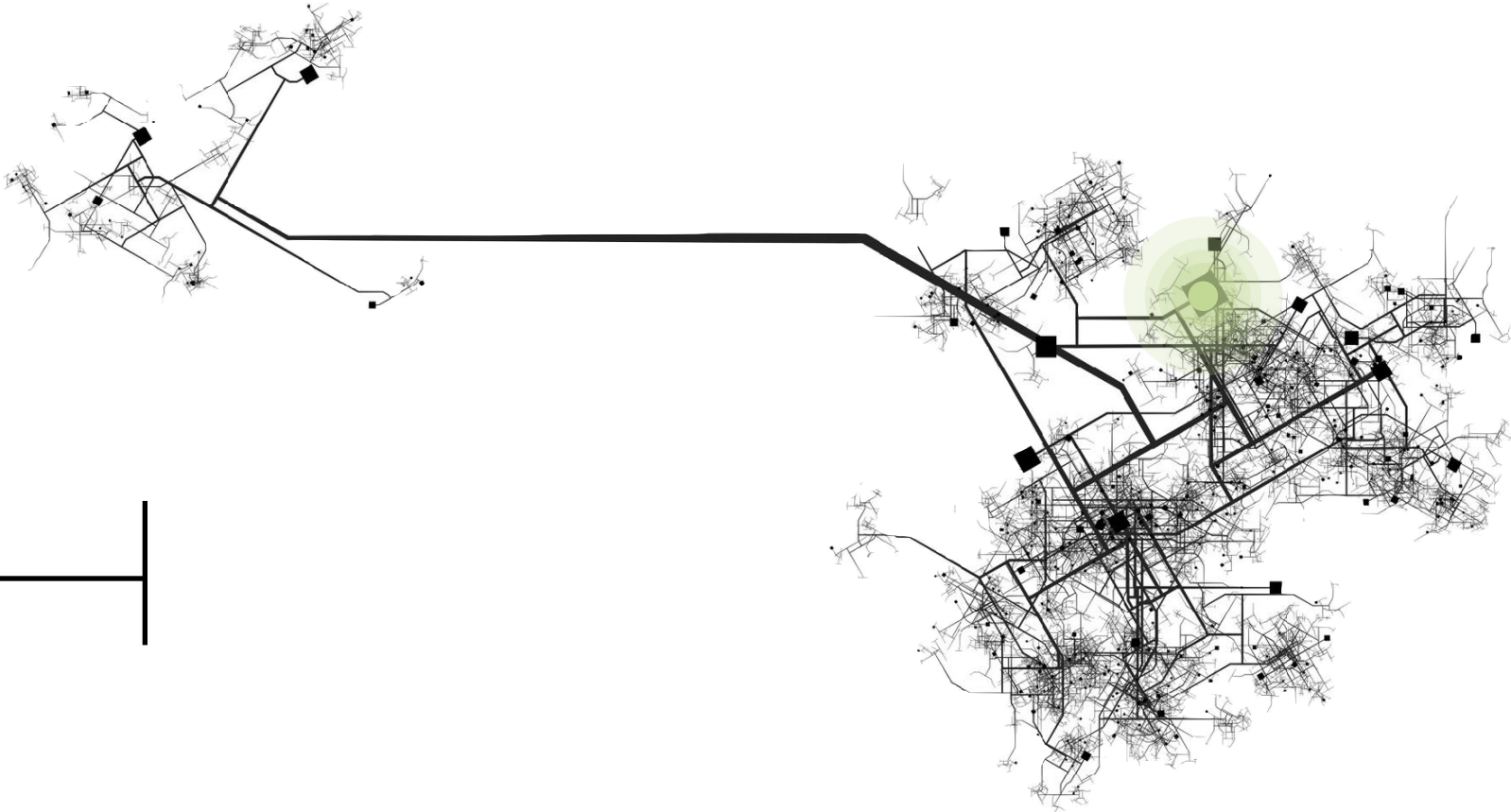
NOI

	1-3/19	10-12/18	7-9/18	4-6/18	1-3/18	Change
	NIS thousands					
Same property NOI including Atrium	170,359	168,440	168,171	170,508	167,036	2%
New assets	4,831	2,345	1,535	323	121	
NOI	175,190	170,785	169,706	170,831	167,157	5%



FINANCIAL
DATA

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Amot Summary of Profit or loss – Expanded Consolidated

FFO

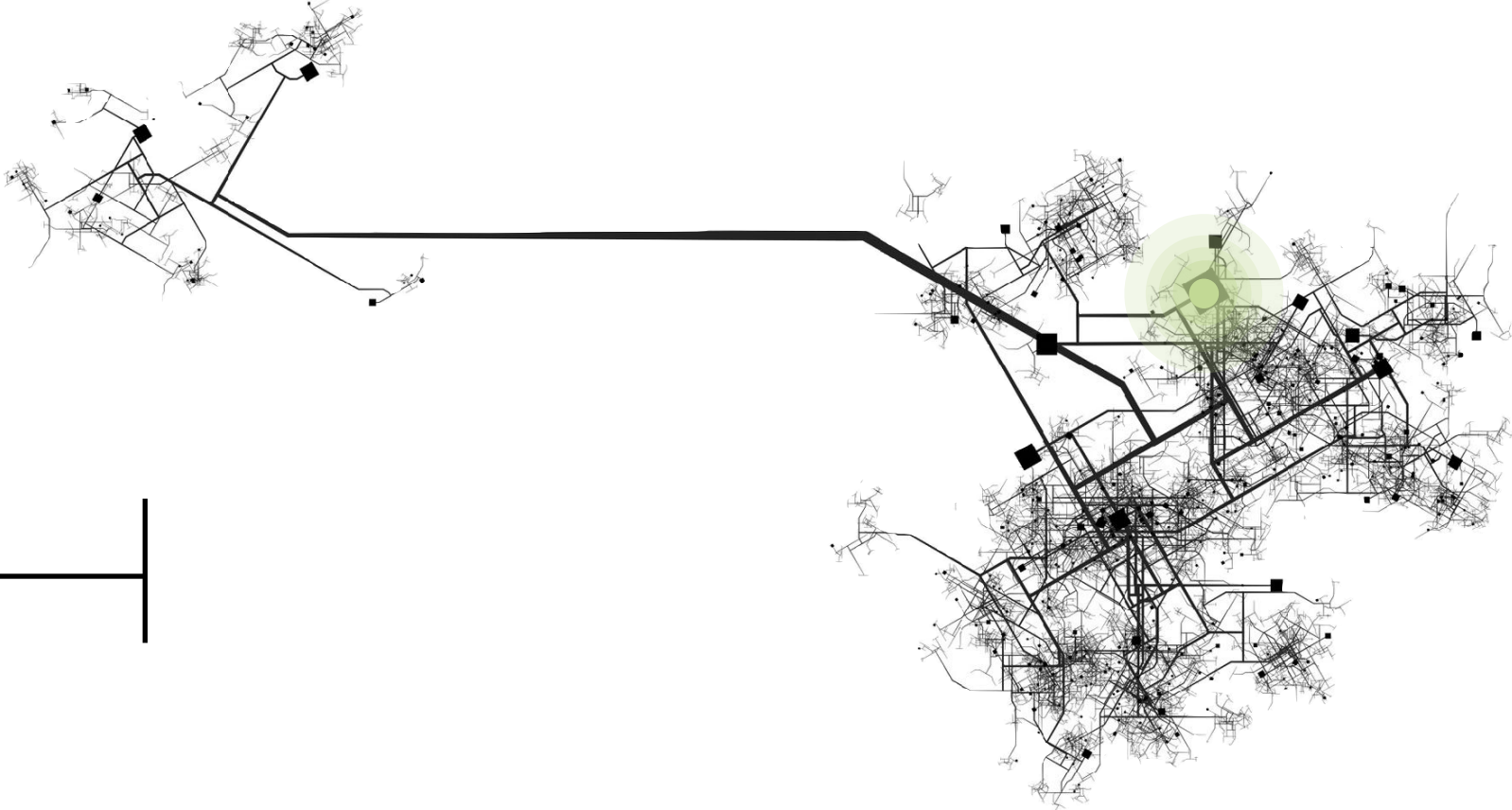
	1-3/19	1-3/18	Change %
NIS millions			
FFO	122	117	4%
Weighted number of shares	348,565	325,301	7%
FFO PER SHARE	34.9	35.8	(3%)

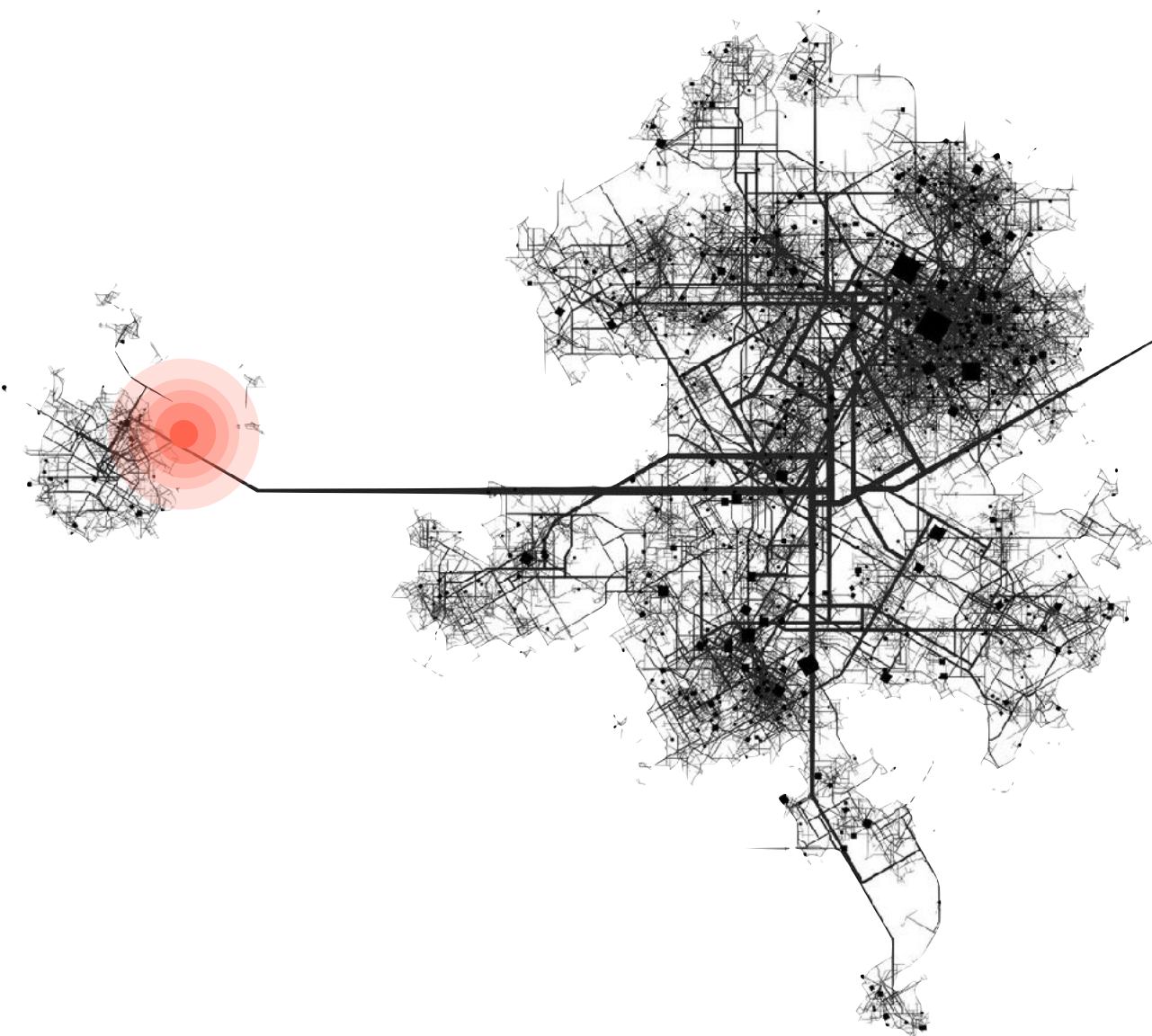
FFO per share in 1-3.19 amounted to 34.9 agorot, compared to 35.8 agorot in the same period last year, representing an decrease of 3%, with an increase of 7% in the number of weighted shares.



FINANCIAL
DATA

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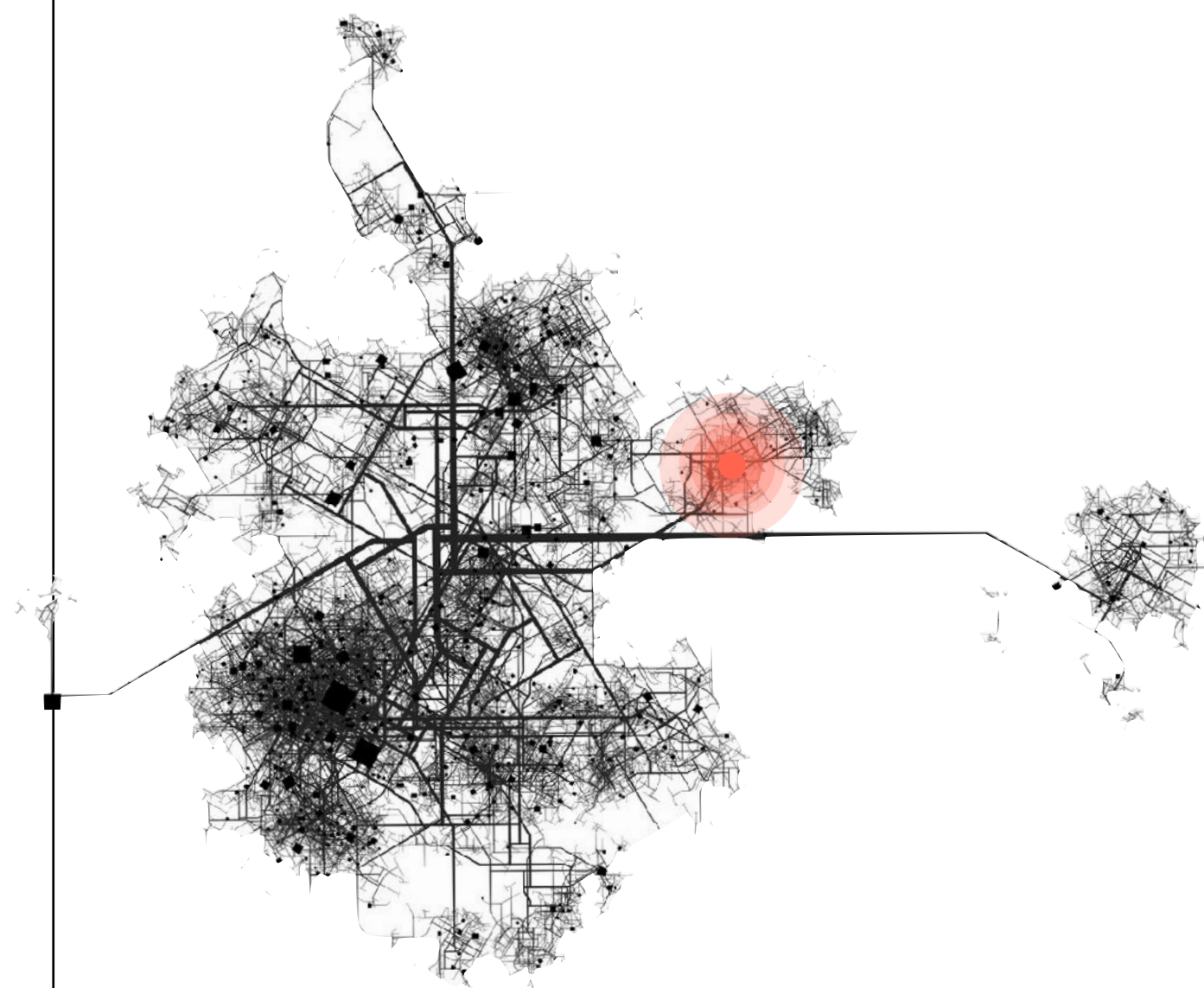




SUMMARY

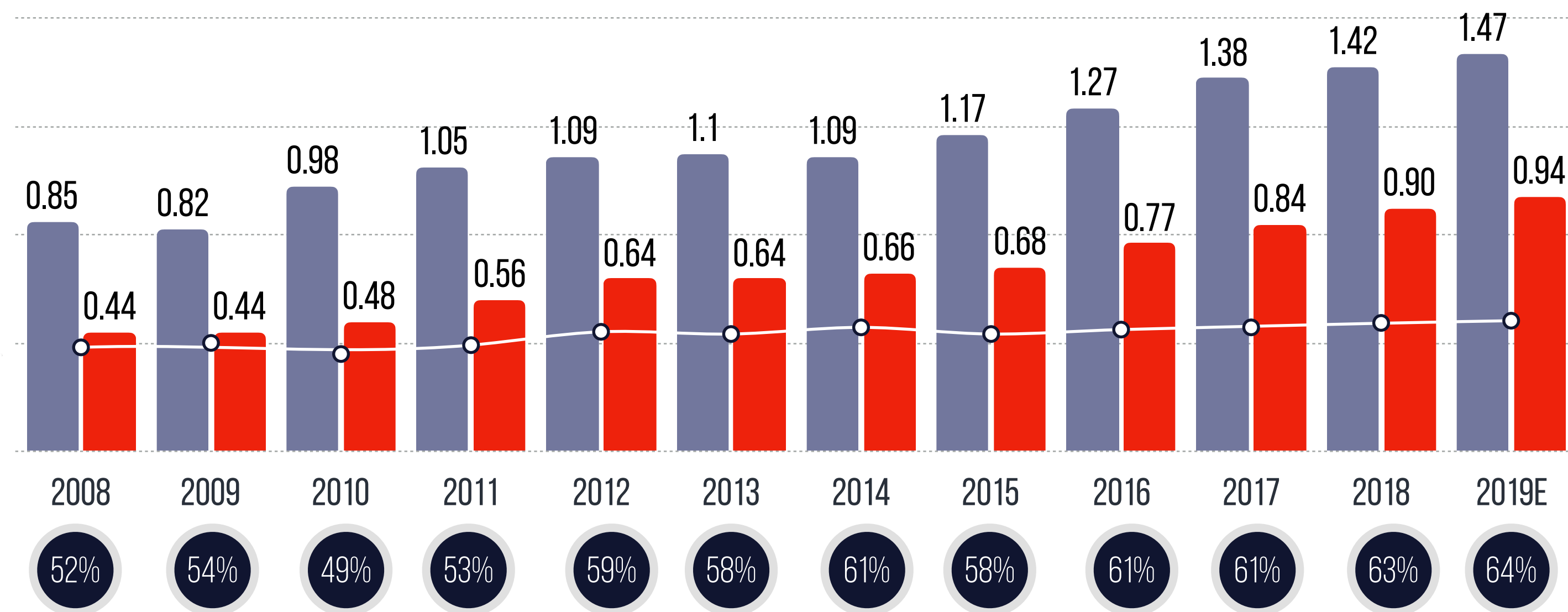
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SUMMARY

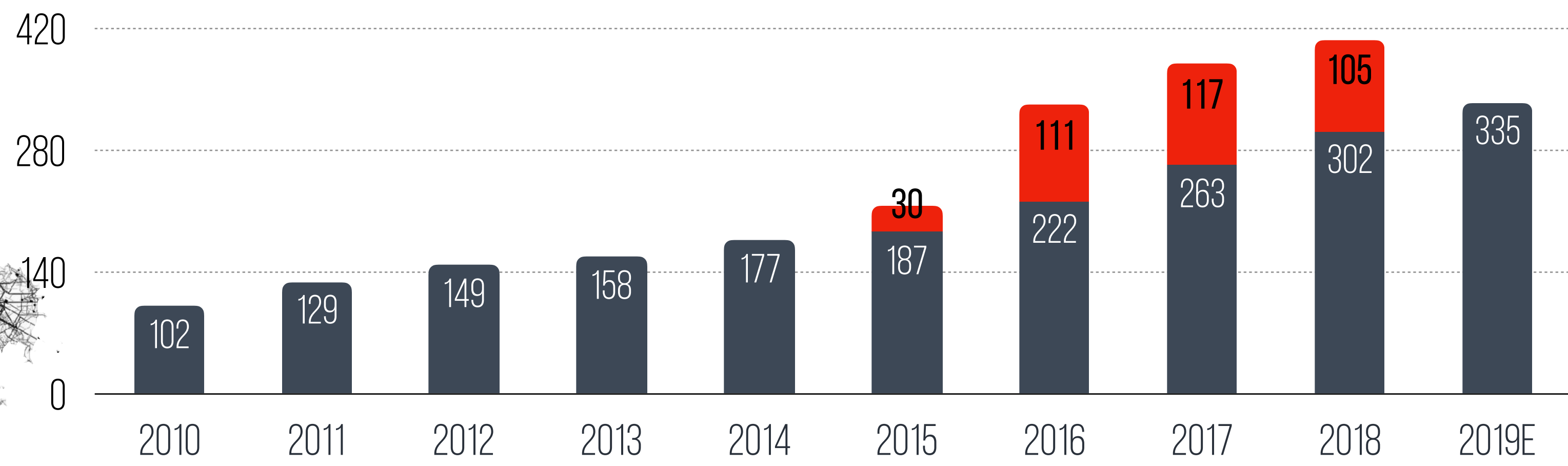
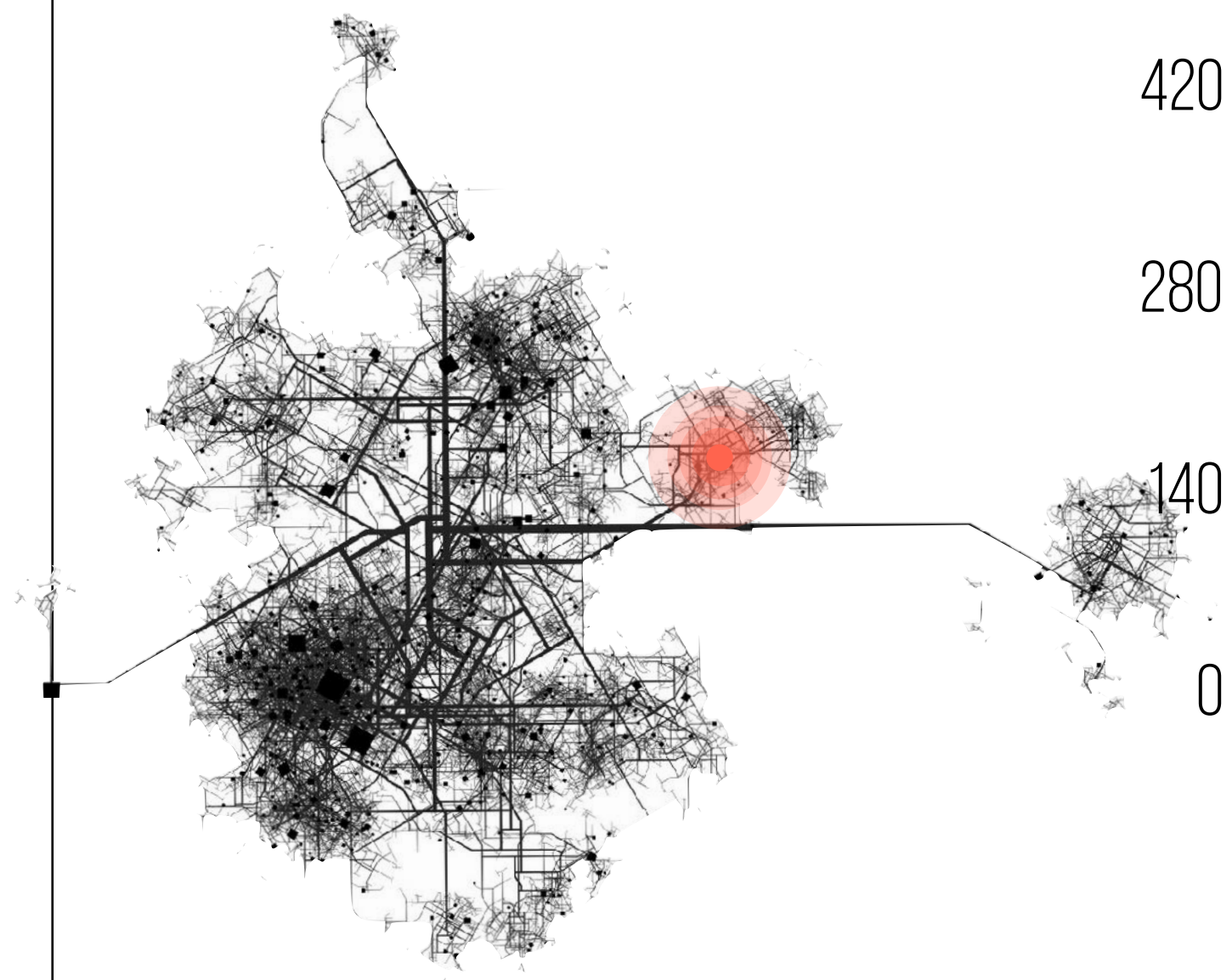
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- FFO per share
- Dividend per share
- Dividend Payout Ratio

Not including distribution of additional dividend





SUMMARY

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DIVIDEND DISTRIBUTION

Dividend Distribution over the Years
(in millions USD)

Accumulated amount distributed
since 2006:

0.7
BILLION USD



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 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 3% held with partners

Credit facilities in the amount of NIS 800 million

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 paid currently for debts

High occupancy over time – 97.1% as of 31/3/19

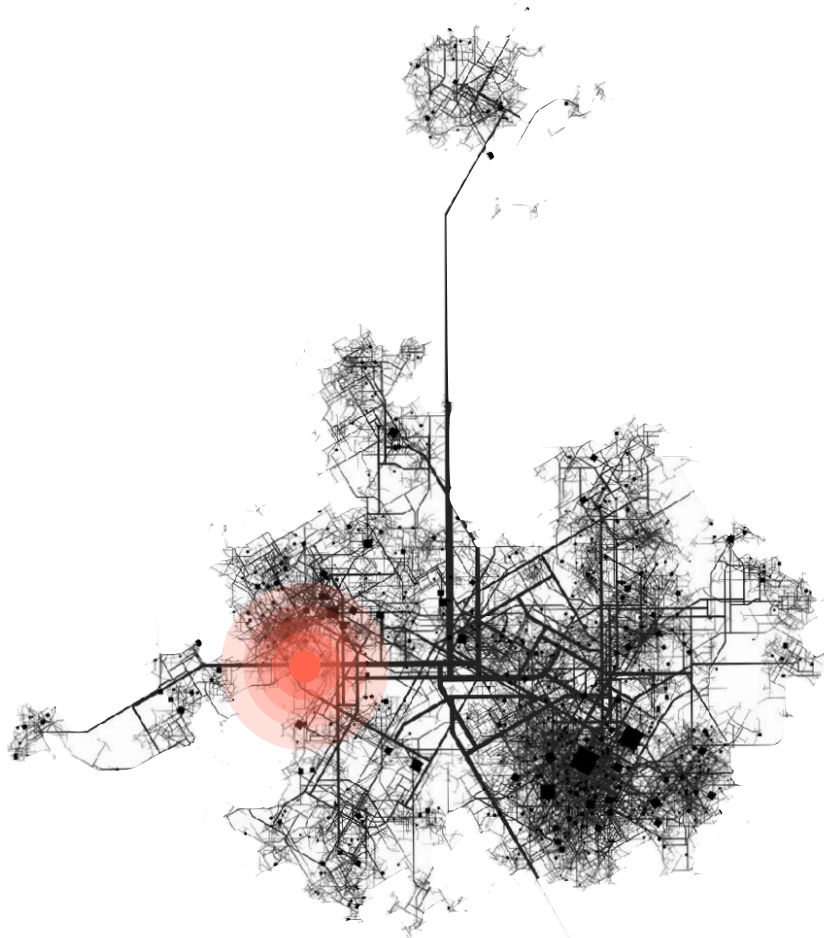
Promoting projects with reference to the potential for improvement

A dividend policy that is stable and known in advance, of approximately 60% of the FFO

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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.

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