AMOT INVESTMENTS

Capital Market Presentation - First Quarter Results 2021

AMOT

AlonyHetzGroup

AMOT INVESTMENTS. PEOPLE FIRST.

One of the largest publicly-traded, developers, owners and managers of office, retail and logistic real estate in Israel

Capital Market Presentation

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INVESTOR PRESENTATION

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Capital Market Presentation

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" THE BIGGEST RISK IS NOT TAKING ANY RISK "

Mark Zuckerberg

Amot Investments Ltd. is a leading Israeli real estate company, focused on the management, leasing, maintenance, initiation and development of yielding properties in Israel.

INTRODUCTION

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INVESTOR PRESENTATION

INTRODUCTION

AMOT AT A GLANCE

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.

The company's share is included in the FTSE EPRA index.

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 57% of its equity.

The company owns 104 assets

Total area: 1,500,000
Approximately 956,000 sqm above ground and 553,000 sqm of rental space

Total real-estate value – 14 billion NIS

All of the Company's assets are not encumbered except for assets valued at 2% of ownership with partners.

The average occupancy rate of the Company's assets is 96.8%.

4 projects under construction 94,000 sqm. and 5 projects in planning and initiation stages totaling 185,000 sqm

Leverage ratio – 43%

Net Financial Debt – 6.1 billion NIS

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

CONTRACTS

During Q1 2021, 135 new contracts have been signed, including the exercise of options on **an area of approximately 54 thousand square meters**, which will generate annual rental fees of approximately 53 million NIS.

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	68	26,796	79	79	-
Retail	49	8,258	126	124	(2%)
Logistics and industrial	14	13,085	46	46	-
Supermarkets	4	5,848	117	120	3%
Total	**135**	**53,987**			

The company signs on contracts with various levels of finishing.

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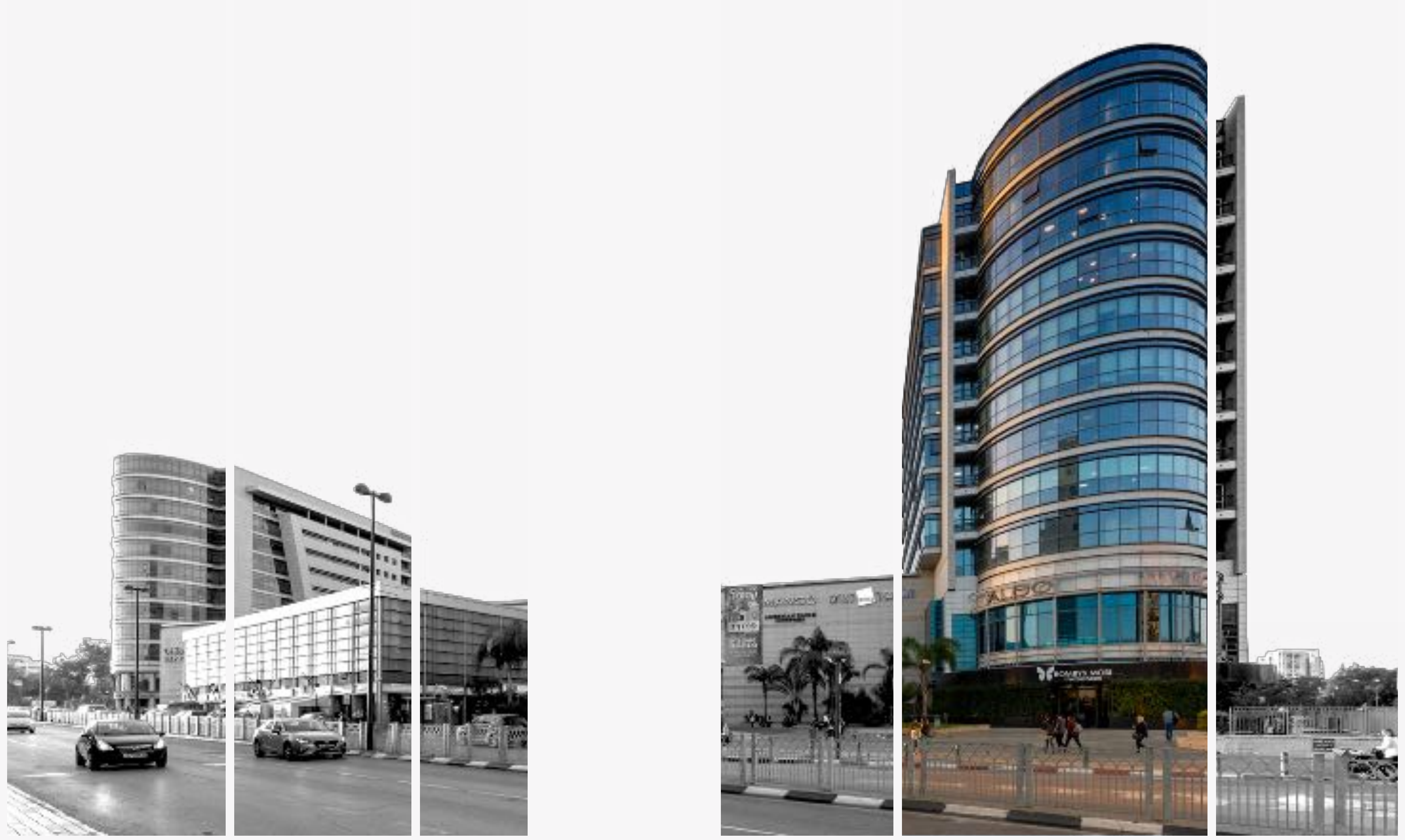
INVESTOR PRESENTATION

INTRODUCTION

KEY INVESTMENT HIGHLIGHTS

Amot's properties include office buildings, industrial parks, logistics centers, malls, shopping centers, supermarkets and central bus stations.



" ACTION IS THE
FOUNDATIONAL KEY TO ALL SUCCESS "

Pablo Picasso

INVESTMENT PROPERTIES

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INVESTOR PRESENTATION

INVESTMENT PROPERTIES

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INCOME-PRODUCING PROPERTY VALUE AS OF

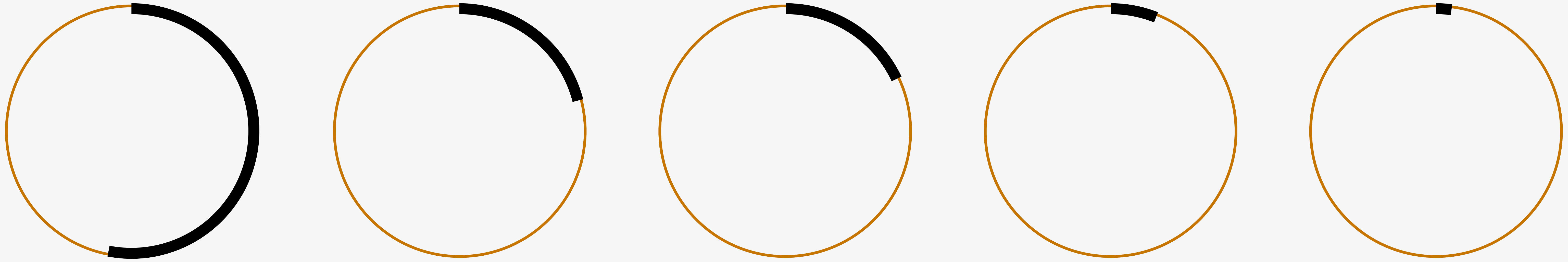
31.3.2021

VALUE IN MILLION NIS

12,743

TOTAL VALUE IN MILLION NIS

14,014



OFFICES	Investments Properties	51%
RETAIL	Investments Properties	21%
LOGISTICS AND INDUSTRIAL	Investments Properties	20%
SUPERMARKETS	Investments Properties	6%
OTHERS	Investments Properties	2%

INVESTMENT PROPERTIES

INVESTMENT PROPERTIES

FAIR VALUE BY LOCATION

72%

INCOME-PRODUCING PROPERTY VALUE AS OF

31.3.2021

VALUE IN MILLION NIS

12,743

4,545	Tel Aviv metropolis	36%
4,593	Gush Dan Surroundings	36%
3,538	Other areas	28%

COVID-19

In early 2020, the Coronavirus pandemic, which was declared a global pandemic by the World Health Organization, began to spread around the world.

The Israeli Government took steps to curb the pandemic through emergency regulations, by virtue of which severe restrictions were imposed on the public during 2020, the pinnacle of which was the imposition of full or partial lockdowns, which paralyzed a considerable part of the business activity and severely restricted the freedom of movement of the public.

The last lockdown was imposed at the end of December 2020 and lasted about two months, while only from February 20th, 2021 it was possible to gradually return to activity, subject to the strict conditions of the Purple Badge, which dictate rules of conduct in public spaces under restrictions in all sectors of the economy ("The Purple Badge") and gradually facilitated the opening of the various businesses.

As of the date of publication of this report, a return to routine is evident in almost all sectors of activity, including the education system which has returned to full activity very recently, but many workers in the economy have not yet returned to full-time office work. Also, only the public that has been vaccinated and those that have recovered from COVID-19 are allowed to enter the cultural, recreational and leisure complexes, by presenting a "Green Passport" issued by the Ministry of Health.

In relation to its shopping centers (except in connection with essential businesses such as supermarkets, pharmacies, clinics and banks), the company formulated a stepped relief plan for rent and management fees payments, where for the periods when the shopping centers were closed, the company did not charge rent and for periods when the shopping centers were partially operational, the tenants also given certain discounts with respect to management fees (all subject to a reduction in the relief amounts for each tenant who would be entitled to grants from the state according to the Government assistance plan).

The scope of the aforesaid facilitations (mainly for the tenants of the shopping centers), during Q1 2021, amounts to NIS 19 million.

COVID-19

The Company will continue evaluating whether any changes to its business strategy are required, including on any matter associated with possible changes to the preferences and needs of tenants, and changes to the characteristics and areas of employment in the economy, in light of the possible effects of the pandemic on economic activity in Israel and around the world.

FOLLOWING THE CORONAVIRUS EVENT, SET FORTH BELOW IS INFORMATION REGARDING CURRENT COLLECTION DATA IN RESPECT OF Q1 2021 RENT:

Uses	Collection percentages
Supermarkets	100%
Offices	98%
Logistics and industrial	99%
Retail	73%
Average	**94%**

Sustainability and the Community

SOCIAL RESPONSIBILITY

Sustainability and the Community

HEALTHY BODY AND SOUL

Sustainability and the Community

CLEAN ENERGY

Sustainability and the Community

REDUCE INEQUALITIES

Sustainability and the Community

NO POVERTY

Sustainability and the Community

GENDER EQUALITY

SUSTAINABILITY

SUPPORT FOR THE COMMUNITY

Amot is project of its human fabric, which constitutes an anchor for the Company's operations and for its success. However, Amot, all of whose operations are centered in Israel, is punctilious about not leaving segments of the population in Israel who need economic support, behind. Accordingly, the Company makes sure to contribute to organizations, which activity forms an important facet in preserving the fabric of Israeli society, including No2Violence (against women) the Israel Cancer Association and Krembo Wings.

2 MILLION NIS

a year is contributed to 43 different associations, societies and bodies

40% WOMEN

Women comprise approximately 20% of the Company's management

100% OF THE ASSETS

have full accessibility

SUSTAINABILITY

THE LEED PLATINUM STANDARD

3 of Amot's buildings have LEED Platinum rating – Amot Atrium, ToHa and Amot Campus (*)

The Amot Atrium Tower was the first tower in Israel to be awarded the LEED Platinum Standard.

A total of approximately 172 thousand sq. m. of office and retail space has accreditation under the LEED Platinum Standard.

Energy savings of 30% - 34% is expected in the Company's buildings, which have been built in accordance with the LEED Platinum Standard.

Hundreds of parking spaces for bicycles in the office buildings.

Planning for approximately 100 electric car-charging positions.

(*) IN CONSTRUCTION , AFTER COMPLETION THE PROCESS TO LEED PLATINUM WILL COMPLETE.

SAFEGUARDING THE ENVIRONMENT

The Company is focussed on acting in accordance with the most stringent standards that exist in the green building sector, ensuring the highest quality of construction together with maximal safeguarding of the environment. The two main standards that guide the Company's work, in accordance with the value of safeguarding the environment are the American LEED (Leadership in Energy and Environmental Design) Standard and the Israeli Green Building Standard (SI 5281).

PROXIMITY TO PUBLIC TRANSPORTATION

The Company works to promote the availability and proximity of projects to means of public transportation, in order to reduce the use of private polluting transportation, and encourages the use of tools which do not pollute the environment, by creating designated areas for bicycle and kick scooter parking in its recent initiation projects.

SUSTAINABILITY

HEALTHY MIND IN A HEALTHY BODY

The Company establishes gyms and encourages physical activity in all of the large office complexes that it establishes. The entry to the facilities is permitted for the Company's customers alone (non-commercial operation).

SOCIAL RESPONSIBILITY AND CORE VALUES

The Group intends to continue to commit to the principles of sustainability and social and environmental responsibility, in order to improve society and the environment as a whole, by means of continuing to manage the environmental and social impacts of its business activity, which includes continuing to invest resources in the adoption of programs for embedding environmental and social responsibility, embedding measurement and control processes in relation to its performance in the environmental, social and corporate governance fields, in the creation of cooperations on environmental matters and so on, all of which is done from a perspective that correct and proportionate handling of environmental and social impacts will also afford the Company a business advantage, reduce risks and create a trust based relationship with the community.

COMMUNITY AND WELFARE

The Group works continuously to assist the community, including volunteer days, monetary donations and investment in facilities accompanying the various projects for the welfare of its customers, including the construction of gyms, conference halls, restaurants and coffeeshops.

Amot emphasizes the educated use of depleted natural resources and energy saving in property systems, which leads to the reduction of greenhouse gas emissions.

Capital Market Presentation

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" LIVE OUT OF YOUR IMAGINATION, NOT YOUR HISTORY "

Stephen Covey

AMOT FORECAST

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INVESTOR PRESENTATION

FORECAST

AMOT FORECAST 2021

	Q1 2021 Actual In million NIS	FY 2021 Forecast In million NIS	FY 2020 Actual In million NIS
NOI	177	735-765	734
FFO	126	535-555	512
FFO PER SHARE (AGOROT)	30.8	130-135	131.5

Amot has assumed that there will not be additional lockdowns in Israel due to COVID-19 during 2021 and that the Israeli economy will gradually return to a normal level of operation by the end of this year.

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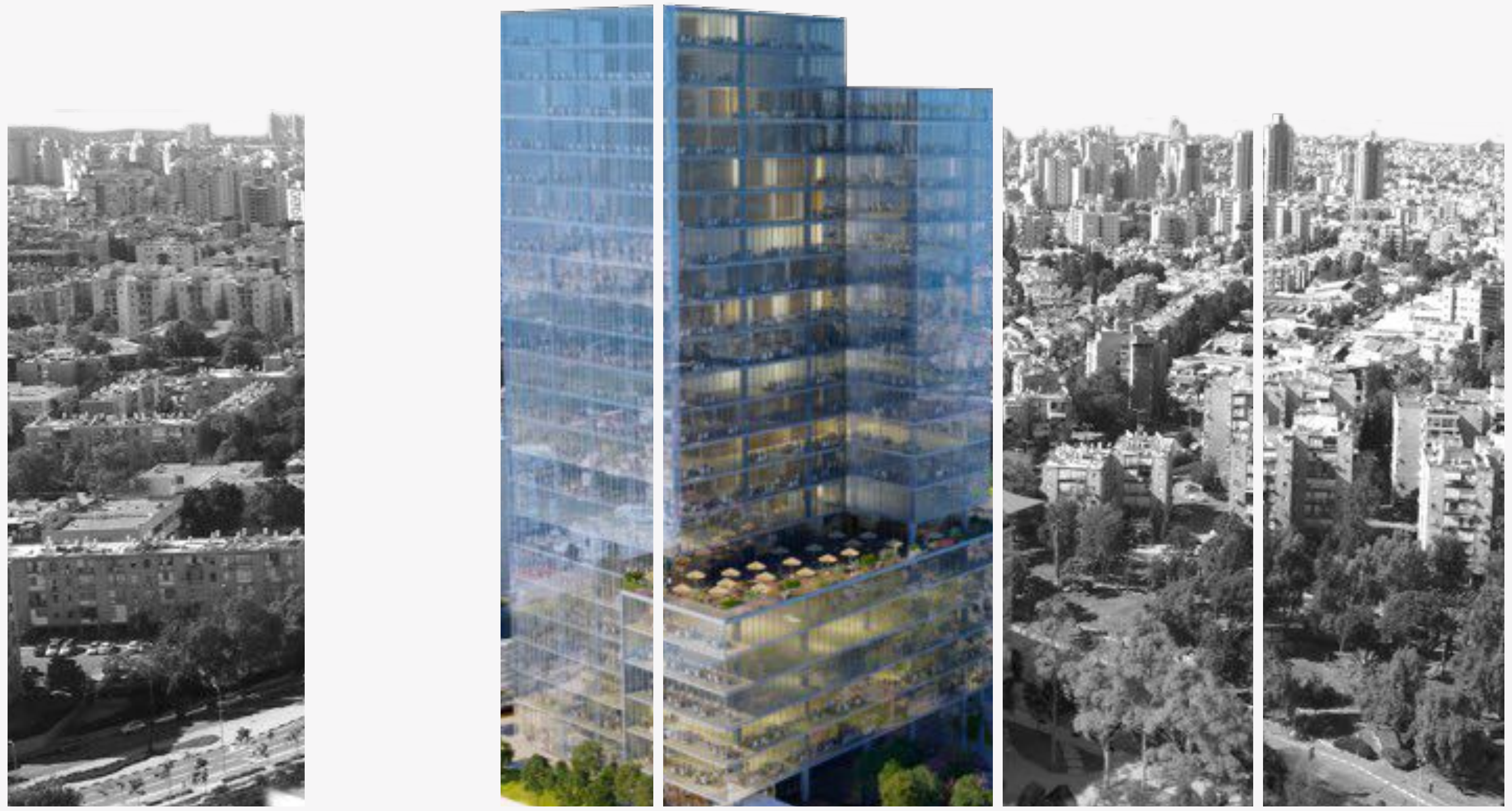

The company is currently developing several prime properties, which will fuel growth.

" I WILL EITHER FIND A WAY OR MAKE ONE "

Philip Sidney

GROWTH

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INVESTOR PRESENTATION

GROWTH

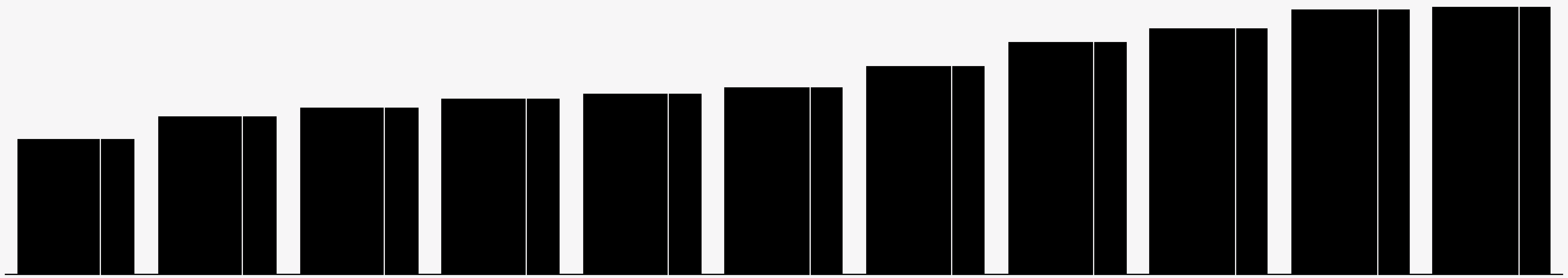
NOI ANNUAL AND QUARTERLY

NOI Annual 2010	NOI Annual 2011	NOI Annual 2012	NOI Annual 2013	NOI Annual 2014	NOI Annual 2015	NOI Annual 2016	NOI Annual 2017	NOI Annual 2018	NOI Annual 2019	NOI Annual 2020
369	434	458	480	493	512	569	635	675	728	734

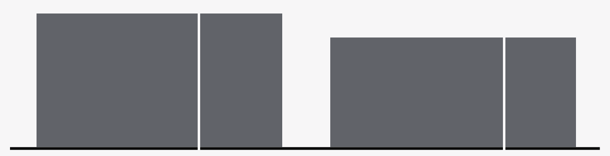
NOI Quarterly 1-3/20	NOI Quarterly 1-3/21
201	177

CONTINUOUS GROWTH IN NOI –
ANNUAL-IN MILLION NIS

99%



NOI -QUARTERLY-IN MILLION NIS



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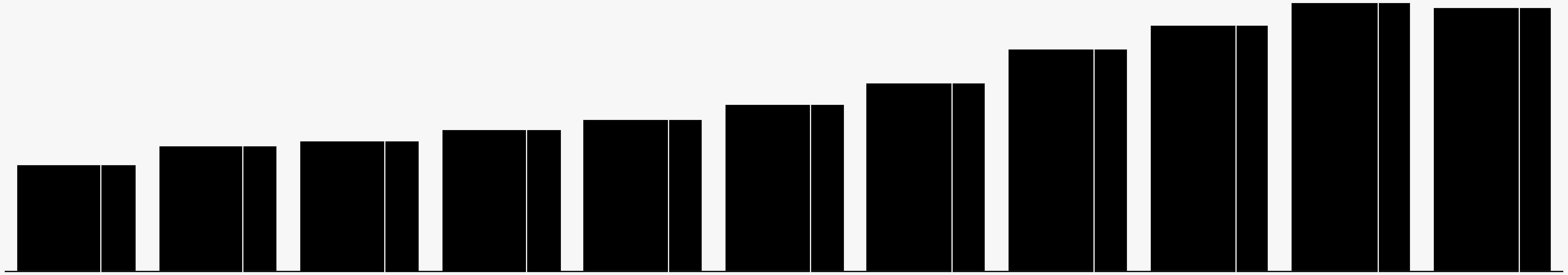
GROWTH

FFO ANNUAL AND QUARTERLY

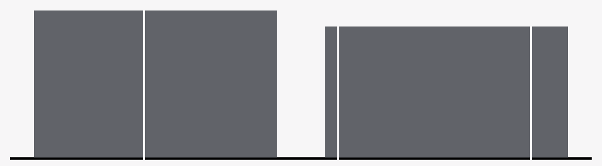
	FFO Annual 2010	FFO Annual 2011	FFO Annual 2012	FFO Annual 2013	FFO Annual 2014	FFO Annual 2015	FFO Annual 2016	FFO Annual 2017	FFO Annual 2018	FFO Annual 2019	FFO Annual 2020	FFO Quarterly 1-3/20	FFO Quarterly 1-3/21
	206	242	254	274	294	323	365	430	476	520	512	142	126

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

149%



FFO - QUARTERLY - IN MILLION NIS



GROWTH

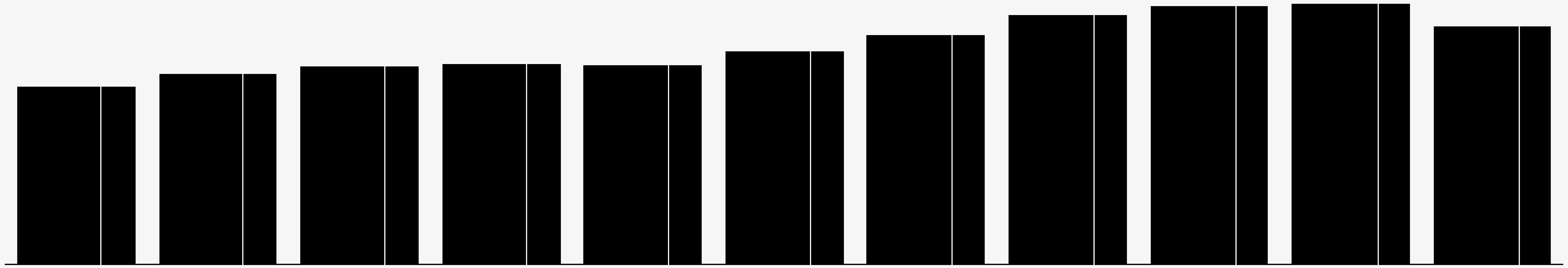
FFO PER SHARE

FFO per share in 1-3/21 amounted to 30.8 agorot, compared to 37.3 agorot in the 1-3/20, representing a decrease of 17%, due to decrease in NOI and increase of 8% in the number of weighted shares.

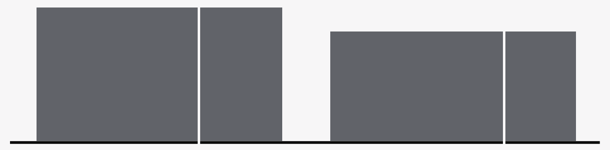
	FFO Annual 2010	FFO Annual 2011	FFO Annual 2012	FFO Annual 2013	FFO Annual 2014	FFO Annual 2015	FFO Annual 2016	FFO Annual 2017	FFO Annual 2018	FFO Annual 2019	FFO Annual 2020	FFO Quarterly 1-3/20	FFO Quarterly 1-3/21
	98	105	109	110.4	109.8	117.4	126.7	137.5	142	143.7	131.5	37.3	30.8

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

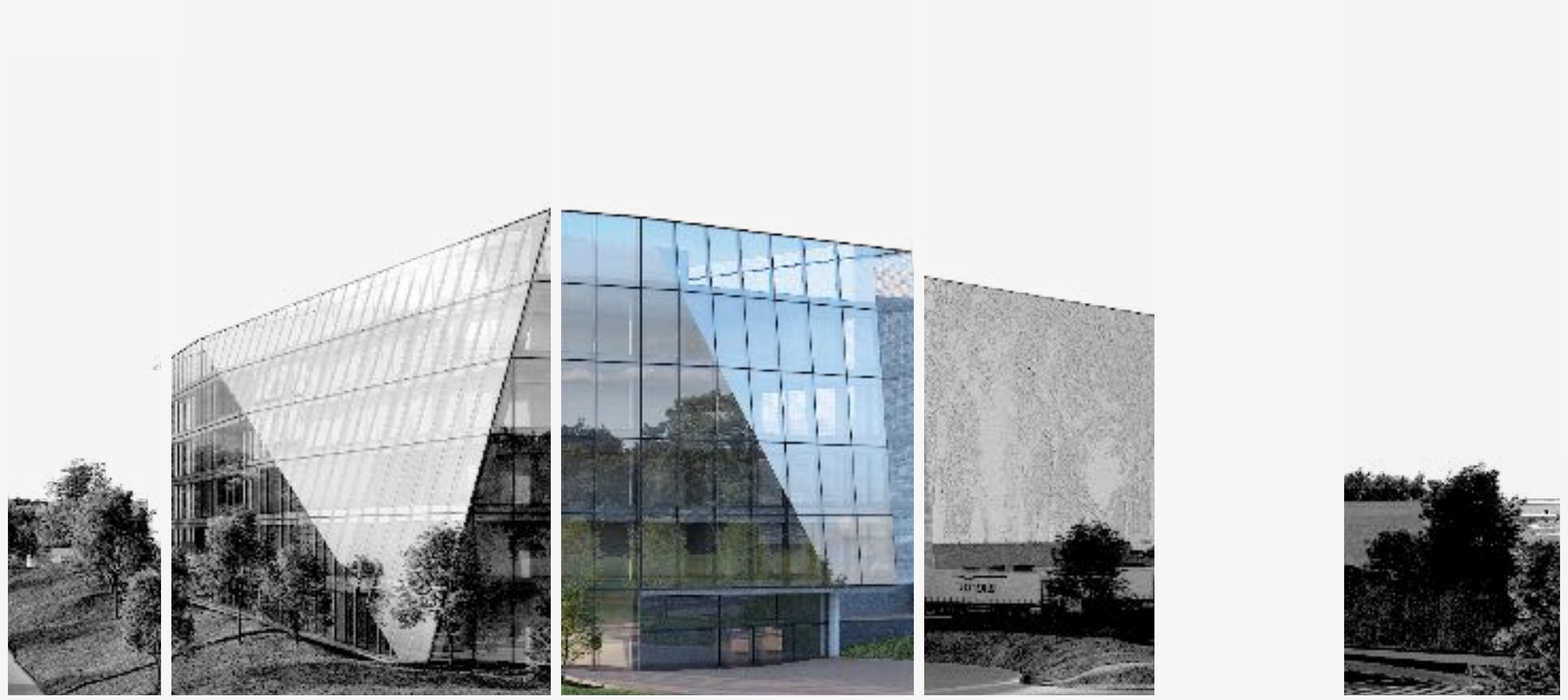
34%



FFO PER SHARE- QUARTERLY - IN AGOROT



The Company's properties are heavily concentrated (72%) in the Greater Tel Aviv area, the economic center of Israel.



" RELATIONSHIPS ARE BUILT ON TRUST. TRUST DRIVES REVENUE. "

Andrew Davis

FINANCIAL STRENGTH

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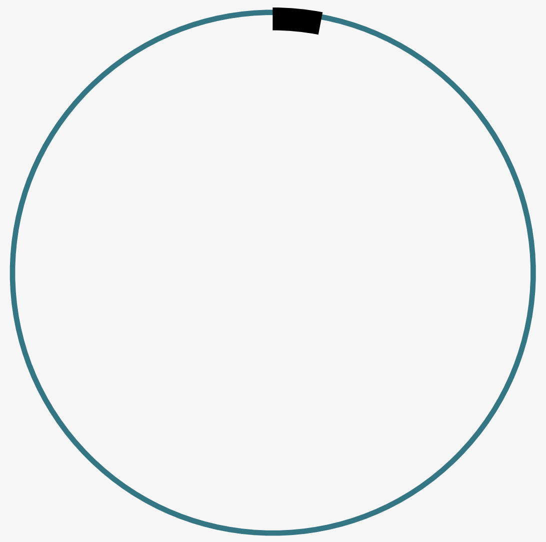
INVESTOR PRESENTATION

FINANCIAL STRENGTH

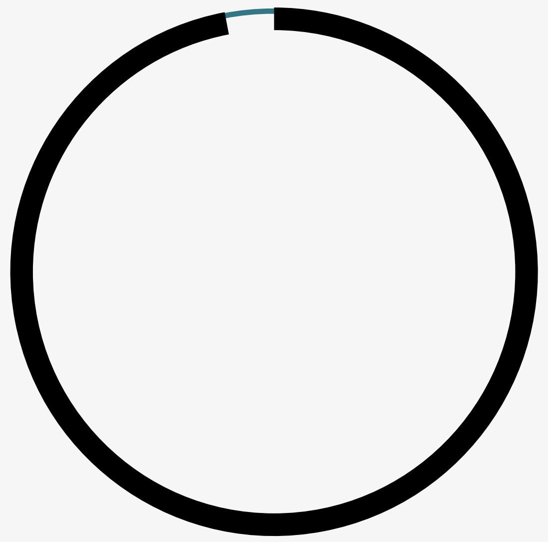
DEBT STRUCTURE - EXPANDED CONSOLIDATED

THE COMPANY OWNS
104 PROPERTIES

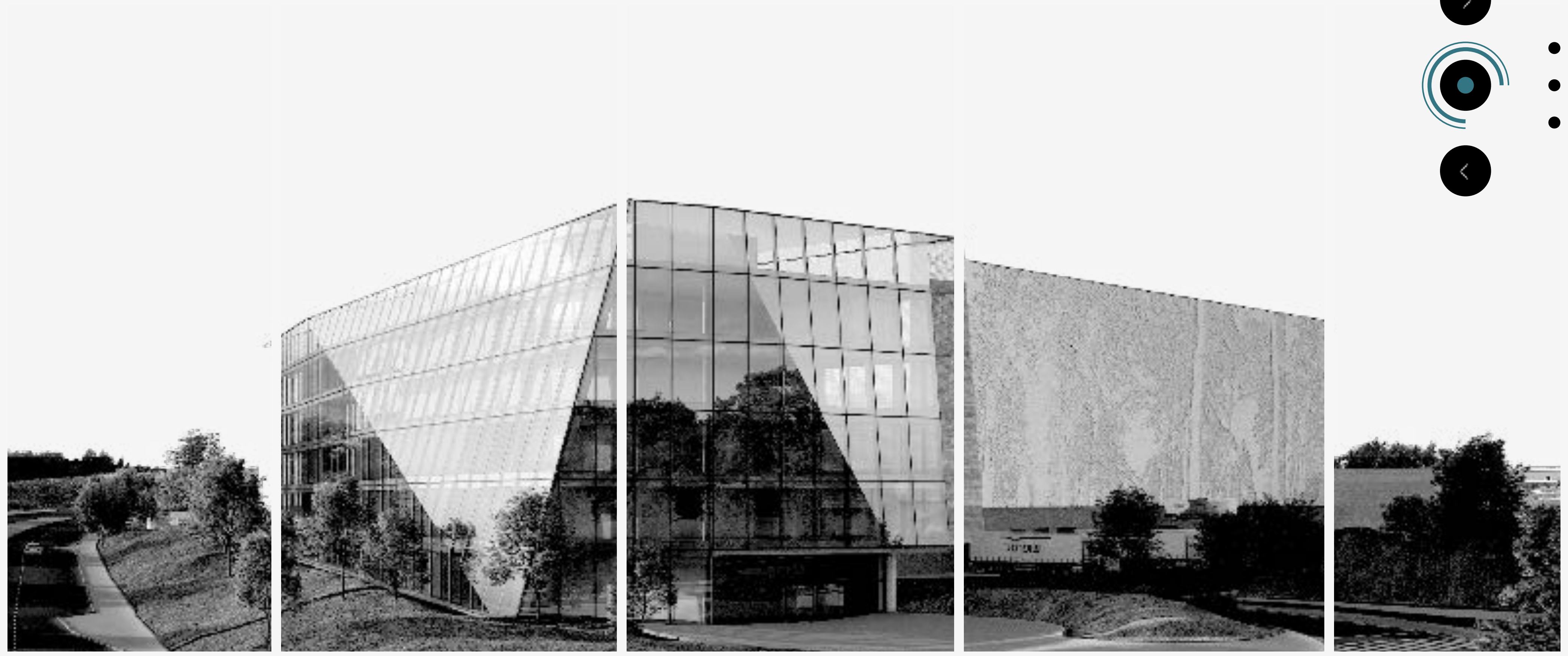
WITH A TOTAL AREA OF
1.5 MILLION SM



BANKS
2% 120



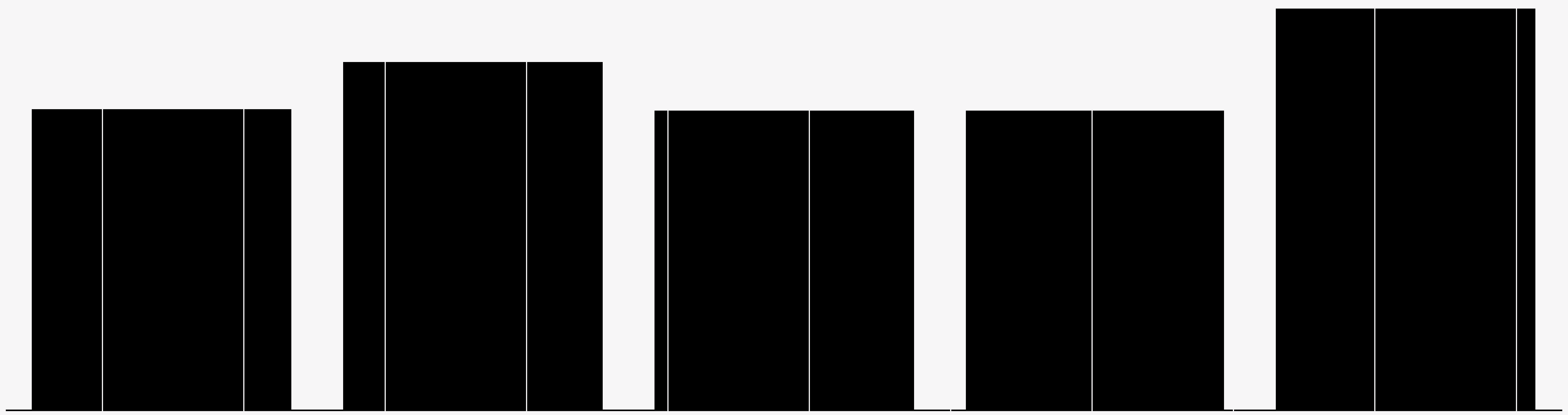
BONDS
98% 6,793



FINANCIAL STRENGTH

THE SPREAD OF REPAYMENTS OVER THE YEARS

Financial Strength 1 — 560
Financial Strength 2 — 646
Financial Strength 3 — 555
Financial Strength 4 — 555
Financial Strength 5 — 745



2.8% Effective interest rate
2.8% Effective interest rate
2.1% Effective interest rate
2.1% Effective interest rate
1.9% Effective interest rate

Repayments are in respect of the year commencing on April 1st and ending on March 31 of the next year.

As of the financial reports' date, the company's cash balance is app. 950 million NIS and unutilized credit facilities totalling 1,000 million NIS

THE COMPANY OWNS
104 PROPERTIES

WITH A TOTAL AREA OF
1.5 MILLION SQM

FINANCIAL STRENGTH

Cash and cash equivalents in the amount of 845 millions NIS

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 **1,080** millions NIS

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

Effective interest rate linked - **1.87%**

Total portfolio value - 14 billion NIS

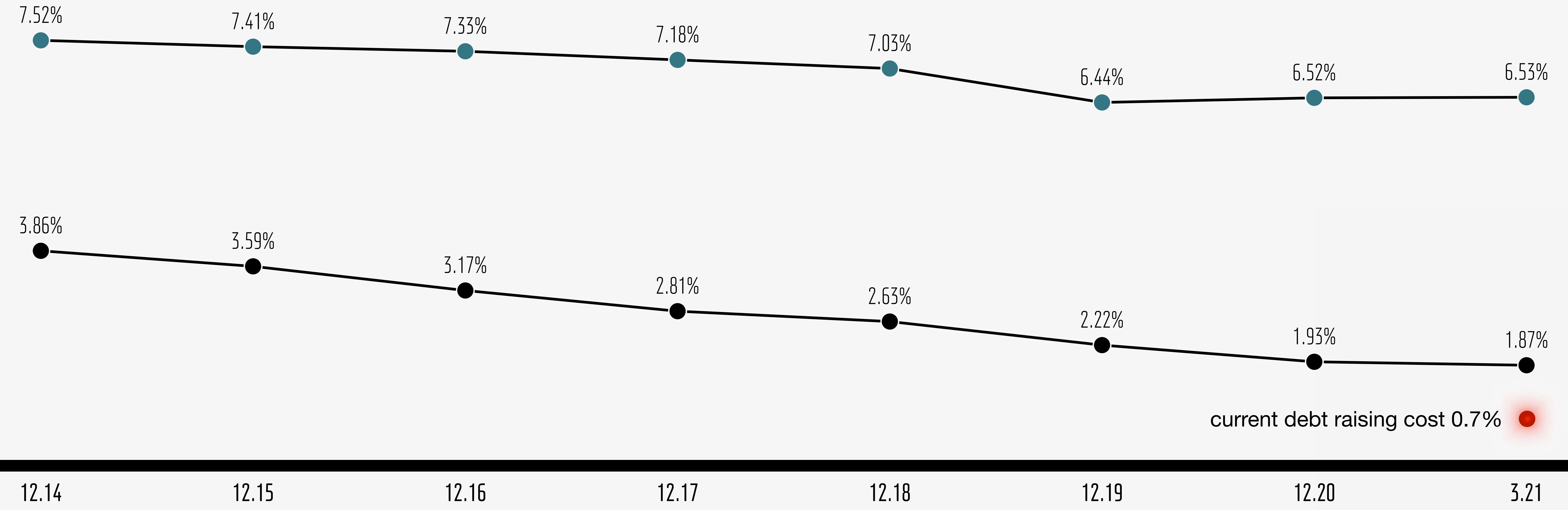
Average duration of debt – **5.6** years

FINANCIAL STRENGTH

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

Current debt raising cost based on company's bond market price
(series number 8), 9 years duration, as of 6 May 2021

WEIGHTED CAP RATE
WEIGHTED DEBT COST



5.8%

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INVESTOR PRESENTATION

" PROGRESS IS
IMPOSSIBLE WITHOUT CHANGE "

George Bernard Shaw

The portfolio primarily consists of office properties which comprise 57% of the total value.

AMOT OFFICES

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INVESTOR PRESENTATION

OFFICES

NOI FROM OFFICES

Income producing office buildings
with an area of approximately

382,400 sqm.

The fair value as of 31/3/2021 is approximately 6.5 billion NIS

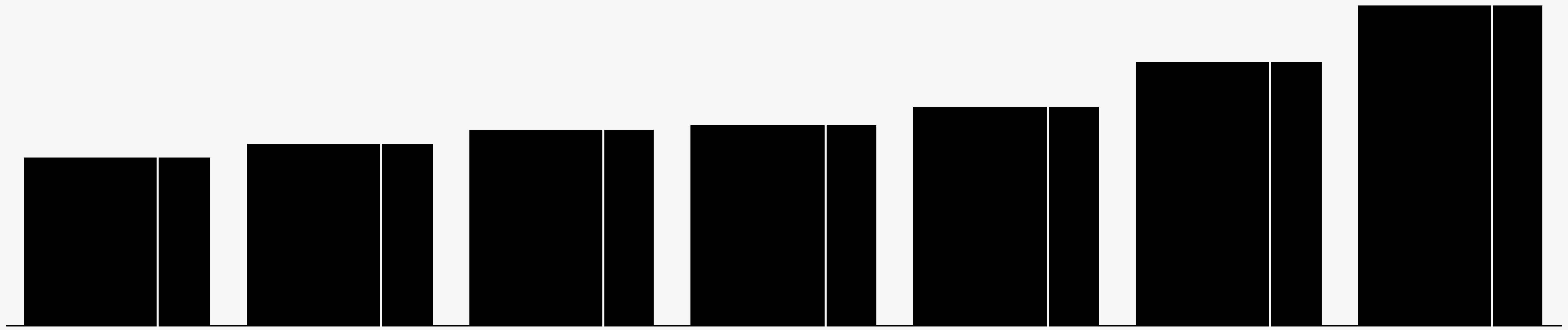
The NOI from offices 1-3/21 is 95 million NIS

62% of the value of offices located in the Greater Tel Aviv area

As of March 31, 2021, the rate of occupancy in office space is 93.4%

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

	2014	2015	2016	2017	2018	2019	2020
NOI from offices	211	229	276	336	355	391	407



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OFFICES

REPRESENTATIVE ASSETS

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

Income producing office buildings with an area of approximately

382,400 sqm.

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The Company currently owns 104 yielding properties with a total area of 1.5 million sqm.

" BELIEVE YOU CAN
AND YOU'RE HALFWAY THERE "

Theodore Roosevelt

AMOT RETAIL

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INVESTOR PRESENTATION

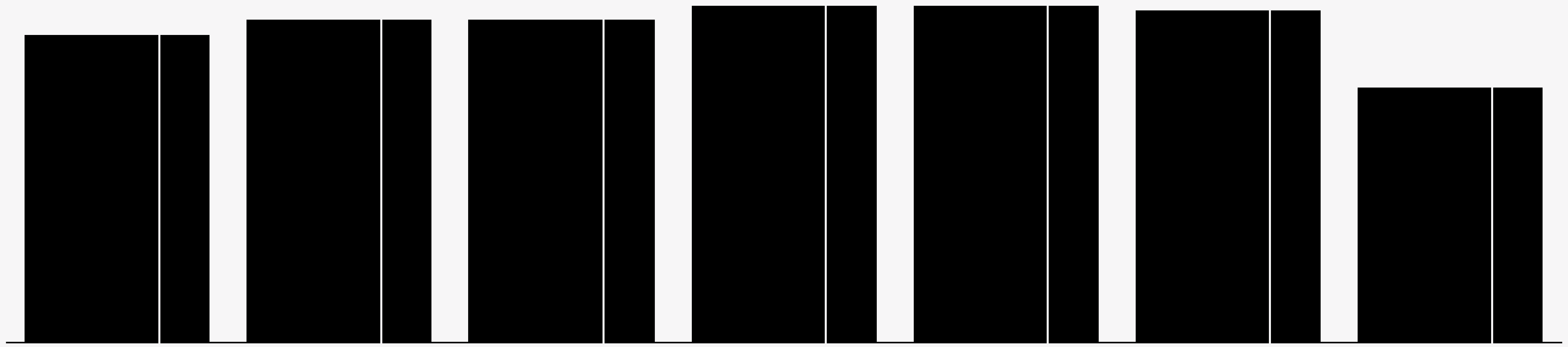
RETAIL

NOI FROM RETAIL

Retail centers with an area of approximately

132,000 sqm.

	2014	2015	2016	2017	2018	2019	2020
NOI from Retail	137	144	144	150	152	148	113



The fair value as of 31/3/2021 is approximately 2.6 billion NIS

The NOI from retail 1-3/21 is 26 million NIS

As of March 31, 2021, the rate of occupancy in retail centers is 96.9%

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 h'kirya Ashdod
Brodetzky, Ramat Aviv	Bat Hadar, Ashkelon	My Center, Carmiel
Bat Hadar, Ashkelon	Amot Max, Beer Sheva	

Retail centers with an area of approximately

132,000 sqm.

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Amot was founded in 1964 as a private company. It was later listed on the Tel-Aviv Stock Exchange in 2006 after being acquired by Alony Hetz.

" BE THE CHANGE YOU WANT TO SEE "

Mahatma Gandhi

SUPERMARKETS

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INVESTOR PRESENTATION

SUPERMARKETS

REPRESENTATIVE ASSETS

Mega – Anbar Holon	Supermarket – Arad	Shufersal – Motzkin	Shufersal – Yizraelia	Mega – Lev HaIr Herzliya
Mega – Ashdod	Mega – Hafetz Haim	Shufersal – Hayarden	Super Sapir – Tzfat	Shufersal – Nazareth Illit
Mega – Bavli	Mega – Ramat Efal	Shufersal – Or Yehuda	Shufersal – Kiryat Eliezer	Levkowitz – Givat Hamoreh
Shufersal – Givatayim	Mega – Raanana	Shufersal – Kiryat	Mega – Nahum Tower	
Mega – Gilat Beer Sheva	Victory – Hyper Ashkelon	Supermarket – Beit	Mega – Ne'ot Rachel	
Mega – Dimona	Victory – Raanana	Co-op – Hapalmach	Mega – Neve Amirim	
Shufersal – South Givatayim	Rami Levy – Ezdirect	Co-op – Kiryat Yam	Mega –Erel Tower	
Mega – Hadar Weizman	Shufersal – Kfar Saba	Co-op – Kiryat Menachem	Shufersal – Carmiel	

35 Supermarkets with an area of approximately

37,700 sqm.

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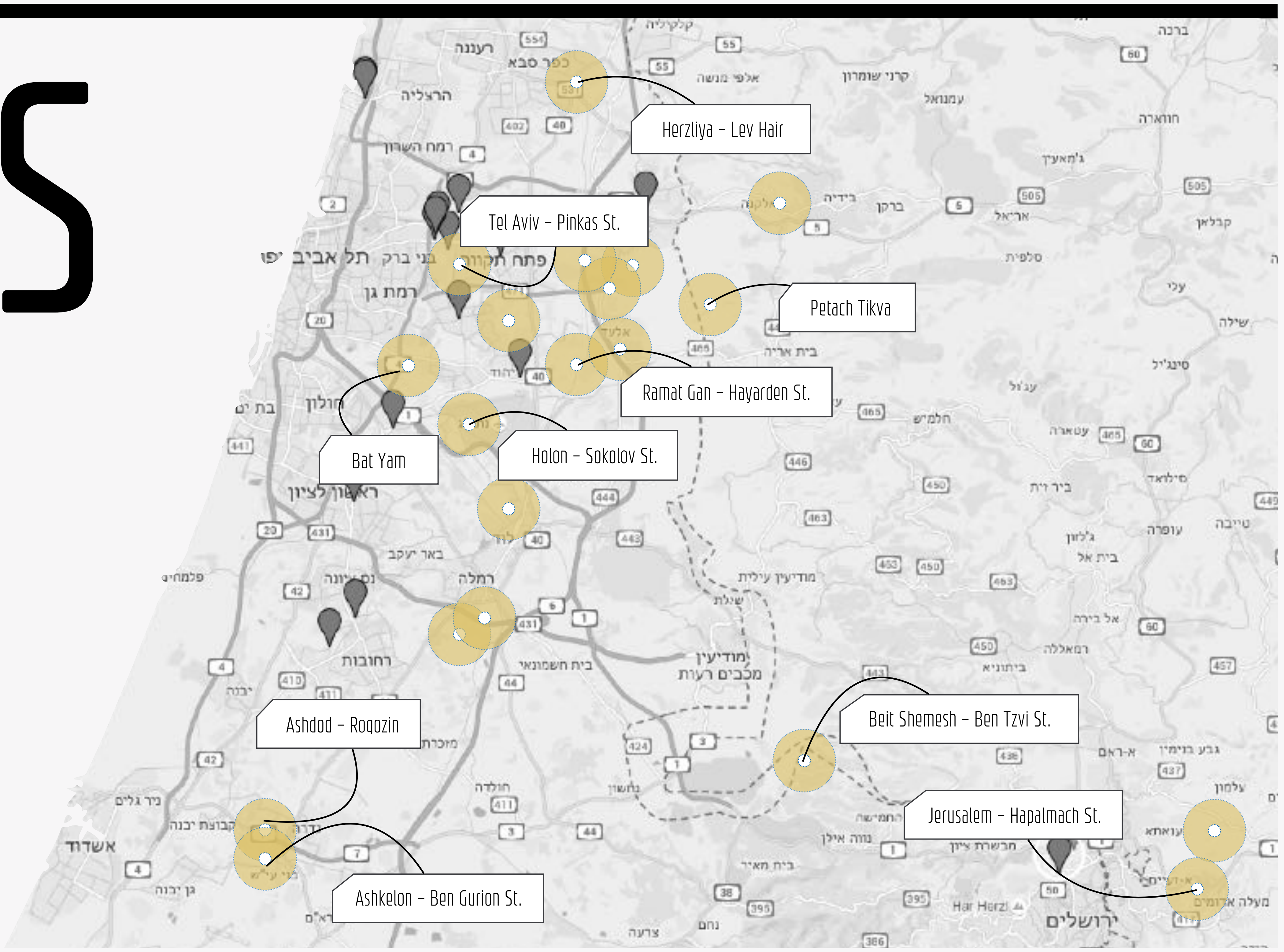
REPRESENTATIVE ASSETS

SUPERMARKETS



35 Supermarkets with an area of approximately

37,700 sqm.

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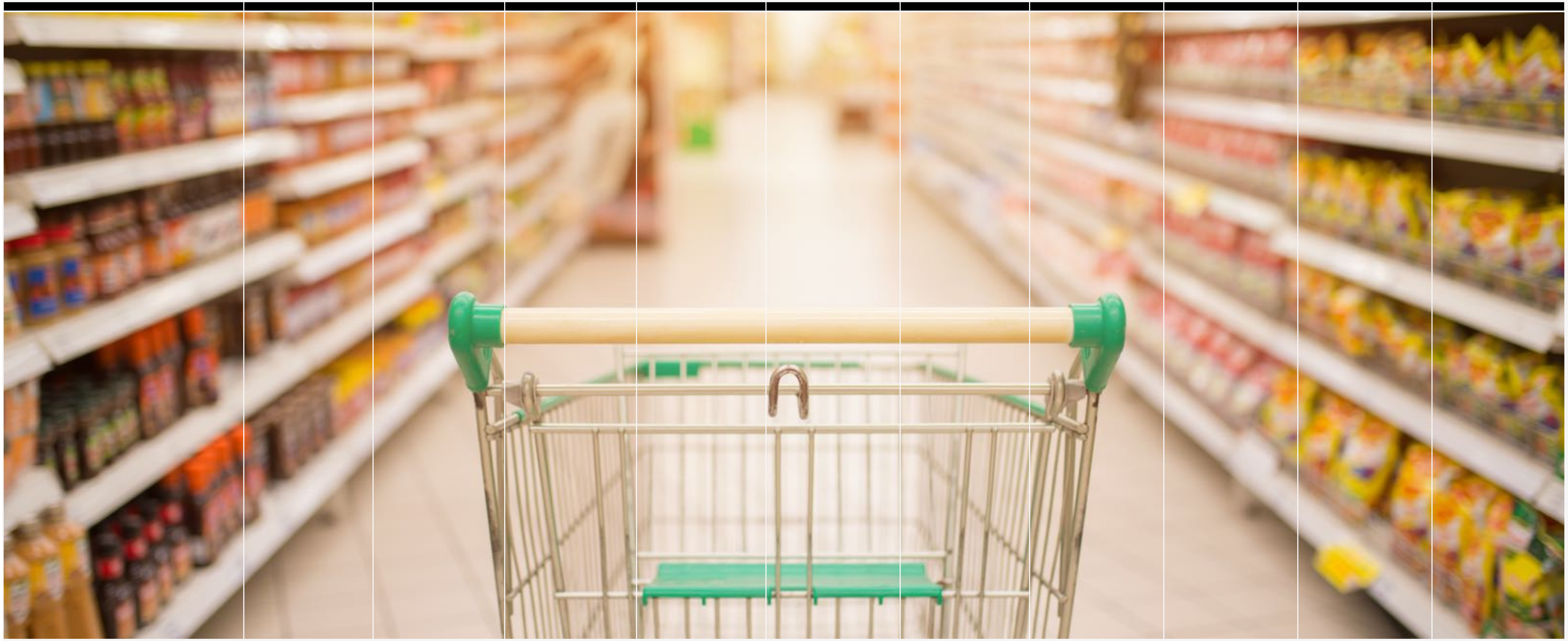

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" DON'T BE AFRAID TO GIVE UP THE GOOD TO GO FOR THE GREAT "

John Davison Rockefeller

LOGISTICS AND INDUSTRIAL

The Company is currently traded on the Tel-Aviv Stock Exchange and is included in the leading market indices, including: TA-35, TA-125, TA-Real-Estate, Tel-Div and All-Share.

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INVESTOR PRESENTATION

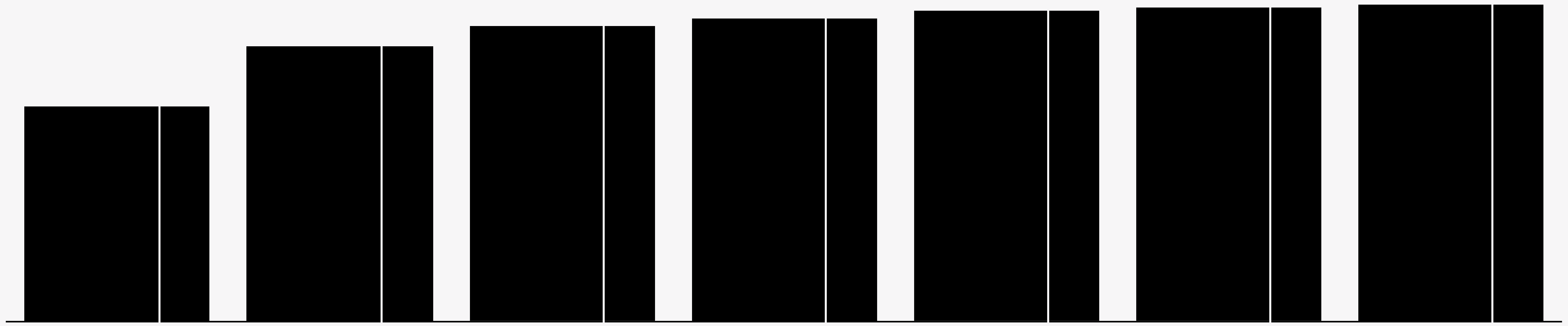
LOGISTICS

NOI FROM LOGISTICS AND INDUSTRIAL

Industrial and logistic parks with an area of approximately:

381,000 sqm.

	2014	2015	2016	2017	2018	2019	2020
NOI from Industrial and Logistic Parks	87	89	90	91	114	127	157



The fair value as of 31/3/2021 is approximately 2.6 billion NIS

The NOI from industrial and logistics 1-3/21 is 42 million NIS

As of March 31, 2021, the rate of occupancy is 99.6%

The scope of new logistics centers purchased during the last 3 years is approximately 1.1 billion NIS

LOGISTICS

REPRESENTATIVE ASSETS

- Poleg Park
- Si’im Park
- Amot Hamada
- Amot Park Tech
- Amot Ariel
- Rehovot Park
- Tech Park Yavne
- Best Carton
- Cargal
- Amot Modi’in
- Frenkel Caesarea
- The Amot Modi'in complex
- Teva S.L.A Logistics Center
- Amot shufersal logistic center

Industrial and logistic parks with an area of approximately:

381,000sqm.

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Amot's corporate responsibility strives to implement the sustainability concept in the operation of our Company's properties and through the construction of new properties.

" IF YOU CAN DREAM IT, YOU CAN DO IT "

Walt Disney

DEVELOPMENTS STRATEGY

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INVESTOR PRESENTATION

AMOT DEVELOPMENTS

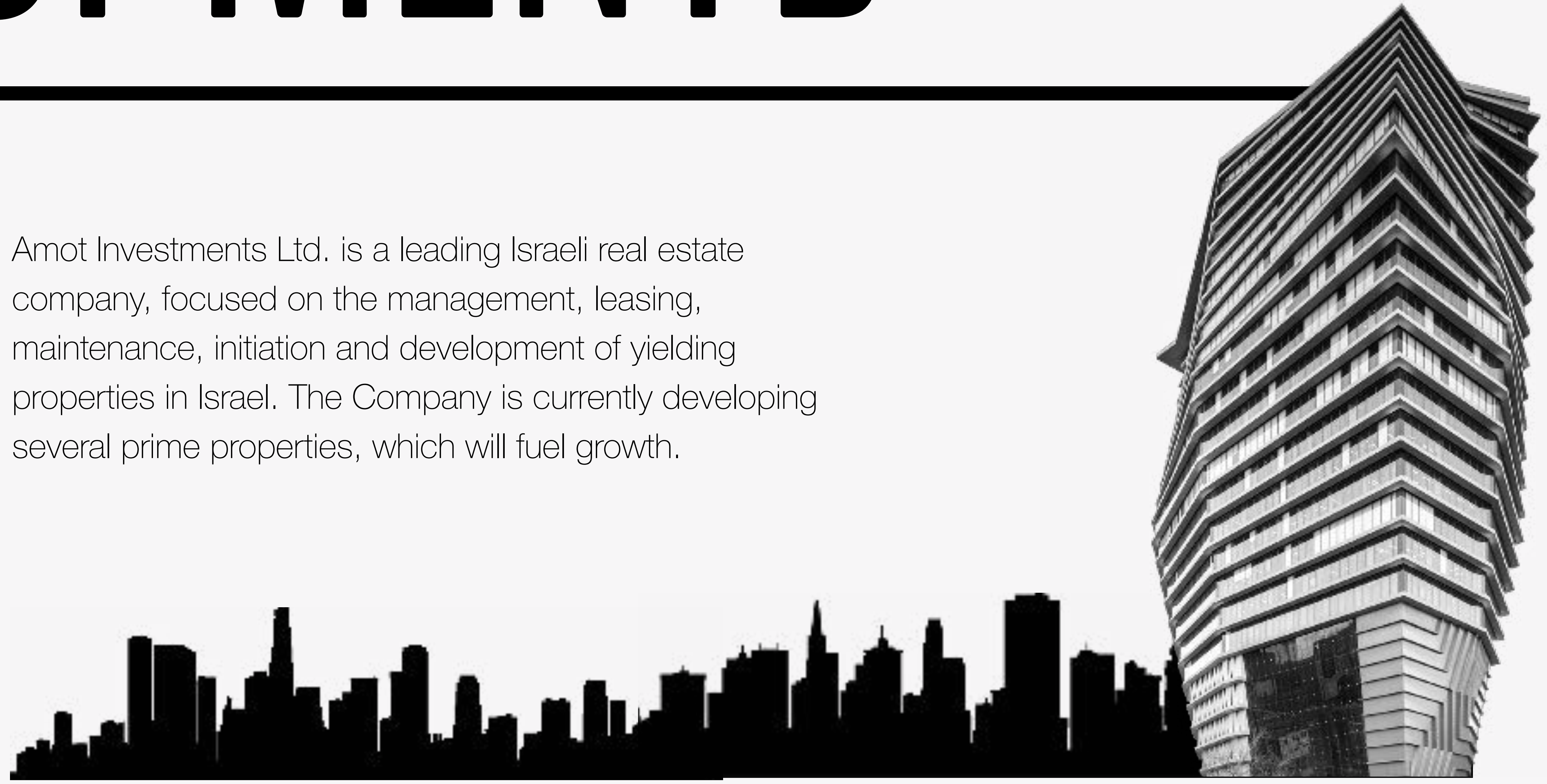
DEVELOPMENT STRATEGY / POLICY

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.

Amot Investments Ltd. is a leading Israeli real estate company, focused on the management, leasing, maintenance, initiation and development of yielding properties in Israel. The Company is currently developing several prime properties, which will fuel growth.



AMOT INVESTMENTS

LOW DEVELOPMENT RISK

AMOT DEVELOPMENTS

DATA ON PROJECTS UNDER CONSTRUCTION AS OF MARCH 31,2021

Property name	Location	Primary use	Holding rate	Area of land 100% (in dunams)	Square meter for marketing above-ground 100%	Estimated completion date	Project's book value as 31.3.21	Estimated construction cost including land and underground parking lots	Remaining balance to be completed as of 31.3.21	Projected NOI upon occupation of the project
							Company's share in million of NIS			
Amot Holon	Holon	Offices	77.8%	11	60,000	2021	424	570	146	47
Amot Modi'in(*)	Modi'in	Offices	75%	-	9,000	2022	29	66	37	5
Halehi complex	Bnei Brak North	Offices	50%	16	82,000	2024	162	617	455	49
Total				27	151,000		615	1,253	638	101
ToHa2 parking lot	Tel Aviv	Parking lot	50%				42	150	108	

(*) During Q3 2020 the company classified Amot Modi'in logistics center from property under construction to investment property, in the amount of NIS 187 million (the Company's share).

AMOT DEVELOPMENTS

DATA ON PROJECTS IN THE PLANNING AND INITIATION STAGES AS OF MARCH 31, 2021

Property name	Location	Primary use	Square meter for marketing above-ground 100%	Holding rate	Square meter for marketing above-ground Company's share	Estimated construction cost including land (1)
Toha2 (2)	Tel Aviv	Offices	140,000	50%	70,000	1,500
K Complex in Jerusalem	Jerusalem	Offices	103,000	50%	51,500	550
1000 Complex in Rishon Letzion	Rishon Letzion	Offices	19,000	100%	19,000	260
Platinum Stage B (3)	Petah Tikva	Offices	27,000	100%	27,000	220
Land at kfar Saba, Raanana junction	kfar Saba	Offices	35,000	50%	17,500	170
Total			324,000		185,000	2,700

(1) The construction cost includes the land component and parking basements and does not include tenants improvements and capitalization of costs.
(2) Project ToHa2 - The full scope of the project was presented for the first time.
(3) To complete additional building rights in order to build a tower compatible with Platinum stage A

AMOT DEVELOPMENTS

PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

TOHA2

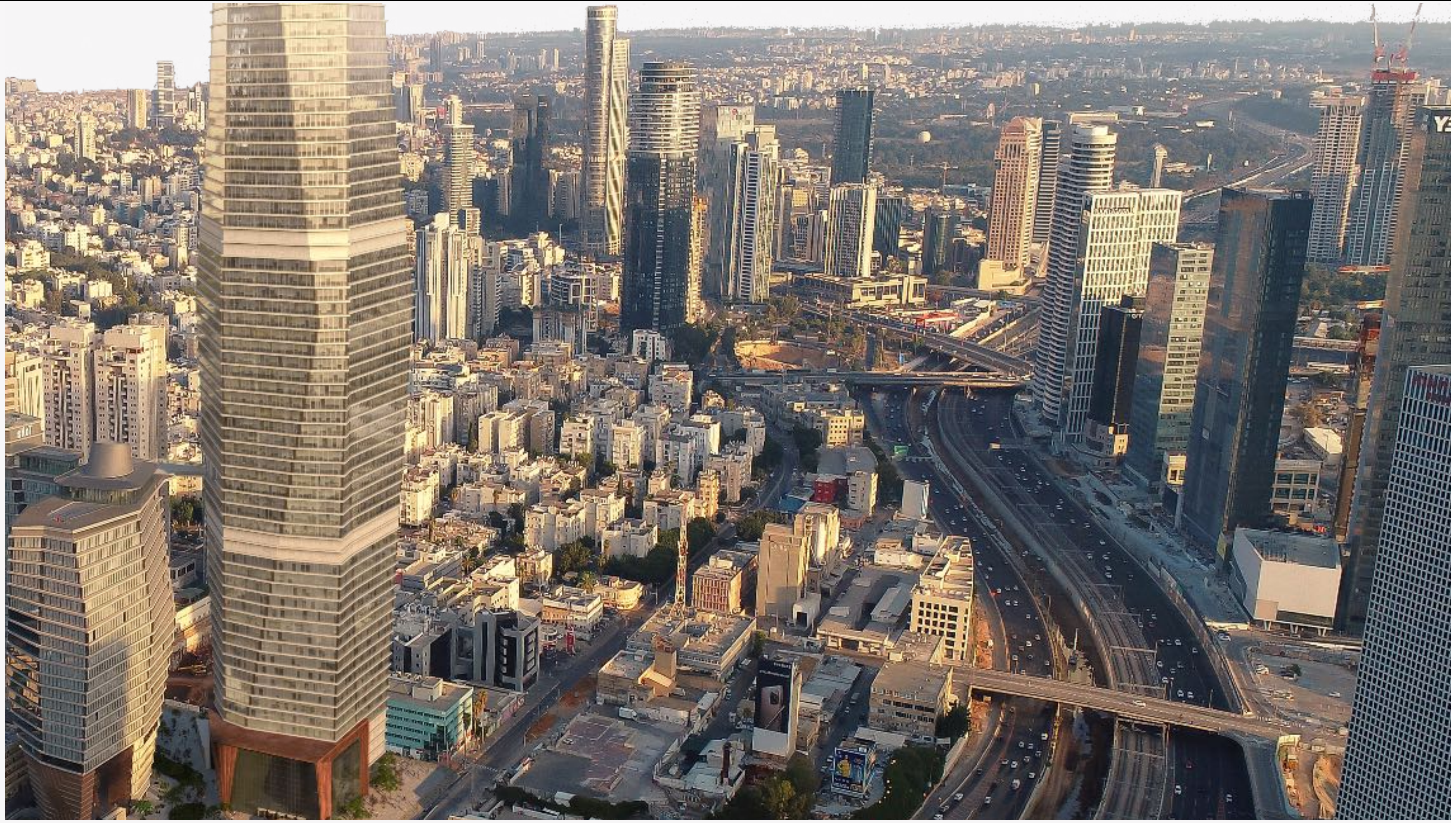
PHASE TWO OF THE EXISTING TOHA PROJECT
A SIGNATURE SKYSCRAPER IN THE CENTRE OF TEL AVIV

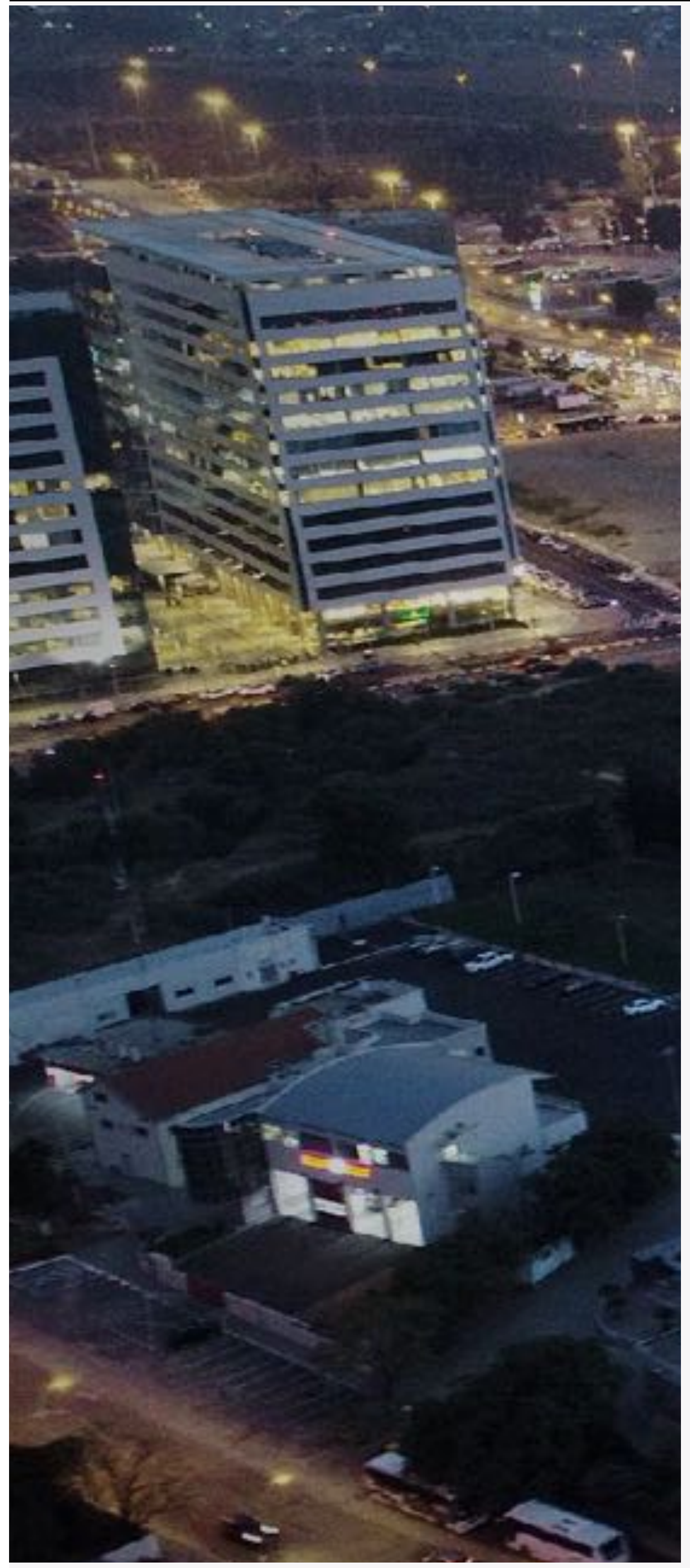
LOCATION	TEL-AVIV
MAIN USE	OFFICES

ADDITIONAL RIGHTS:

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

GLA (100%)	140,000 SQM
AMOT'S SHARE	50%
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE, INCLUDE TENANTS IMPROVEMENTS	1.500 M NIS





CAMPUS
AMOT

LOCATION	HOLON 10KM FROM CENTRAL TEL-AVIV
MAIN USE	OFFICES
GLA (100%)	60,000 SQM
AMOT'S SHARE	77.8%
EXPECTED COMPLETION	2021
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	570 M NIS

MODI'IN
OFFICES

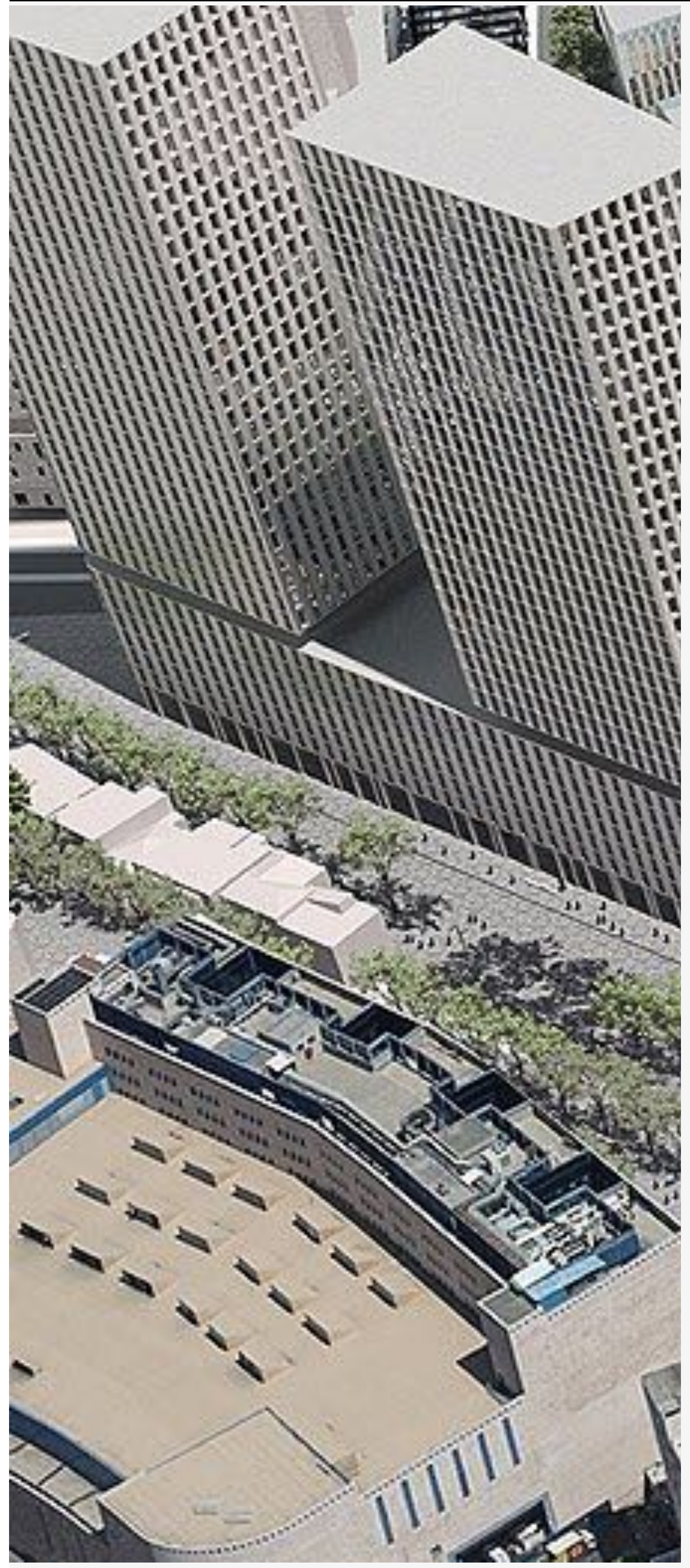
LOCATION	MODI'IN 38KM FROM CENTRAL TEL-AVIV
MAIN USE	OFFICES
GLA (100%)	9,000 SQM
AMOT'S SHARE	75%
EXPECTED COMPLETION	2022
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	66 M NIS

BNEI BRAK

MITHAM HA'LEHI

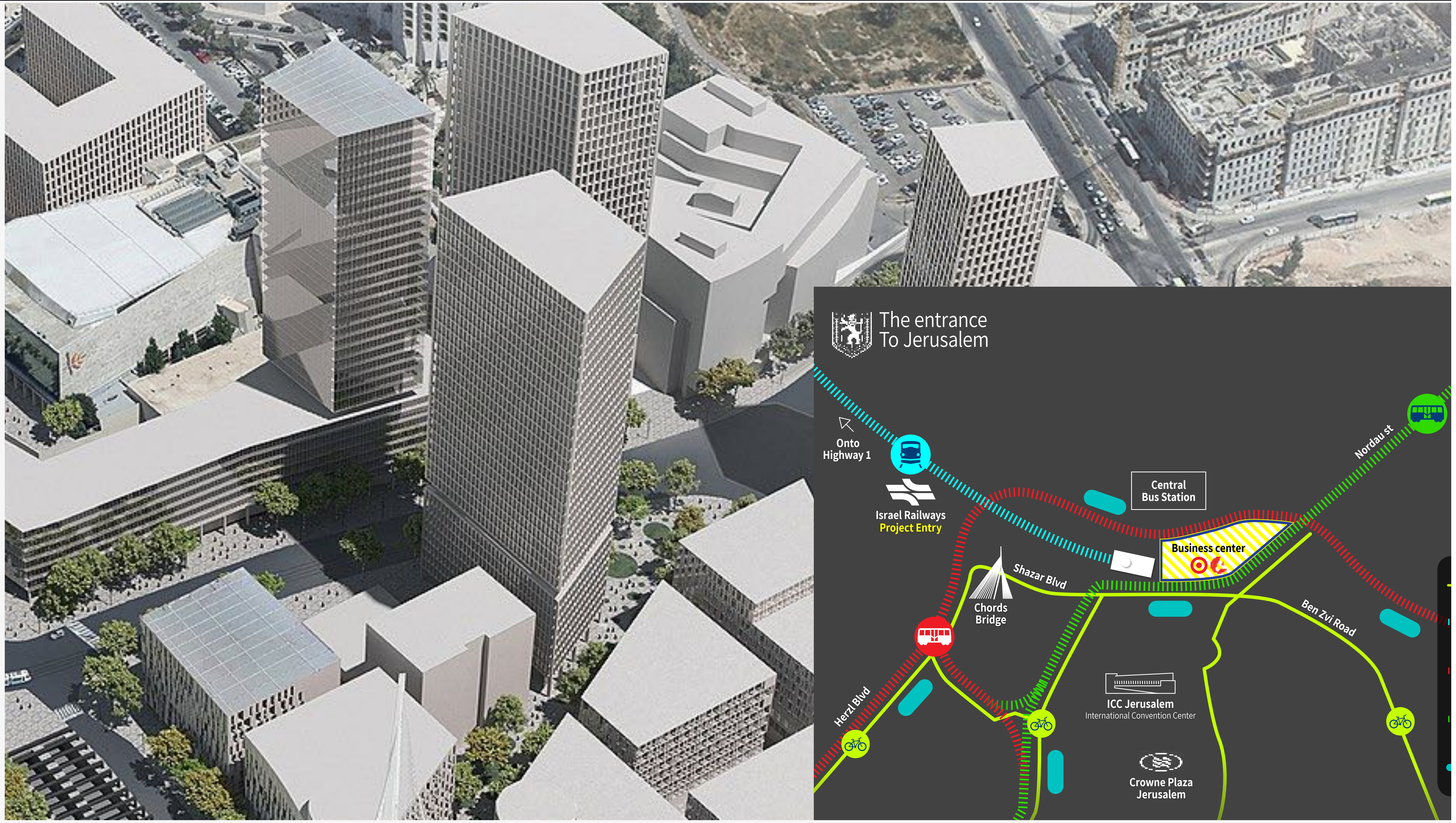
LOCATION	BNEI BRAK 6KM FROM CENTRAL TEL-AVIV
MAIN USE	OFFICES
GLA (100%)	82,000 SQM
AMOT'S SHARE	50%
EXPECTED COMPLETION	2024
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	617 M NIS

AMOT DEVELOPMENTS
PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS



MITHAM K
JERUSALEM

LOCATION	JERUSALEM 66KM FROM CENTRAL TEL-AVIV
MAIN USE	OFFICES
GLA (100%)	103,000 SQM
AMOT'S SHARE	50%
EXPECTED COMPLETION	TBD
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	550 M NIS



(*) 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

The Company's ebentures
are rated investment grade AA/
Stable by S&P Maalot and Aa3/
Stable by Moody's Midroog.

" THE SECRET OF SUCCESS
IS CONSTANCY TO PURPOSE "

Benjamin Disraeli

FINANCIAL DATA

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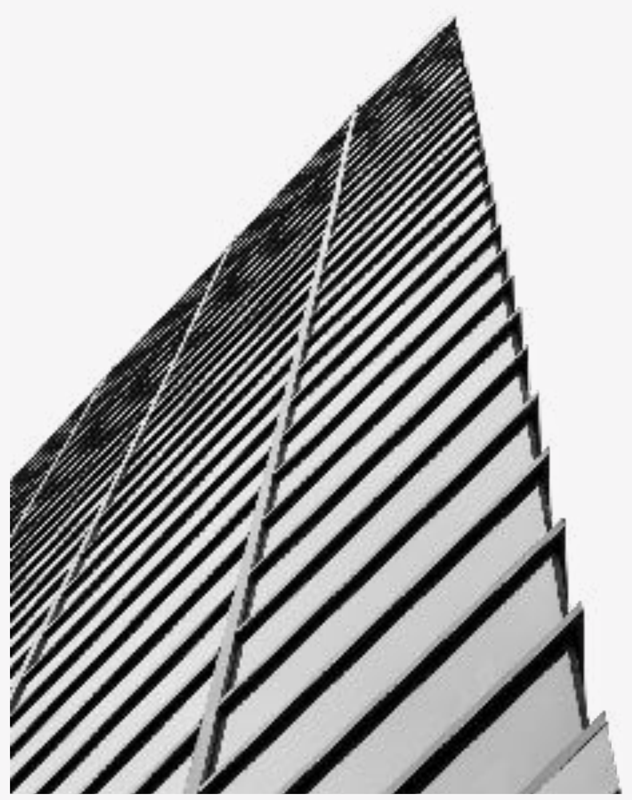
INVESTOR PRESENTATION

FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED



	31.3.21 million NIS	31.12.20 million NIS
Cash and cash equivalents	845	620
Income-producing property and under construction	14,014	13,941
Financial liabilities	6,913	6,750
Deferred taxes	1,375	1,357
Total equity	6,324	6,316
EPRA NRV	7,699	7,673

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FINANCIAL DATA

AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

	1-3.21 million NIS	1-3.20 million NIS
NOI	177	201
Change in the value of investment properties	-	(44)
General and administrative expenses and donations	(12)	(13)
Financing – real interest	(29)	(30)
Financing – linkage and other	(4)	16
Taxes	(30)	(40)
Net income	**102**	**89**
FFO	126	142

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FINANCIAL DATA

AMOT BALANCE SHEET DATA - EXPANDED CONSOLIDATED

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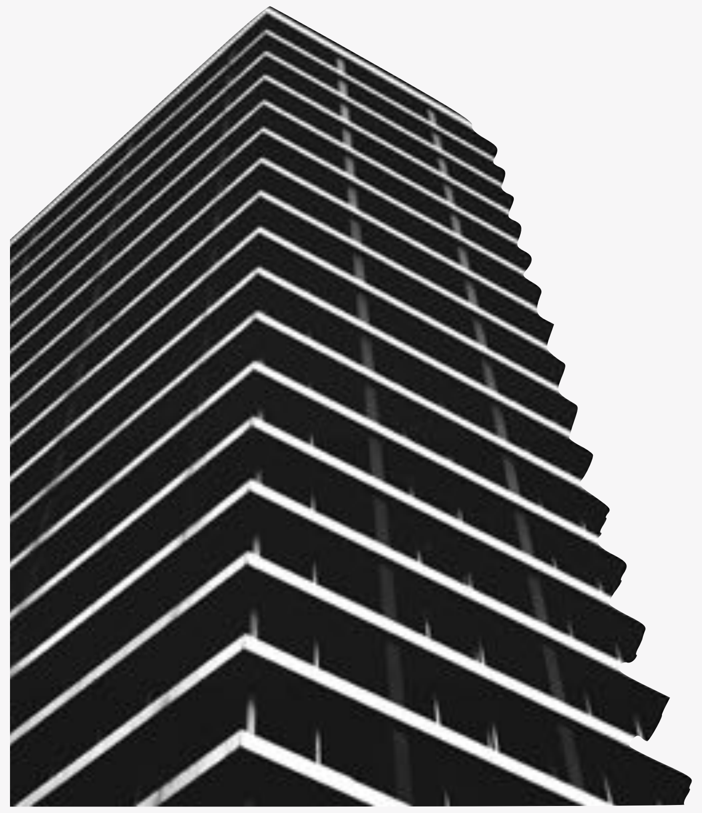
NOI

	1-3.21	10-12.20	7-9.20	4-6.20	1-3.20	Change
	Thousands NIS					
Same property NOI	173,336	167,667	184,838	163,788	196,784	(12%)
Properties sorted to real estate under construction/to real estate	3,850	6,384	6,712	4,005	4,026	
NOI	177,186	174,051	191,550	167,793	200,810	(12%)

FINANCIAL DATA

AMOT BALANCE SHEET DATA - EXPANDED CONSOLIDATED



FFO

	1-3.21	1-3.20	Change %
	thousand NIS		
FFO	126,346	142,258	(11%)
Weighted number of shares (in thousands)	409,902	381,254	8%
FFO per share (Agorot)	30.8	37.3	(17%)

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Alony Hetz owns 56% of the Company and is a long-term committed shareholder.

" THE ONLY WAY TO DO GREAT WORK IS TO LOVE WHAT YOU DO "

Steve Jobs

CONCLUSION

AMOT INVESTMENTS. PEOPLE FIRST.

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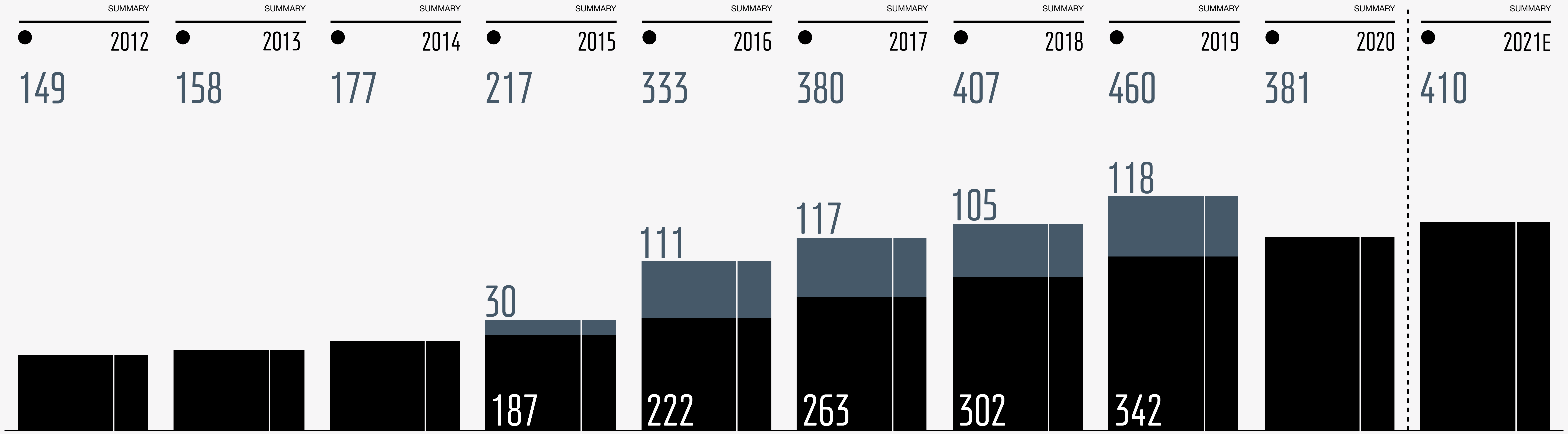
INVESTOR PRESENTATION

DIVIDENDS

(DIVIDEND DISTRIBUTION OVER THE YEARS (IN MILLION NIS)

Accumulated amount distributed since 2006:

3.7 Billion NIS



Regular Dividend per share

Extra Dividend per share

AMOT FORECAST

OUR STRENGTHS

- Amot - a leading pure-play Israeli real estate company
- A variety of uses - Office and industrial/logistics focus, with some Retail exposure
- Strong tenant mix and wide geographic distribution, managed in a responsible manner
- High occupancy over time – 96.8% as of 31.3.21
- 104 income producing properties

- Managerial ability and the ability to improve assets
- Financial strength and availability for acquisition transactions
- 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

- 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
- Credit facilities in the amount of 1,080 million NIS
- Promoting projects with reference to the potential for improvement
- A dividend policy that is stable and known in advance
- Effective leverage ratio of 43%

AMOT FORECAST

DISCLAIMER

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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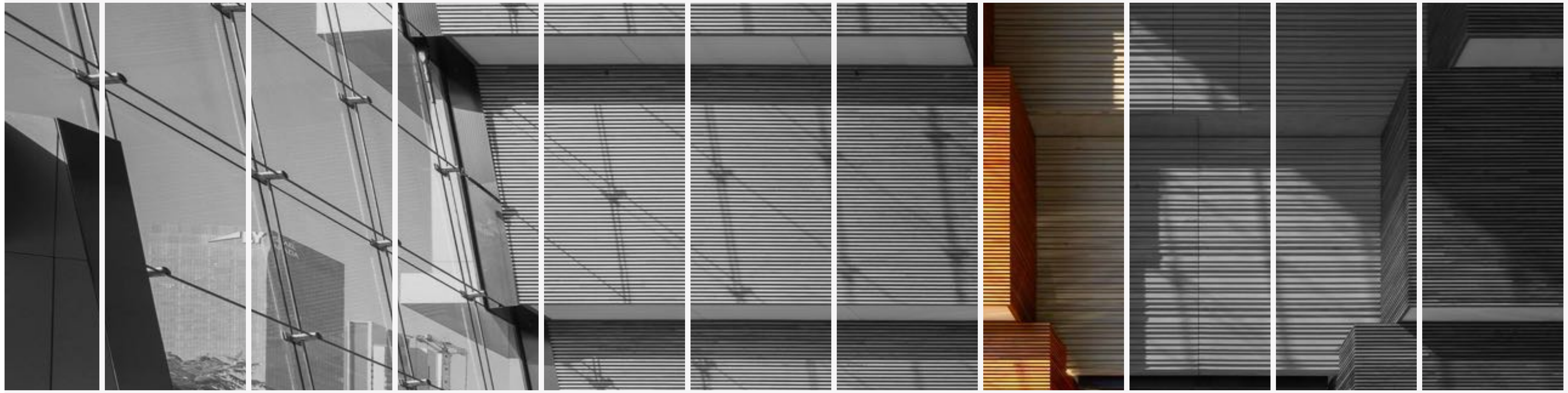
Capital Market Presentation



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