



 **INTRODUCTION TO
AMOT**
CAPITAL MARKET PRESENTATION

COMPANY INFORMATION ALL
AS OF 31 MARCH 2020
UNLESS STATED OTHERWISE





START



END

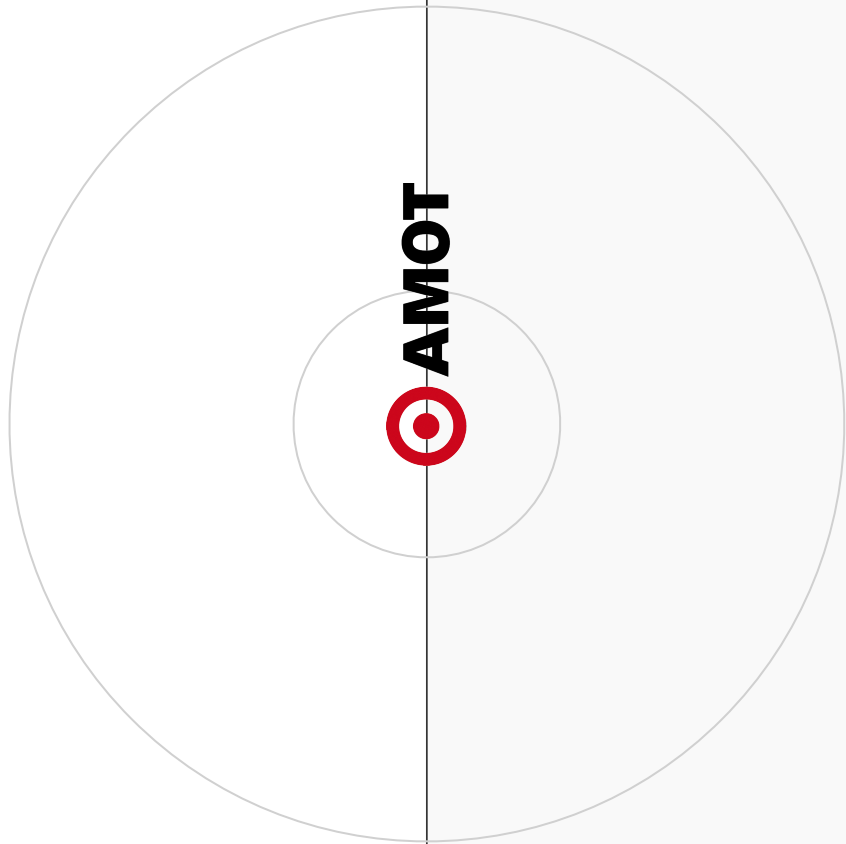
INVESTOR PRESENTATION



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PREVIEWS SLIDE



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INDUSTRIAL AND LOGISTIC PARKS

convenience translation
\$ 1= NIS 3.5

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

PRESENTATION
CONTENT



INTRODUCTION

AMOT INVESTMENTS.
PEOPLES FIRST.

AMOT INTRODUCTION



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%**

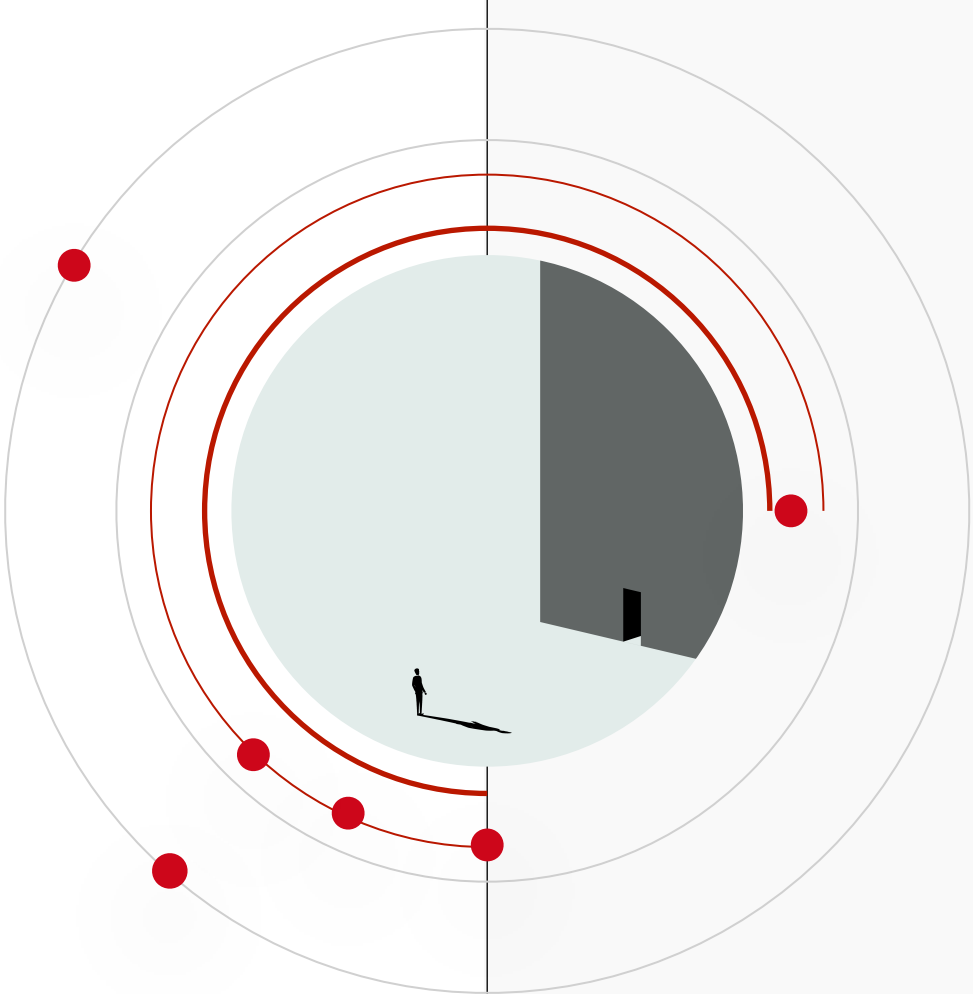
5 projects under construction and advanced
planning totaling 140,000 sqm

Leverage ratio – **44%**

Net Financial Debt – **1.7** 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



AMOT
INTRODUCTION





KEY INVESTMENT HIGHLIGHTS

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

NOI 1-3.2020 totalled 57 million USD,
an increase of **15%** compared with the
same period last year

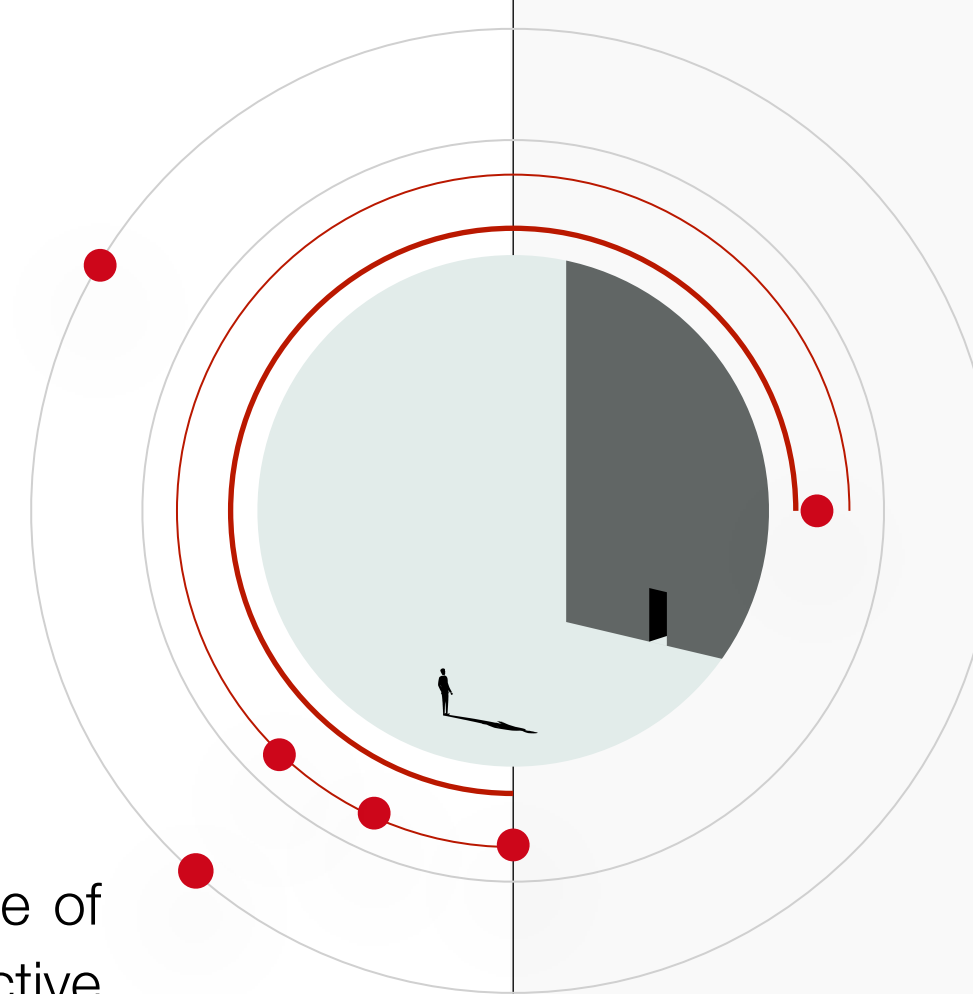
NOI same property 1-3.2020
increased **2%** compared with the
same period last year

FFO 1-3.2020 totalled 41 million USD,
an increase of **17%** compared with the
same period last year

FFO per share 1-3.2020 totalled 10.7
USD pennies per share, an increase of
7% compared with last year with an
increase of 9% in the number of
weighted shares.

Over the course of 2020, debt raising at a scope of
approximately 0.5 billion USD, in weighted effective
interest rate of 1.6% including hedging transactions
with an average duration of about 8 years.

Over the course of March 2020, the Company paid
the remaining amount, in respect of its share, in the
land and costs accrued, in the Ha'lehi complex Bnei
Brak project, totalling 32 million USD.



INFORMATION ABOUT THE COMPANY

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OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT
INTRODUCTION



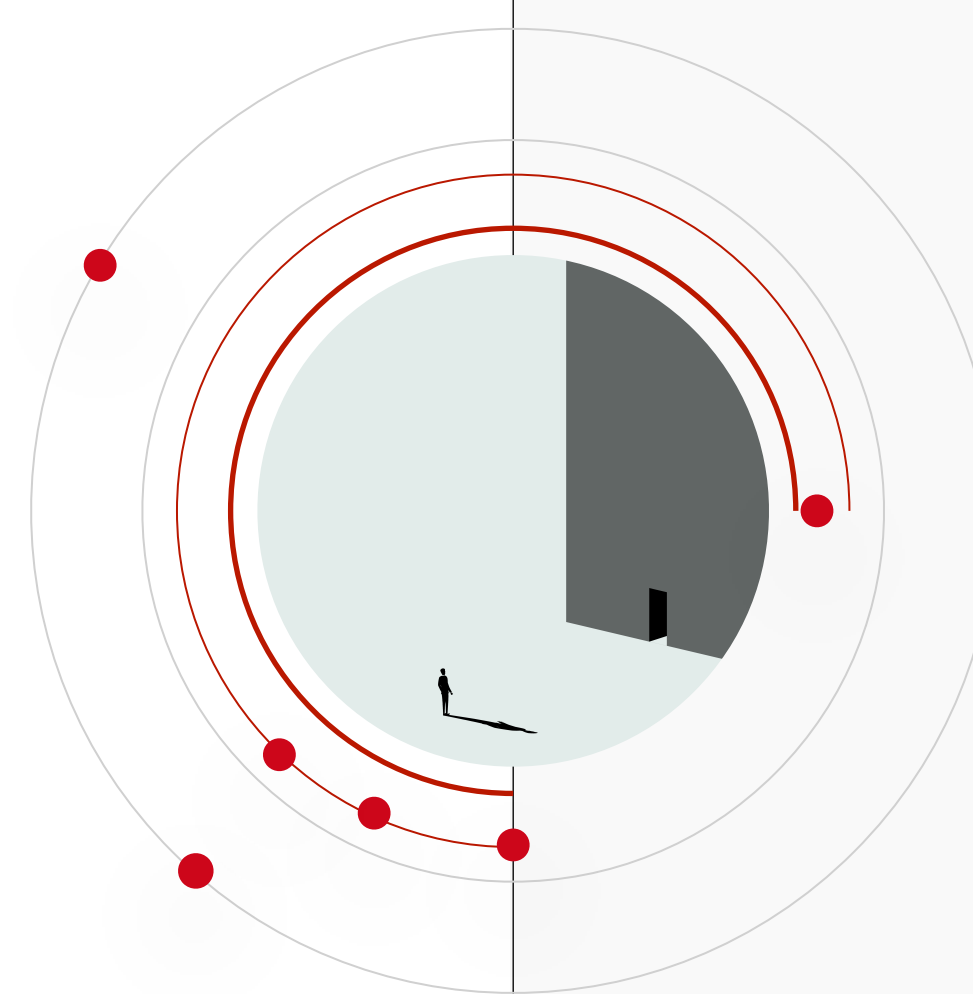
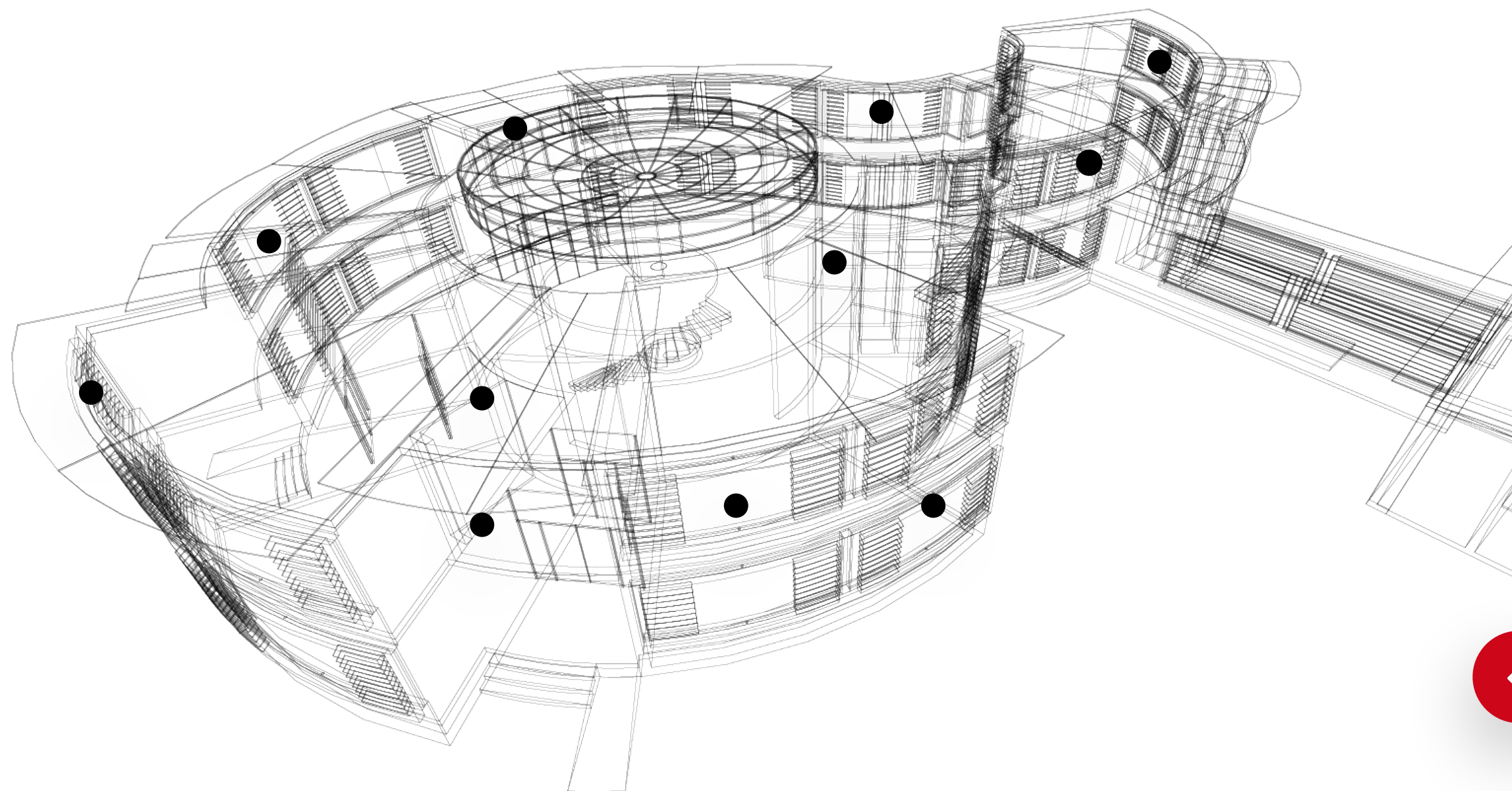
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INTRODUCTION

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





INTRODUCTION

A VARIETY OF USES

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



RETAIL



OFFICES

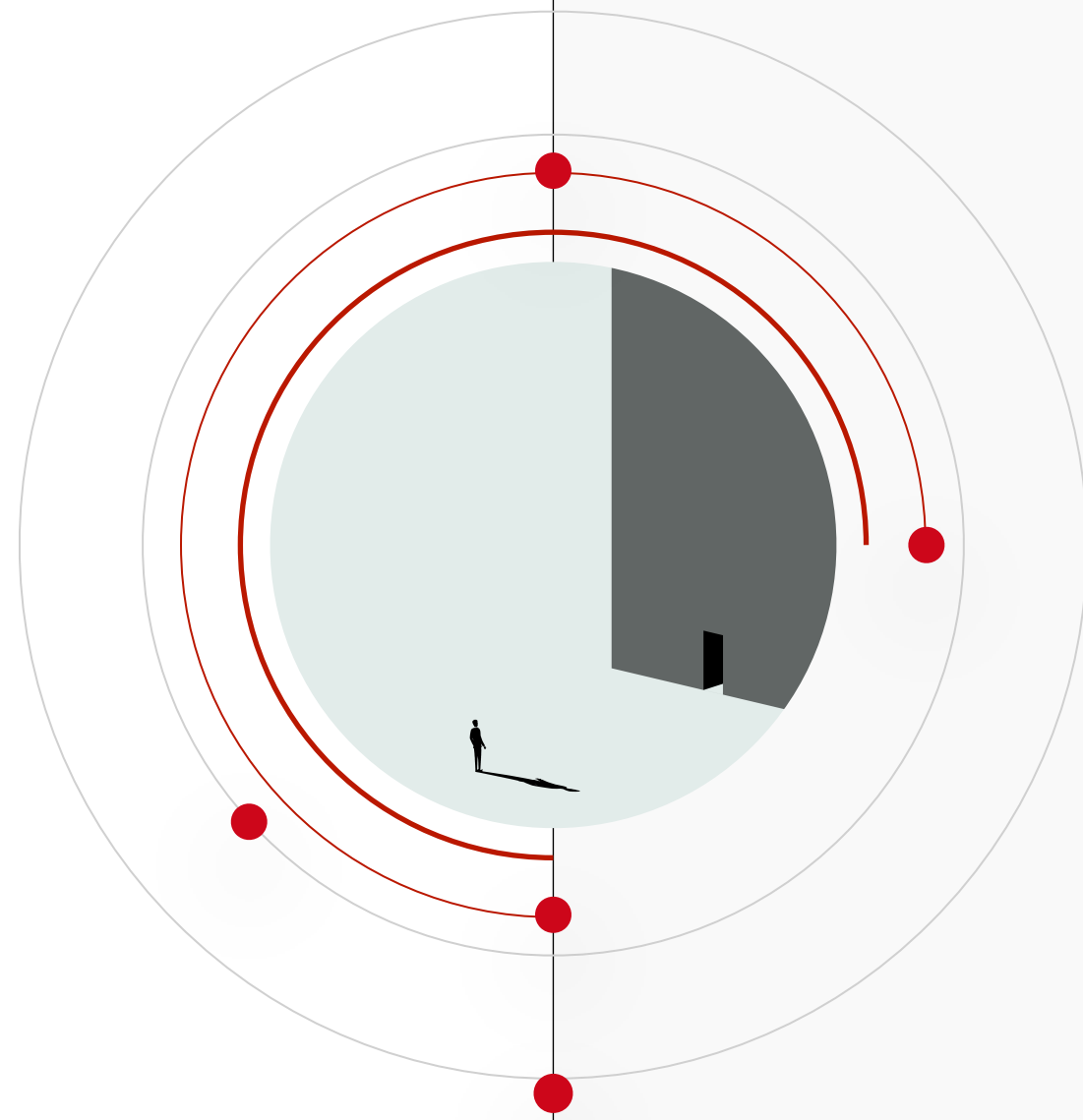


SUPERMARKETS



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





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AMOT INVESTMENTS.
PEOPLES FIRST.

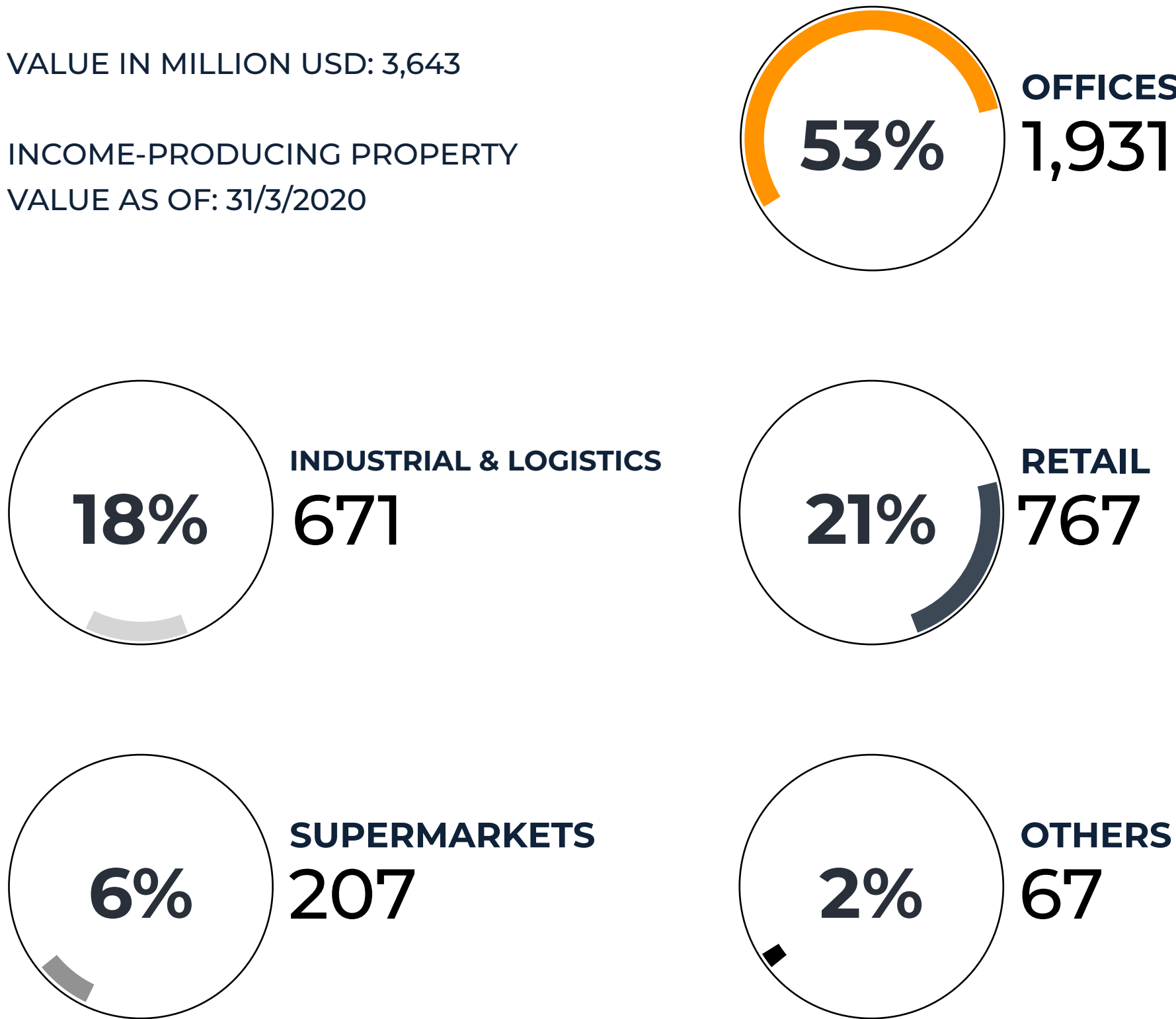
**INVESTMENT
PROPERTIES**

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INVESTMENTS PROPERTIES

VALUE IN MILLION USD: 3,643

INCOME-PRODUCING PROPERTY
VALUE AS OF: 31/3/2020



INCOME-PRODUCING
PROPERTY VALUE AS OF

31.3.2020

VALUE IN USD MILLION

3,643



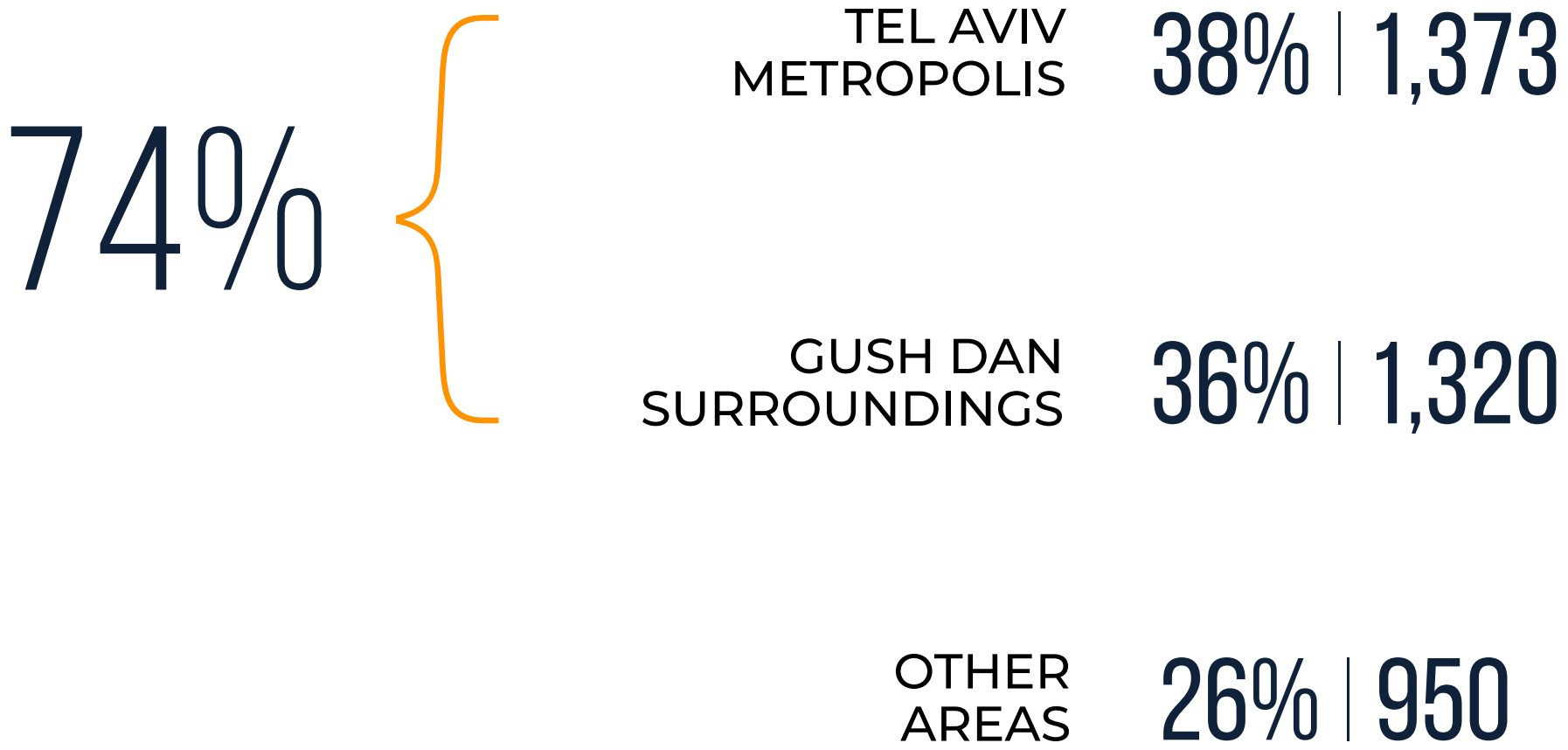
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INVESTMENT
PROPERTIES



FAIR VALUE BY LOCATION

INVESTMENTS PROPERTIES



INCOME-PRODUCING
PROPERTY VALUE AS OF

31.3.2020

VALUE IN MILLION USD

3,643

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



INVESTMENT
PROPERTIES

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

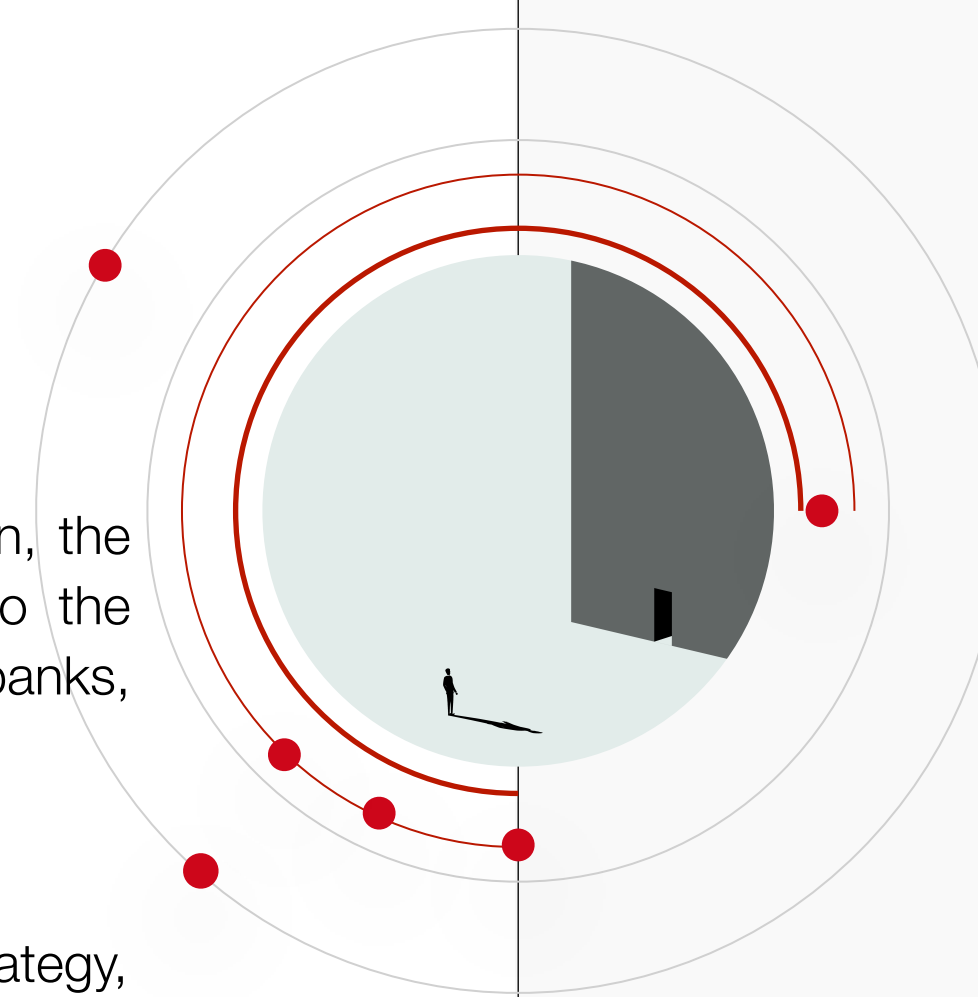
Due to the coronavirus crisis, a dynamic event whose duration and impact on the Company's properties is uncertain, the Company formulated a gradual easements plan for the payment of rent and management fees with respect to the commercial centers, except for businesses which were allowed to remain open, such as supermarkets / pharmacies / banks, etc., for which the Company amortized a total of USD 10.6 million from the value of its commercial properties.

During the coming months, 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 TO DATE IN RESPECT OF AMOUNTS CHARGED ON 1/4/2020, WHICH ARE MAINLY IN RESPECT OF 2020 SECOND QUARTER RENT:

Uses	Collection percentages
Supermarkets	100%
Offices	84%
Logistics and industry	95%
Essential Retail	94%
Average	89%
Other Retail	Not charged

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.



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



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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:

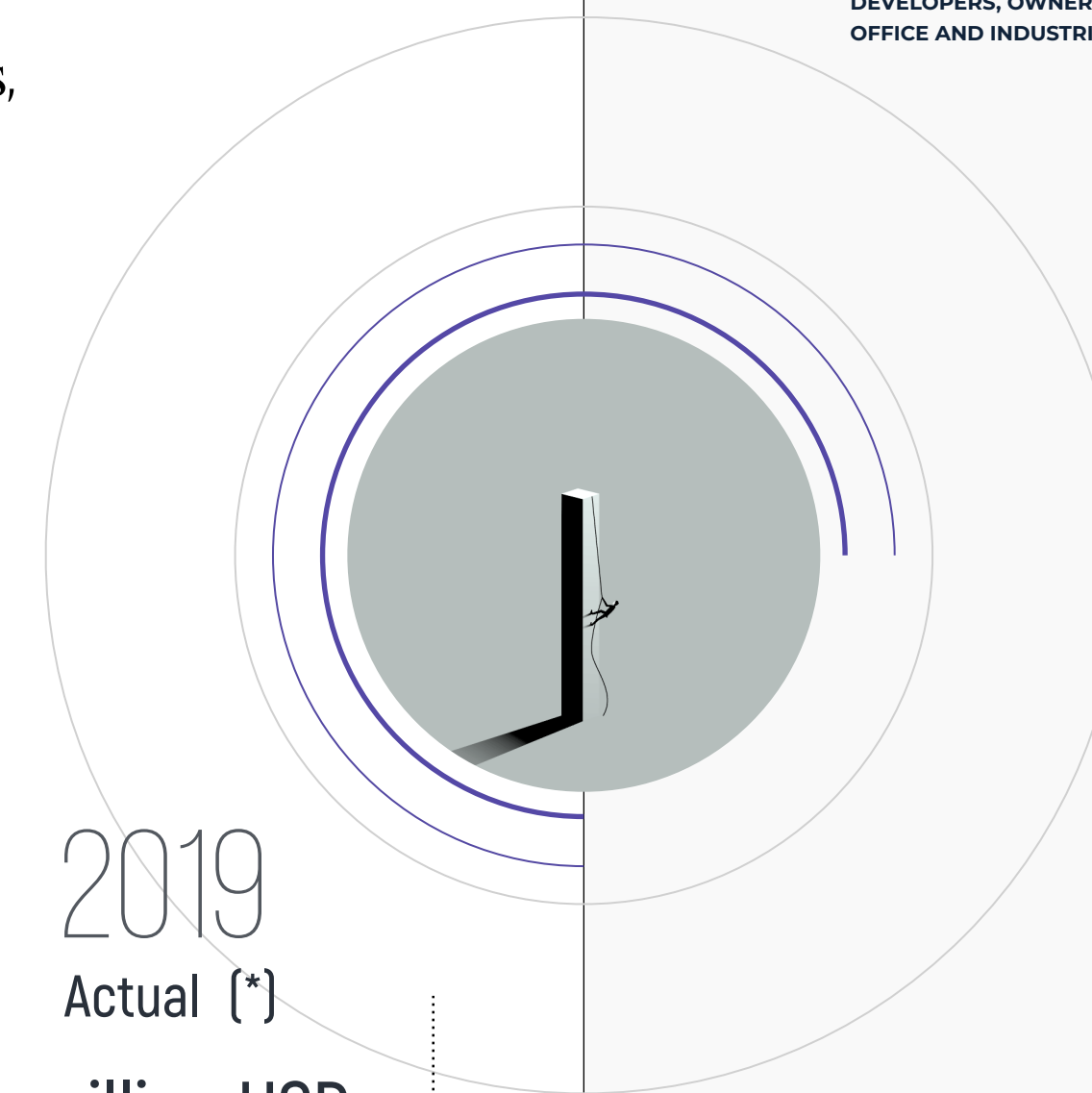
- Annual change in consumer price index - 0%.
- The signed rental agreements and Company's management expectations of renewal of rental agreements in 2020.
- The forecast does not address implication of a second Coronavirus outbreak on the company's business operation

	1-3/2020 Actual In million USD	2020 Updated Forecast In million USD	2020 Original Forecast In million USD	2019 Actual (*) In million USD
NOI	57	217-223	225-230	208
FFO	41	154-160	164-169	149
FFO PER SHARE (PENNIES) (*)	10.7	40-42	43-44	41

(*) 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.

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OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



FORECAST 2020



AMOT
FORECAST



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AMOT INVESTMENTS.
PEOPLES FIRST.

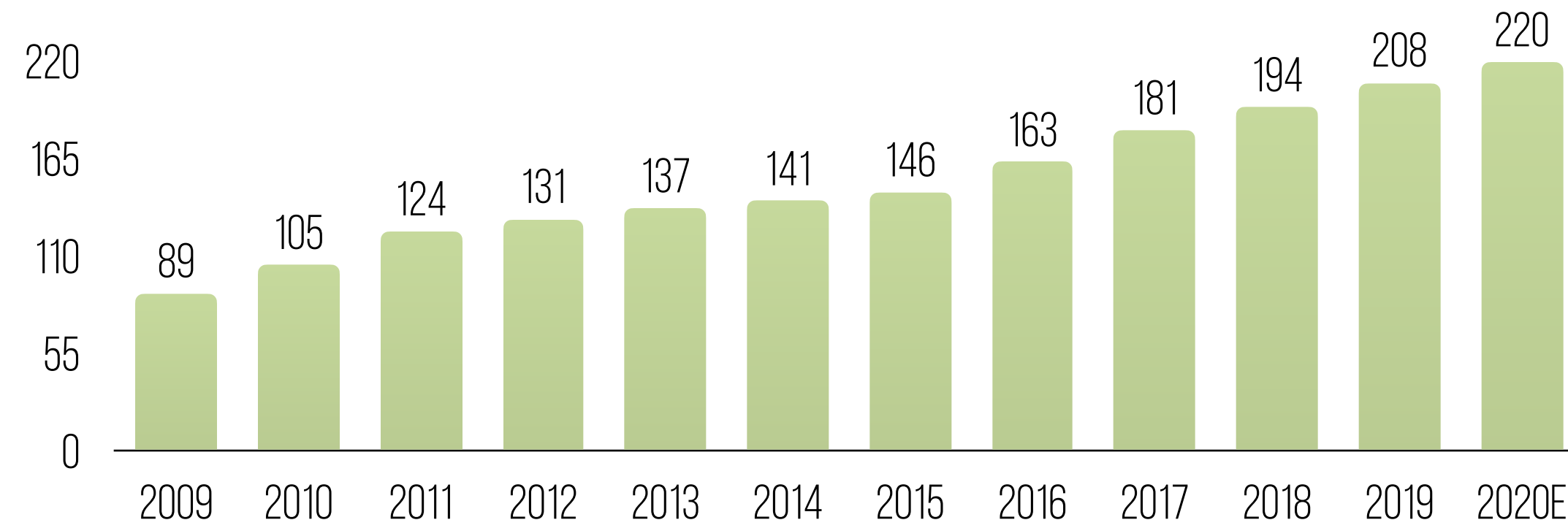
GROWTH

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



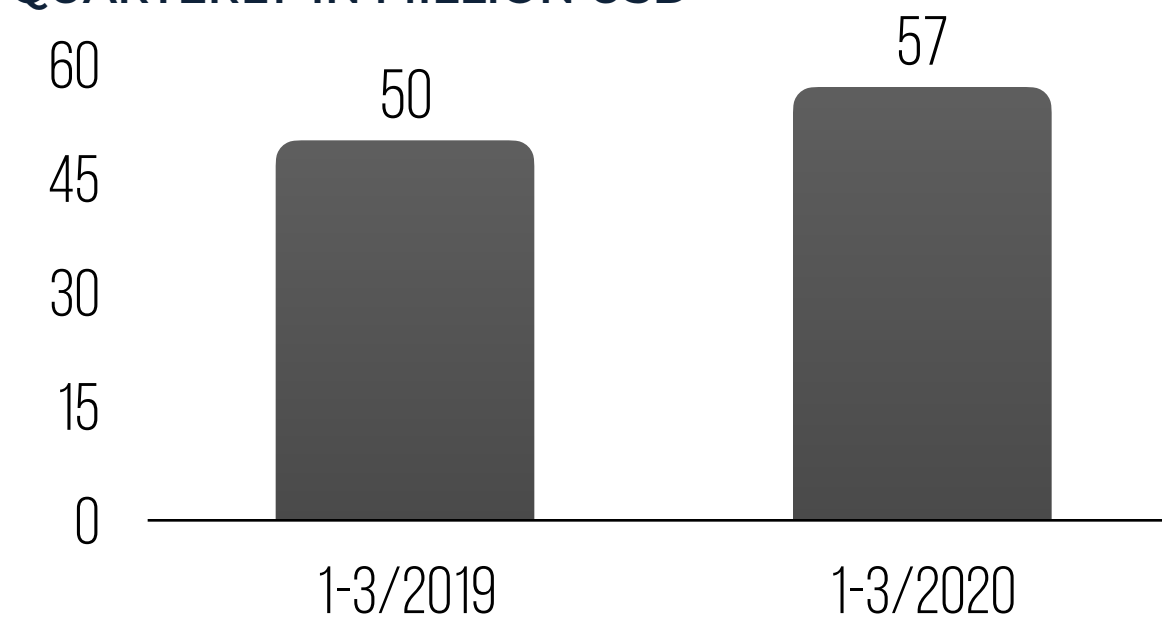
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CONTINUOUS GROWTH IN NOI –
ANNUAL-IN MILLION USD



..... 148%

CONTINUOUS GROWTH IN NOI –
QUARTERLY-IN MILLION USD



..... 15%

NOI

ANNUAL AND QUARTERLY



GROWTH

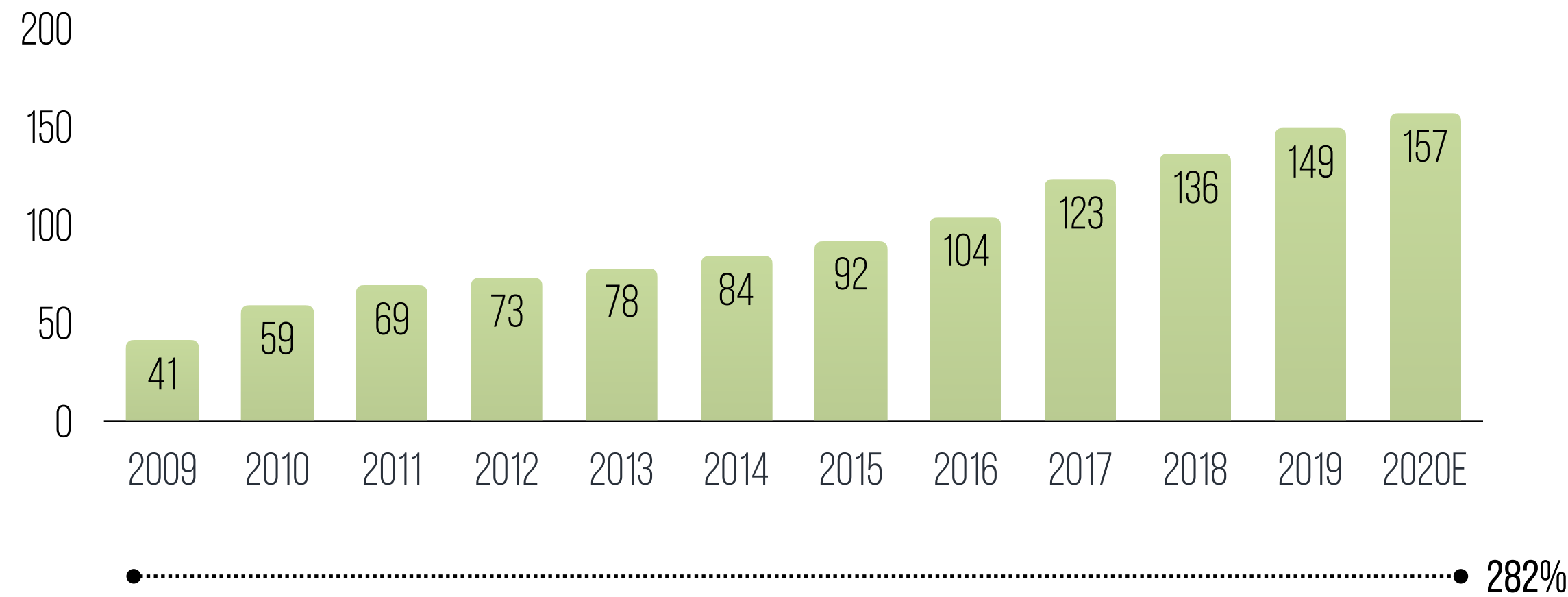


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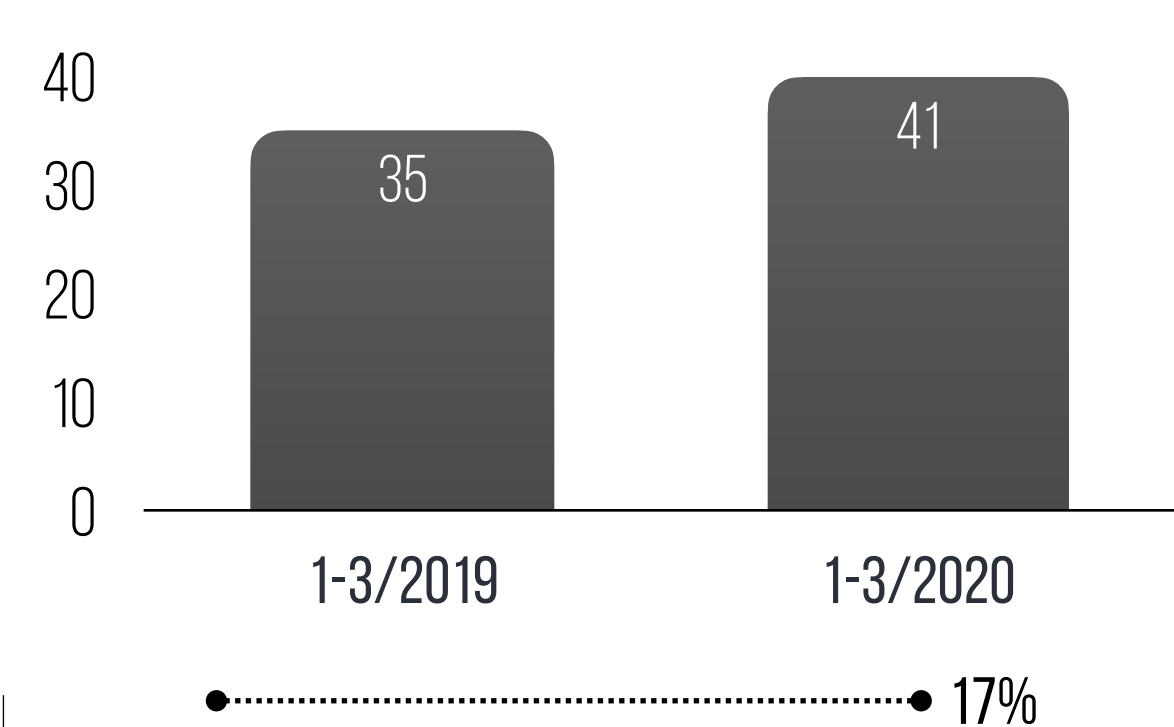


GROWTH

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



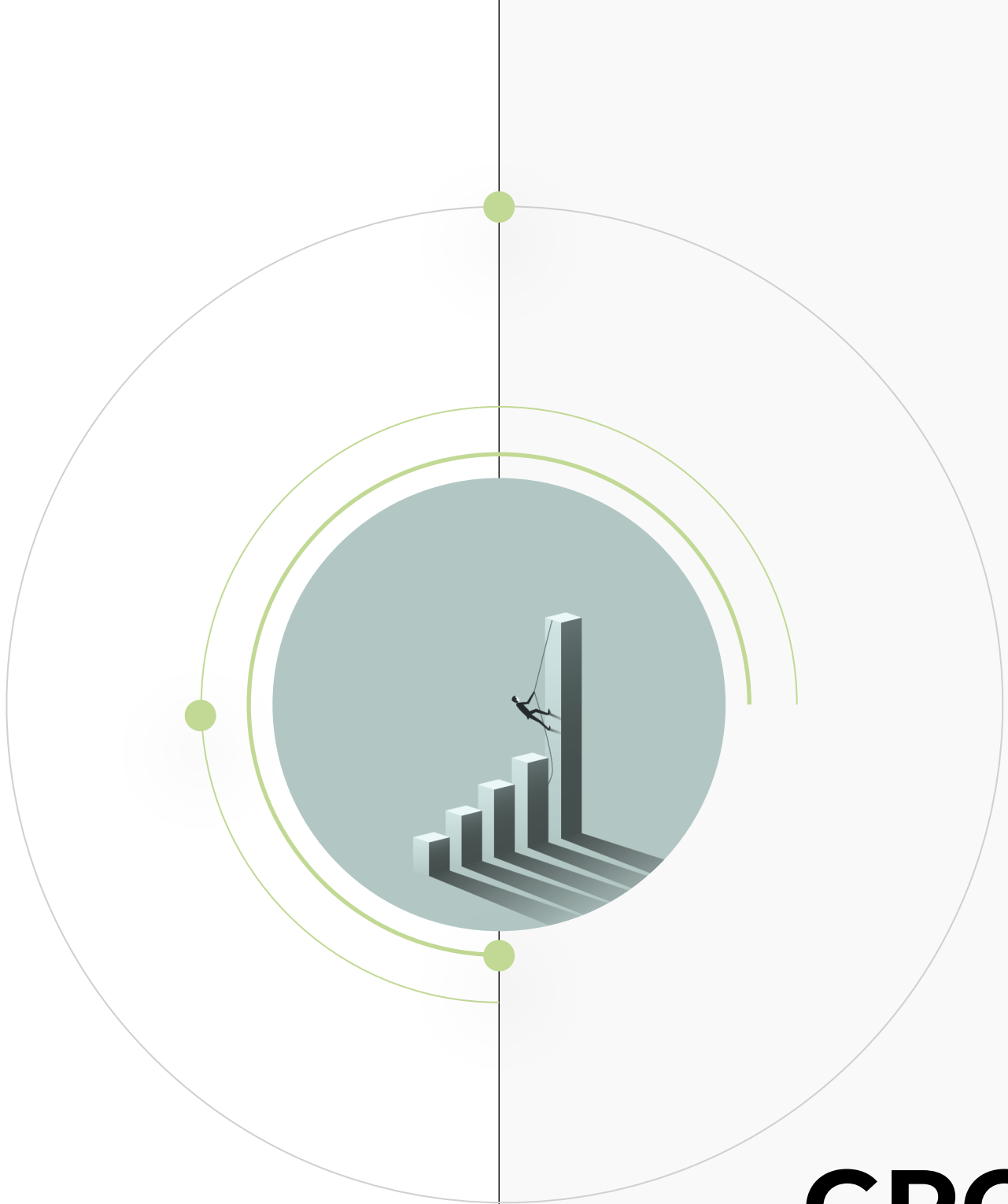
CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE
IN THE LEVERAGE RATIO - QUARTERLY - IN MILLION USD



FFO

ANNUAL AND QUARTERLY

Excluding the effect of one - time financing expenses



GROWTH

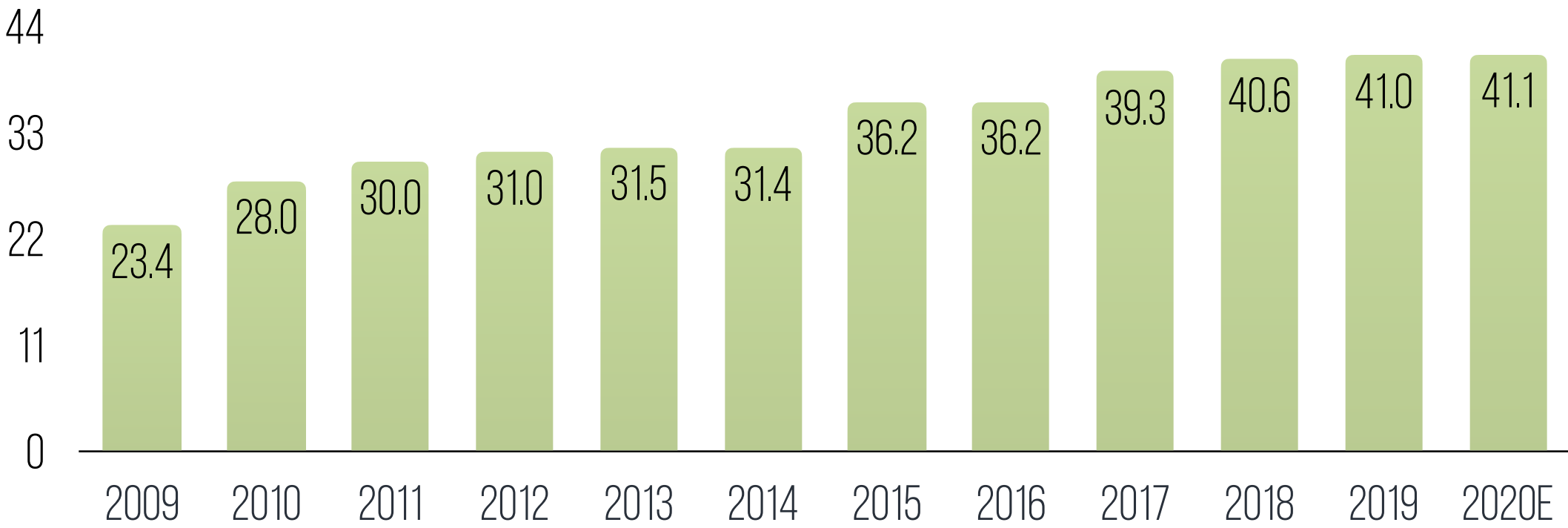


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GROWTH

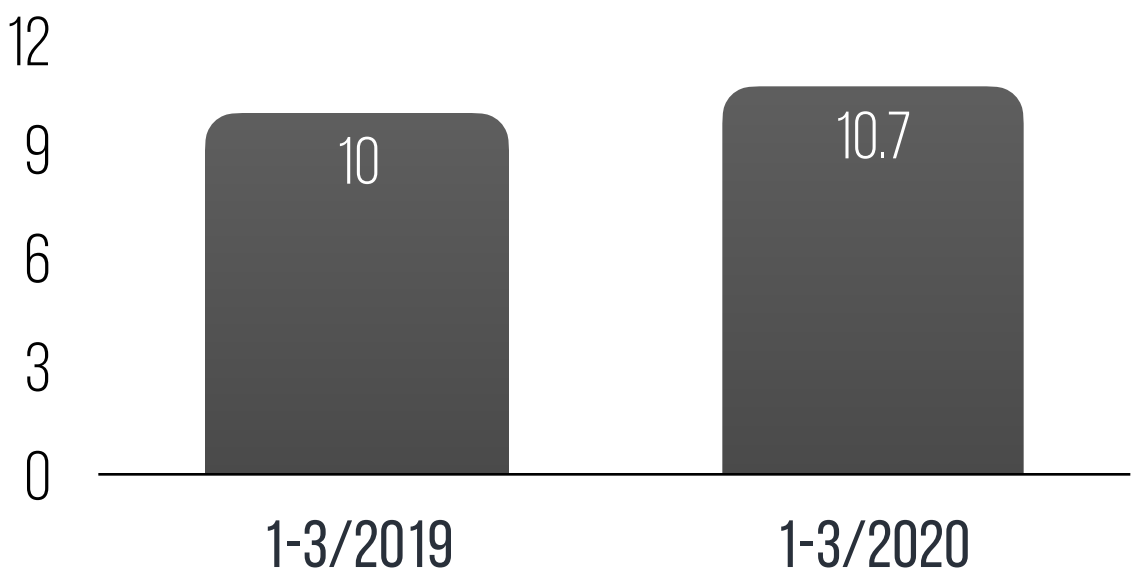


CONTINUOUS GROWTH IN FFO PER SHARE ALONG WITH A
DECREASE IN THE LEVERAGE RATIO- ANNUAL - IN PENNIES



..... 76%

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



..... 7%

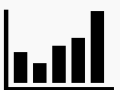
FFO PER SHARE IN 1-3/2020 AMOUNTED TO 10.7 PENNIES, COMPARED TO 10 PENNIES IN THE PREVIOUS YEAR, REPRESENTING AN INCREASE OF 7%, ALONG WITH AN INCREASE OF 9% IN THE NUMBER OF WEIGHTED SHARES.

FFO PER SHARE

Excluding the effect of one - time financing expenses



GROWTH



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GROWTH





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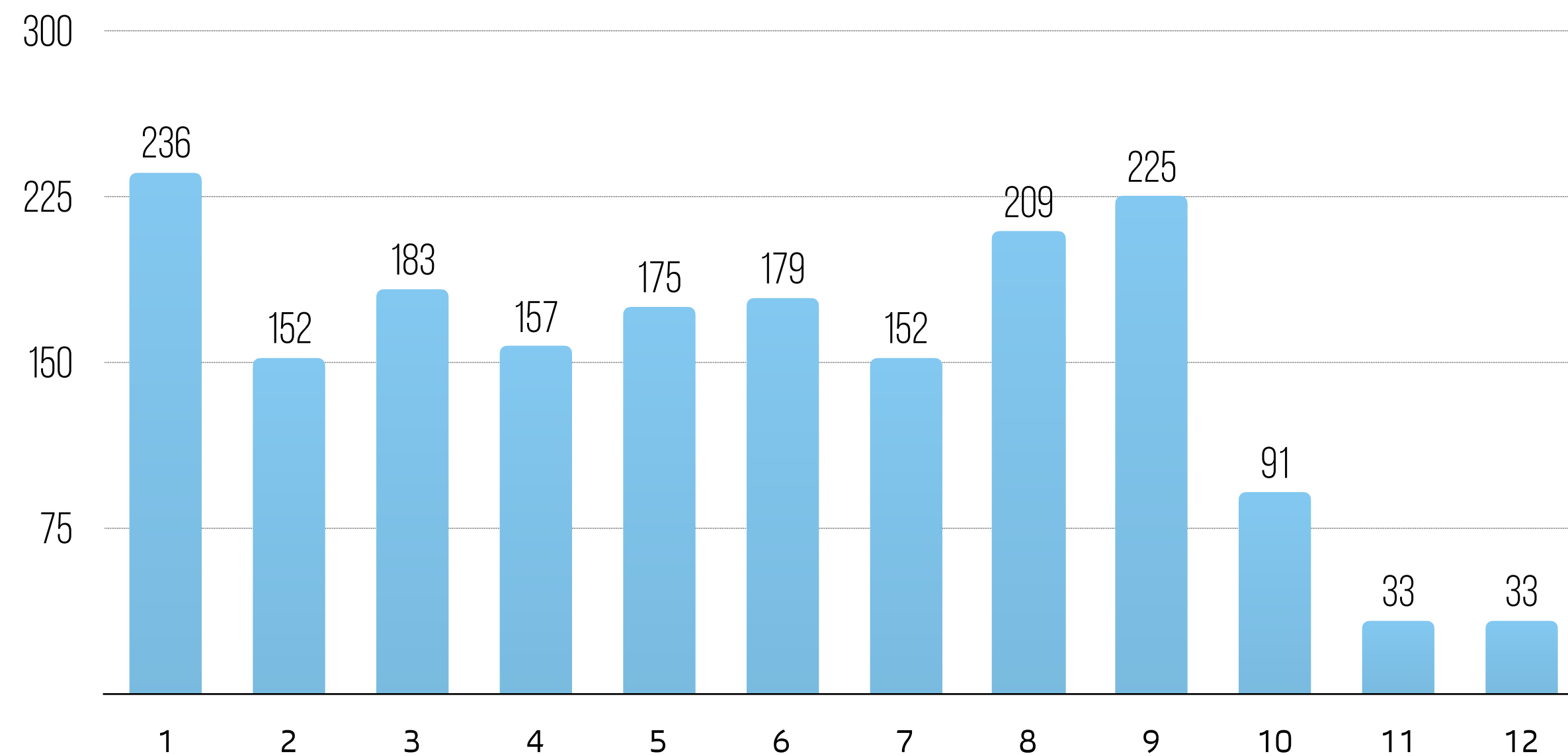
AMOT INVESTMENTS.
PEOPLES FIRST.

**FINANCIAL
STRENGTH**



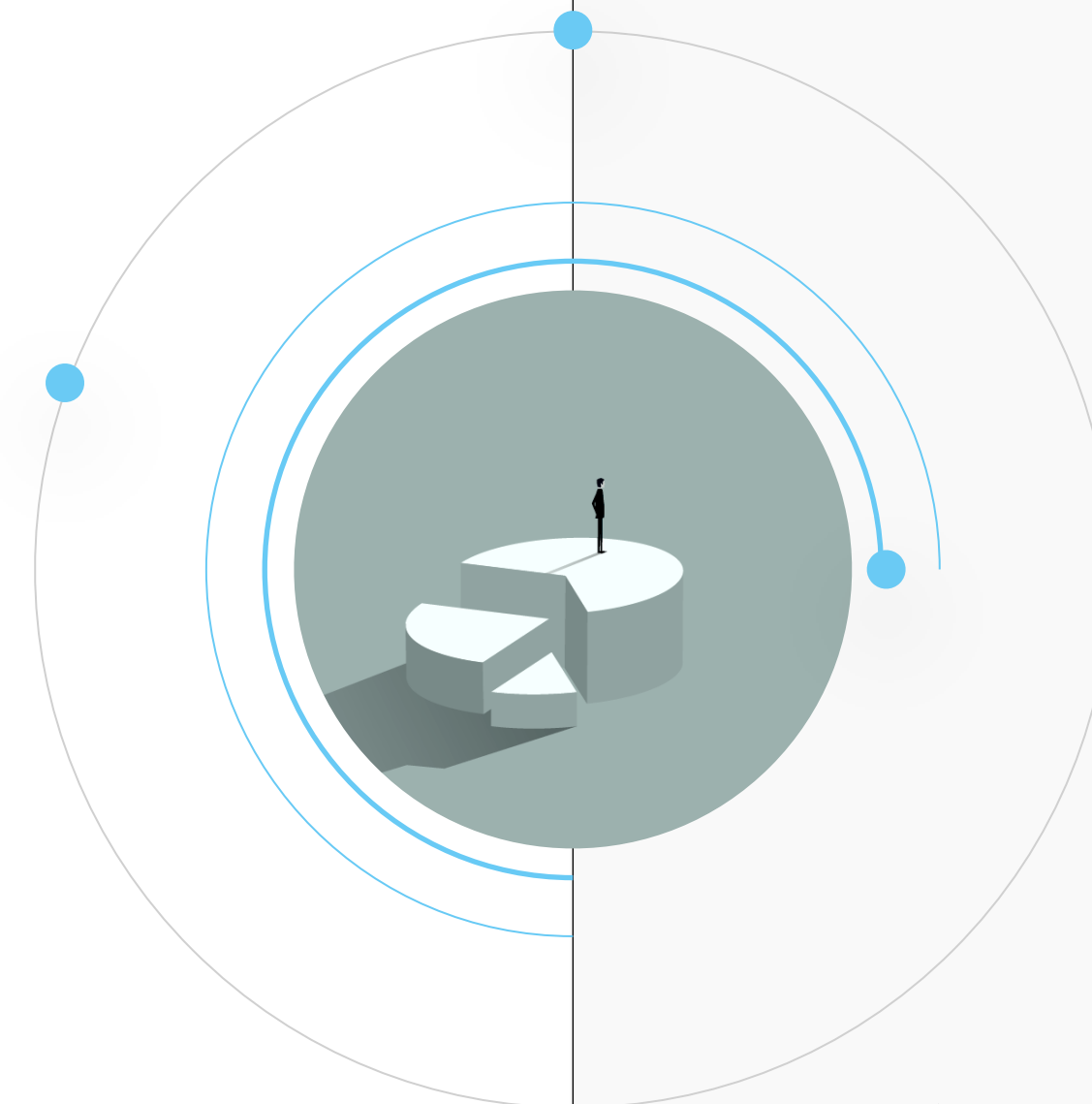
FINANCIAL STRENGTH

THE SPREAD OF REPAYMENTS OVER THE YEARS EXCLUDES CREDIT FACILITY UTILIZATION.



EXCLUDE UTILIZATION OF A CREDIT FACILITY OF 211 MILLION USD AS OF 31.12.19 WHICH WAS REPAYED AS OF THE REPORT'S PUBLICATION DATE.

AS OF 31/3/2020 CASH AND CASH EQUIVALENTS IN THE AMOUNT OF 0.3 BILLION USD.



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 in the amount of **0.3** billion USD

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

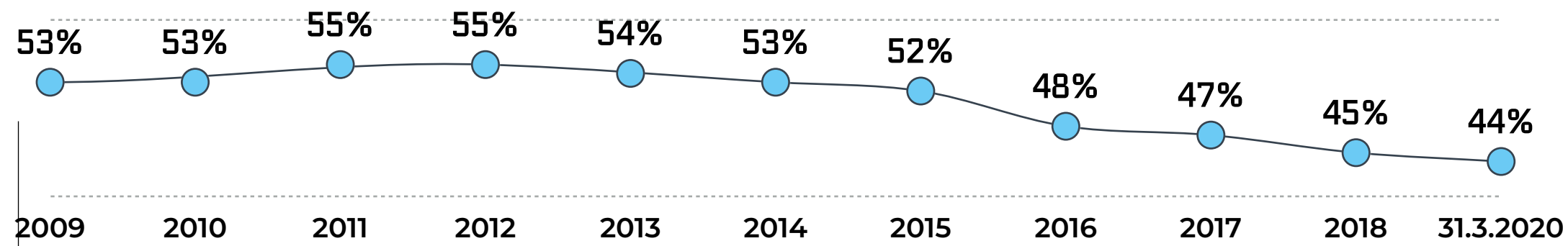
Credit facilities in the amount of **229** million USD

Rating AA by Maalot and Midroog

Weighted effective linked interest – **2.04%** (*)

Average duration of debt – **5.3** years (*)

LTV over the years



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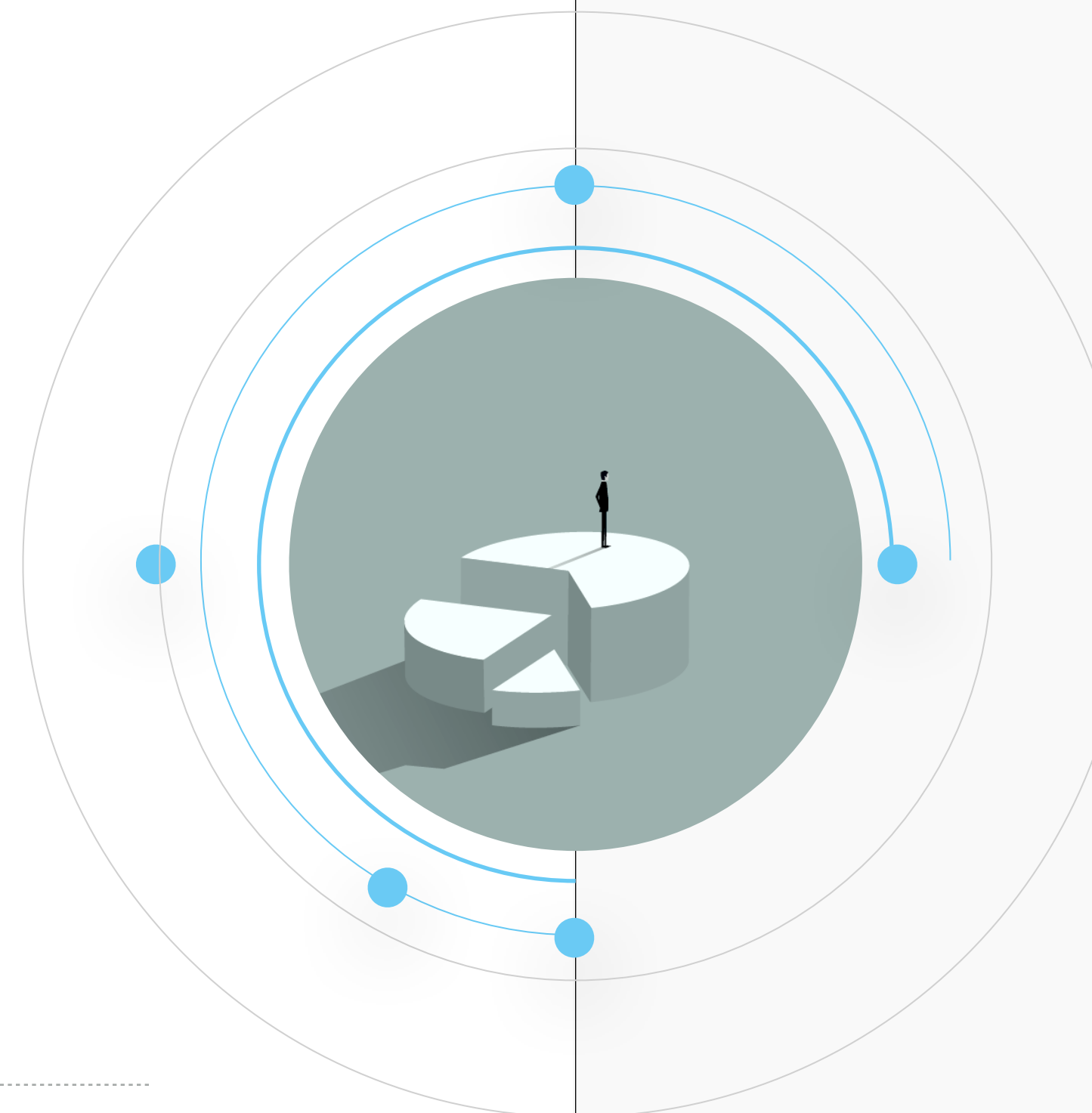
(*) Excluding short credit term facilities

FINANCIAL STRENGTH

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



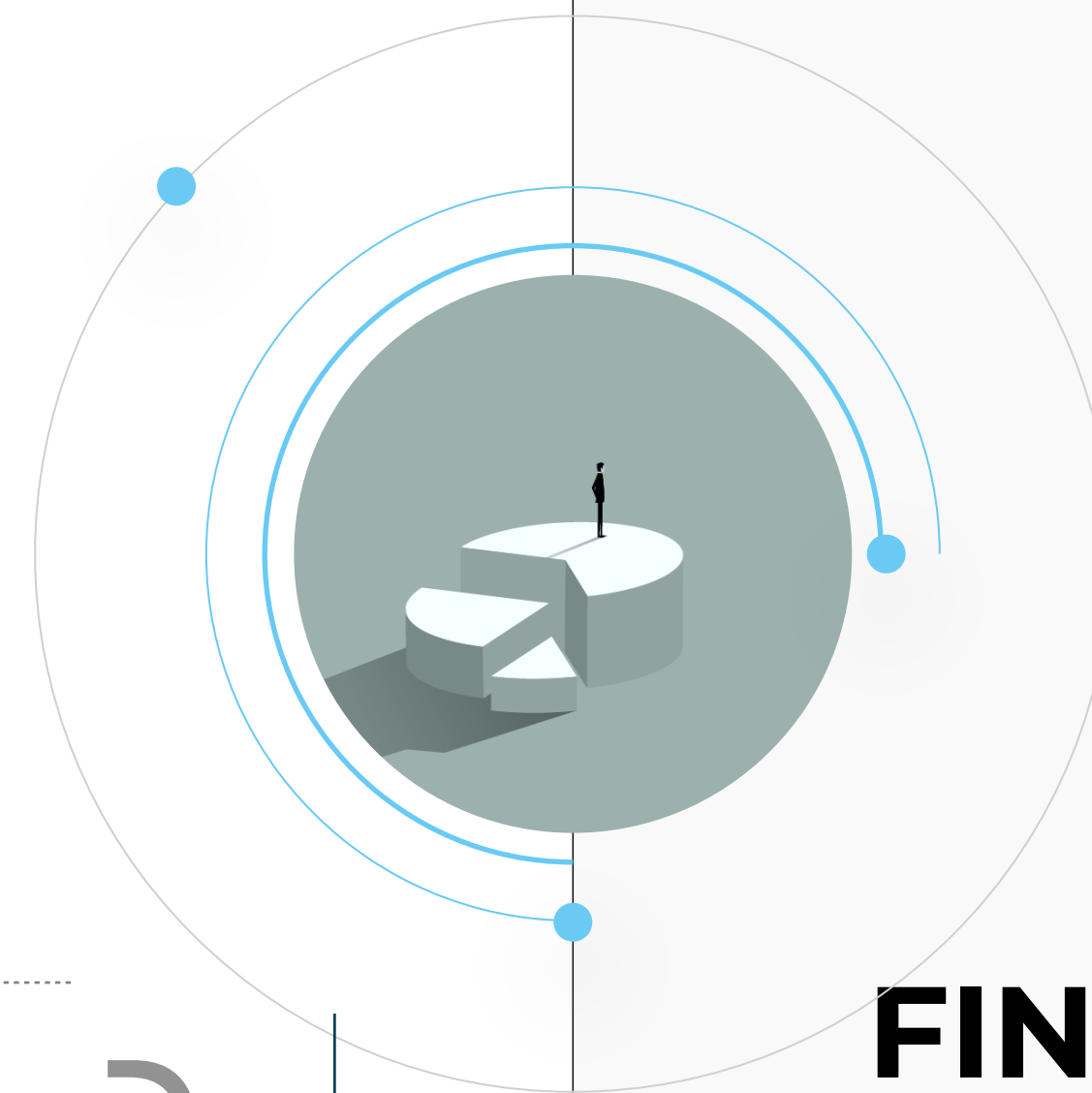
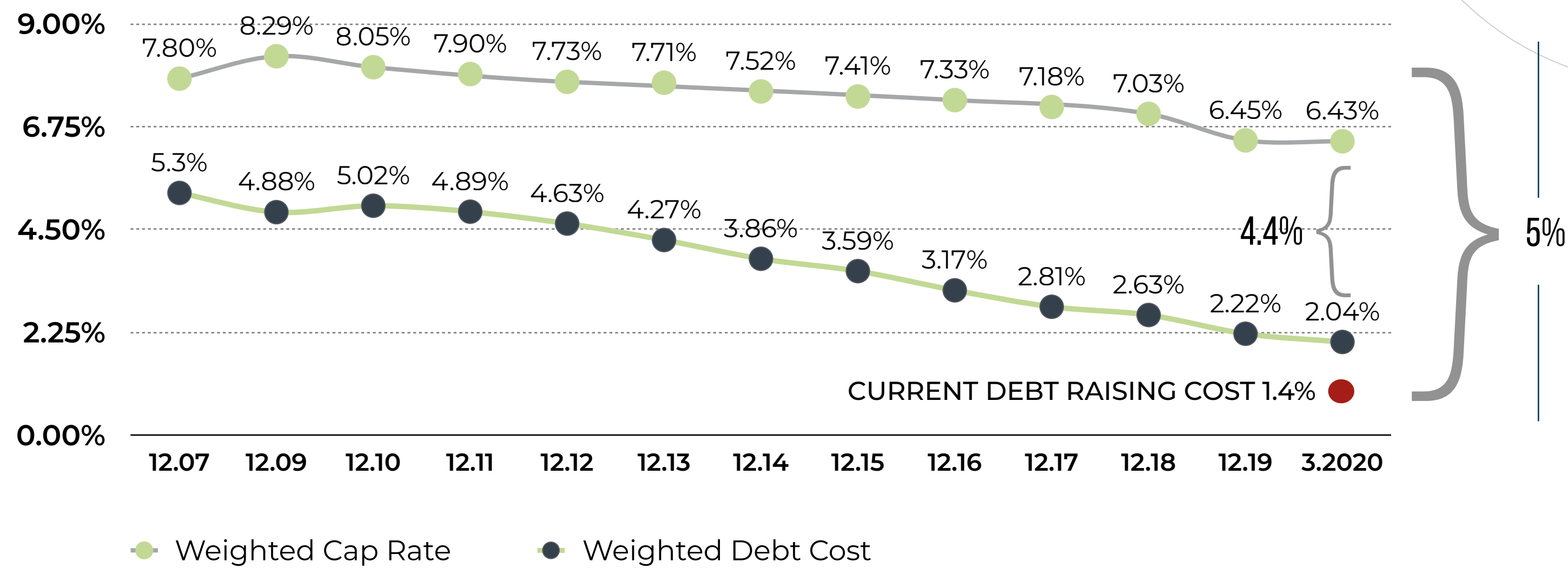
ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



FINANCIAL STRENGTH

FINANCIAL STRENGTH

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



FINANCIAL STRENGTH



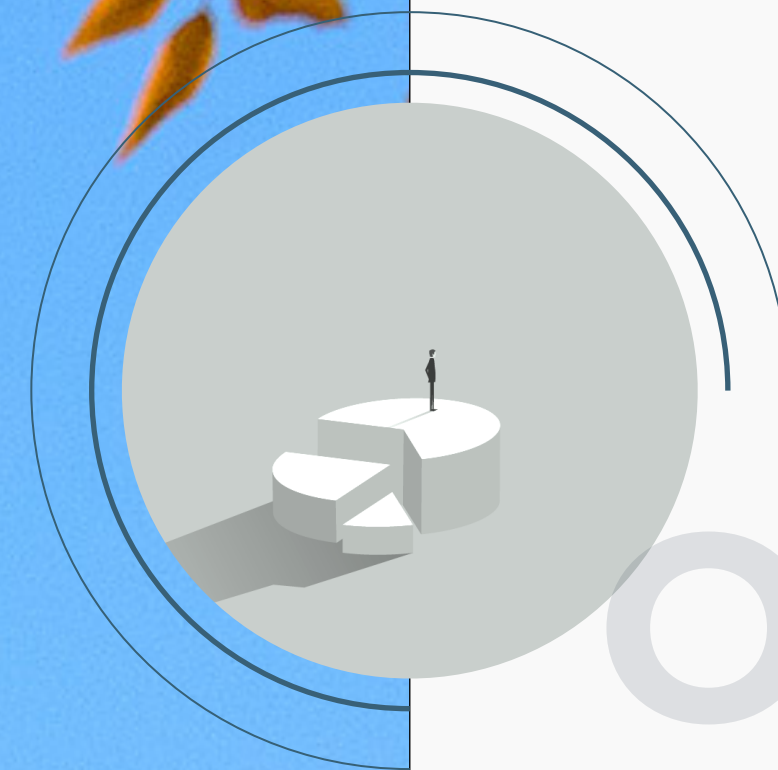
ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



CURRENT DEBT RAISING COST BASED ON COMPANY'S BOND MARKET PRICE (SERIES NUMBER 6), 7.5 YEARS DURATION, AS OF 10 MAY 2020



FINANCIAL STRENGTH



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AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
OFFICES**



AMOT OFFICES

The fair value as of 31/3/2020 is approximately 1.9 billion USD

The NOI from offices in 1-3/2020 is 30 million USD

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

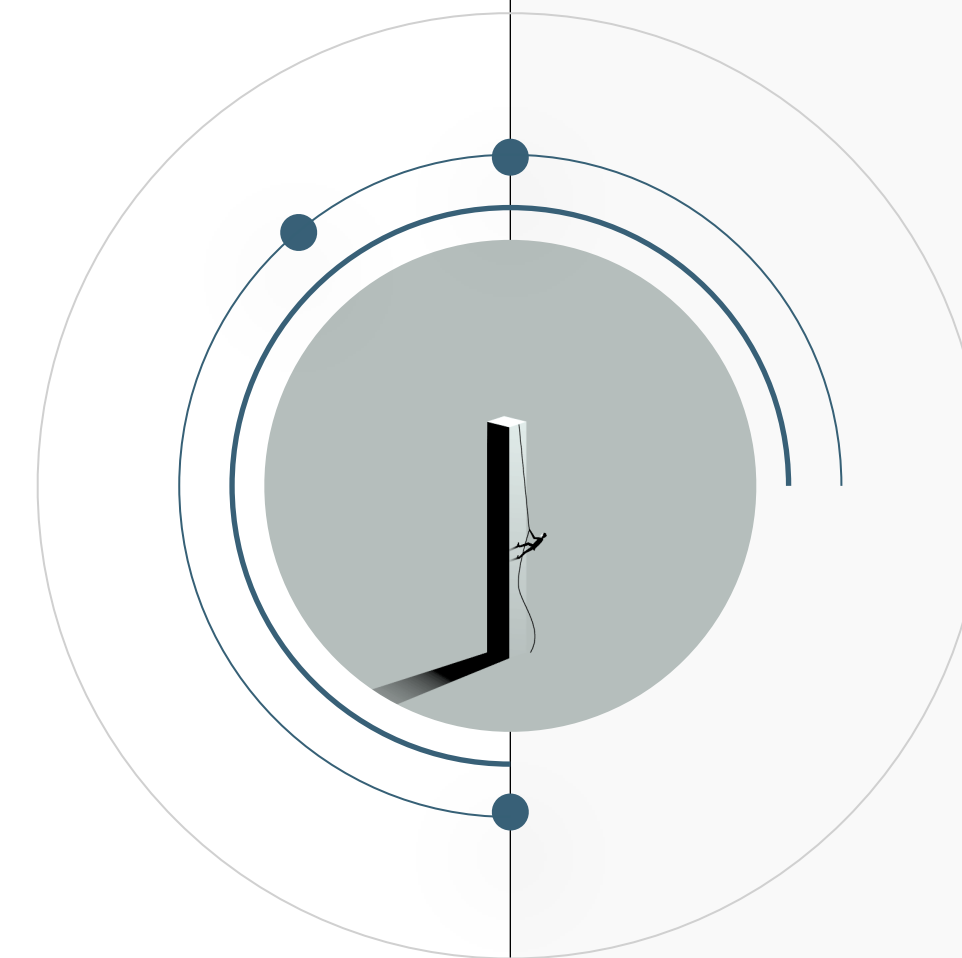
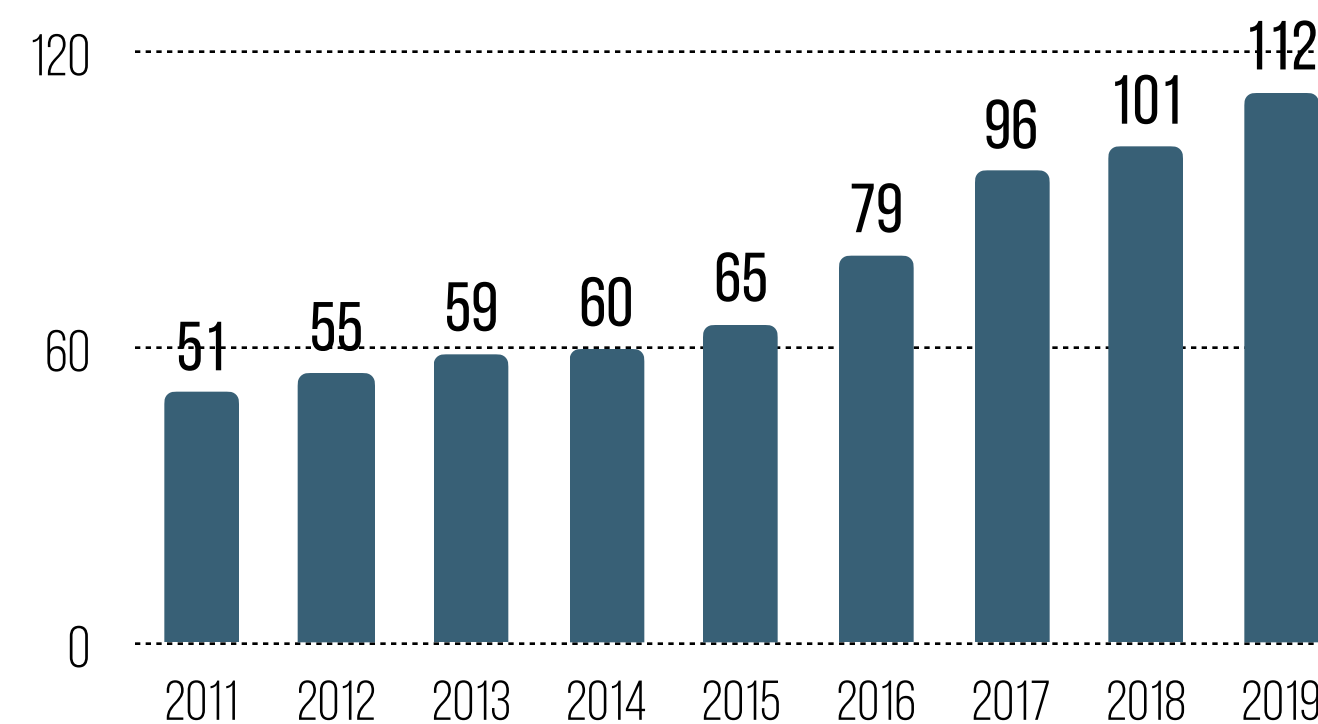
As of March 31, 2020, the rate of occupancy in office space is 96%

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

399,749 sqm.

NOI FROM OFFICES



AMOT OFFICES



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



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OFFICES

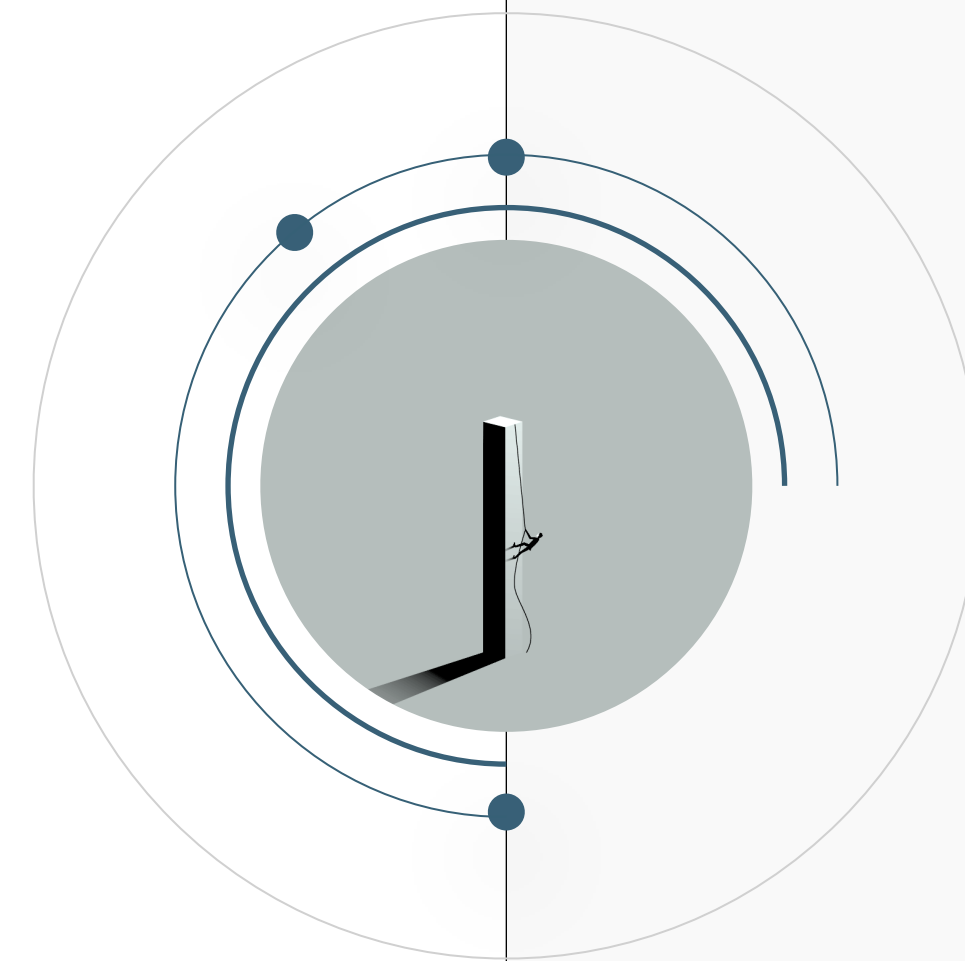


REPRESENTATIVE ASSETS

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

Income producing office buildings
with an area of approximately

399,749 sqm.



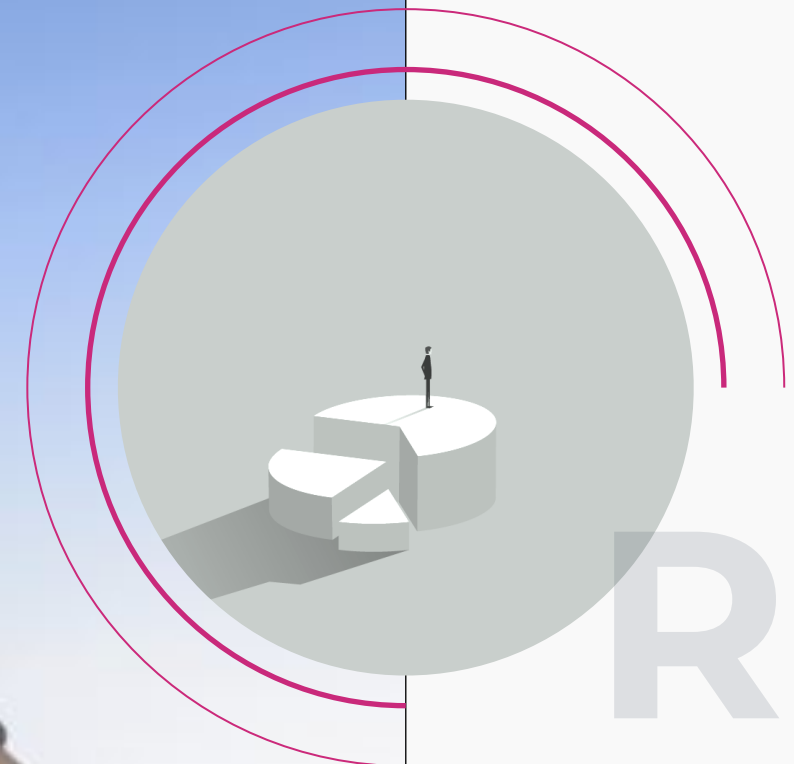
AMOT OFFICES

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INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT
OFFICES





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**AMOT
RETAIL**



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AMOT RETAIL

The fair value as of 31/3/2020 is approximately 0.8 billion USD

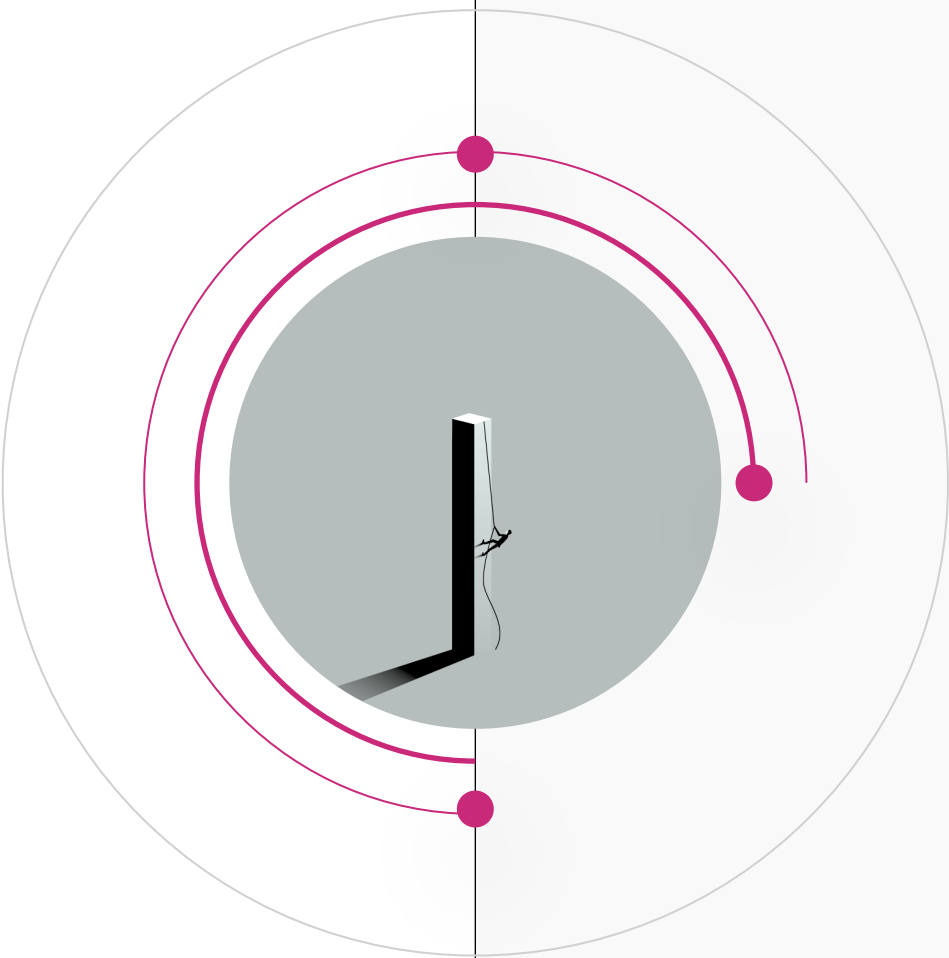
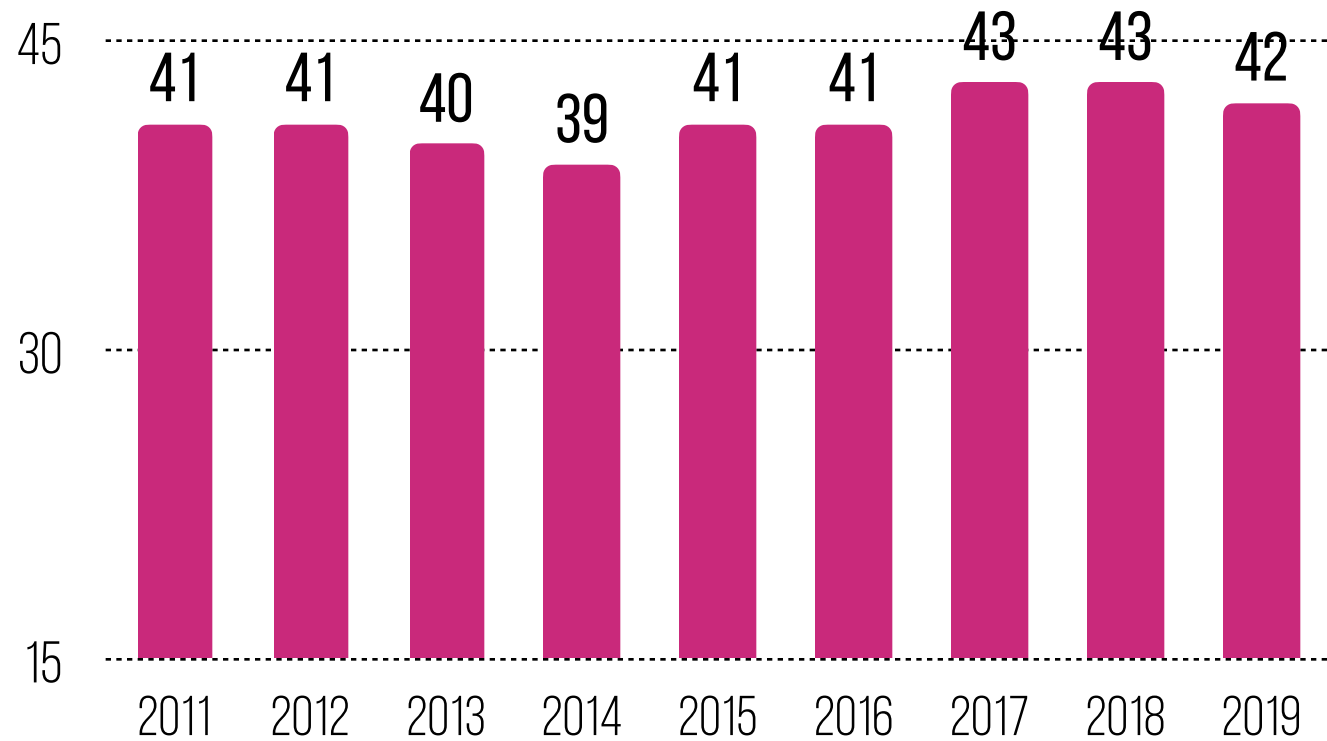
The NOI from retail in 1-3/2020 is 12 million USD

As of March 31, 2020, the rate of occupancy in retail centers is 97.3%

Retail centers with an area of approximately

130,723 sqm

NOI FROM RETAIL



AMOT RETAIL



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AMOT
RETAIL

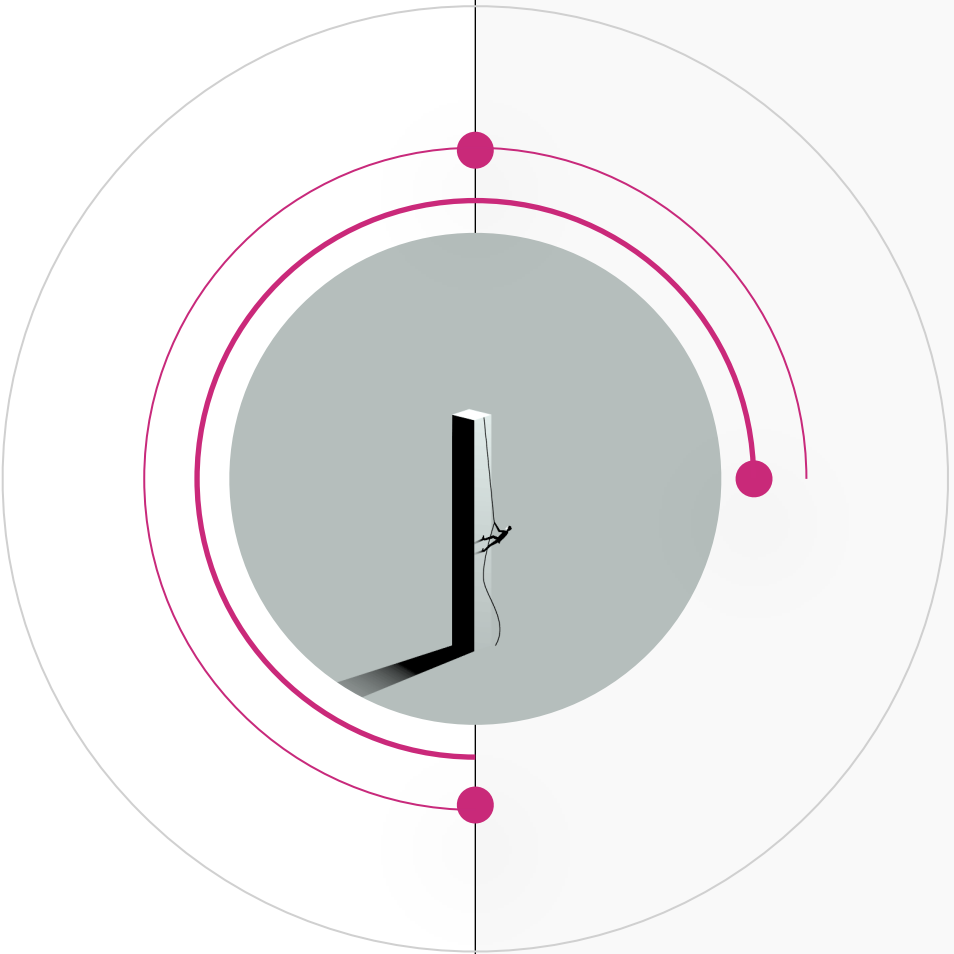


REPRESENTATIVE ASSETS

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

130,723sqm



AMOT RETAIL

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AMOT
RETAIL



SUPERMARKETS

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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 – Akko

Shufersal – Kiryat Eliezer

- Shufersal – Motzkin

Shufersal – Hayarden

Shufersal – Or Yehuda

Shufersal – Kiryat Shprinzak

Supermarket – Beit Shemesh

Co-op – Hapalmach

Co-op – Kiryat Yam

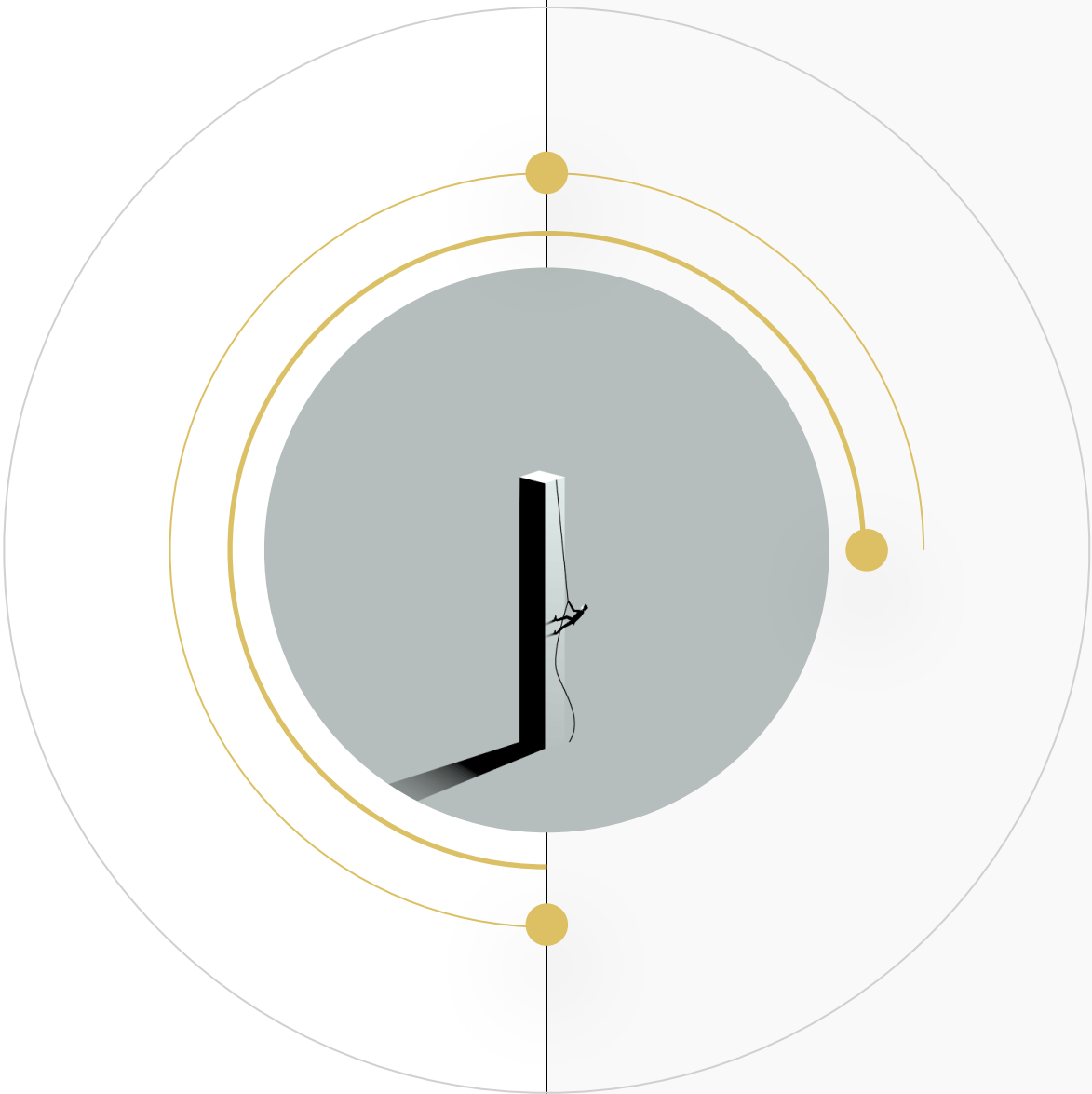
Co-op – Kiryat Menachem

Levkowitz – Givat Hamoreh

Super Sapir – Tzfatz

Supermarkets with an area of approximately

38,889 sqm



AMOT SUPER MARKETS

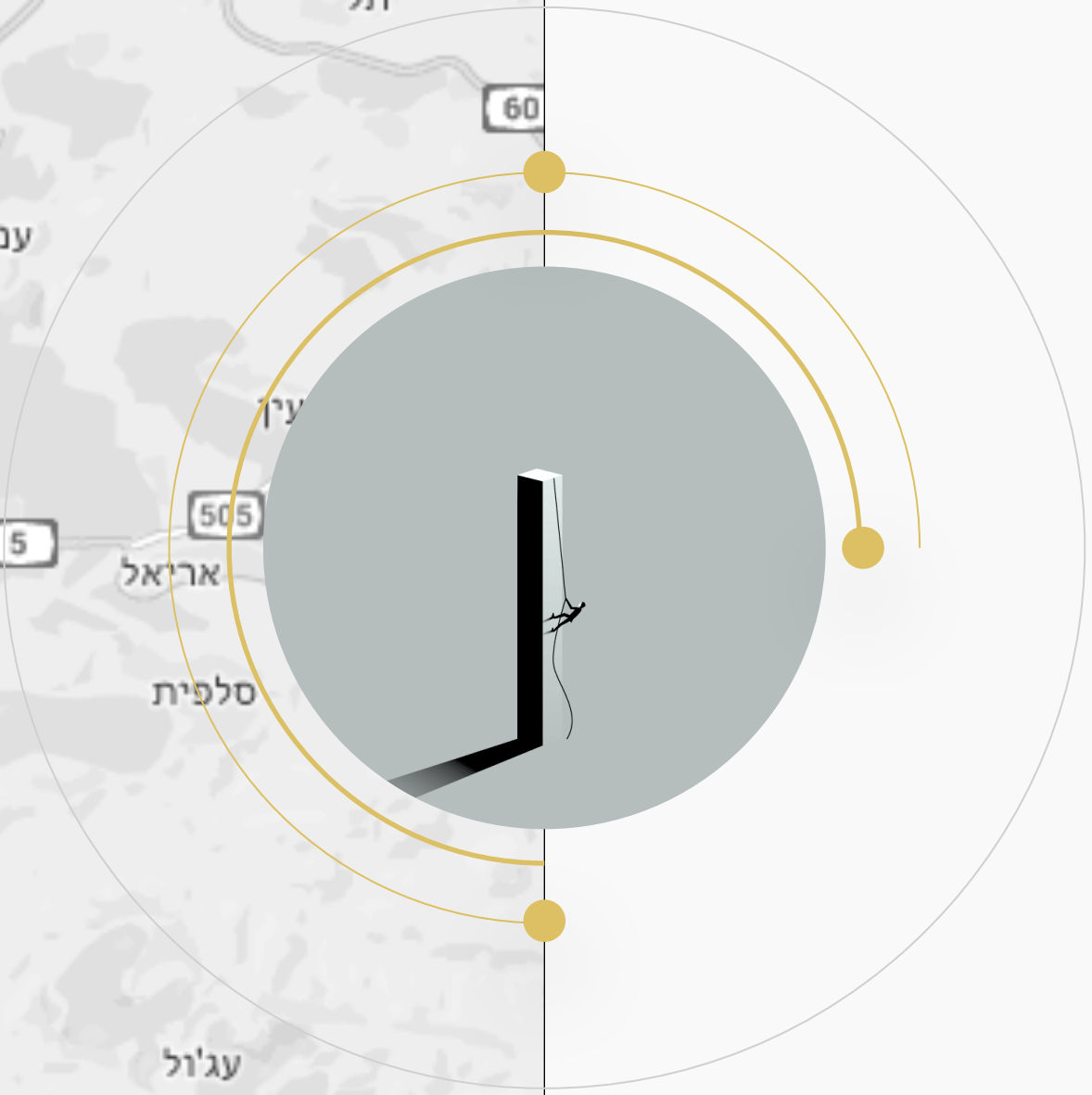
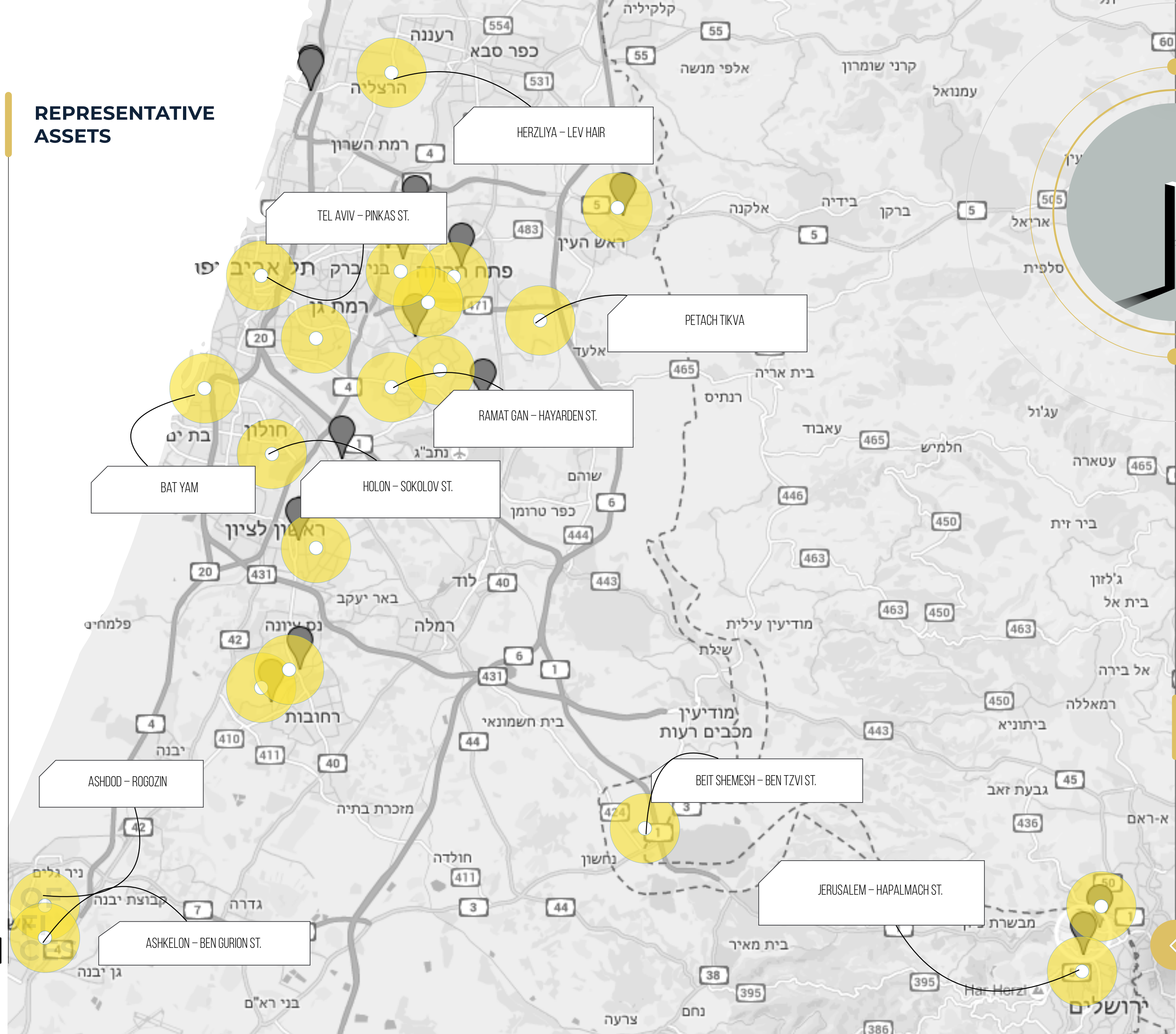
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AMOT SUPERMARKETS



REPRESENTATIVE ASSETS



AMOT
SUPER
MARKETS

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INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT
SUPERMARKETS



IN DUS TRIAL



AMOT INVESTMENTS.
PEOPLES FIRST.

**INDUSTRIAL AND
LOGISTIC PARKS**

AMOT INDUSTRIAL AND LOGISTIC PARKS

The fair value as of 31/3/2020 is approximately 0.7 billion USD

The NOI from industrial and logistic parks in 1-3/2020 is 11 million USD

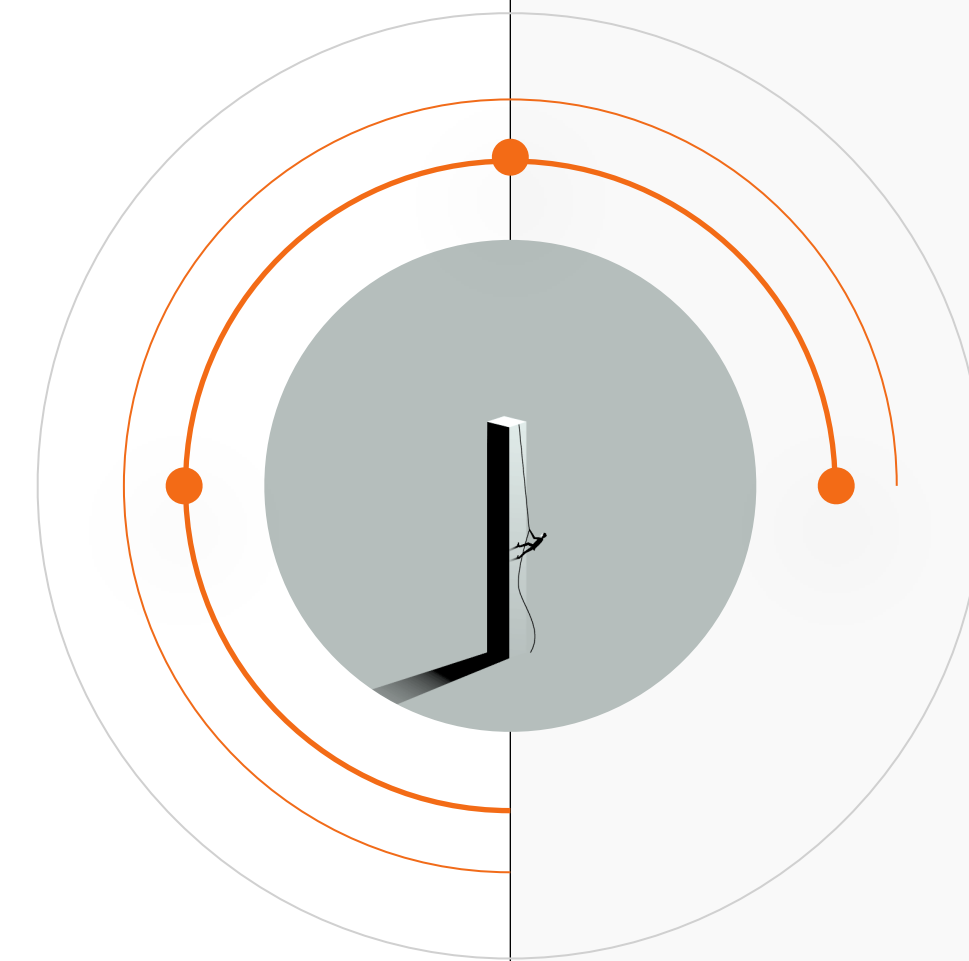
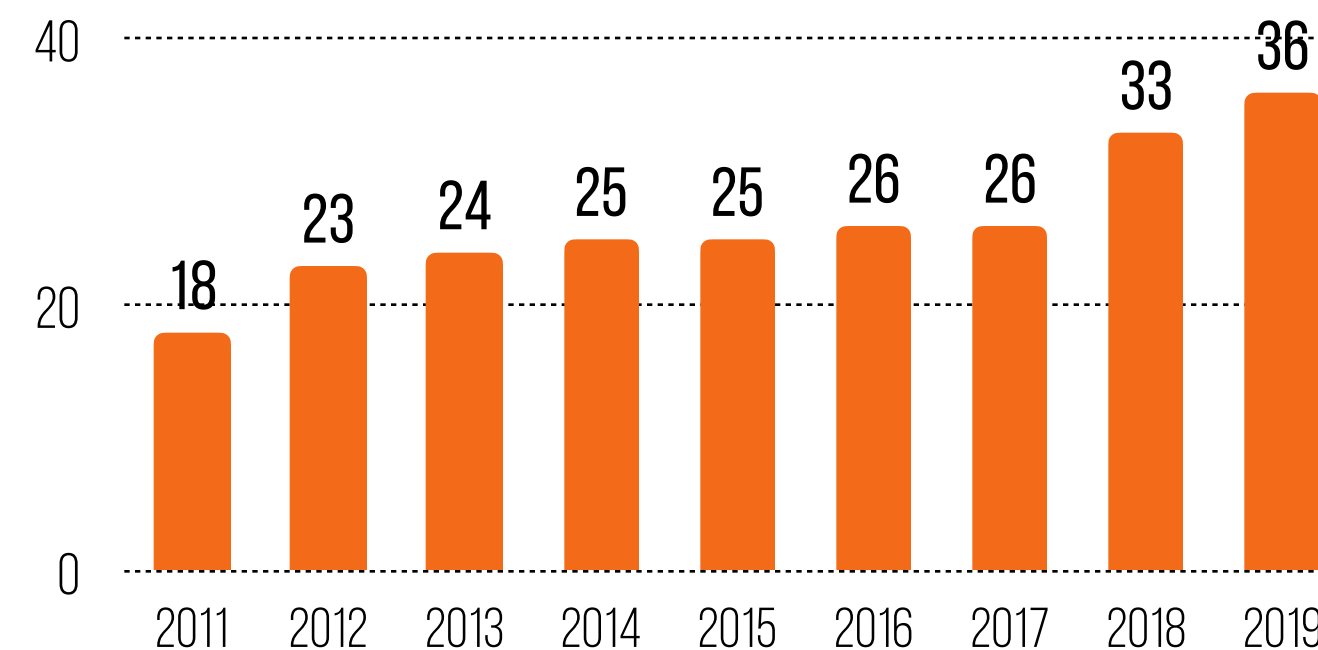
As of March 31, 2020, the rate of occupancy is 99.1%

The scope of new logistic center purchased during 2019 is approximately 129 USD.

Industrial and logistic parks with an area of approximately:

348,786 sqm

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



INDUSTRIAL & LOGISTIC PARKS



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INDUSTRIAL AND LOGISTIC PARKS



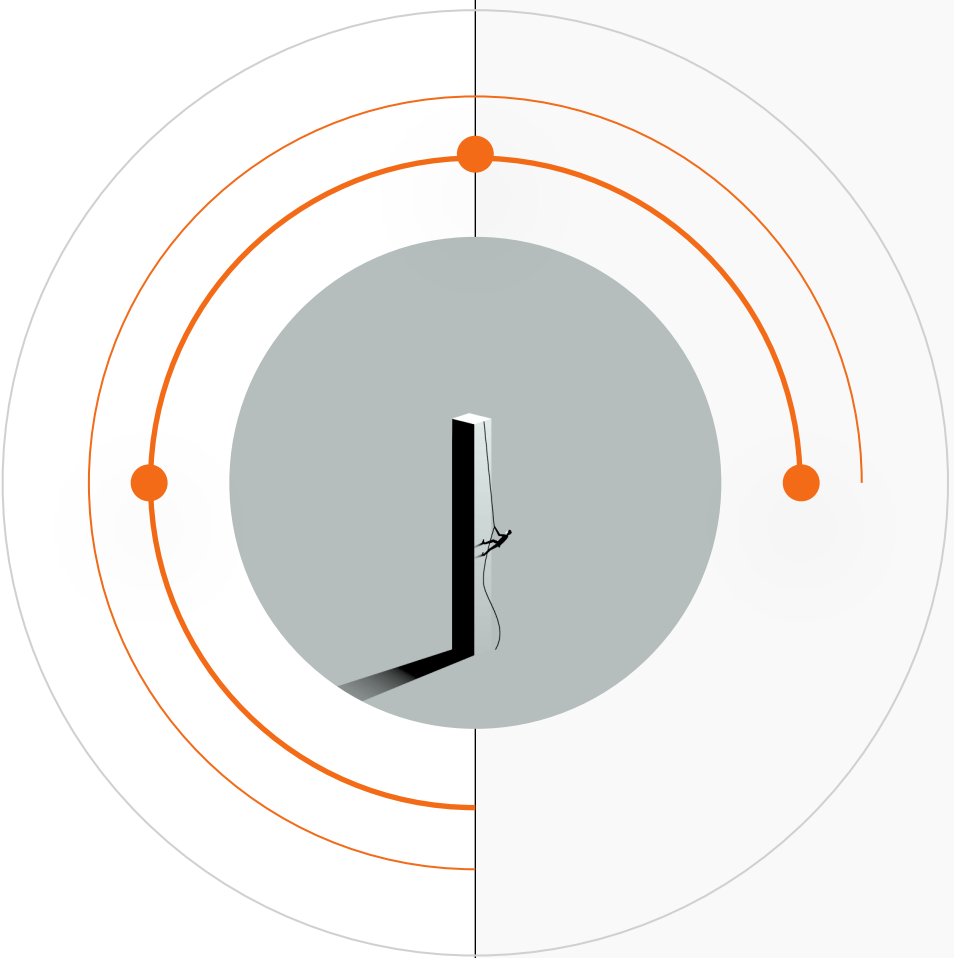
INDUS
TRIAL

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	

Industrial and logistic parks with
an area of approximately:

348,786_{sqm}



INDUSTRIAL & LOGISTIC PARKS



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AND MANAGERS OF OFFICE AND
INDUSTRIAL REAL ESTATE IN ISRAEL



INDUSTRIAL AND
LOGISTIC PARKS



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AMOT INVESTMENTS.
PEOPLES FIRST.

DEVELOPMENT STRATEGY

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



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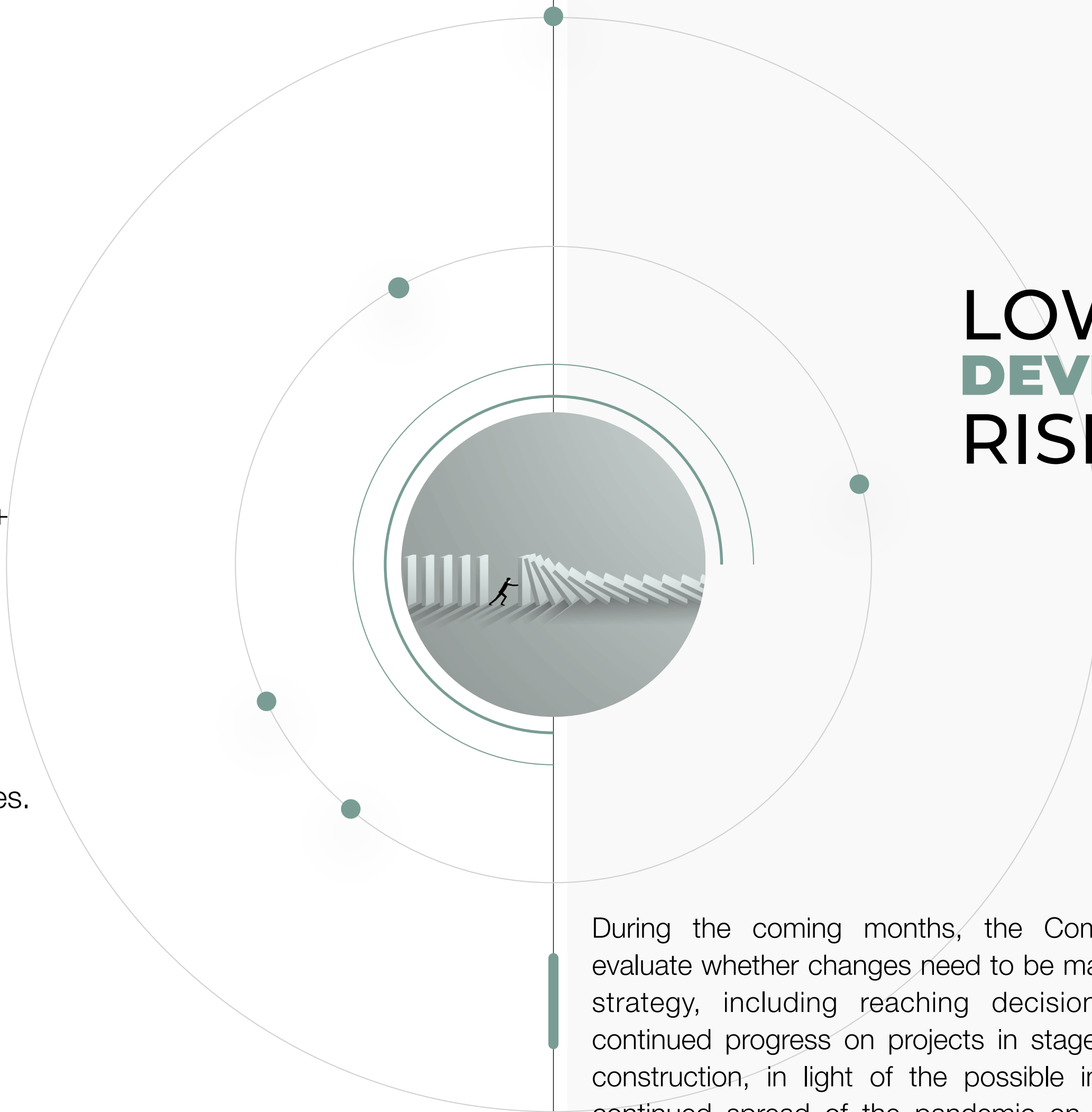
AMOT

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.

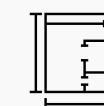
Maintaining the Company's existing leverage rates.



LOW DEVELOPMENT RISK

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

During the coming months, the Company intends 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.



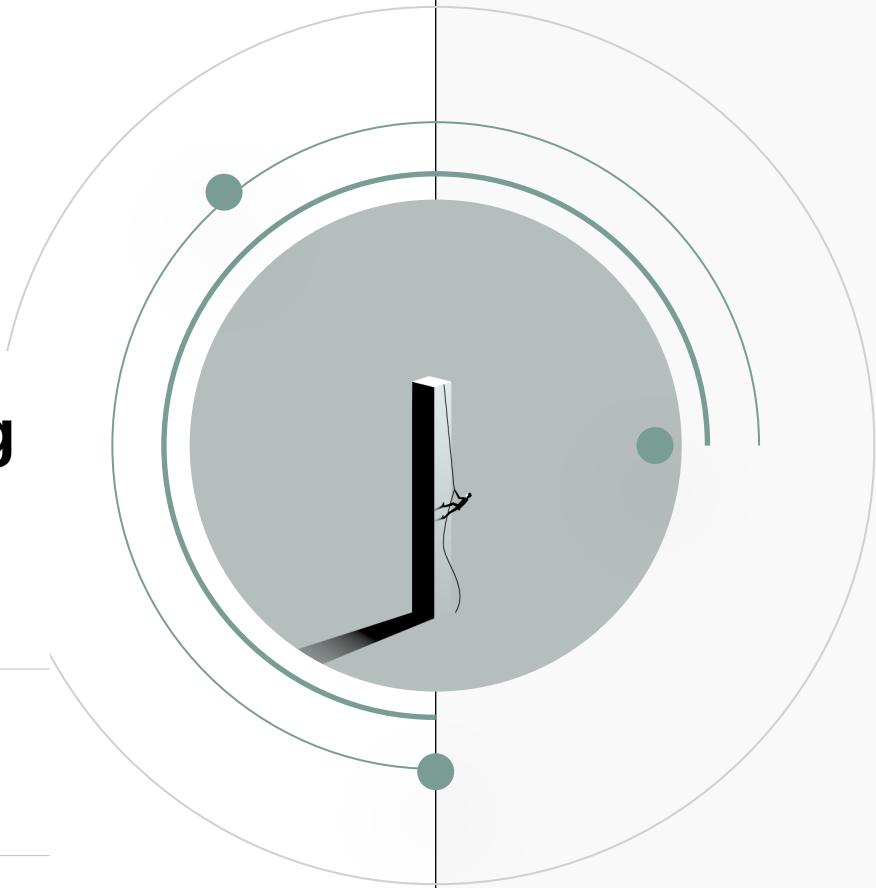
DEVELOPMENTS
STRATEGY

CONCENTRATION OF DATA ON PROJECTS UNDER CONSTRUCTION AS OF MARCH 31, 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 31/3/2020 Company's Share -Million USD	73	39	35	10	157	6
Estimated Construction Cost, Including Land and Parking Cellars, Company's Share -Million USD	147	86	157	74	464	43
Estimated Completion Cost 31/3/2020, Company's Share -Million USD	74	47	122	64	307	37
Estimated NOI, Company's Share -Million USD	12	7	14	6	39	

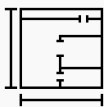
DEVELOPMENT

During the coming months, the Company intends 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



ToHa2 Tower

ToHa1 Tower



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

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

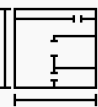
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

TOHA 2 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



MAIN USE

OFFICES

GLA

56,000 SQM

AMOT'S SHARE

78%

EXPECTED COMPLETION

2021

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE

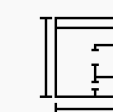
147 MILLION USD

DEVELOPMENT

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER Holon

During the coming months, the Company intends 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

38

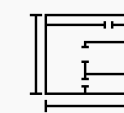


PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER Holon



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

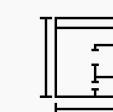


PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER Holon



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





+

DEVELOPMENT

MAIN USE	LOGISTICS
GLA	52,000 SQM
AMOT'S SHARE	75%
EXPECTED COMPLETION	2020
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	86 MILLION USD

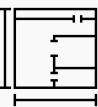
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MODI'IN

LOGISTICS

Modi'in

During the coming months, the Company intends 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



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

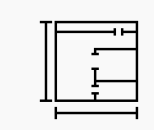
MODI'IN

LOGISTICS

Modi'in



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

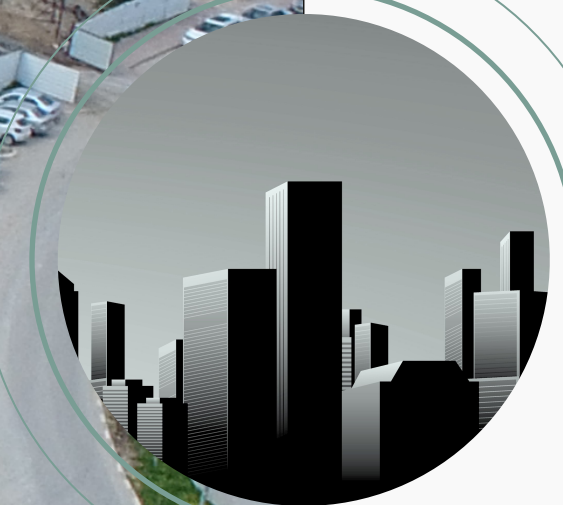


PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

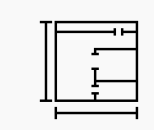
MODI'IN

LOGISTICS

Modi'in



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





MAIN USEOFFICES

GLA75,000 SQM

AMOT'S SHARE50%

EXPECTED COMPLETION2024

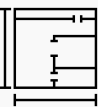
ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE157 MILLION USD

DEVELOPMENT

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM HA'LEHI Bnei-Brak

During the coming months, the Company intends 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



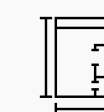
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM

HA'LEHI Bnei-Brak



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





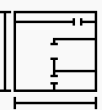
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM

HA'LEHI Bnei-Brak



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





MAIN USE

OFFICES

GLA

19,000 SQM

AMOT'S SHARE

100%

EXPECTED
COMPLETION

2023

ESTIMATED CONSTRUCTION COST:
74 MILLION USD

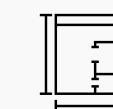
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PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM

1000 Rishon-Lezion

During the coming months, the Company intends 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.



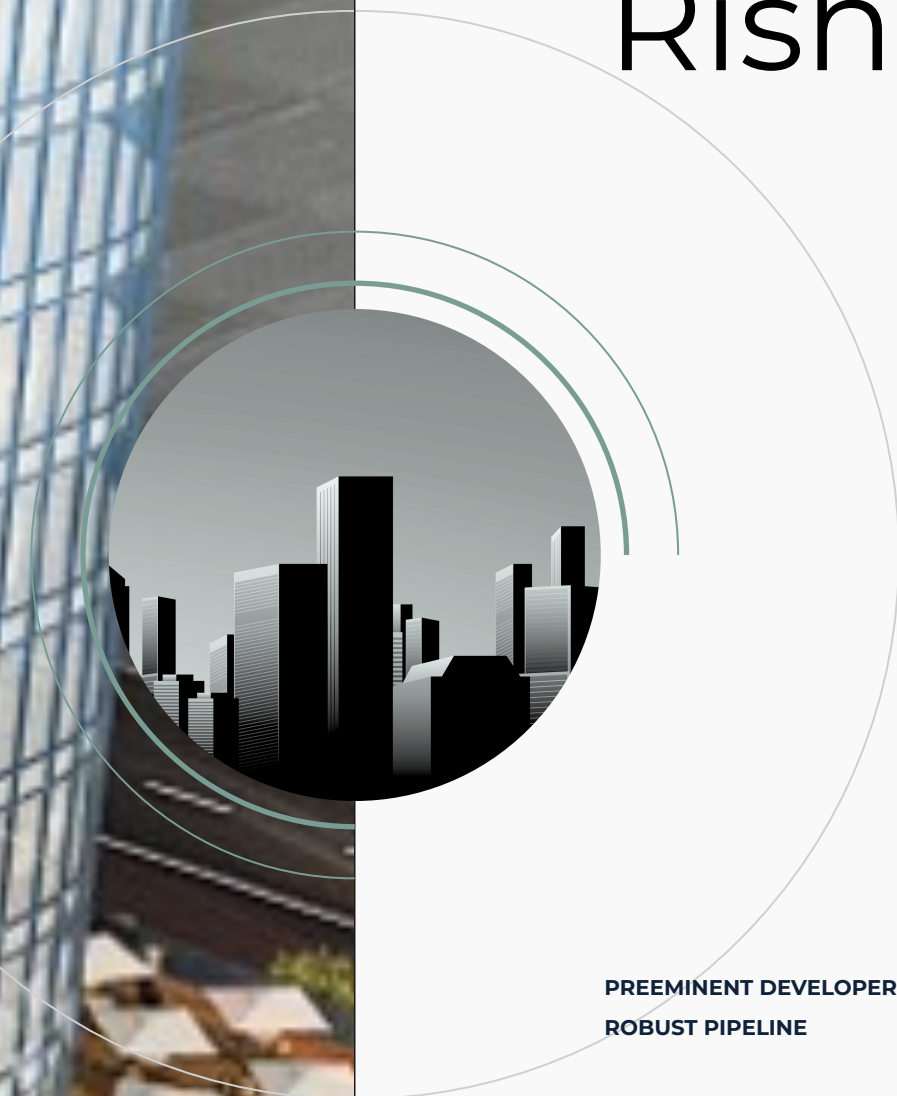
DEVELOPMENTS
STRATEGY



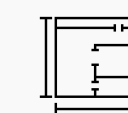
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM

1000 Rishon-Lezion

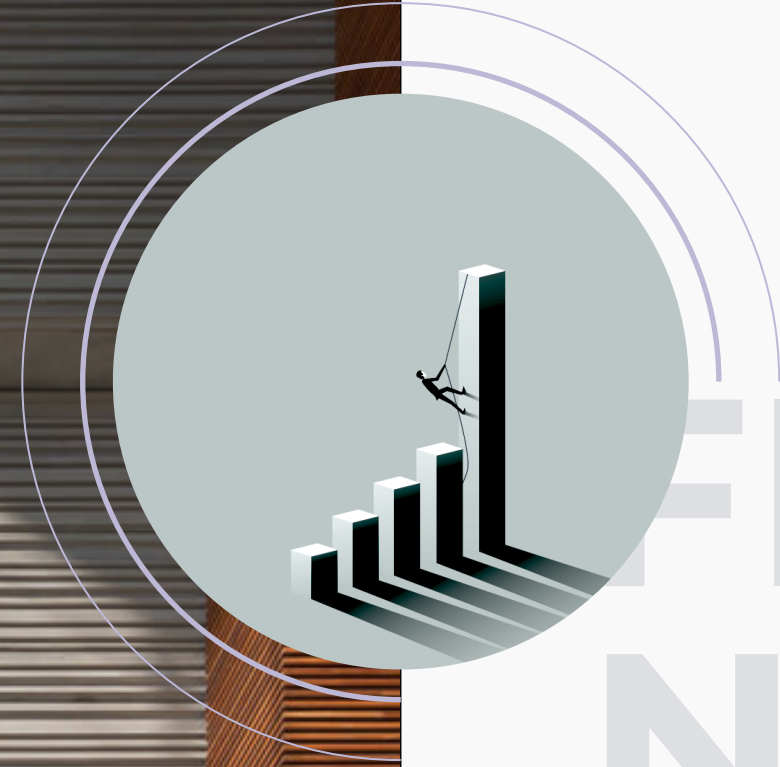


PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





FINANCIAL DATA



AMOT INVESTMENTS.
PEOPLES FIRST.

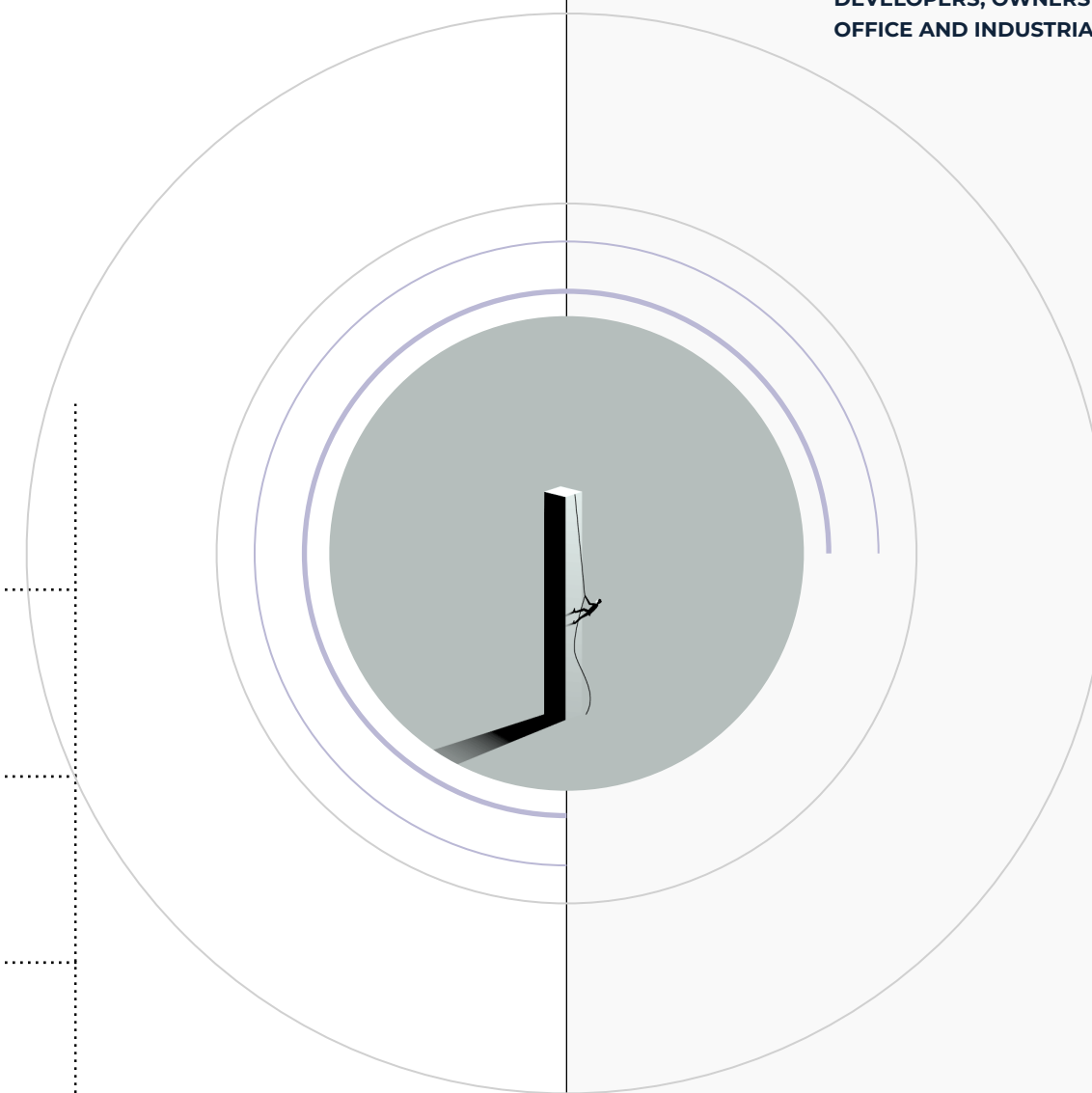
FINANCIAL DATA

FINANCIAL DATA

AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

	31.3.2020 million USD	31.12.2019 million USD
Cash and cash equivalents	323	21
Income-producing property and under construction	3,896	3,848
Financial liabilities	2,077	1,679
Deferred taxes	381	374
Total equity	1,712	1,744
EPRA NAV	2,093	2,118

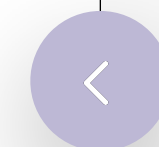
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OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



FINANCIAL DATA



FINANCIAL DATA

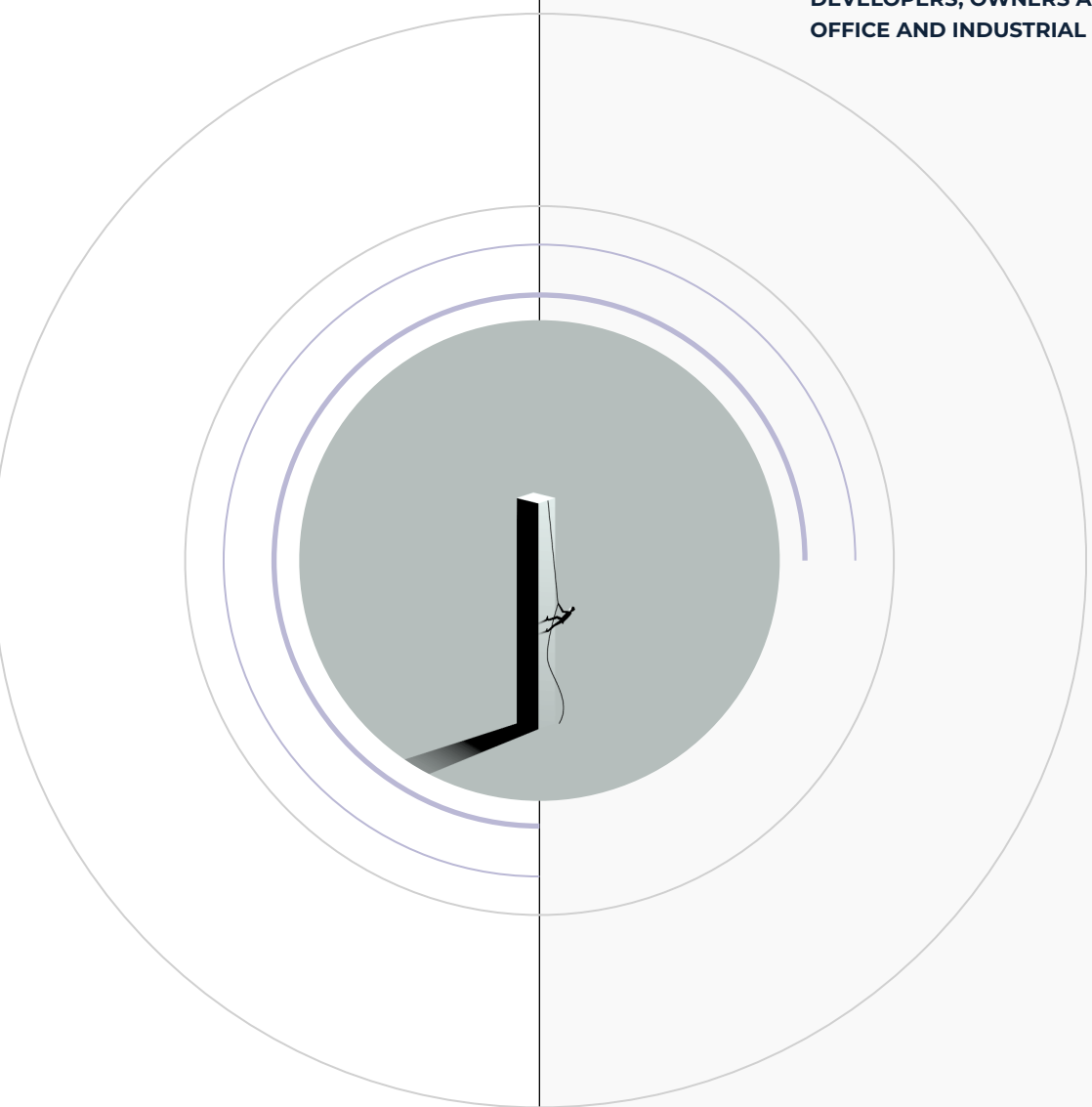


FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

	Change %	1-3/2020 million USD	1-3/2019 million USD
NOI	15%	57.4	50.0
Change in the value of investment properties		(12.6)	-
General and administrative expenses		(3.5)	(3.7)
Financing – real interest	(6%)	(8.3)	(8.8)
Financing – linkage and exchange rate differentials		4.3	3.1
Taxes		(11.5)	(10.7)
Net income	(14%)	25.5	29.7
FFO	17%	40.6	34.7

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FINANCIAL DATA



FINANCIAL DATA



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FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

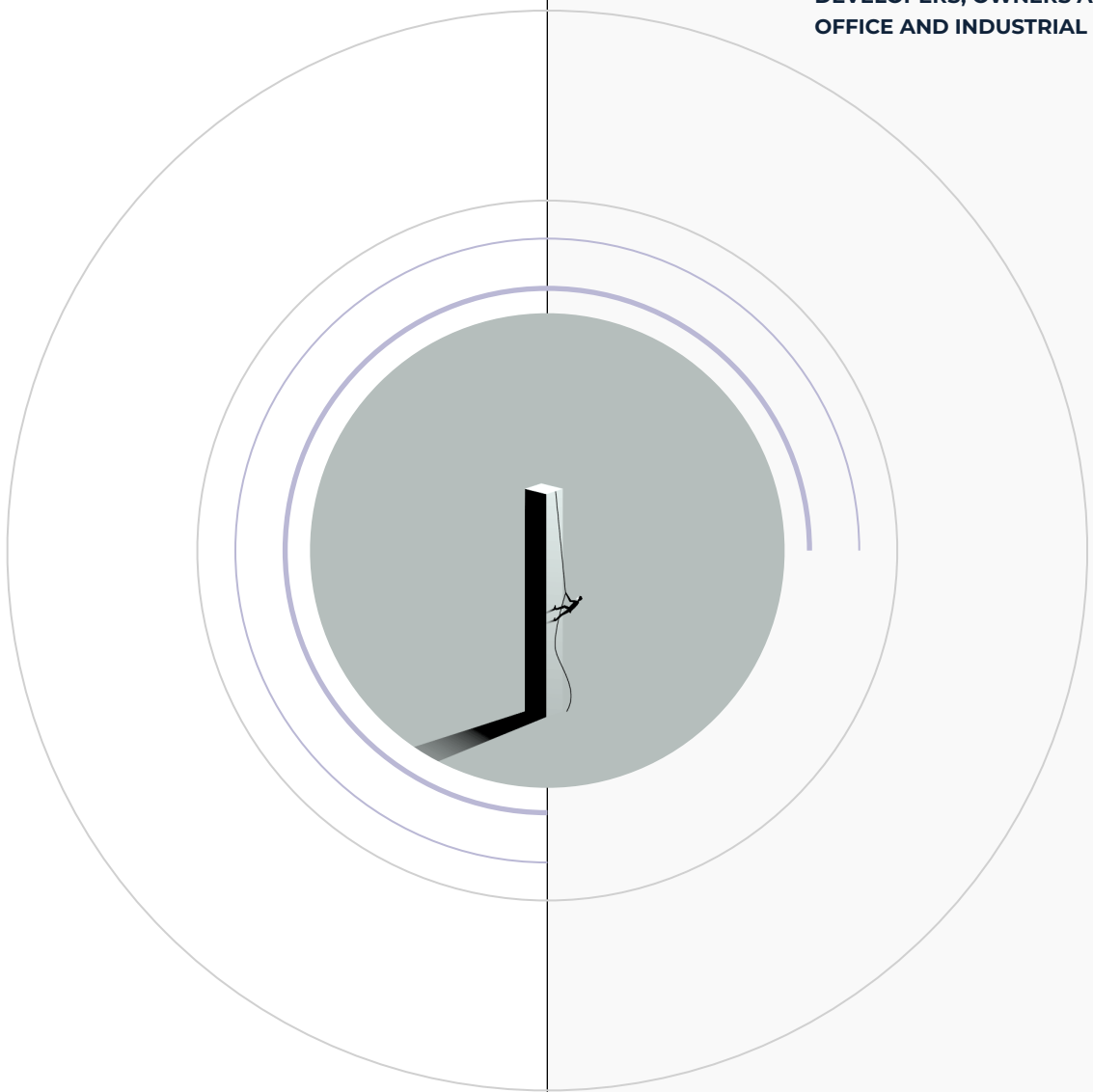
NOI

1-3.20	10-12.19	7-9.19	4-6.19	1-3.19	Change
--------	----------	--------	--------	--------	--------

Thousands USD

Same property NOI	50,309	58,150	49,662	49,077	49,273	2%
New assets	7,065	4,895	2,541	1,799	781	
NOI	57,374	63,045	52,203	50,876	50,054	15%

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FINANCIAL DATA



FINANCIAL DATA



FINANCIAL

The NOI during the first quarter of 2020, includes non-recurring income of 0.4 million USD.
The increase in Same Property NOI, net of non-recurring income compared to the corresponding quarter last year is 1.2%.



FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

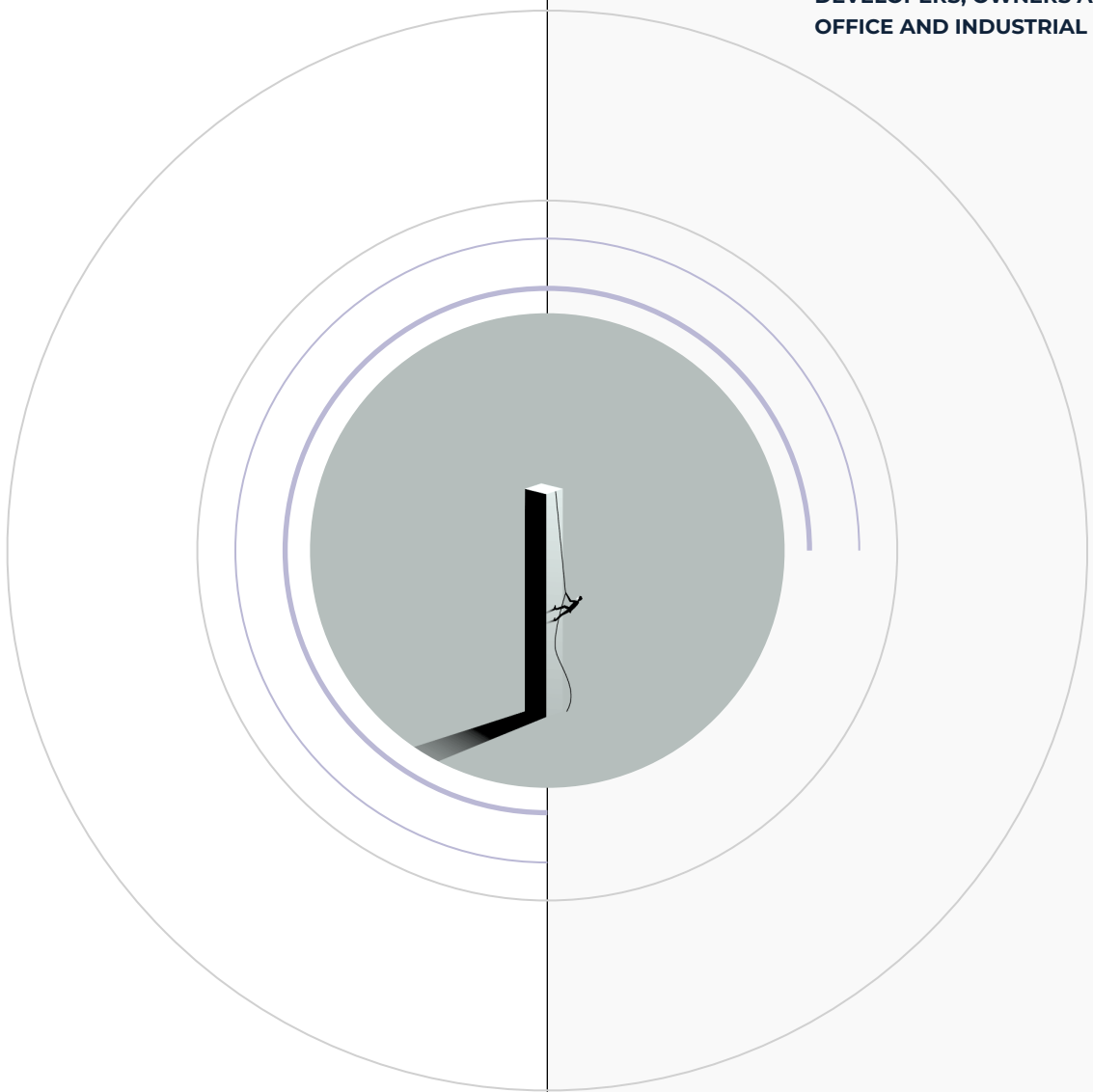
FFO

1-3/2020	1-3/2019	Change %
----------	----------	----------

thousands USD

FFO	40,645	34,748	17%
Weighted number of shares	381,254	348,565	9%
FFO per share (pennies)	10.7	10	7%

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FINANCIAL DATA



FINANCIAL DATA



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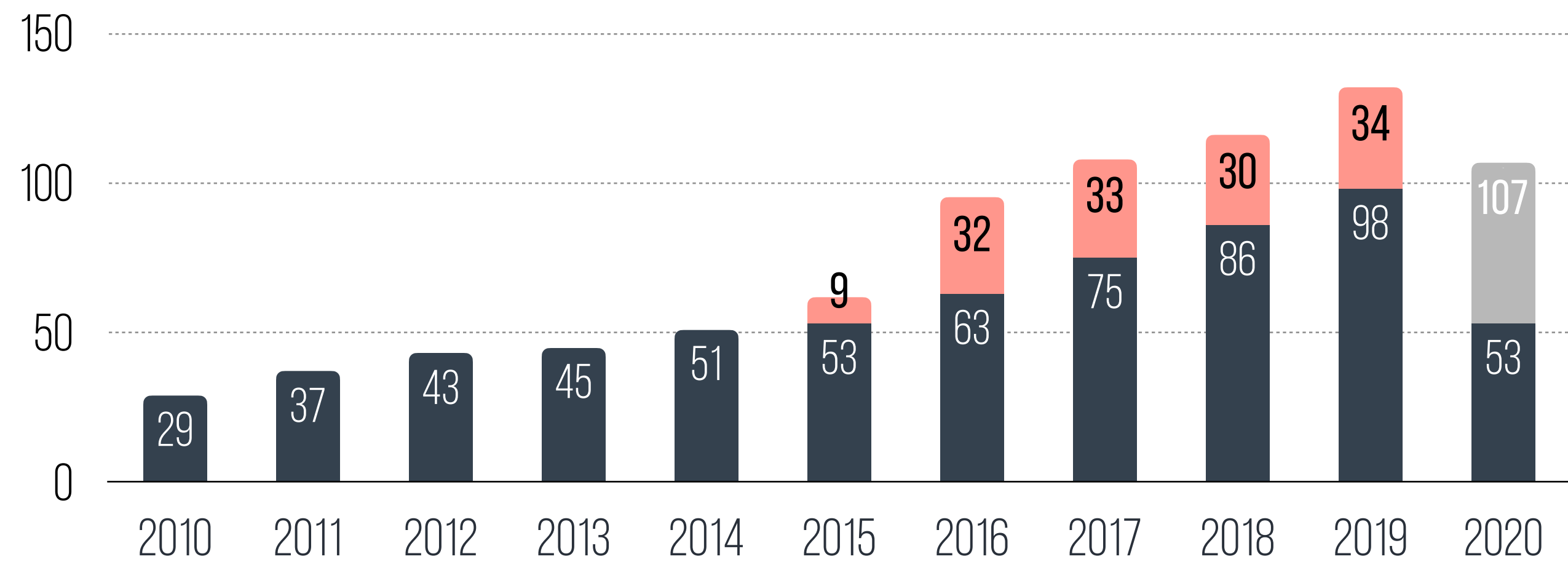
AMOT INVESTMENTS.
PEOPLES FIRST.

CONCLUSION

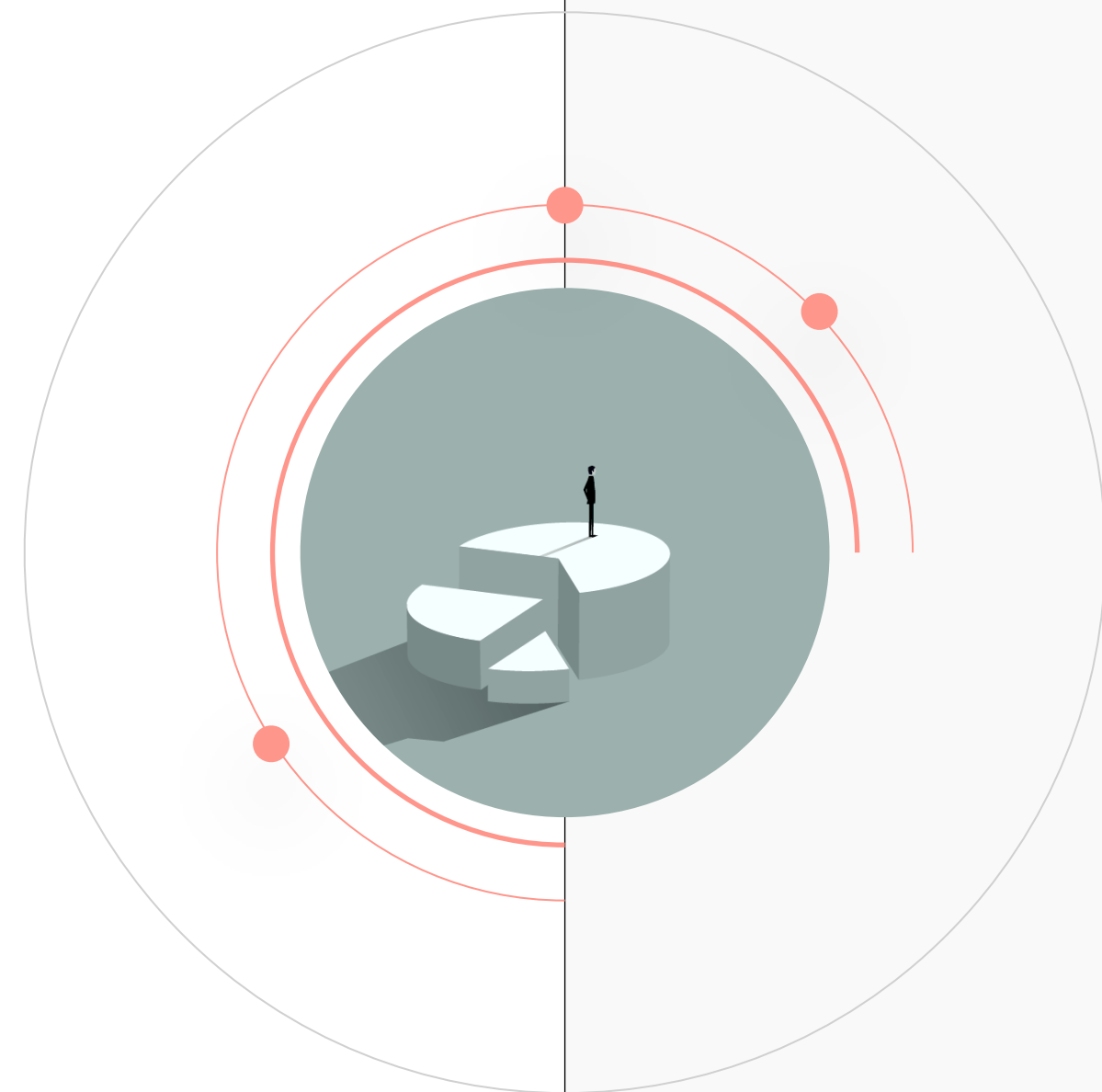
IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

SUMMARY

DIVIDEND DISTRIBUTION OVER THE YEARS (IN MILLION USD)



- EXTRA DIVIDEND
- REGULAR DIVIDEND
- FORECAST DIVIDEND



SUMMARY

Accumulated amount distributed since 2006:

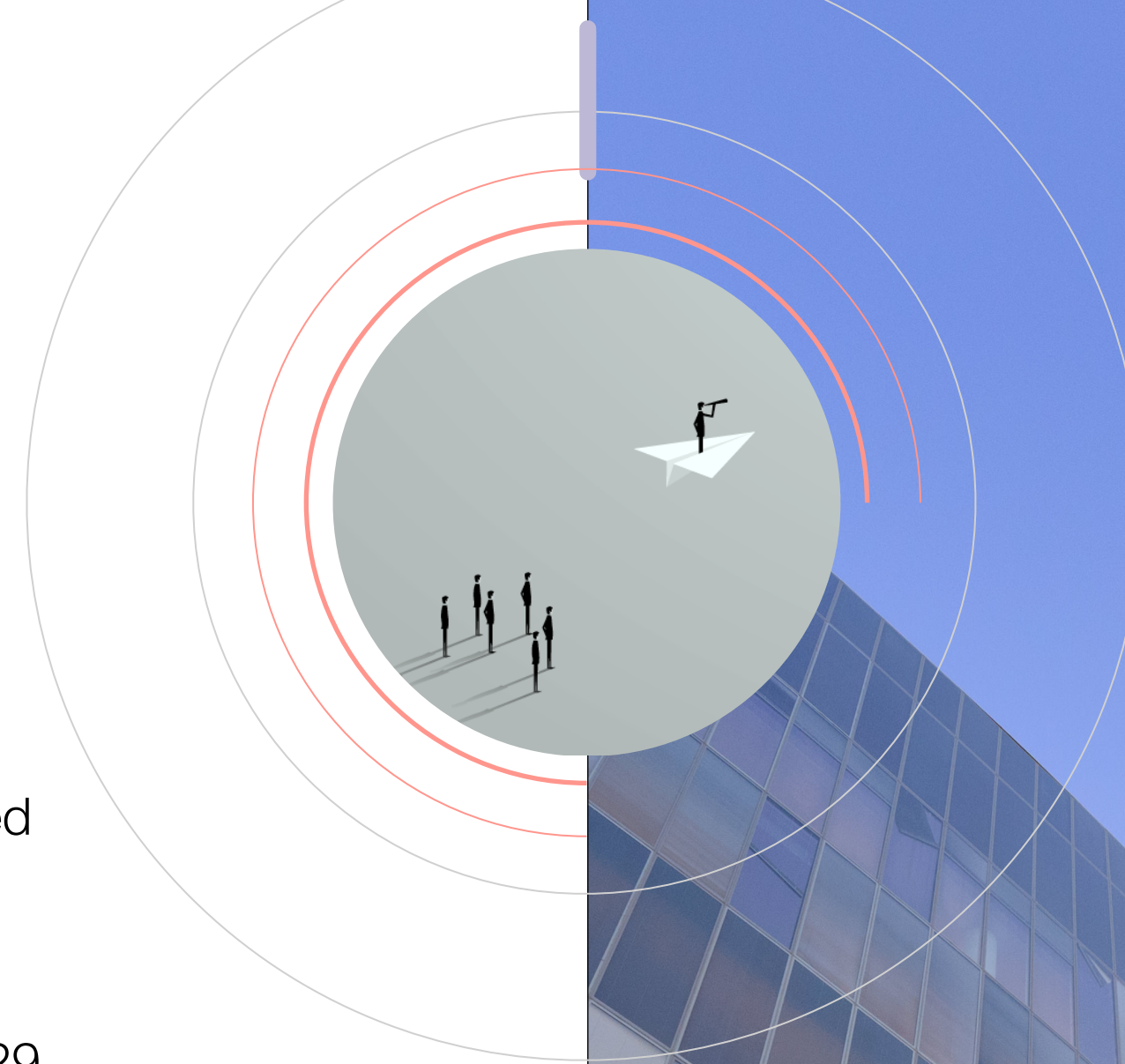
0.9 BILLION USD



AMOT FORECAST

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
- Credit facilities in the amount of 229 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 31.3.2020
- Promoting projects with reference to the potential for improvement
- A dividend policy that is stable and known in advance



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.



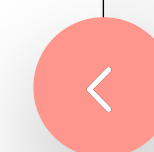
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5250501

AMOT INVESTMENTS LTD

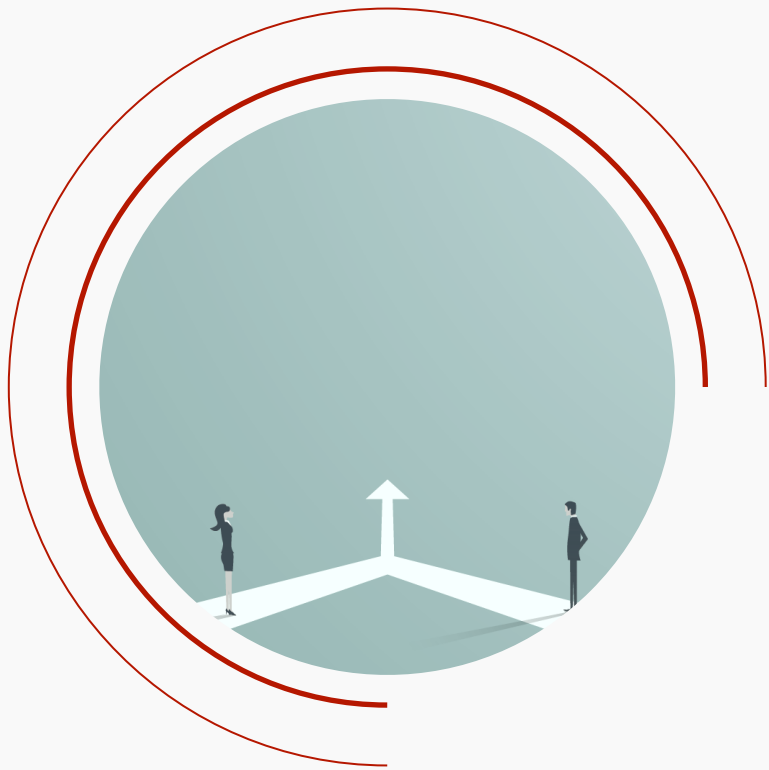


INTRODUCTION TO

AMOT

INVESTOR PRESENTATION

MARCH 2020



THANK YOU

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LOGISTIC REAL ESTATE IN ISRAEL

