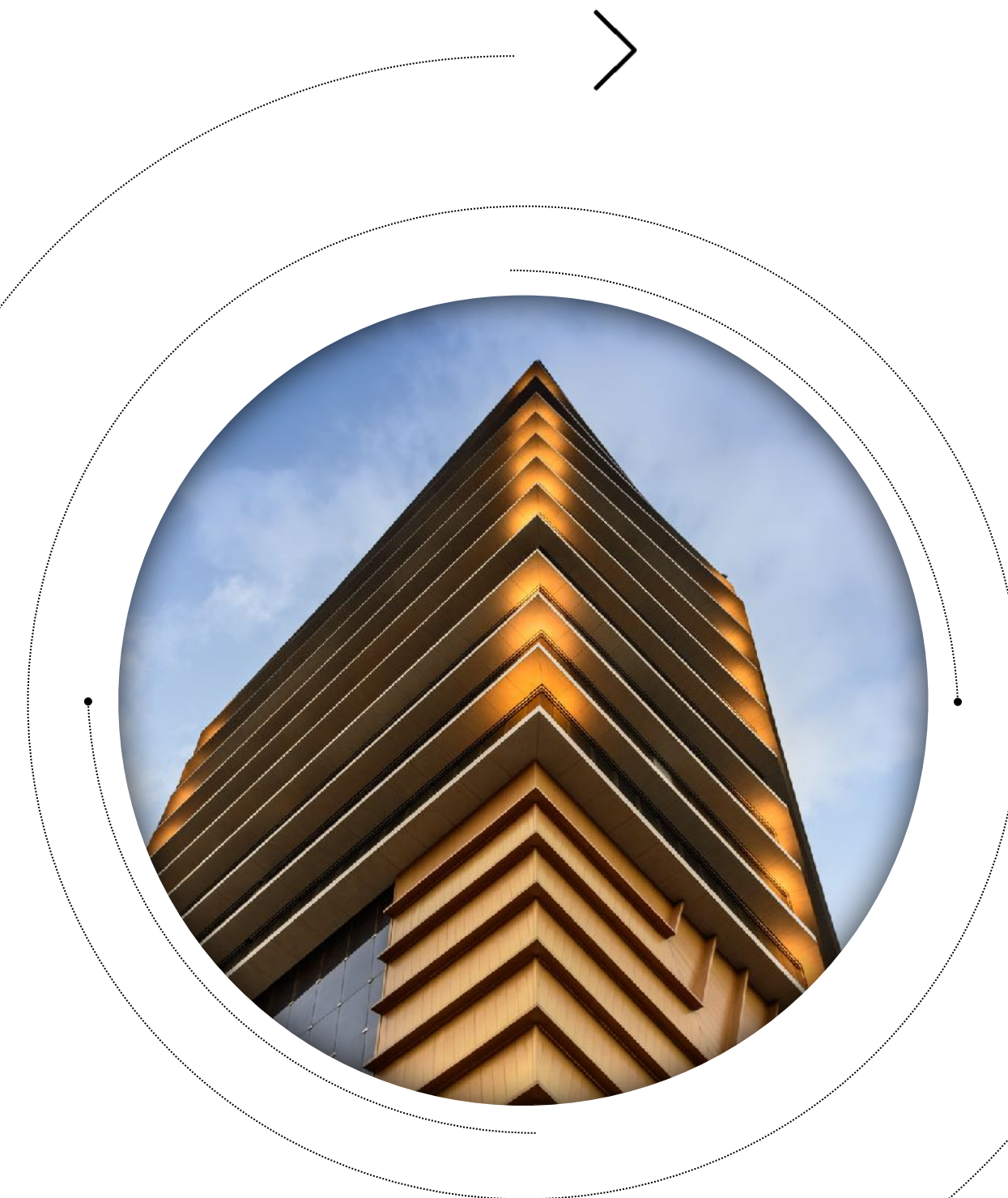
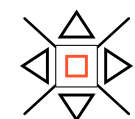


AMOT Investments
Peoples First.



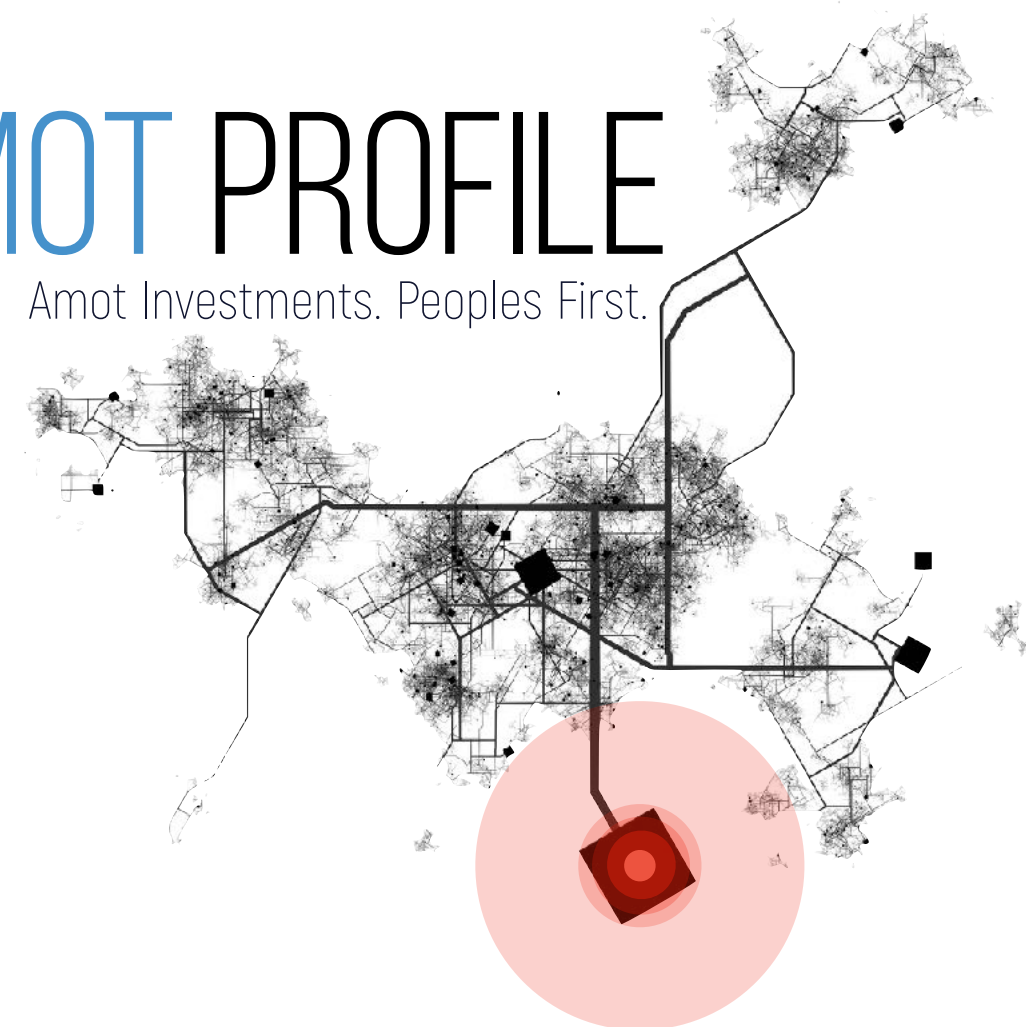
Capital Market Presentation

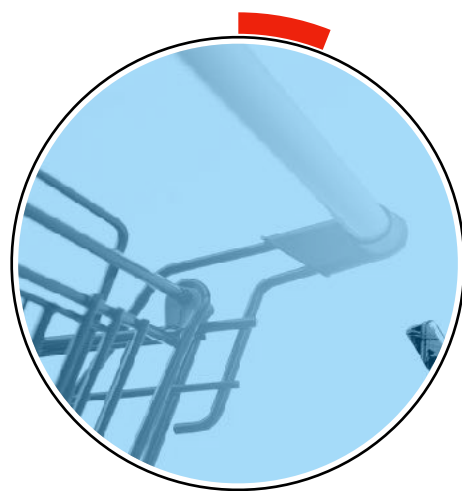
Financial statements **31.12.18**



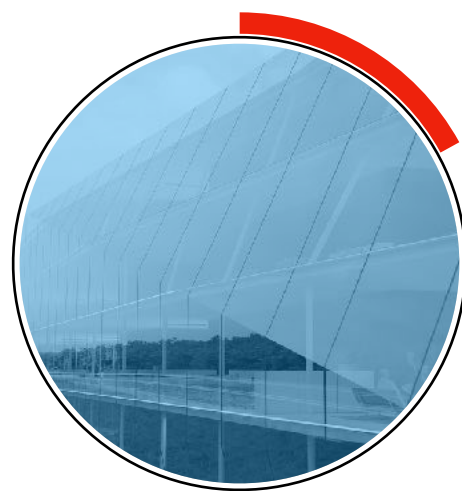
AMOT PROFILE

Amot Investments. Peoples First.

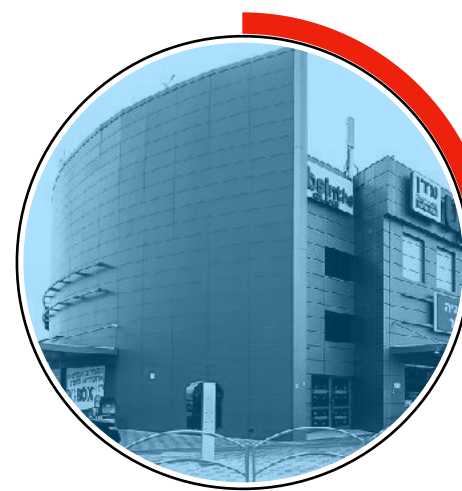




Supermarkets



Industrial and
Logistics



Retail

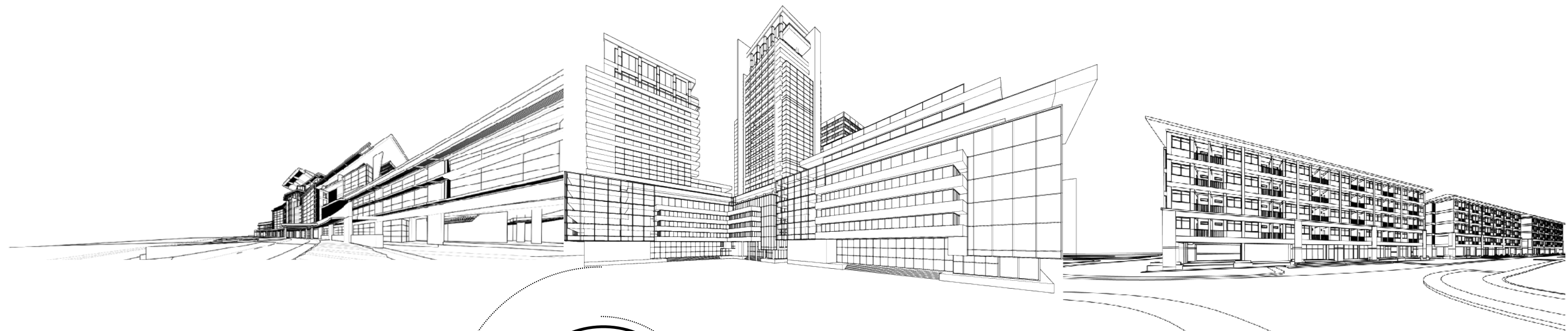
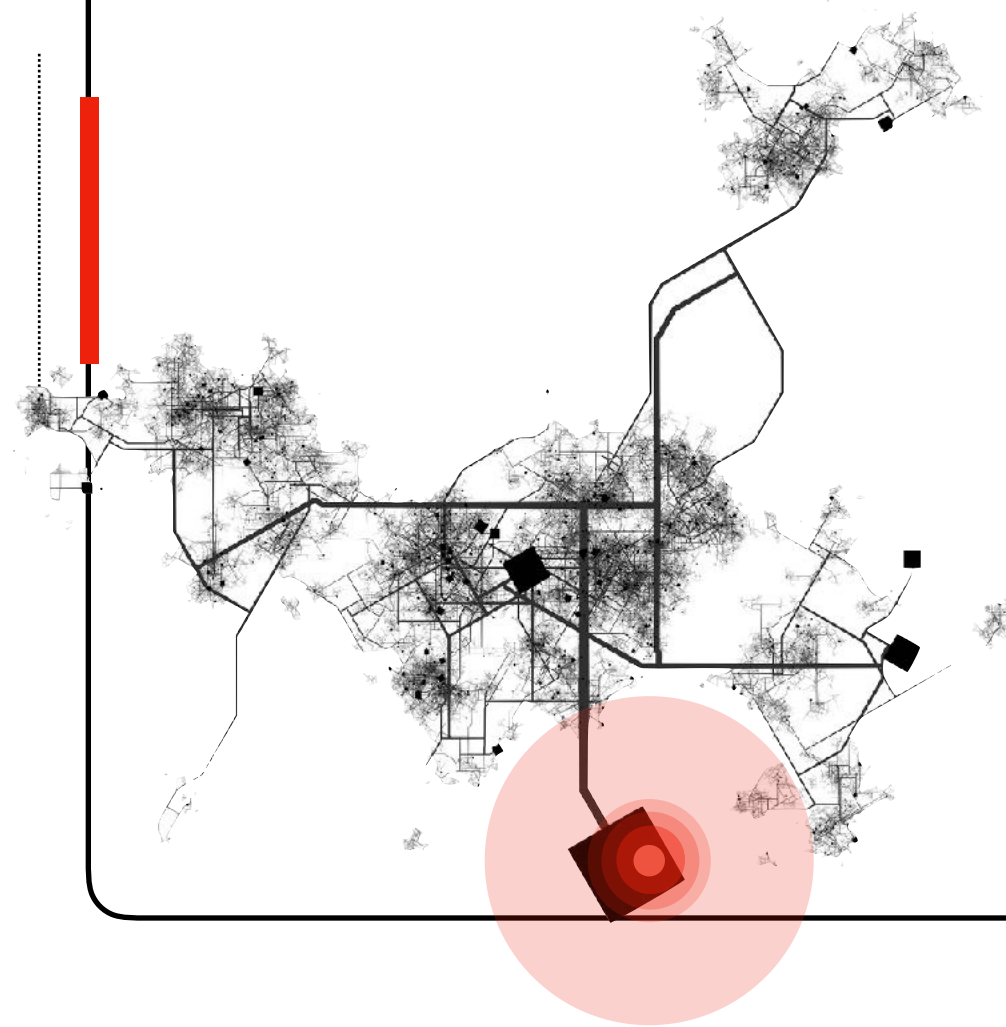


Offices

AMOT PROFILE

Information about the Company

A VARIETY OF USES



AMOT PROFILE

Information about the Company

A public company that is traded on the Israeli Stock Exchange and included in the indices:
Tel Aviv 35, Tel-Aviv - Real Estate and Tel Div.

A subsidiary of Alony-Hetz Properties and Investments Ltd.,
which holds approximately 58% of its equity.

The Company owns 102 income-producing properties

Total area: 1,400,000
Approximately 842,000 m² of rental space

Total real-estate value – **11.1** billion NIS

All of the Company's assets are not encumbered except for assets valued at 3% of ownership with partners.

The average occupancy rate of the Company's assets is approximately **97.2%**.

3 projects under construction and advanced planning totaling 82,000 sq.m.

Leverage ratio – **45%**

Net Financial Debt – **5.1** billion NIS

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

AMOT PROFILE

Information about the Company

HIGHLIGHTS

NOI 31.12.18 totalled NIS 678 million, an increase of **7%** compared with the same period last year

NOI same property an increase of — **2.5%** compared with last year

FFO 2018 totalled NIS 477 million, an increase of **11%** compared with the same period last year

FFO per share 2018 totalled NIS 142 agorot per share, an increase of 3% compared with last year

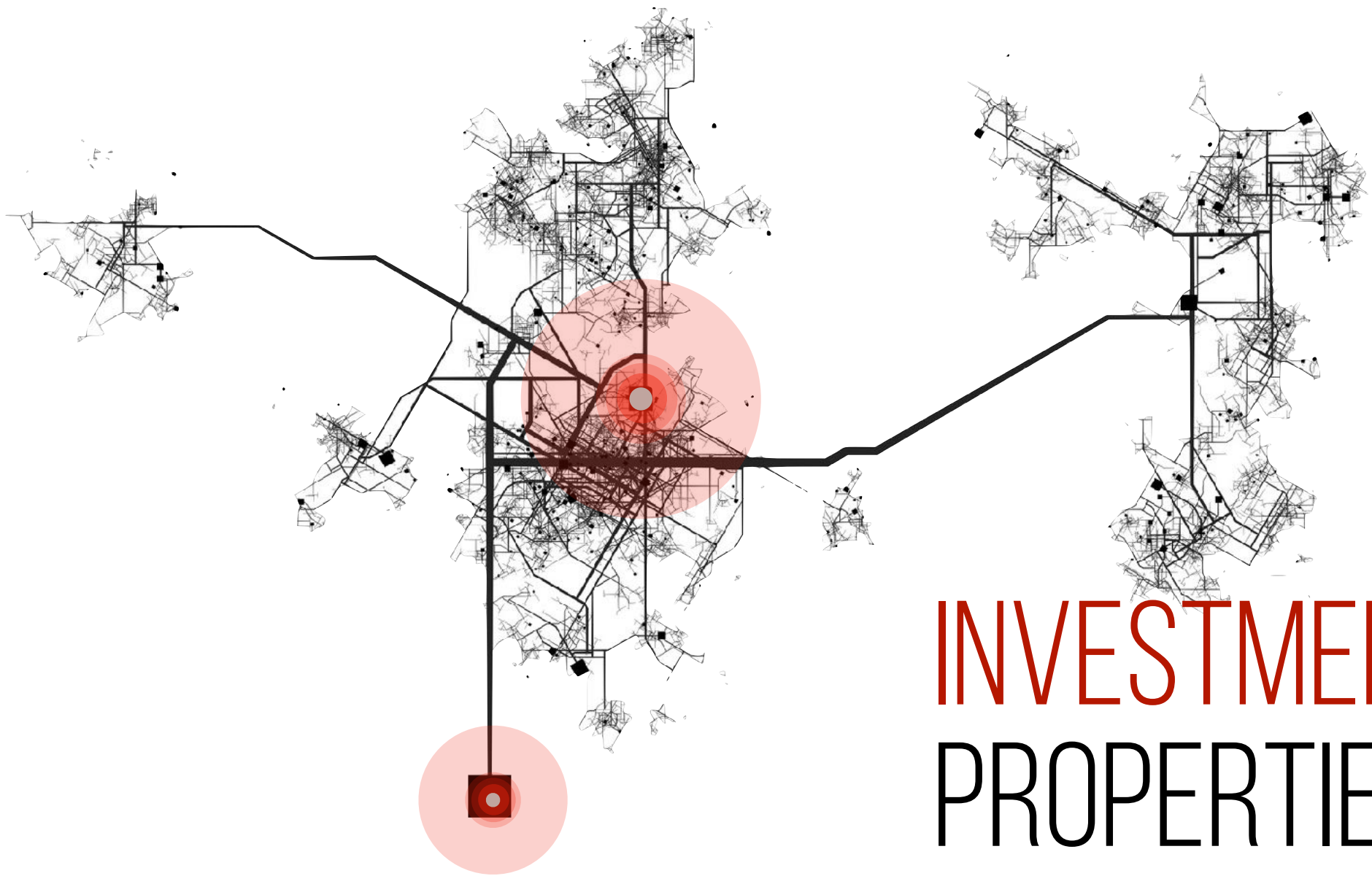
Raising capital and debt in the amount of NIS **1** billion (about 1/3 of capital and 2/3 of debt)

The acquisition of three logistic properties for a total of NIS **425** million (not including transaction costs), with a total area of 57,000 sq.m., which will generate an annual **NOI** of NIS **26** million

An agreement with Shufersal Ltd. for the construction of a **34,000** sqm. logistics center, which will be leased to Shufersal for a period of 15 years with an option to extend (the Company's share is 75%).

An agreement for the purchase of half of the capitalized lease rights in a plot of 16.4 sqm on Lehi Street in Bnei Brak for NIS **100** million for the construction of a **75,000** sqm project for marketing (the Company's share is 50%).

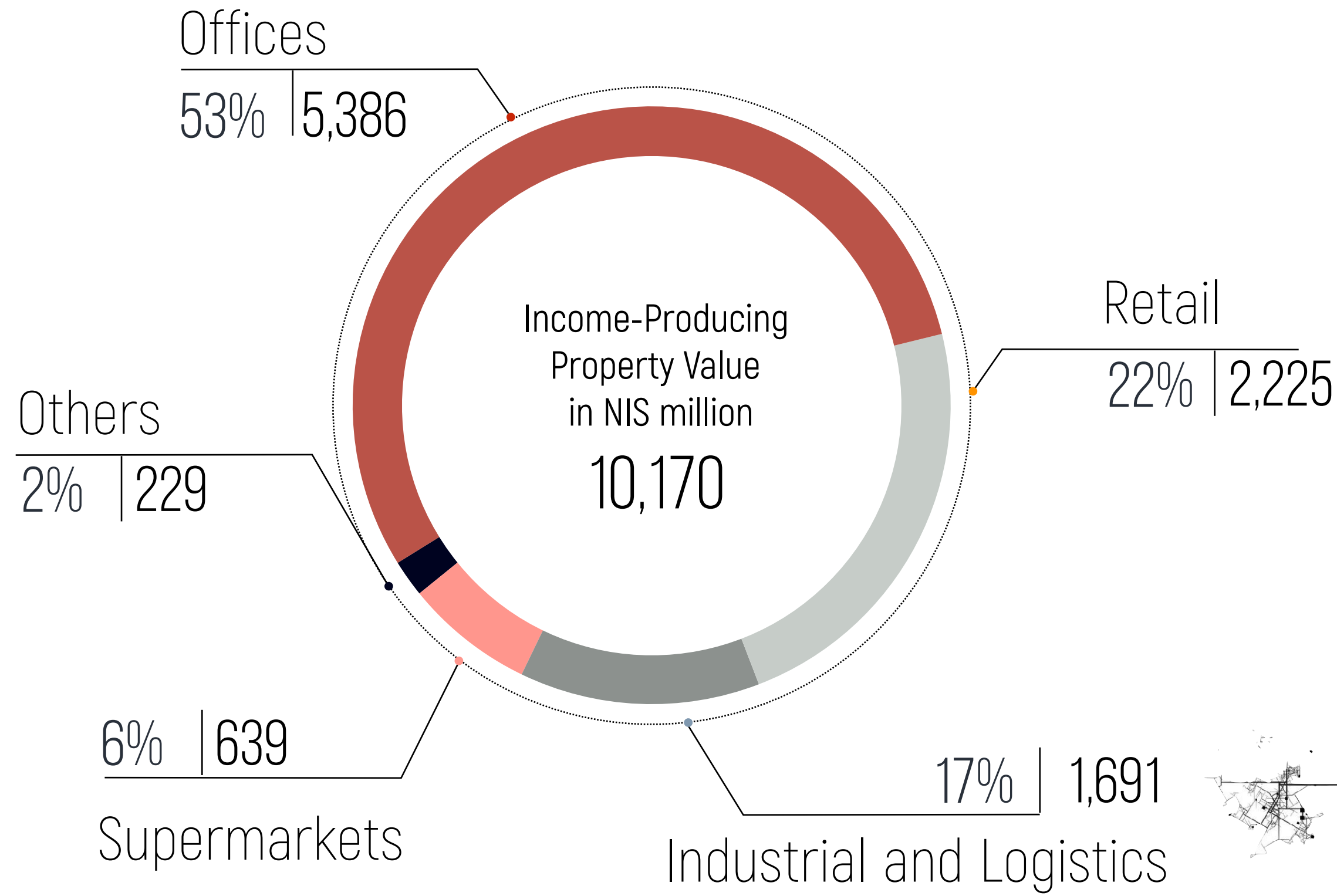
Winning a tender for the acquisition of land in the 1,000 area in Rishon Letzion West, for NIS 30 million. The land division has rights to erect a 19,000 sqm.



INVESTMENTS PROPERTIES

Amot Investments. Peoples First.

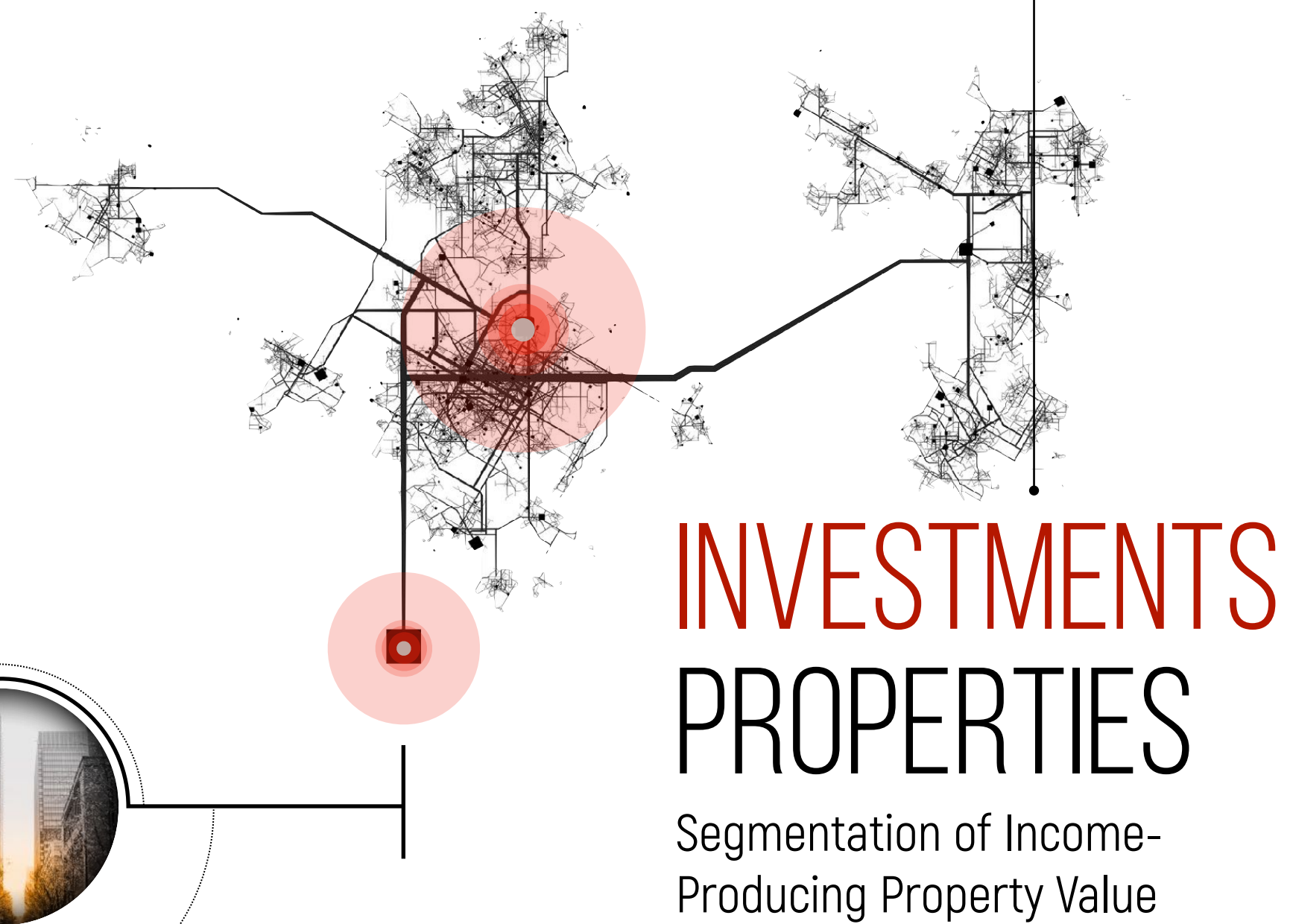


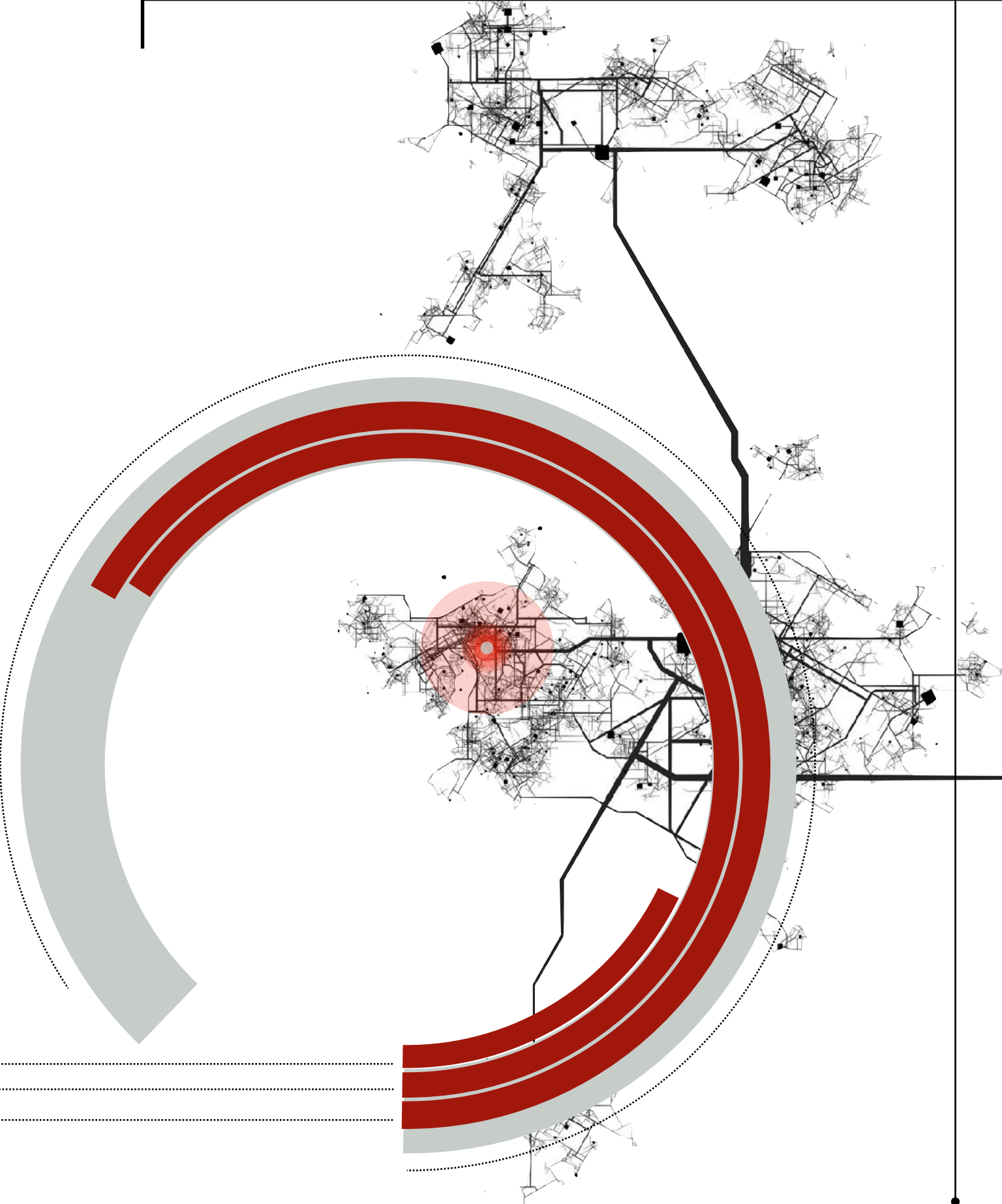
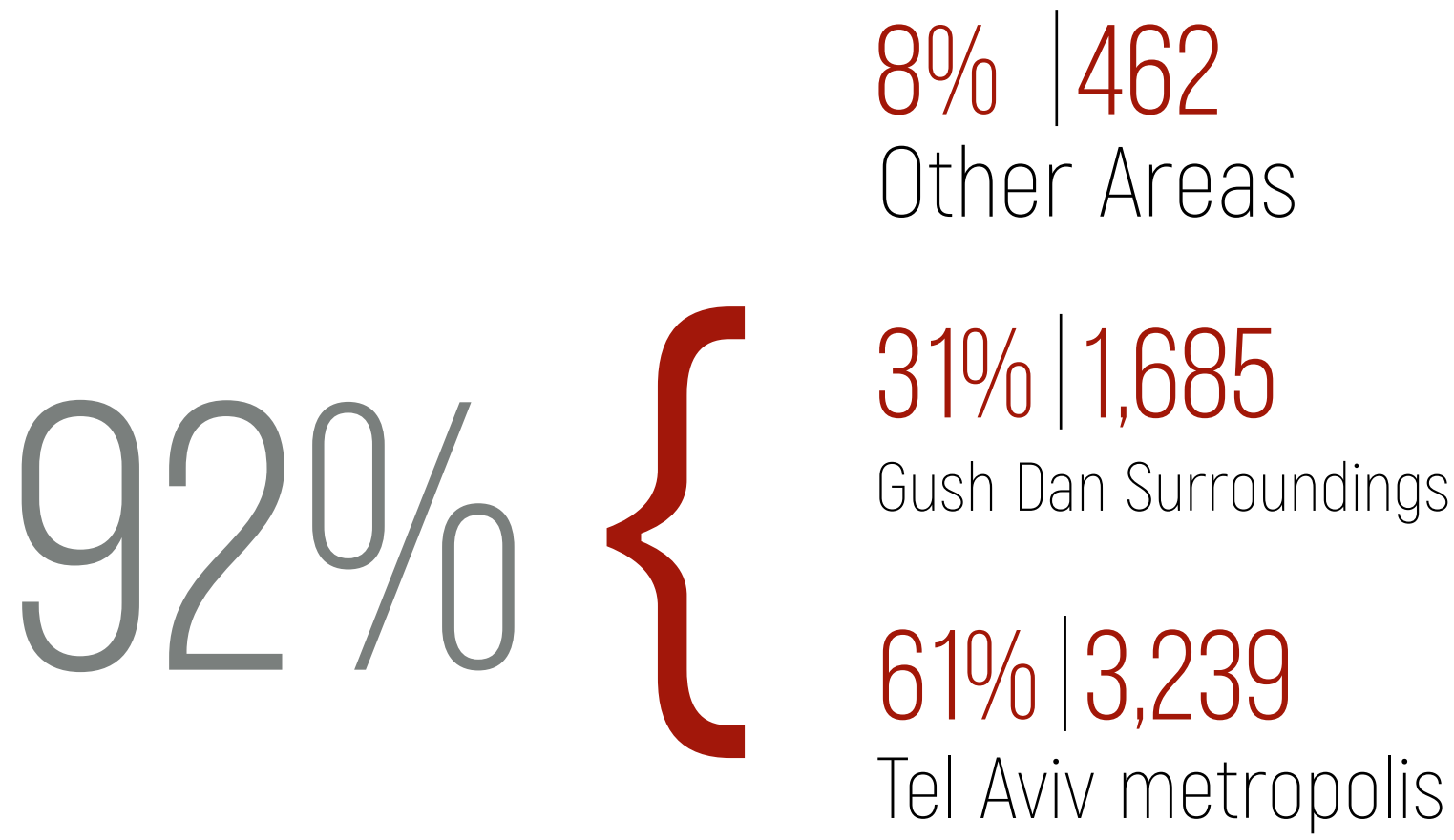


Income-Producing Property Value as of 31.12.18

Value in NIS million

10,170

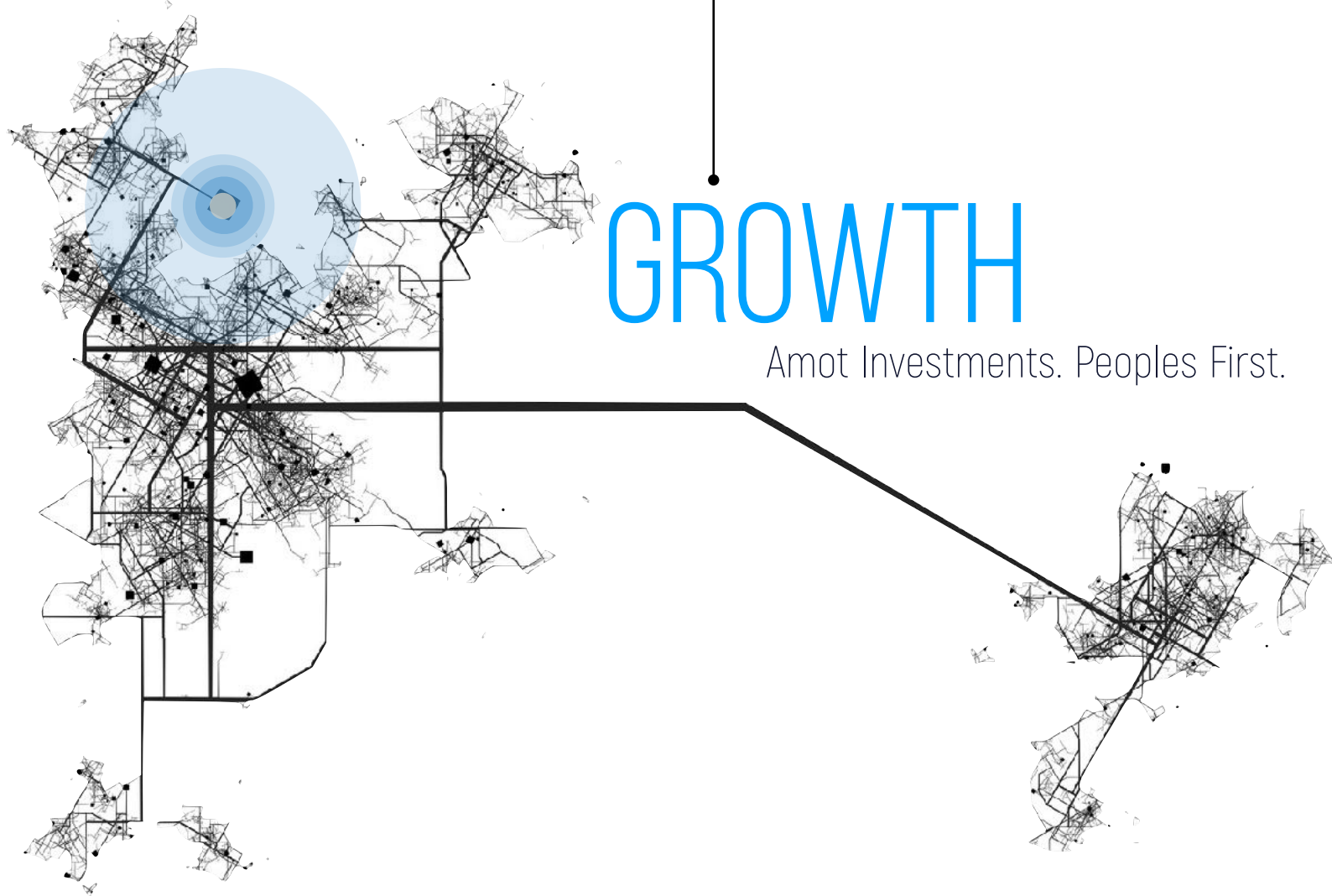




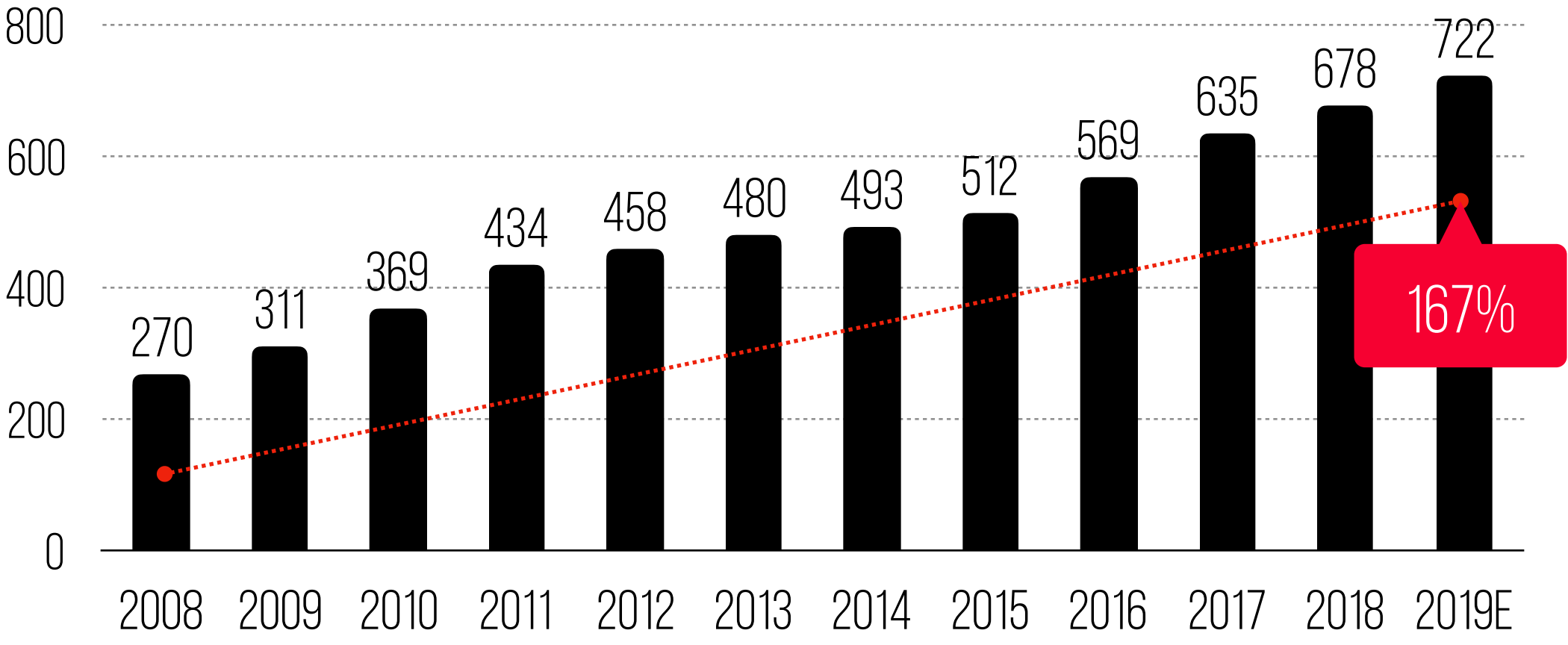
Income-Producing Property
Office Use Value as of
31.12.18
Value in NIS million
5,386

INVESTMENTS
PROPERTIES
Offices Fair Value by Location

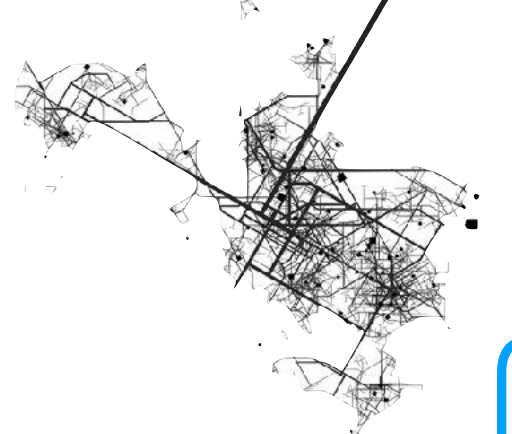
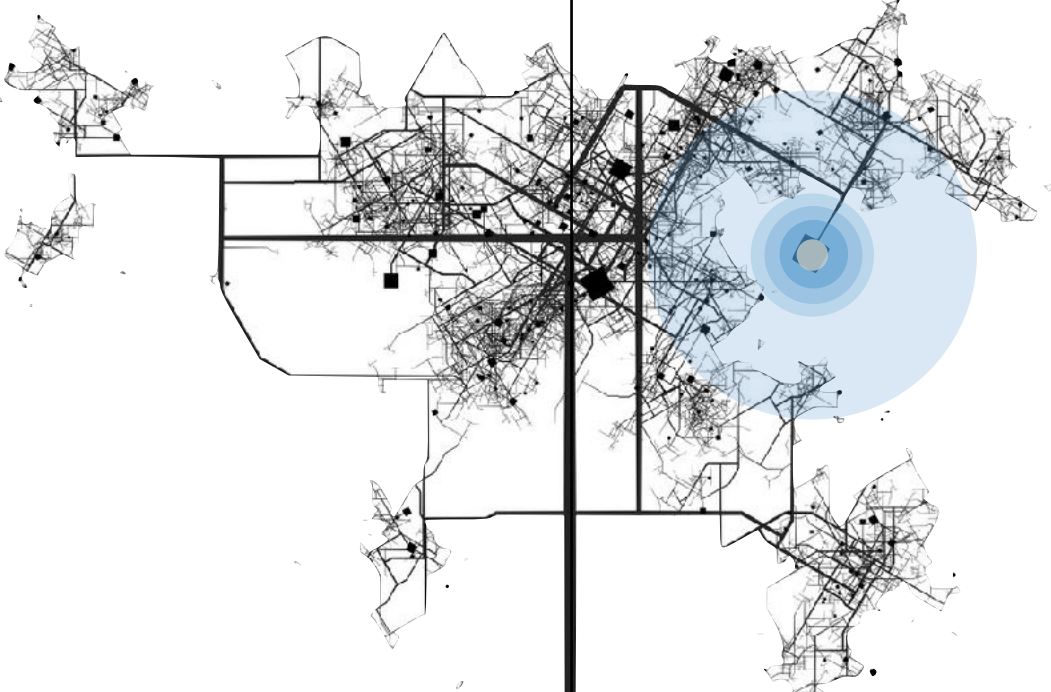
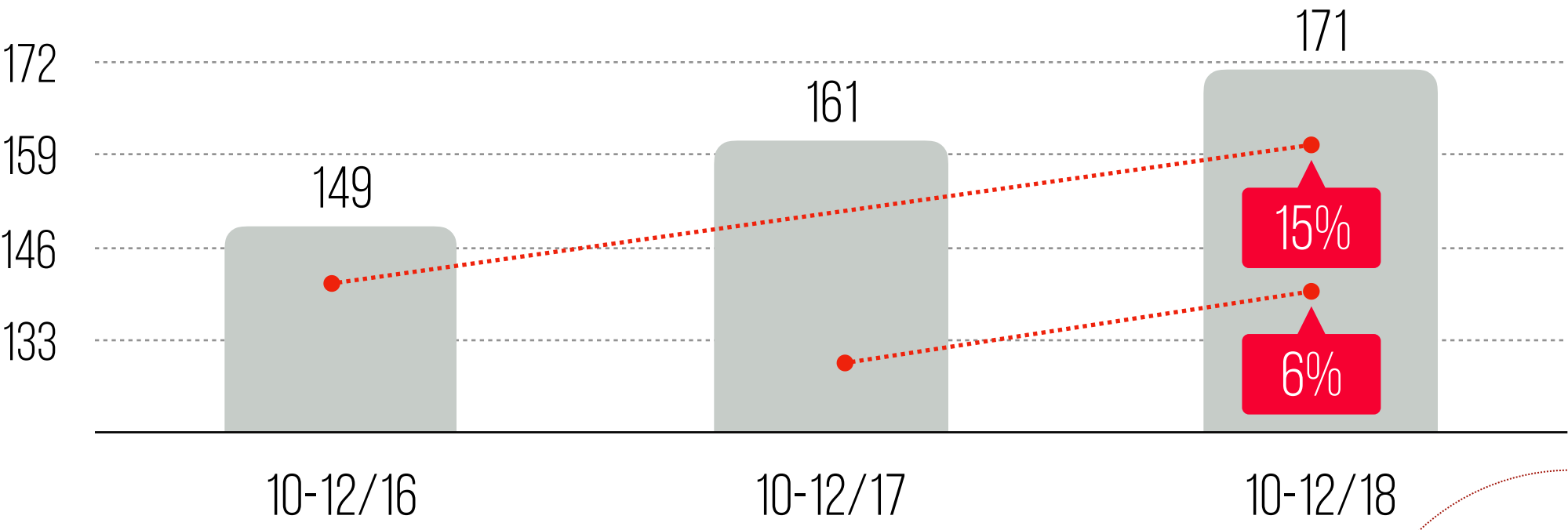




Continuous Growth in NOI –Annual-in NIS MILLION

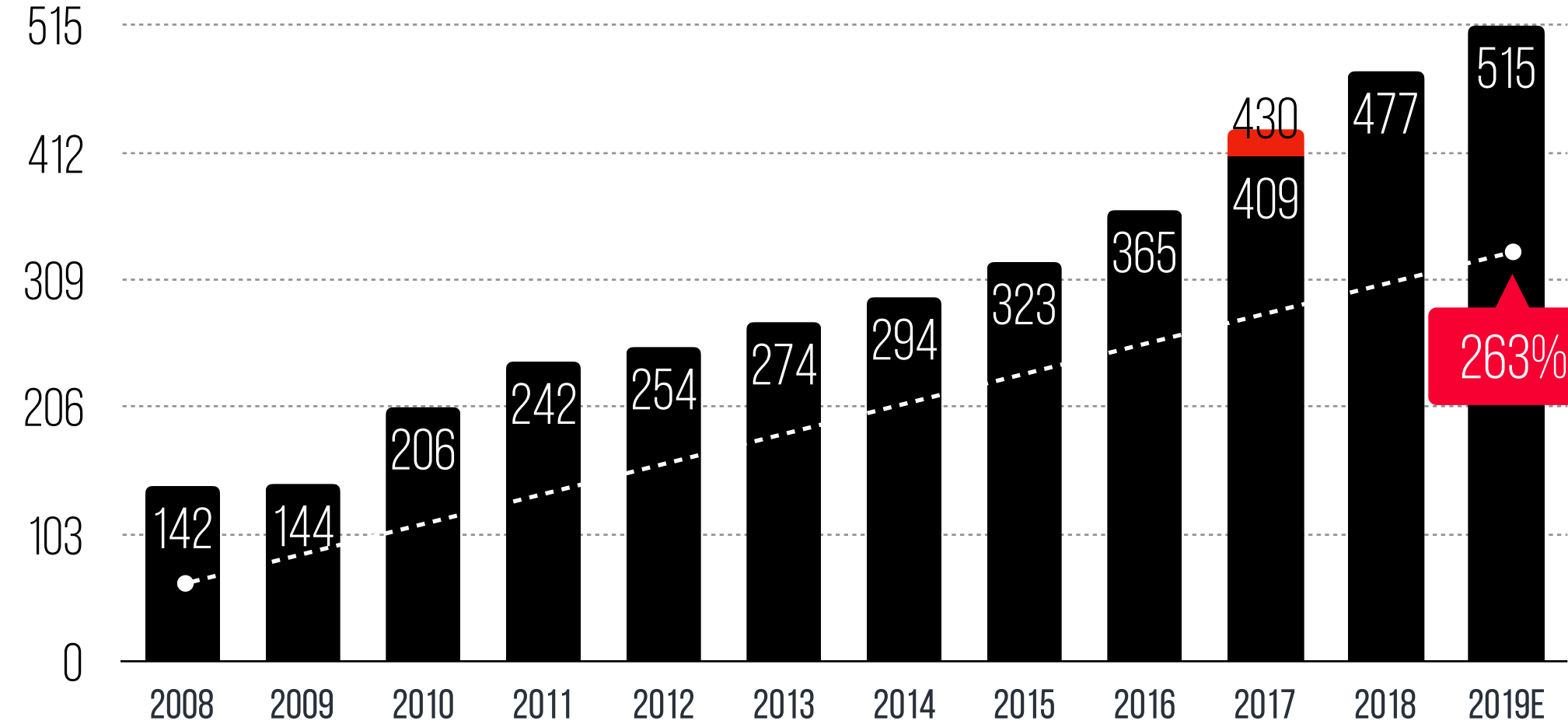


Continuous Growth in NOI –Quarterly-in NIS MILLION

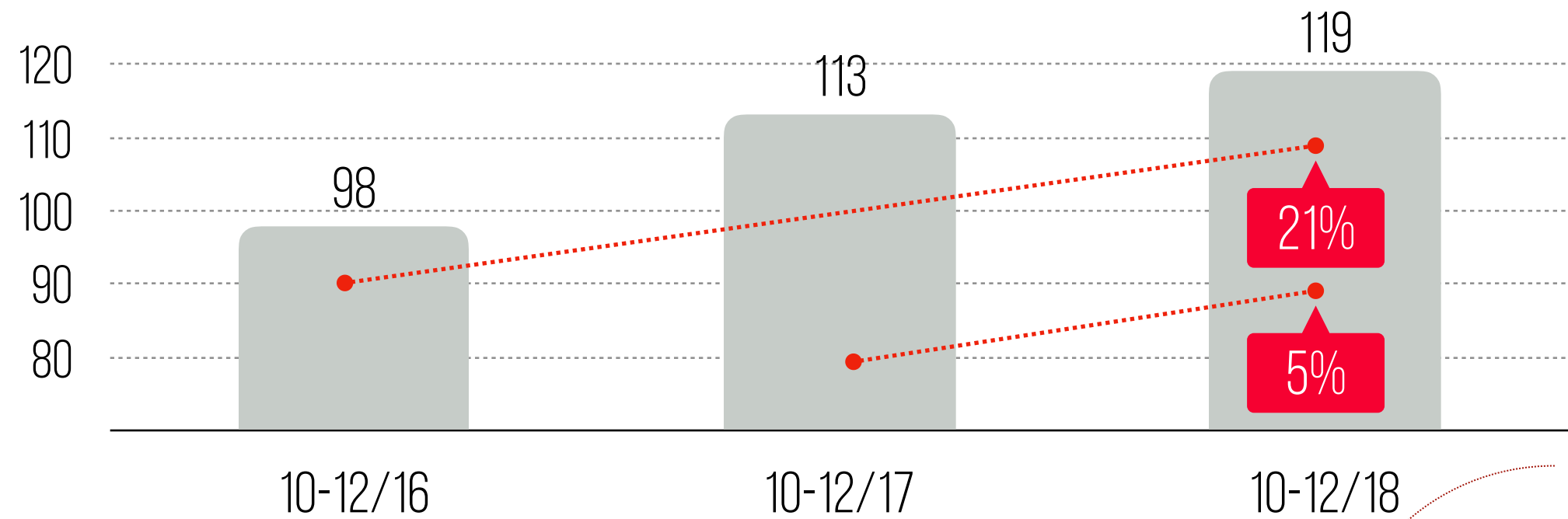


NOI **GROWTH**
ANNUAL AND
QUARTERLY

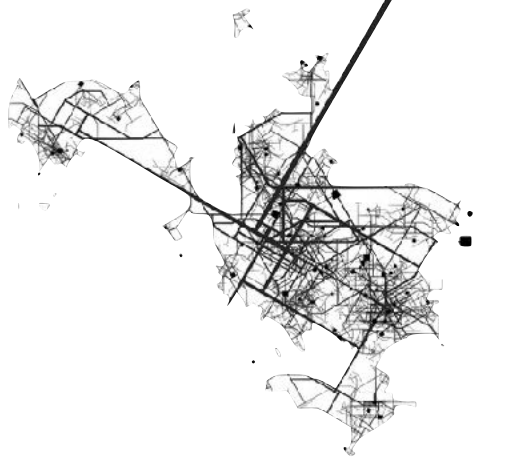
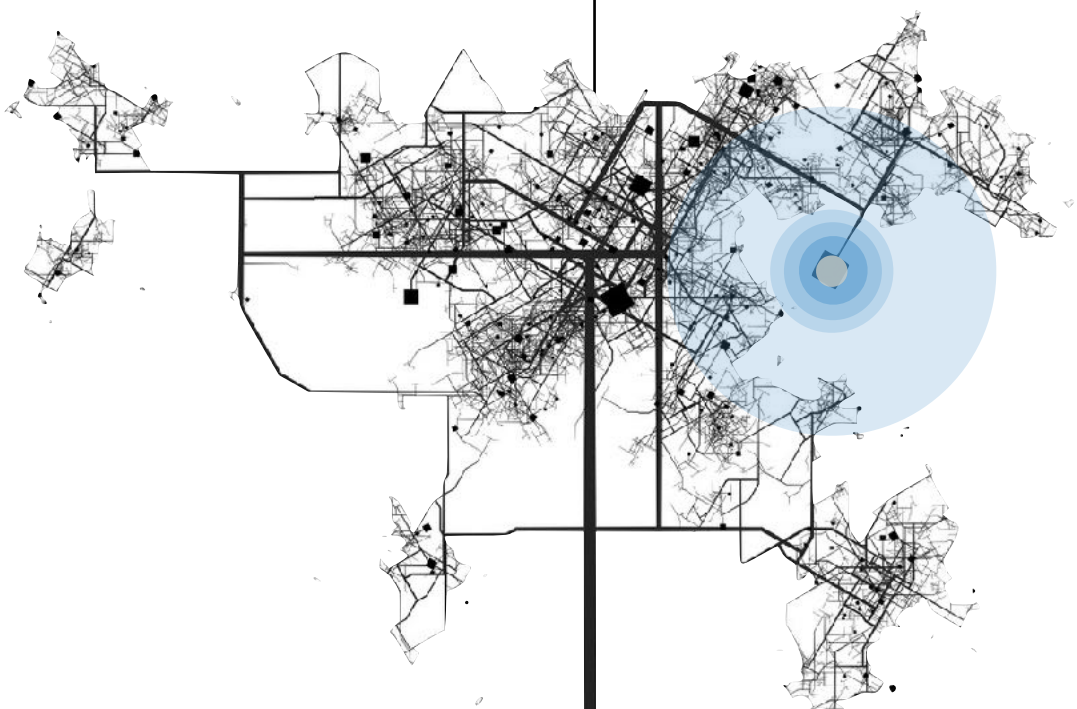
Continuous Growth in FFO along with a Decrease in the Leverage Ratio-
Annual - in NIS MILLION



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

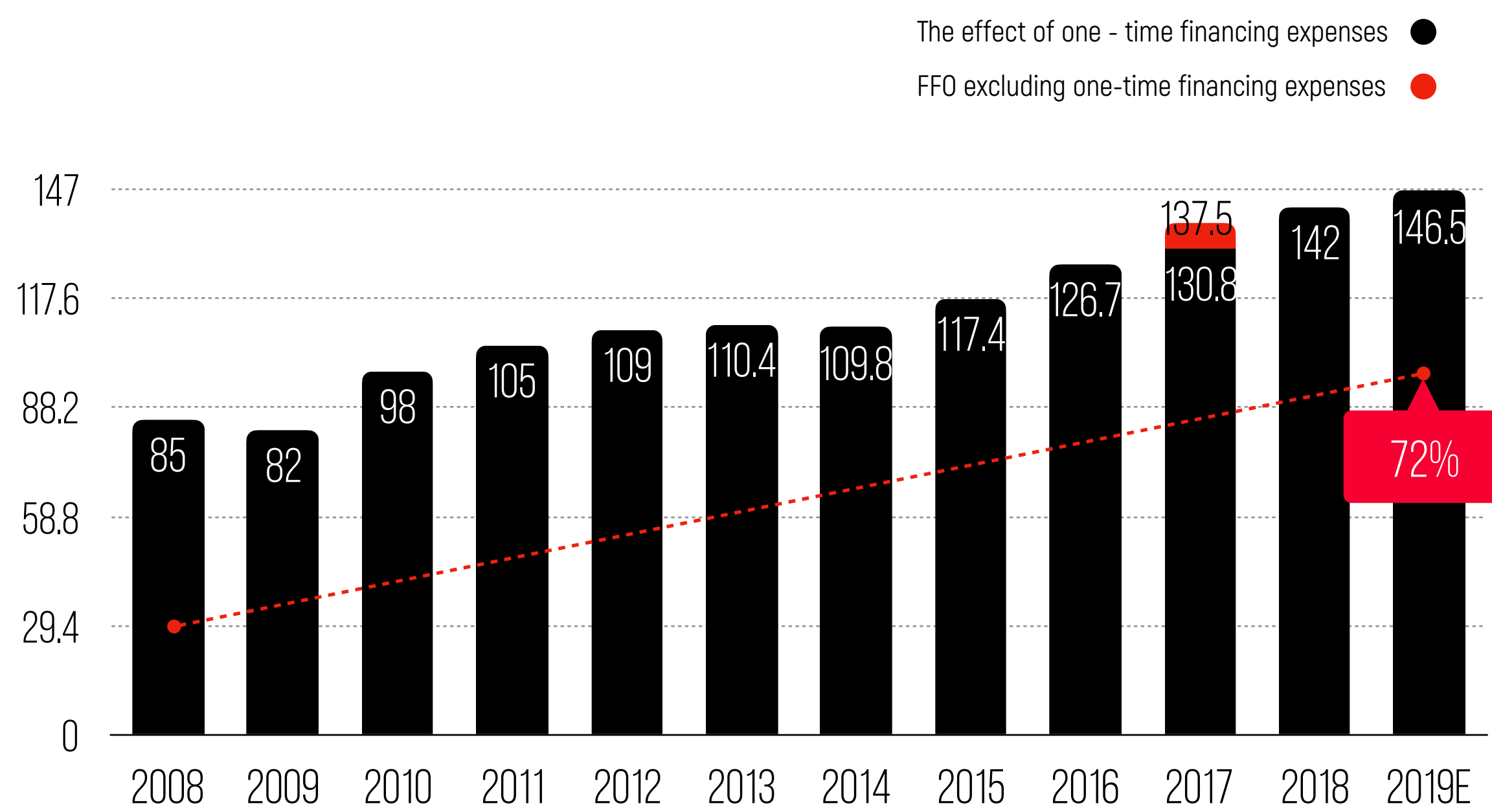


The effect of one - time financing expenses ●
FFO excluding one-time financing expenses ●



FFO **GROWTH**
ANNUAL AND
QUARTERLY

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



FFO per share in 2018 amounted to 142.0 agorot, compared to 137.5 agorot in the previous year, representing an increase of 3%, an increase of 8% in the number of weighted shares.

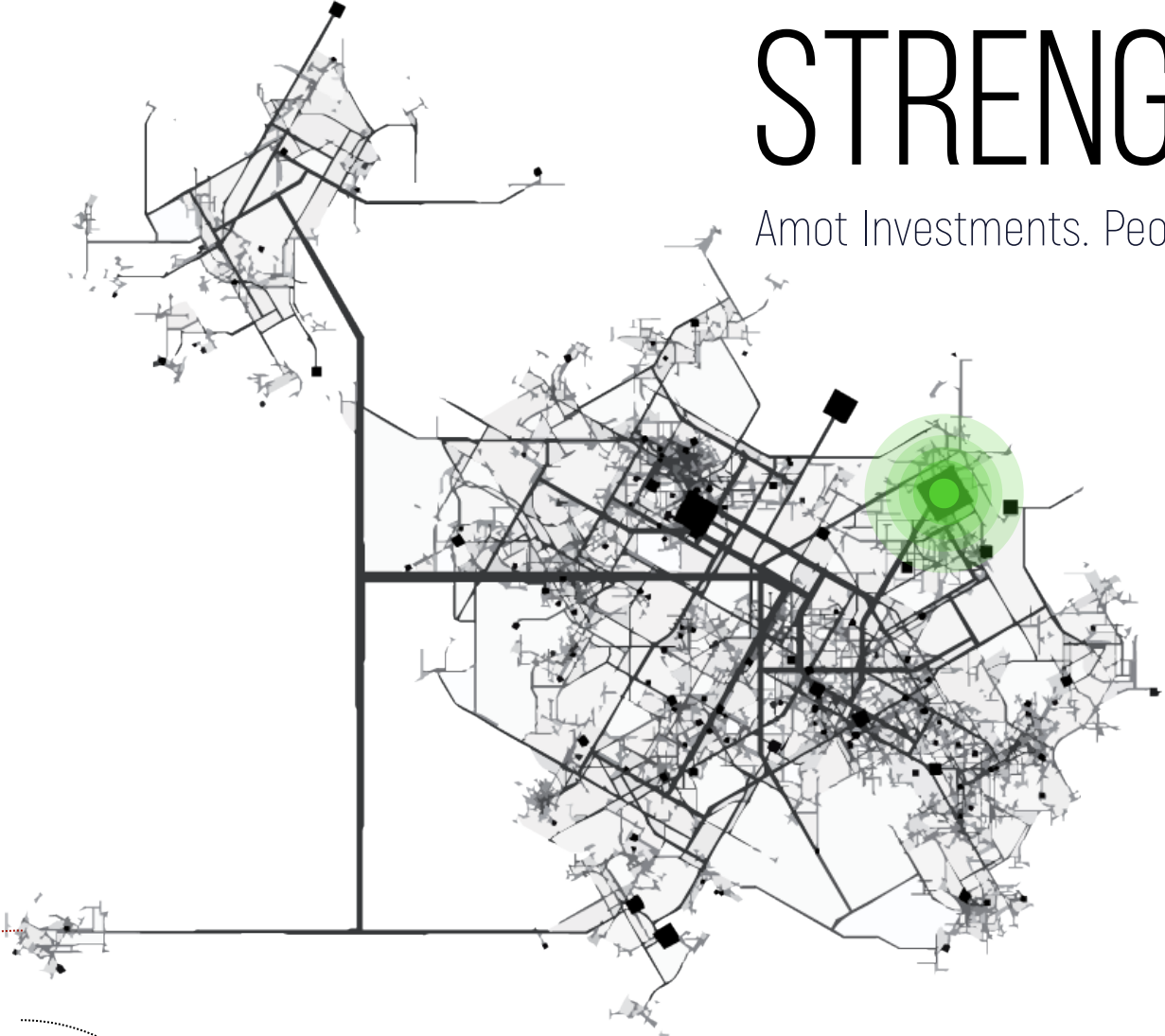


FFO **GROWTH**
PER SHARE



FINANCIAL STRENGTH

Amot Investments. Peoples First.



Bonds

4,704 | 87%

Banks

392 | 7%

Commercial Papers

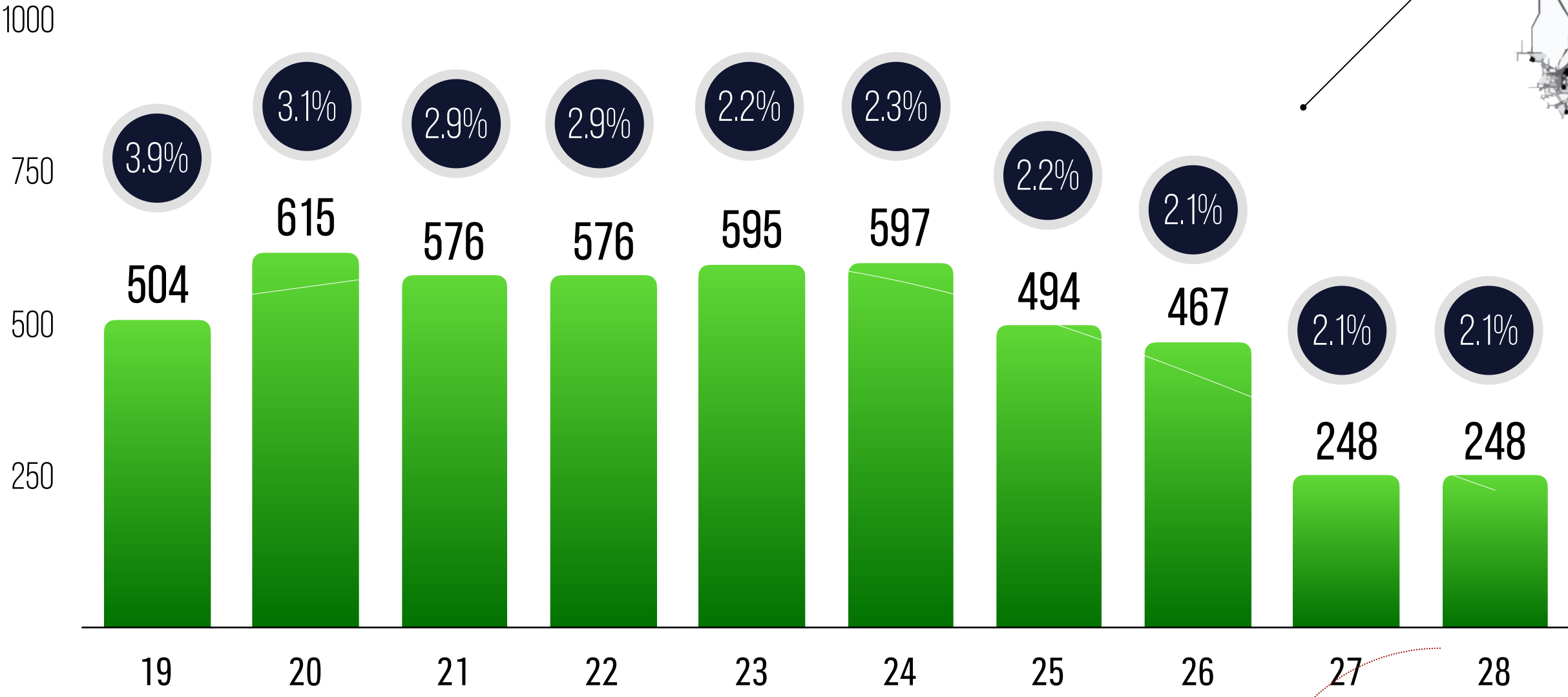
344 | 6%



FINANCIAL STRENGTH

Debt Structure – Expanded
Consolidated – in NIS million





FINANCIAL STRENGTH

The spread of repayments over the years under the assumption of renewal of the floating rate, with a decrease in the effective interest rate

Effective interest in respect of the outstanding debt



Cash and cash equivalents in the amount of **309**
MILLION NIS

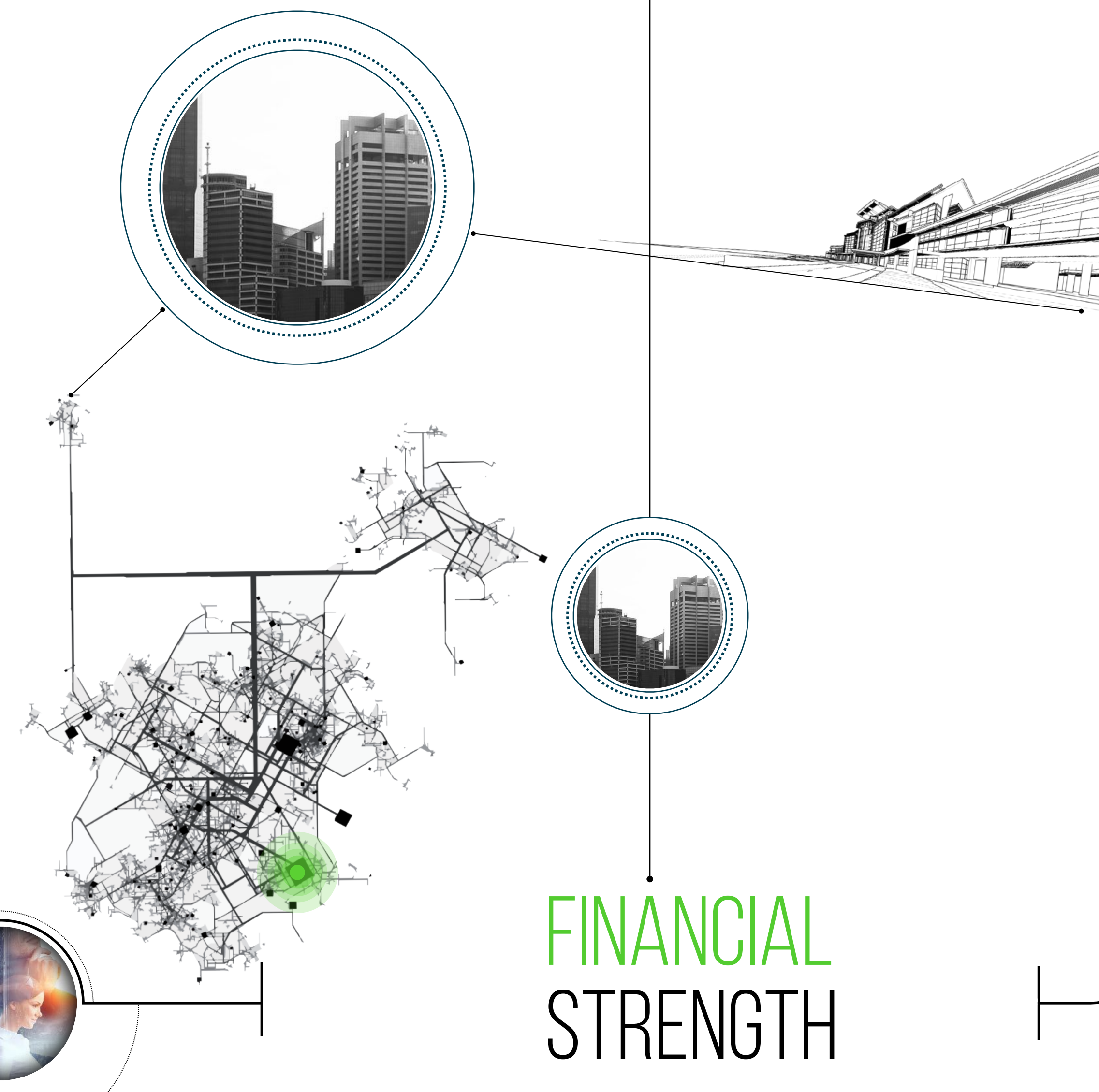
All of the Company's assets are unsecured except
for assets valued at 3% which is held with
partners.

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

Rating AA by Maalot and Midroog

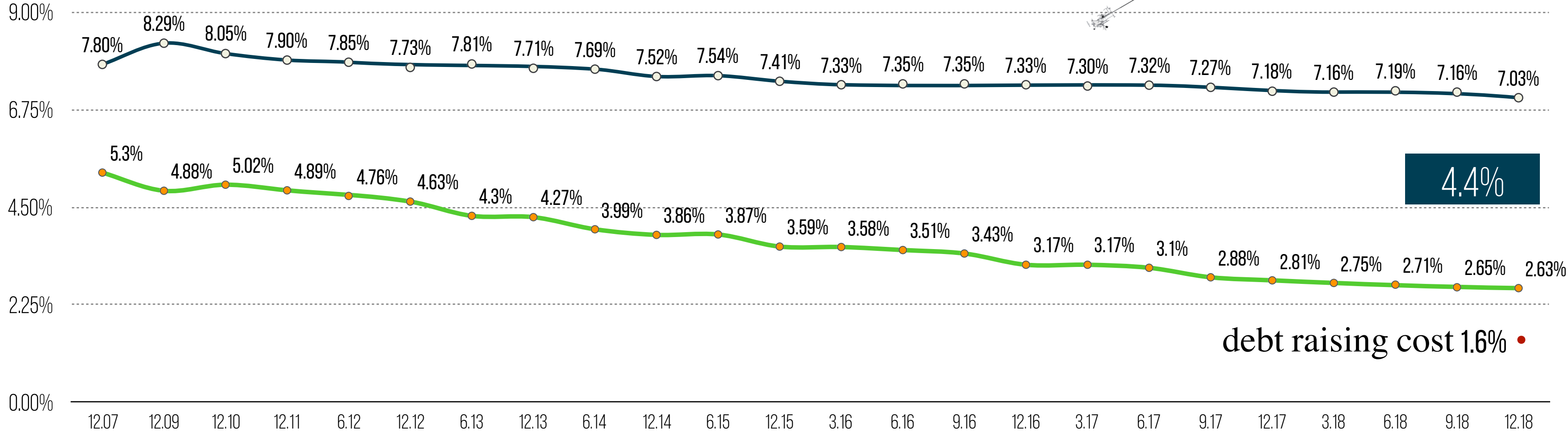
Average duration of debt – **4.5** years

Weighted effective linked interest – **2.65%**



Weighted Cap Rate

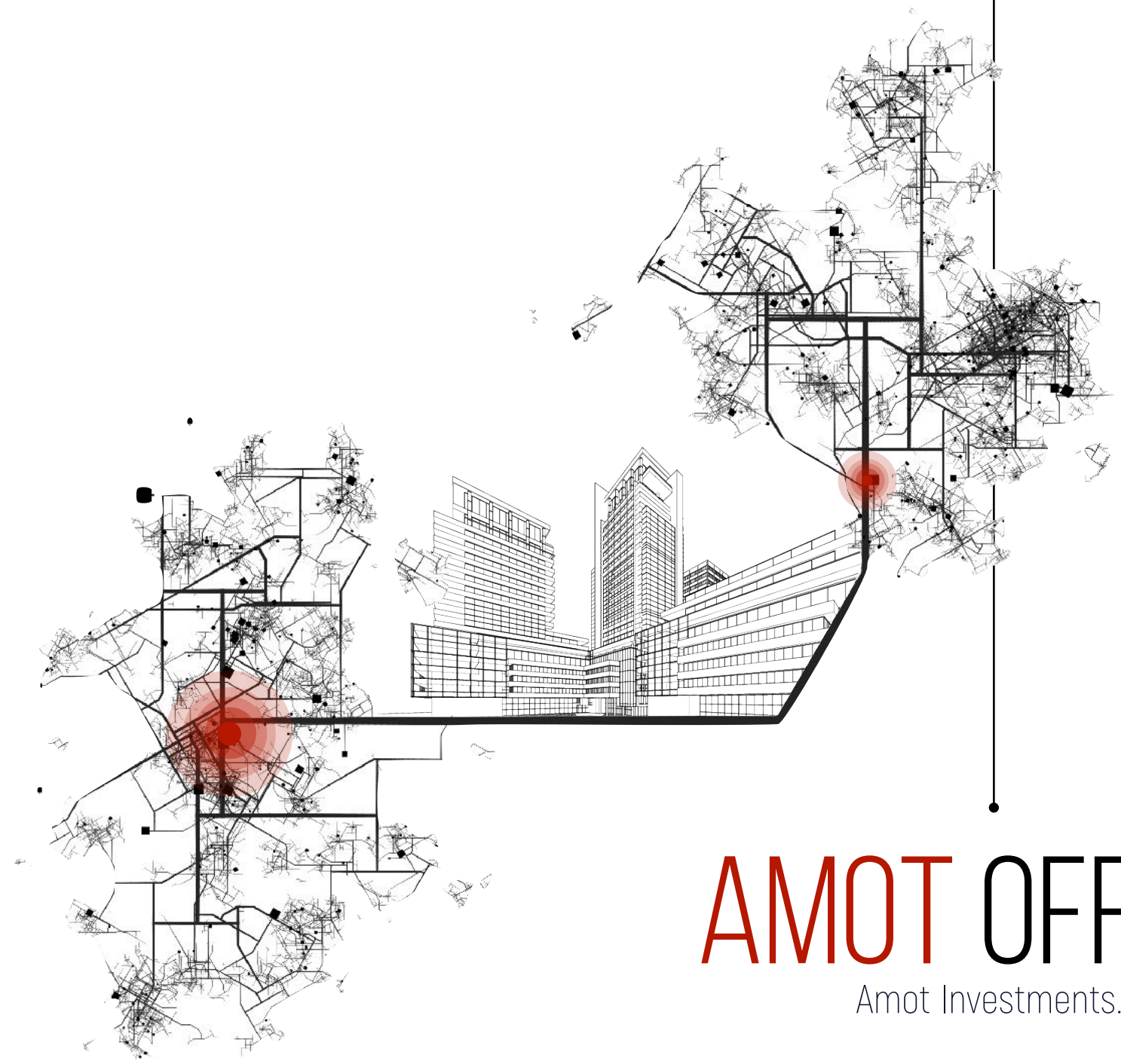
Weighted Debt Cost



FINANCIAL STRENGTH

The Change in the Weighted Capitalization Rate Relative to the Change in the Company's Weighted linked Interest Rate

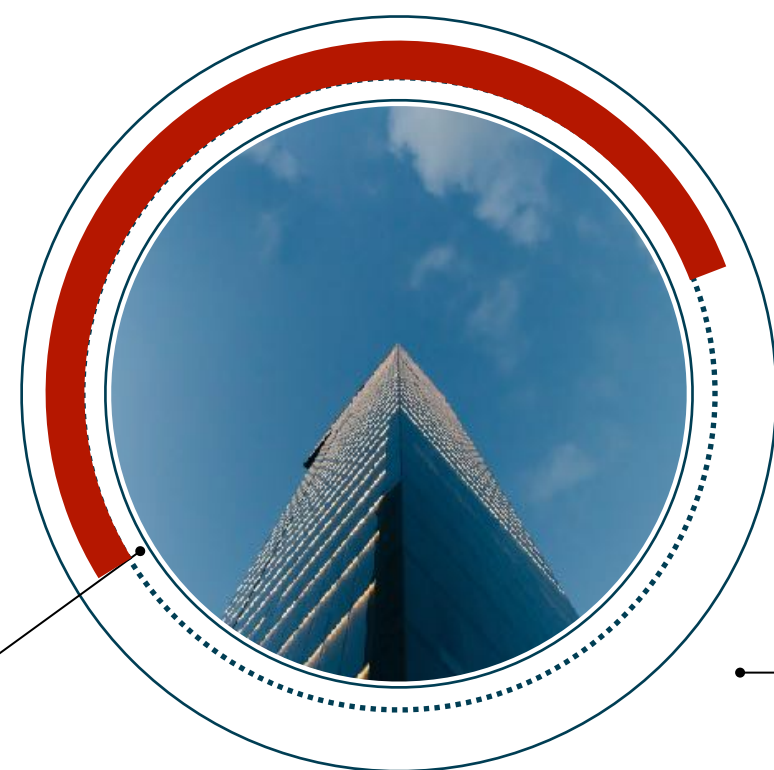




AMOT OFFICES

Amot Investments. Peoples First.





The fair value as of 31/12/2018 is approximately NIS 5.4 billion

The NOI from offices in 2018 is NIS 355 million

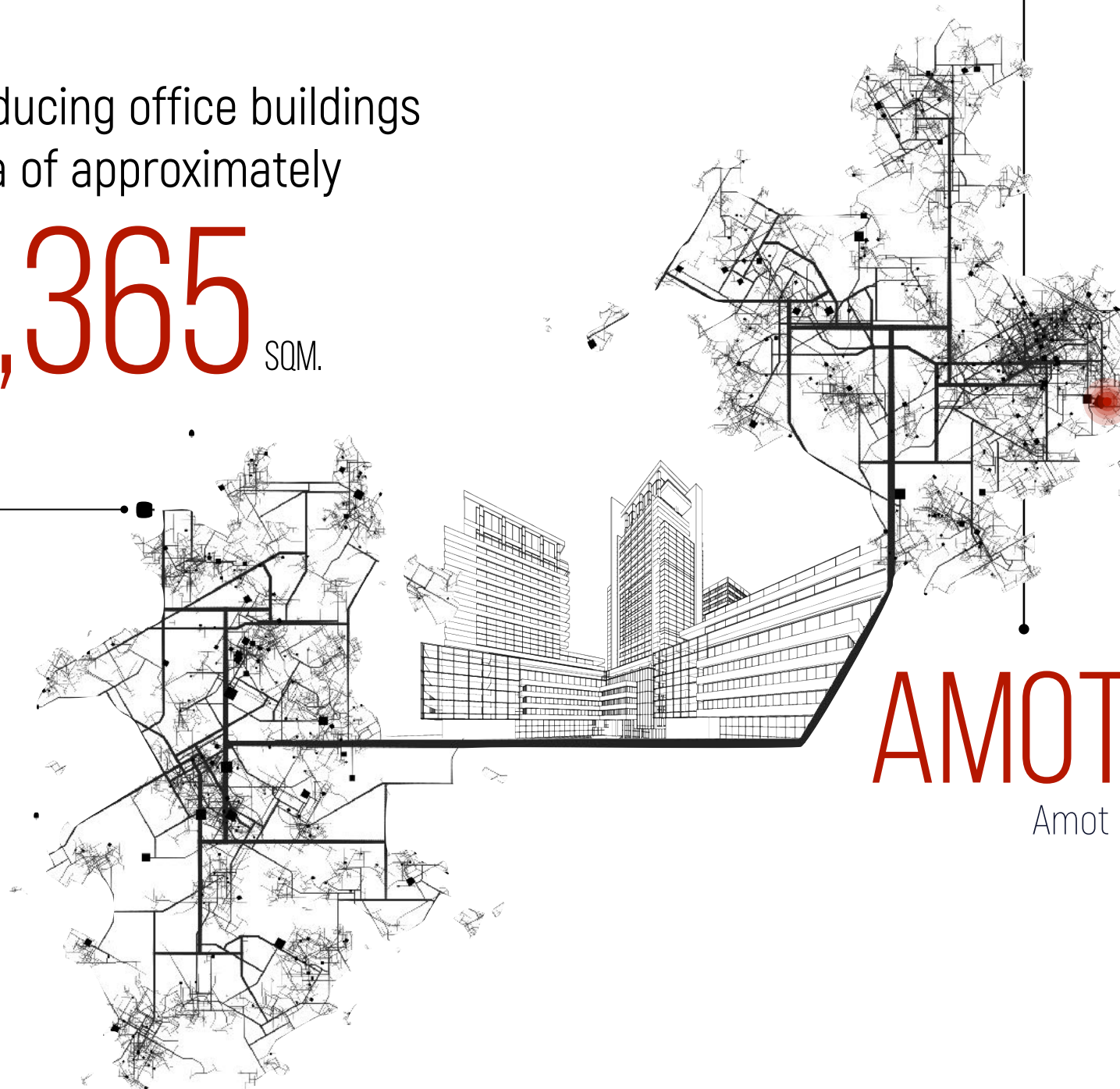
60% of the value of offices located in the Tel Aviv metropolis area

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

Income producing office buildings with an area of approximately

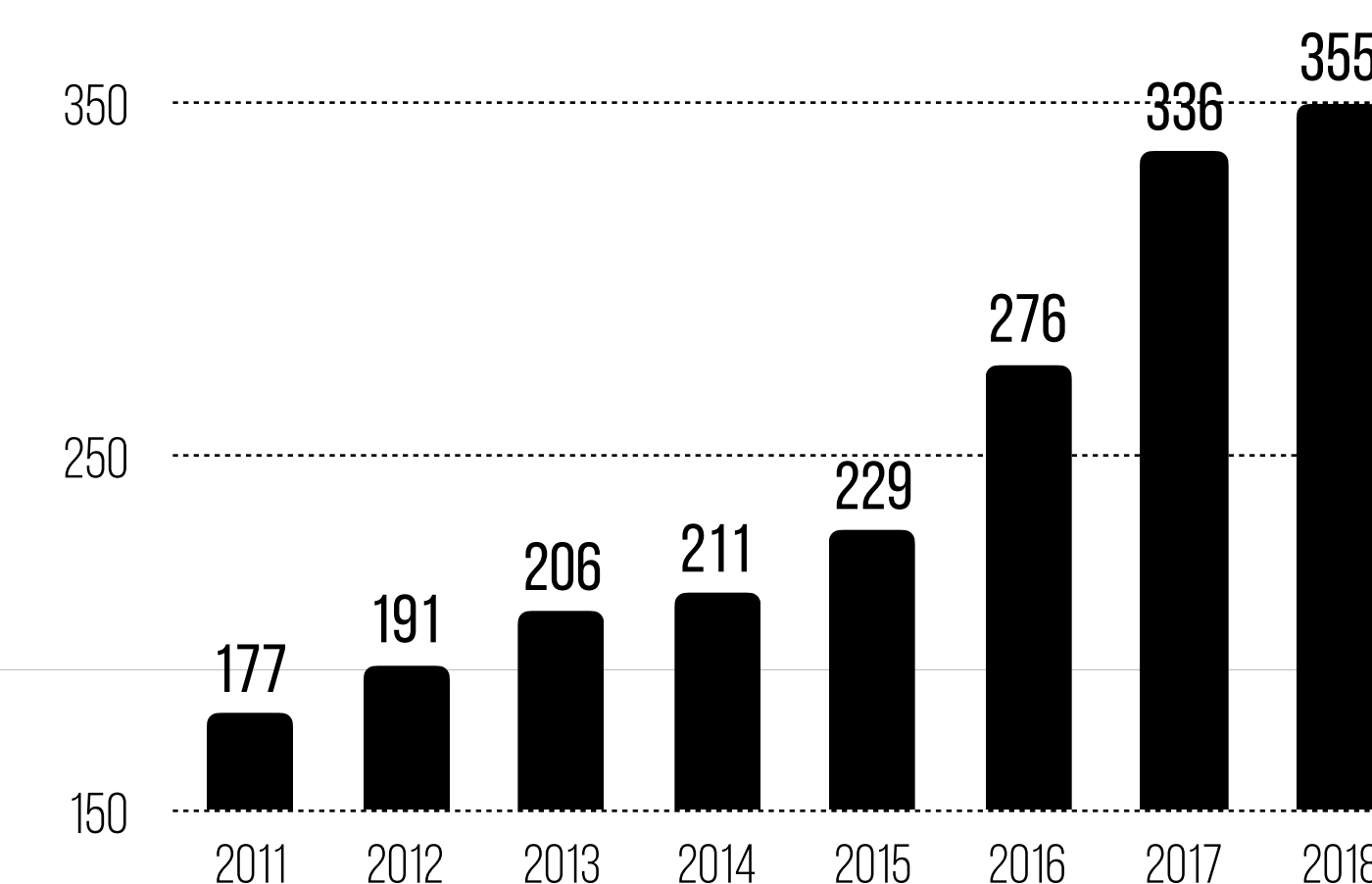
362,365 SQM.

As of December 31 2018, the rate of occupancy in office space is 95.9%



AMOT OFFICES
Amot Investments. Peoples First.

NOI FROM OFFICES



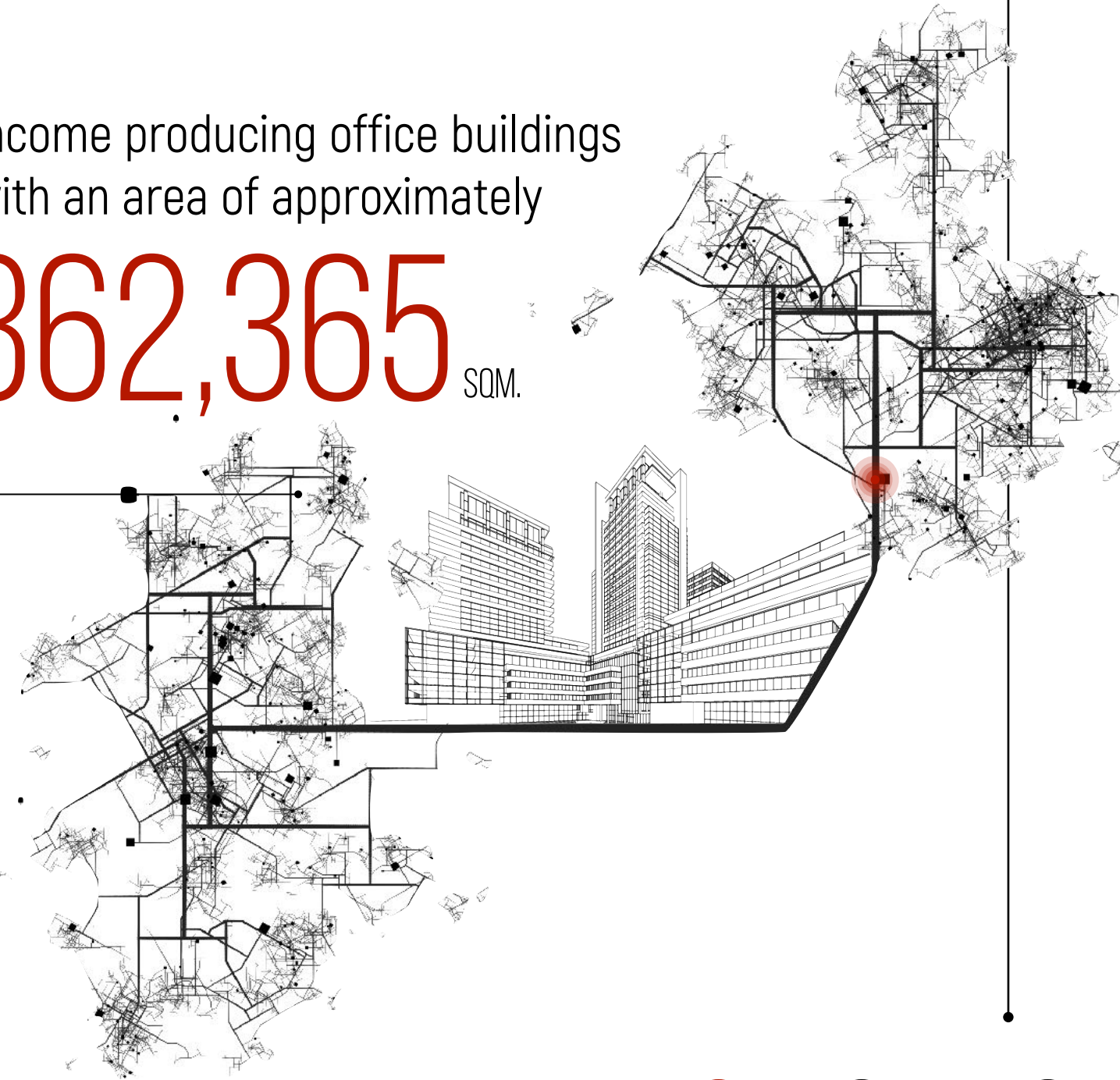
TOHA Tower	Europe House	Hayetzira House	Dubnov 10
Atrium Tower	Vered House	Tim House	Amot Mevasseret Zion
Platinum Tower	Amot Park Afek	Pliner House	Habarzel 30
Amot Investments Tower	Verint House	Amot Communications House	Yahav House
Ziviel House, Ramat Hahayal	Amot Hakiriya	Moshe Aviv Tower	Maccabi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

Properties

Representative assets

Income producing office buildings
with an area of approximately

362,365 SQM.



AMOT OFFICES

Amot Investments. Peoples First.





AMOT RETAIL

Amot Investments. Peoples First.



The fair value as of 31/12/2018 is approximately NIS 2.2 billion

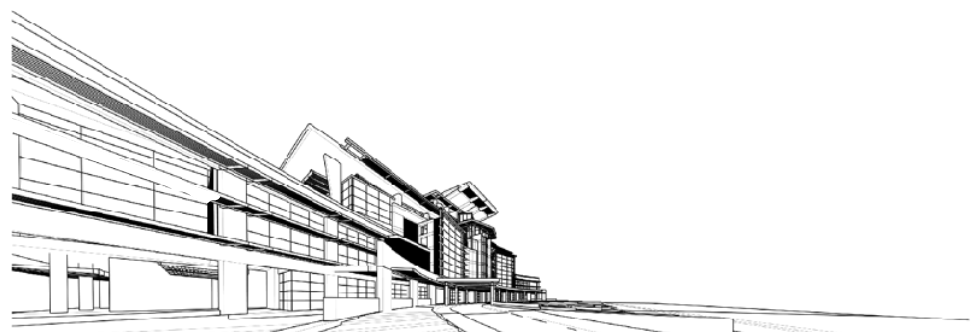
The NOI from offices in 2018 is NIS 150 million

As of December 31, 2018, the rate of occupancy in retail centers is 96.3%

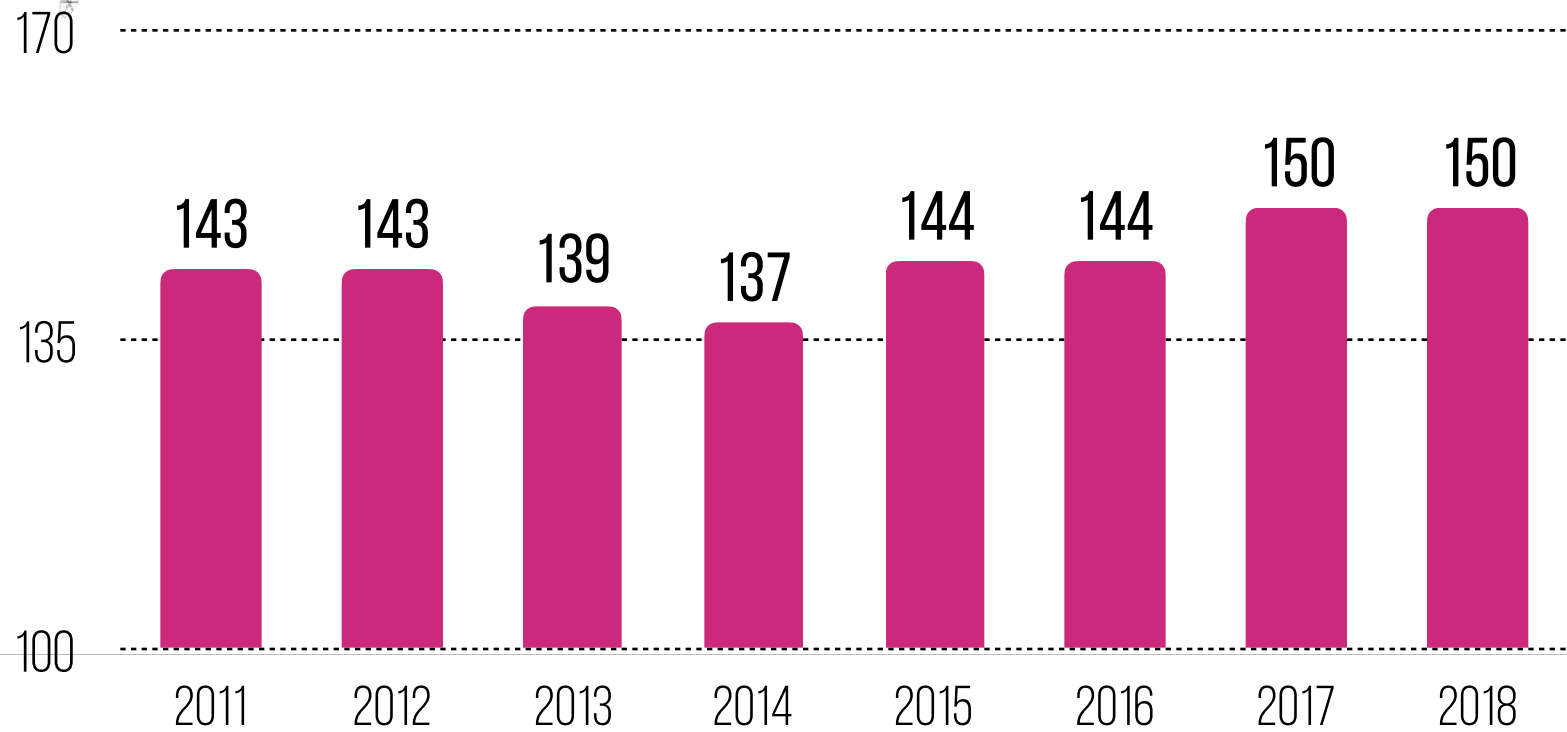


AMOT RETAIL

Amot Investments. Peoples First.



NOI FROM RETAIL CENTERS



Arim Mall, Kfar Saba

Merkazit Mall,
Jerusalem

Neve Ze'ev, Beer Sheva

124 Mall, Iben Gvirol,
Tel Aviv

Kiryat Ono Mall

Hutzot Alonim Mall

Amot Max, Beer Sheva

Merkaz h'kirya Ashdod

Orot Mall, Or Akiva

Center Hagalil, Rosh
Pina

My Center, Carmiel

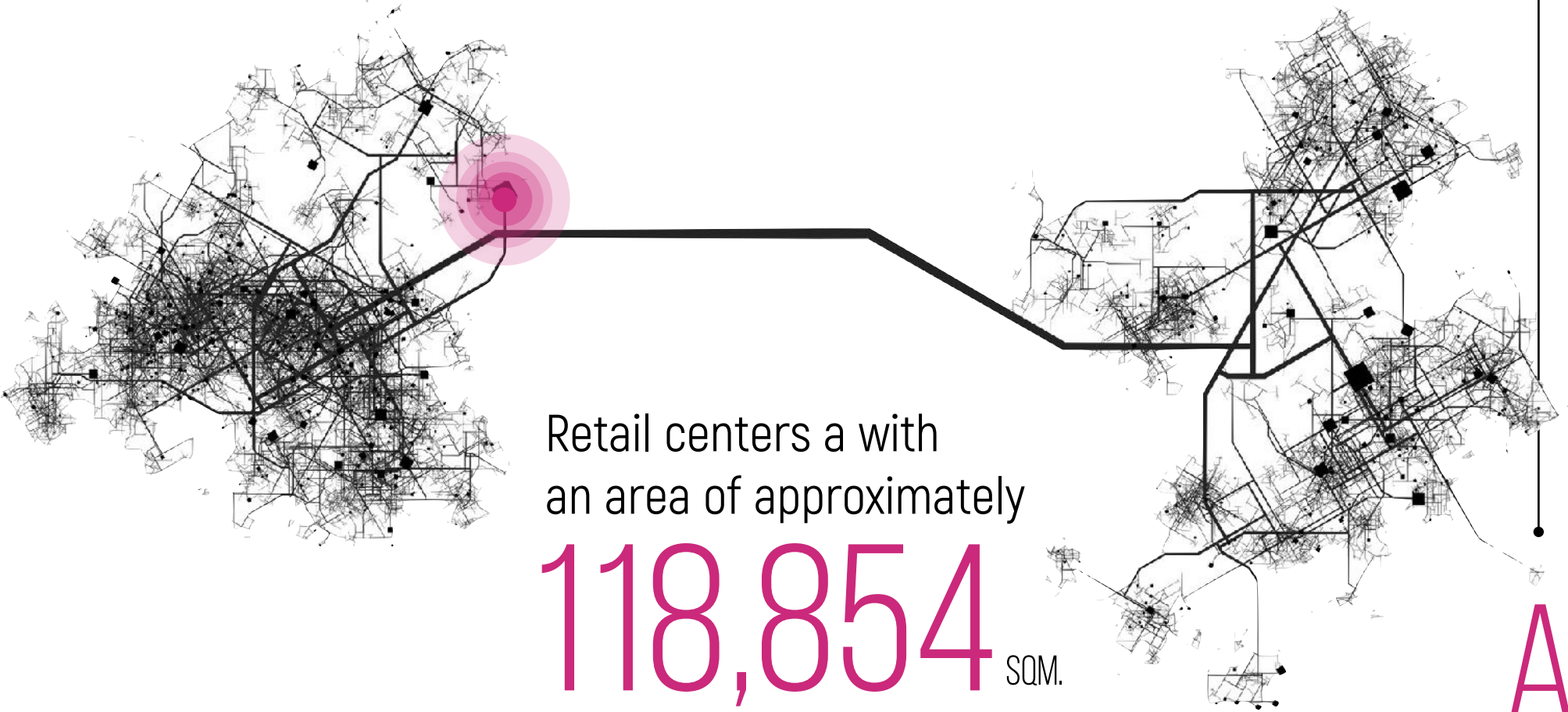
Brodetzky, Ramat Aviv

Bat Hadar, Ashkelon

Bat Hadar, Ashkelon

Properties

Representative assets

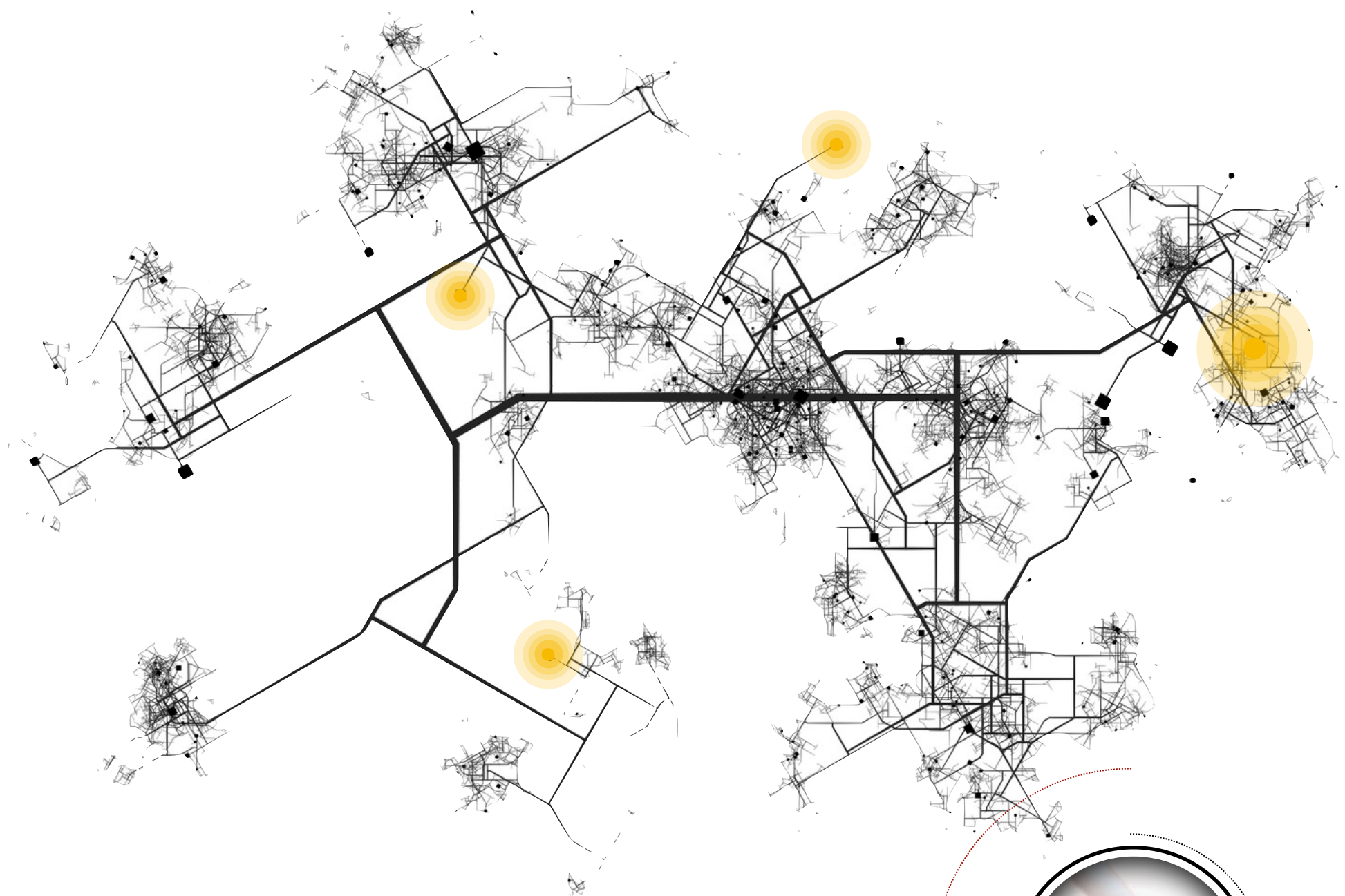


AMOT

RETAIL

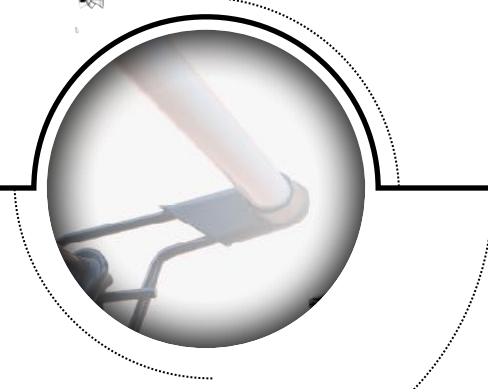
Amot Investments. Peoples First.





AMOT SUPERMARKETS

Amot Investments. Peoples First.



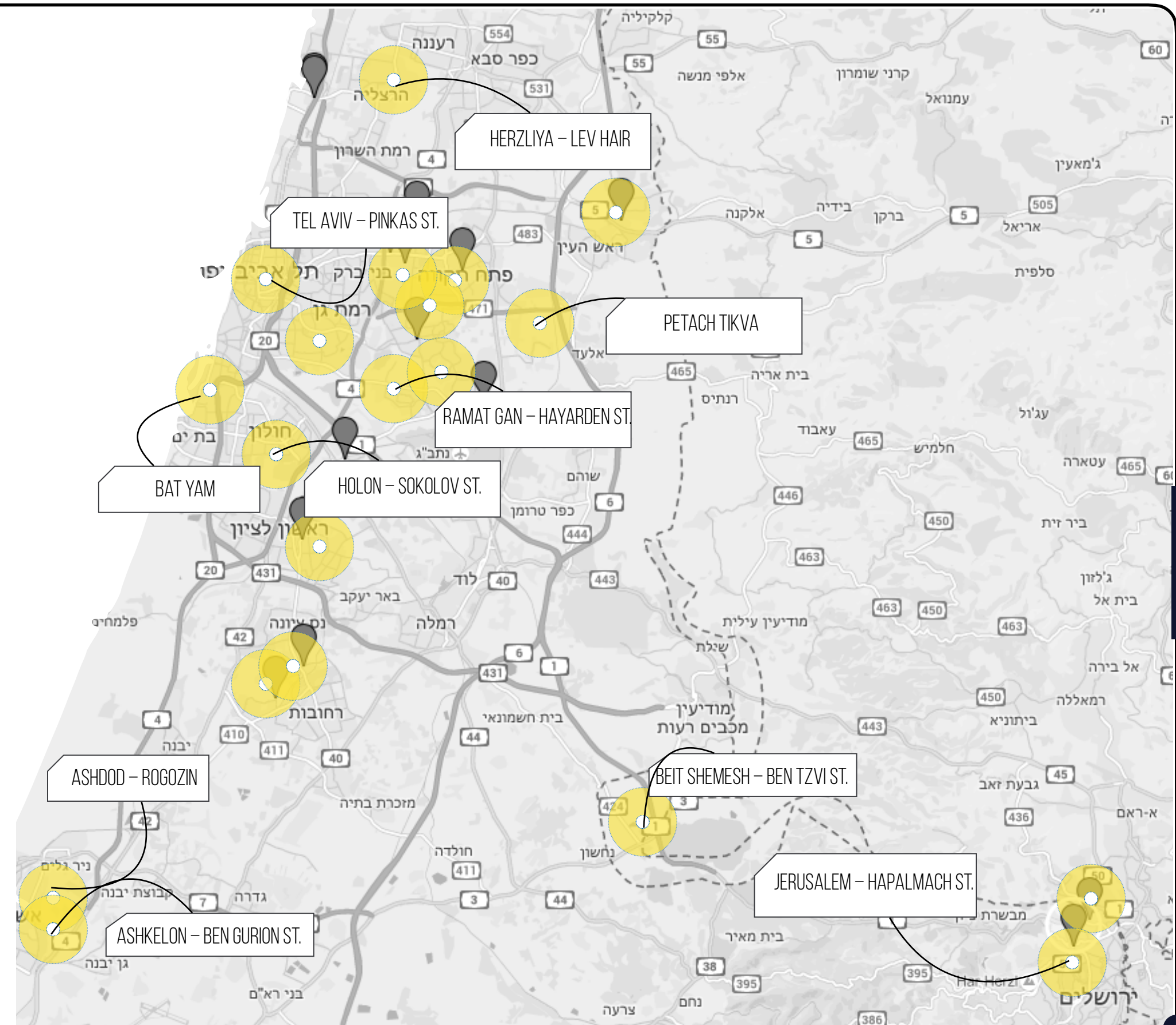


Supermarkets with an area
of approximately

38,889 SQM.

AMOT SUPERMARKETS

Amot Investments. Peoples First.





Supermarkets with an area
of approximately

38,889 SQM.

AMOT SUPERMARKETS

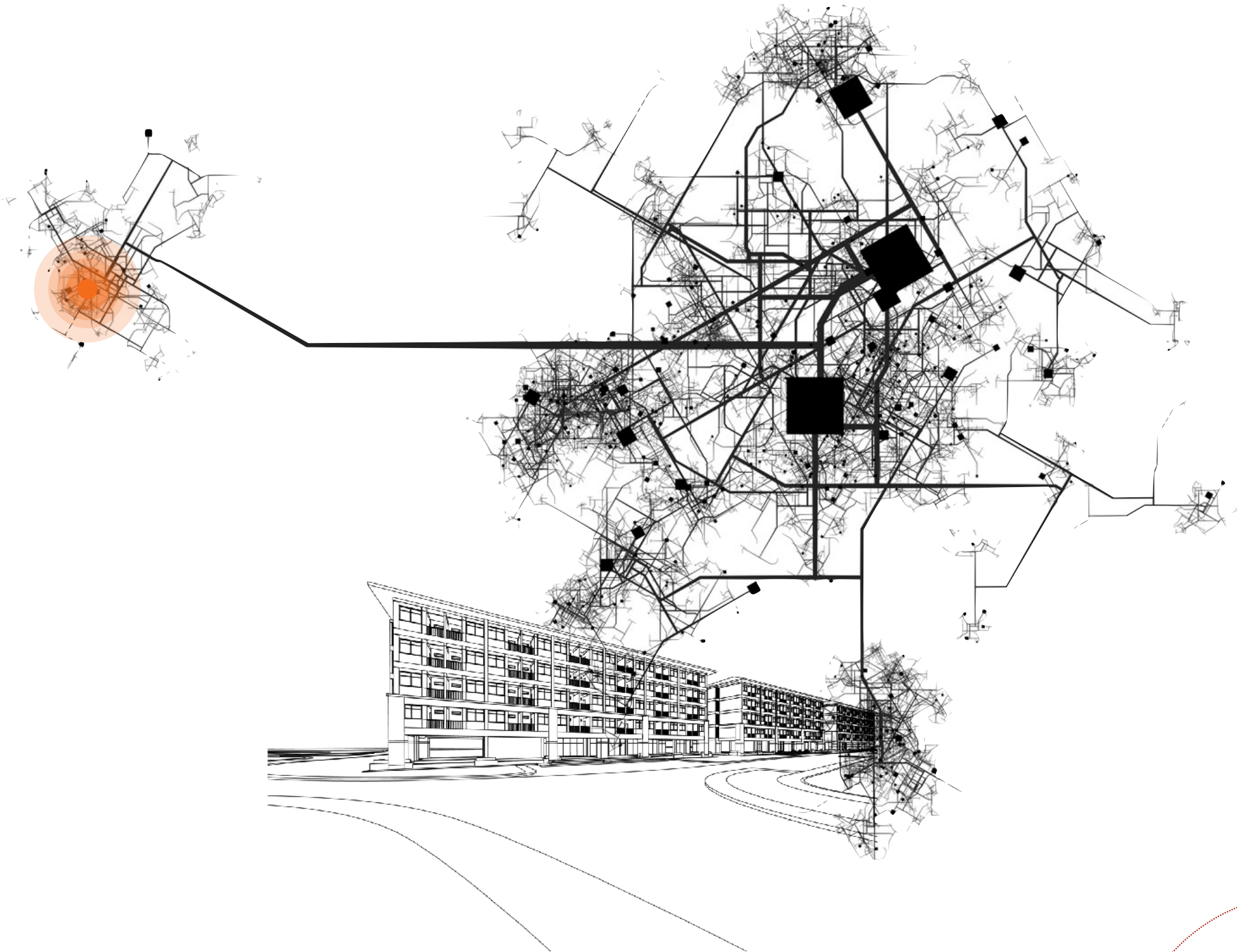
Amot Investments. Peoples First.

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



Properties

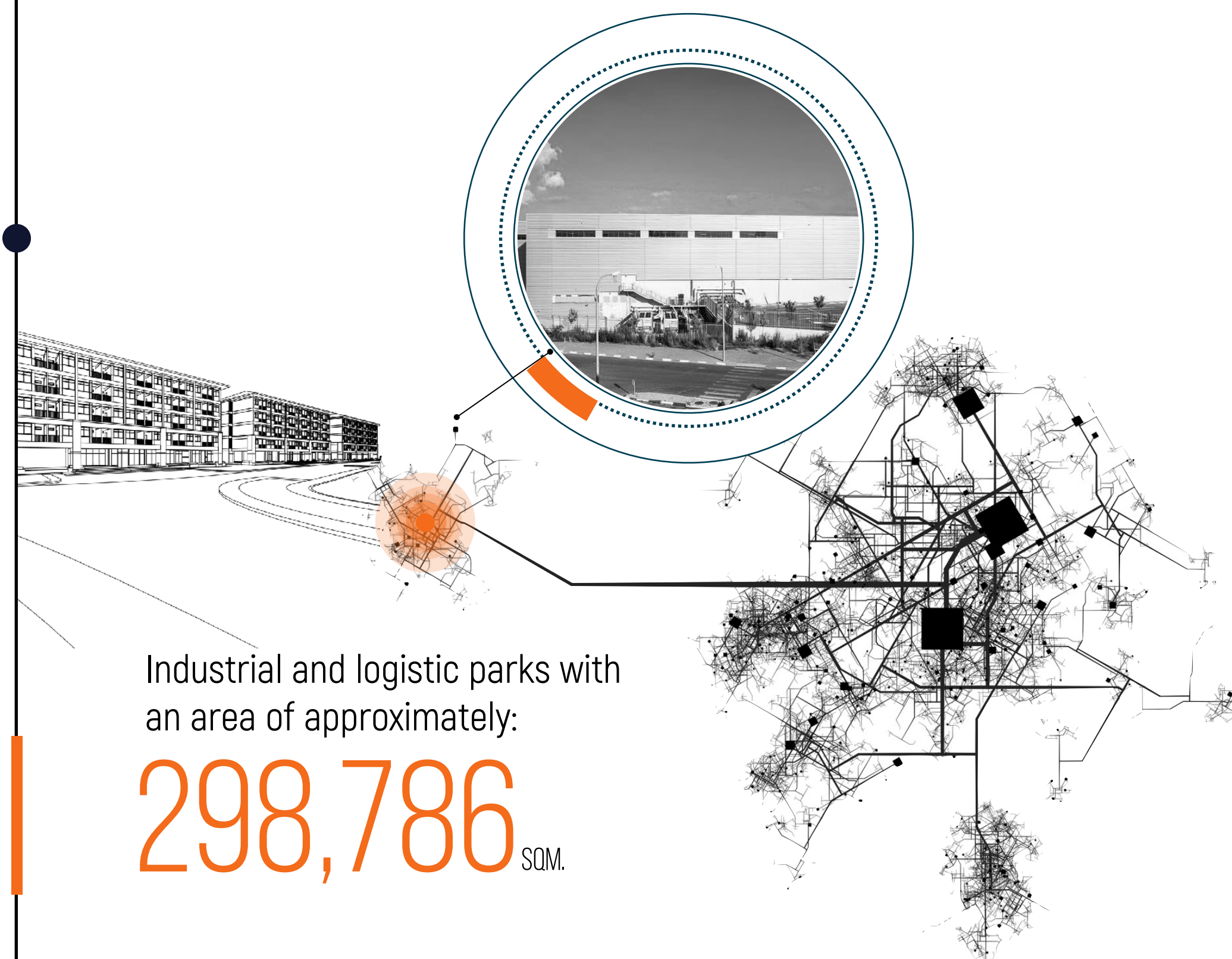
List of supermarkets



AMOT INDUSTRIAL AND LOGISTIC PARKS

Amot Investments. Peoples First.





AMOT INDUSTRIAL AND LOGISTIC PARKS

Amot Investments. Peoples First.



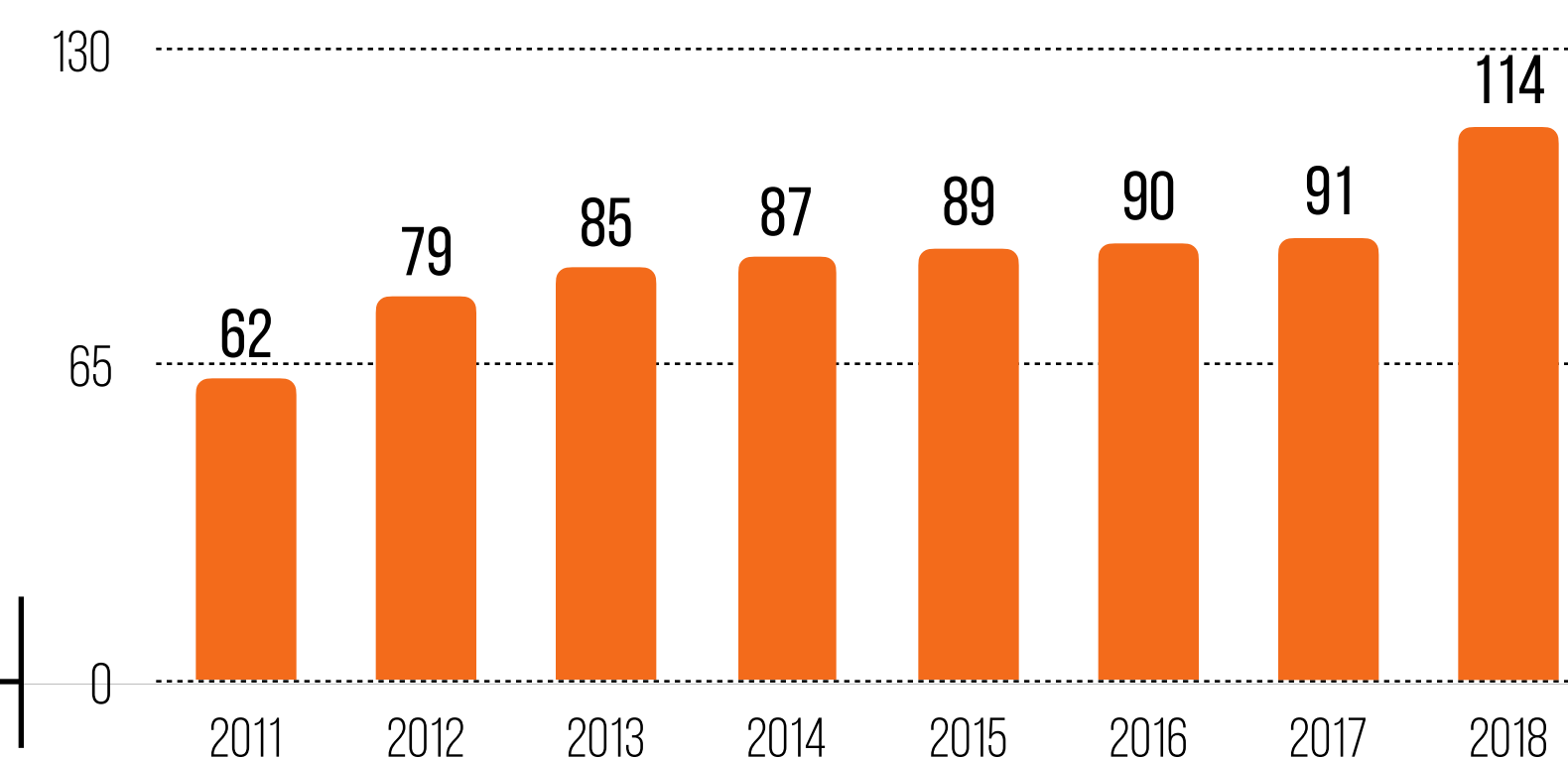
The fair value as of 31/12/2018 is approximately NIS 1.7 billion

As of December 31, 2018, the rate of occupancy is 98.5%

The NOI from offices in 2018 is NIS 114 million

The scope of new logistics centers purchased during the current period is approximately NIS 425 million

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



Poleg Park

Rehovot Park

Amot Modi'in

Si'im Park

Tech Park Yavne

Frenkel Caesarea

Amot Hamada

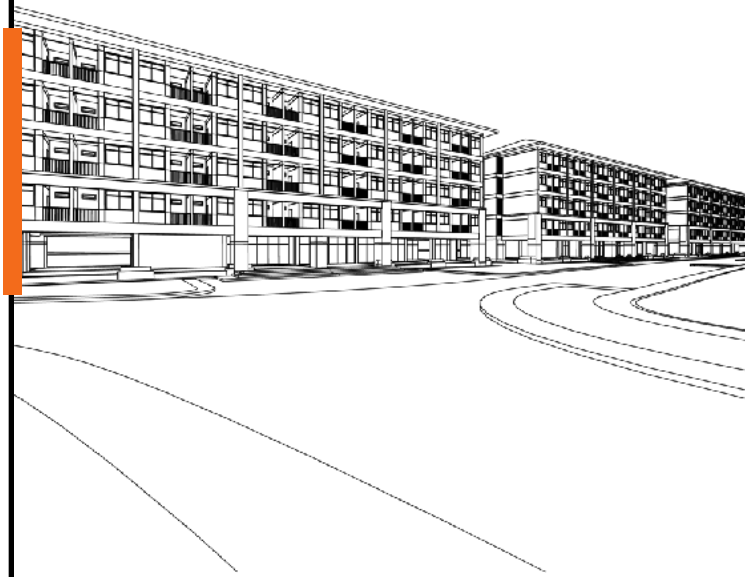
Best Carton

Amot Ariel

Amot Park Tech

Cargal

The Amot Modi'in complex



Properties

Representative assets



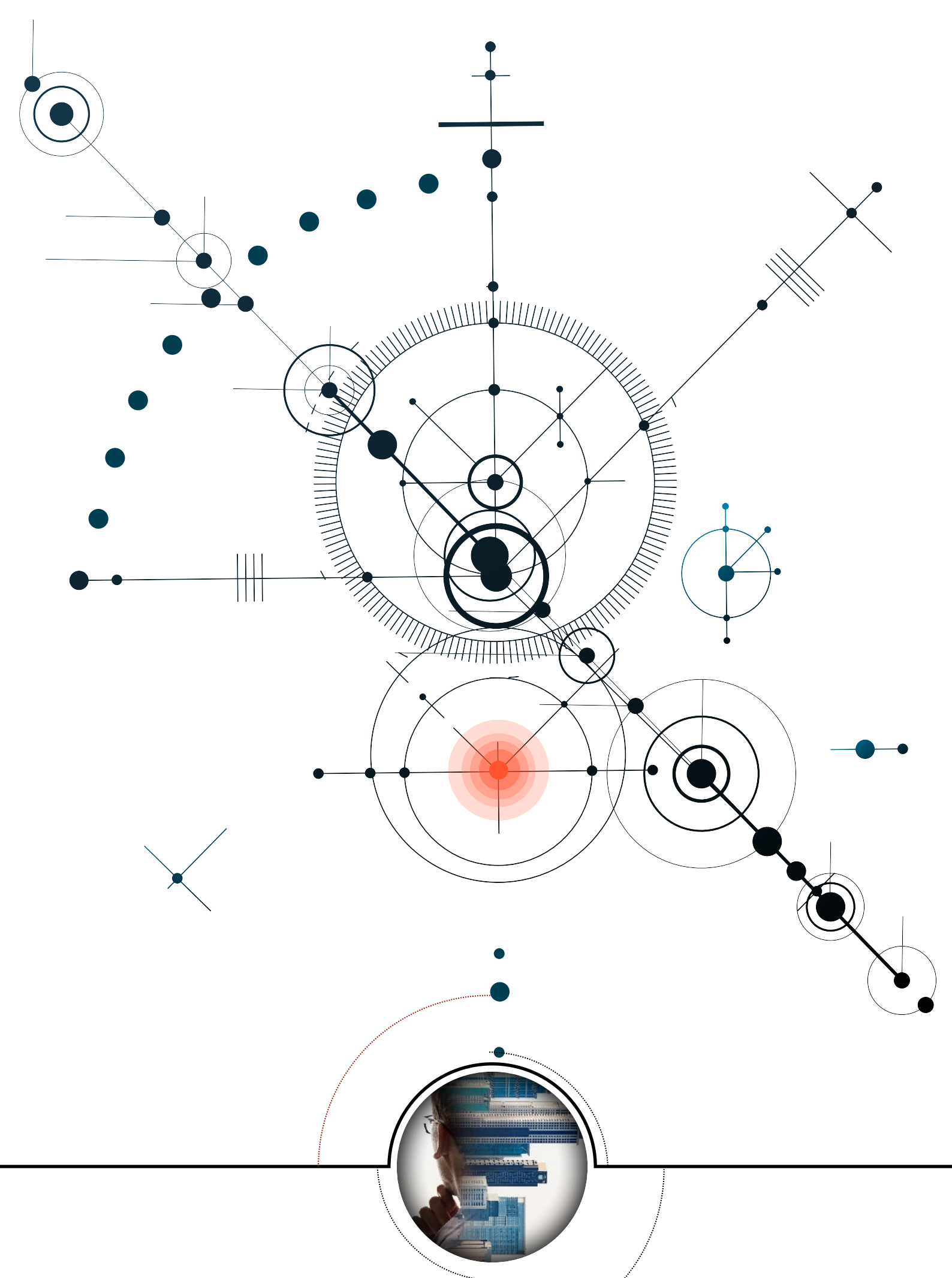
AMOT INDUSTRIAL AND LOGISTIC PARKS

Amot Investments. Peoples First.

Industrial and logistic parks with
an area of approximately:

298,786 SQM.





AMOT DEVELOPMENTS

Amot Investments. Peoples First.



Investment in projects under construction (land + building) up to 15% of the total property value.

Construction outside of the Gush Dan region is backed by an anchor tenant.

Maintaining the Company's existing leverage rates.

Low Developments risks



AMOT DEVELOPMENTS

Amot Investments. Peoples First.

Developments Strategy



Concentration of data on projects under construction at December 31,2018

Name of Property	Location	Use	Company's Share %	Land Size acre	GLA	Estimated Completion Date	Book value 31.12.18	Estimated Construction Cost, Including Land	Estimated Completion Cost 31.12.18	Estimated NOI
							Company's Share -NIS MILLION			
TOHA1	Offices	Tel Aviv	50%	17	57,000	2018	502	475	88	47-50
Amot Holon	Offices	Holon	77.8%	11	36,000	2020	89	350	261	28
Amot Modi'in	Logistics	Modi'in	75%	34	34,000	2020	69	250	181	20
TOTAL				62	127,000		660	1,075	530	95-98

AMOT
DEVELOPMENTS
Amot Investments. Peoples First.



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

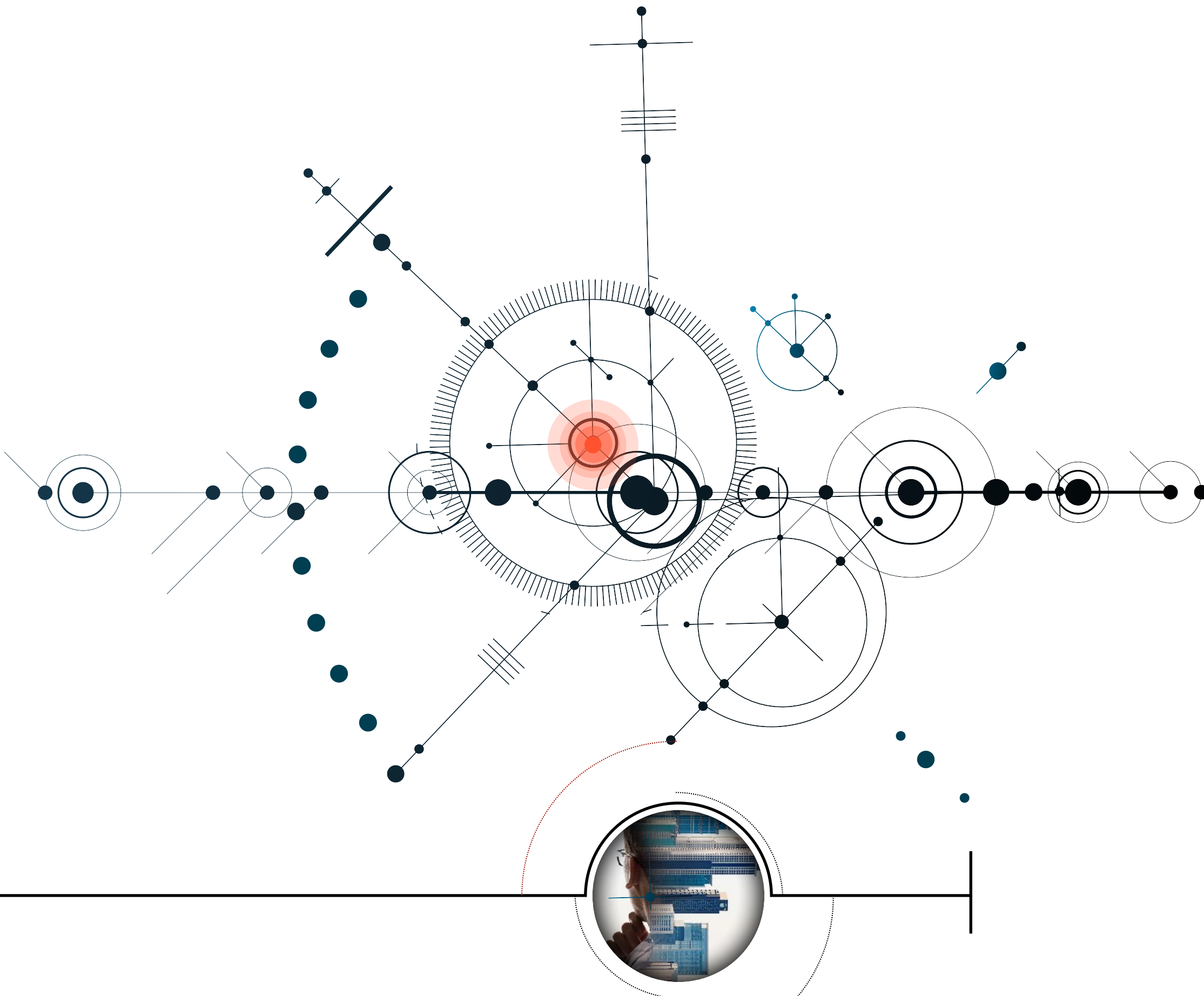
Name of Property	Location	Use	Amot's Ownership %	Estimated Completion Date	GLA 100%	GLA Company's Share	Estimated Construction Cost Company's Share NIS MILLION (*)
						Company's Share -NIS MILLION	
TOHA2	Tel Aviv	Offices	50%	TBD	140,000	70,000	1,000
Mitham Ha'lehi	Bnei Brak	Offices	50%	TBD	75,000	37,500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

(*) The cost without capitalizations and without tenant adjustments



AMOT
DEVELOPMENTS

Amot Investments. Peoples First.

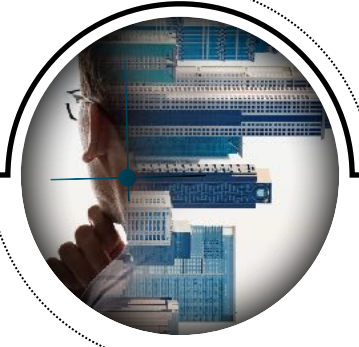


AMOT DEVELOPMENTS

Amot Investments. Peoples First.

Projects under Construction and
Status of Building Rights

TOHA



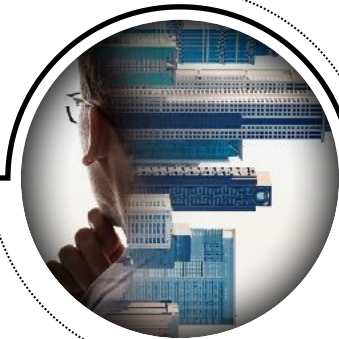
AMOT DEVELOPMENTS

Amot Investments. Peoples First.

Projects under Construction and
Status of Building Rights

TOHA

Main use OFFICES	Area for construction 57,000 SQM.
Group's share 50%	Parking places 950
Estimated construction cost: NIS 475 million- group's share	



AMOT DEVELOPMENTS

Amot Investments. Peoples First.

Projects under Construction and
Status of Building Rights

TOHA2

Main use
OFFICES

Area for construction
140,000 SQM.

Group's share
50%

Additional rights:

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

Estimated construction cost:

NIS 1 Billion- group's share



AMOT DEVELOPMENTS

Amot Investments. Peoples First.

Projects under Construction and
Status of Building Rights

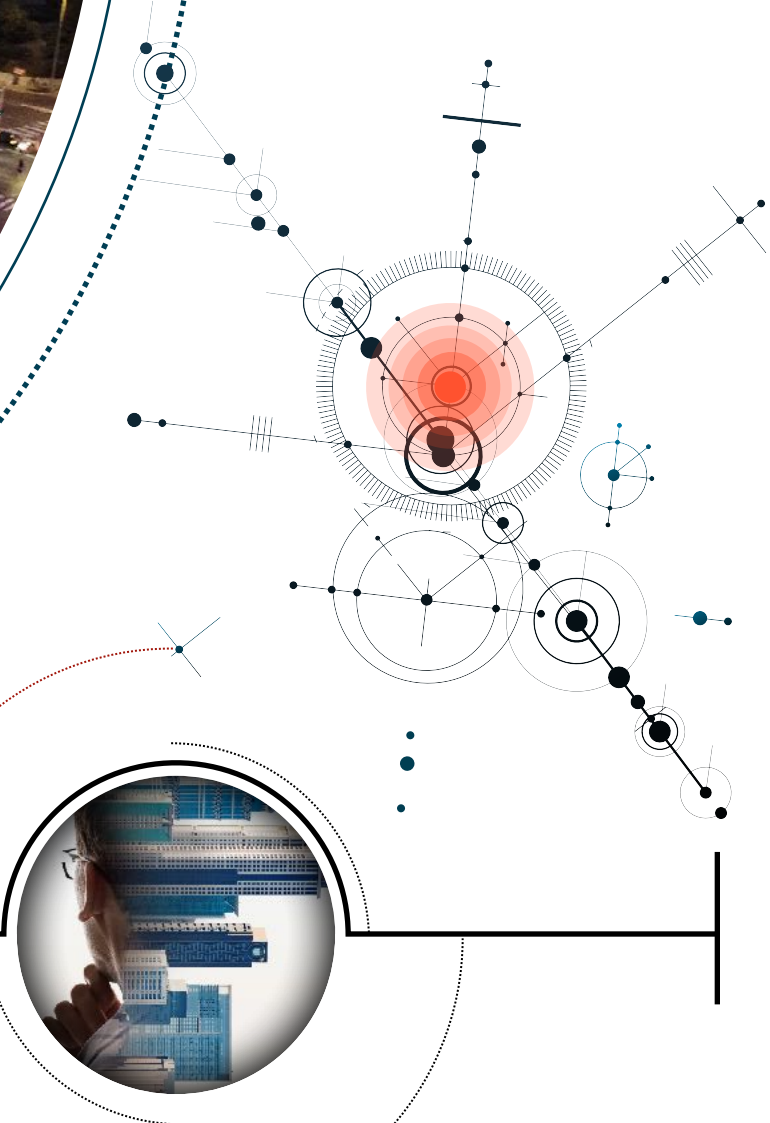
HOLON

Main use
OFFICES / RETAIL /
INDUSTRIAL USE

Area for construction
36,000 SQM.

Group's share
78%

Expected completion
2020

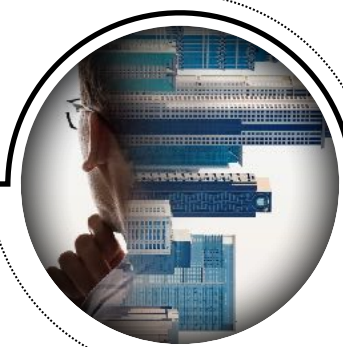


Request for additional rights:
Promotion of an urban building plan at
district level to increase the permitted building area

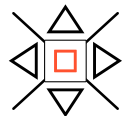
Estimated construction cost:
NIS 350 million



AMOT DEVELOPMENTS



HOLON



AMOT DEVELOPMENTS

Amot Investments. Peoples First.

Projects under Construction and
Status of Building Rights

MODI'IN

Main use

LOGISTICS

Area for construction

34,000 SQM.

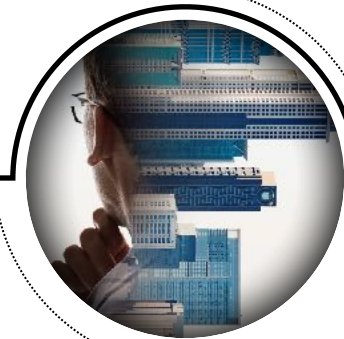
Group's share

75%

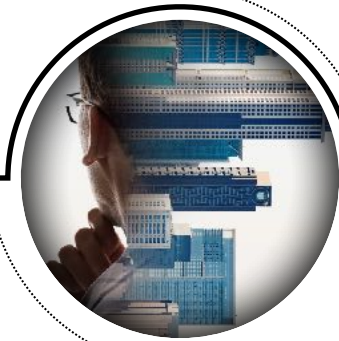
Expected completion

2020

Estimated construction cost:
NIS 250 million

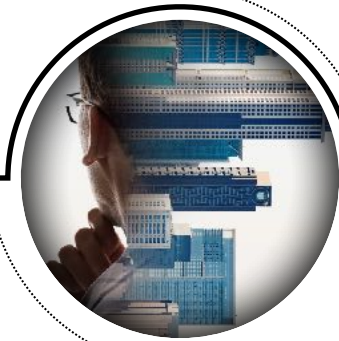


AMOT DEVELOPMENTS



MODI'IN

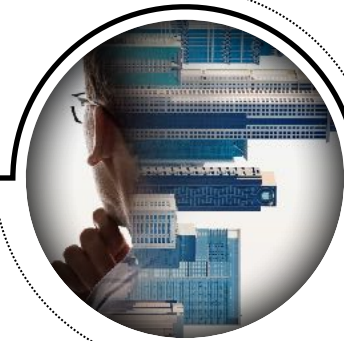
AMOT DEVELOPMENTS



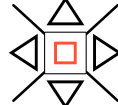
MODI'IN



AMOT DEVELOPMENTS



MODI'IN



AMOT DEVELOPMENTS

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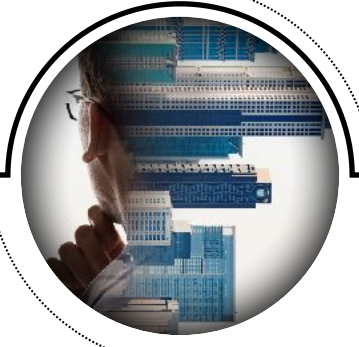
Projects under Construction and
Status of Building Rights

BNEI BRAK

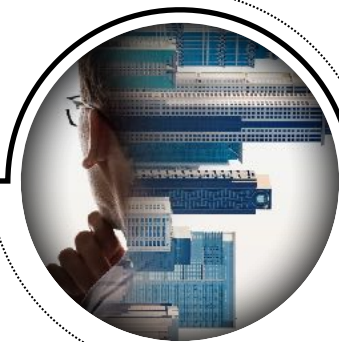
Main use	Area for construction	Group's share
OFFICES	75,000 SQM.	50%

Land area
16.4 acre

Estimated construction cost:
NIS 400 million

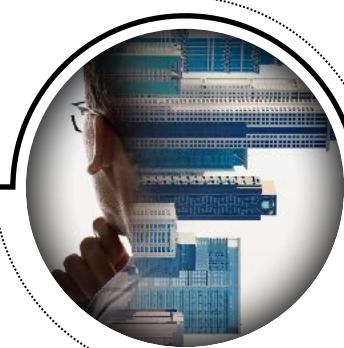


AMOT DEVELOPMENTS



BNEI BRAK





BNEI BRAK



AMOT DEVELOPMENTS

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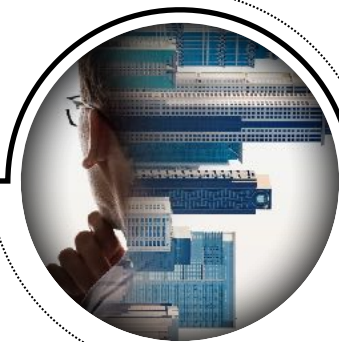
Projects under Construction and
Status of Building Rights

RISHON LEZION

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

Estimated construction cost:
NIS 180 million





RISHON LEZION



AMOT FORECAST

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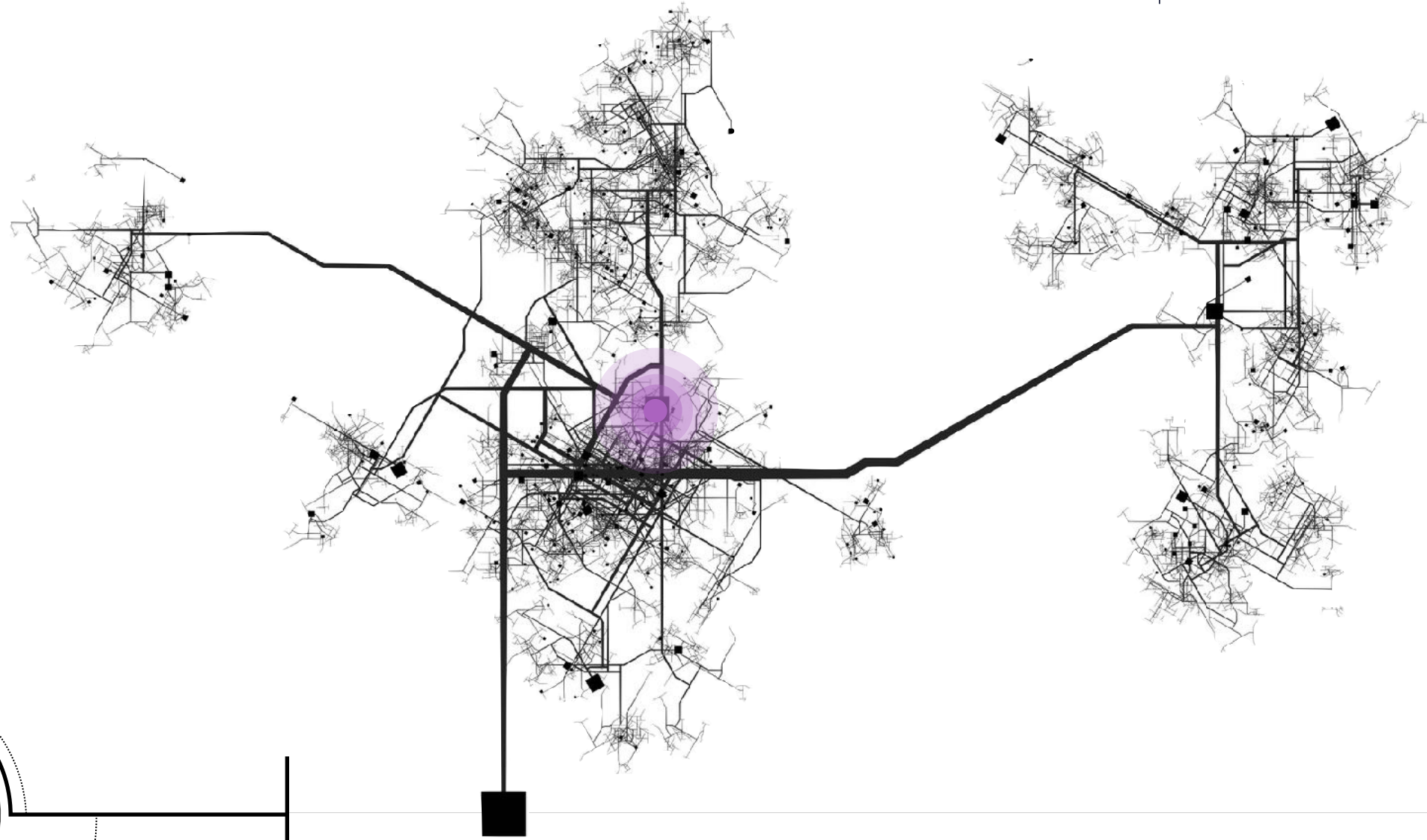
	2018 Updated Forecast In NIS MILLION	2018 Actual In NIS MILLION	2019 Forecast In NIS MILLION
NOI	672-678	678	717-727
FFO	474-478	477	510-520
FFO PER SHARE (PENNIES)	141-143	142	145-148

The expected NOI for ToHa1 in 2019 is NIS 27 million and the expected FFO is NIS 16 million (due to the recording of financing costs in respect of the cost of the asset to the statement of operations).

The representative NOI for ToHa1 is NIS 49 million. FFO represents ToHa1 is NIS 31 million. FFO per share represents ToHa1 is 9 agorot per share.

AMOT FORECAST

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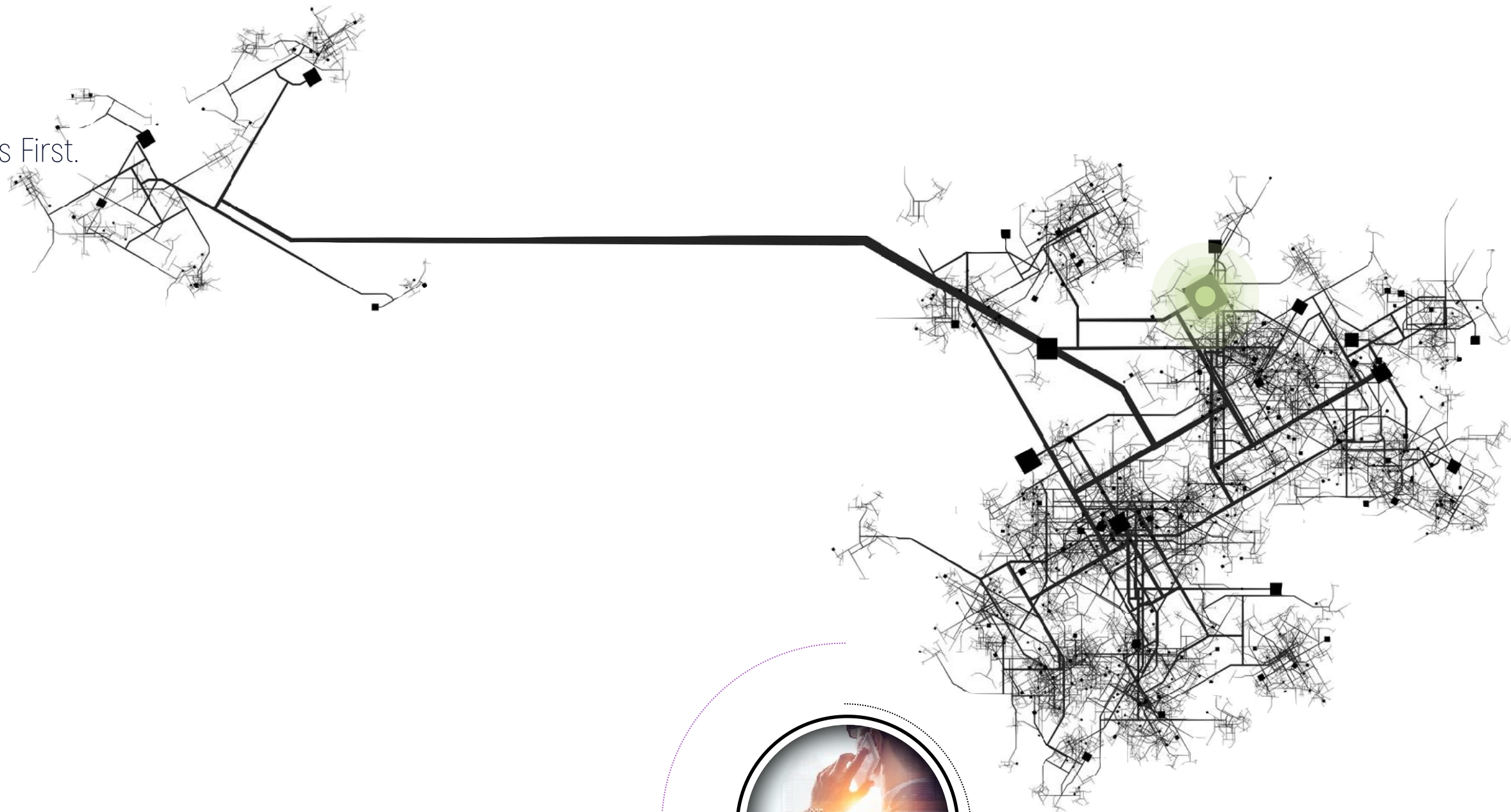


Forecast 2019



FINANCIAL DATA

Amot Investments. Peoples First.



Amot Balance Sheet Data – Expanded Consolidated (million)

	31.12.18	30.9.18	31.12.17
	NIS million	NIS million	NIS million
Cash and cash equivalents	309	391	328
Income-producing property and under construction	11,115	10,789	10,143
Financial liabilities	5,443	5,571	5,197
Deferred taxes	1,013	976	900
Total equity	4,837	4,682	4,297



FINANCIAL
DATA

Amot Investments. Peoples First.

Amot Summary of Profit or loss – Expanded Consolidated
(million)

	Change	2018	2017
NOI	7%	678	635
Change in the value of investment properties		270	170
General and administrative expenses		(49)	(49)
Financing – real interest	(8%)	(135)	(146)
Financing – linkage and exchange rate differentials		(40)	(10)
Taxes		-	(39)
Net income		(155)	(130)
FFO	32%	567	428
NOI	11%	477	430



FINANCIAL
DATA

Amot Investments. Peoples First.

Amot Summary of Profit or loss – Expanded Consolidated

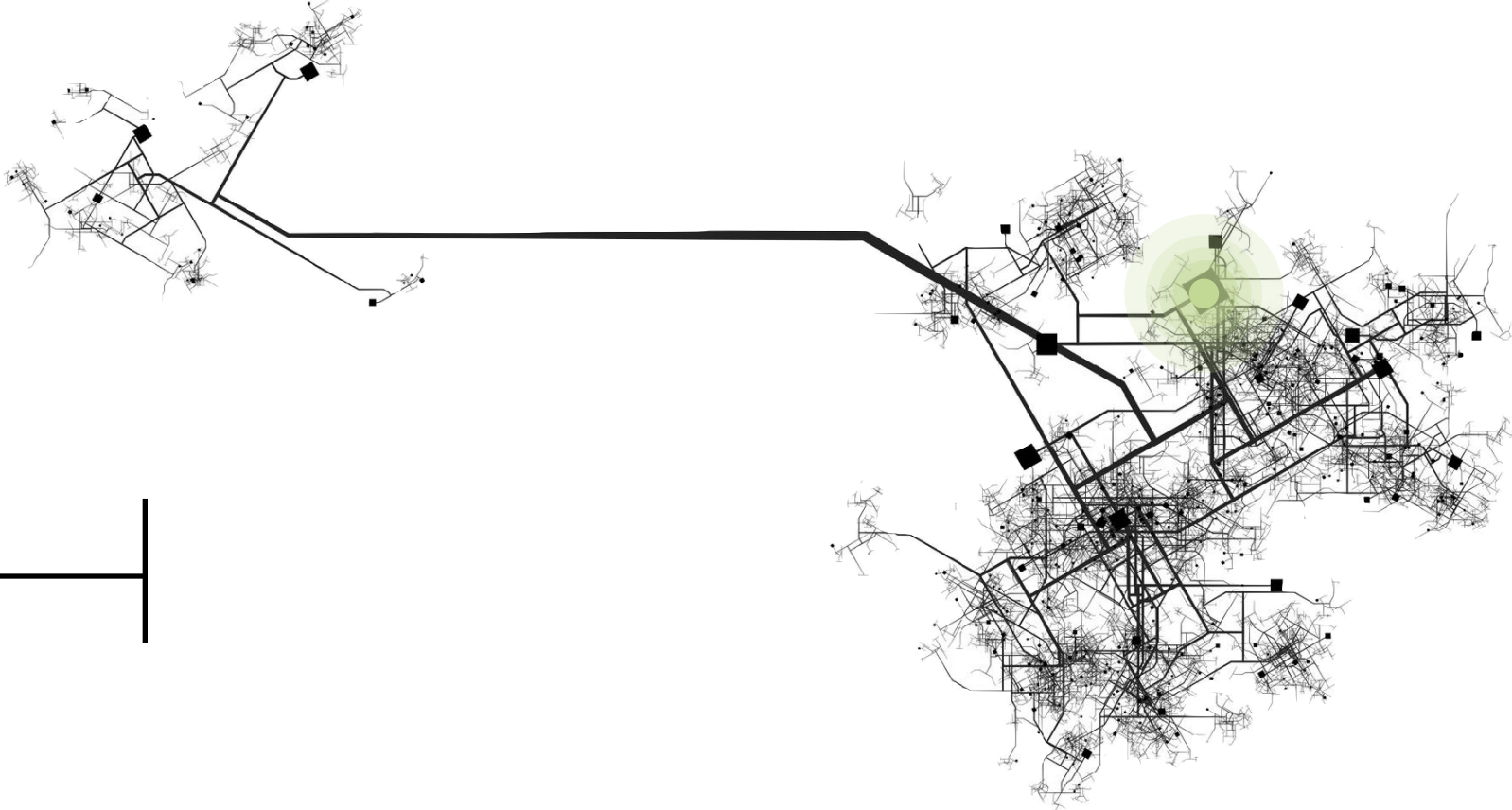
NOI

	10-12.18	7-9.18	4-6.18	1-3.18	10-12.17	Change
	NIS thousands					
Same property NOI including Atrium	164,234	163,965	166,397	163,166	161,037	2%
New assets	6,551	5,741	4,434	3,991	194	
NOI	170,785	169,706	170,831	167,157	161,231	6%



FINANCIAL
DATA

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Amot Summary of Profit or loss – Expanded Consolidated

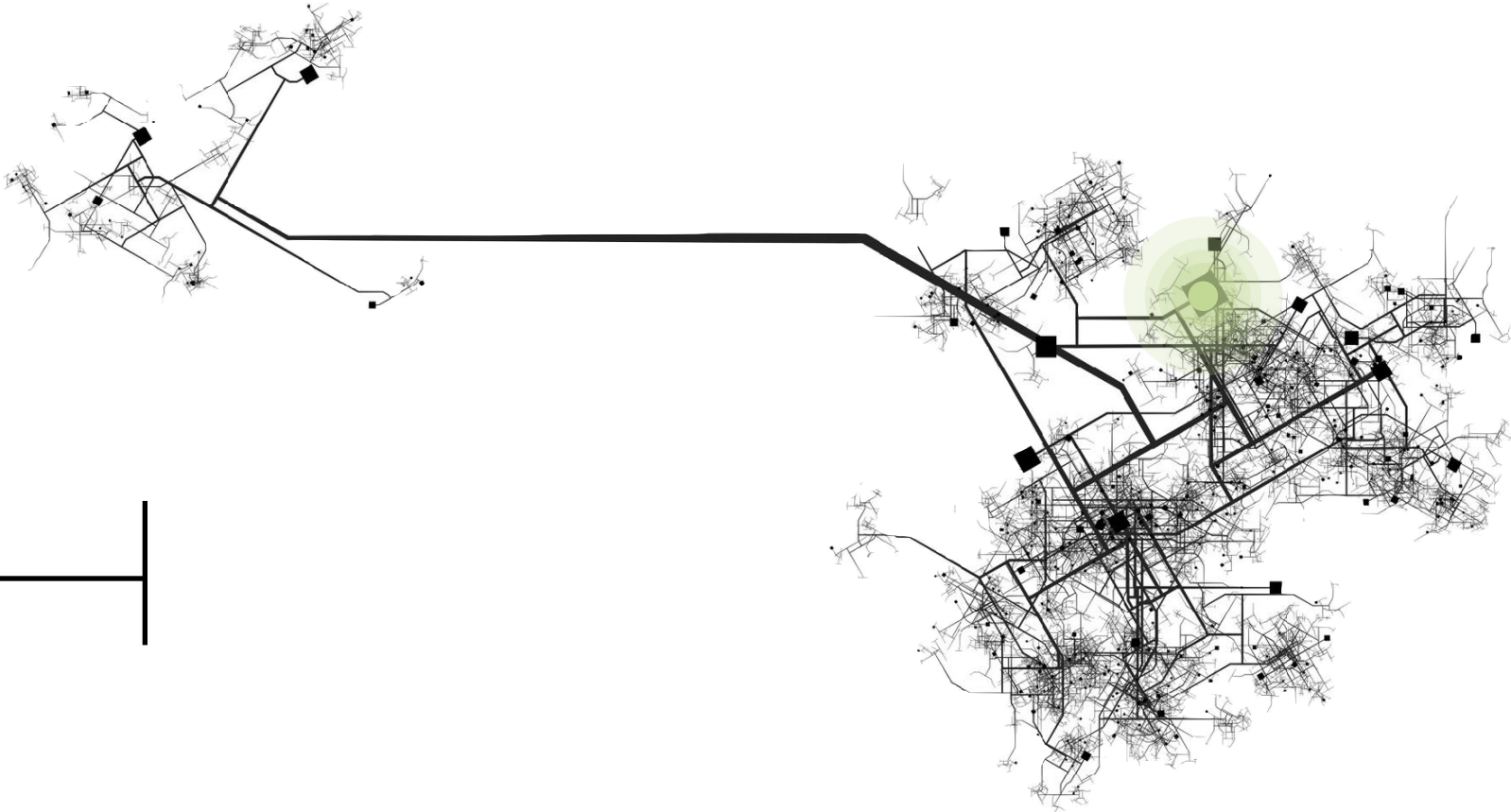
NOI

	2018	2017	Change	Change %
NIS thousands				
Same property NOI including Atrium	640,453	624,999	15,454	2.5%
Properties acquired / sold / sorted to real estate under construction	38,027	9,574	28,453	
NOI	678,479	634,572	43,907	7%



FINANCIAL
DATA

Amot Investments. Peoples First.



Amot Summary of Profit or loss – Expanded Consolidated

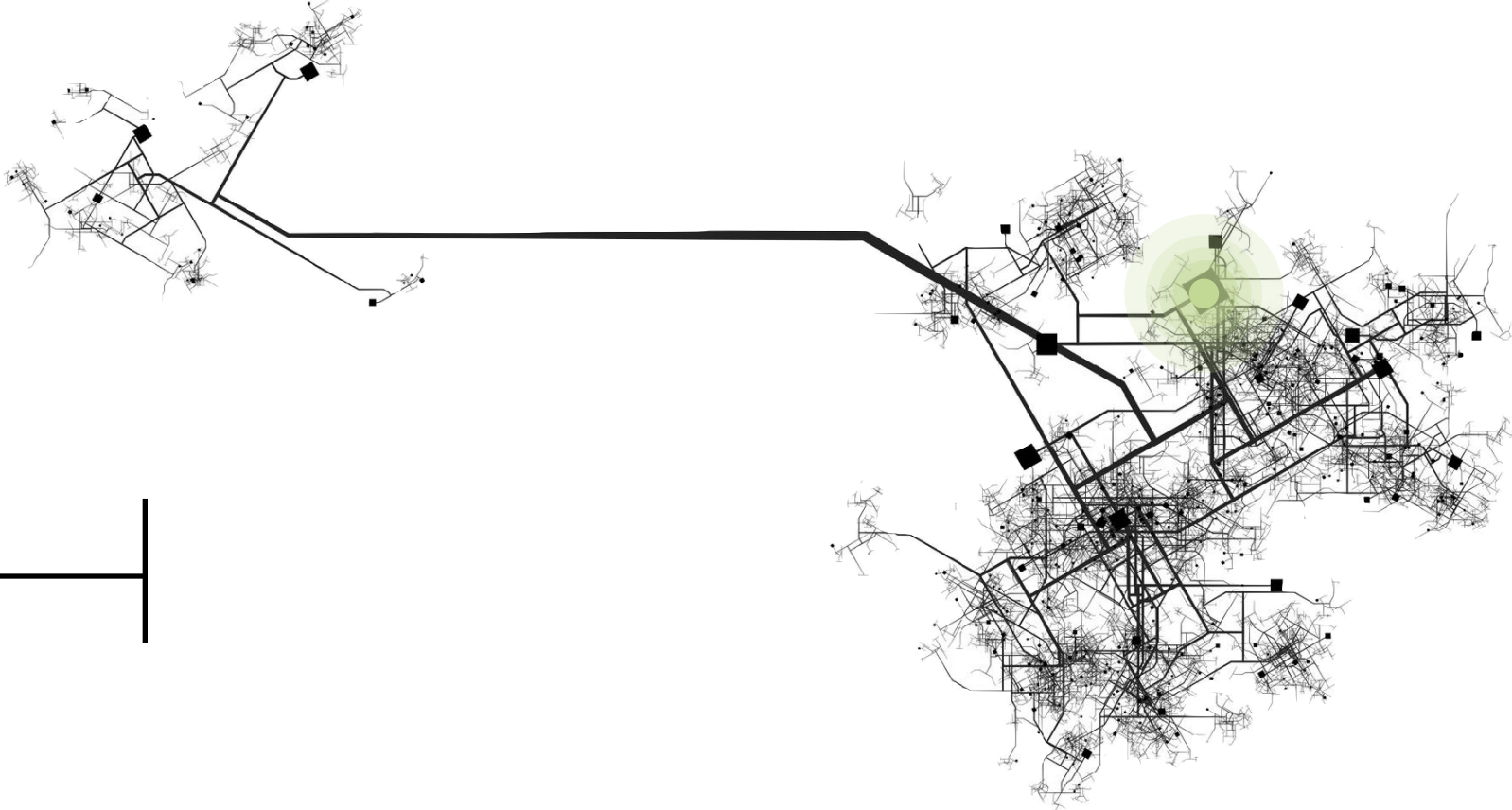
FFO

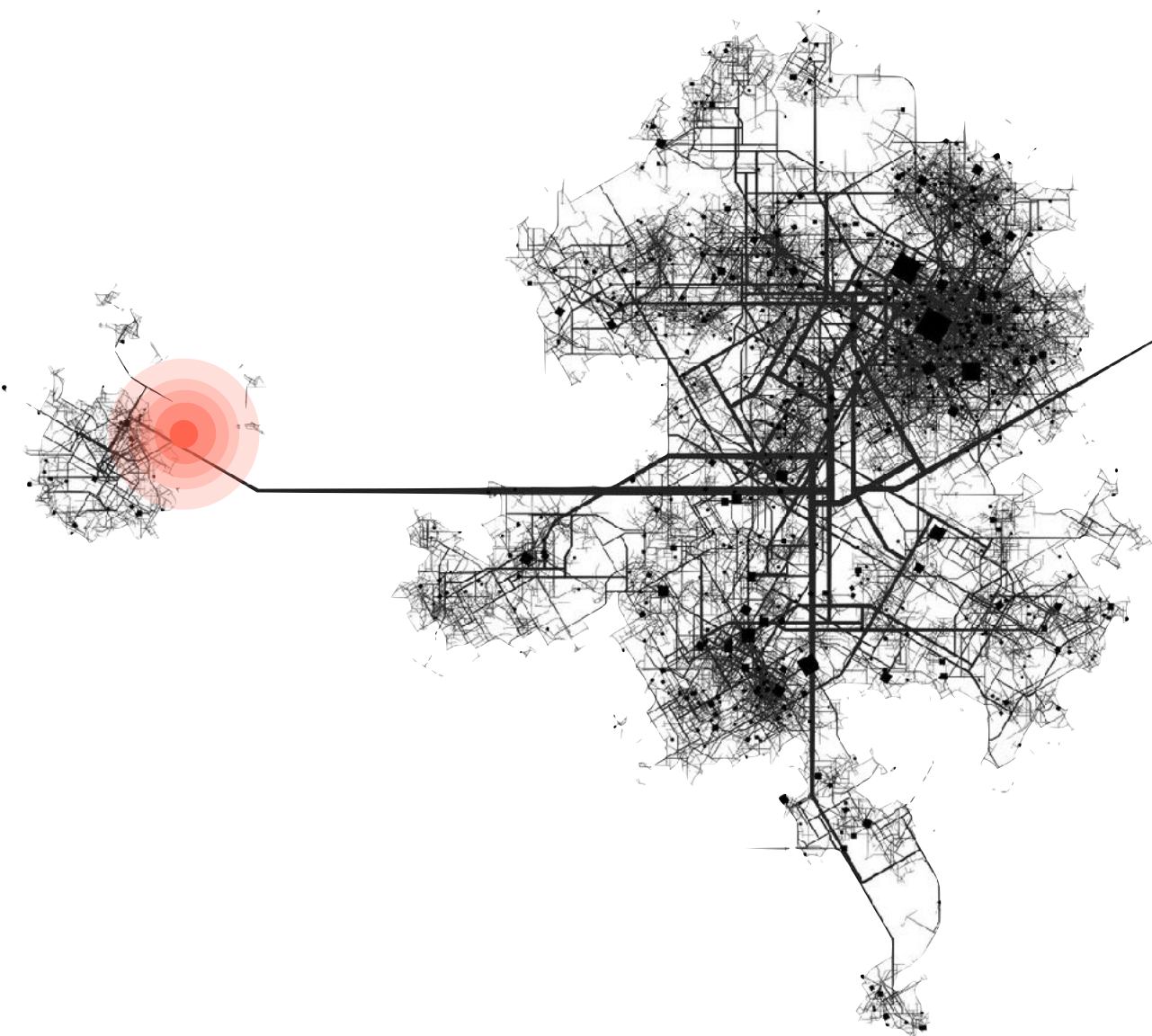
	2018	2017	2016	CHANGE 2017/2018	Change %
	NIS thousands				
FFO	477,294	430,014	364,559	47,280	11%
Weighted number of shares	336,320	312,635	287,682	23,685	8%
FFO PER SHARE (AGOROT)	142.0	137.5	126.7	4.5	3%



FINANCIAL
DATA

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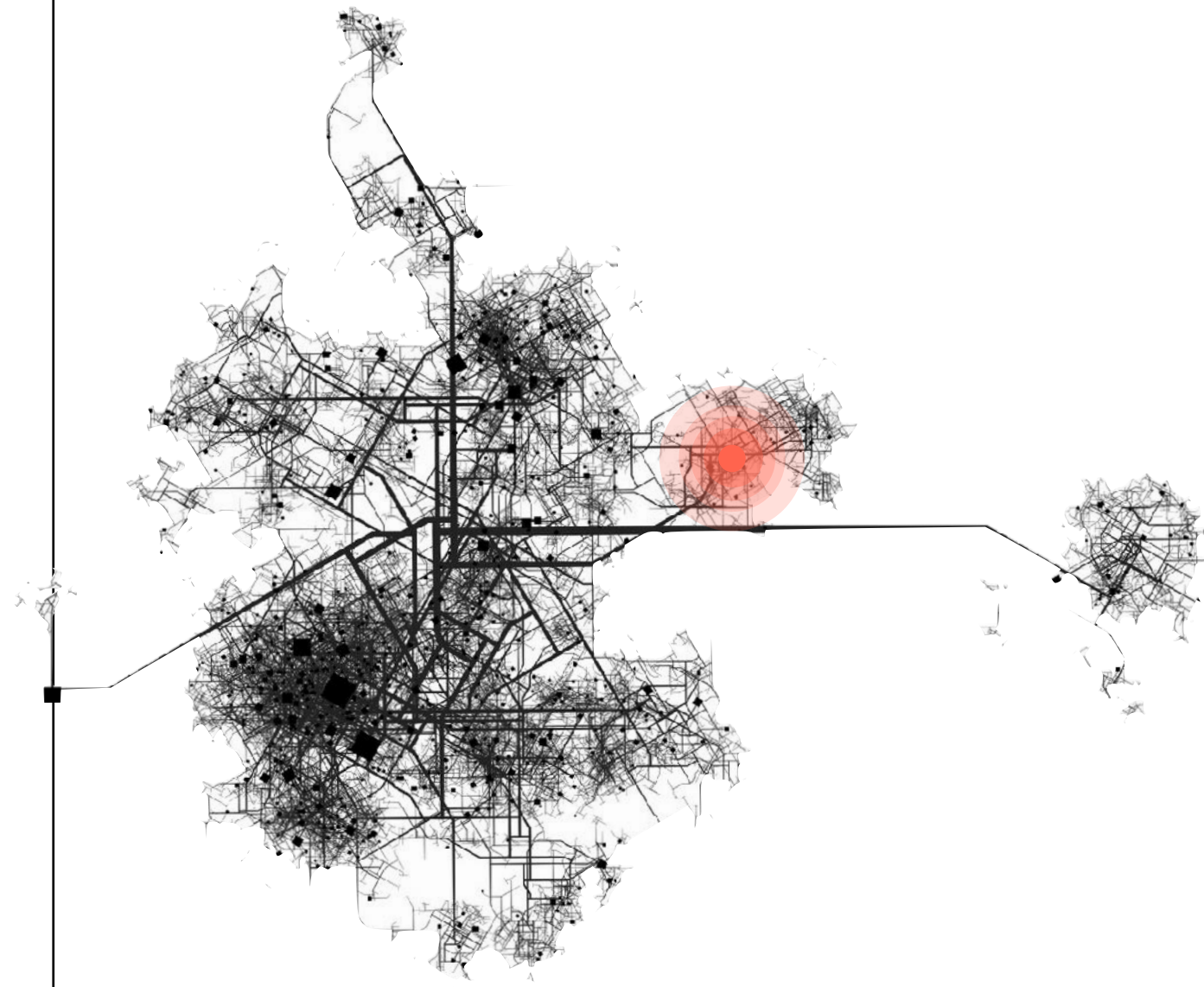




SUMMARY

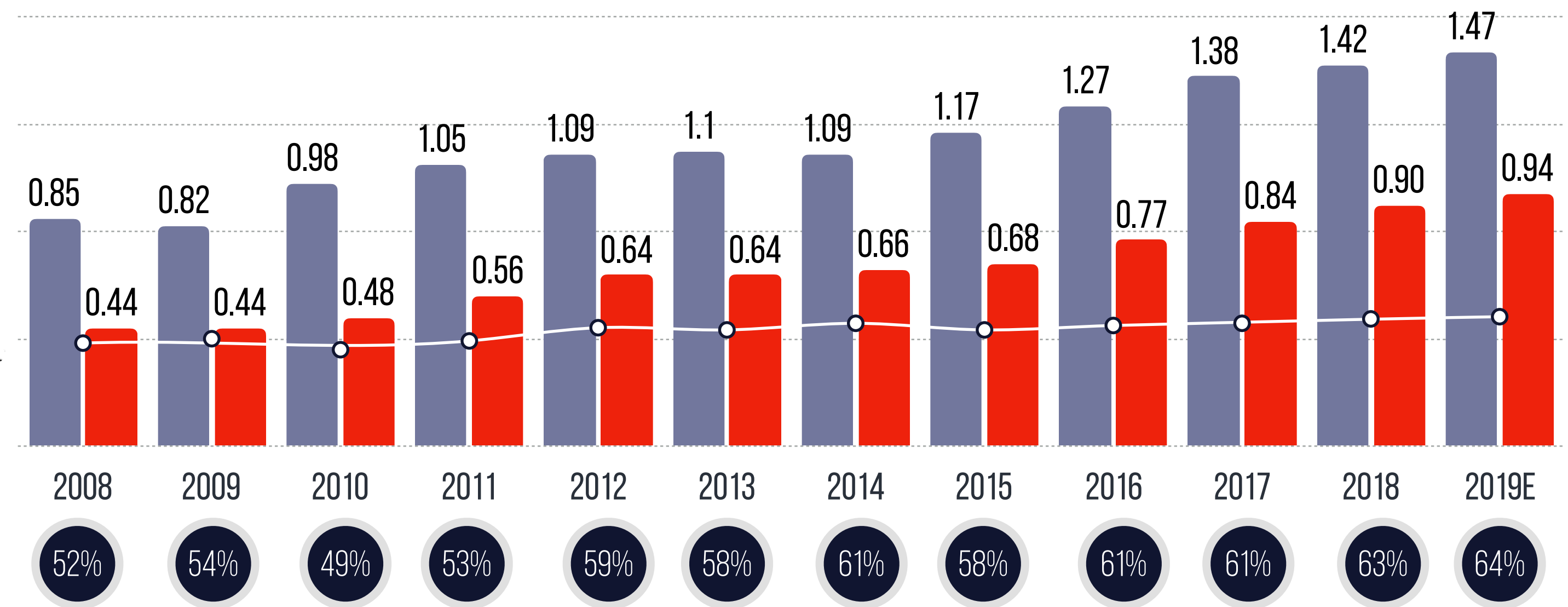
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SUMMARY

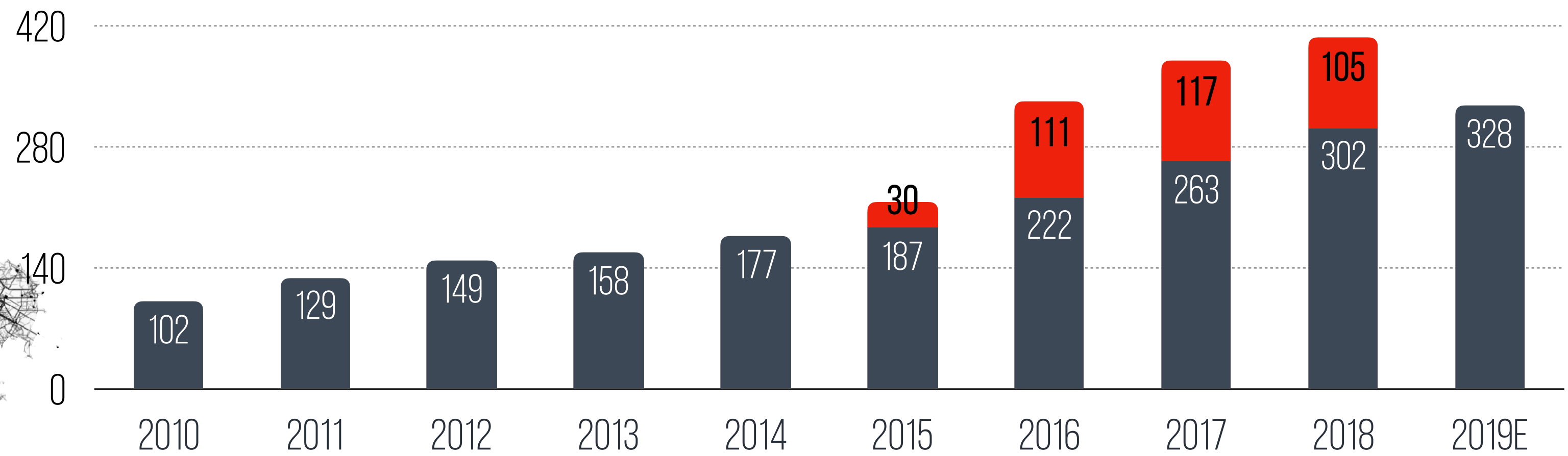
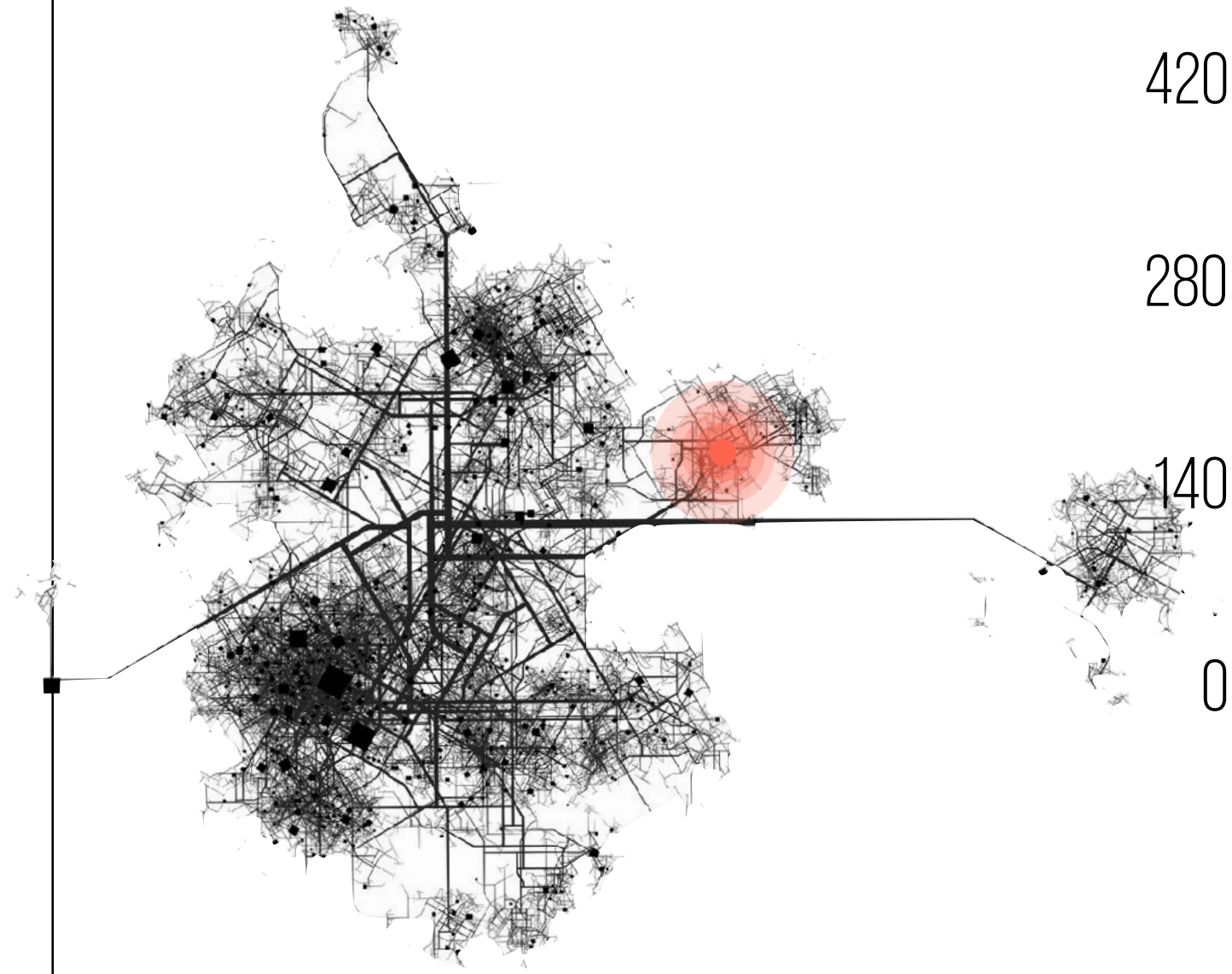
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- FFO per share
- Dividend per share
- Dividend Payout Ratio

Not including distribution of additional dividend





SUMMARY

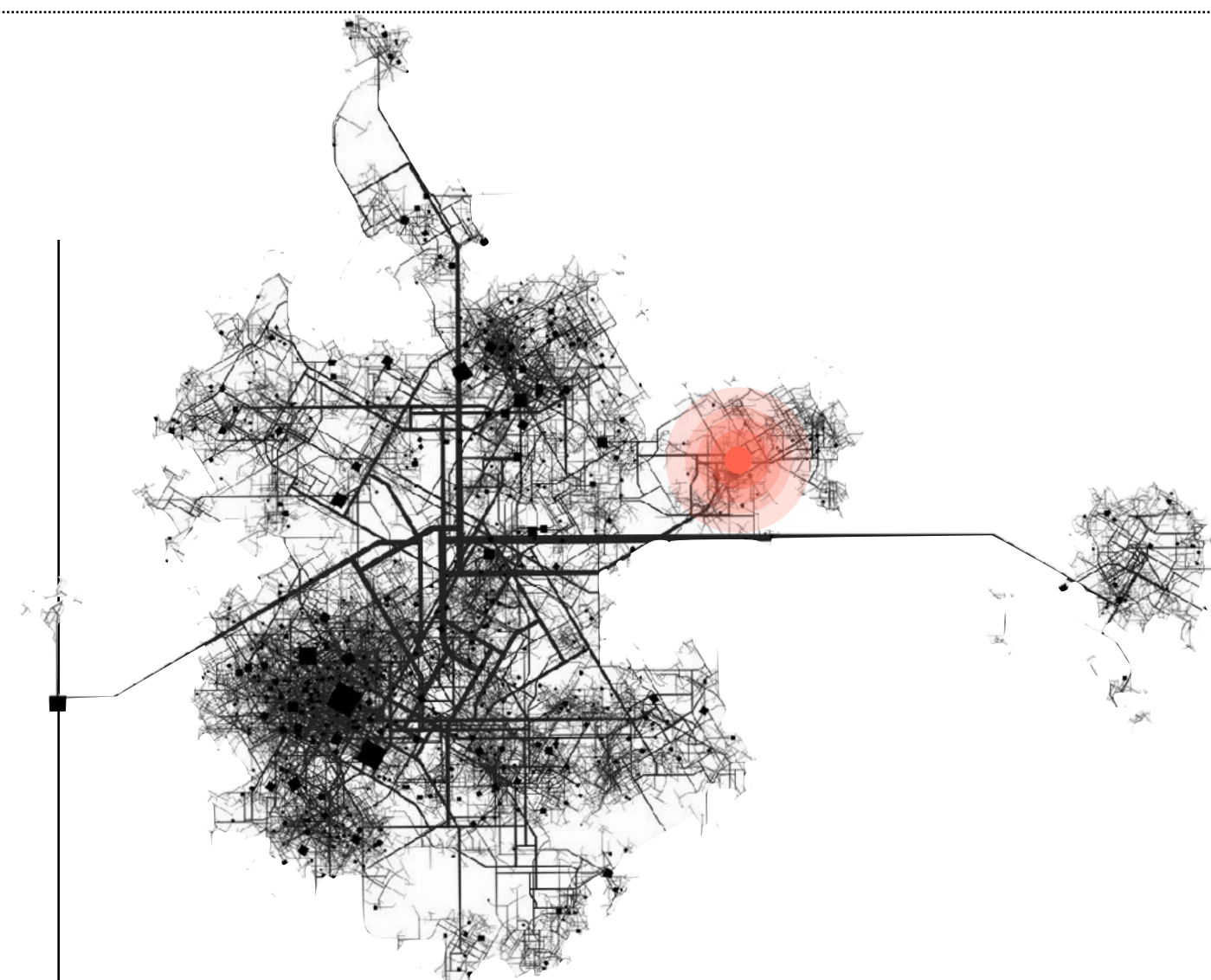
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DIVIDEND DISTRIBUTION

Dividend Distribution over the Years
(in MILLION NIS)

Accumulated amount distributed
since 2006:

2.6
BILLION NIS



SUMMARY

Amot Investments. Peoples First.

Our Strengths

102 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 45%

Financial flexibility and high accessibility to the capital market

High financial strength (rated AA by Maalot and Midroog)

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

Credit facilities in the amount of NIS 800 million

The Company has a future potential for additional savings in financing expenses from a recycling of debts at a significantly lower interest rate than the average rate paid currently for debts

High occupancy over time – 97.2% as of 31.12.18

Promoting projects with reference to the potential for improvement

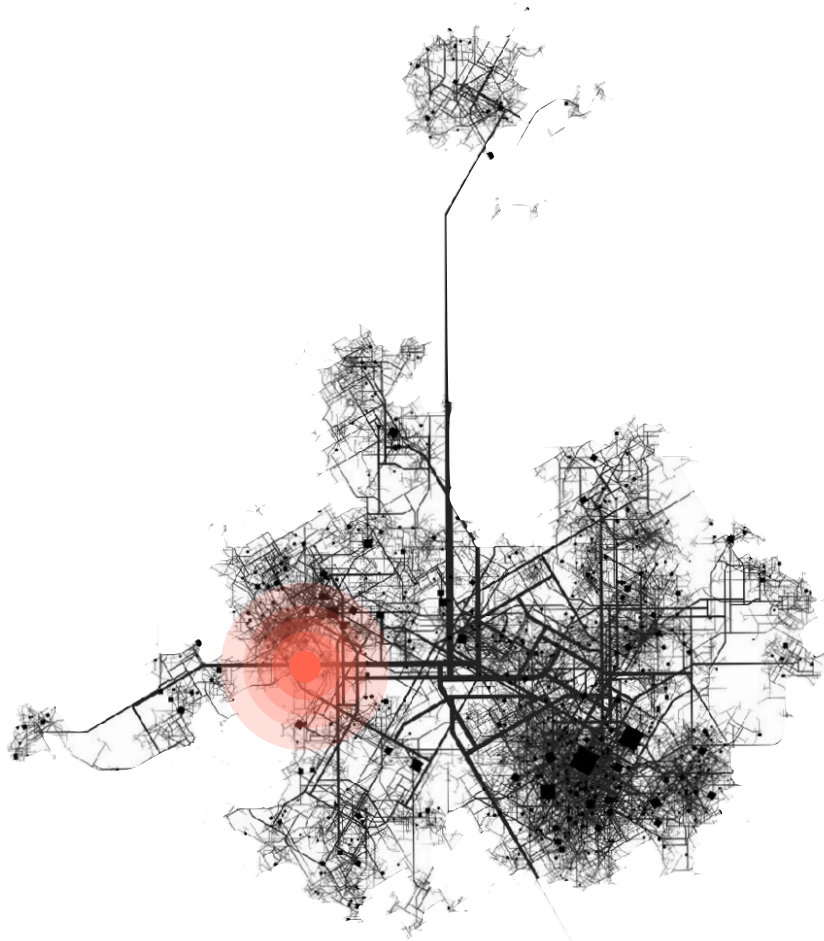
A dividend policy that is stable and known in advance, of approximately 60% of the FFO



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.

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