



 **INTRODUCTION TO
AMOT**
CAPITAL MARKET PRESENTATION



AMOT INVESTMENTS



COMPANY INFORMATION ALL
AS OF 31 DECEMBER 2019
UNLESS STATED OTHERWISE



START



END

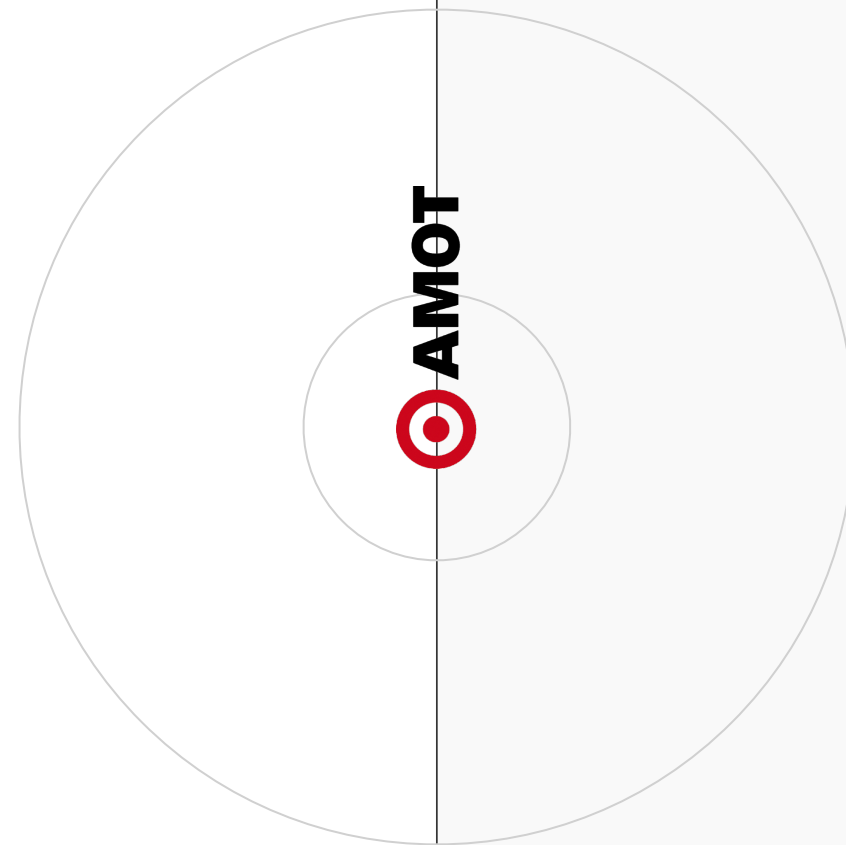
INVESTOR PRESENTATION



NEXT SLIDE



PREVIEWS SLIDE



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AMOT OFFICES

AMOT RETAIL

AMOT SUPERMARKETS

INDUSTRIAL AND LOGISTIC PARKS

convenience translation
\$ 1= NIS 3.5

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

PRESENTATION
CONTENT



INTRODUCTION

AMOT INVESTMENTS.
PEOPLES FIRST.

AMOT INTRODUCTION



INTRODUCTION

AMOT AT A GLANCE

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

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

A subsidiary of Alony-Hetz Properties and
Investments Ltd., which holds approximately
55% of its equity

Total area: 1,500,000
Approximately 942,000 m² of rental space

Total real-estate value – **3.9** billion USD

74% of the Total Operating Property Value
is located in greater Tel Aviv area

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 approximately **97.7%**

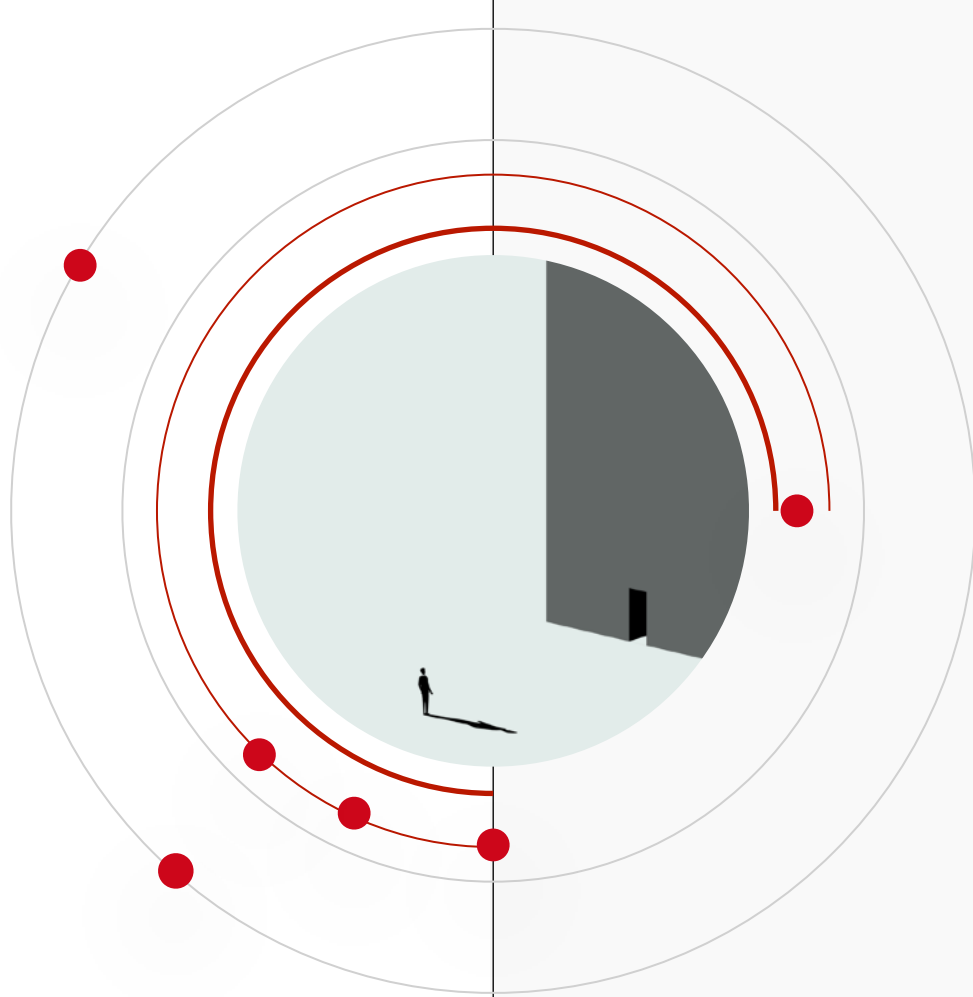
5 projects under construction and advanced
planning totaling 140,000 sqm

Leverage ratio – **42%**

Net Financial Debt – **1.7** billion USD

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

The Company is expected to be included in
the EPRA index as of March 23, 2020



INFORMATION ABOUT THE COMPANY

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



AMOT
INTRODUCTION





KEY INVESTMENT HIGHLIGHTS

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

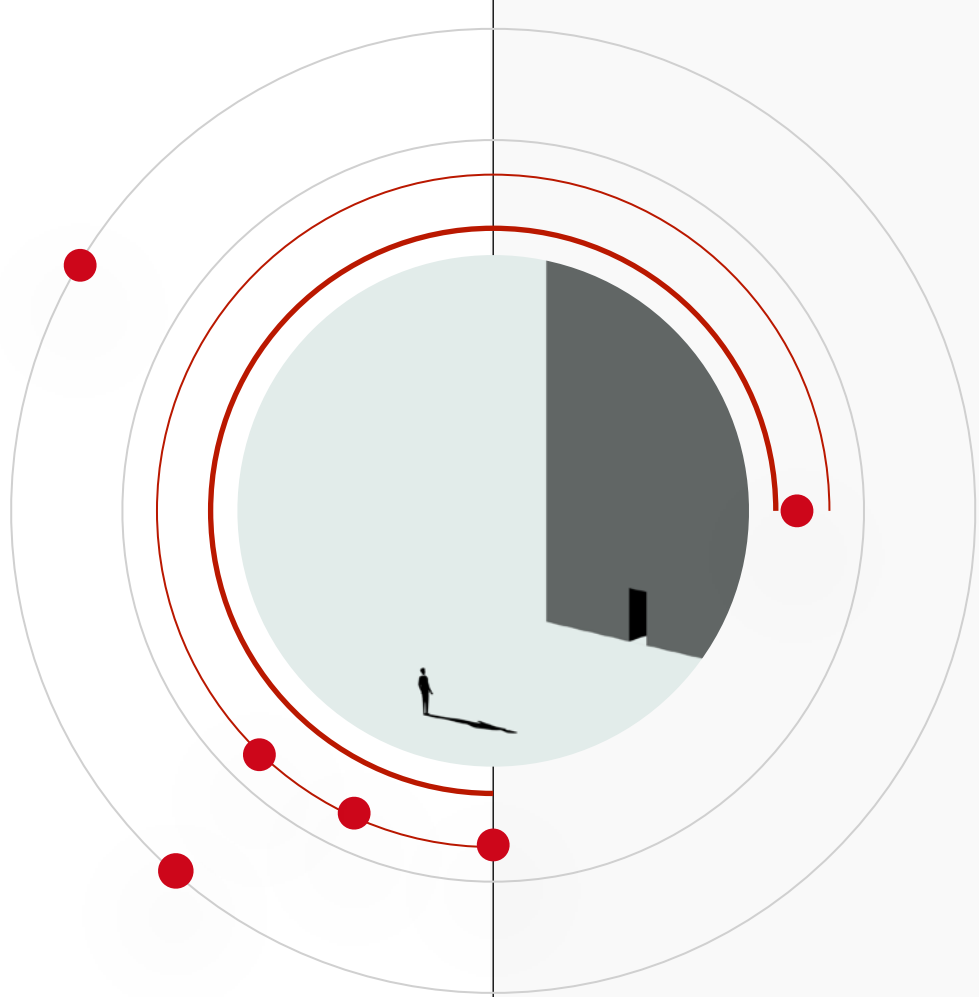
NOI 1-12.19 totalled USD 208 million,
an increase of **7%** compared with the
same period last year

FFO 1-12.19 totalled USD 149 million
(exc. one off financing expenses), an
increase of **9%** compared with the
same period last year

FFO per share 1-12.19 totalled 41
USD pennies per share (exc one off
financing expenses) an increase of 1%
compared with last year. With an
increase of 8% in the number of
weighted shares.

NOI same property 10-12.19 an
increase of **2.3%** compared with the
same period last year

Effective leverage ratio of 42%.
Decrease of 3% compared with
31.12.18.



INFORMATION ABOUT THE COMPANY

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AMOT
INTRODUCTION



INTRO
DUCTION





KEY INVESTMENT HIGHLIGHTS

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

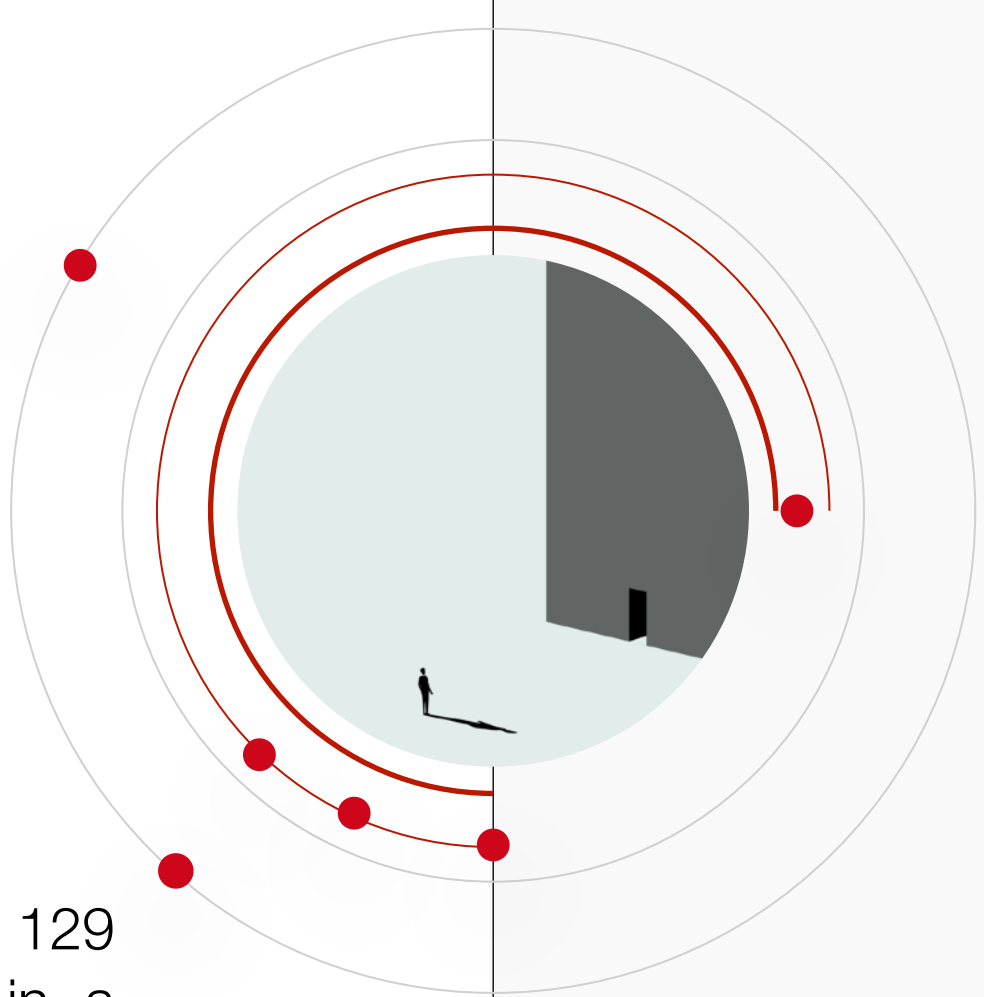
Over the course of 2019, capital and debt raising in the amount of approximately 0.5 billion USD, approximately 0.2 billion USD in capital and 0.3 billion USD in debt.

In February of 2020, debt raising at a scope of approximately 0.2 billion USD, in weighted effective interest at a rate of 1% including hedging transactions with an average duration of about 9 years.

In February of 2020, the company at its own initiative made an early repayment of a loan from a banking institution at a financial scope of 77 million USD including an early repayment commission.

Purchase of a logistic asset for a sum of 129 million USD excluding transaction costs in a total area of approximately 50 thousand sqm which will yield the company an annual NOI of approximately 6.3 million USD.

Purchase of the partners share in Kiryat Ono Mall for a sum of 154 million USD excluding transaction costs in a total area of approximately 21 thousand sqm which will yield the company an annual NOI of approximately 9 million USD.



INFORMATION ABOUT THE COMPANY

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



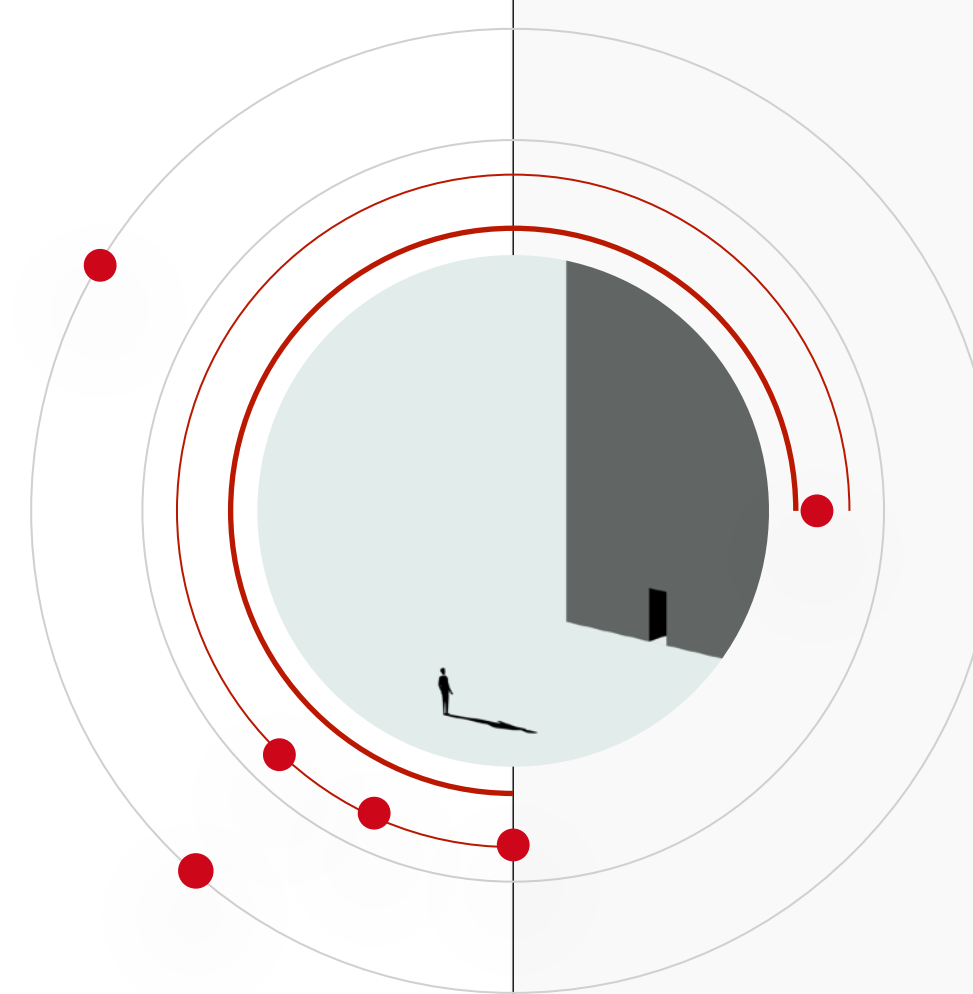
AMOT
INTRODUCTION



INTRO
DUCTION



DIVERSE TENANT ROSTER OF BOTH INT’L AND LOCAL COMPANIES



INFORMATION ABOUT THE COMPANY

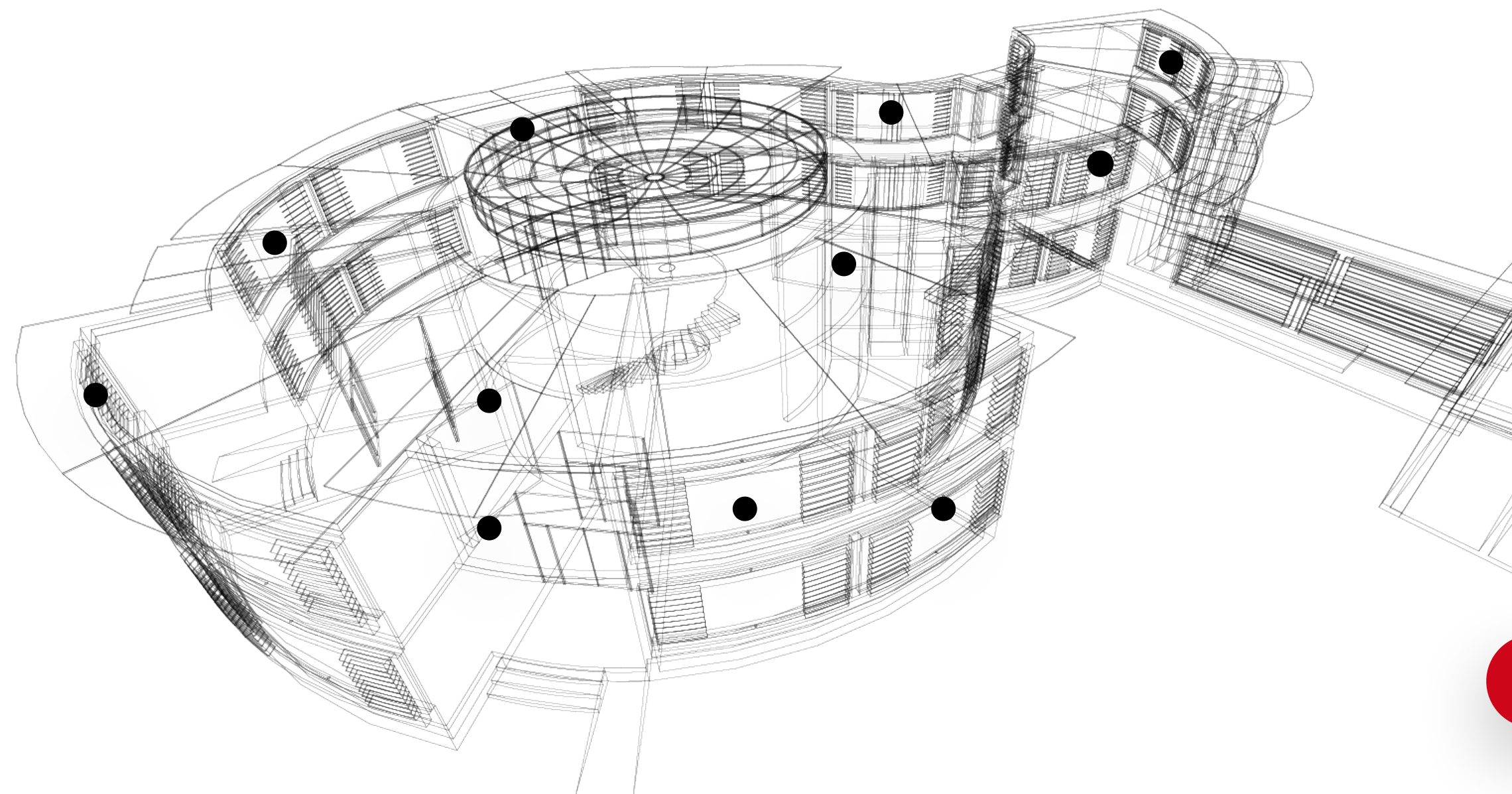
ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT INTRODUCTION



INTRODUCTION





A VARIETY OF USES

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



RETAIL



OFFICES

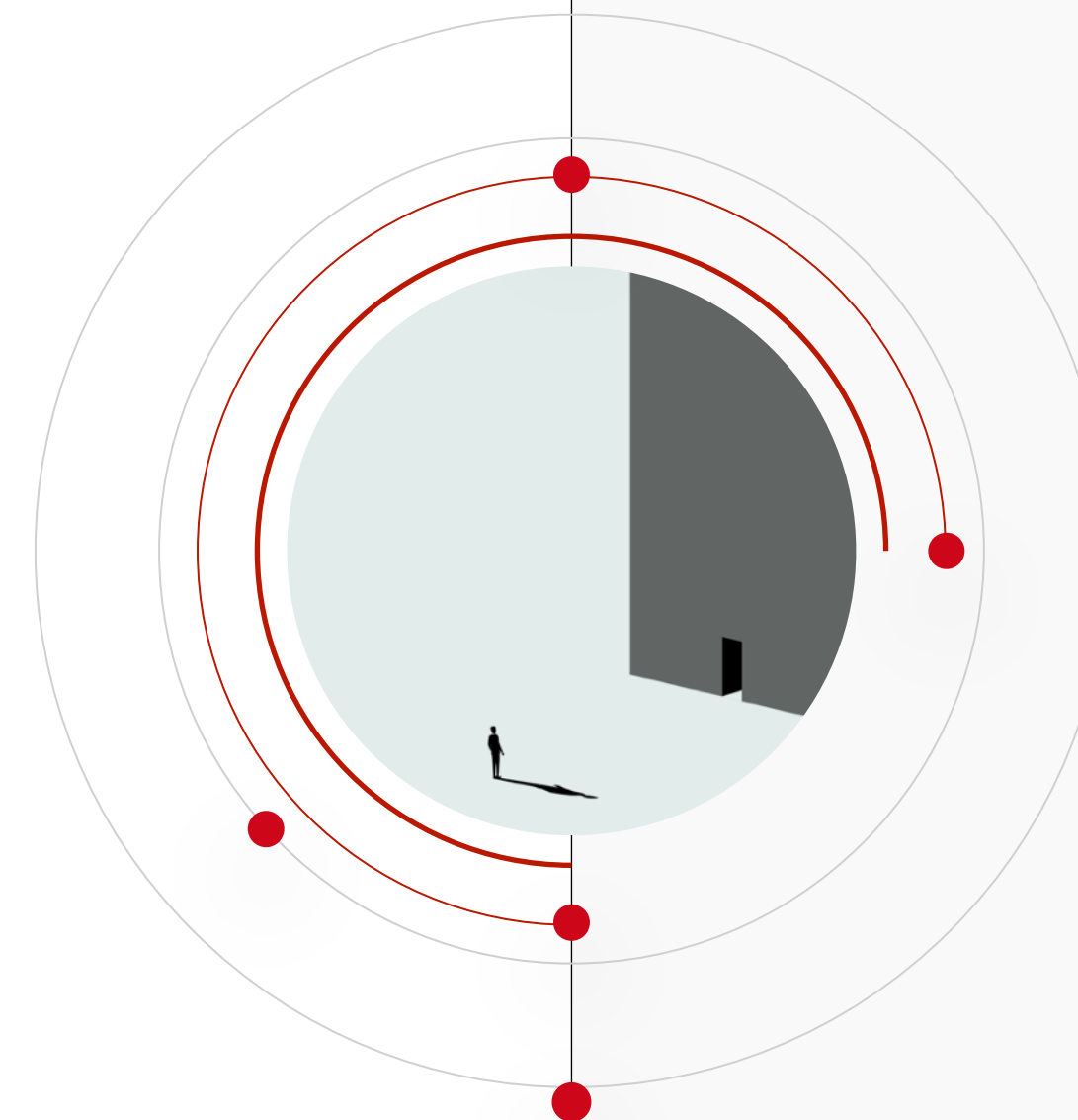


SUPERMARKETS



INDUSTRIAL AND
LOGISTICS

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



INFORMATION ABOUT THE COMPANY



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AMOT INVESTMENTS.
PEOPLES FIRST.

**INVESTMENT
PROPERTIES**

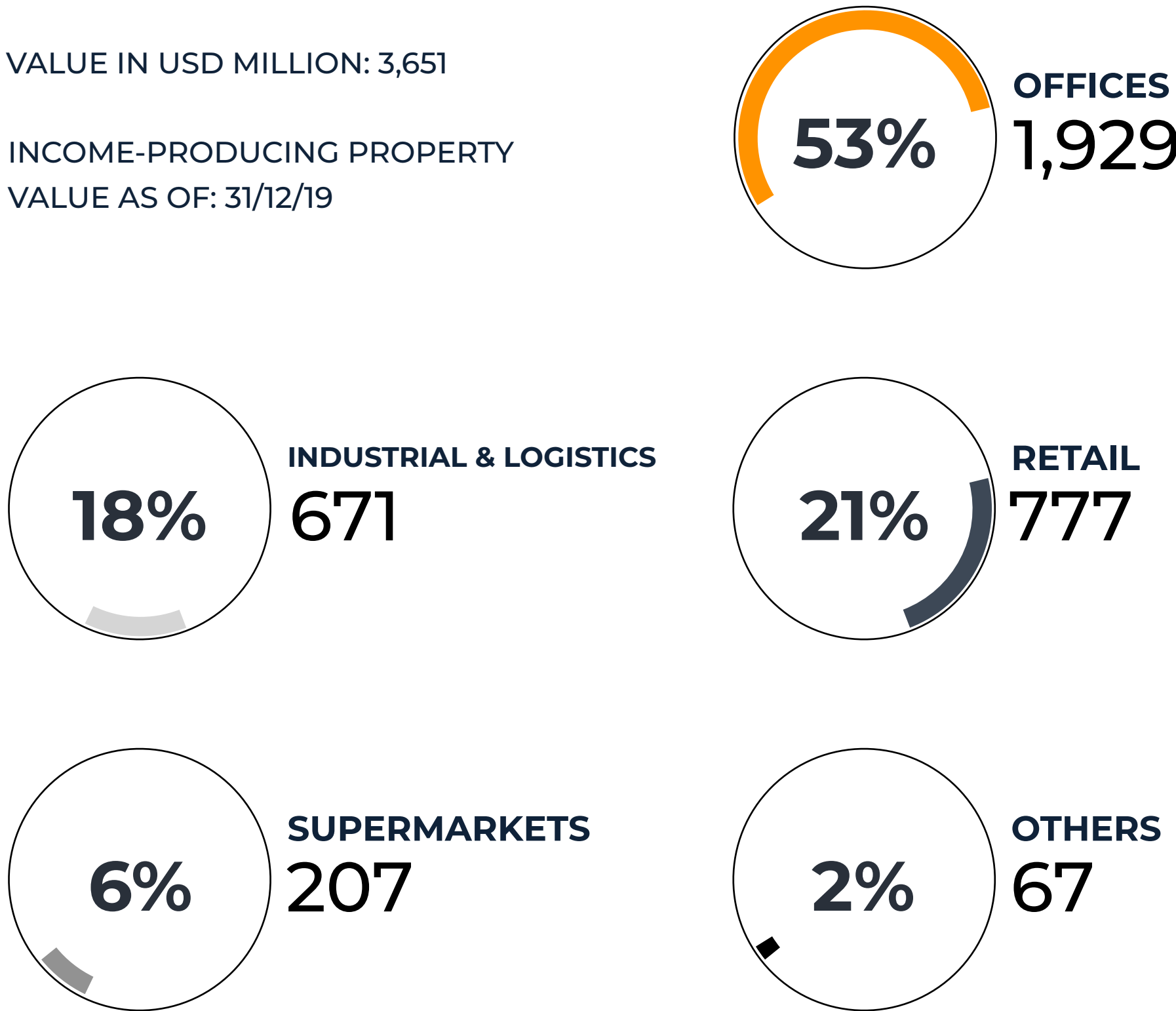


SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INVESTMENTS PROPERTIES

VALUE IN USD MILLION: 3,651

INCOME-PRODUCING PROPERTY
VALUE AS OF: 31/12/19



INCOME-PRODUCING
PROPERTY VALUE AS OF

31.12.19

VALUE IN USD MILLION

3,651

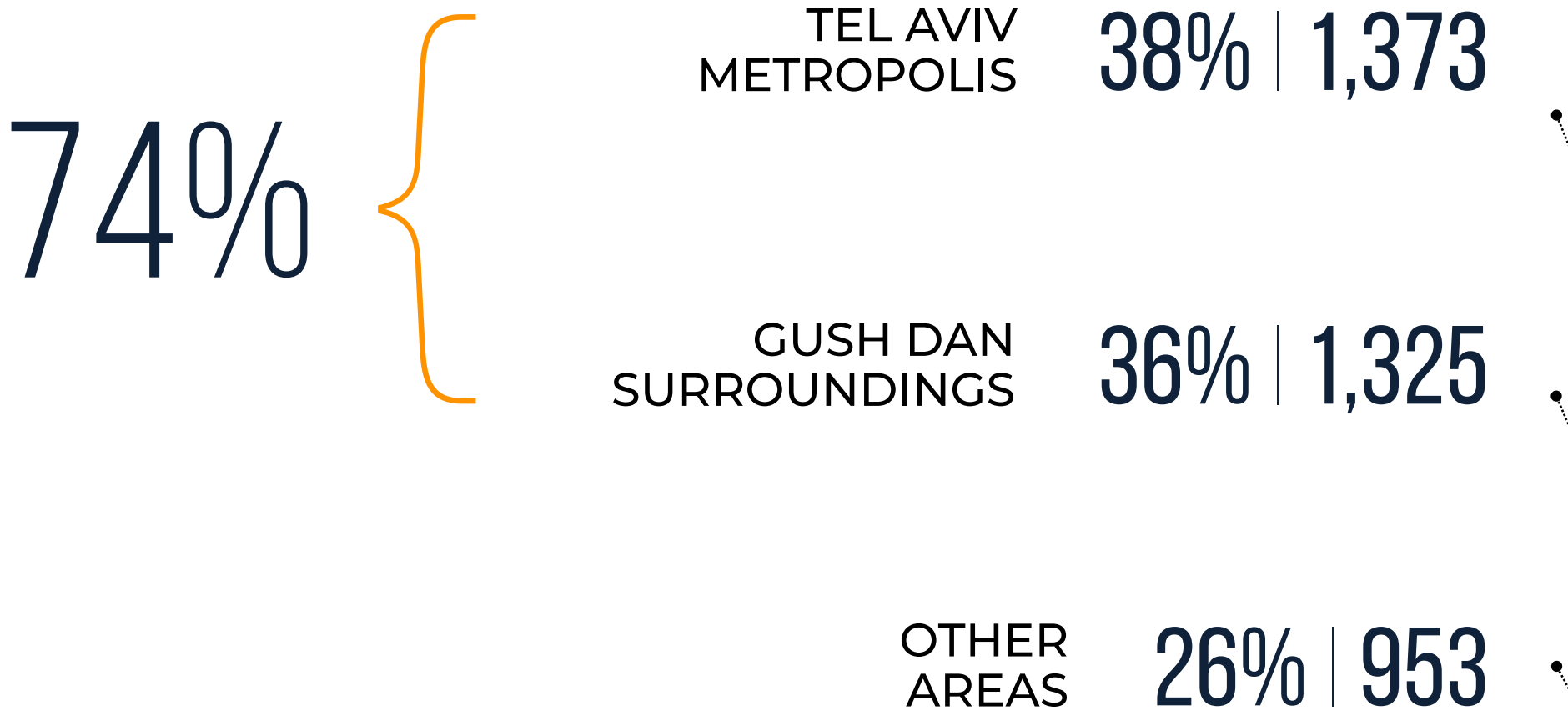


ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

INVESTMENT
PROPERTIES

FAIR VALUE BY LOCATION

INVESTMENTS PROPERTIES



INCOME-PRODUCING
PROPERTY VALUE AS OF

31.12.19

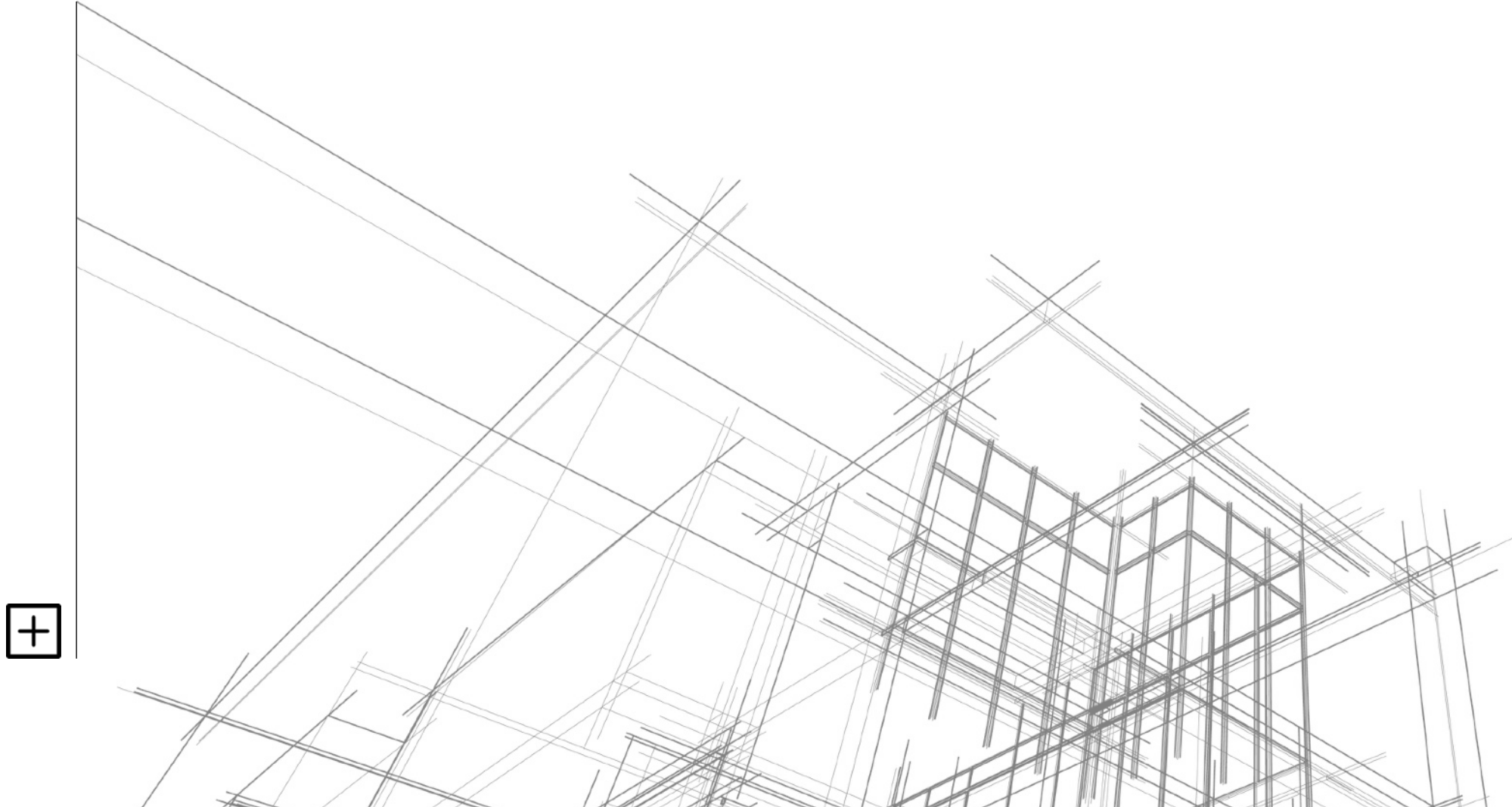
VALUE IN USD MILLION

3,651

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



INVESTMENT
PROPERTIES





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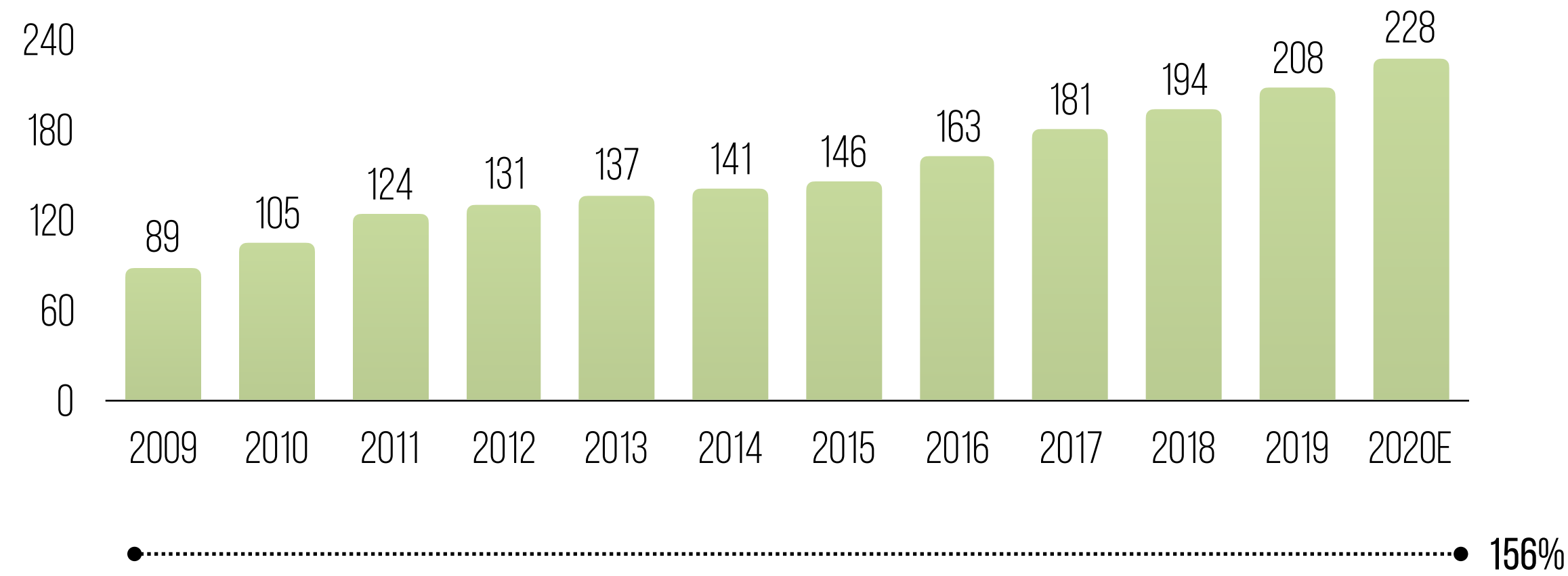


AMOT INVESTMENTS.
PEOPLES FIRST.

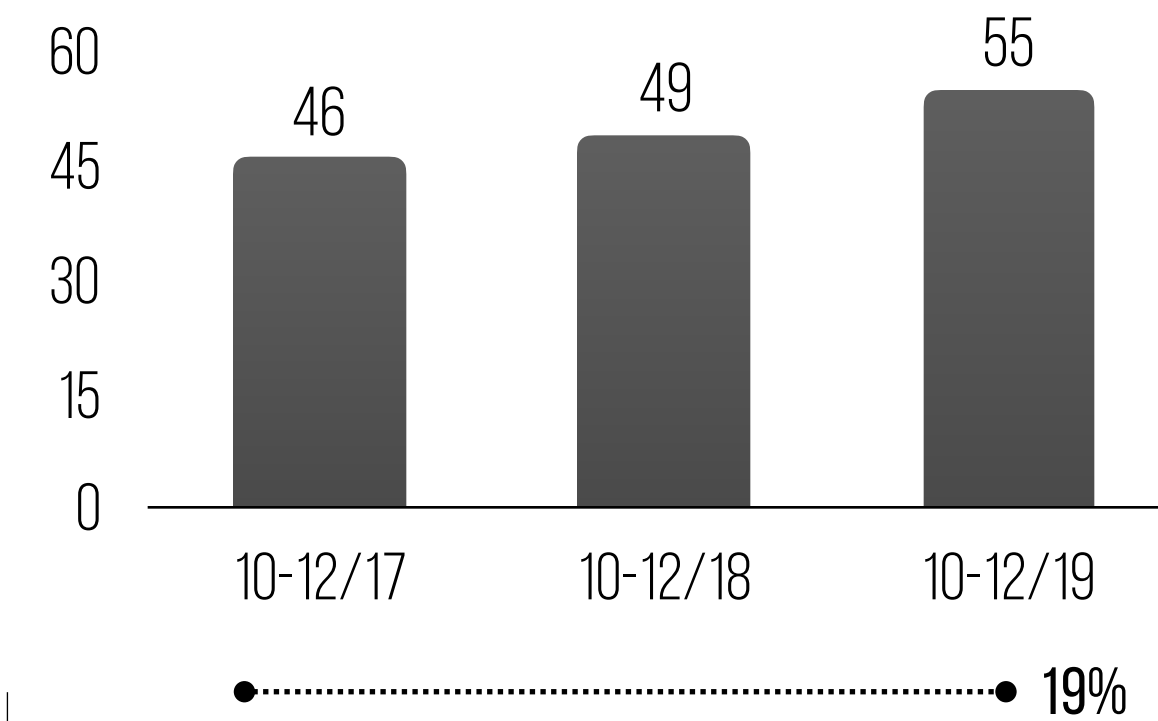
GROWTH



CONTINUOUS GROWTH IN NOI –
ANNUAL-IN USD MILLION



CONTINUOUS GROWTH IN NOI –
QUARTERLY-IN USD MILLION



NOI

ANNUAL AND QUARTERLY



GROWTH



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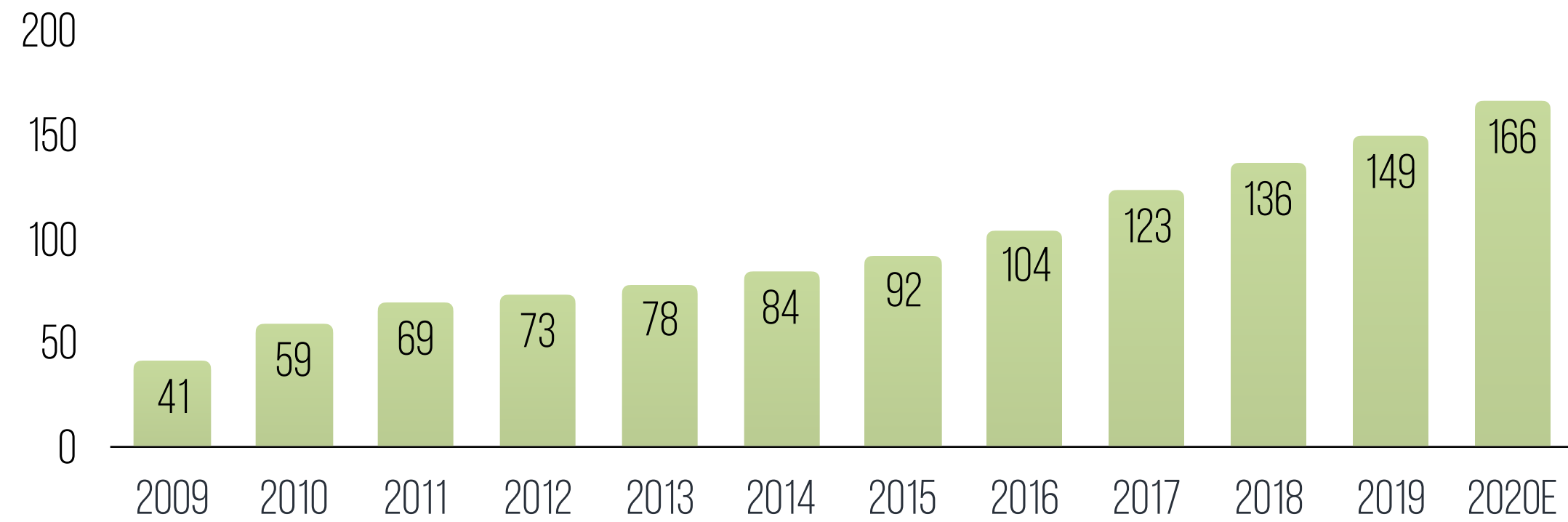
GROWTH



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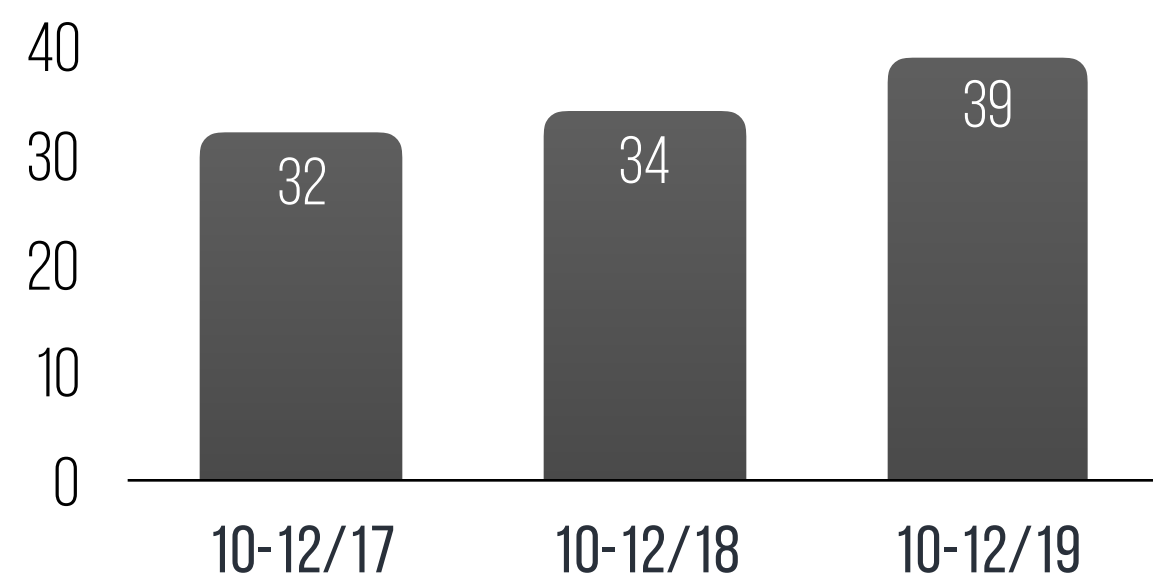


CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE
IN THE LEVERAGE RATIO - ANNUAL - IN USD MILLION



..... 304%

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

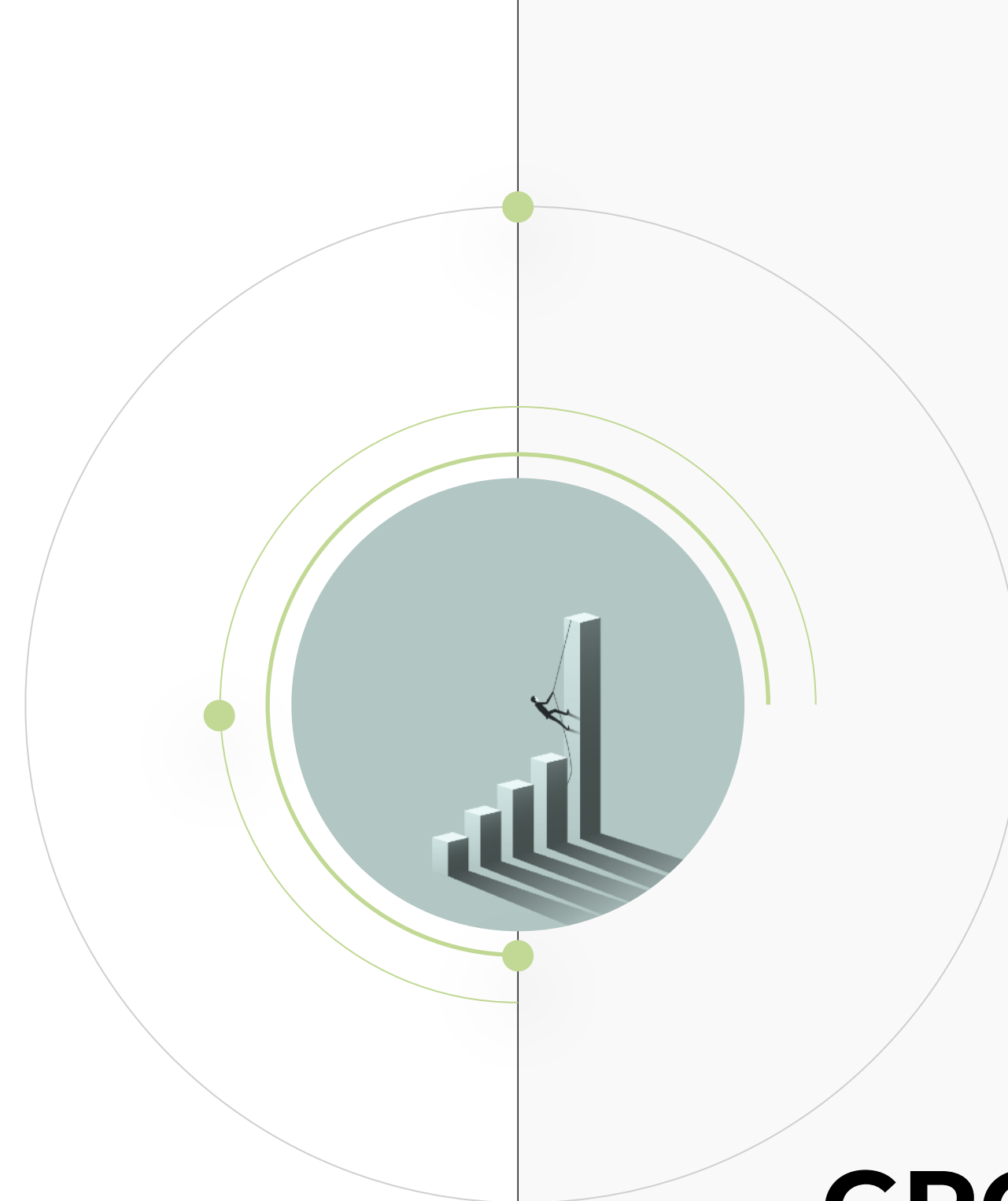


..... 22%

FFO

ANNUAL AND QUARTERLY

Excluding the effect of one - time financing expenses ●●



GROWTH



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DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

GROWTH



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AMOT INVESTMENTS.
PEOPLES FIRST.

**FINANCIAL
STRENGTH**



FINANCIAL STRENGTH

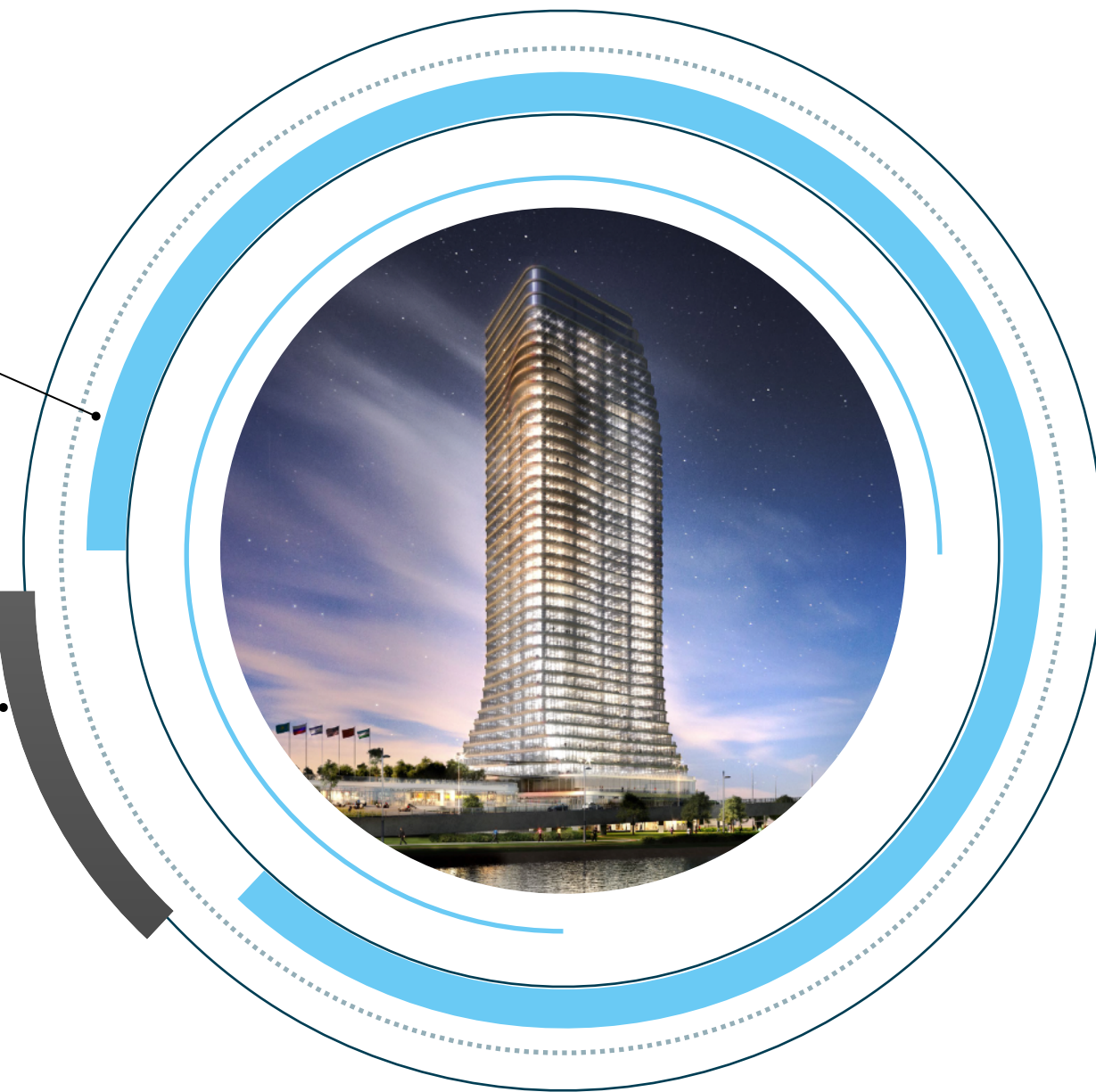
DEBT STRUCTURE – EXPANDED CONSOLIDATED

BONDS

1,506 | 90%

BANKS

173 | 10%



FINANCIAL STRENGTH



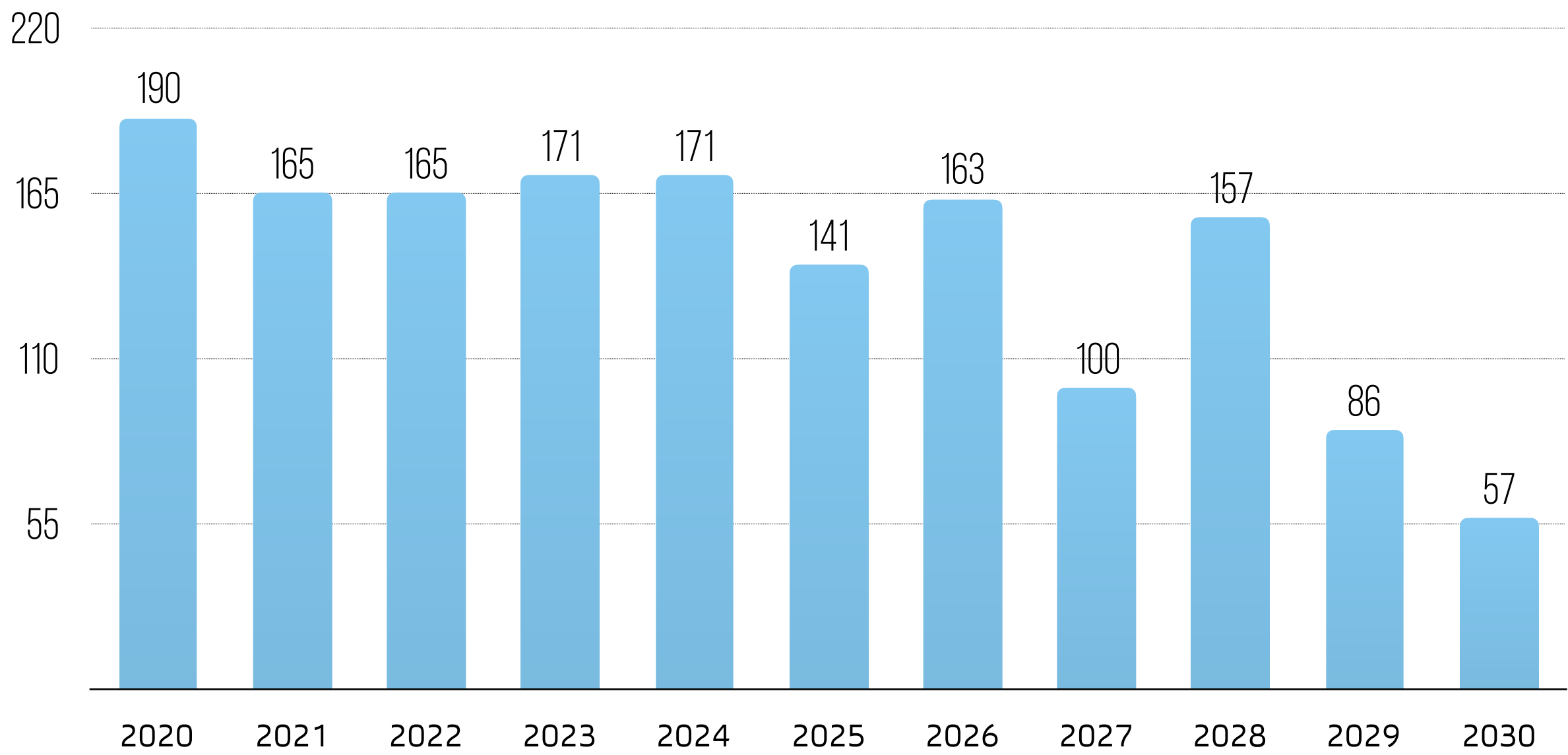
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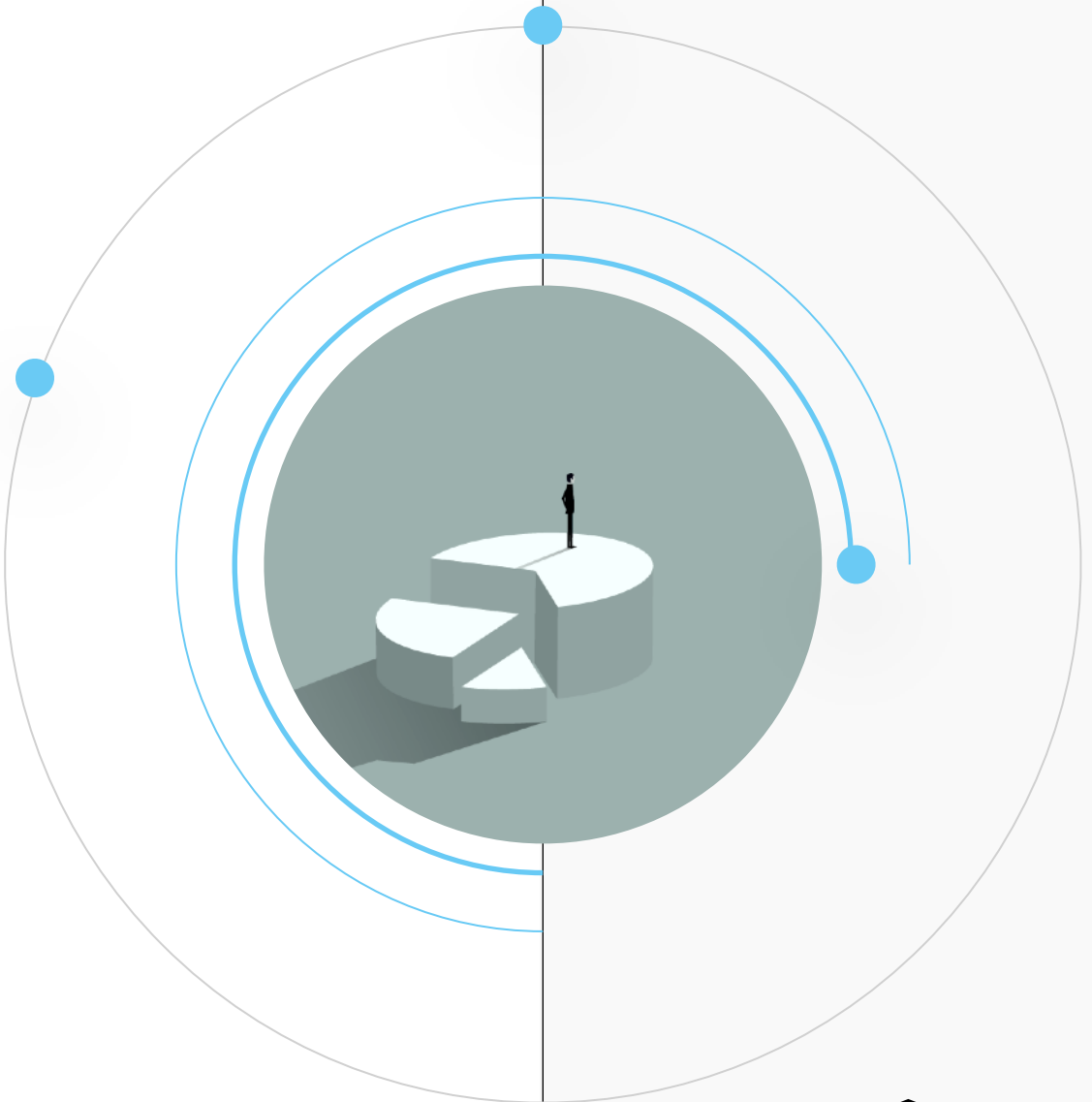
FINANCIAL STRENGTH

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



EXCLUDE UTILIZATION OF A CREDIT FACILITY OF 76 MILLION USD AS OF 31.12.19 WHICH WAS REPAYED IN FEBRUARY 2020

FINANCIAL STRENGTH



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



FINANCIAL STRENGTH



FINANCIAL STRENGTH

Cash and cash equivalents in the amount of **21** million USD

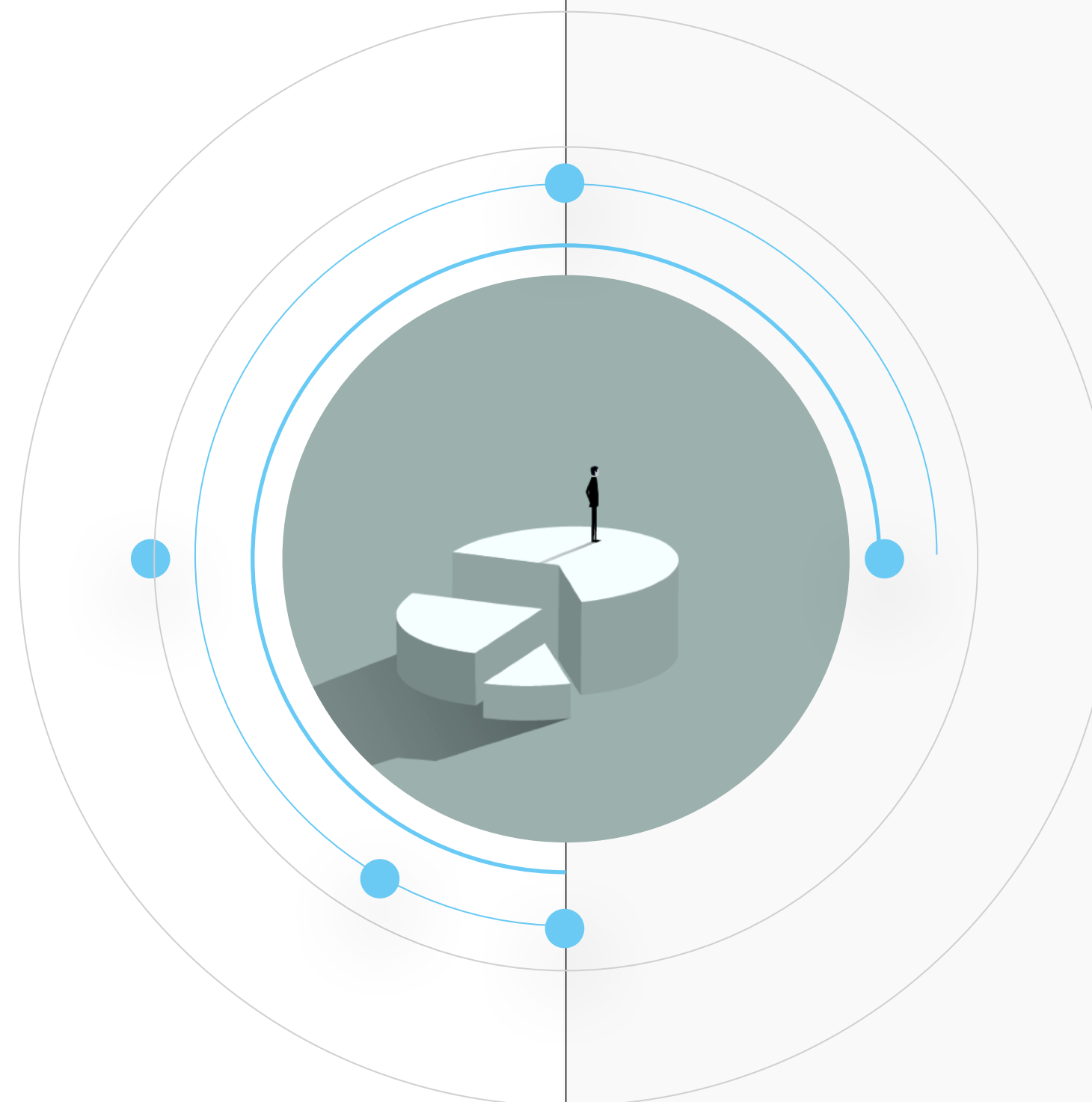
All of the Company's assets are unsecured except for assets valued at 2% which is held with partners.

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

Rating AA by Maalot and Midroog

Weighted effective linked interest – **2.22%**

Average duration of debt – **4.6** years



FINANCIAL STRENGTH

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

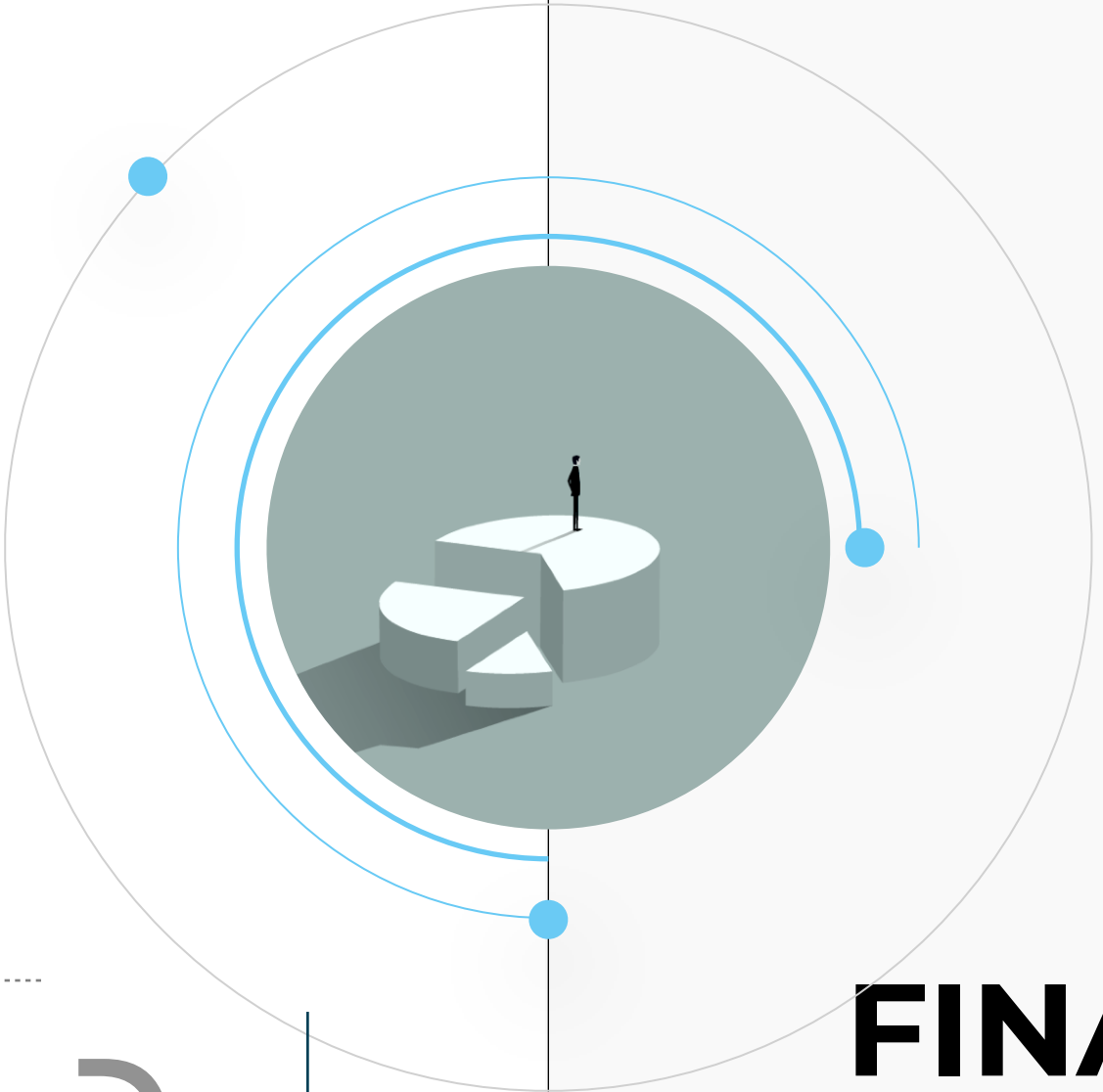
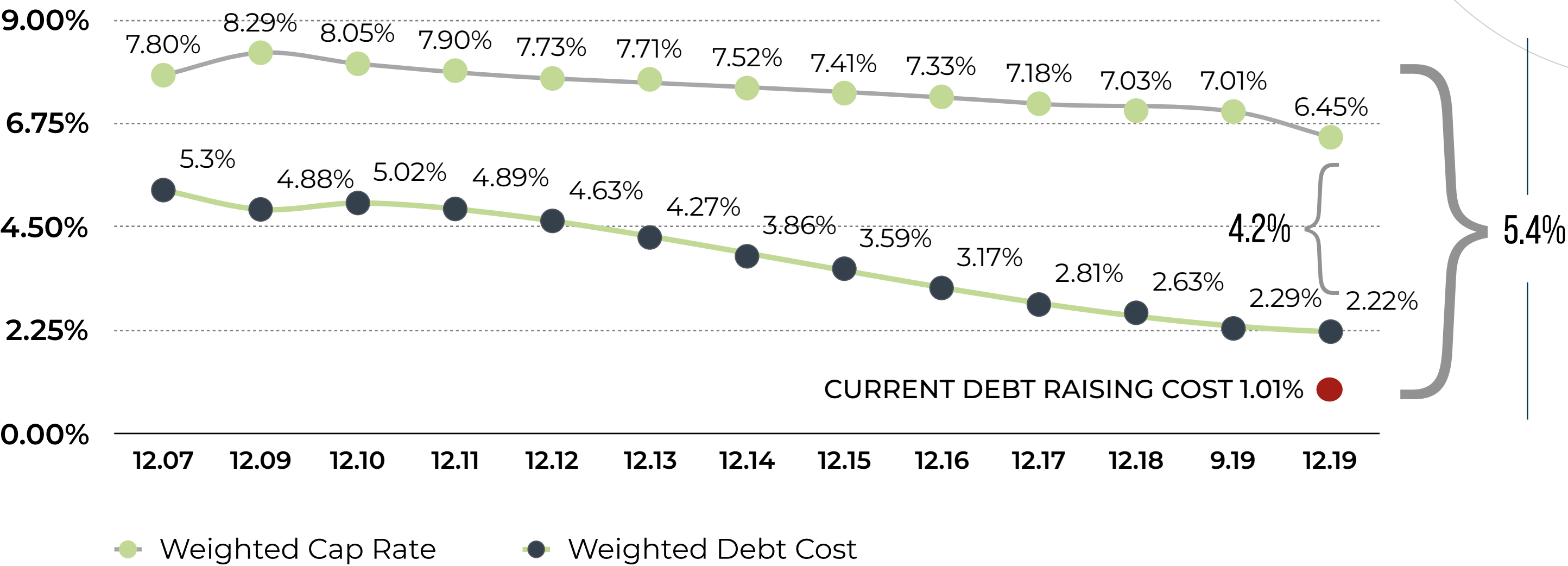


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FINANCIAL STRENGTH

FINANCIAL STRENGTH

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



FINANCIAL STRENGTH

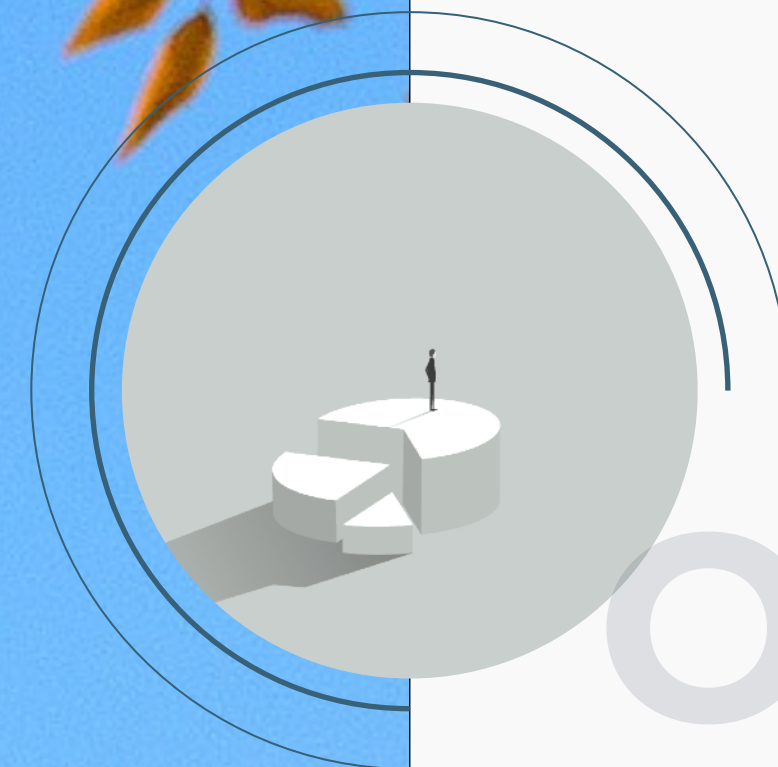


ONE OF THE LARGEST PUBLICLY-TRADED, DEVELOPERS, OWNERS AND MANAGERS OF OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL



CURRENT DEBT RAISING COST BASED ON COMPANY'S BOND MARKET PRICE (SERIES NUMBER 6), 7.6 YEARS DURATION, AS OF 8 MARCH 2020





OF
FI
CES



AMOT INVESTMENTS.
PEOPLES FIRST.

**AMOT
OFFICES**



AMOT OFFICES

The fair value as of 31/12/2019 is approximately USD 1.9 billion

The NOI from offices in 2019 is USD 112 million

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

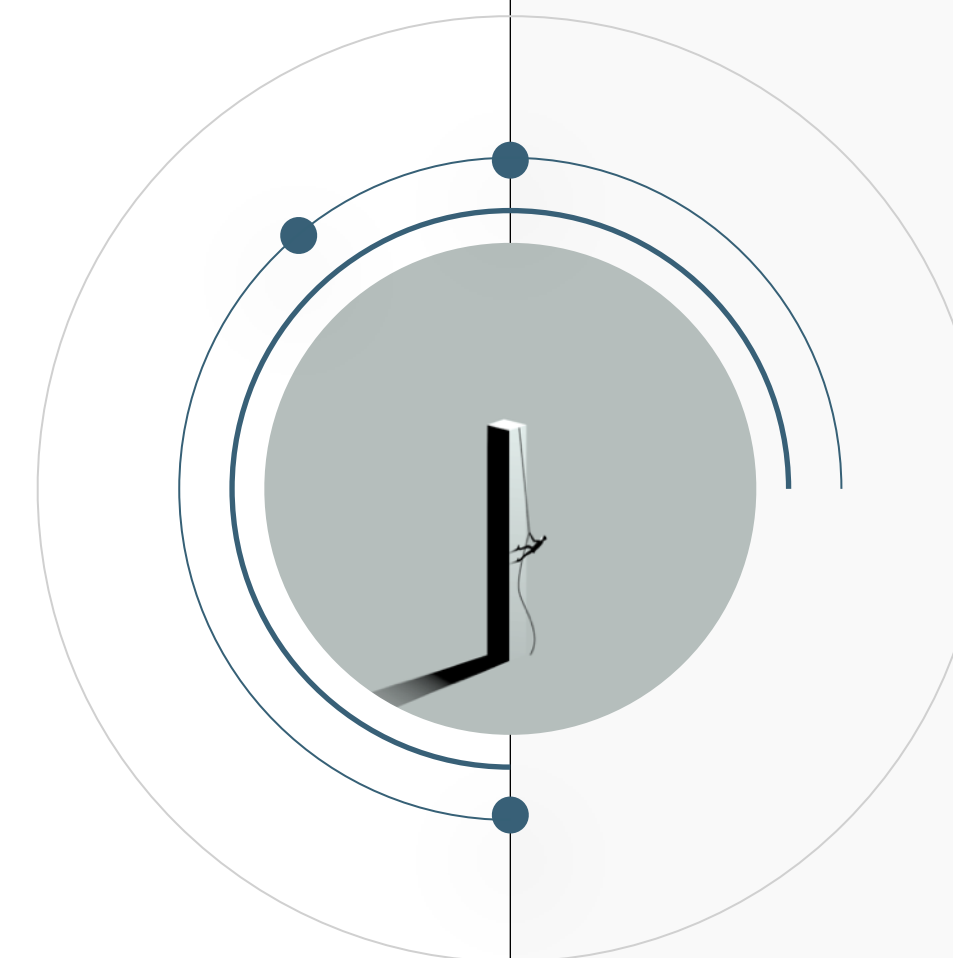
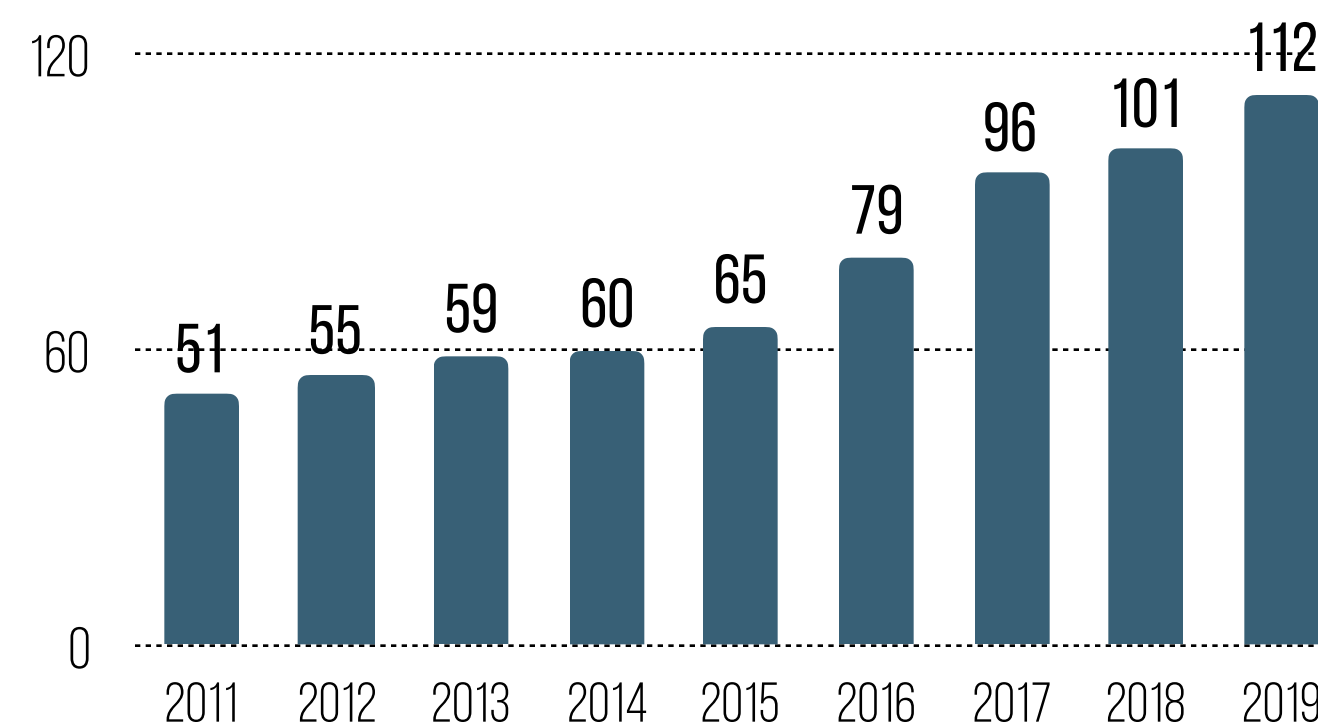
As of December 31, 2019, the rate of occupancy in office space is 96.1%

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

399,749 sqm.

NOI FROM OFFICES



AMOT OFFICES



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

AMOT OFFICES



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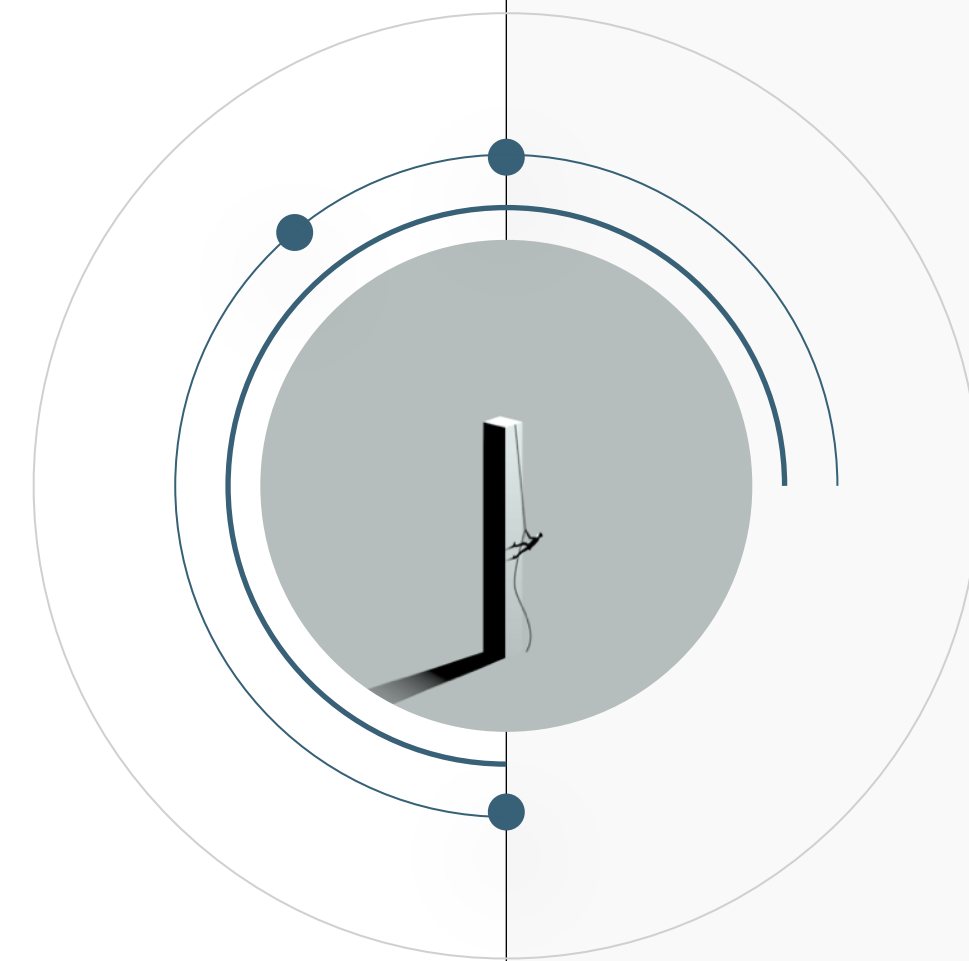


REPRESENTATIVE ASSETS

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

Income producing office buildings
with an area of approximately

399,749_{sqm.}

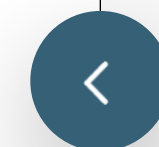


AMOT OFFICES

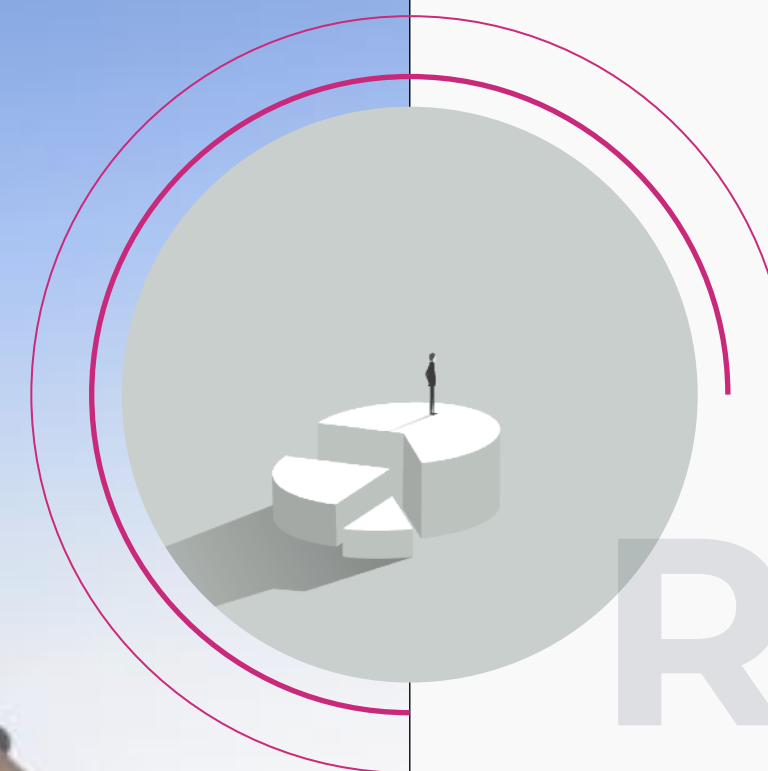
ONE OF THE LARGEST PUBLICLY-
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AND MANAGERS OF OFFICE AND
INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT
OFFICES



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**AMOT
RETAIL**



AMOT RETAIL

The fair value as of 31/12/2019 is approximately 0.8 billion USD

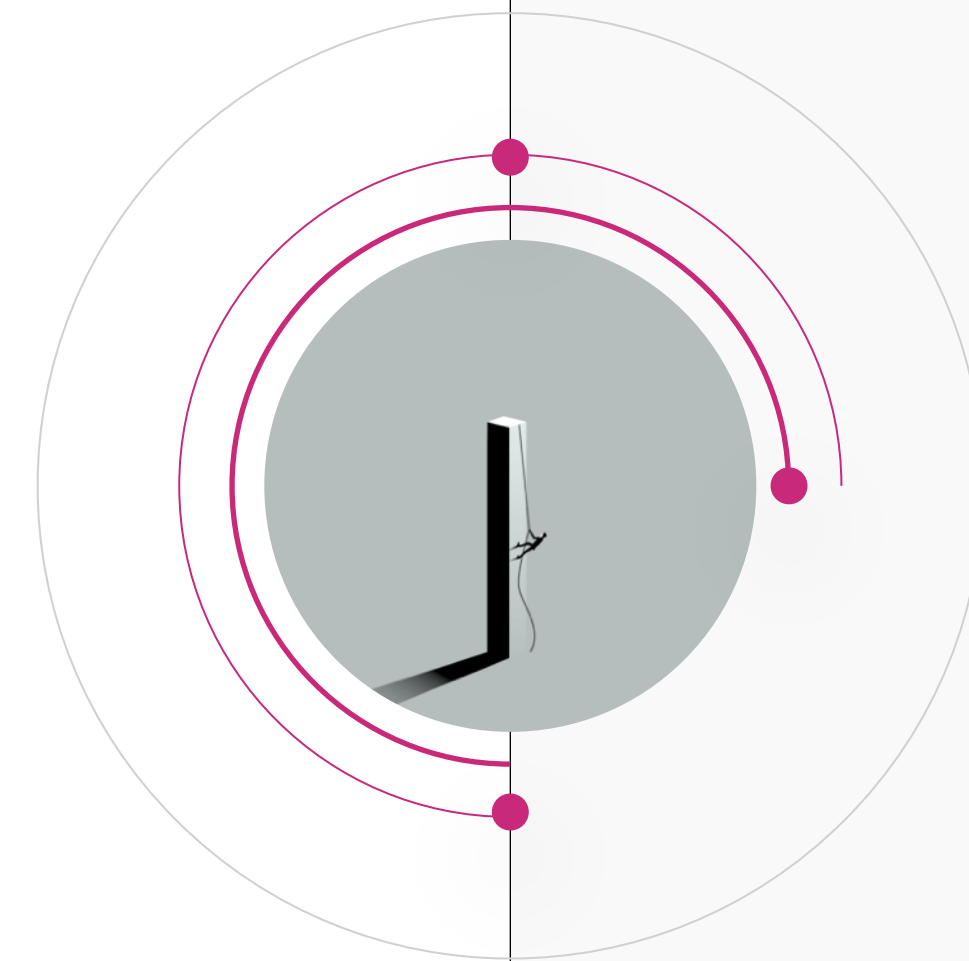
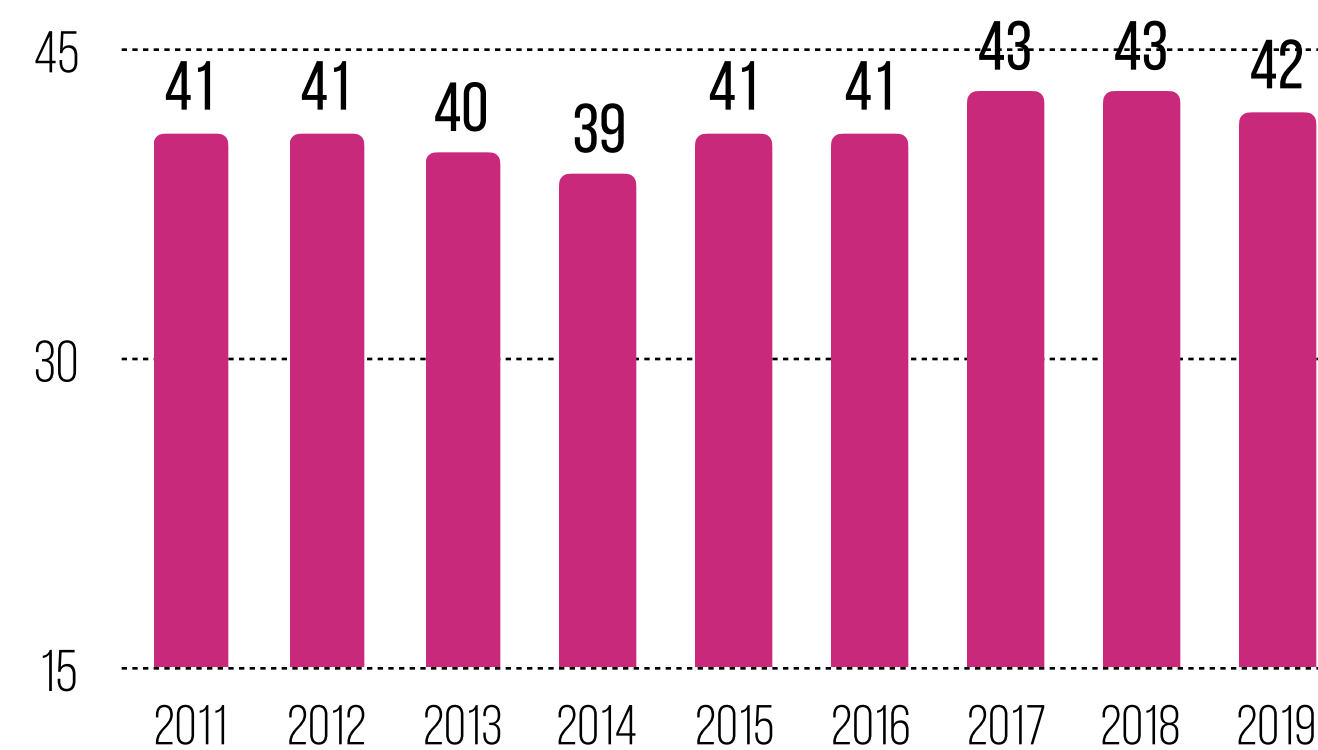
The NOI from retail in 2019 is 42 USD million

As of December 31, 2019, the rate of occupancy in retail centers is 97.4%

Retail centers with an area of approximately

130,723 sqm

NOI FROM RETAIL

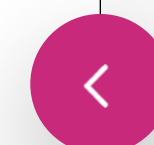


AMOT RETAIL



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AMOT
RETAIL



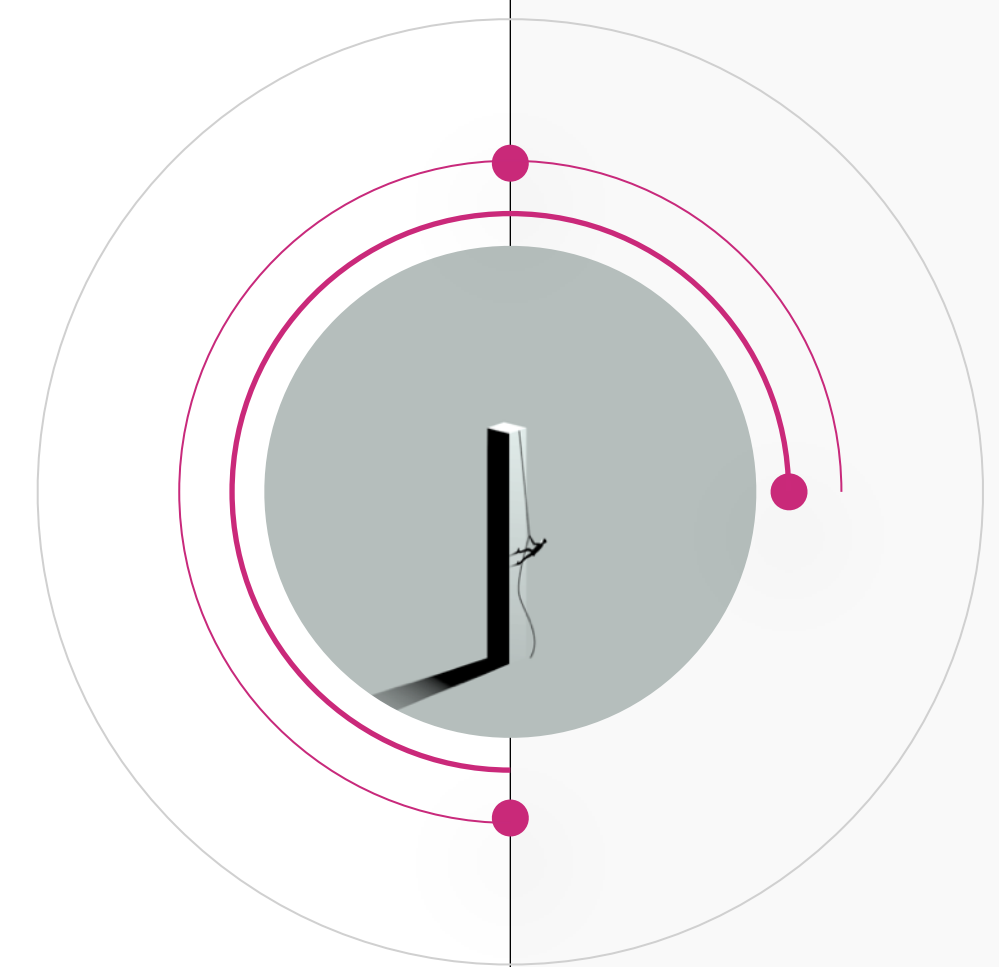


REPRESENTATIVE ASSETS

Arim Mall, Kfar Saba	Merkazit Mall, Jerusalem	Neve Ze'ev, Beer Sheva
Kiryat Ono Mall	Hutzot Alonim Mall	124 Mall, Iben Gvirol, Tel Aviv
Orot Mall, Or Akiva	Center Hagalil, Rosh Pina	Merkaz h'kirya Ashdod
Brodetzky, Ramat Aviv	Amot Max, Beer Sheva	My Center, Carmiel
Bat Hadar, Ashkelon		

Retail centers a with an area of approximately

130,723sqm

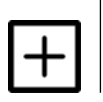


AMOT RETAIL

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AMOT RETAIL



OF
FI
CES



SUPER MARKETS

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**AMOT
SUPERMARKETS**



REPRESENTATIVE ASSETS

- Mega – Anbar Holon

Mega – Ashdod

Mega – Bavli

Shufersal – Givatayim Weizman

Mega – Gilat Beer Sheva

Mega – Dimona

Shufersal – South Givatayim

Mega – Hadar Weizman

Mega – Lev Halr Herzliya

Mega –Erel Tower

Mega – Nahum Tower

Mega – Ne’ot Rachel

Mega – Neve Amirim
- Supermarket – Arad

Mega – Hafetz Haim

Mega – Ramat Efal

Mega – Raanana

Victory – Hyper Ashkelon

Victory – Raanana

Rami Levy – Ezdirect

Shufersal – Kfar Saba

Shufersal – Nazareth Illit

Shufersal – Carmiel

Shufersal – Yizraelia

Super-Sapir – Akko

Shufersal – Kiryat Eliezer

- Shufersal – Motzkin

Shufersal – Hayarden

Shufersal – Or Yehuda

Shufersal – Kiryat Shprinzak

Supermarket – Beit Shemesh

Co-op – Hapalmach

Co-op – Kiryat Yam

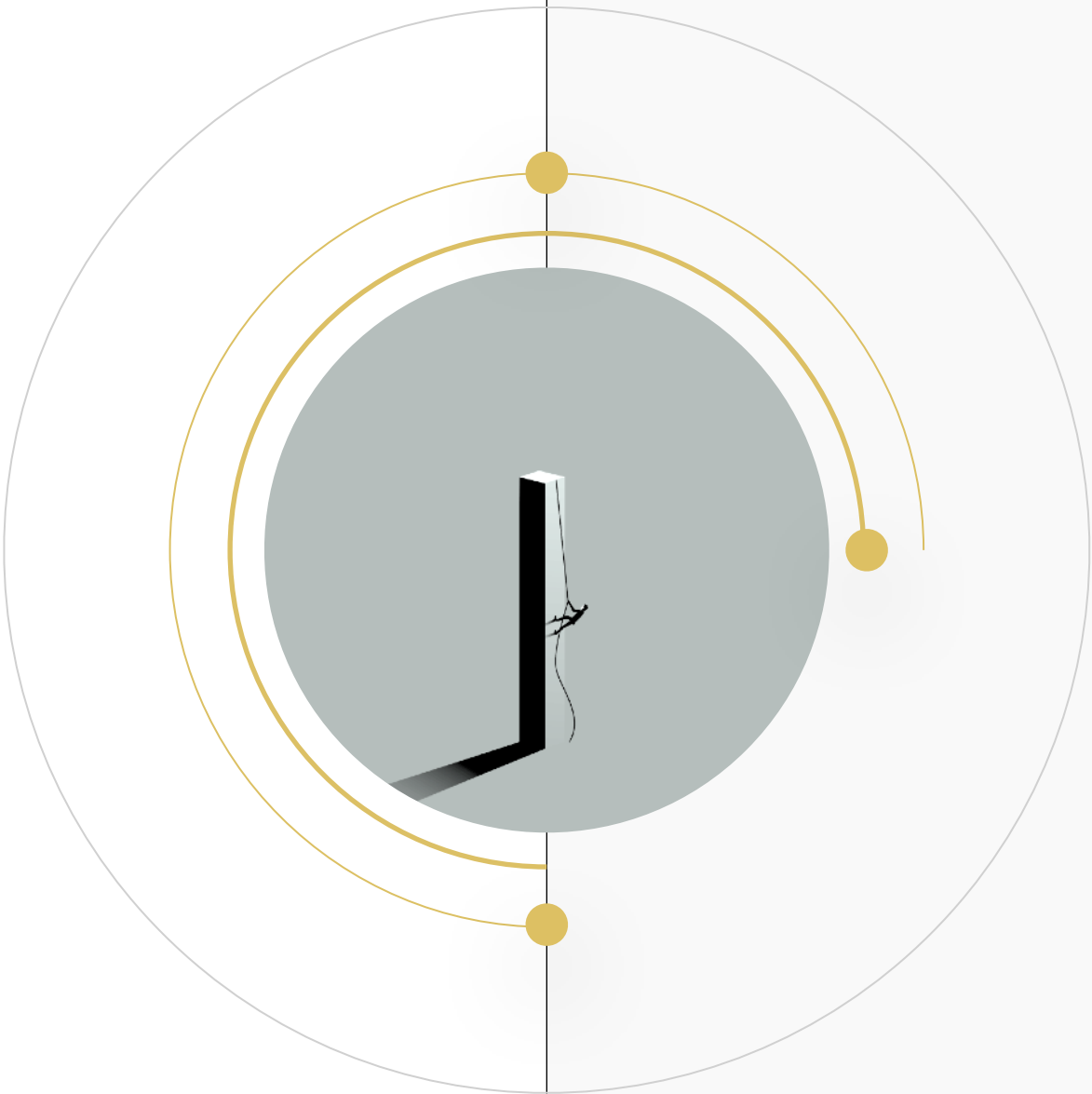
Co-op – Kiryat Menachem

Levkowitz – Givat Hamoreh

Super Sapir – Tzfat

Supermarkets with an area of approximately

38,889 sqm



AMOT SUPER MARKETS

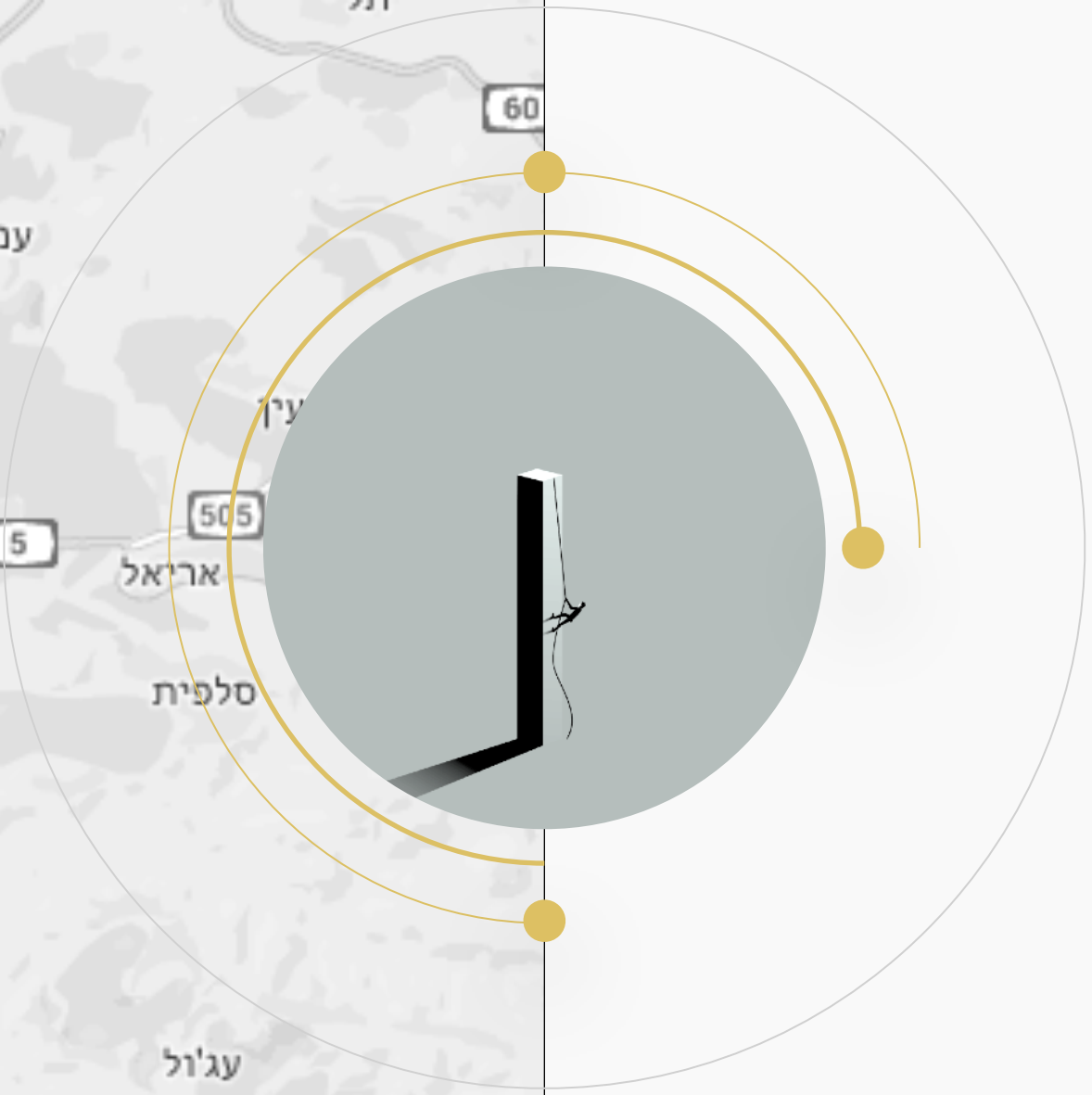
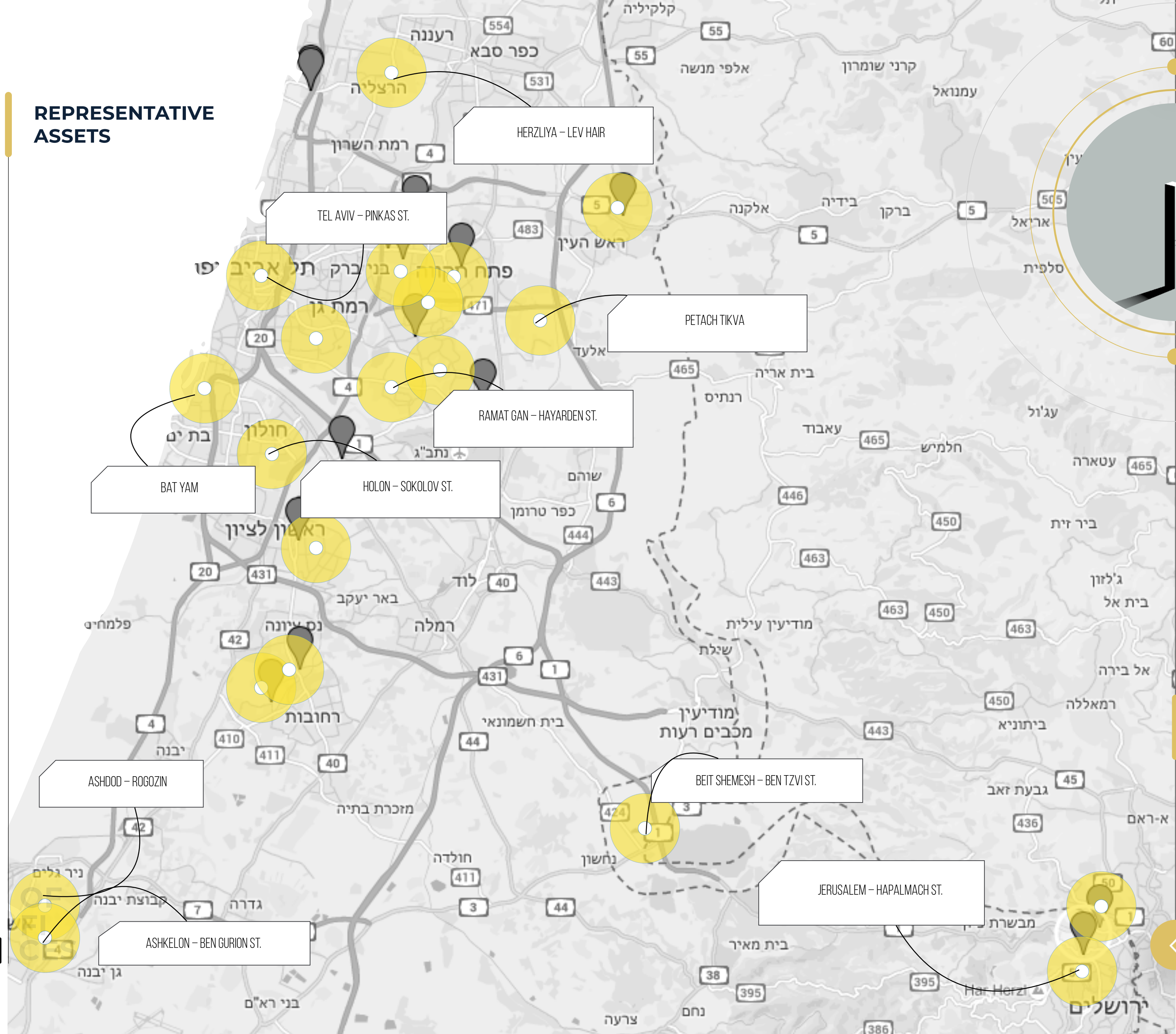
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INDUSTRIAL REAL ESTATE IN ISRAEL



AMOT
SUPERMARKETS



REPRESENTATIVE ASSETS



AMOT
SUPER
MARKETS

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AMOT
SUPERMARKETS



IN DUS TRIAL



AMOT INVESTMENTS.
PEOPLES FIRST.

**INDUSTRIAL AND
LOGISTIC PARKS**



AMOT INDUSTRIAL AND LOGISTIC PARKS

The fair value as of 31/12/2019 is approximately 0.7 billion USD

The NOI from industrial and logistic parks in 2019 is 36 million USD

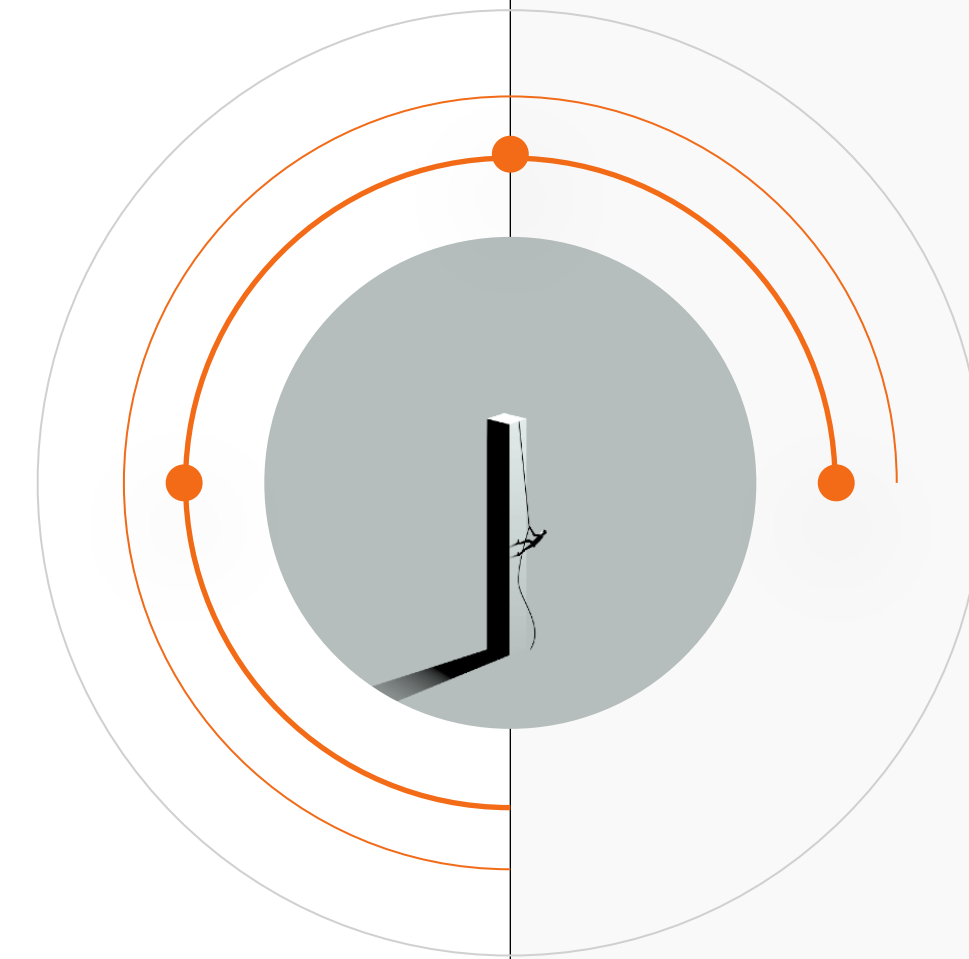
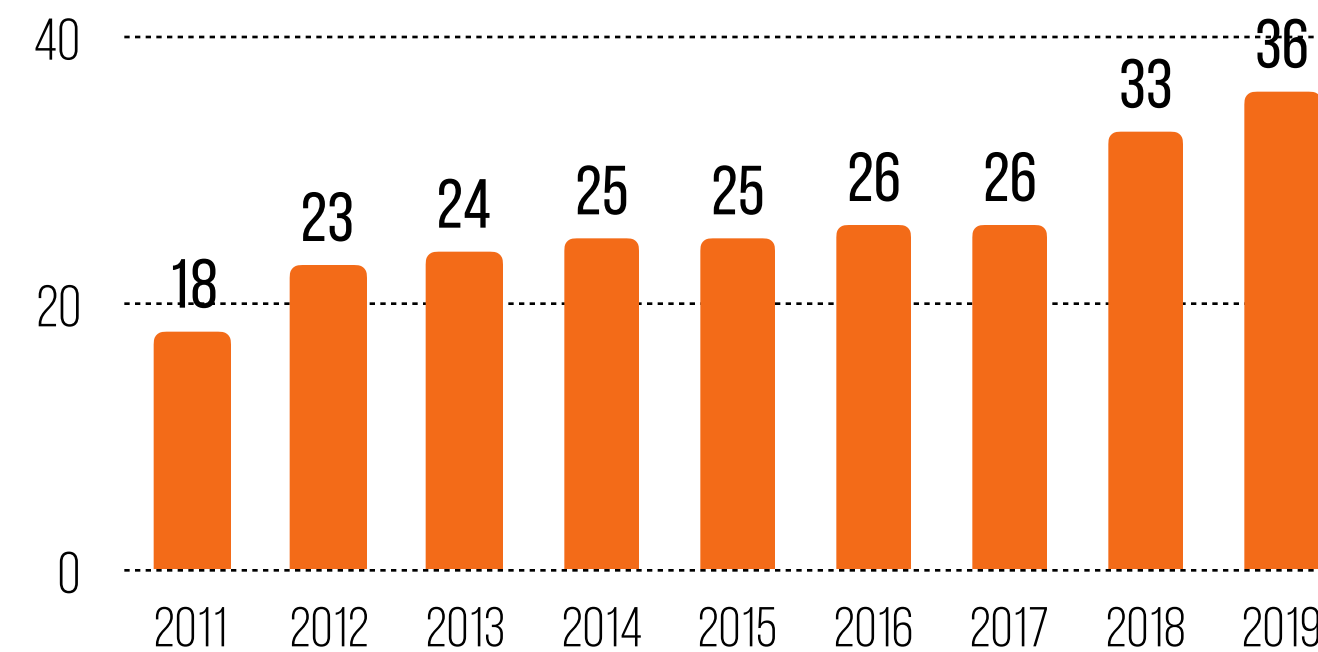
As of December 31, 2019, the rate of occupancy is 99.3%

The scope of new logistics centers purchased during 2019 and 2018 is approximately 129 and 121 million USD respectively

Industrial and logistic parks with an area of approximately:

348,786 sqm

NOI FROM INDUSTRIAL AND LOGISTIC PARKS



INDUSTRIAL & LOGISTIC PARKS



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INDUSTRIAL AND LOGISTIC PARKS





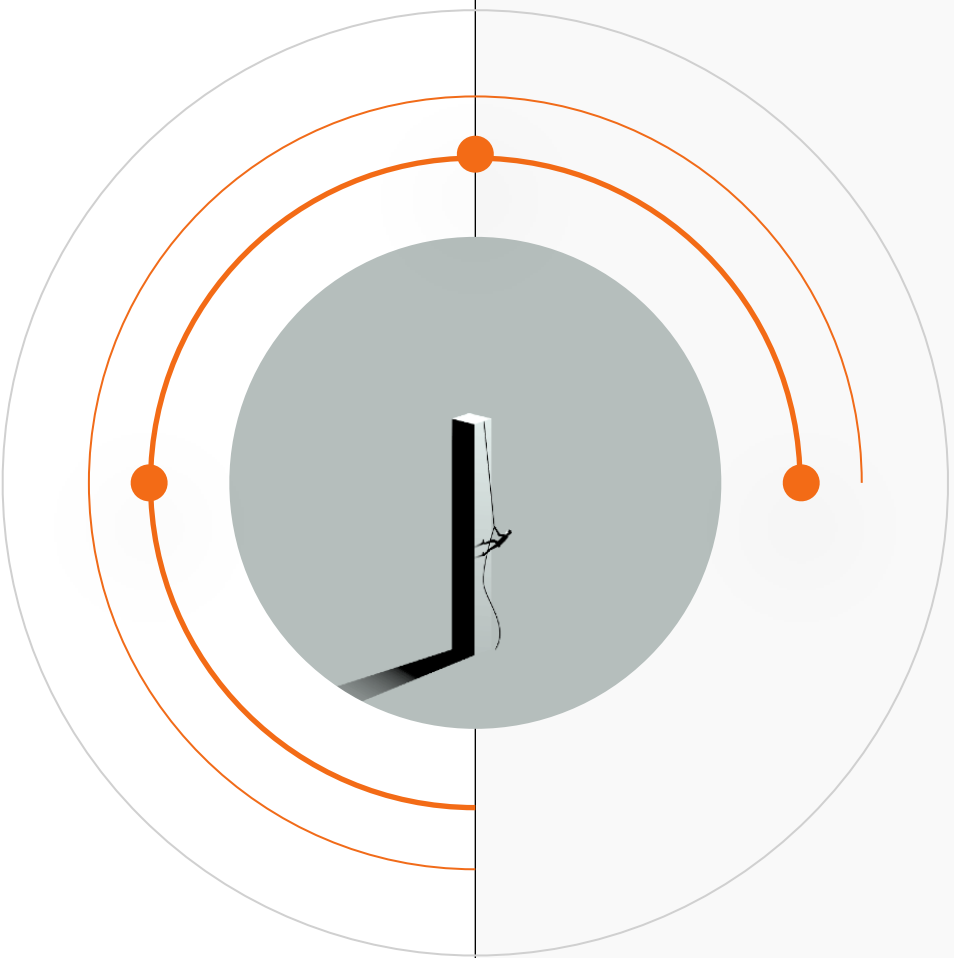
INDUS
TRIAL

REPRESENTATIVE ASSETS

Poleg Park	Rehovot Park	Frenkel Caesarea
Si'im Park	Tech Park Yavne	Amot Ma'alot
Amot Hamada	Best Carton	The Amot Modi'in complex
Amot Park Tech	Cargal	Teva S.L.A Logistics Center
Amot Ariel	Amot Modi'in	

Industrial and logistic parks with
an area of approximately:

348,786sqm



INDUSTRIAL & LOGISTIC PARKS



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AND MANAGERS OF OFFICE AND
INDUSTRIAL REAL ESTATE IN ISRAEL



INDUSTRIAL AND
LOGISTIC PARKS



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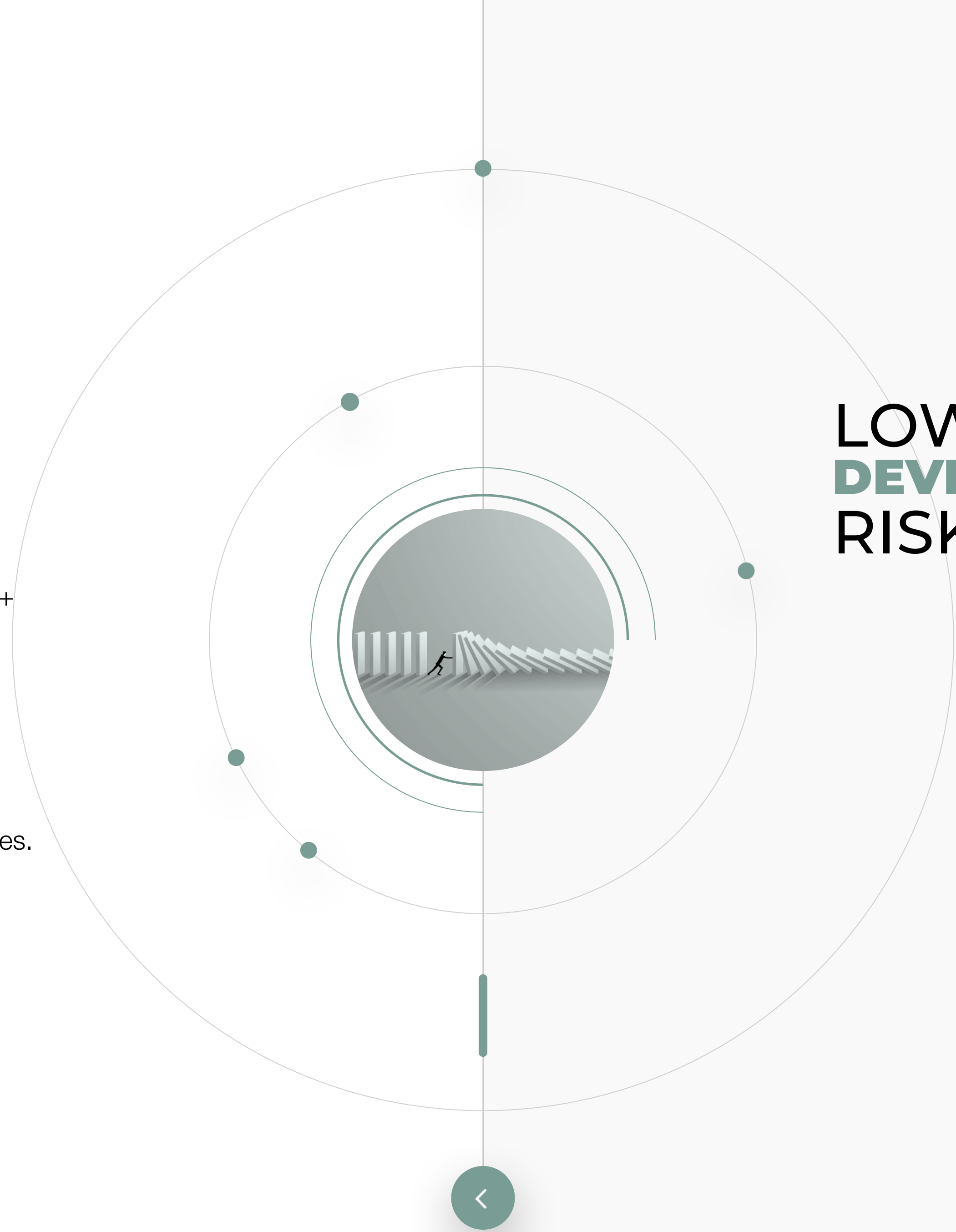
AMOT INVESTMENTS.
PEOPLES FIRST.

**DEVELOPMENTS
STRATEGY**

AMOT

DEVELOPMENT STRATEGY / POLICY

- Investment in projects under construction (land + building) up to 15% of the total property value.
- Construction outside of the Gush Dan region is backed by an anchor tenant.
- Maintaining the Company's existing leverage rates.

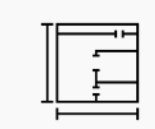


LOW

DEVELOPMENT

RISK

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



DEVELOPMENTS

STRATEGY

CONCENTRATION OF DATA ON PROJECTS UNDER CONSTRUCTION AS OF DECEMBER 31,2019

	Amot Holon	Amot modi'in	Mitham ha'lehi	Mitham 1000	Total	Parking Lot ToHa2
Location	Holon	Modi'in	Bnei Brak	Rishon lezion		Tel Aviv
Use	Offices	Logistics	Offices	Offices		Parking lot
Company's Share %	77.8%	75%	50%	100%		
GLA	56,000	52,000	75,000	19,000	202,000	
Estimated Completion Date	2021	2020	2024	2023		
Book Value 31.12.19 Company's Share -USD Million	57	32	5	10	104	5
Estimated Construction Cost, Including Land and Parking Cellars Company's Share -USD Million	147	86	157	74	464	43
Estimated Completion Cost 31.12.19 Company's Share - USD Million	90	54	152	64	360	38
Estimated NOI Company's Share -USD Million	12	7	14	6	39	

DEVELOPMENT

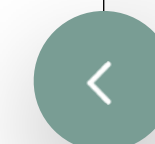


CONCENTRATION OF DATA ON PROJECTS UNDER CONSTRUCTION

AMOT DEVELOPMENTS



DEVELOPMENTS STRATEGY

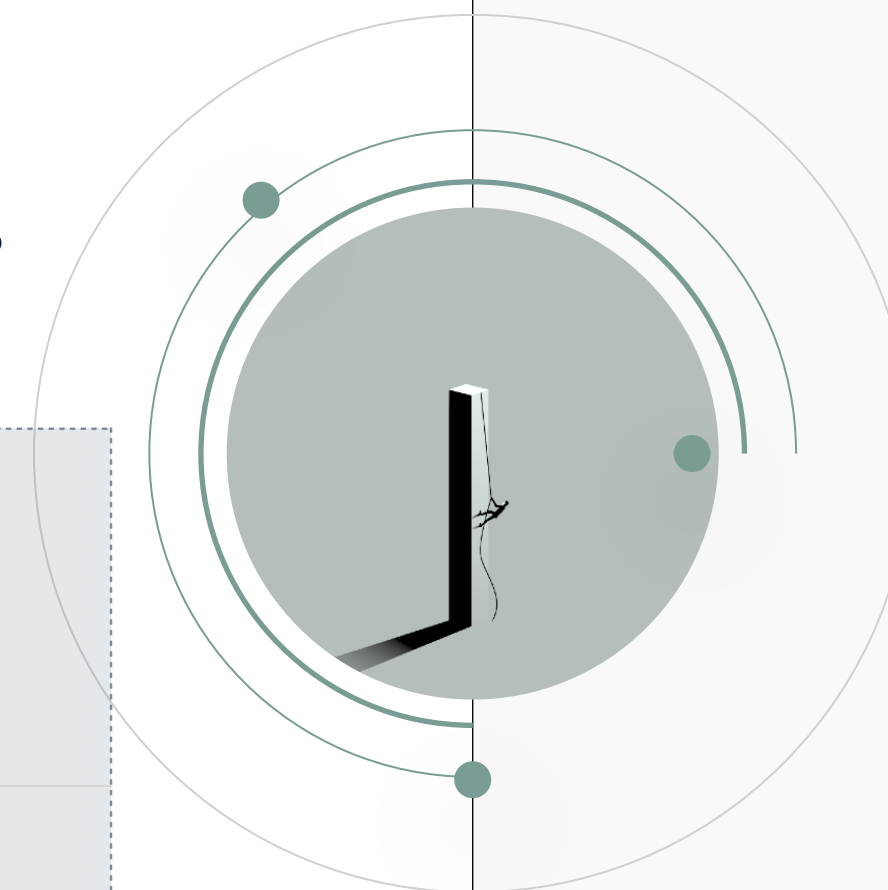


CONCENTRATION OF DATA ON PROJECTS IN THE PLANNING AND INITIATION STAGES
AS OF DECEMBER 31, 2019

	ToHa2	Platinum Phase B (2)	Land in Kfar Saba raanana north	Total
Location	Tel Aviv	Petah Tikva	Kfar Saba	
Use	Offices	Offices	Offices	
AMOT'S OWNERSHIP %	50%	100%	50%	
GLA 100%	140,000	27,000	35,000	202,000
Estimated Completion Date	TBD	TBD	TBD	
GLA Company's Share	70,000	27,000	17,500	114,500
Estimated Construction Cost Company's Share USD Million (1)	286	63	49	398

- (1) The estimated cost including land and parking cellars. excluding capitalizations and tenant improvements
(2) Subject to completion of building rights to build a twin tower

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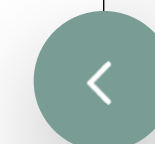


CONCENTRATION OF DATA
ON PROJECTS UNDER
CONSTRUCTION

AMOT DEVELOP MENTS



DEVELOPMENTS
STRATEGY





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
USD 286 M

DEVELOPMENT

The estimated cost including land and parking cellars. excluding capitalizations and tenant improvements

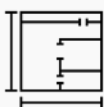
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

TOHA 2 TOWER

TOHA 2 – PHASE TWO OF
THE EXISTING TOHA
PROJECT

A SIGNATURE SKYSCRAPER IN
THE CENTRE OF TEL AVIV

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

TOHA 2 TOWER

TOHA 2 – PHASE TWO OF
THE EXISTING TOHA
PROJECT

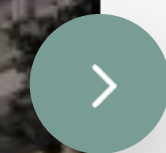
A SIGNATURE SKYSCRAPER IN
THE CENTRE OF TEL AVIV



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





MAIN USE OFFICES

GLA 56,000 SQM

AMOT'S SHARE 78%

EXPECTED COMPLETION 2021

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE **USD 147 M**

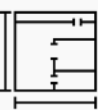
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DEVELOPMENT

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



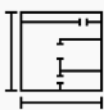
DEVELOPMENTS
STRATEGY



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



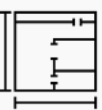


PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

HOLON TOWER



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





MAIN USE

LOGISTICS

GLA

52,000 SQM

AMOT'S SHARE

75%

EXPECTED
COMPLETION

2020

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE

USD 86 M

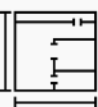
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PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MODI'IN LOGISTICS

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY

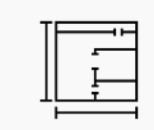


PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MODI'IN LOGISTICS



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY

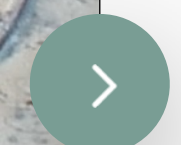
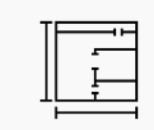


PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MODI'IN LOGISTICS



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY

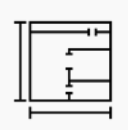


MAIN USE	OFFICES
GLA	75,000 SQM
AMOT'S SHARE	50%
EXPECTED COMPLETION	2024
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	USD 157 M

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM HA'LEHI

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY

DE
VELOP
MENT



PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

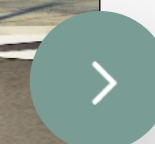
MITHAM HA'LEHI



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



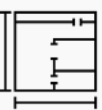


PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM HA'LEHI



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY



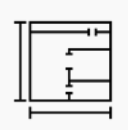


MAIN USE	OFFICES
GLA	19,000 SQM
AMOT'S SHARE	100%
EXPECTED COMPLETION	2023
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	USD 74 M

PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM 1000

PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY

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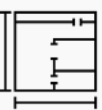
PROJECTS UNDER CONSTRUCTION
AND STATUS OF BUILDING RIGHTS

MITHAM

1000



PREEMINENT DEVELOPER WITH
ROBUST PIPELINE



DEVELOPMENTS
STRATEGY





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AMOT INVESTMENTS.
PEOPLES FIRST.

AMOT FORECAST

AMOT FORECAST

FORECAST 2020

Set forth below is the Company's projection as to its principal operating results in 2020, based on the following work assumptions:

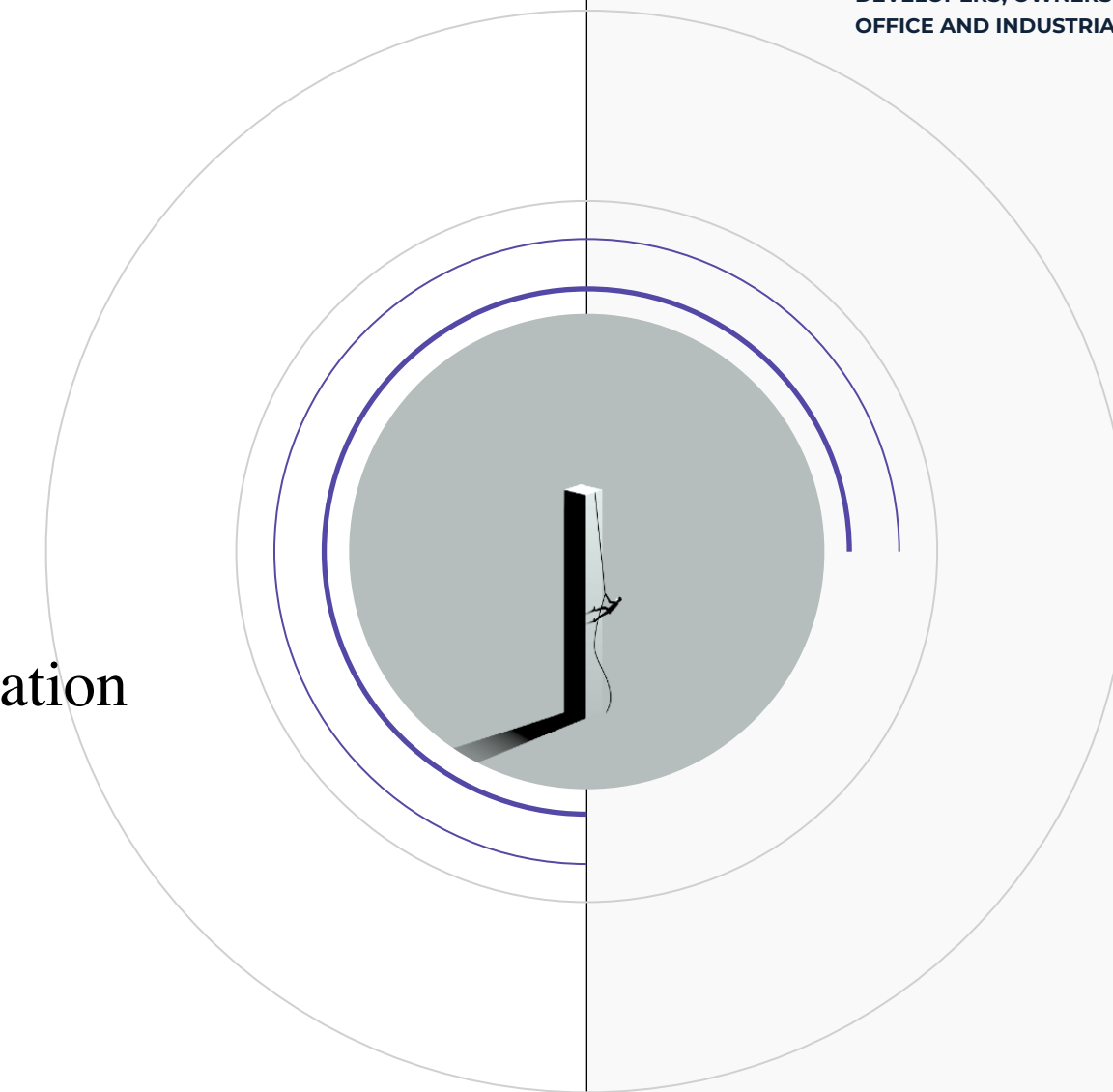
- Annual change in consumer price index - 1%.
- The forecast does not address potential implication of the Corona virus on the group business operation

	2020 Forecast In USD million	2019 Actual (**) In USD million	2019 Updated Forecast In USD million
NOI	226-230	208	204-206
FFO	164-169	149	146-148
FFO PER SHARE (PENNIES) (*)	43-44	41	40-44

(*) Following the issuance of 7.3 million shares and the exercise of 21.7 million Series 9 options,, the number of shares increased by 8.3%. As a result of the increase in the number of shares as aforesaid, the FFO per share was diluted at a rate of app. 3.3% in 2019 (1.4 pennies per share); the leverage rate decreased to app. 42%.

(**) The data presented above is neutralized an early repayment commission, net.

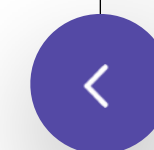
ONE OF THE LARGEST PUBLICLY-TRADED,
DEVELOPERS, OWNERS AND MANAGERS OF
OFFICE AND INDUSTRIAL REAL ESTATE IN ISRAEL

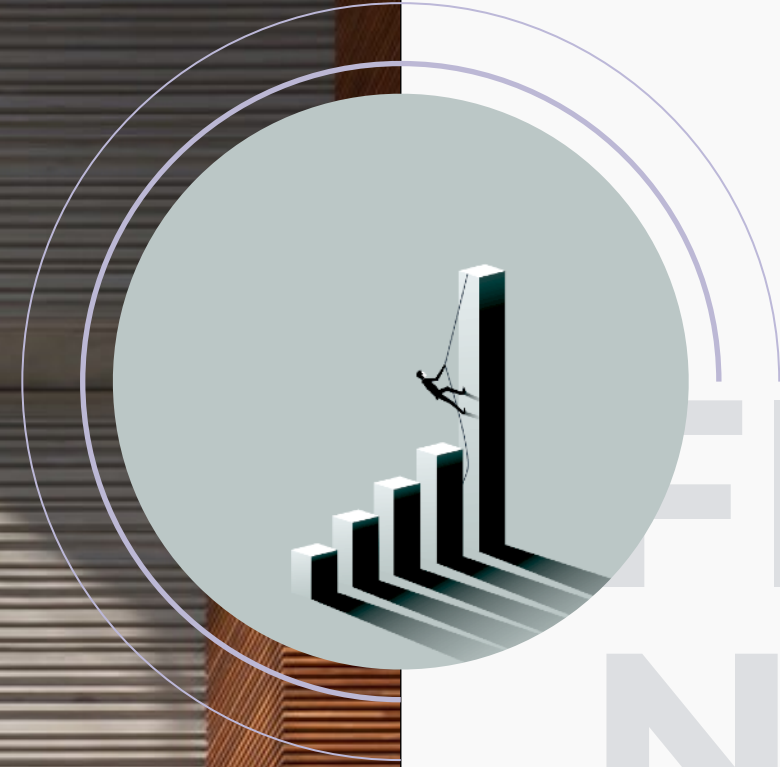


FORECAST 2020



AMOT
FORECAST





FINANCIAL DATA



AMOT INVESTMENTS.
PEOPLES FIRST.

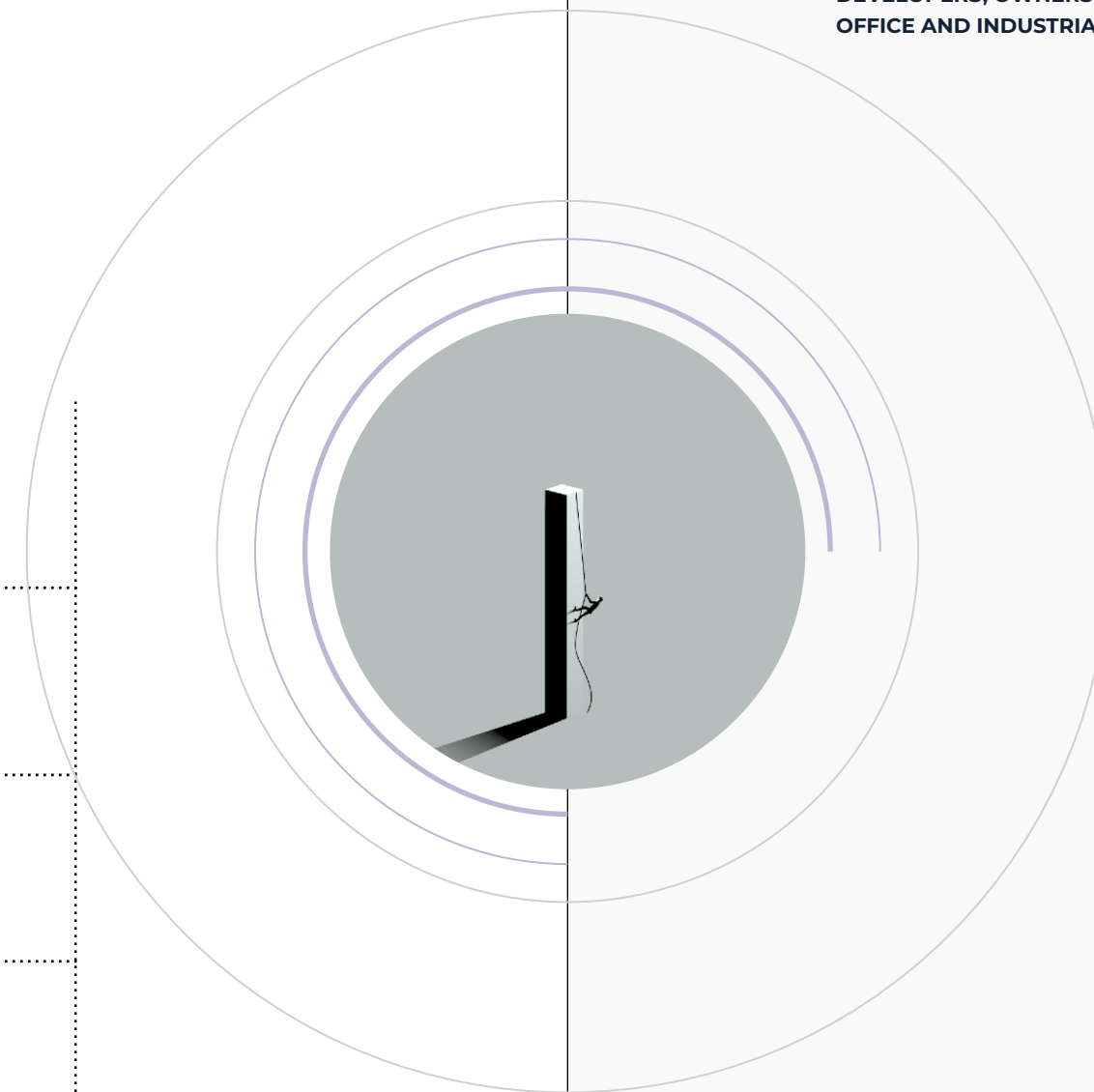
FINANCIAL DATA

FINANCIAL DATA

AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

	31.12.19 USD million	31.12.18 USD million
Cash and cash equivalents	21	88
Income-producing property and under construction	3,848	3,176
Financial liabilities	1,679	1,555
Deferred taxes	374	289
Total equity	1,744	1,382
EPRA NAV	2,118	1,671

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FINANCIAL DATA



FINANCIAL DATA

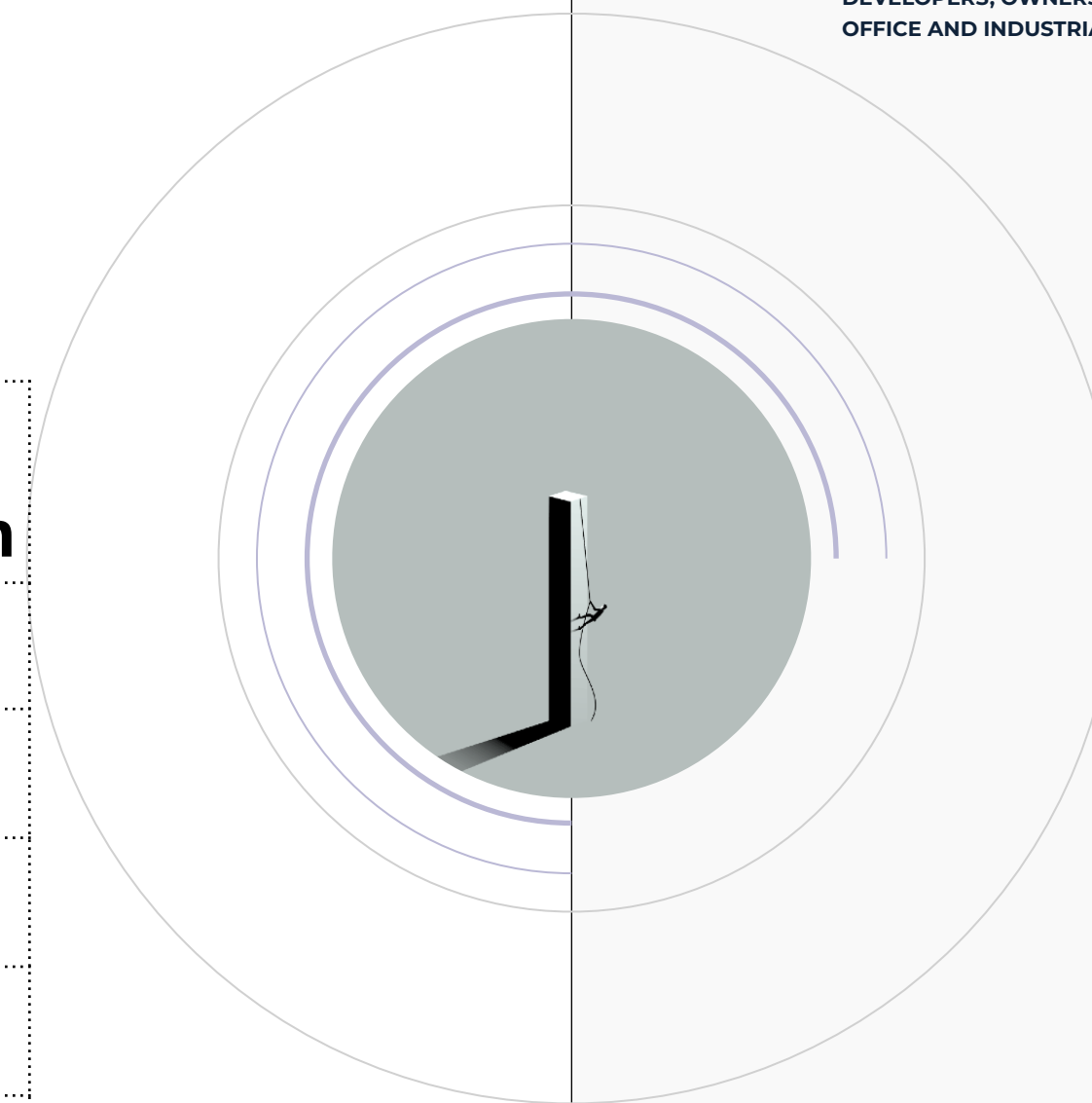


FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

	Change %	2019 USD million	2018 USD million
NOI	7%	208	194
Change in the value of investment properties		255	77
General and administrative expenses		(14)	(14)
Financing – real interest	(4%)	(37)	(39)
Financing – linkage and exchange rate differentials		(5)	(11)
One-off financing expenses - repayment fee		(7)	-
Taxes		(92)	(44)
Net income	89%	306	162
FFO Excluding the effect of one - time financing expenses	9%	149	136

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FINANCIAL DATA



FINANCIAL
DATA





FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

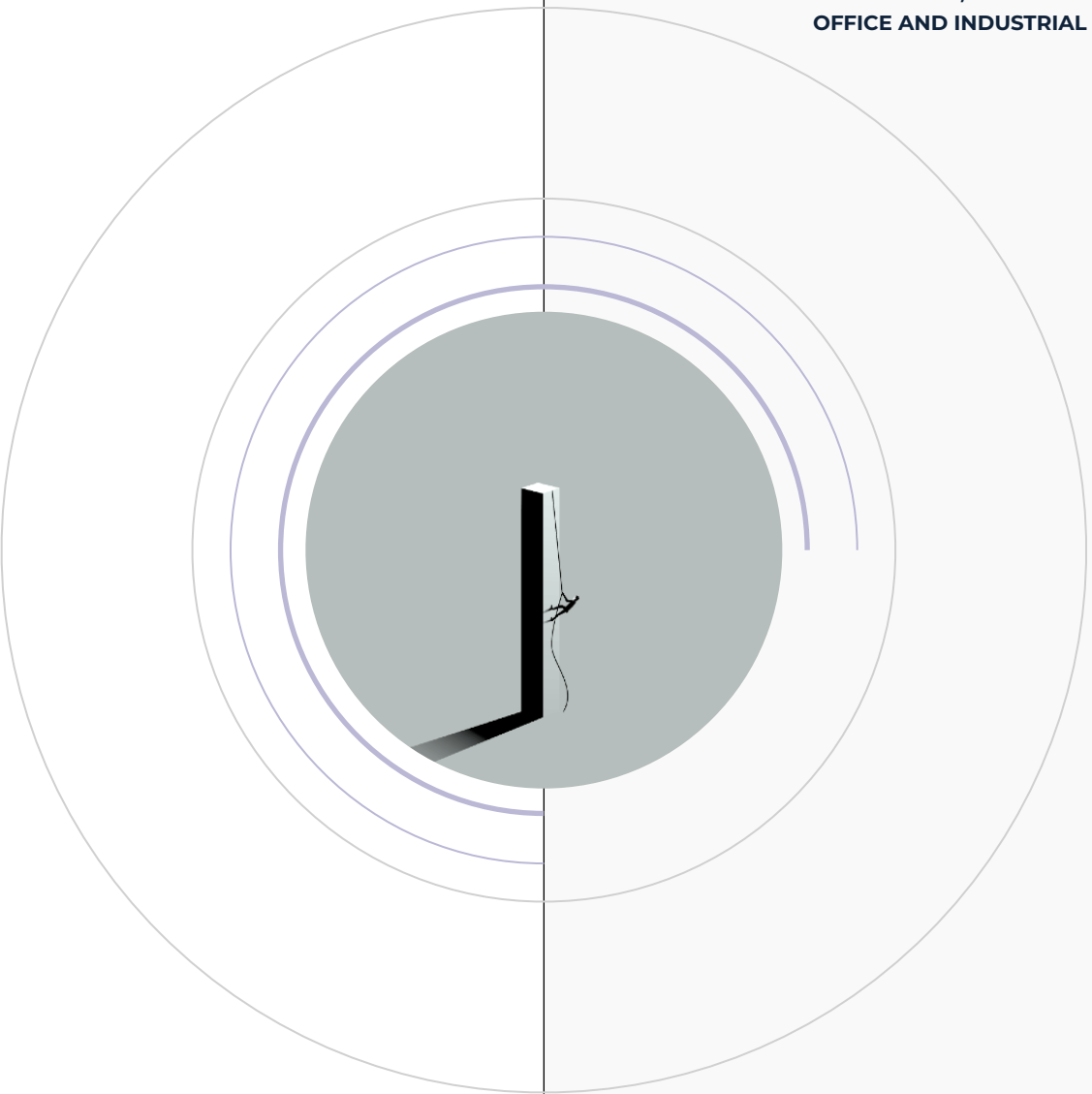
NOI

10-12.19	7-9.19	4-6.19	1-3.19	10-12.18	Change
----------	--------	--------	--------	----------	--------

USD thousands

Same property NOI	49,843	49,662	49,077	49,273	48,702	2.3%
New assets	4,895	2,541	1,799	781	94	
NOI	54,738	52,203	50,876	50,054	48,796	12.2%

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FINANCIAL DATA



FINANCIAL DATA



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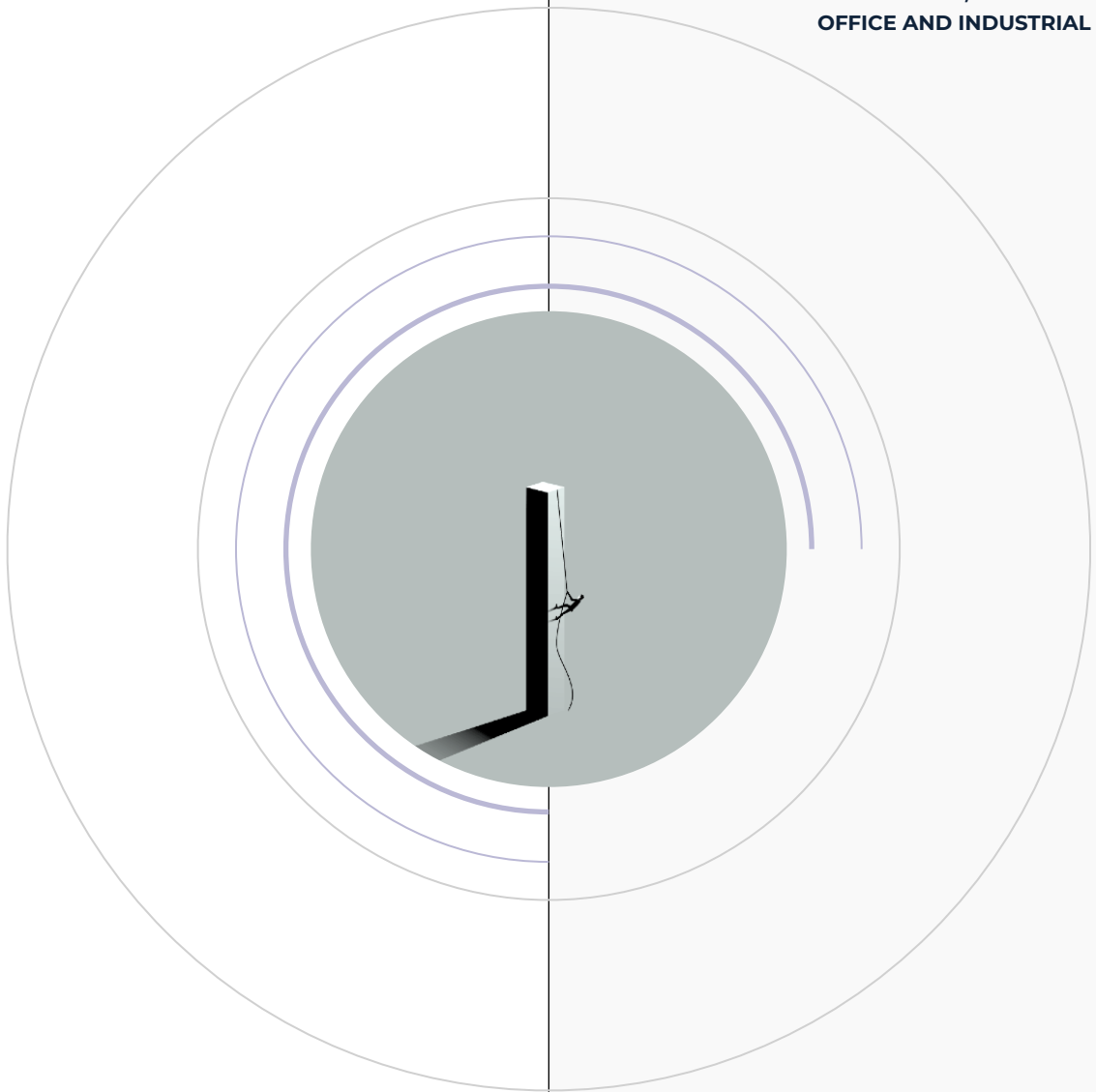


FINANCIAL DATA

AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

NOI SAME PROPERTY	2019	2018	% Change
	USD thousands		
Same property NOI	195,101	192,267	1.5%
Properties acquired / sold / sorted to real estate under construction	12,770	1,584	
NOI	207,871	193,851	7.2%

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FINANCIAL DATA



FINANCIAL DATA

FINANCIAL DATA

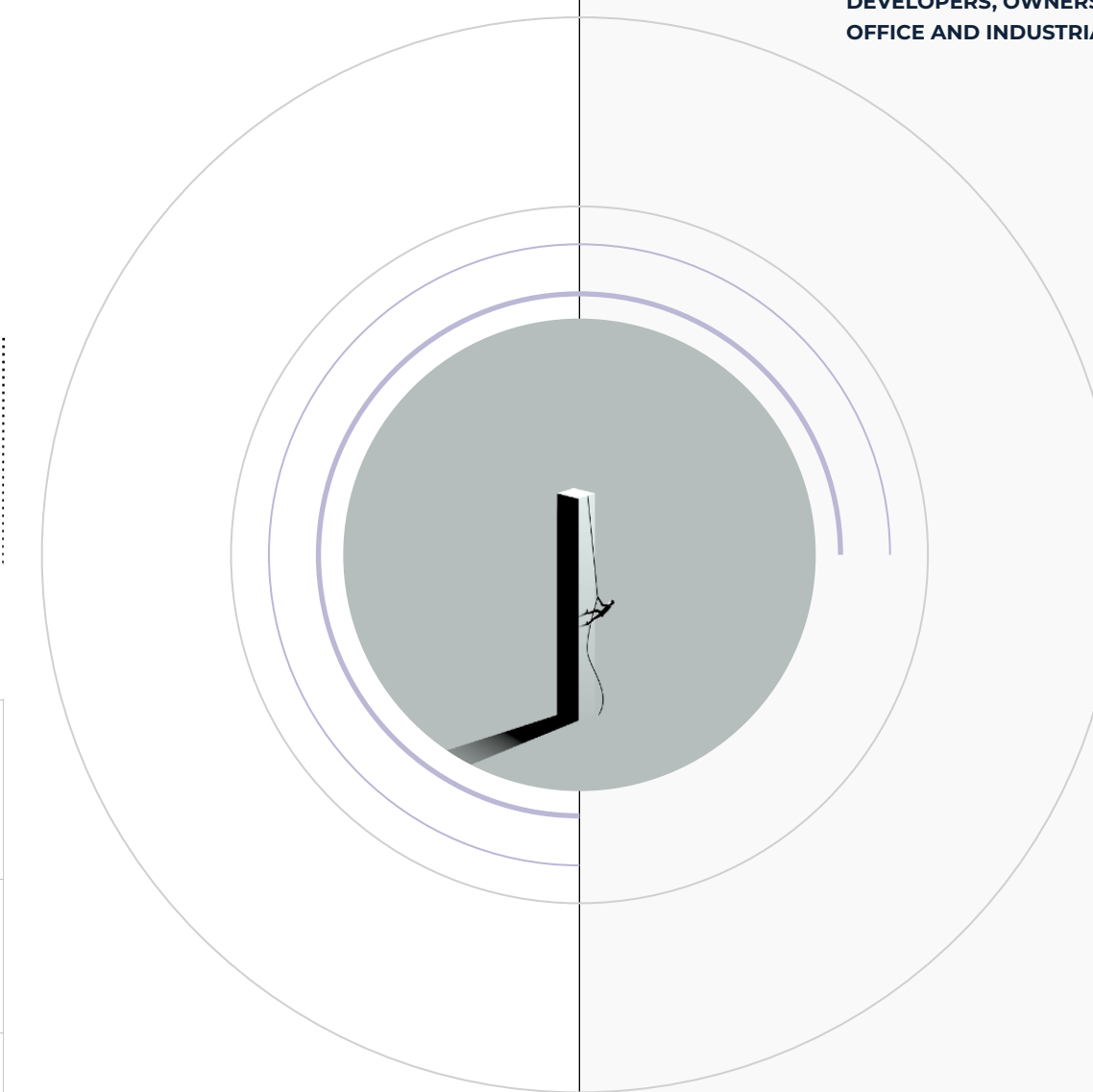
AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED

FFO

	2019	2018	Change %
USD thousands			
FFO	143,412	136,370	5%
Weighted number of shares	362,016	336,320	8%
FFO per share (pennies)	39.6	40.6	(2%)
FFO exc. one-off financing expenses	148,649	136,370	9%
Weighted number of shares	362,016	336,320	8%
FFO per share (pennies)	41.0	40.6	1%

In February of 2020, the company at its own initiative made an early repayment of a loan from a banking institution at a financial scope of USD 77 million including an early repayment commission of 7 million USD.

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FINANCIAL DATA



FINANCIAL DATA



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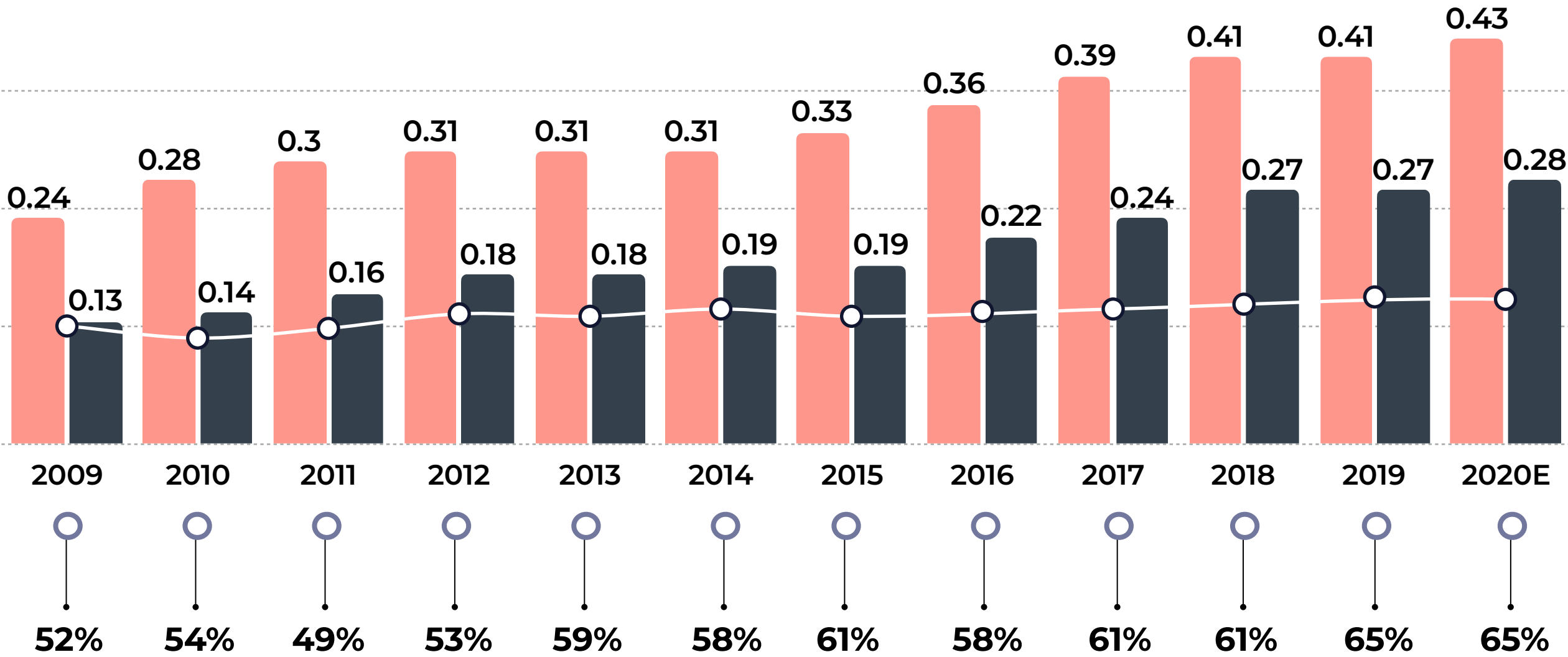


AMOT INVESTMENTS.
PEOPLES FIRST.

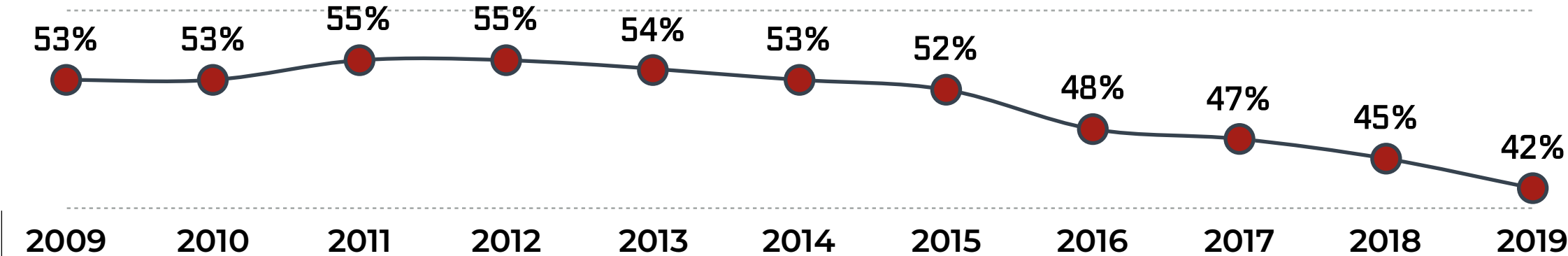
CONCLUSION

HEALTHY FFO AND DIVIDEND PER SHARE GROWTH

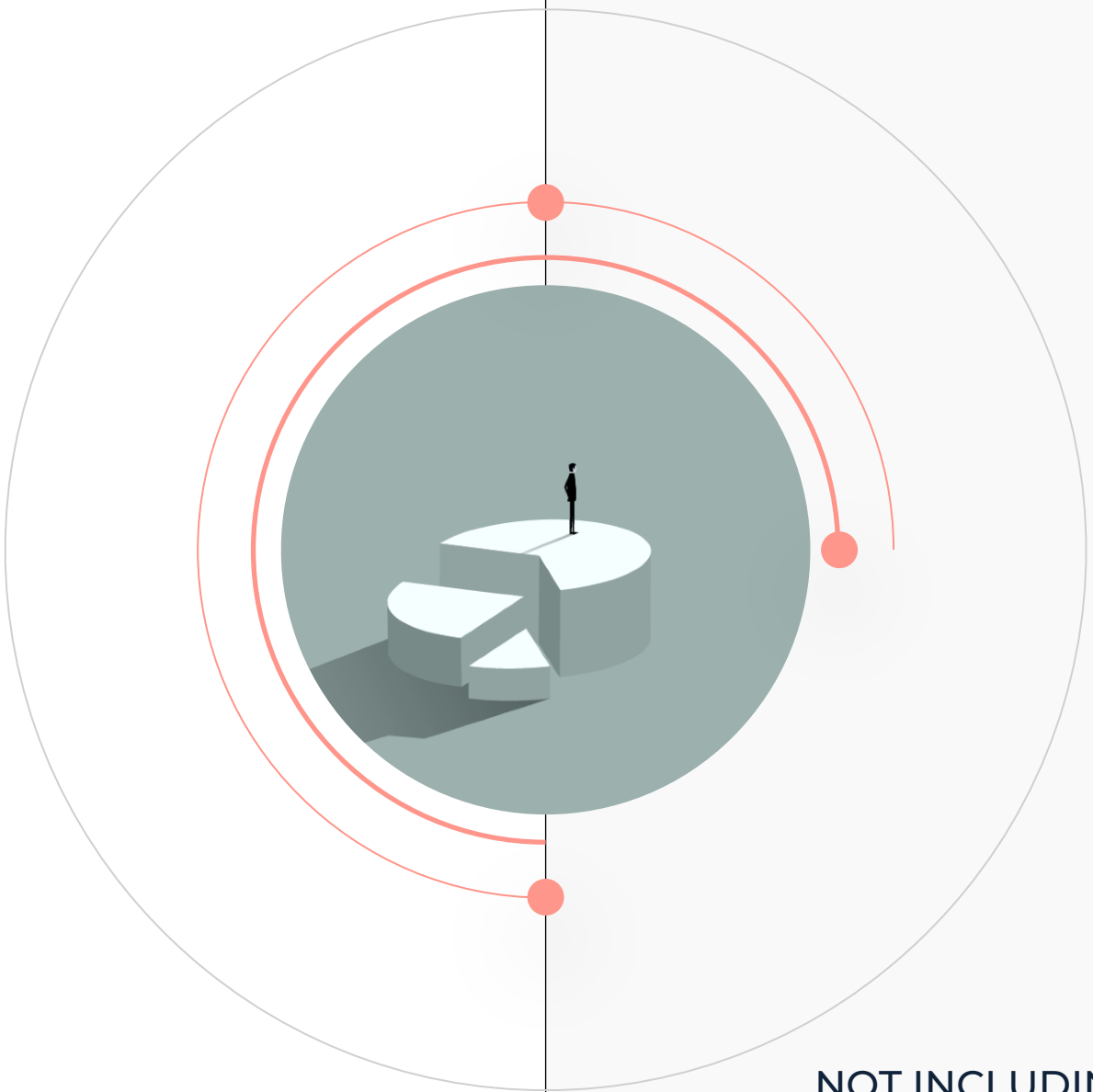
ROBUST FFO PER SHARE GROWTH OVER TIME HAS SUPPORTED A RAPIDLY INCREASING DIVIDEND (USD)



LTV



- FFO PER SHARE EXC. ONE-OFF FINANCING EXPENSES
- DIVIDEND PER SHARE
- DIVIDEND PAYOUT RATIO



NOT INCLUDING DISTRIBUTION OF SPECIAL DIVIDENDS

SUMMARY

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



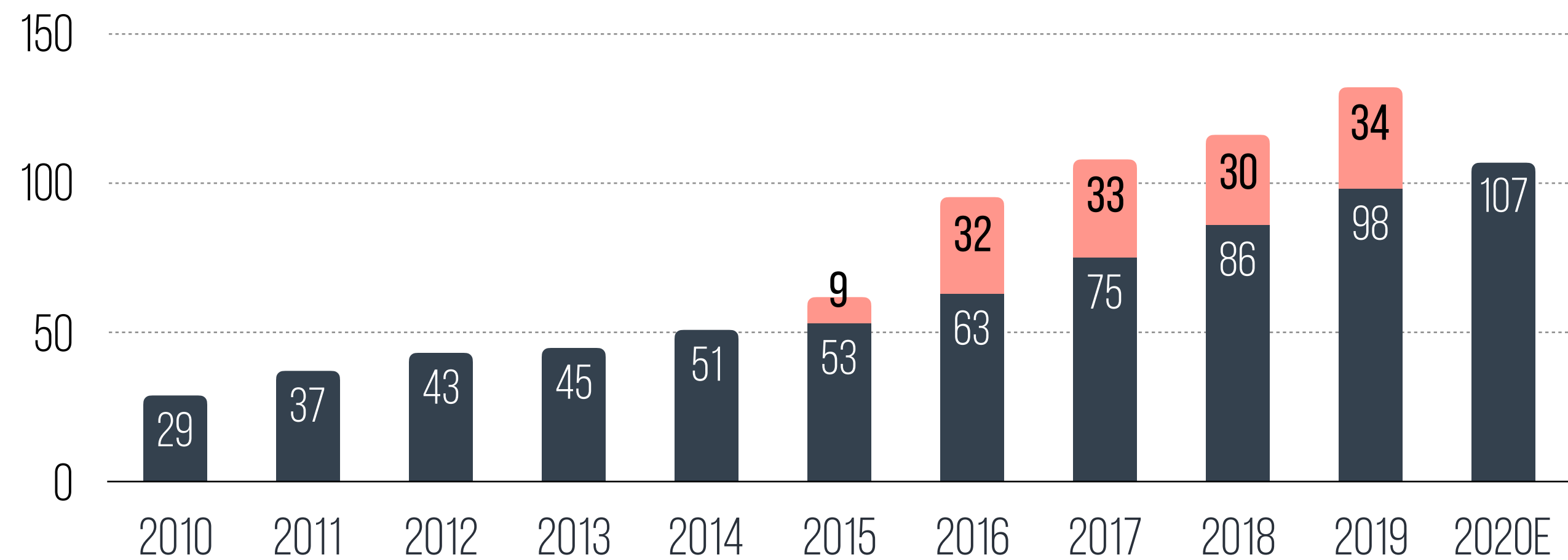
SUPERIOR FINANCIAL RETURNS



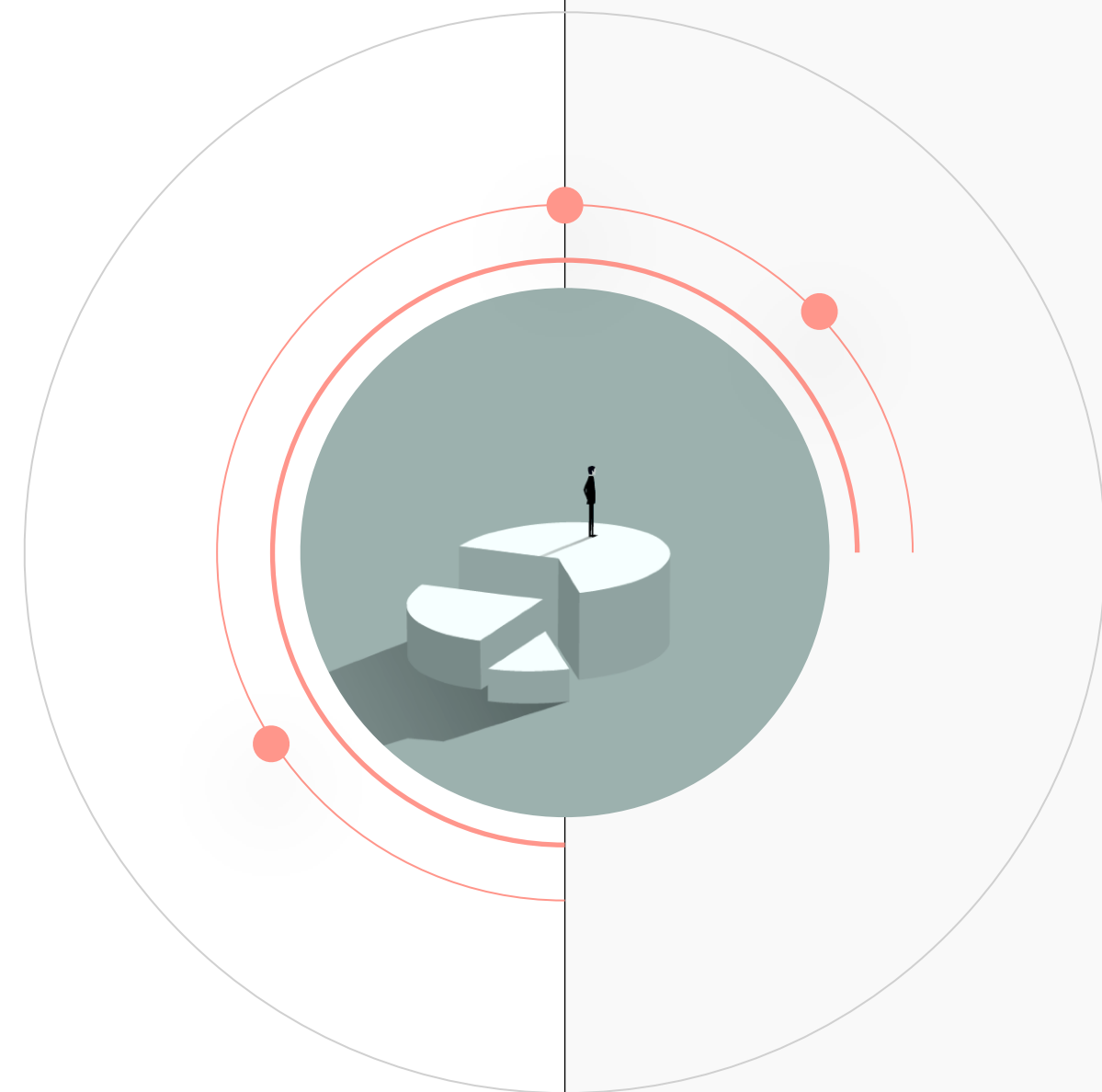


SUMMARY

DIVIDEND DISTRIBUTION OVER THE YEARS (IN MILLION USD)



- EXTRA DIVIDEND PER SHARE
- REGULAR DIVIDEND PER SHARE



SUMMARY

Accumulated amount distributed since 2006:

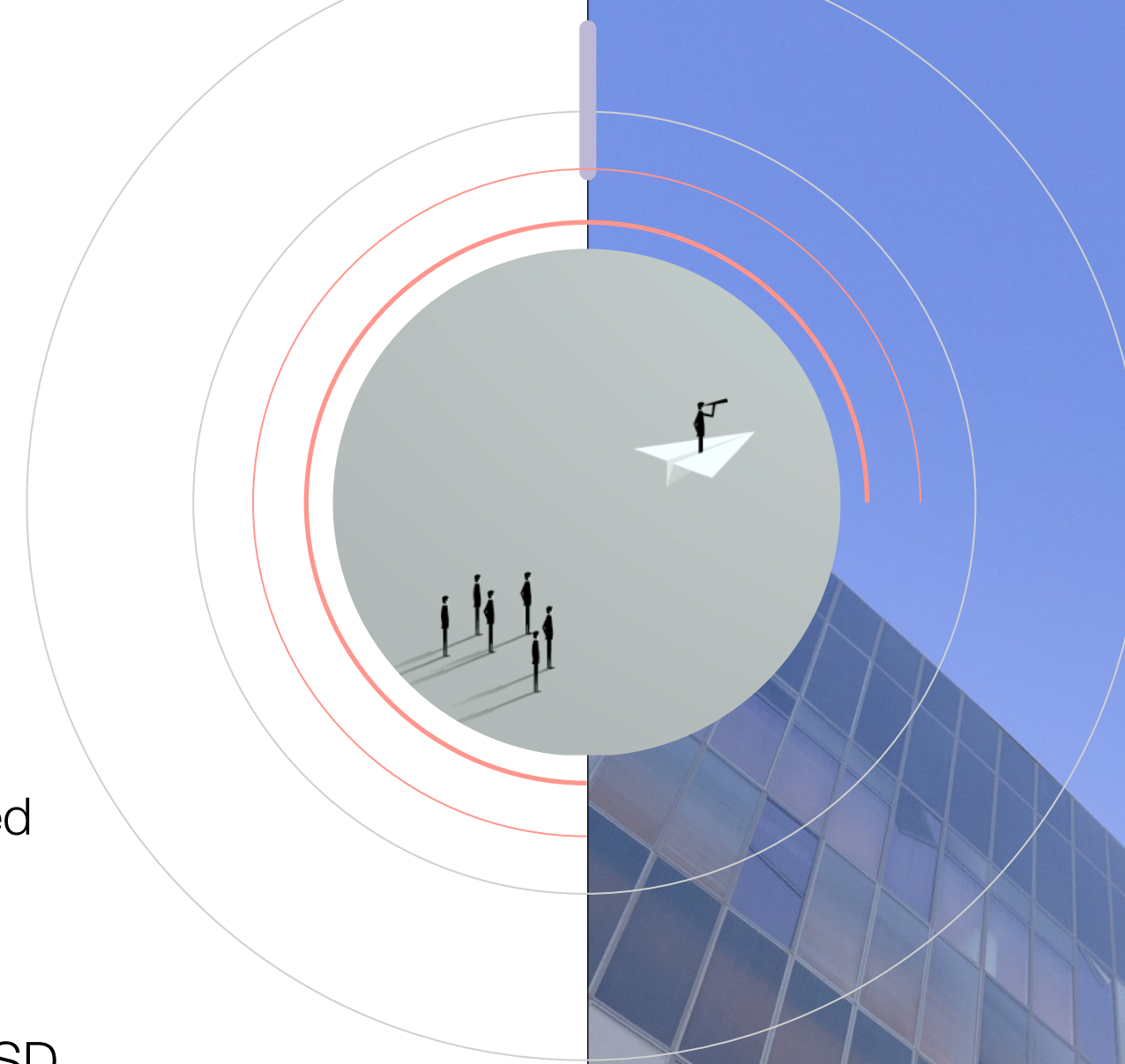
0.9 BILLION USD



AMOT FORECAST

OUR STRENGTHS

- 104 income producing properties
- A variety of uses
- Strong tenant mix and wide geographic distribution, managed in a responsible manner
- Managerial ability and the ability to improve assets
- Financial strength and availability for large-scale acquisition transactions
- Effective leverage ratio of 42%
- Financial flexibility and high accessibility to the capital market
- High financial strength (rated AA by Maalot and Midroog)
- All of the Company's assets are unsecured except for assets valued at 2% held with partners
- Credit facilities in the amount of USD 229 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 – 97.7% as of 31.12.19
- Promoting projects with reference to the potential for improvement
- A dividend policy that is stable and known in advance



DISCLAIMER

The information included in this presentation is a summary only and does not exhaust all of the information on the Company and its business, nor is it a substitute for inspection of the Periodic Report for 2019, as reported to the ISA via the Magna distribution site.

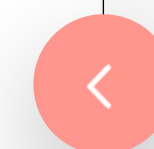
The presentation does not constitute an offer or an invitation to purchase the Company's securities, and its contents do not constitute a recommendation or opinion or a substitute for the investor's discretion.

This presentation includes forecasts, valuations, estimates, and other information relating to future events and/or matters, the realization of which is not certain and is not under the Company's control, and is forward-looking information, as defined in the Securities Law, 1968. Such information may not be realized, in whole or in part, or may be realized in a manner significantly different than expected. Such information includes, inter alia, income forecasts, FFO and NOI, and timetables.

Forward-looking information is based solely on the subjective evaluation of the Company, based on facts and data regarding the current state of the Company's business and macro-economic facts and data, all as known to the Company at the time of preparing this presentation. The realization or non-realization of the forward-looking information will be affected, inter alia, by factors that cannot be assessed in advance and which are not under the Company's control. The Company does not undertake to update and/or change any such forecast and/or assessment in order to reflect events and/or circumstances that may occur after the date of preparation of this presentation.



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CONTACT DETAILS

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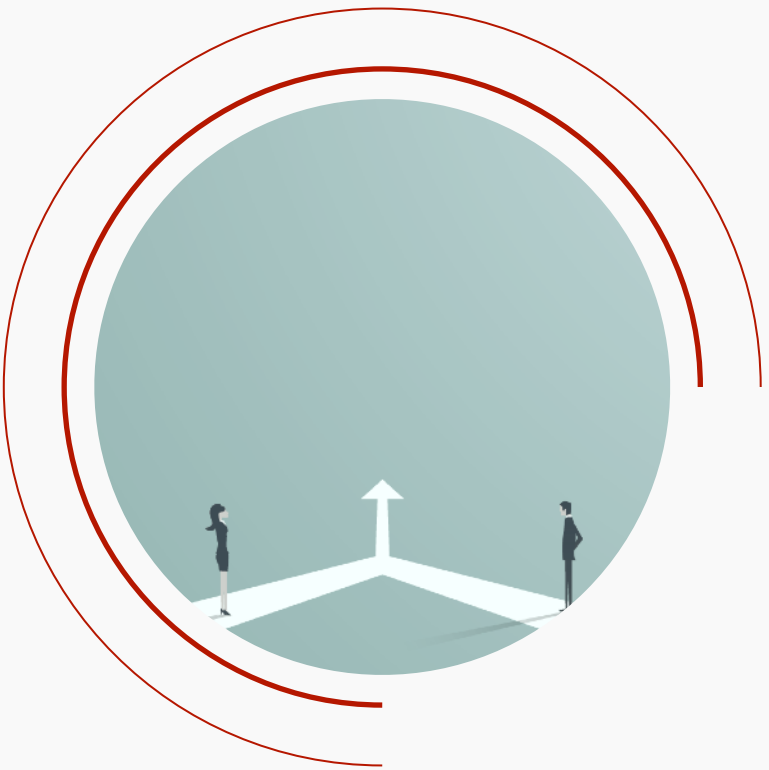
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ISRAEL
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AMOT INVESTMENTS LTD



INTRODUCTION TO
AMOT
INVESTOR PRESENTATION
MARCH 2020



THANK YOU

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