

AMOT INVESTMENTS CAPITAL MARKET PRESENTATION

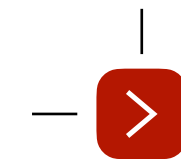
MARCH 31 2026

MAY 2026

Capital Market Presentation
Q1/2026

This is an English translation of a Hebrew report of the company, that was published on May 12 , 2026 (reference No. 2026-01-043665) at the ISA reporting website (magna.isa.gov.il) (hereafter: "The Hebrew Version"). The English version is only for convenience purposes. This is not an official translation and has no binding force. The translation in any case cannot perfectly reflect the Hebrew Version. In the event of any discrepancy between the Hebrew Version and this translation, the Hebrew Version shall prevail.

No need to imagine.
We Will Do It for You.





AMOT INVESTMENTS
CAPITAL MARKET PRESENTATION

TABLE OF
CONTENTS

MAY 2026

Capital Market Presentation
Q1/2026



03
ABOUT AMOT



08
INVESTMENT
PROPERTIES



14
FORECAST



16
GROWTH



21
FINANCIAL
STRENGTH



25
AMOT
DEVELOPMENTS



44
FINANCIAL
DATA



49
CONCLUSION



Past. Present. Future.

ABOUT AMOT

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
You can see it.

ABOUT AMOT
AMOT INVESTMENTS FROM ALONY HETZ GROUP

440 THOUSAND SQM

5 additional projects in development with company's share of 440 thousand sqm. As of the reporting date, the invested cost amounts to NIS 1 billion

168 THOUSAND SQM

3 projects under construction in the scope of 168 thousand sqm in total cost of 3.2 billion NIS (company's share). As of the reporting date, the invested cost amounts to NIS 1.8 billion

Past. Present. Future.

ABOUT AMOT
YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

Amot Investments Ltd. is one of the leading public companies in .Israel in the field of yielding real estate for over 60 years

1.86 MILLION SQM

Rental space. Approximately 1.16 million sqm upper rental space

21.7 BILLION NIS

Total Investment Property

92.2% OCCUPANCY RATE

The occupancy rate excluding properties reclassified in 2025 from real estate under construction is 93.4%

111 PROPERTIES

Owned by the company

NOI 269 MLLION

NOI for Q1 2026 (in NIS)

1,730

Tenants

No need to imagine.
You can see it.

ABOUT AMOT

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

No need to imagine.

You can see it.

FINANCIAL STRENGTH

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

9.6 BILLION NIS

Net financial debt

50%

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 50% of its equity

4.6 YEARS

Average debt duration

LEADING INDICES

A public company that is traded on the Israeli Stock Exchange and included in the indices: **Tel Aviv 90, Tel-Aviv - Real Estate, Tel Div and EPRA.**

BONDS RATING

AA/Aa2

9.8 BILLION NIS

Equity

43.6%

Leverage ratio

2.02%

Weighted cost of linked debt
(without utilizing credit facilities)

DIVIDEND

Quarterly dividend distribution policy, high dividend yield over time. For the first quarter of 2026, a regular dividend totaling NIS 133 million was distributed, in addition to a special dividend for 2025 amounting to NIS 114 million.

98%

UNENCUMBERED ASSETS

ABOUT AMOT

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

THE COMPANY'S CUSTOMERS

YOUR PERFECT FORM

LOCAL AND INTERNATIONAL COMPANIES

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.

You can see it.





Past. Present. Future.

INVESTMENT PROPERTIES

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We build your vision.

INVESTMENT PROPERTIES
AMOT INVESTMENTS FROM ALONY HETZ GROUP

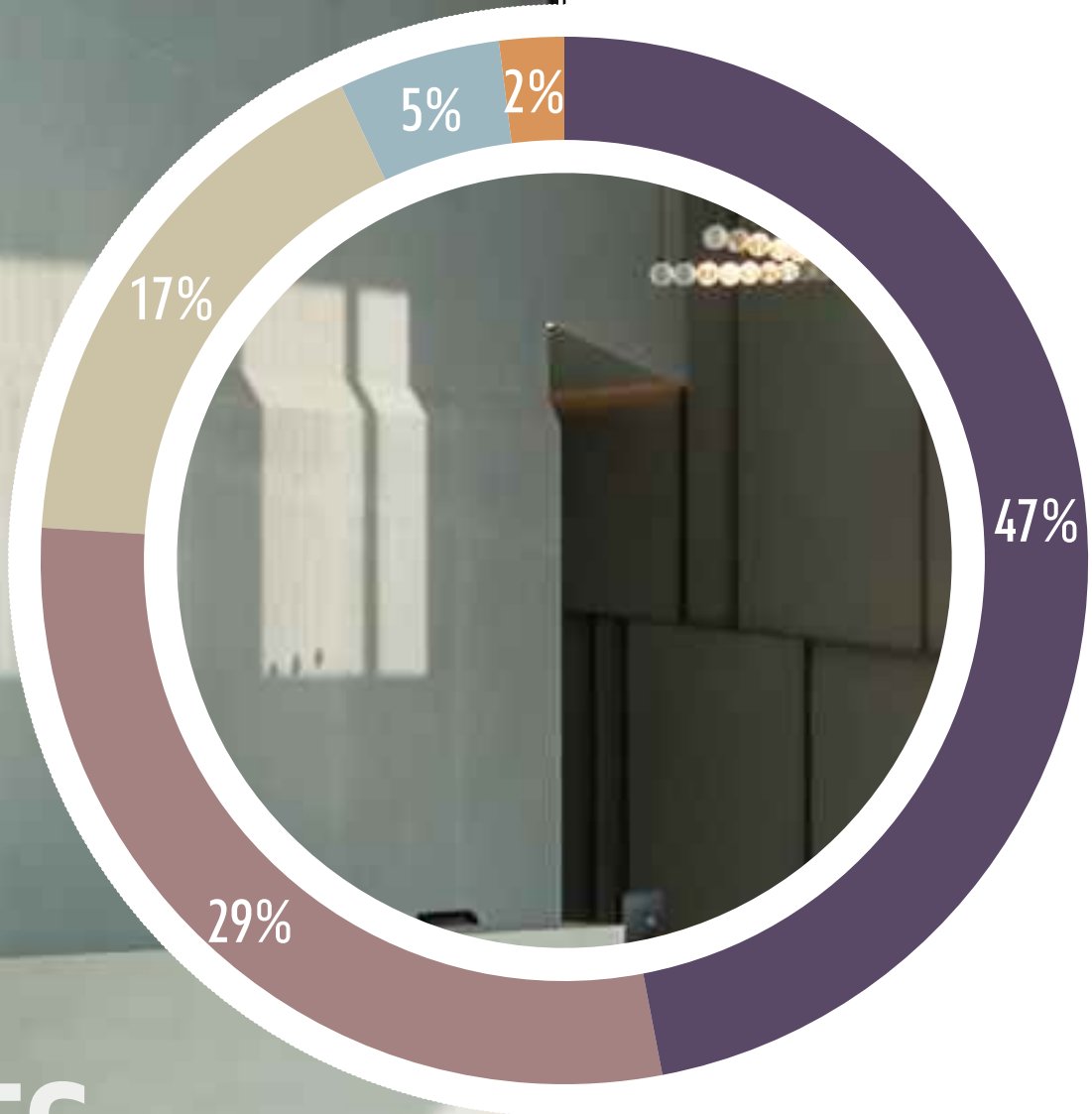
Past. Present. Future.

No need to imagine.
We build your vision.

SEGMENTATION OF
INVESTMENT PROPERTIES
YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026



SEGMENTATION OF
PROPERTIES VALUE BY USES

Offices
8.4 Billion NIS

47%

Logistics & Industry
5.2 Billion NIS

29%

Retail
3.1 Billion NIS

17%

Supermarkets
0.9 Billion NIS

5%

17,763 BILLION NIS

Total Investments Properties Value

INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

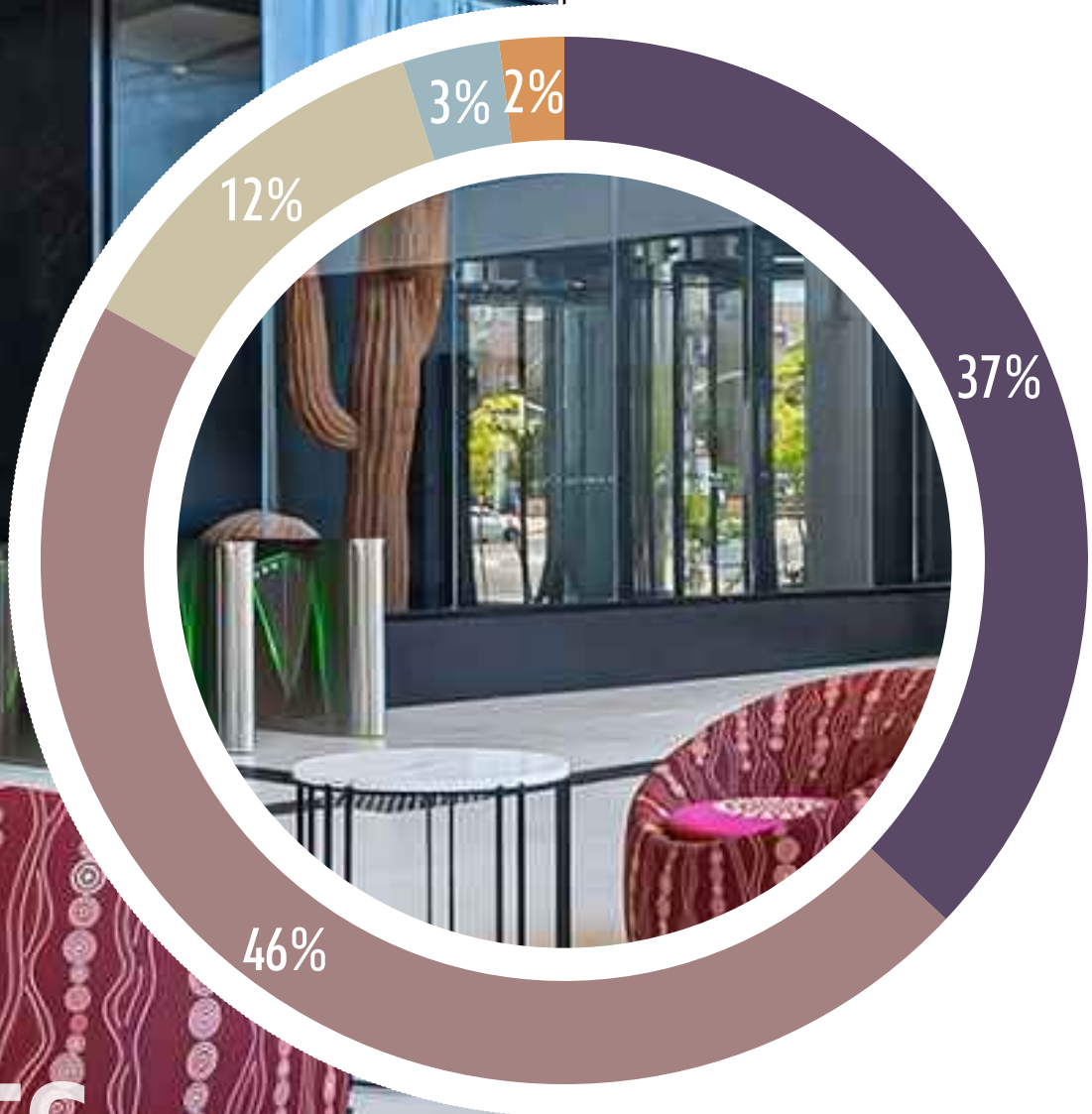
No need to imagine.
We build your vision.

SEGMENTATION OF
INVESTMENT PROPERTIES

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026



SEGMENTATION OF
PROPERTIES SPACE BY USES

Offices
427 thousand SQM

37%

Retail
138 thousand SQM

12%

Logistics & Industry
537 thousand SQM

46%

Supermarkets
38 thousand SQM

3%

1,163,389 SQM

Built area

INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

No need to imagine.

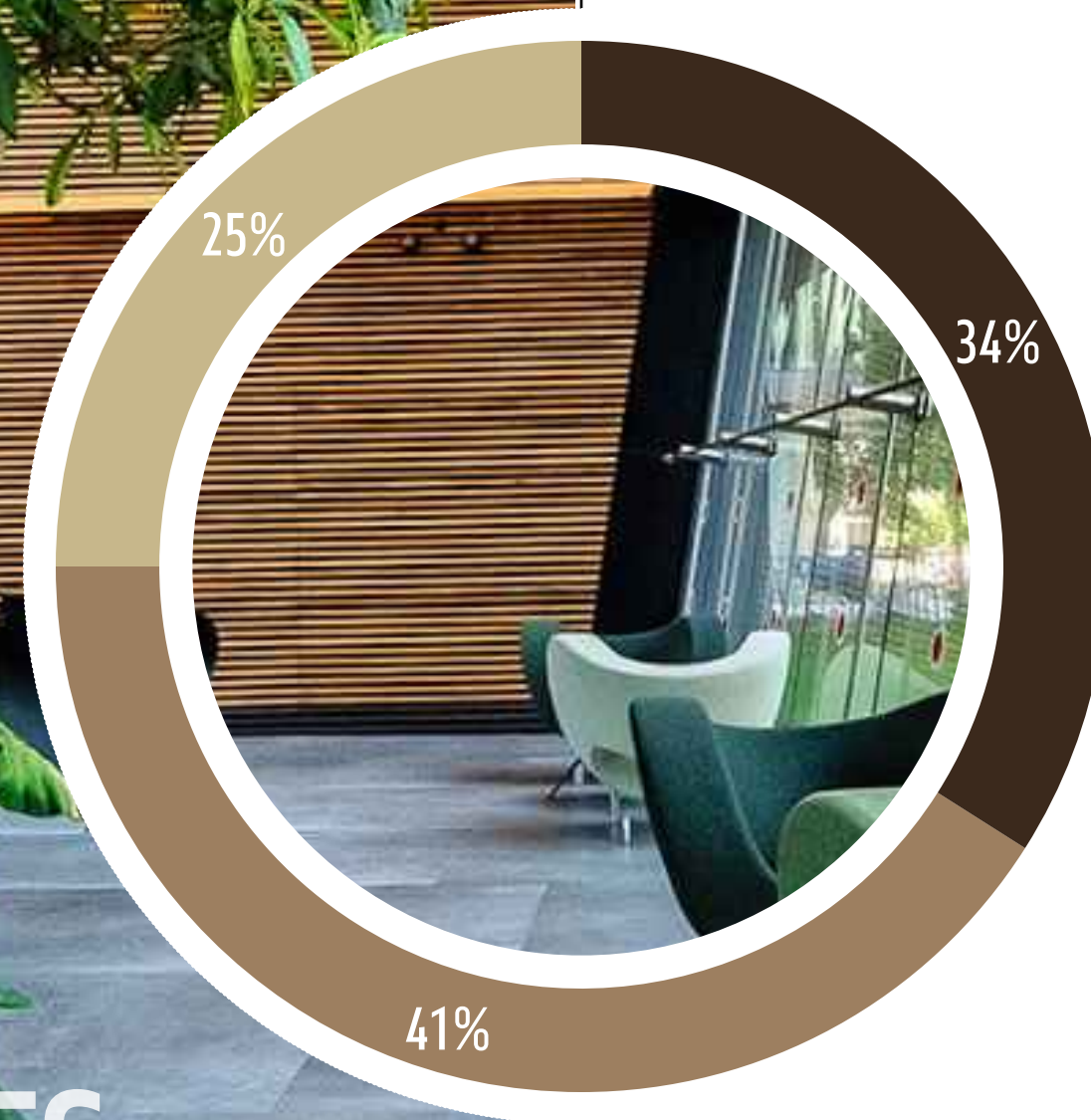
We build your vision.

SEGMENTATION OF INVESTMENT PROPERTIES

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026



SEGMENTATION OF PROPERTIES VALUE BY REGIONS

Tel Aviv Metropolis

6.0 Billion NIS

34%

Other Areas

4.5 Billion NIS

25%

Gush Dan Vicinity

7.2 Billion NIS

41%

75%

17,763 BILLION NIS

Total Investments Properties Value

INVESTMENT PROPERTIES
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

No need to imagine.
We build your vision.

BREAKDOWN OF
OCCUPANCY RATE
YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

OCCUPANCY RATE BREAKDOWN-
INCOME PRODUCING PROPERTIES

84.3%

Offices

85.7% excluding properties that were
classified in 2025 as investment
property

96.2%

Logistics & Industry

97.6% excluding properties that were
classified in 2025 as investment
property

92.2%

Occupancy rate

97.8%

Retail

100%

Supermarkets

93.4%

Occupancy rate excluding properties
that were classified in 2025 as
investment property

INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

ESG

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

ENVIRONMENTAL, SOCIAL & GOVERNANCE

The Company invests a significant of resources in social and environmental issues pertaining to its areas of operation while promoting sustainability, social and environmental aspects that contribute to the Company and its employees, to the Company's customers, to the general public and to the environment in which we live. Additionally, the Company champions maintaining the values of transparency and proper corporate governance, gender diversity and protecting the rights of its employees as one of its pillars.

The Company published ESG data reported starting from the 2021 operating year. In June 2024 the Company published the ESG report for activity for 2022-2023. In addition, the Company plans to update the information and publish updated ESG reports, on a periodic basis, in accordance with its commitments in these areas and its commitment to transparency with its stakeholders.



Increasing Energy
Efficiency



Safeguarding
the Environment



Promotion of Electric
Transportation Infrastructure



Social
Responsibility



Contributing to
the Community



Green Building Zero
Energy Construction

INVESTMENT PROPERTIES
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

ESG

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

INVESTMENT PROPERTIES

ECO BUILDING



Campus Holon



ToHa



Amot Atrium



Amot Europe



Amot Modi'in



Amot Giv'atayim



The Park



K Complex



ToHa 2



Past. Present. Future.

FORECAST

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
The search ends here.

FORECAST

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

FORECAST
2026
YOUR PERFECT FORM

No need to imagine.
The search ends here.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

Set forth below is the Company's
projection as to its principal operating
results in 2026, based on the following
work assumptions:

The rental agreements are signed and
Company's management expectations as
to renewal of current rental agreements
in 2026.

No substantial changes will take place in the
security situation in Israel and in the business
environment that the Company operates in. See
the business environment chapter in the
company's directorate report

Consumer price index - Increase in CPI by 2%.
**In the current quarter, the Consumer Price
Index decreased by 0.1%.**

	1-3.26 ACTUAL	2026 FORECAST	2025 ACTUAL
NOI (Million MIS)	269	1,070-1,100	1,060
FFO management's approach (Million MIS)	188	790-810	804
FFO Per Share according to the management approach (Agorot)	38.0	160-164	166.7

The information regarding the projection for 2026 constitutes forward-looking information, as defined in Section 32a of the Securities Law, 1968. Forward-looking information is a projection, assessment, estimate or other information relating to a future event or matter the materialization of which is uncertain and not controlled solely by the Company.



Past. Present. Future.

GROWTH

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
You can feel it.

GROWTH

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

NOI Annual

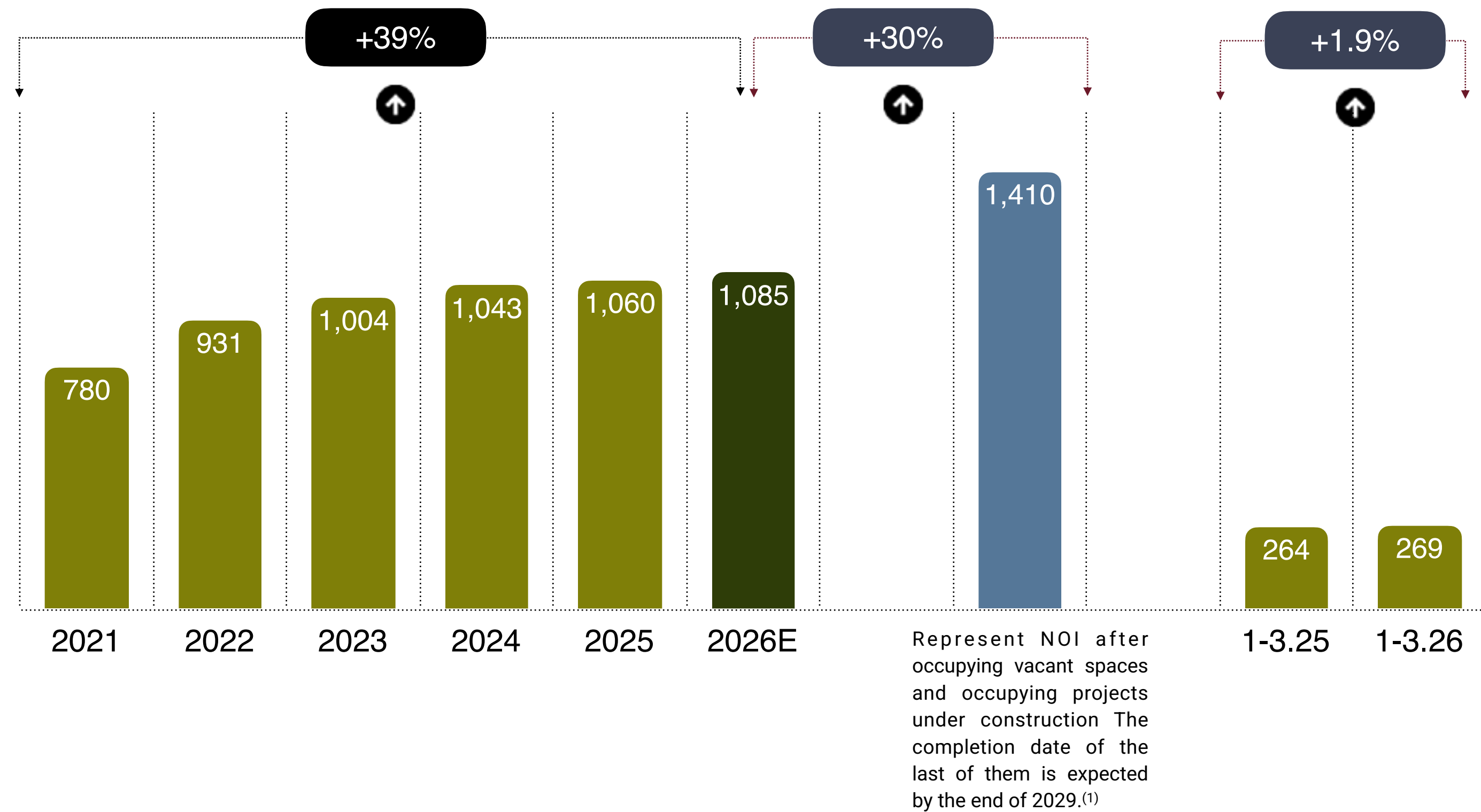
YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.

You can feel it.



1. The future NOI does not include projects in planning, development and licensing and does not include future changes as a result of index differences, contract renewals, future evictions and/or asset realization

The forecast for 2026 is according to the middle of the forecast range, see page 15

The first quarter of 2026 includes the impact of Operation Lion's Roar, for which a provision was recorded for an estimated loss of income of about 1 million NIS

The company is actively executing a portfolio enhancement strategy, which includes the divestment of legacy properties. From 2023 through the date of this report, assets totaling approximately NIS 412 million have been sold. These disposals have reduced annual NOI by around NIS 18 million

GROWTH

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

FFO Annual

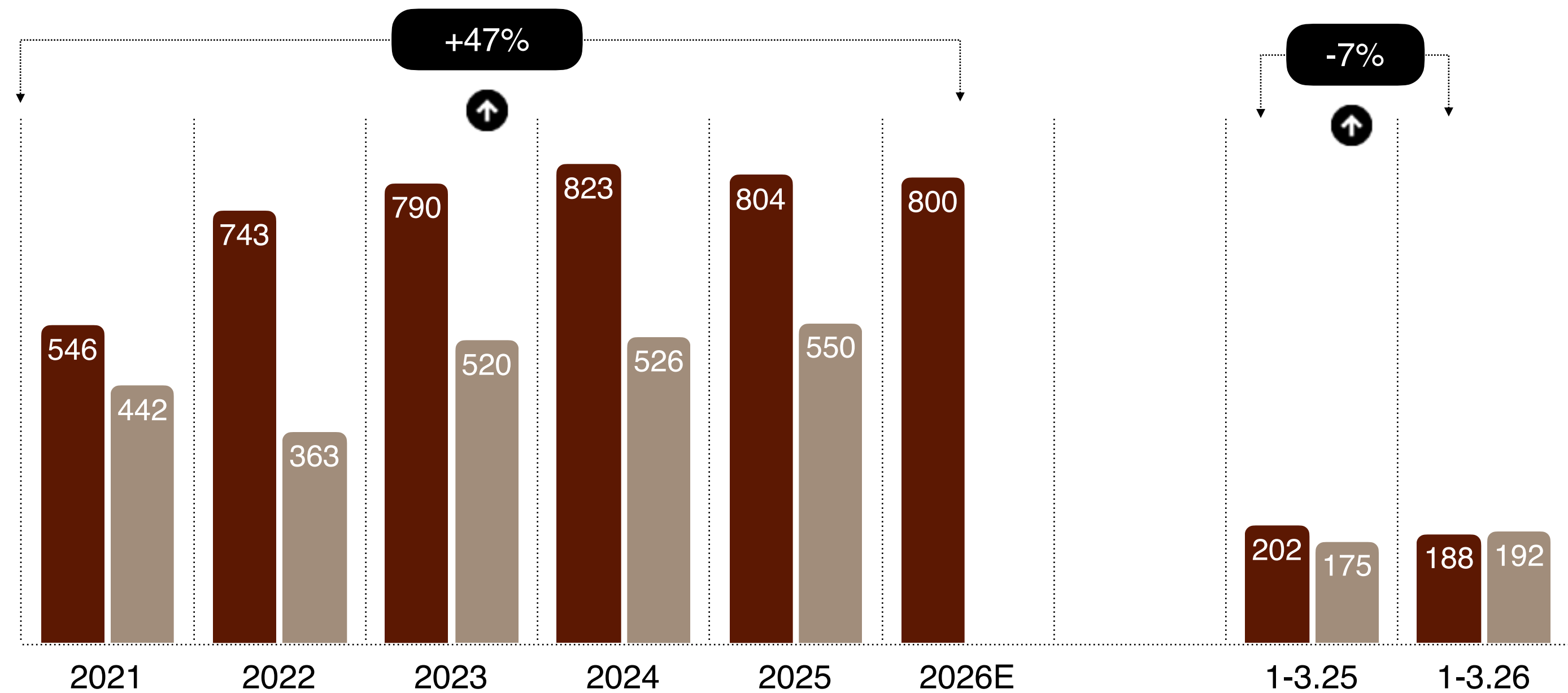
YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.

You can feel it.



● FFO according to the management approach

● FFO according to the SEC approach

FFO according to the management approach Including an adjustment of prior-year tax expenses and financing expenses related to the tax assessment agreement for the years 2020–2023, in the amount of NIS 46 million. Under management's approach, a spreading and update of comparative figures was performed in accordance with the assessment years, following the ISA position paper on FFO

The change in FFO during the reporting period compared to the corresponding period last year is mainly explained by an increase in NOI, which was offset by an increase in real interest expenses and current tax expenses. In the current quarter, the Consumer Price Index decreased by 0.1%, compared to an increase of 0.3% in the corresponding quarter, and as a result, current tax expenses increased compared to the corresponding quarter

The aforementioned index is the FFO index according to the approach of the company's management, and it constitutes the FFO for the purposes of calculation in accordance with the company's trust deed

The forecast for 2026 is according to the middle of the forecast range, see page 15

GROWTH

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

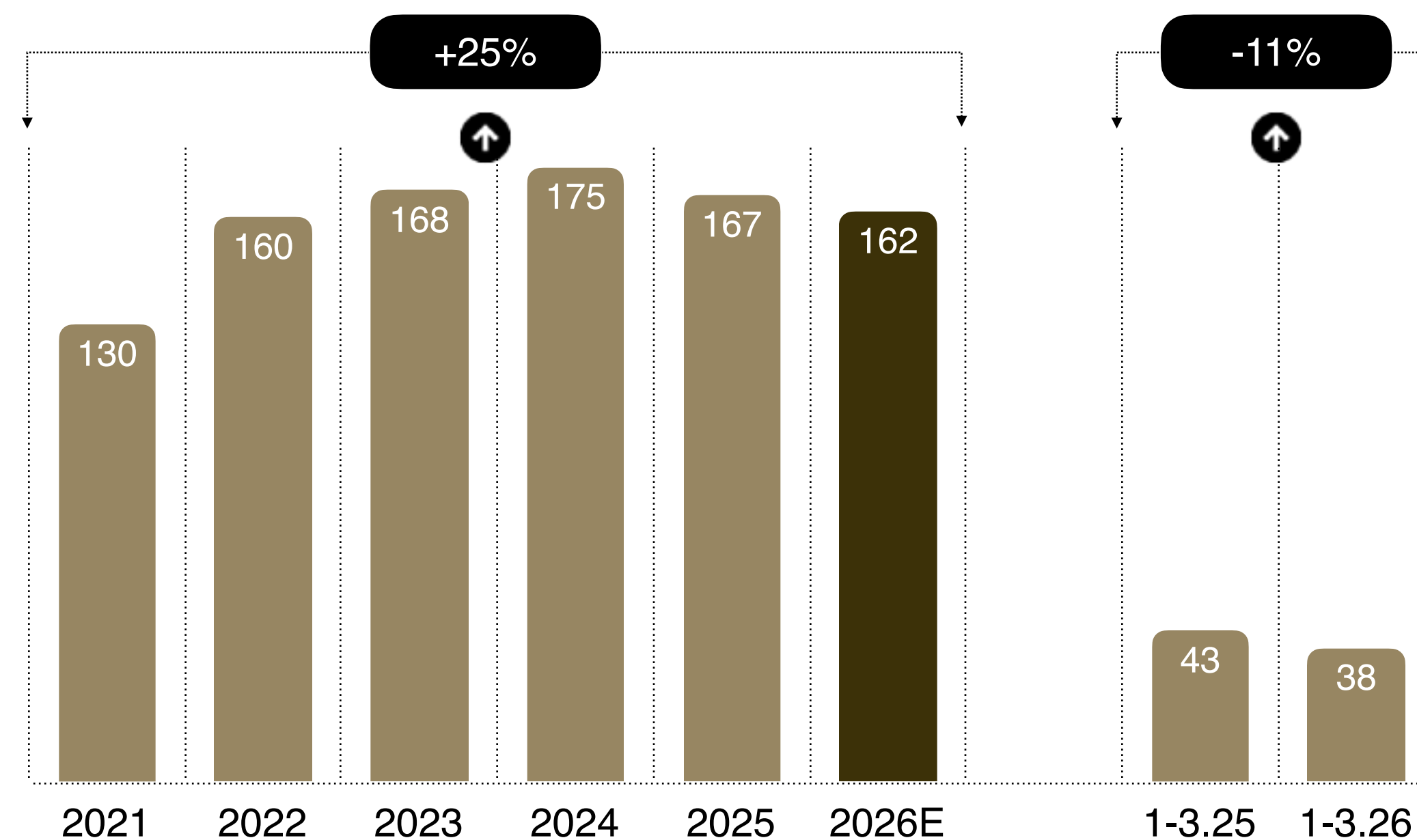
FFO Annual PER SHARE YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.

You can feel it.



The forecast for 2026 is according to the middle of the forecast range, see page 15

In July 2025 the company made a public offering of approximately 20.7 million ordinary company shares. As a result, the weighted average number of shares increased.

GROWTH

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

GROWTH
YOUR PERFECT FORM

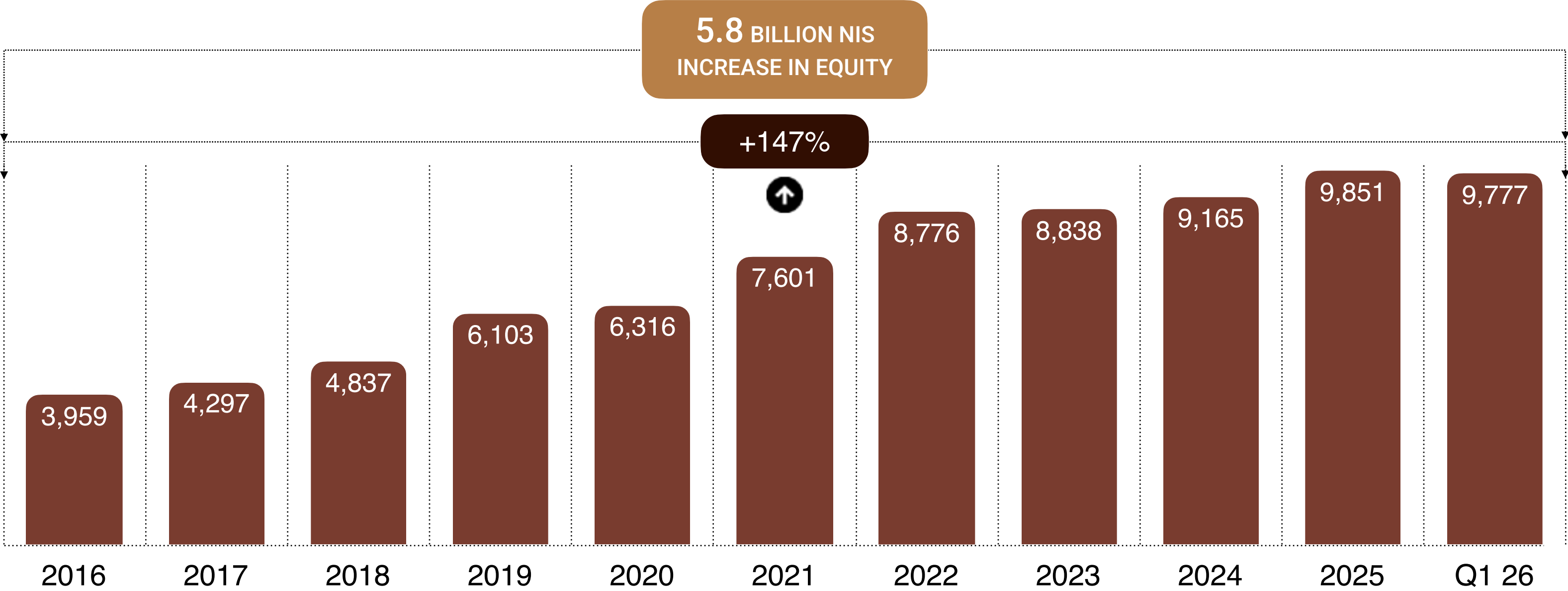
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
You can feel it.

Equity and Dividend to Shareholders

In Million NIS



DIVIDEND DISTRIBUTION -

333	380	407	460	381	574	625	612	617	635	133
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

5.1 BILLION NIS

Total dividend distributed in last decade



Past. Present. Future.

FINANCIAL STRENGTH

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
You can hear it.

FINANCIAL STRENGTH
AMOT INVESTMENTS FROM ALONY HETZ GROUP

AA/AA2

The Company's bonds rating

98%

Of the Company's assets are
unsecured

4.6 YEARS

Average duration of debt.

Past. Present. Future.

FINANCIAL STRENGTH
YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

DEBT STRUCTURE
EXPANDED CONSOLIDATED

2.02%

Effective interest rate linked
(without utilizing credit facilities)

9.6 BILLION NIS

Net financial deb

1,050 MILLION NIS

Unused credit facilities

100 MILLION NIS

Amount of cash and cash
equivalents as of the report
publication date.

No need to imagine.
You can hear it.

FINANCIAL STRENGTH
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

FINANCIAL STRENGTH

YOUR PERFECT FORM

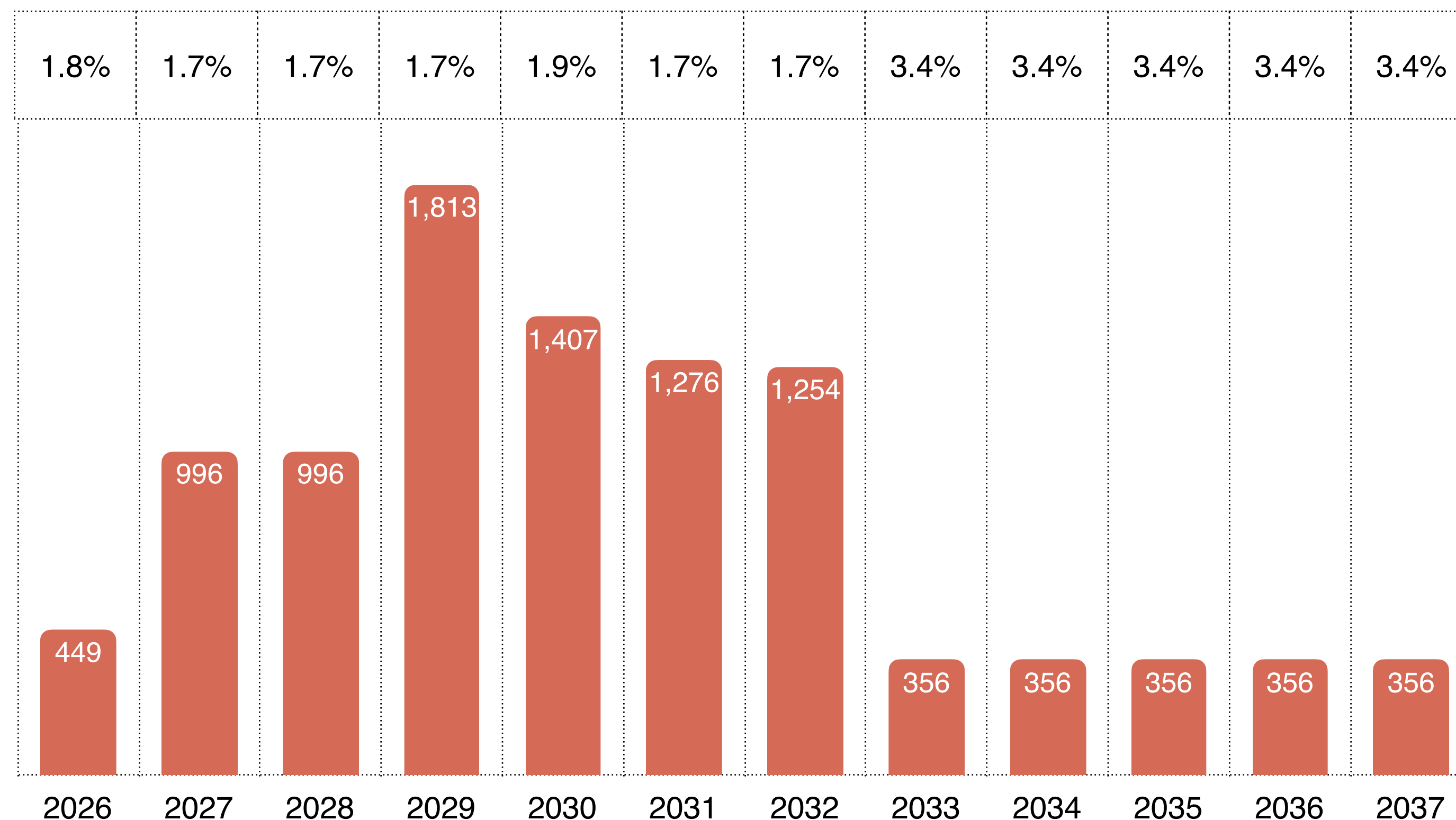
Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
You can hear it.

The Spread of Repayments and Effective Interest Rate Linked Over the Years

In millions of NIS



*Year 2026 – without utilization of credit facilities in an amount of approximately NIS 100 million. The facilities were utilized as of March 31, 2026, and were repaid after the reporting date. And excluding approximately NIS 190 million that were repaid on January 4, 2026. The repayments in 2026 relate to the period from April 1, 2026 through December 31, 2026.

FINANCIAL STRENGTH
AMOT INVESTMENTS FROM ALONY HETZ GROUP
Past. Present. Future.

FINANCIAL STRENGTH

YOUR PERFECT FORM

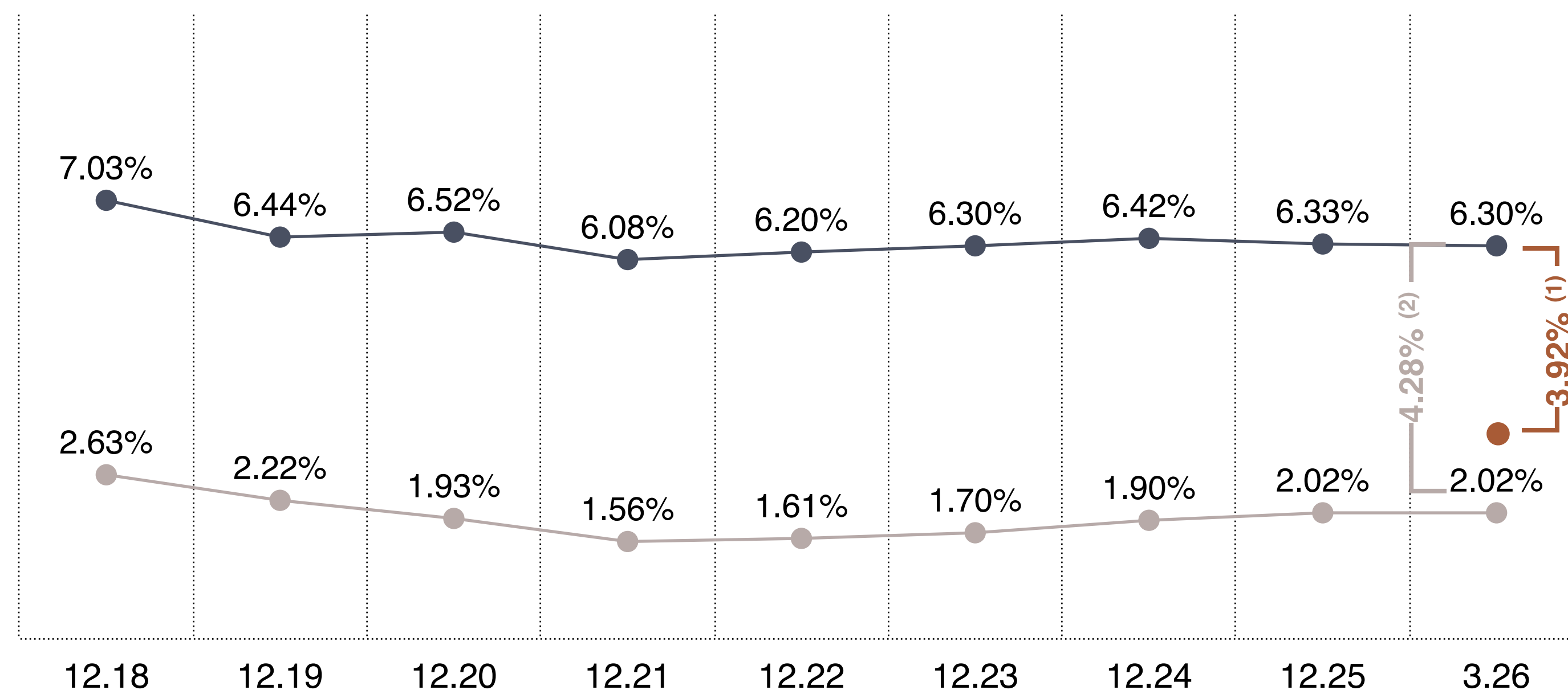
Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
You can hear it.

The Change in the Weighted Cap Rate

Relative to the Change in the Company's Weighted Linked Interest Rate



■ Weighted Cap Rate

■ Weighted Debt Cost

■ Current debt raising costs are 2.38% - According to Series H bonds as of May 10, 2026.

1. Margin from current debt raising costs
2. Margin from weighted Debt Cost



Past. Present. Future.

AMOT DEVELOPMENTS

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

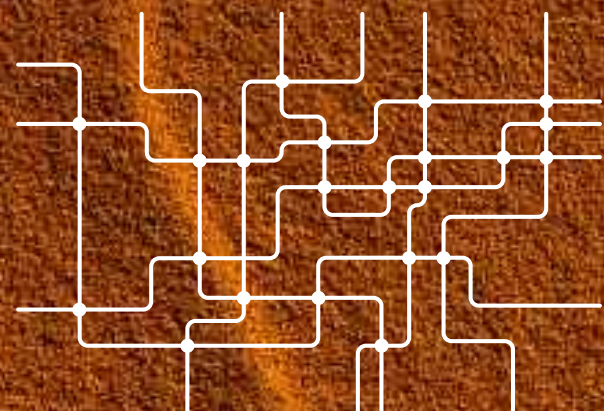
Past. Present. Future.

GROWTH ENGINES

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026



No need to imagine.

We will do that for you.

The strategic initiation and development plans of Amot Investments' properties are one of the main engines for the Company's continued growth and leadership in the cash-generating real estate market.

The betterment of the Company's properties portfolios and the creation of innovative employment compounds that will allow an advanced work environment that meets the needs of the companies of tomorrow:

01.

Unique locations and an emphasis on the Tel Aviv business center

02.

Transportation accessibility near existing and planned mass transit centers

03.

Unlocking the business potential of the property through architectural excellence and optimized engineering solutions

04.

Quality positioning

05.

Construction in accordance with LEED standards for maximum protection of user health and the environment

06.

Upgrading the portfolio by developing contemporary real estate projects and realizing older properties

The projects are planned carefully in accordance with the Company's strategy, with the aim of maximizing profitability and preserving long-term occupancy levels and positioning the Company's assets as higher quality in the long term.

Past. Present. Future.

GROWTH ENGINES

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

PROJECTS UNDER CONSTRUCTION

AS OF 31.03.2026

Property Name	LOCATION	PRIMARY USE	ESTIMATED COMPLETION DATE	SQUARE METER FOR MARKETING ABOVE-GROUND 100%	HOLDING RATE	SQUARE METER FOR MARKETING ABOVE-GROUND	CUMULATIVE COST	PROJECT'S BOOK VALUE	ESTIMATED CONSTRUCTION COST (INCLUDING LAND AND PARKING SPACES)	EXPECTED NOI	EXPECTED YIELD ON COST
						Company's share in million of NIS					
Halehi complex (1)	Bnei Brak	Offices	2026	86,920	50%	43,460	495	475	630-670	44-48	7.1%
K complex Jerusalem	Jerusalem	Offices+ Hotel	2029	93,000	50%	46,500	175	175	750-800	49-53	6.6%
ToHa2	Tel Aviv	Offices	2026	156,000	50%	78,000	1,089	1,669	1,700-1,750	150-165	9.2%
Total				335,920		167,960	1,759	2,319	3,080-3,220	243-267	7.9%

1. As of publication date the retail floors in the "halehi Complex" were delivered to renters for purpose of adjustment works, and several stores were opened to the public. The company has signed contracts in the amount of approximately 13,000 square meters (the company's share is 50%), which are expected to yield annual rents of approximately NIS 22 million (the company's share is 50%). In the second quarter of 2025, the retail section was reclassified from real estate under construction to cash-generating real estate, and as a result, the expected yield rate for the office section was changed to 7.1%.

No need to imagine.
We will do that for you.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

GROWTH ENGINES

YOUR PERFECT FORM

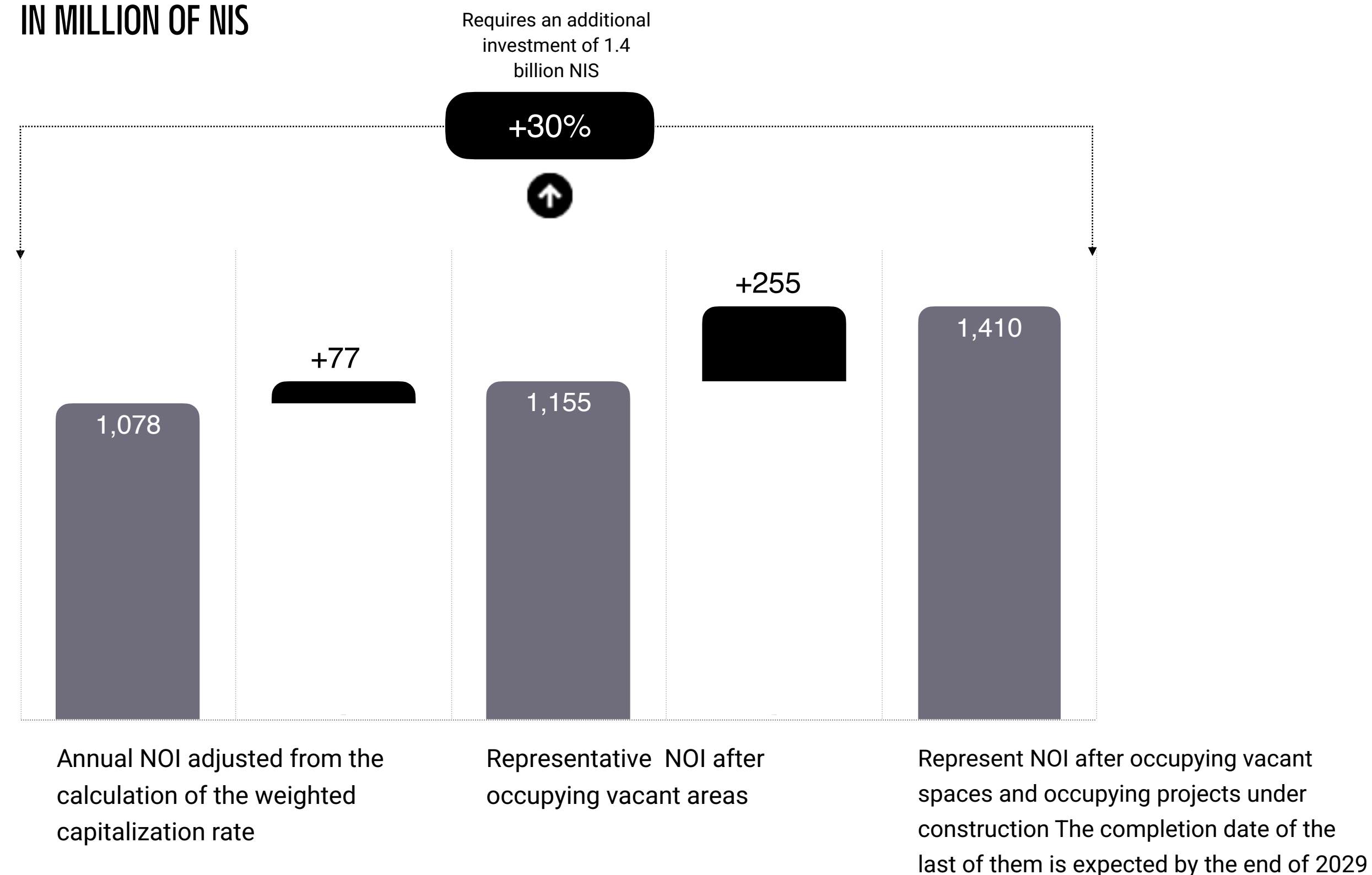
No need to imagine.

We will do that for you.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

FUTURE POTENTIAL¹ FOR INCREASING THE NOI IN MILLION OF NIS



1. NOI after occupation of projects under construction does not include occupation of projects in Initiation and development planning.
2. NOI after occupation of projects under construction does not take into account future increases as a result of CPI increases and contract renewals, and does not take tenants vacating in the future into account
3. NOI after occupation of projects under construction is based on the Company's current assessment. Results in practice may be significantly different.
4. The information contained in this Section regarding future NOI is forward-looking information. The information is based on existing data known to the Company at the date this report is published and on the Company's assessments. This information may change due to risk factors affecting the Company's activities, as specified in Part A of the periodic report and other such data that are outside the Company's control - and therefore, there is no guarantee that this NOI will indeed occur.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

TOHA 2

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

Property Name

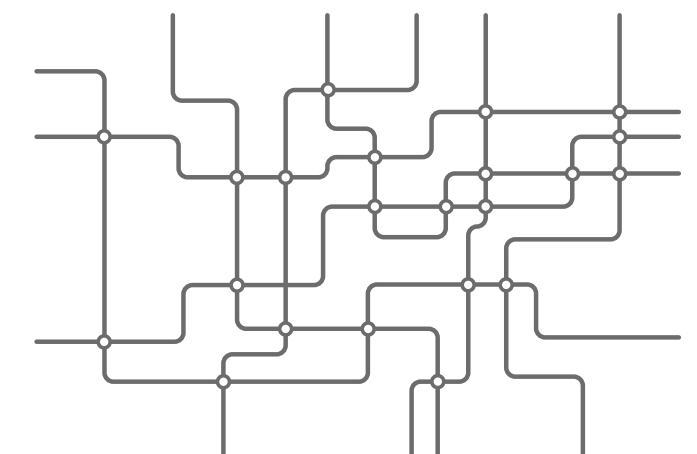
TOHA 2

Main Use

OFFICES

City

TEL AVIV



GLA - 100%

156,000 SQM

Company's Share

50%

Construction Cost

3.45 BILLION NIS

Expected Completion

Q4/2026

NOI

315 MILLION NIS

Adjusted Yield Rate

9.2%

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

TOHA 2

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

TOHA 2

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

ABOUT AMOT

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

GOOGLE Tenancy

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
ToHa 2 is here.

The renter



Upper Rental Area

60,000 SQM

Rental fees per year (shell and core)

120 MILLION NIS

Anticipated commencement

Q4/2026

**BIG STEP FOR AMOT,
HUGE STEP FOR ISRAEL**

The data above is for the whole asset
(Company's Share 50%).

The visualization is for illustration only.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

THE PARK

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.



Property Name

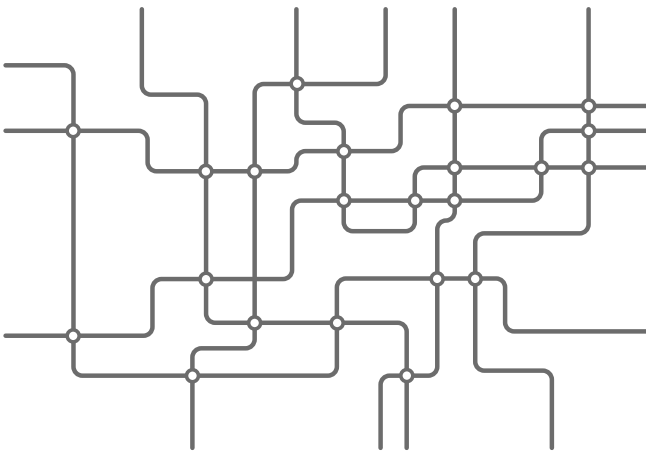
THE PARK

Main Use

OFFICES

City

BNEY BRAK



GLA - 100%

86,920 SQM

Company's Share

50%

Construction Cost

1.3 BILLION NIS

Expected Completion

2026 OFFICES

NOI

92 MILLION NIS

Adjusted Yield Rate (1)

7.1%

1. As of the publication of the report, the retail levels have been opened to the public. In the second quarter of 2025, the retail section was reclassified from real estate under construction to income-generating properties, and as a result, the expected yield rate for the office section was changed to 7.1%.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

THE PARK

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.



AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

THE PARK

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

K COMPLEX

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.



Property Name

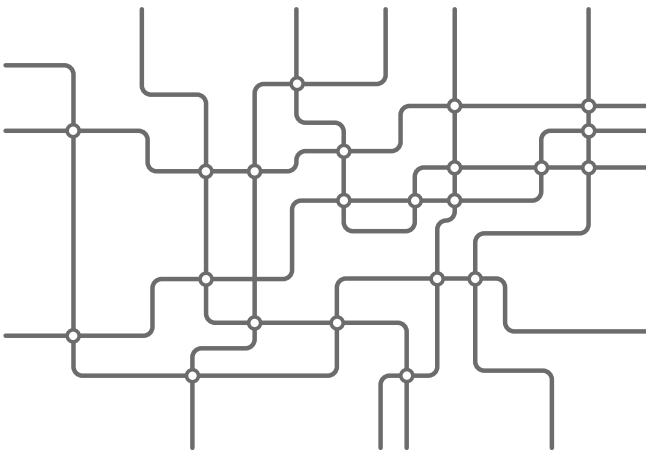
K COMPLEX

Main Use

OFFICES +
HOTEL

City

JERUSALEM



GLA - 100%

93,000 SQM

Company's Share

50%

Construction Cost

1.55 BILLION NIS

Expected Completion

2029

NOI

102 MILLION NIS

Adjusted Yield Rate

6.6%

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

K COMPLEX

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

GROWTH ENGINES

YOUR PERFECT FORM

No need to imagine.
We will do that for you.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026



PROJECTS IN PLANING AND LICENSING PROCESSES

THIS INFORMATION IS SUBJECT TO THE COMPLETION OF ADDITIONAL RIGHTS IN THE PROJECT LISTED BELOW

Project	LOCATION	MAIN USE	AMOT'S SHARE	ADDITIONAL SQUARE METER FOR MARKETING -COMPANY'S SHARE	PROJECT'S BOOK VALUE
Building rights Tzrifin	Tzrifin	Logistics	100%	200,000	253
Amot-Rabad building	Tel Aviv	Offices	50%	30,000	130
Hasolelim	Tel Aviv	Offices	100%	110,000	211
ToHa 3 / ToHa 4	Tel Aviv	Offices	50%	100,000	259
Lot 300	Tel Aviv	Offices/Living	50%	63 Residential units	134
Others projects (see below main projects)					454
Total projects in development and others					1,441

Detail of main projects under other projects

Amot Mishapt (Town Construction plan in effect)	Tel Aviv	Offices	73%	20,000	
Amot Mishapt (Town Construction plan in effect)	Tel Aviv	Living	73%	115 Residential units	
Amot Bituach	Tel Aviv	Offices	86%	60,200	
Migdal HaMe'a - Ibn Gvirol	Tel Aviv	Offices	46%	27,600	
Amot Europe	Tel Aviv	Offices	100%	32,000	
Azor Land	Azor	Living	100%	190 Residential units	

The information contained above in this section regarding the estimated completion of projects under construction is forward-looking information. This information is based on existing data known to the Company on the date this report is published and on the Company's estimates. This information may change, even substantially, as a result of factors related to environmental requirements, changes in urban building schemes subject to approval by planning and construction authorities, obtaining agreements from the owners of bordering properties that are not guaranteed to be obtained, and risk factors affecting the Company's operations as specified in Chapter A of the Periodic Report, and other such data that are out of the Company's control, and therefore, there is no guarantee that these projects will be carried out.



AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

ToHa COMPLEX

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field of yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

ToHa #2

ToHa #3

ToHa #1

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

AMOT TZRIFIN

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

Property Name

AMOT TZRIFIN

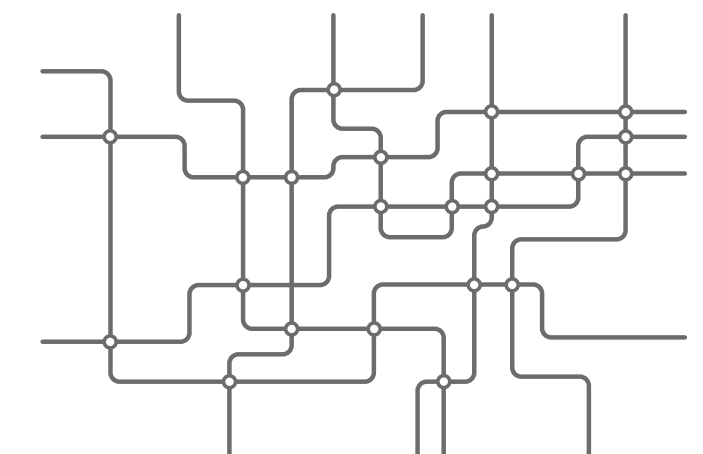
Main Use

LOGISTICS

City

TZRIFIN

SDOT DAN



GLA - 100%

274,000 SQM

Company's Share

100%

SQM for marketing

200,000 SQM

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

AMOT TZRIFIN

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

AMOT MISHPAT

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.

Property Name

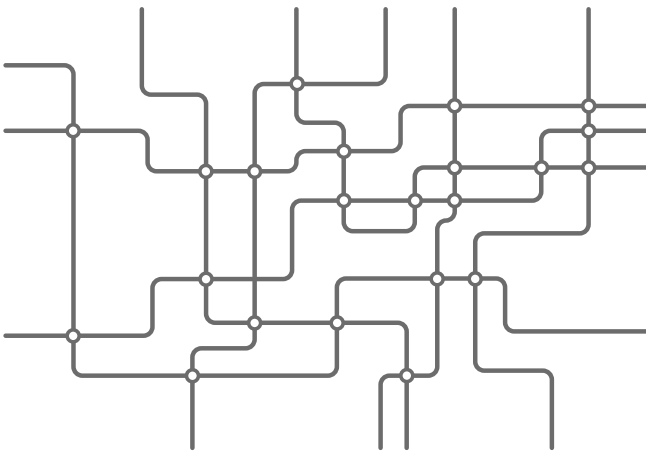
AMOT
MISHPAT

City

TEL AVIV

Main Use

OFFICES



Lot Area

5,103 SQM

Company's Share

73%

Additional residential
area for marketing

115 UNITS

Existing tower area –
preservation

12,000 SQM

Additional offices
area for marketing

20,000 SQM

Status

APPROVED TOWN PLAN

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

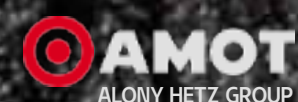
AMOT MISHPAT

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

No need to imagine.
We will do that for you.



Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

Past. Present. Future.

FINANCIAL DATA

YOUR PERFECT FORM

No need to imagine.
The standard is set.

FINANCIAL DATA
AMOT INVESTMENTS FROM ALONY HETZ GROUP

FINANCIAL DATA

YOUR PERFECT FORM

No need to imagine.
The standard is set.

Past. Present. Future.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

BALANCE SHEET DATA

Expanded Consolidated

	31.03.26 MILLION NIS	31.12.25 MILLION NIS
Cash and cash equivalents and short term deposits	159	555
Investment property and investment property under construction	21,659	21,508
Financial liabilities	9,720	9,825
Deferred taxes	2,056	2,027
Total equity	9,777	9,851
EPRA NRV	11,833	11,878

FINANCIAL DATA
AMOT INVESTMENTS FROM ALONY HETZ GROUP

FINANCIAL DATA

YOUR PERFECT FORM

No need to imagine.
The standard is set.

Past. Present. Future.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q17/2026

PROFIT AND LOST SHEET DATA

Expanded Consolidated - in Million NIS

	% CHANGE	Q1.26	Q1.25
NOI	2%	269	264
Adjustment of the fair value- investment property and capital gain from realization		-	17
Transaction cost reduction due to properties purchase		-	(4)
General and administrative expenses and donation		(20)	(18)
Financing - real interest		(38)	(35)
Financing - linkage differences		8	(25)
Taxes		(56)	(40)
Net income	3%	163	159
FFO - According to the SEC	10%	192	175
FFO - Management's approach	(7%)	188	202

FINANCIAL DATA
AMOT INVESTMENTS FROM ALONY HETZ GROUP

FINANCIAL DATA

YOUR PERFECT FORM

No need to imagine.
The standard is set.

Past. Present. Future.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.
Capital Market Presentation
Q1/2026

INCOME DATA

Expanded Consolidated

NOI	Q1-2026	Q4-2025	Q3-2025	Q2-2025	Q1-2025	% CHANGE Q1-26 VS Q1-25
NIS thousands						
Same property NOI	264,893	266,204	263,052	259,728	262,392	1.0%
Properties acquired / Sorted from investment property under construction	4,463	1,509	1,235	1,220	361	
Properties realized	-	194	339	1,898	1575	
NOI	269,356	267,907	264,626	262,846	264,328	1.9%

NOI in Q1 2026 totaled at about ILS 269 million, compared to about ILS 264 million in the corresponding quarter last year – constituting growth of 1.9%.

The first quarter of 2026 includes the impact of Operation Lion's Roar, for which a provision was recorded for an estimated loss of income of about 1 million NIS.

FINANCIAL DATA
AMOT INVESTMENTS FROM ALONY HETZ GROUP

FINANCIAL DATA

YOUR PERFECT FORM

No need to imagine.
The standard is set.

Past. Present. Future.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

FFO DATA

Expanded Consolidated

FFO	1-3.26	1-3.25	% CHANGE
	NIS thousands		
FFO according to the SEC	192,373	174,949	10%
FFO according to the management approach ^{(1) (2)}	187,824	202,327	(7%)
Weighted number of shares ⁽³⁾	493,763	471,532	5%
FFO per share according to the management approach (agorot)	38.0	42.9	(11%)
Increase in CPI	(0.10%)	0.30%	

The change in FFO during the reporting period compared to the corresponding period last year is mainly explained by an increase in NOI, which was offset by an increase in real interest expenses and current tax expenses. In the current quarter, the Consumer Price Index decreased by 0.1%, compared to an increase of 0.3% in the corresponding quarter, and as a result, current tax expenses increased compared to the corresponding quarter.

1. Changes in the Consumer Price Index affect current tax expenses. An increase or decrease in the CPI results in a corresponding increase or decrease in finance expenses due to CPI-linked debt, which in turn leads to a decrease or increase in current tax provisions.
2. Including an adjustment of prior-year tax expenses and financing expenses related to the tax assessment agreement for the years 2020–2023, in the amount of NIS 46 million. Under management's approach, a spreading and update of comparative figures was performed in accordance with the assessment years, following the ISA position paper on FFO.
3. In July 2025, the Company issued 20.7 million regular shares to the public.



No need to imagine.
We've thought of everything.

Past. Present. Future.

CONCLUSION

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

CONCLUSION
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

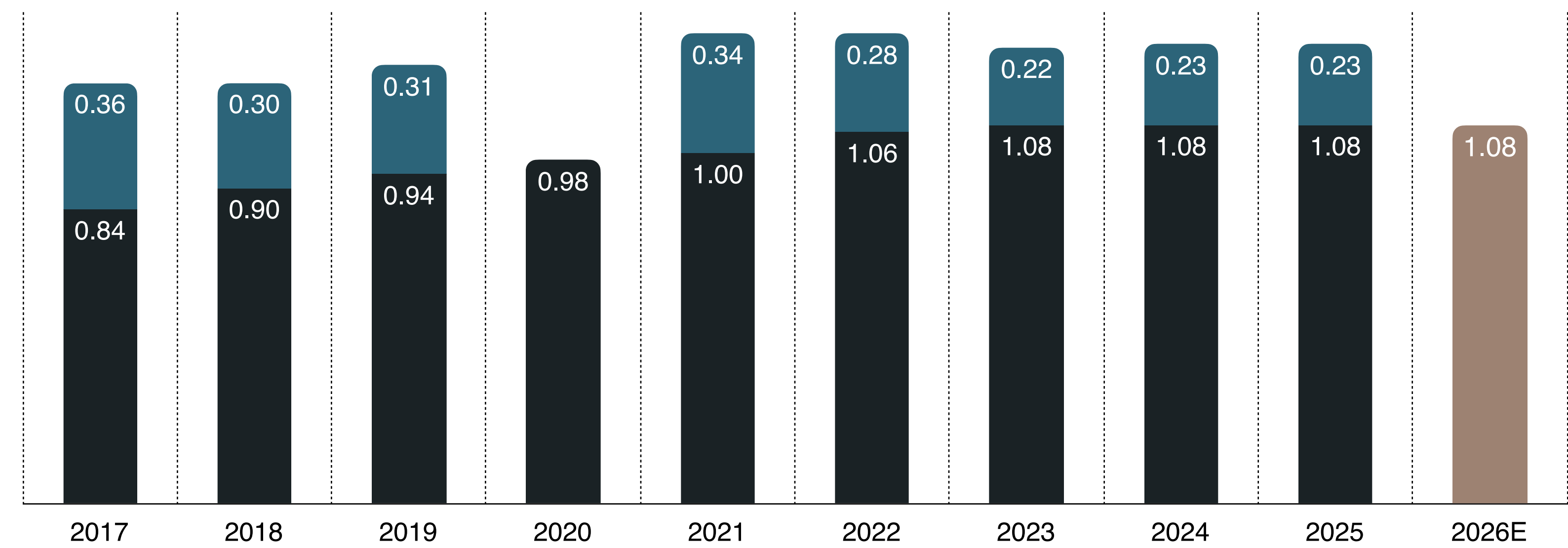
CONCLUSION
YOUR PERFECT FORM

No need to imagine.
We've thought of everything.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE



Total Annual Dividend per Share

1.20	1.20	1.25	0.98	1.34	1.34	1.30	1.31	1.31	1.08
------	------	------	------	------	------	------	------	------	------

- Dividend per share - regular
- Dividend per share - additional

CONCLUSION

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

CONCLUSION
YOUR PERFECT FORM

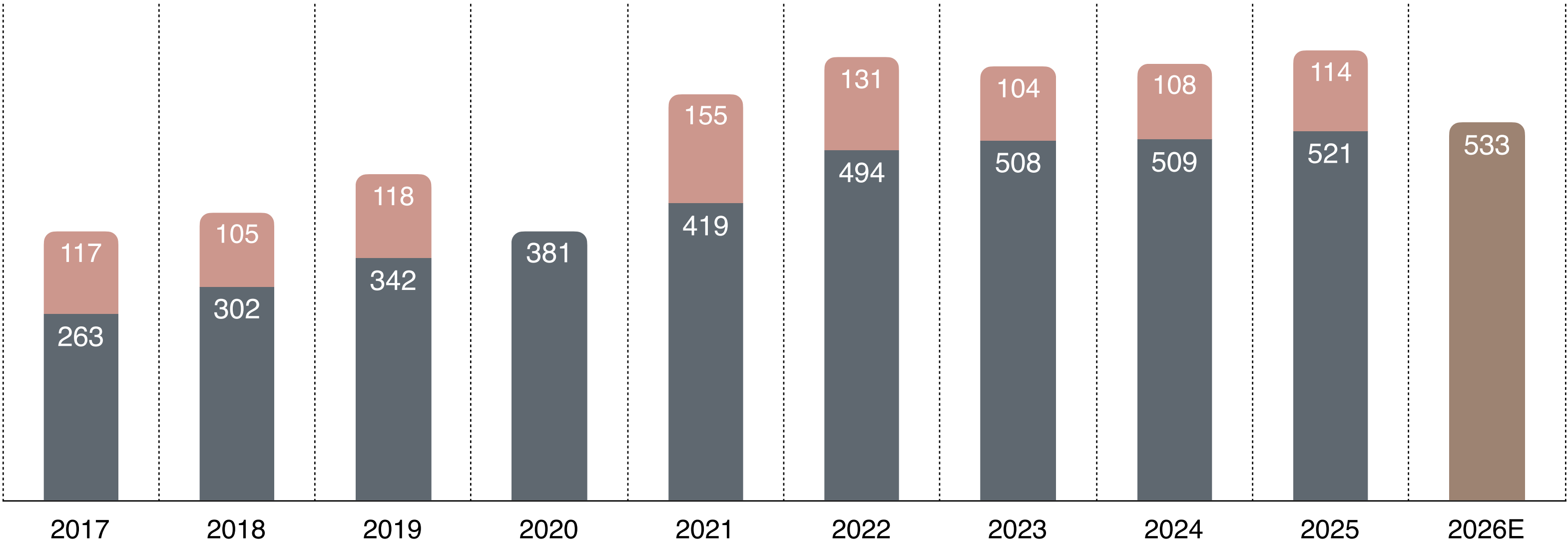
No need to imagine.

We will do that for you.

Amot Investments Ltd. is one of the leading public companies
in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

DIVIDEND DISTRIBUTION OVER THE YEARS



Total Annual Dividend

380	407	460	381	574	625	612	617	635	533
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

- Dividend - regular
- Dividend - additional

CONCLUSION

AMOT INVESTMENTS FROM ALONY HETZ GROUP

No need to imagine.

We've thought of everything.

Past. Present. Future.

OUR STRENGTHS

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

111 PROPERTIES

Properties owned by the company in various uses, with a high occupancy rate of 92.2%. 93.4% excluding properties that were classified as investment property in 2025.

1,050 MILLION NIS

Unutilized credit facilities.

43.6%

Effective leverage ratio.

Professional management and robust real estate development platform .

Demonstrated marketing strength, strong tenant mix and wide geographic distribution, managed in a responsible manner.

A full-service offering for tenants - from office design and construction by Amot Construction Ltd. to ongoing operational support throughout the lease term, provided by the management company "Amot 360".

A dividend policy that is stable and known in advance.

High financial strength (rated AA by Maalot and Midroog).

Financial flexibility and high accessibility to the capital market.

Availability for large-scale acquisition transactions.

All of the Company's assets are unencumbered except for assets valued at 2% of ownership.

CONCLUSION

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

No need to imagine.

We've thought of everything.

DISCLAIMER

YOUR PERFECT FORM

Amot Investments Ltd. is one of the leading public companies in Israel in the field The yielding real estate.

Capital Market Presentation
Q1/2026

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 and the information contained in the slides 17, 19, 29, 32, 33, 36, 42, 50 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.



YOUR PERFECT FORM

No need to imagine.

AMOT INVESTMENTS CAPITAL MARKET PRESENTATION Q1/2026

Amot Atrium Tower, 2 Jabotinsky Street, Ramat Gan, 5250501

PHONE +972 3 5760505; FAX +972 3 5760506

WWW.AMOT.CO.IL