INTRODUCTION TO

AMOT

INVESTOR PRESENTATION

JANUARY 2020

COMPANY INFORMATION ALL
AS OF 30 SEPTEMBER 2019
UNLESS STATED OTHERWISE

AMOT INVESTMENTS

AMOT

CONTENT

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

convenience translation
$ 1= NIS 3.5

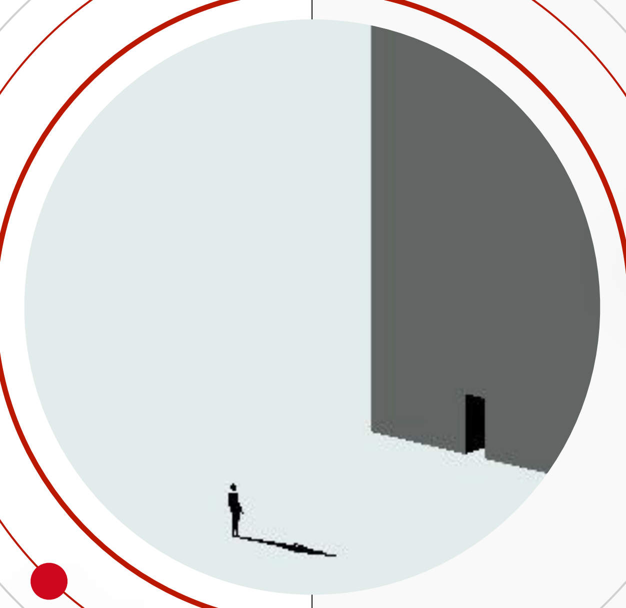
INTRODUCTION

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

AMOT INTRODUCTION

AMOT AT A GLANCE

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



$3.6[1]

Total real estate value (GAV) - USD 3.6 Billion
All Located In Israel.

TEL AVIV 35

One of the 35 largest companies on the Israeli Stock Exchange and included in the following indices:
Tel Aviv 35, Tel-Aviv - Real Estate and Tel-Aviv - Dividend.

72% IN TEL AVIV METROPOLITAN

72% of the Total Operating Property Value is located in greater Tel Aviv area.

INVESTMENT GRADE CREDIT RATING

The Company's bonds are rated il**AA/Stable** by S&P Maalot and il**Aa2/Stable** by Moody's Midroog (Israeli scale).

1.4Msqm[1]

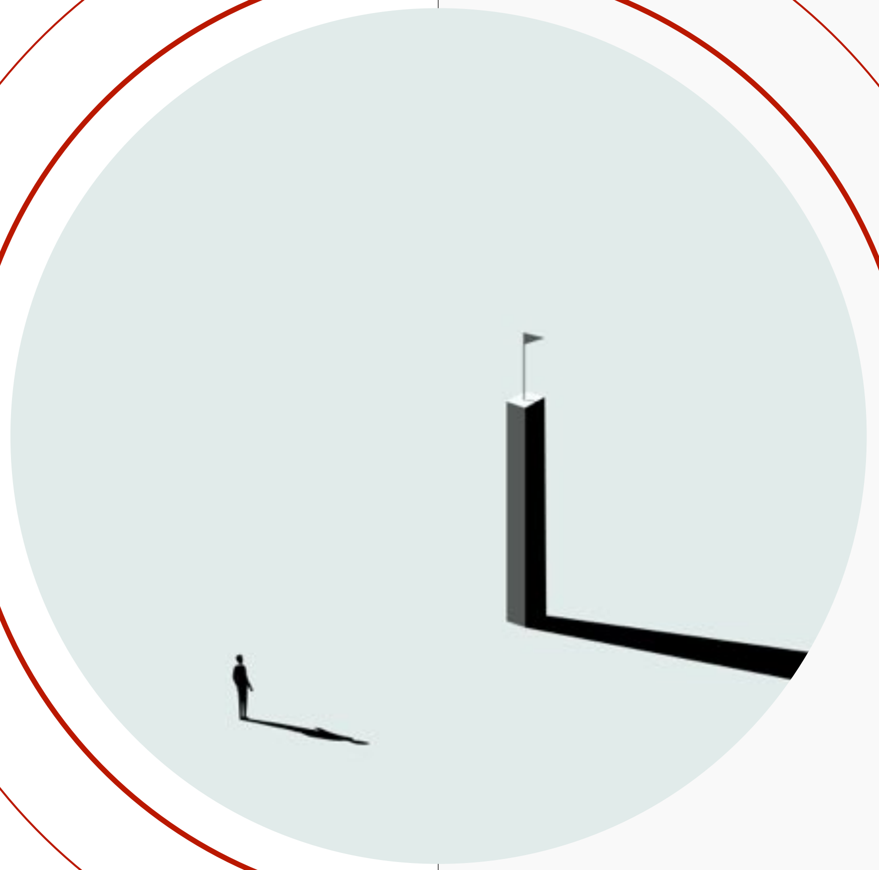
Total area: 1,400,000 square metres.
Approximately 943,000 sqm of rental space.

LONG TERM COMMITTED SHARE HOLDER

56% owned by Alony Hetz, a leading real estate group with extensive track record in commercial real estate.

(1) INCLUDES ACQUISITIONS MADE AFTER THE LAST REPORTING PERIOD.

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



WHY AMOT?

KEY INVESTMENT HIGHLIGHTS

Attractive Israeli economic environment coupled with strong local real estate fundamentals. 1

Portfolio focussed on Greater Tel Aviv region, Israel's growth engine. 2

High quality portfolio of properties, focussed on office, located in prime locations. 3

Strong demand from a diverse set of international and local tenants. 4

Preeminent developer with a robust pipeline to fuel growth. 5

Top-rated financial position. 6

Proven track record of delivering shareholder value. 7

Quarterly dividend distribution according to a clear dividend policy. 8

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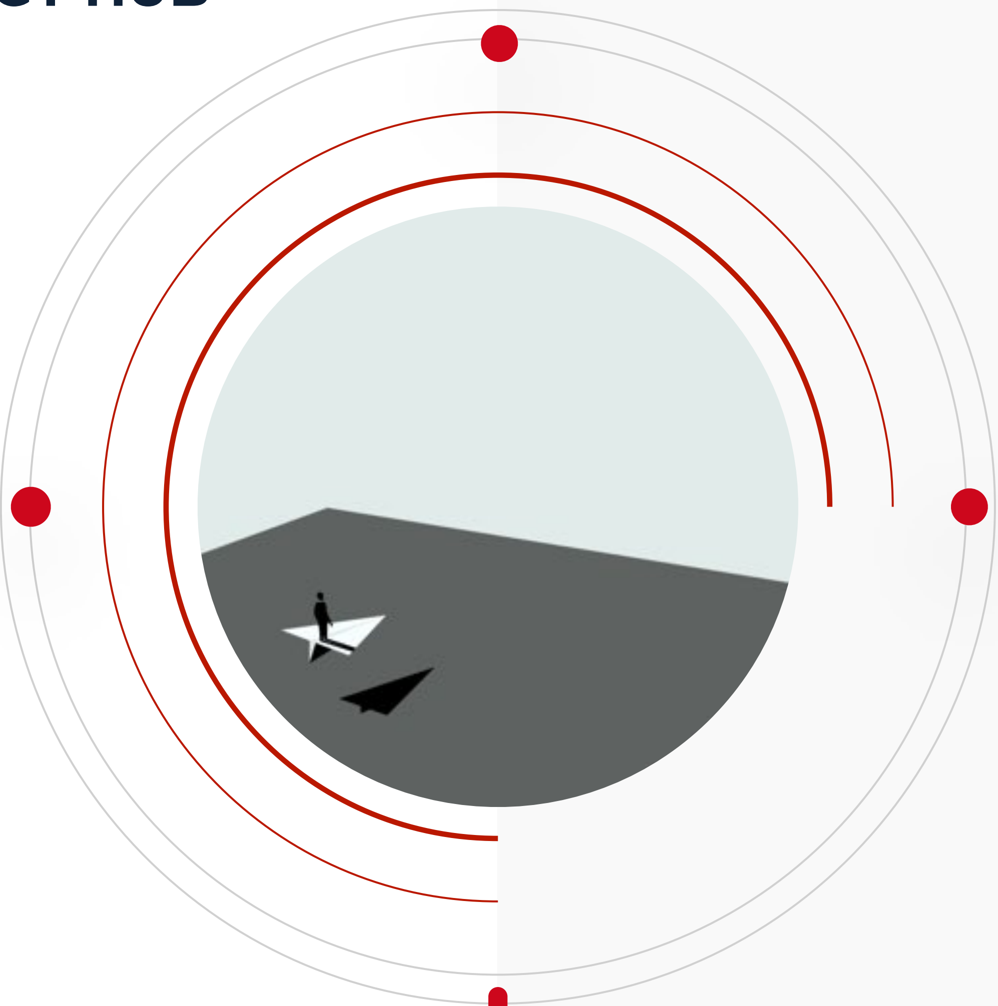
SUPPORTIVE MACRO
ENVIRONMENT AND LOCAL
REAL ESTATE
FUNDAMENTALS

SUPPORTIVE MACRO ENVIRONMENT

EXPOSURE TO THE LEADING ISRAELI ECONOMY

ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB

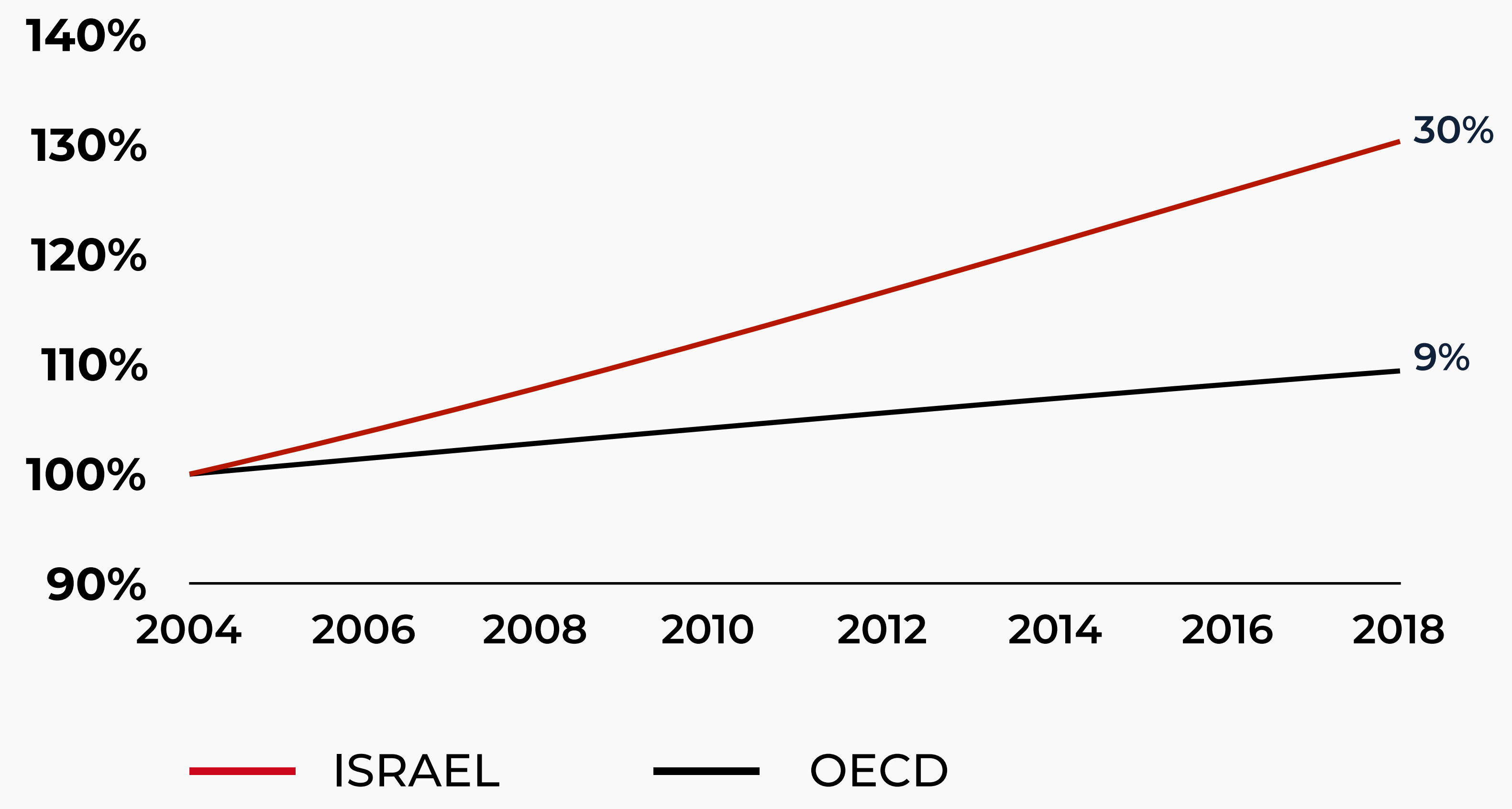


ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB

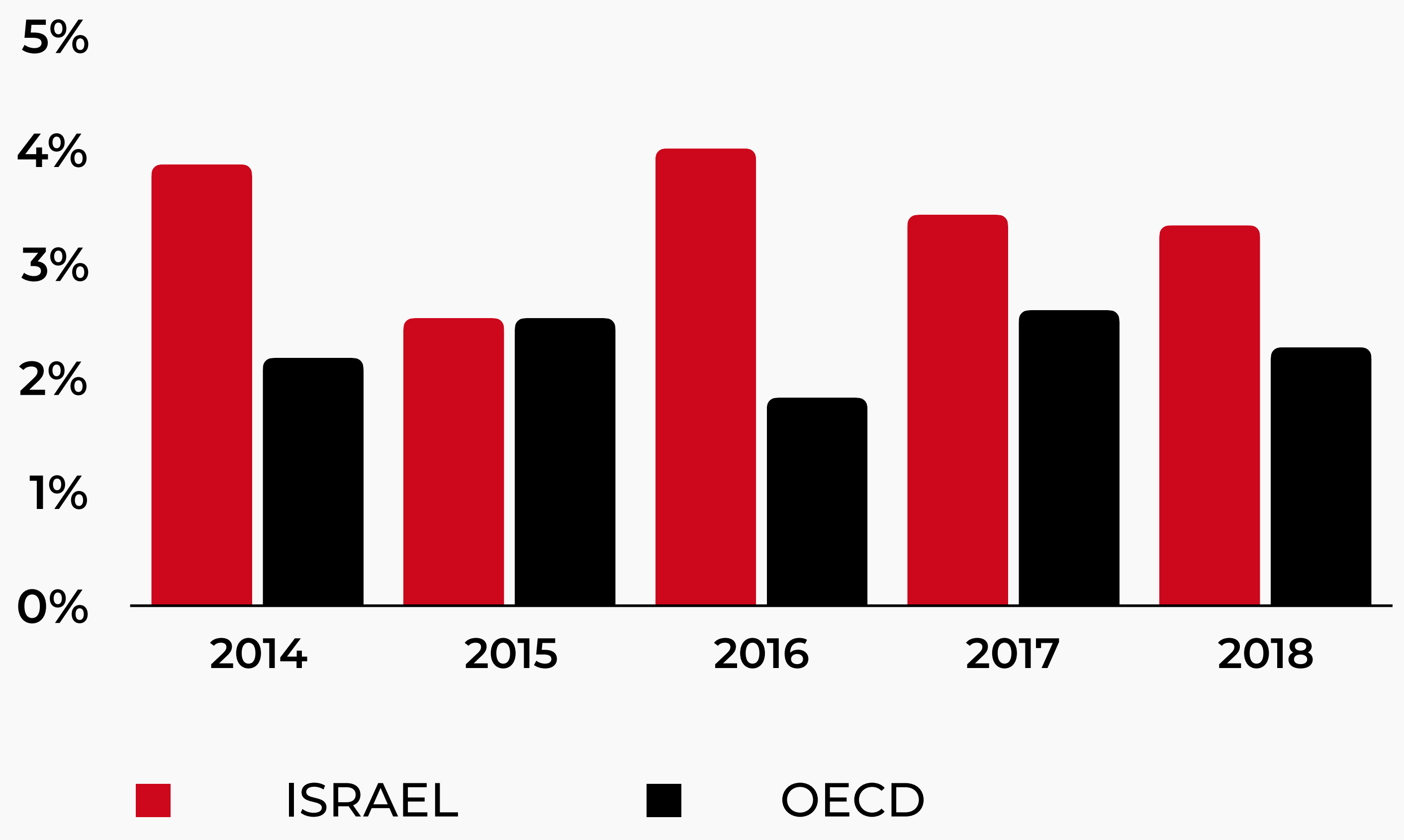
SUPPORTIVE ENVIRONMENT

IMPRESSIVE ECONOMIC FUNDAMENTALS

ROBUST POPULATION GROWTH (INDEXED-BASED AT 100%)

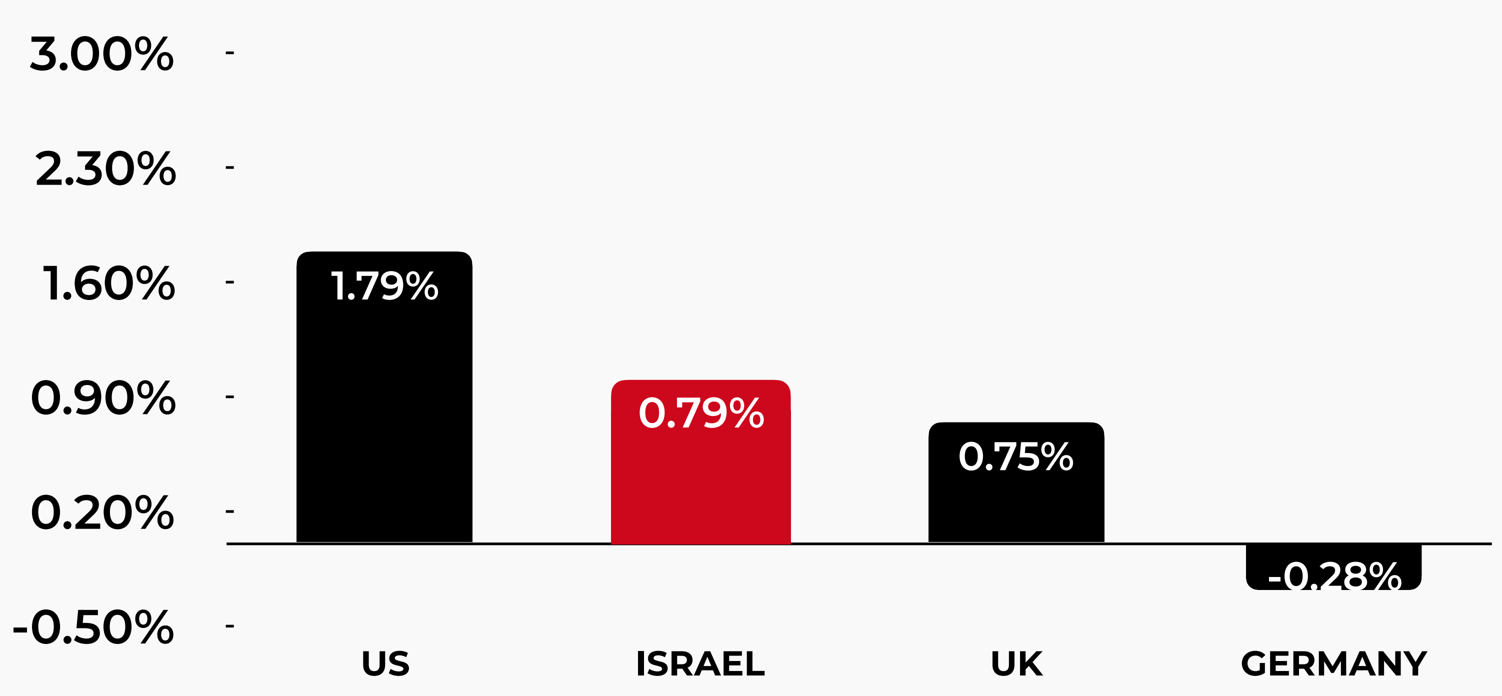


SUPERIOR GDP GROWTH (% PER YEAR) (1)

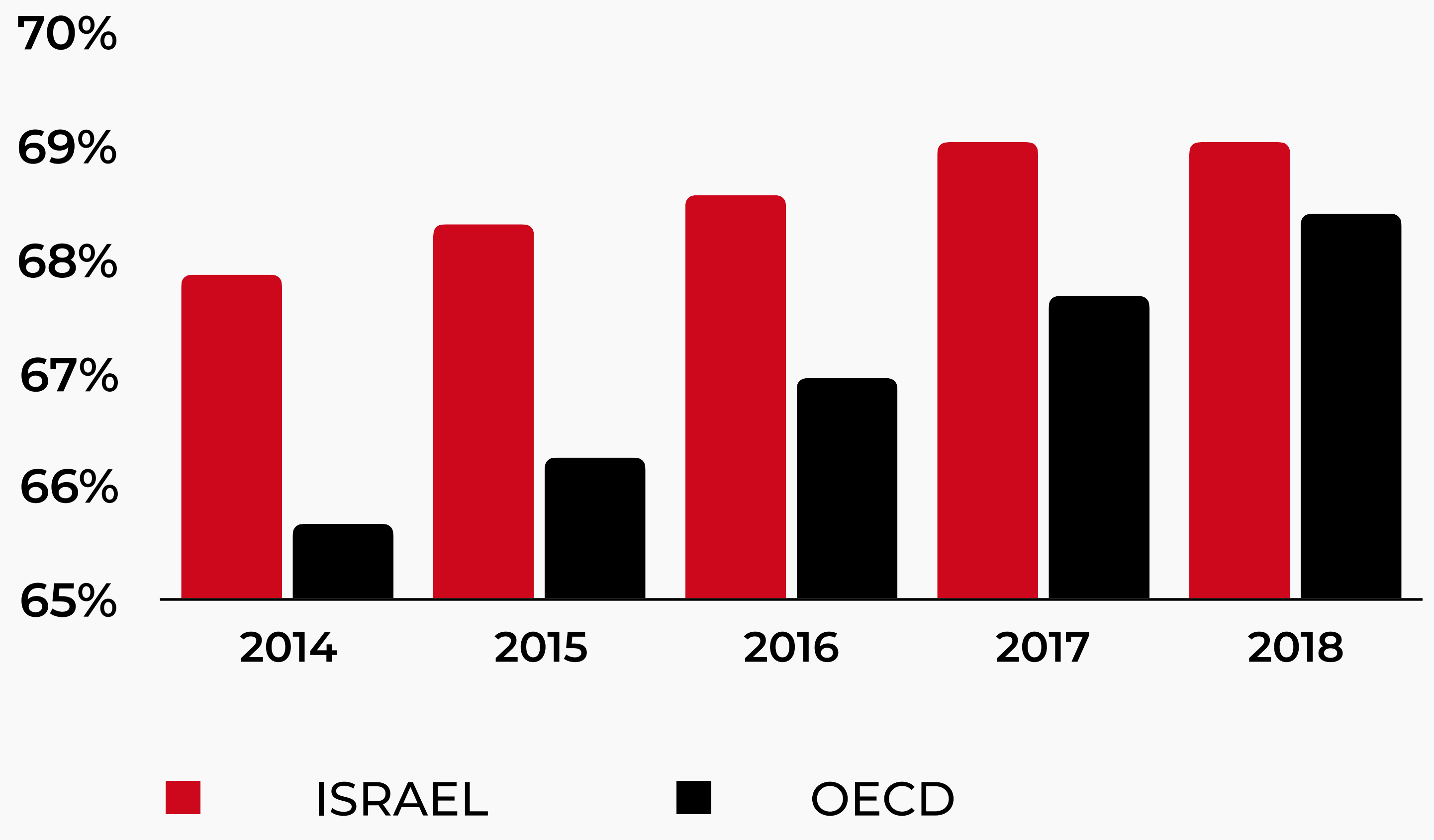


(1) PER CAPITA GDP IN ISRAEL OF USD 38,000, VERY CLOSE TO THE EU PER CAPITA GDP OF USD 41,000.

LOW INTEREST RATES (%) (2)



HIGH EMPLOYMENT RATE (%)

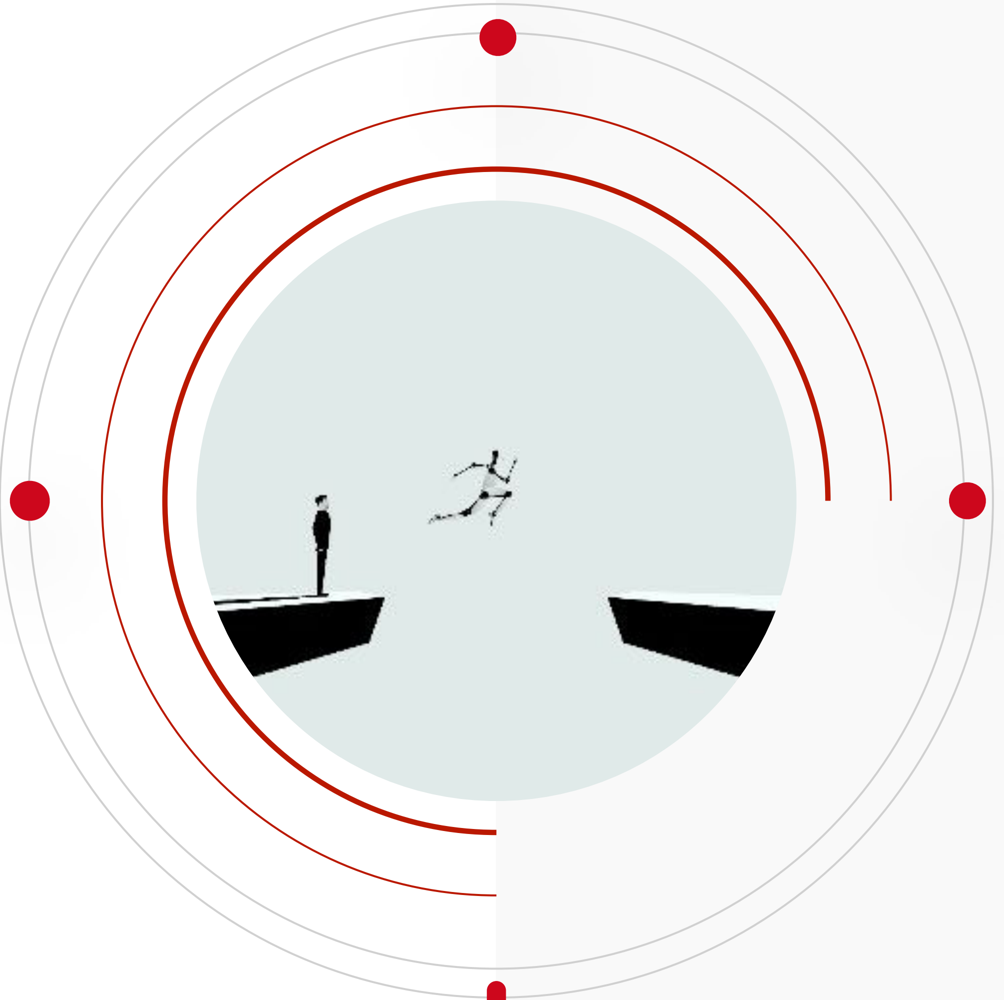


(2) 10 YEARS GOVERNMENT BOND YIELDS.

SOURCES: CENTRAL BUREAU OF STATISTICS (CBS), OECD, FACTSET AS OF 5 JANUARY 2020

EXPOSURE TO THE LEADING ISRAELI ECONOMY

ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB



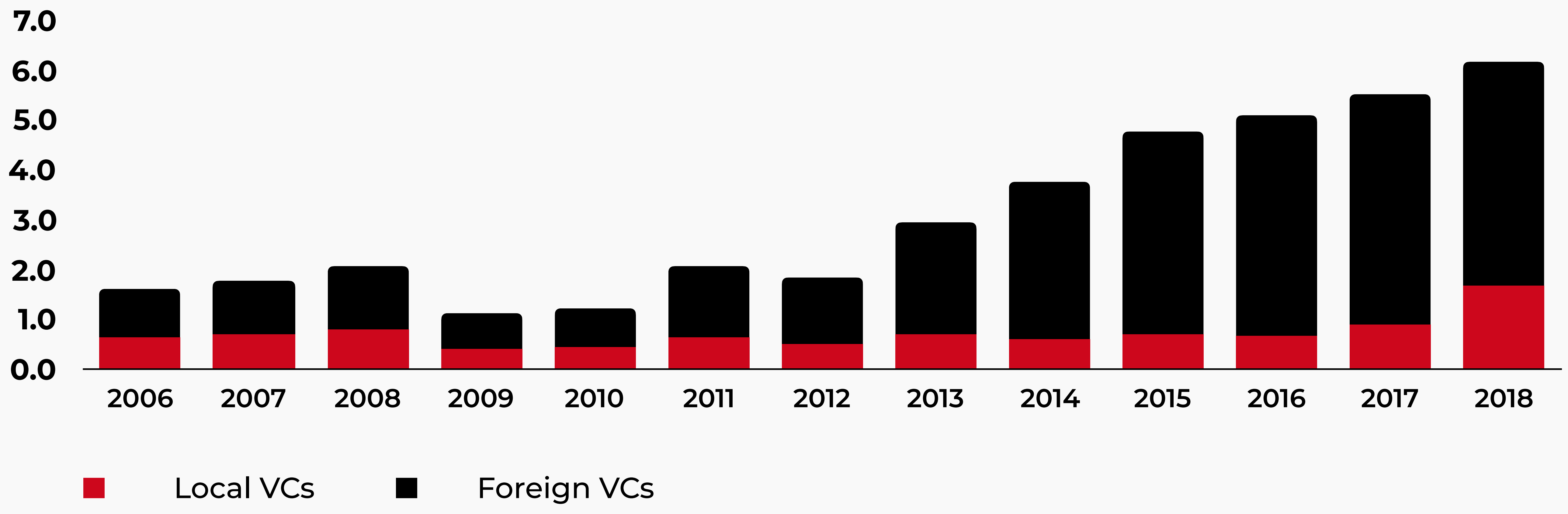
ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB

SUPPORTIVE ENVIRONMENT

INTRODUCTION

GLOBAL TECHNOLOGY HUB

GROWING VC INVESTMENTS IN ISRAEL ($,BN)



MAJOR TECH COMPANIES WITH R&D CENTRES IN ISRAEL

SOURCES: IVC, MINISTRY OF ECONOMY AND INDUSTRY

TEL AVIV - KEY HIGHLIGHTS

37.5%	Resident aged 25-44 (versus 26% across rest of country)
147% OF NATIONAL AVERAGE	Higher incomes than Israeli average
c.2,000+	High-tech companies based in Tel Aviv
1/3rd	Capital raising by high tech cos. in Tel Aviv as % of total capital raised in Israel
9 of 10	Largest tech companies in the world
70+	International R&D centers

SOURCE: TEL AVIV STATISTICAL YEARBOOK (2018), IVC, TEL AVIV STARTUP CITY REPORT

TEL AVIV AS A GLOBAL BUSINESS DESTINATION

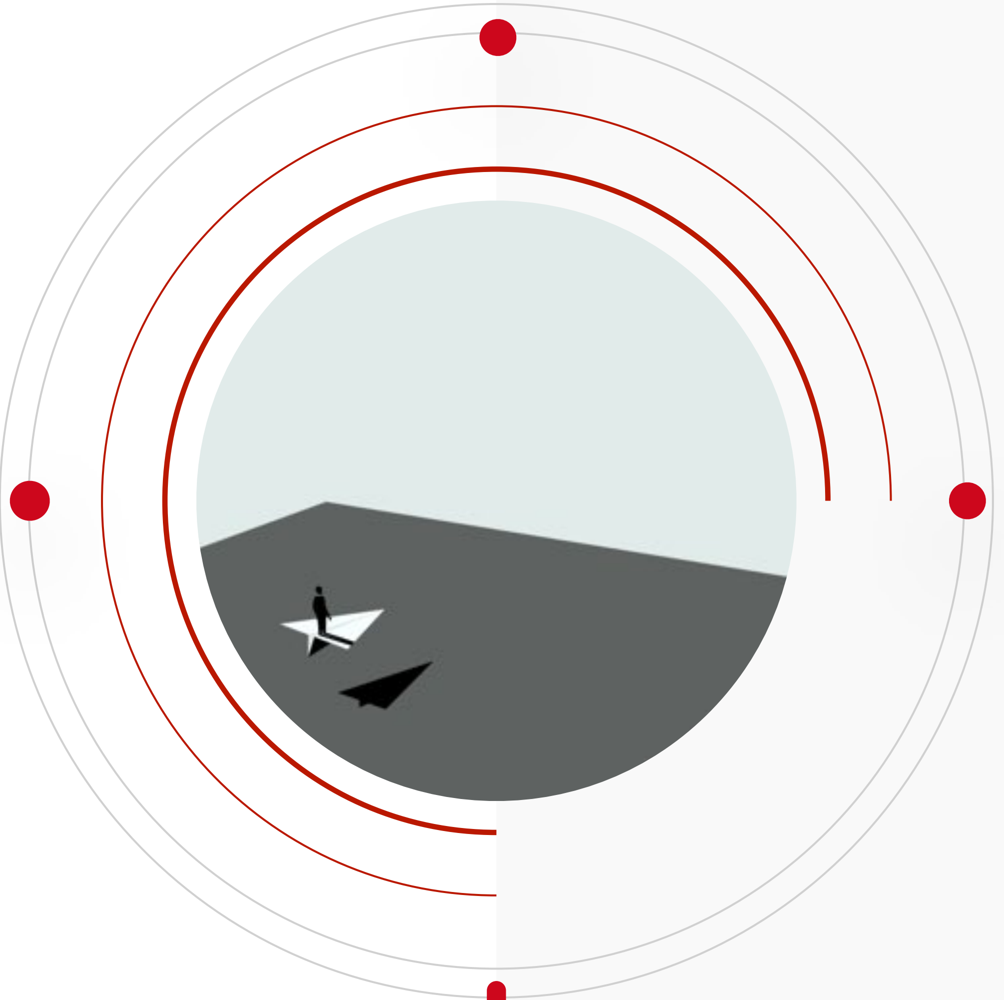
TEL AVIV AS ISRAEL'S GROWTH ENGINE

TEL AVIV SITS AT THE CENTRE OF ISRAEL'S TECHNOLOGY HUB

SUPPORTIVE ENVIRONMENT

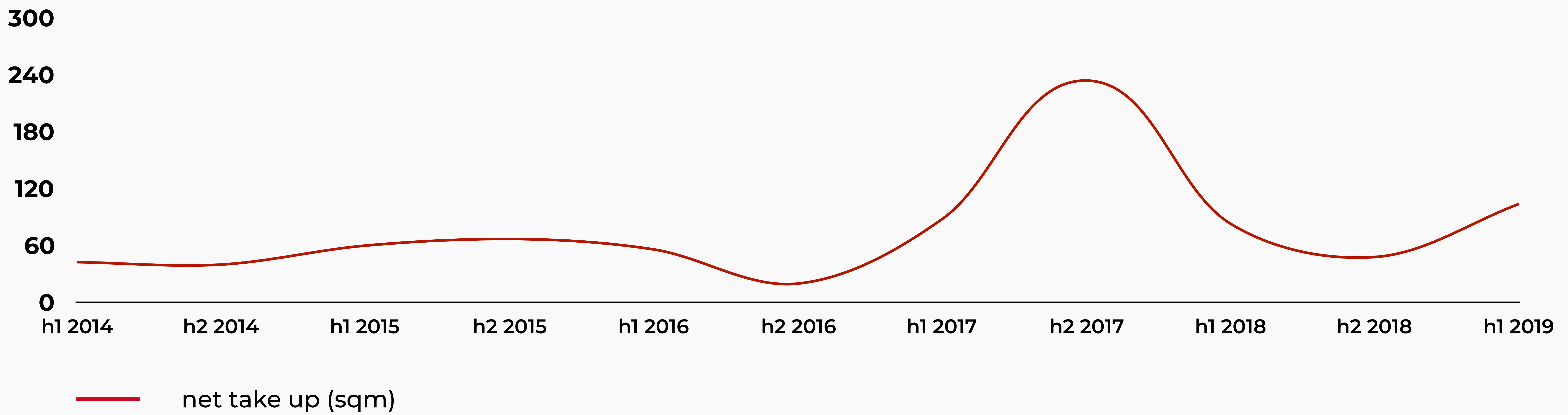
ATTRACTIVE TEL AVIV OFFICE MARKET FUNDAMENTALS

STRONG TENANT DEMAND WITH LIMITED NEAR TERM. NEW SUPPLY DRIVING RENTS HIGHER



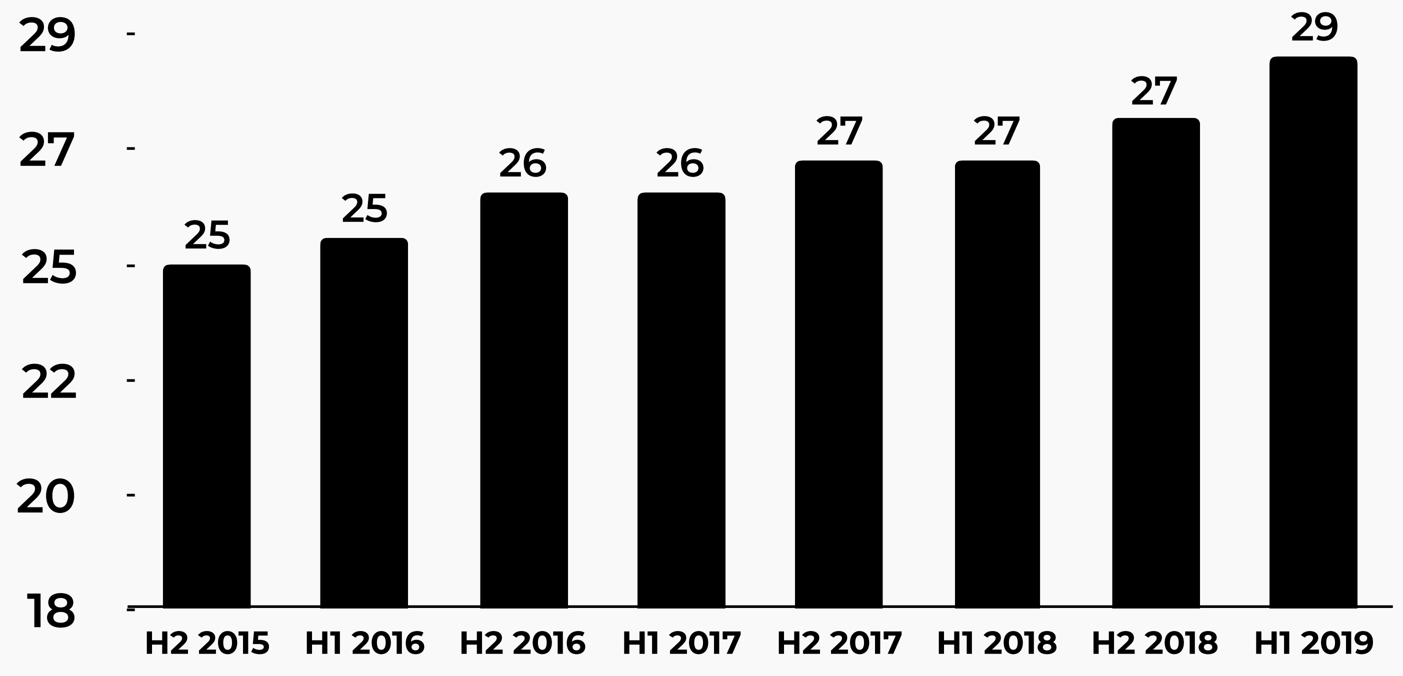
ISRAEL BOASTS STRONG ECONOMIC FUNDAMENTALS AND HAS BECOME A GLOBAL TECHNOLOGY HUB

NET TAKE UP ('000 SQM) (1)



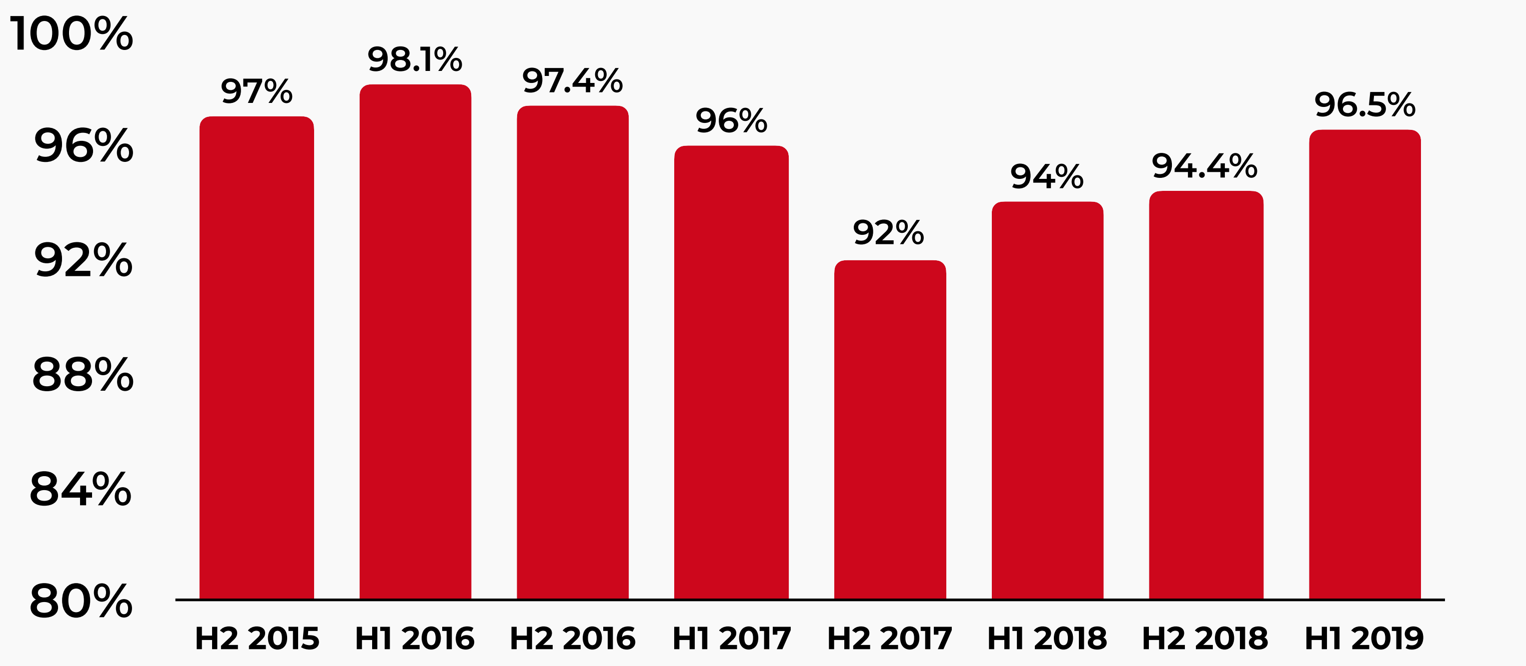
(1) AVERAGE ANNUAL NET TAKE-UP OF C.150,000 SQM OVER LAST FIVE YEARS.

RENT PER SQM. PER MONTH (USD) (2)



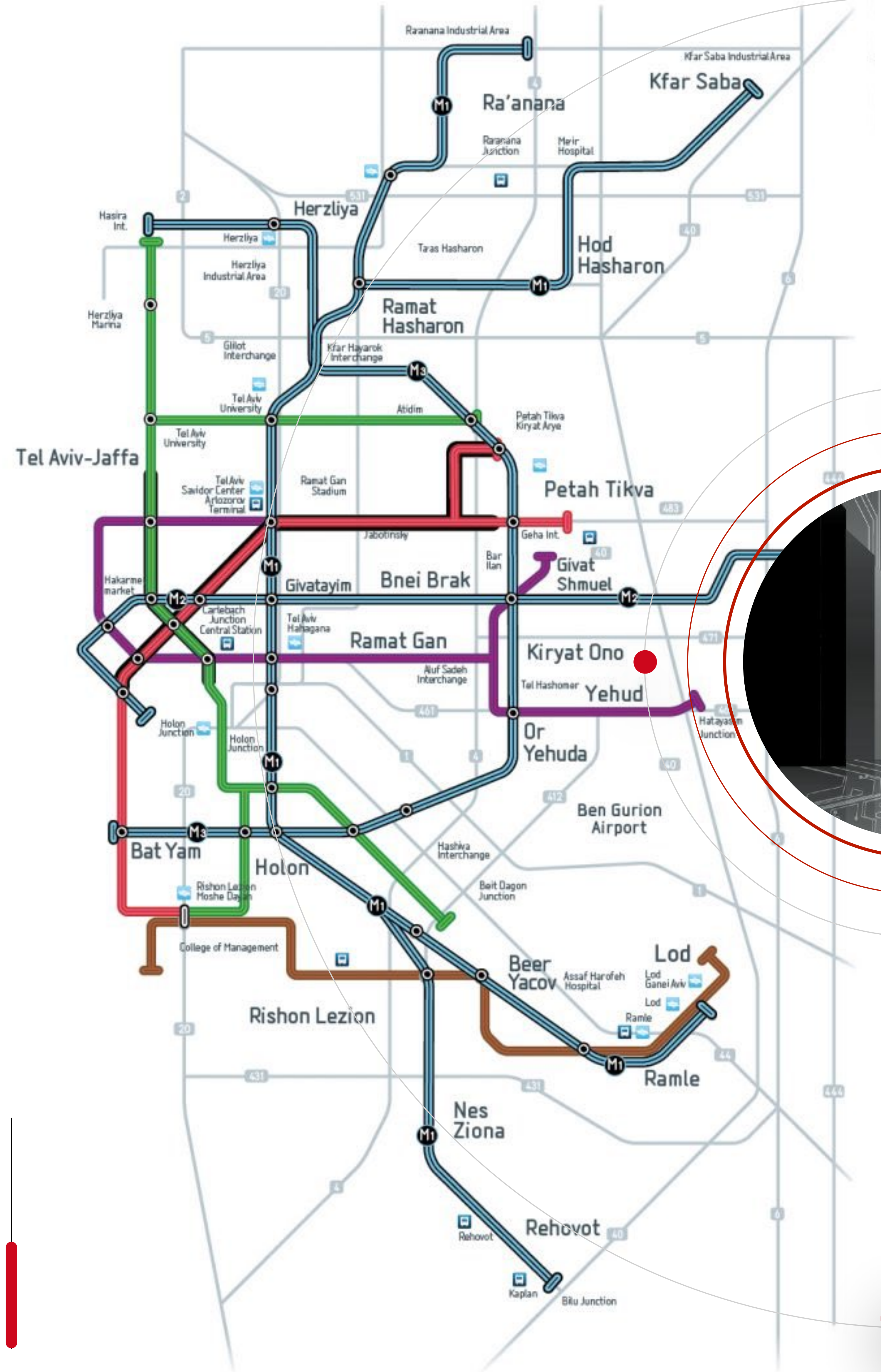
(2) **CAGR OF 4.4%**

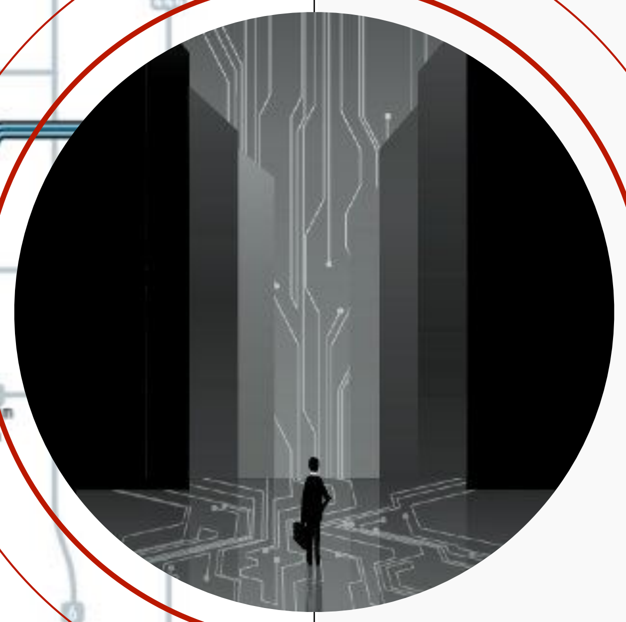
TEL AVIV - AVERAGE OF OFFICE OCCUPANCY (%)



SOURCE:
CUSHMAN & WAKEFIELD-INTER ISRAEL, CBRE ISRAEL

FUTURE PUBLIC TRANSPORT LINKS





TEL AVIV TO SIT AT THE CROSSROADS OF A FUTURE TRANSPORTATION NETWORK

Israeli government to invest over 35 billion (USD) over the next several years, to promote and develop the transport infrastructure in the Tel Aviv Metropolitan Area, including several light rail lines and metro lines connecting Tel Aviv CBD to surrounding suburbs.

NEW PUBLIC TRANSPORT LINKS TO BE BUILT OVER THE NEXT DECADE

TEL AVIV SITS AT THE CENTRE OF ISRAEL'S TECHNOLOGY HUB

INTRODUCTION

SUPPORTIVE ENVIRONMENT

EXPOSURE TO THE ATTRACTIVE ISRAELI REAL ESTATE SECTOR

SIGNIFICANT GAP BETWEEN HIGH CAP RATES AND LOW INTEREST RATES SUPPORT AN ATTRACTIVE RETURN ON EQUITY FOR REAL ESTATE INVESTORS

CBD OFFICE CAP RATE SPREAD[1]: TEL AVIV OFFERS THE HIGHEST CAP RATE SPREAD RELATIVE TO THAT OF MANY INTERNATIONAL CITIES.

NOTE

1 Cap rate spread defined as prime CBD office cap rates / yields less the applicable 10-year benchmark government bond yield

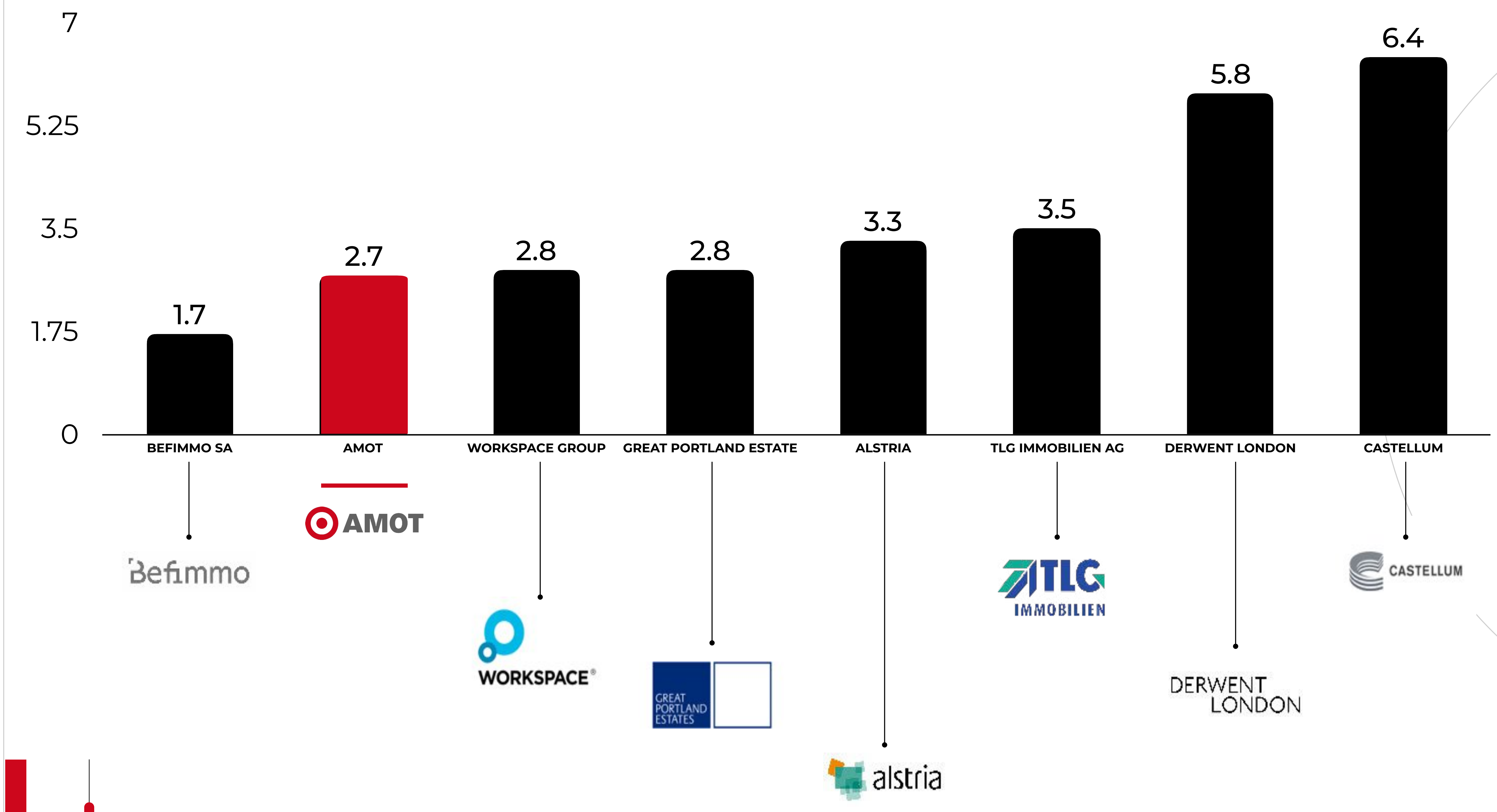
SOURCE

Cushman & Wakefield, CBRE, JLL; Factset as of 5 JANUARY 2020

SIGNIFICANT GAP BETWEEN HIGH CAP RATES AND LOW INTEREST RATES SUPPORT AN ATTRACTIVE RETURN ON EQUITY FOR REAL ESTATE INVESTORS

AMOT IN COMPARISON TO OTHER EUROPEAN PROPCOS

EQUITY MARKET CAPITALIZATION ($BN)



SIMILAR SIZE TO THAT OF OTHER HOUSEHOLD NAMES IN THE EUROPEAN PROPERTY SECTOR

SIMILAR SIZE TO THAT OF OTHER MAJOR EUROPEAN PROPERTY COMPANIES

SOURCE

Factset as of 5 JANUARY 2020, EPRA

INTRODUCTION

SUPPORTIVE ENVIRONMENT

PORTFOLIO

OFFICE AND INDUSTRIAL LED PORTFOLIO; RETAIL LARGELY COMPRISED OF CENTRES IN HIGH QUALITY LOCATIONS

HIGH QUALITY PORTFOLIO

AMOT'S LEADING REAL ESTATE PORTFOLIO

OFFICE FOCUS PORTFOLIO;

SEGMENTATION OF **INCOME-PRODUCING** PROPERTY VALUE

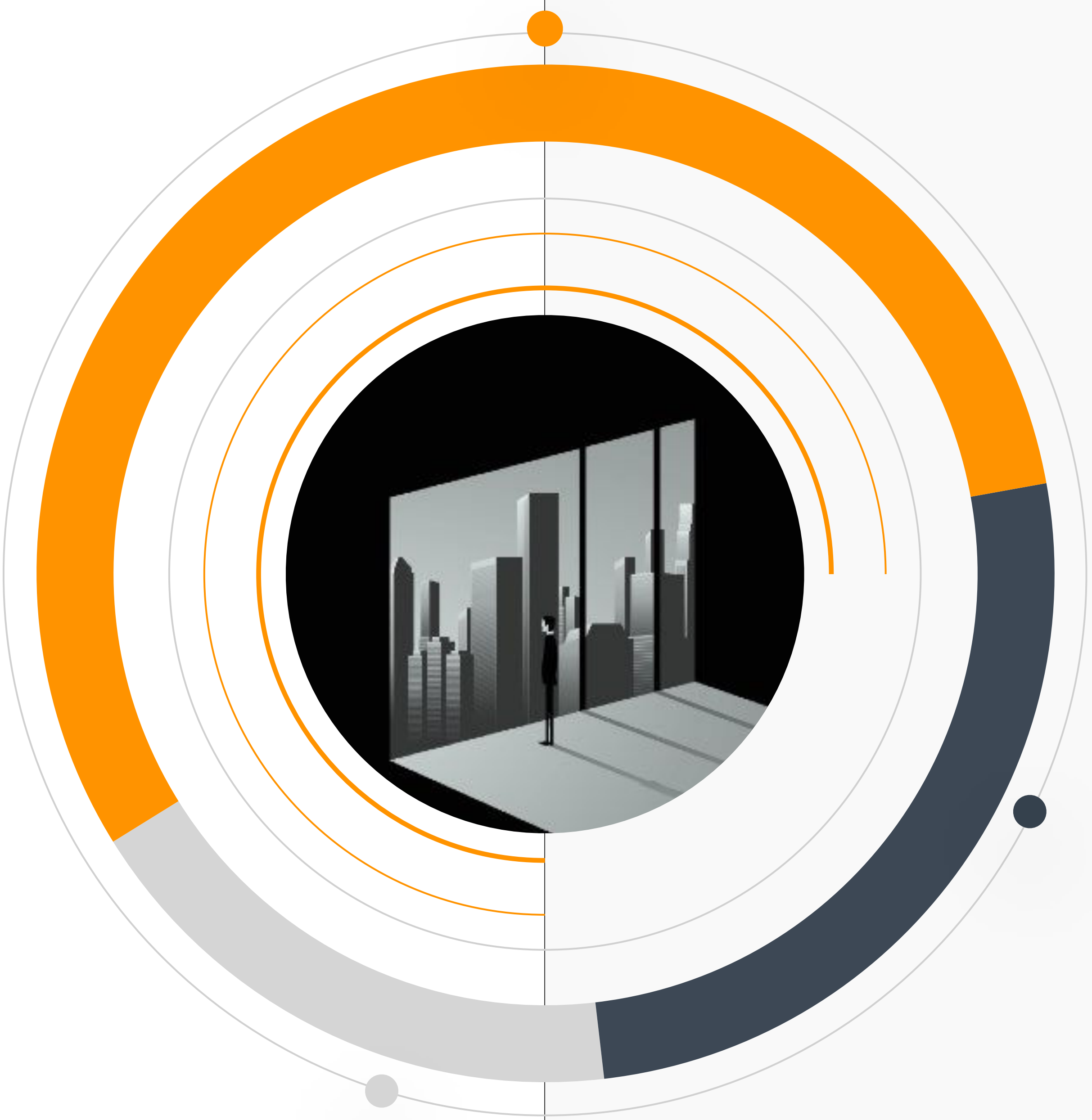
VALUE IN USD MILLION: 3,125

INCOME-PRODUCING PROPERTY VALUE AS OF: 30/09/19

56% — OFFICES 1,739

26% — RETAIL* 821

18% — LOGISTICS & INDUSTRIAL** 565



INCOME-PRODUCING PROPERTY VALUE IN USD MILLION:

3,125

TOTAL PROPERTY VALUE IN USD MILLION:

3,291

INCLUDING PROJECTS UNDER DEVELOPMENT

OFFICE AND INDUSTRIAL LED PORTFOLIO; RETAIL LARGELY COMPRISED OF CENTRES IN HIGH QUALITY LOCATIONS

* INCLUDING SUPERMARKETS (6%)
** INCLUDING OTHERS (2%)

PORTFOLIO

HIGH QUALITY PORTFOLIO

INVESTOR PRESENTATION

FOCUS ON GREATER TEL AVIV AND SURROUNDING METRO AREA

AMOT'S PORTFOLIO IS FOCUSSED ON GREATER TEL AVIV AND ITS IMMEDIATE SURROUNDINGS ("GUSH DAN"), THE BOOMING EPICENTRE OF ISRAEL

FAIR VALUE BY LOCATION INCOME-PRODUCING PROPERTY

TEL AVIV METROPOLIS

40%

GUSH DAN SURROUNDINGS

32%

GREATER TEL AVIV
72%

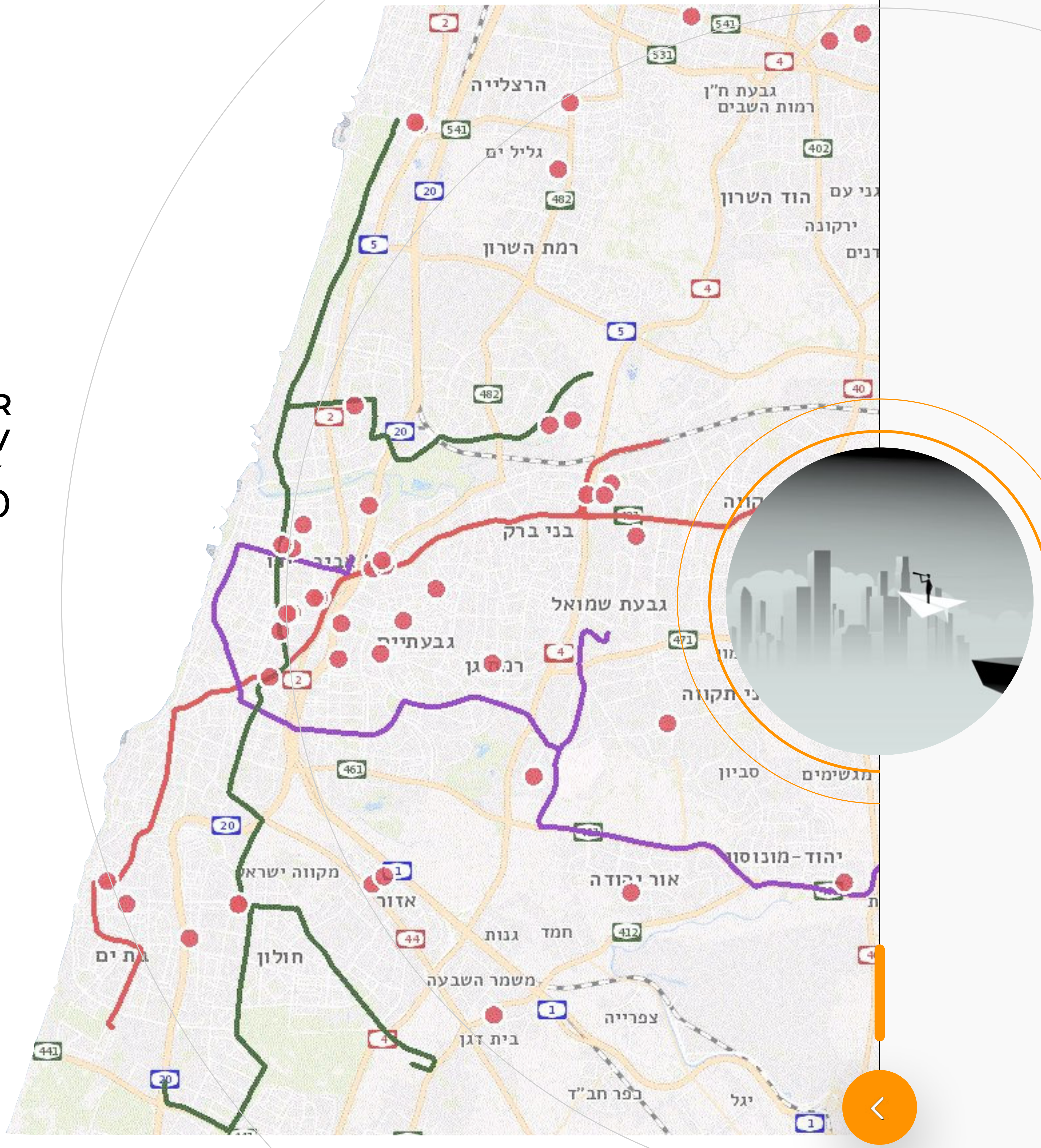
OTHER AREAS

28%

VALUE IN USD MILLION:
3,125

INCOME-PRODUCING PROPERTY VALUE AS OF:
30/09/19

PORT FOLIO



AMOT'S PORTFOLIO IS FOCUSSED ON GREATER TEL AVIV AND ITS IMMEDIATE SURROUNDINGS ("GUSH DAN"), THE BOOMING EPICENTRE OF ISRAEL

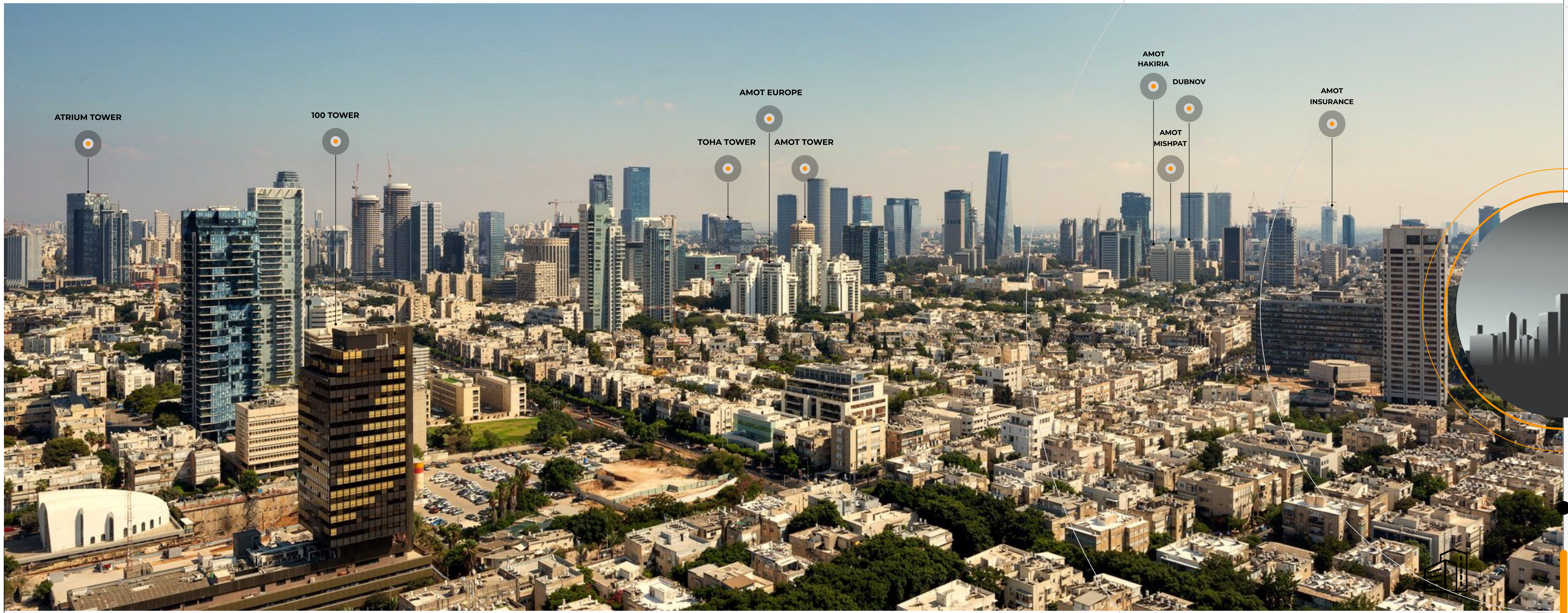
GREEN LINE
RED LINE
PURPLE LINE
AMOT ASSET

HIGH QUALITY PORTFOLIO

AMOT
ACROSS THE TEL AVIV SKYLINE

AMOT'S PORTFOLIO IS FOCUSSED ON GREATER TEL AVIV AND ITS IMMEDIATE SURROUNDINGS ("GUSH DAN"), THE BOOMING EPICENTRE OF ISRAEL

AMOT OWNS SEVERAL MARQUEE BUILDINGS THAT STAND OUT AMIDST THE TEL AVIV SKYLINE



PORT FOLIO

HIGH QUALITY PORTFOLIO

ATRIUM TOWER

LOCATION	TEL AVIV METROPOLIS
MAIN USE	OFFICES
AREA	57,000 SQM
FAIR VALUE INCLUDING AMOT'S FLOOR	381M$
AMOT'S SHARE	100%
OCCUPANCY	99.5%
NOI INCLUDING AMOT'S FLOOR	26 USD MILLION
YIELD ON COST	>10%

OFFICES CASE STUDY

DEVELOPMENT AT ATTRACTIVE YIELD ON COST

TOHA 1 TOWER

OFFICES CASE STUDY

LOCATION	TEL AVIV METROPOLIS
MAIN USE	OFFICES
AREA	57,000 SQM
FAIR VALUE 30.9.2019	358M$
AMOT'S SHARE	50%
OCCUPANCY	96.5%
NOI FULL OCCUPANCY	28 USD MILLION
YIELD ON COST	>10%

DEVELOPMENT AT ATTRACTIVE YIELD ON COST

AMOT S.L.A.

LOCATION	SHOHAM
MAIN USE	LOGISTICS
AREA	50,000 SQM
FAIR VALUE 11.2019	129M$
AMOT'S SHARE	100%
OCCUPANCY	100%
NOI 2020	6.3 USD MILLION

LOGISTICS CASE STUDY

KIRYAT ONO

RETAIL CASE STUDY

LOCATION	KIRYAT ONO (GUSH DAN)
MAIN USE	RETAIL/OFFICES
AREA	43,000 SQM
FAIR VALUE	297M$
AMOT'S SHARE	100%
OCCUPANCY	100%
NOI 2020	19 USD MILLION

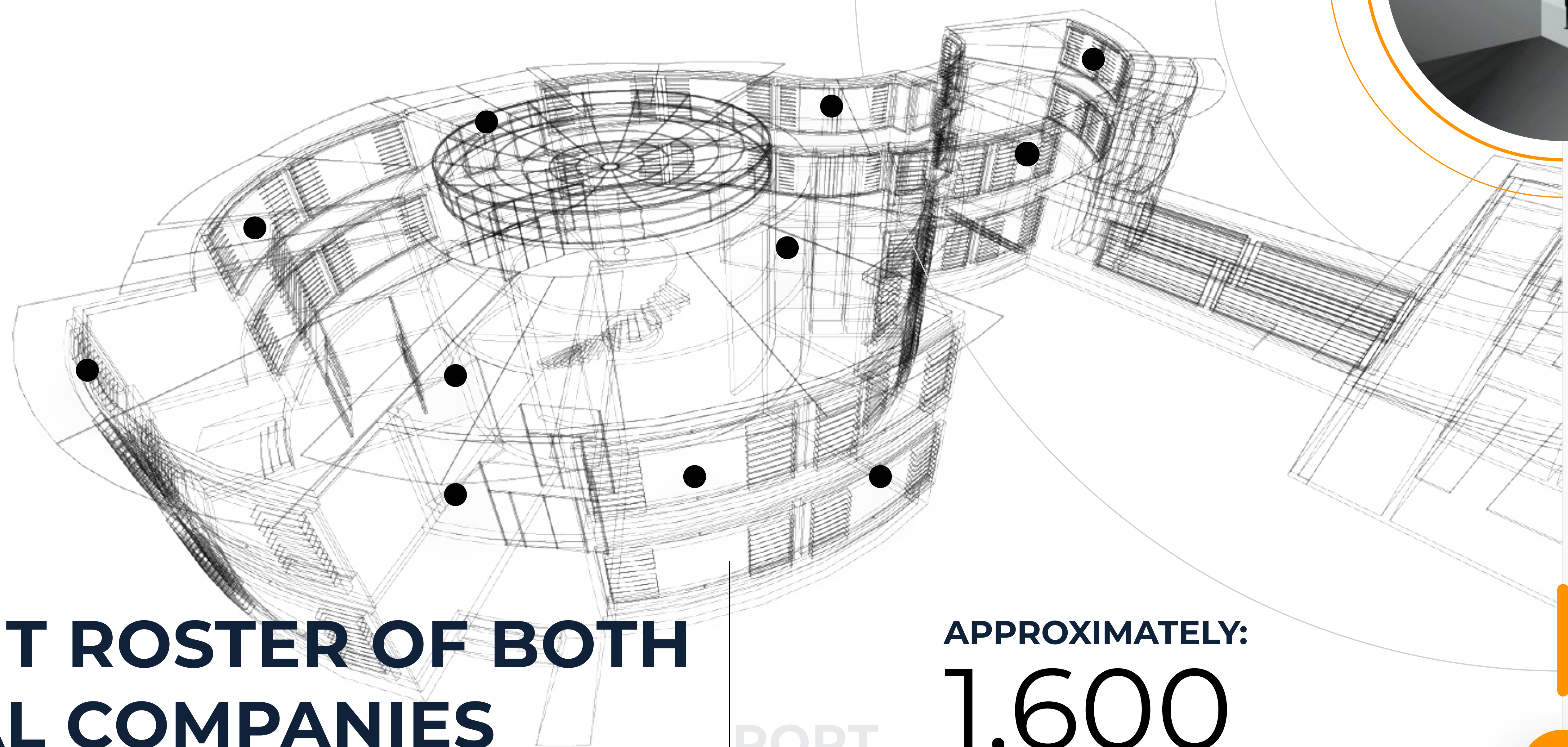
INT'L MATURE TECHNOLOGY COMPANIES AND GROWTH TECH BUSINESSES

INT'L DIVERSIFIED

ISRAELI LOCAL

AMOT'S PORTFOLIO IS FOCUSSED ON GREATER TEL AVIV AND ITS IMMEDIATE SURROUNDINGS ("GUSH DAN"), THE BOOMING EPICENTRE OF ISRAEL

EMBASSIES / CONSULATES



DIVERSE TENANT ROSTER OF BOTH INT'L AND LOCAL COMPANIES

PORT FOLIO

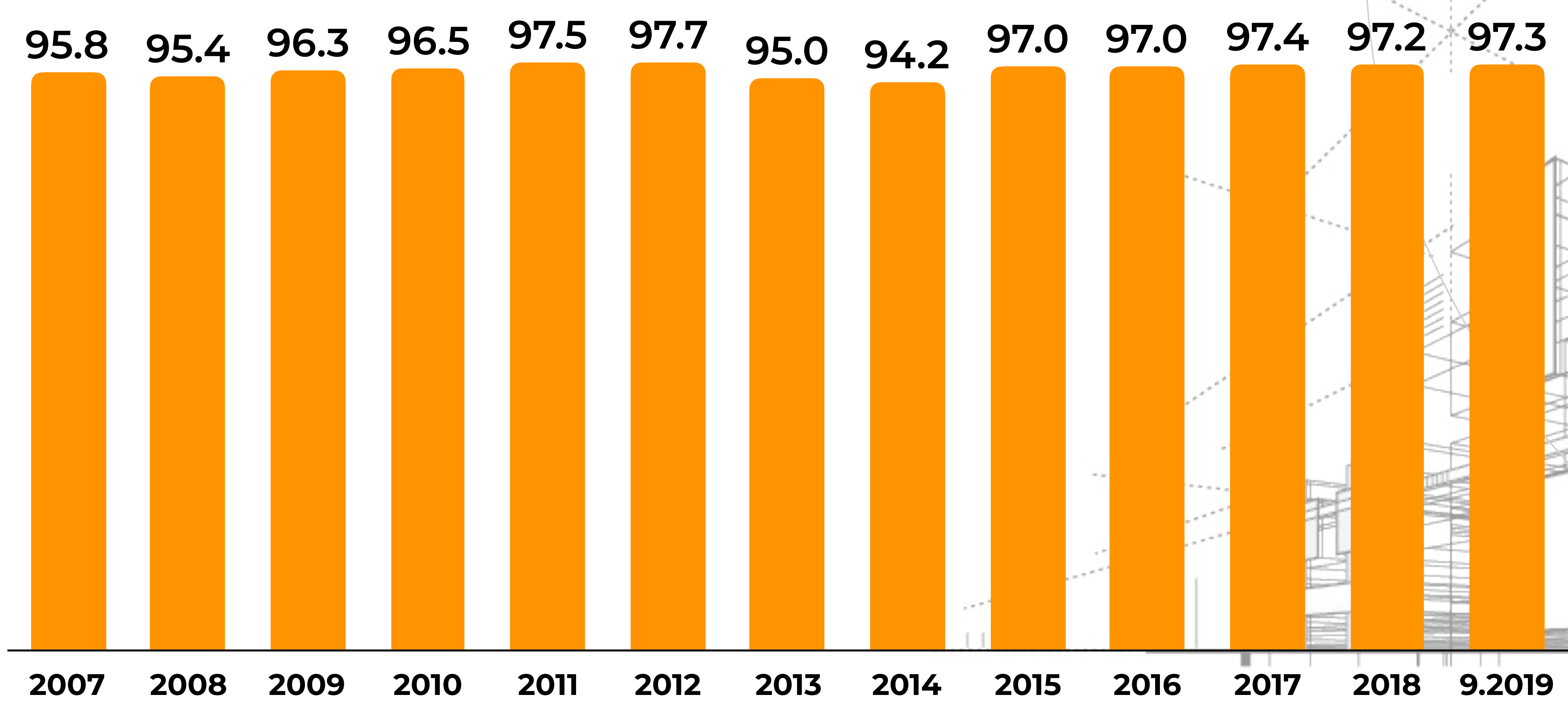
APPROXIMATELY:

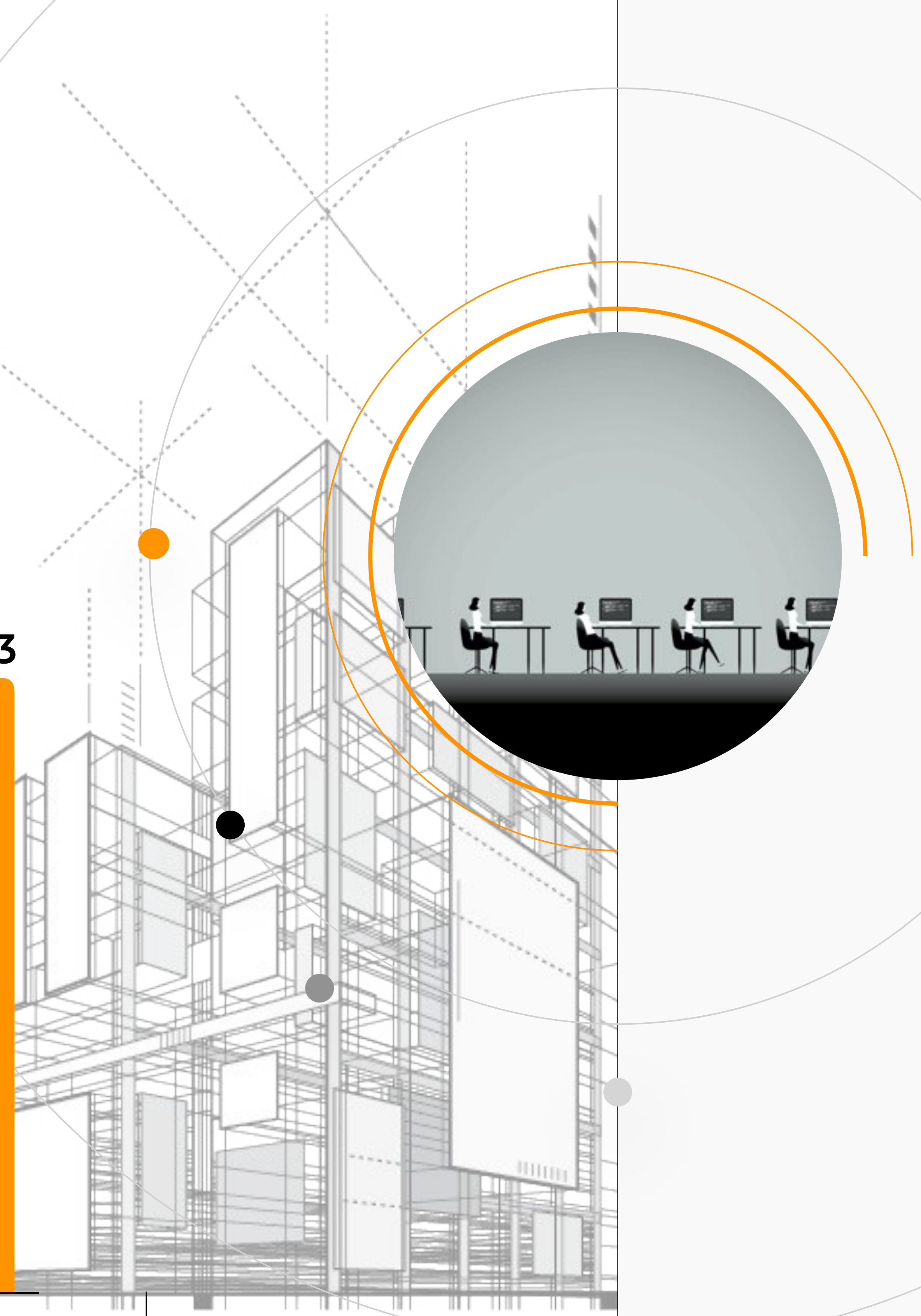
1,600

TENANTS

HIGH AND STABLE OCCUPANCY RATES

ASSETS ARE NEAR FULL OCCUPANCY;
LONG TRACK-RECORD OF SUCCESSFUL LEASING





PORT FOLIO

OFFICE AND INDUSTRIAL LED PORTFOLIO; RETAIL LARGELY COMPRISED OF CENTRES IN HIGH QUALITY LOCATIONS

HIGH QUALITY PORTFOLIO

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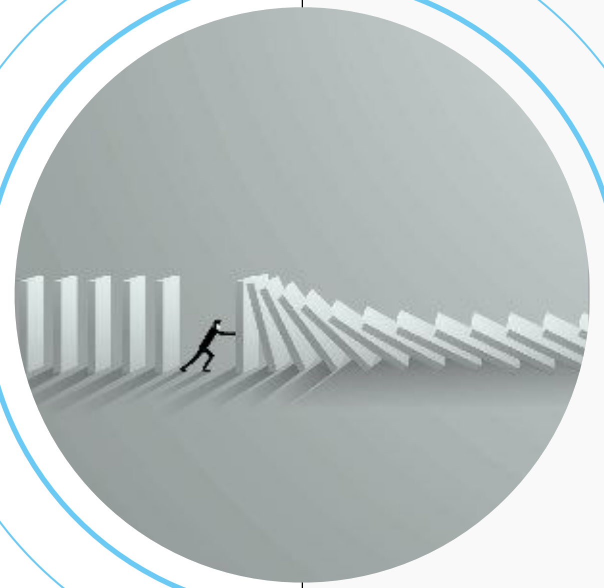
ROBUST DEVELOPMENT PIPELINE TO FUEL GROWTH

ROBUST DEVELOPMENT PIPELINE

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

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.

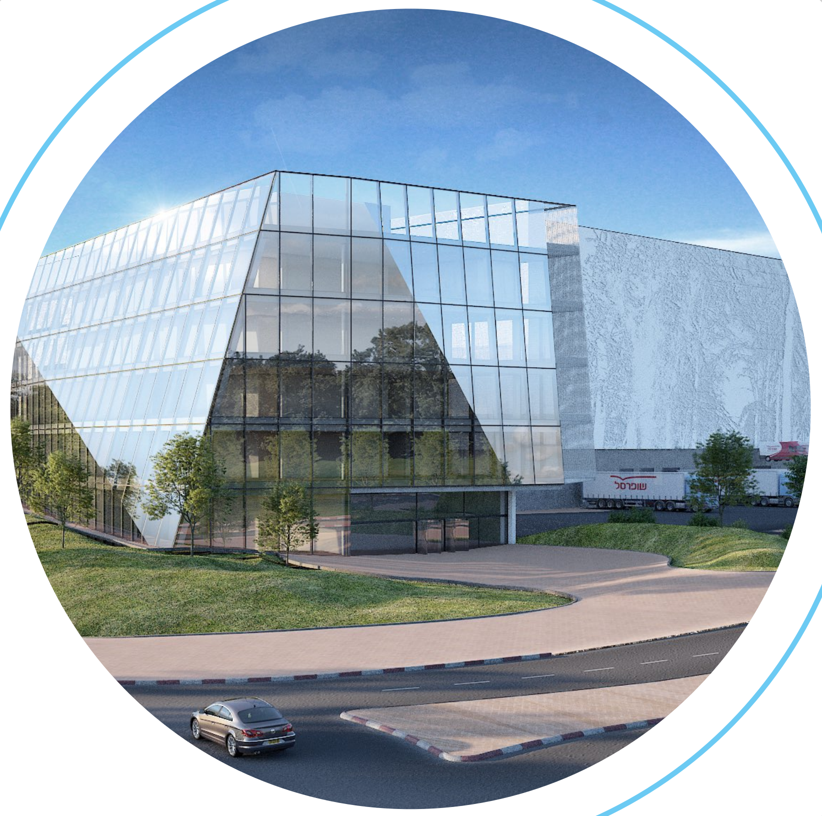
AMOT

DEVELOPMENT STRATEGY / POLICY

DE VELOP MENT

ROBUST DEVELOPMENT PIPELINE

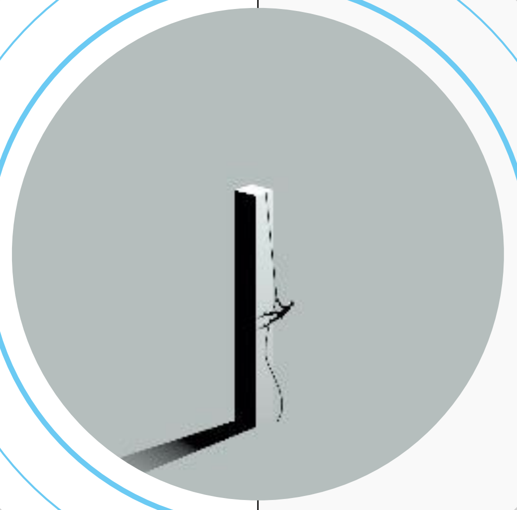
AMOT HOLON



AMOT MODI'IN

MITHAM 1000

MITHAM HA'LEHI



CONCENTRATION OF DATA ON PROJECTS UNDER CONSTRUCTION

AMOT DEVELOPMENTS

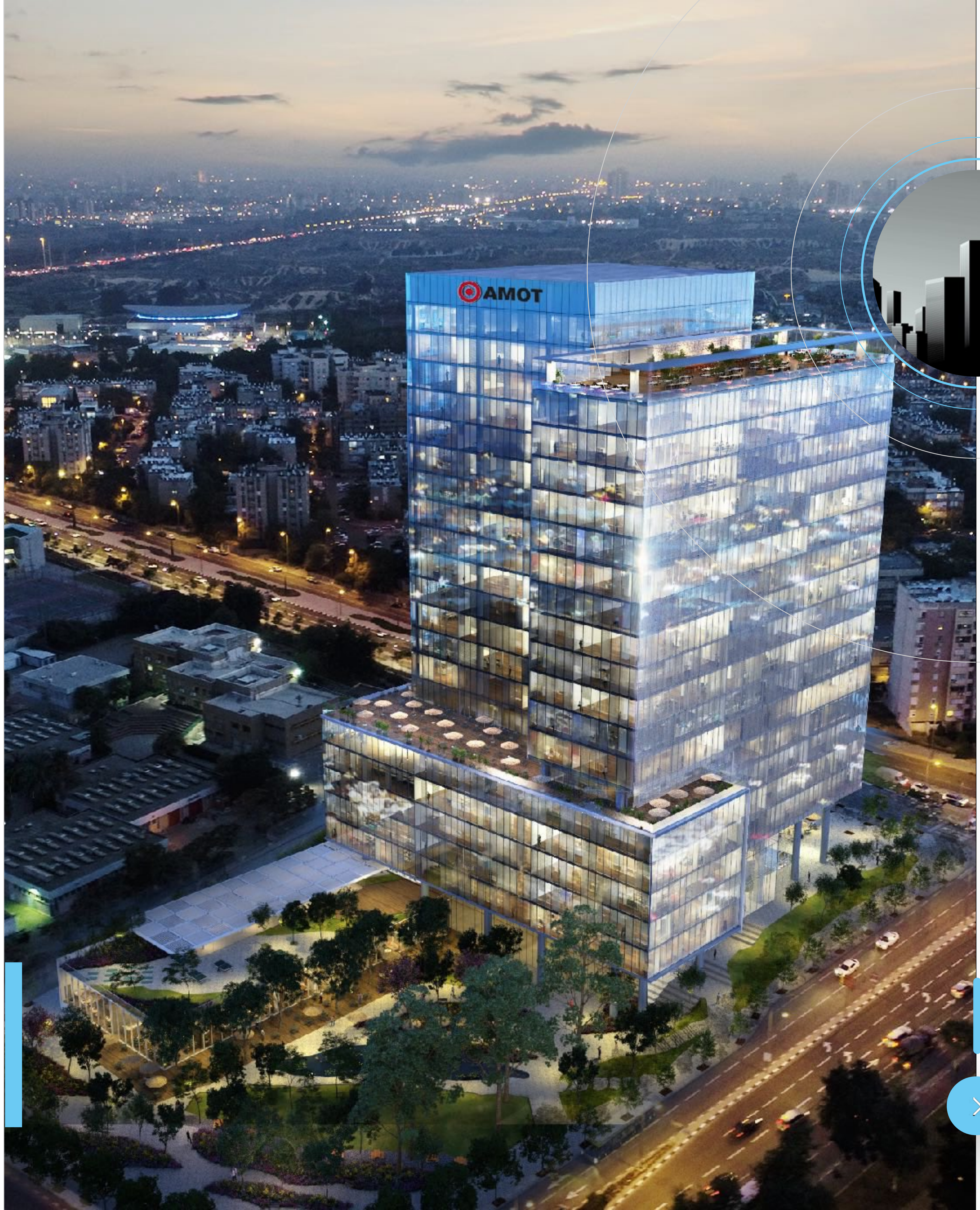
ATTRACTIVE YIELD ON COST FOR PRIME ASSETS

PROJECTS UNDER CONSTRUCTION

THE COMPANY HAS 4 PROJECTS UNDER CONSTRUCTION, THE COMPANY'S SHARE IN WHICH IS APP. 130 THOUSAND SQUARE METERS ABOVE-GROUND AREA. THE TOTAL AMOUNT OF INVESTMENT IN THE PROJECTS IS USD 0.5 BILLION (COMPANY'S SHARE)

DE VELOP MENT

ROBUST DEVELOPMENT PIPELINE



HOLON TOWER

MAIN USE	OFFICES
GLA	56,000 SQM
AMOT'S SHARE	78%
EXPECTED COMPLETION	2021
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	USD 147 M
EXPECTED YOC	8%

PREEMINENT DEVELOPER WITH ROBUST PIPELINE

DE VELOP MENT

INVESTOR PRESENTATION

PROJECTS UNDER CONSTRUCTION

MODI'IN
LOGISTICS

MAIN USE	LOGISTICS
GLA	34,000 SQM
AMOT'S SHARE	75%
EXPECTED COMPLETION	2020

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE

USD 71 M

EXPECTED YOC	8%

PREEMINENT DEVELOPER WITH ROBUST PIPELINE

DE VELOP MENT

PROJECTS UNDER CONSTRUCTION

MODI'IN
LOGISTICS

PREEMINENT DEVELOPER WITH ROBUST PIPELINE

MITHAM HA'LEHI

MAIN USE	OFFICES
GLA	75,000 SQM
AMOT'S SHARE	50%
EXPECTED COMPLETION	2024

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE
USD 157 M

EXPECTED YOC	9%

PREEMINENT DEVELOPER WITH ROBUST PIPELINE

DEVELOPMENT

TOHA2

PLATINUM PHASE 2

AMOT SHAOOL

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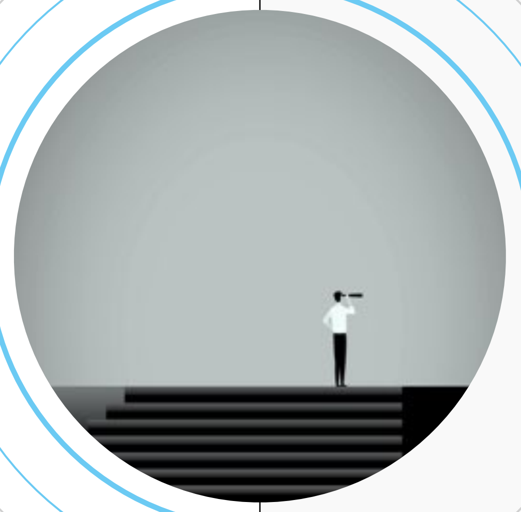
CONCENTRATION OF DATA ON
PROJECTS IN THE PLANNING
AND INITIATION STAGES



AMOT DEVELOPMENTS

SIGNIFICANT PIPELINE IN PLANNING

PROJECTS IN THE PLANNING AND
INITIATION STAGES

ROBUST
DEVELOPMENT
PIPELINE

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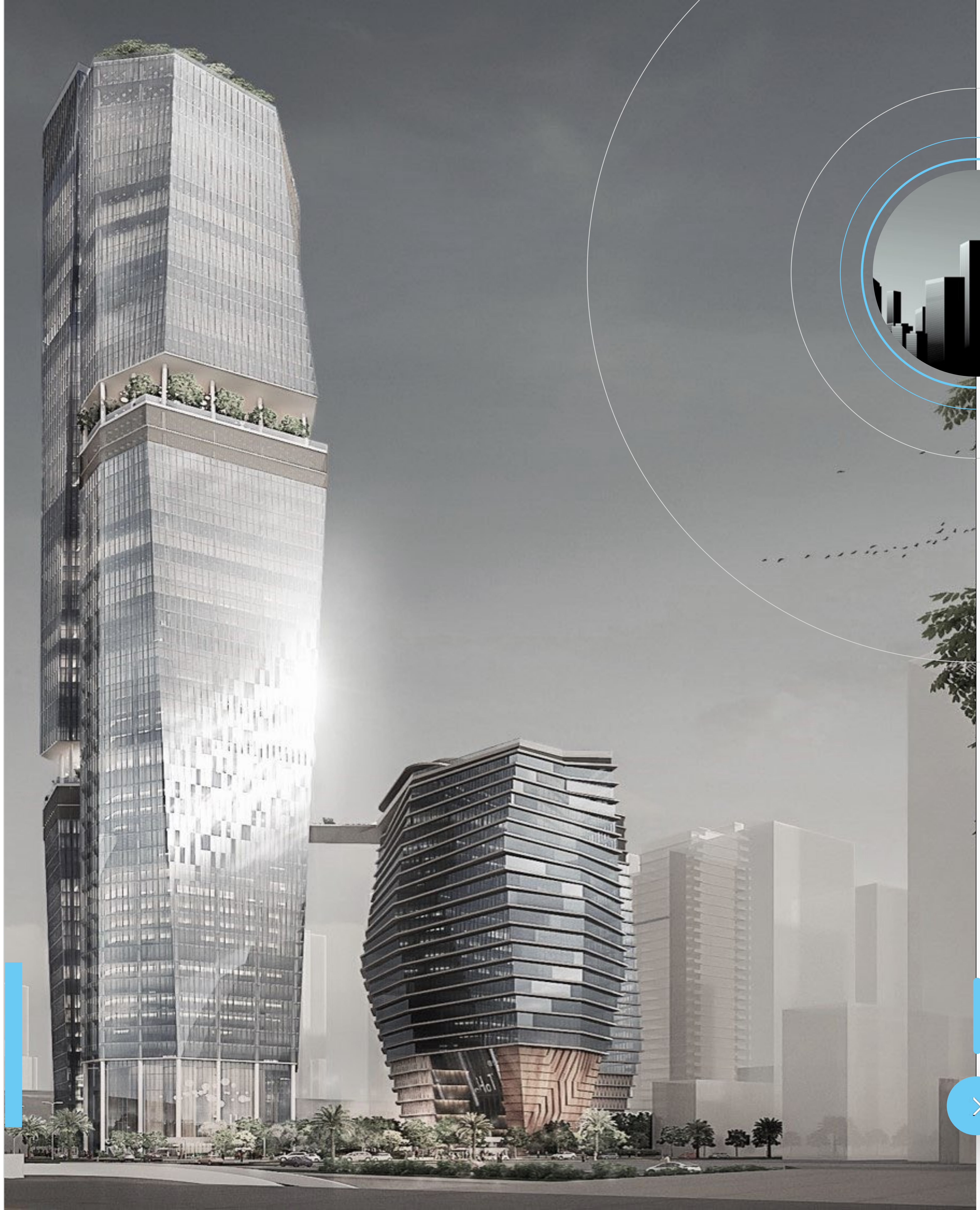


TOHA 2 TOWER

TOHA 2 – PHASE TWO OF THE EXISTING TOHA PROJECT

A SIGNATURE SKYSCRAPER IN THE CENTRE OF TEL AVIV

MAIN USE	OFFICES

ADDITIONAL RIGHTS:

ACCORDING TO T"A\5000, THE LOCAL COMMITTEE APPROVED FOR DEPOSIT UNDER CONDITIONS, BUILDING RIGHTS FOR THE CONSTRUCTION OF ANOTHER OFFICE TOWER

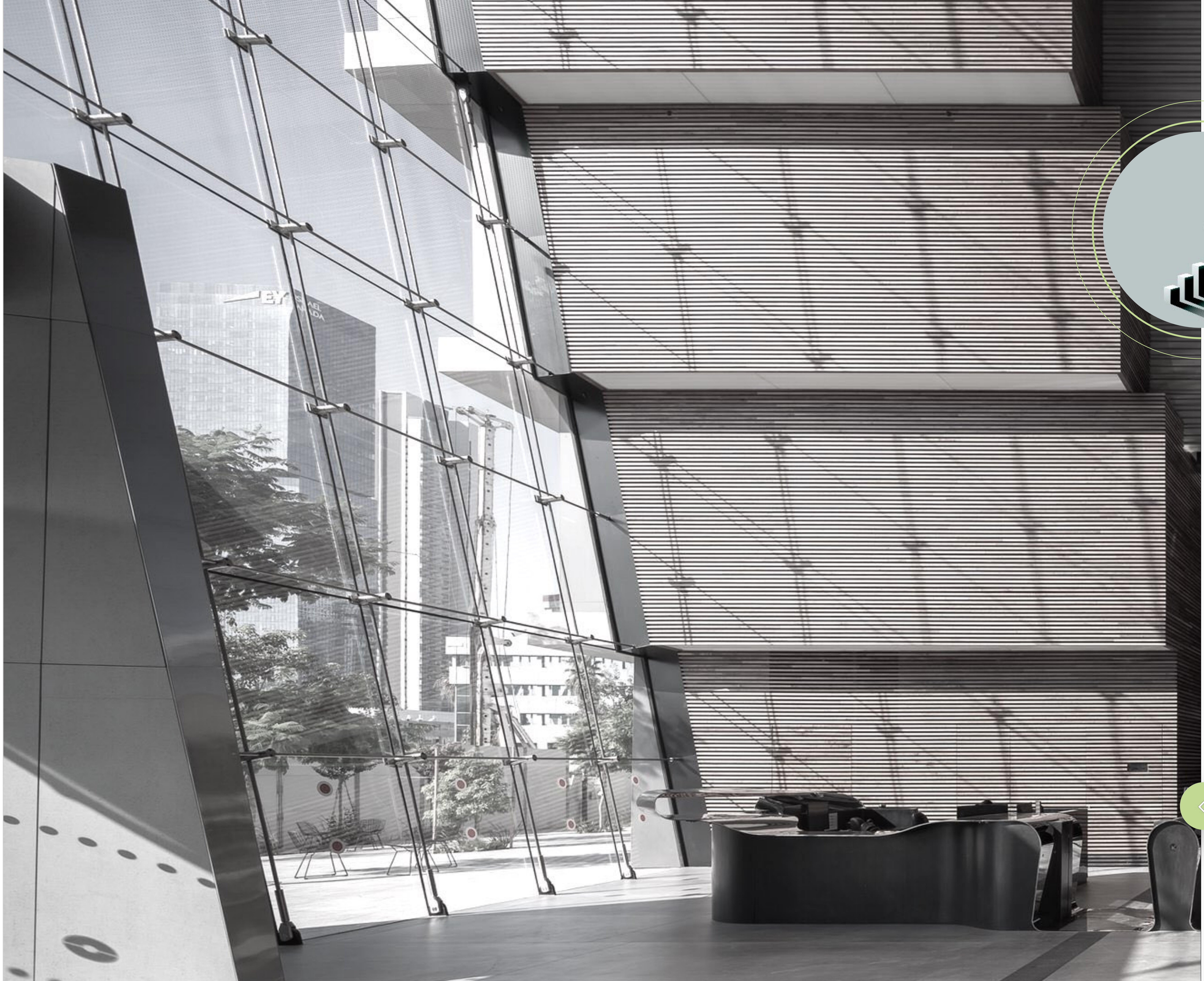
GLA (100%)	140,000 SQM
AMOT'S SHARE	50%

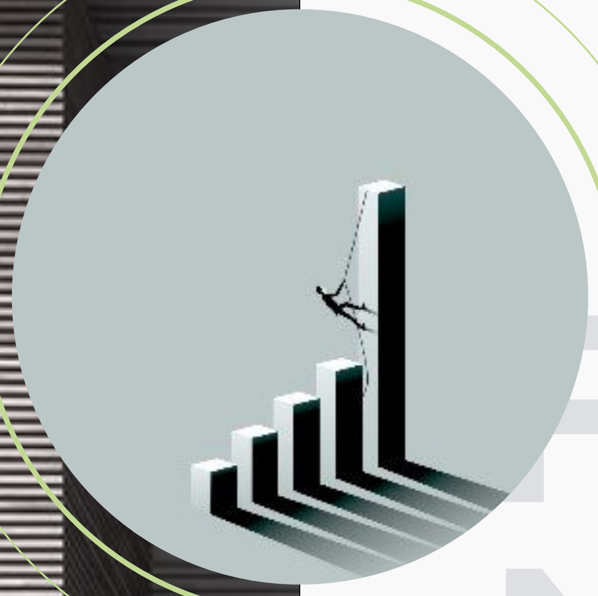
ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE

USD 286 M

DE VELOP MENT

PREEMINENT DEVELOPER WITH ROBUST PIPELINE





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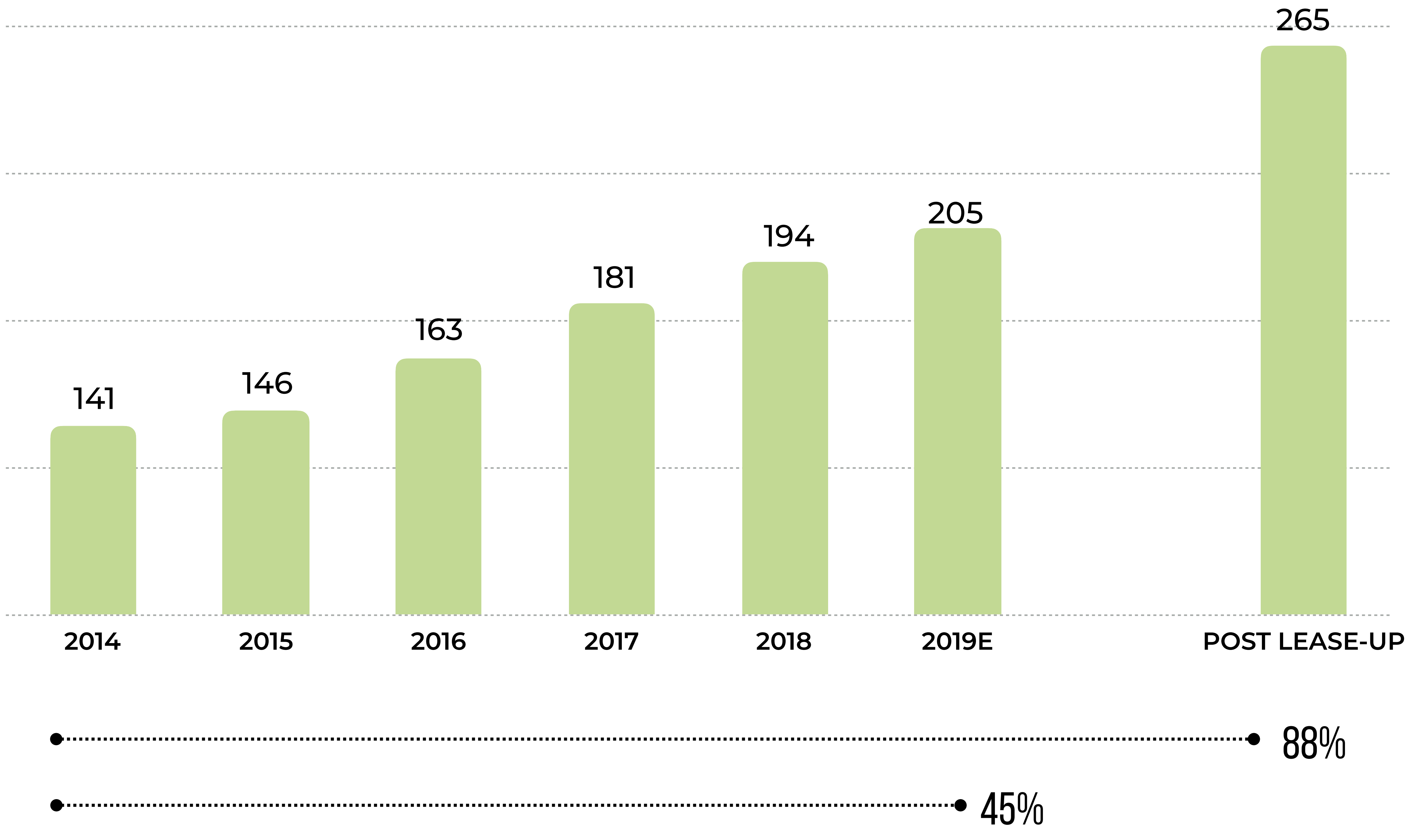
STRONG BALANCE SHEET
WITH CONSERVATIVE
LEVERAGE POSITION

SUPERIOR FINANCIAL RETURNS

NOI PRO FORMA AFTER NEW DEVELOPMENTS



FORECASTED NOI IS CALCULATED AS RUN-RATE NOI TODAY PLUS THE ESTIMATED NOI OF NEW DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION AFTER COMPLETION (SEE PAGE 30).

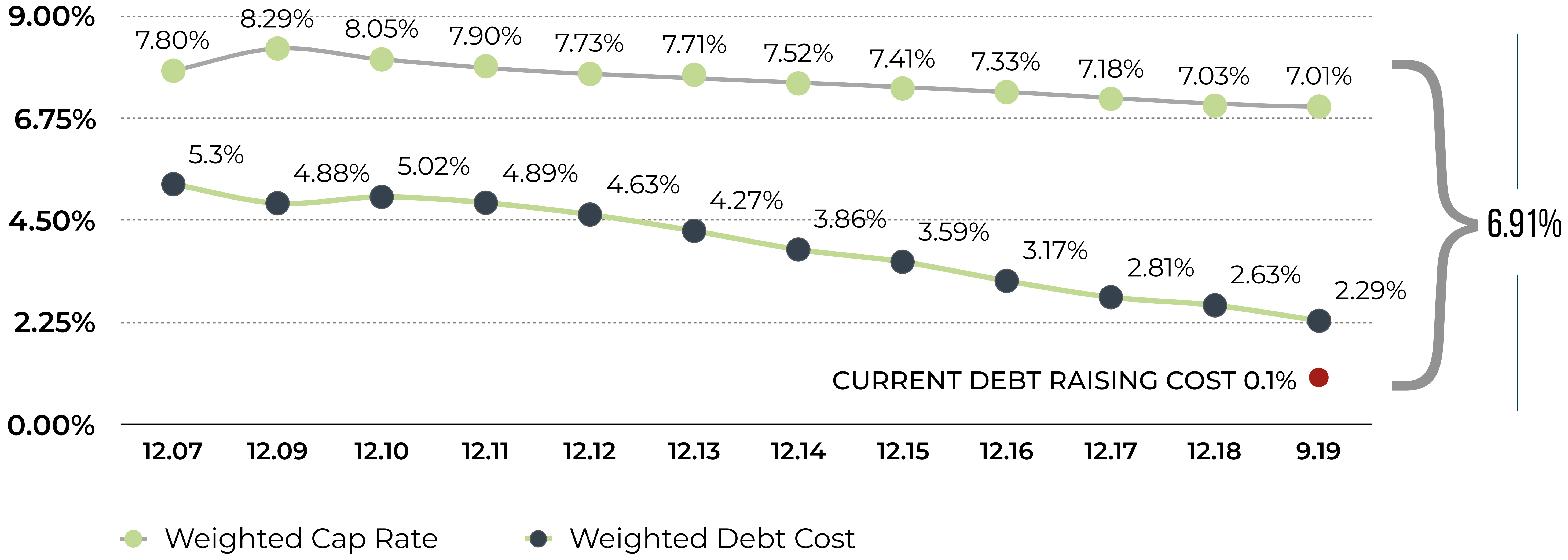
DOES NOT INCLUDE ANY ASSUMPTION OF NEW ACQUISITIONS AND DOES NOT INCLUDE PROJECTS IN PLANING (SEE PAGE 31).

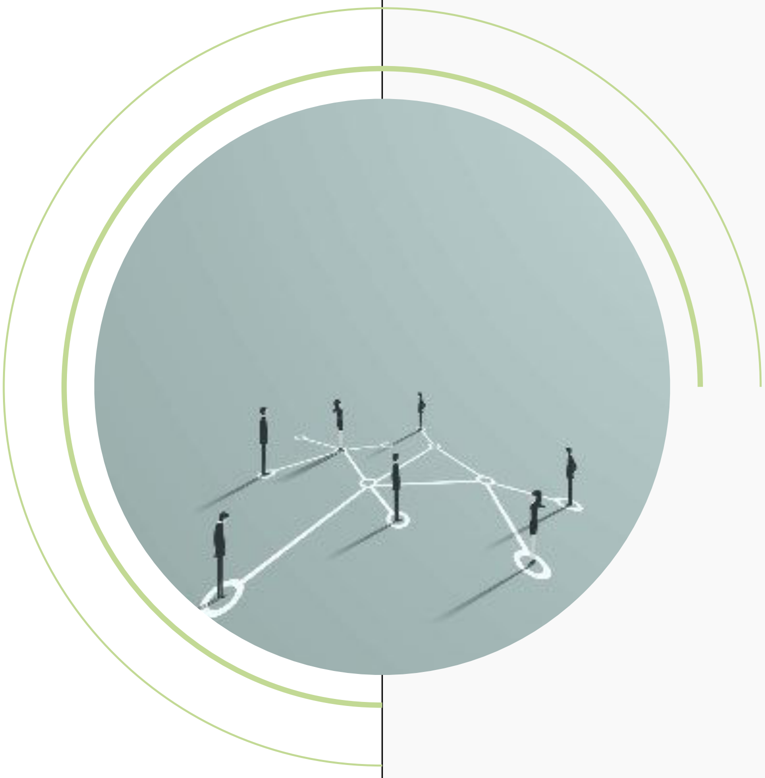
IN USD MILLION.

STRONG BALANCE SHEET WITH CONSERVATIVE LEVERAGE POSITION

FINANCIAL STRENGTH

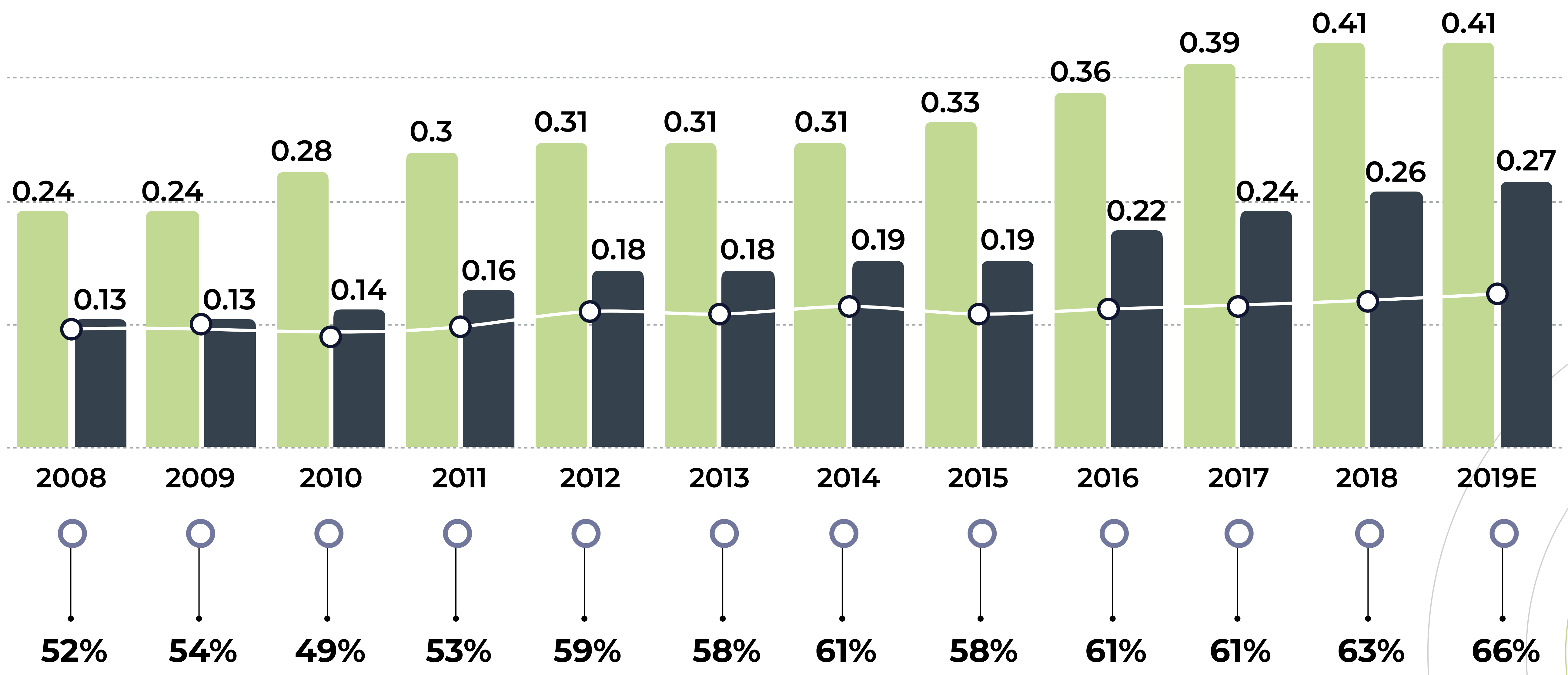
THE CHANGE IN THE WEIGHTED CAP RATE RELATIVE TO THE CHANGE IN THE COMPANY'S WEIGHTED INTEREST RATE





STRONG BALANCE SHEET
WITH CONSERVATIVE
LEVERAGE POSITION

CURRENT DEBT RAISING COST BASED ON COMPANY'S BOND MARKET PRICE (SERIES NUMBER 4), 5.4 YEARS DURATION, AS OF 5 JANUARY 2020



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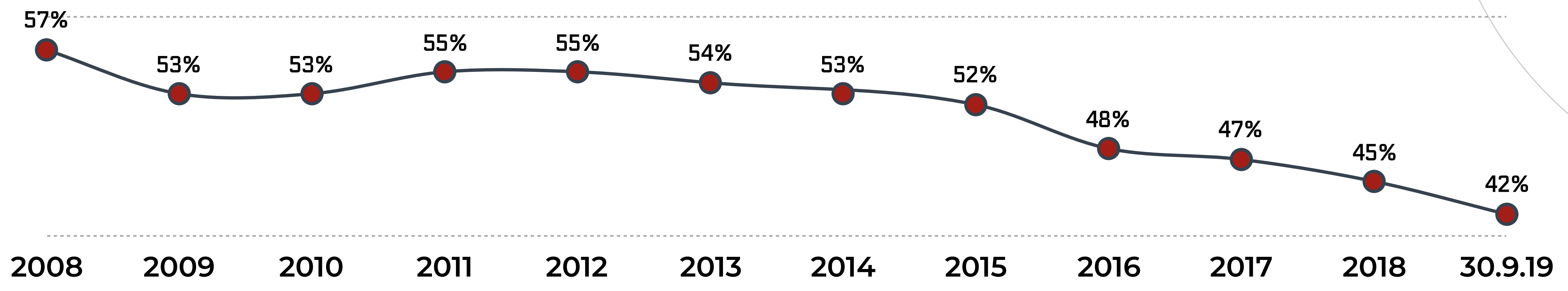

- FFO PER SHARE ($)
- ORDINARY DIVIDEND PER SHARE ($)
- DIVIDEND PAYOUT RATIO

HEALTHY FFO AND DIVIDEND PER SHARE GROWTH

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

NOT INCLUDING DISTRIBUTION OF SPECIAL DIVIDENDS

STRONG BALANCE SHEET WITH CONSERVATIVE LEVERAGE POSITION

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SUPERIOR FINANCIAL RETURNS

TOP-RATED FINANCIAL POSITION

STRONG BALANCE SHEET WITH CONSERVATIVE LEVERAGE POSITION

EFFECTIVE LEVERAGE RATIO OF **42%**.

THE COMPANY'S BONDS ARE RATED IL**AA/STABLE** BY S&P (MAALOT) AND IL**Aa2/STABLE** BY MOODY'S (MIDROOG) (ISRAELI SCALE).

ALL OF THE COMPANY'S ASSETS ARE **UNPLEDGED** EXCEPT FOR ASSETS VALUED AT 3% WHICH ARE HELD WITH PARTNERS.

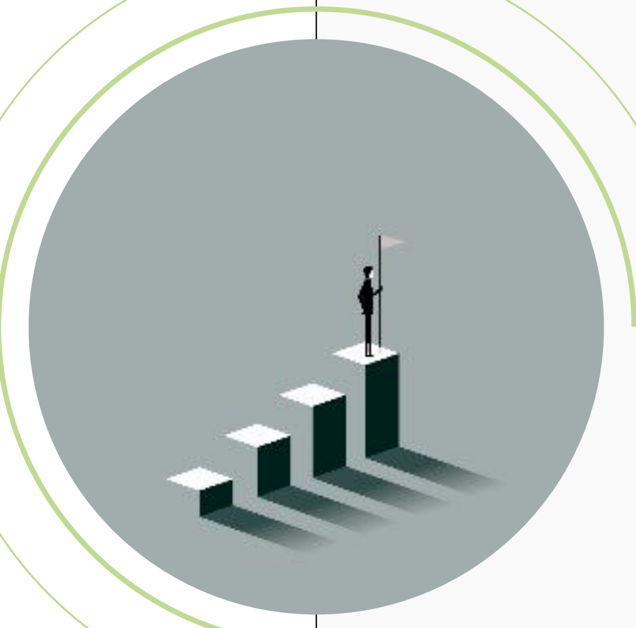
WEIGHTED EFFECTIVE CPI LINKED INTEREST **2.29%.**

CURRENT DEBT RAISING COST, BASED ON AMOT'S BOND SERIES 4, DURATION 5.4 YEARS **0.1%**. AS OF 5 JANUARY 2020.

AVERAGE DURATION OF DEBT **4.9** YEARS.

CREDIT FACILITIES IN THE AMOUNT OF USD **229** MILLION.

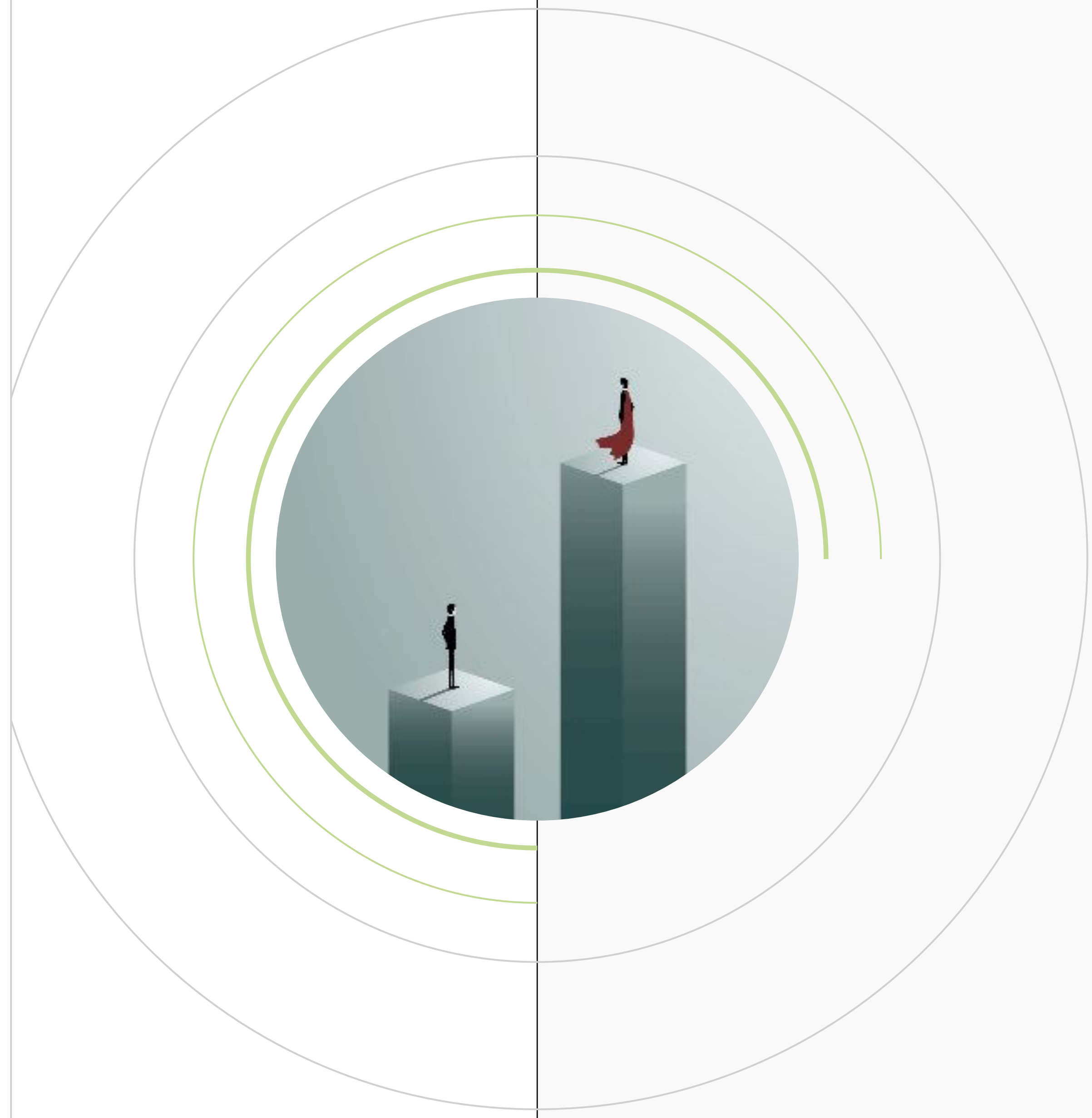
CASH AND CASH EQUIVALENTS IN THE AMOUNT OF USD **233** MILLION.

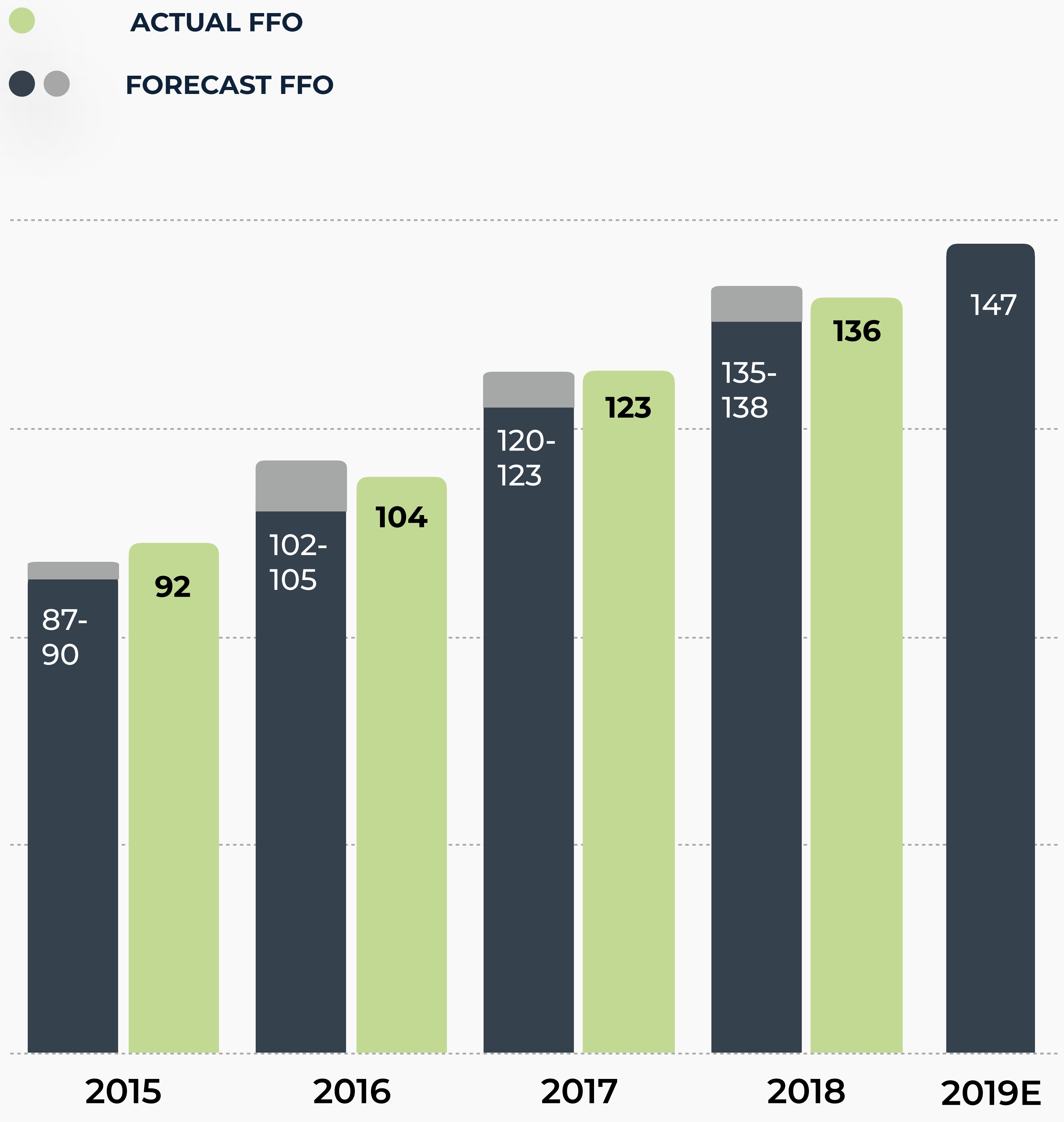


STRONG BALANCE SHEET
WITH CONSERVATIVE
LEVERAGE POSITION

FINANCIAL

SUPERIOR FINANCIAL RETURNS





TRACK RECORD OF DELIVERING A RELIABLE FORECAST FOR SHAREHOLDERS

AMOT HAS A HIGHLY PREDICTABLE INCOME STREAM AND OFFERS CLEAR MARKET GUIDANCE (USD MILLION)

AMOT HAS A HIGHLY PREDICTABLE INCOME STREAM AND OFFERS CLEAR MARKET GUIDANCE (USD MILLION)

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LOGISTIC REAL ESTATE IN
ISRAEL

CONCLUSION

1 Attractive Israeli economic environment coupled with strong real estate fundamentals.

2 Portfolio focussed on Greater Tel Aviv region, Israel's growth engine. Portfolio only in Israel.

3 Impressive portfolio of properties focussed on office located in prime locations.

4 Strong demand from a diverse set of international and local tenants.

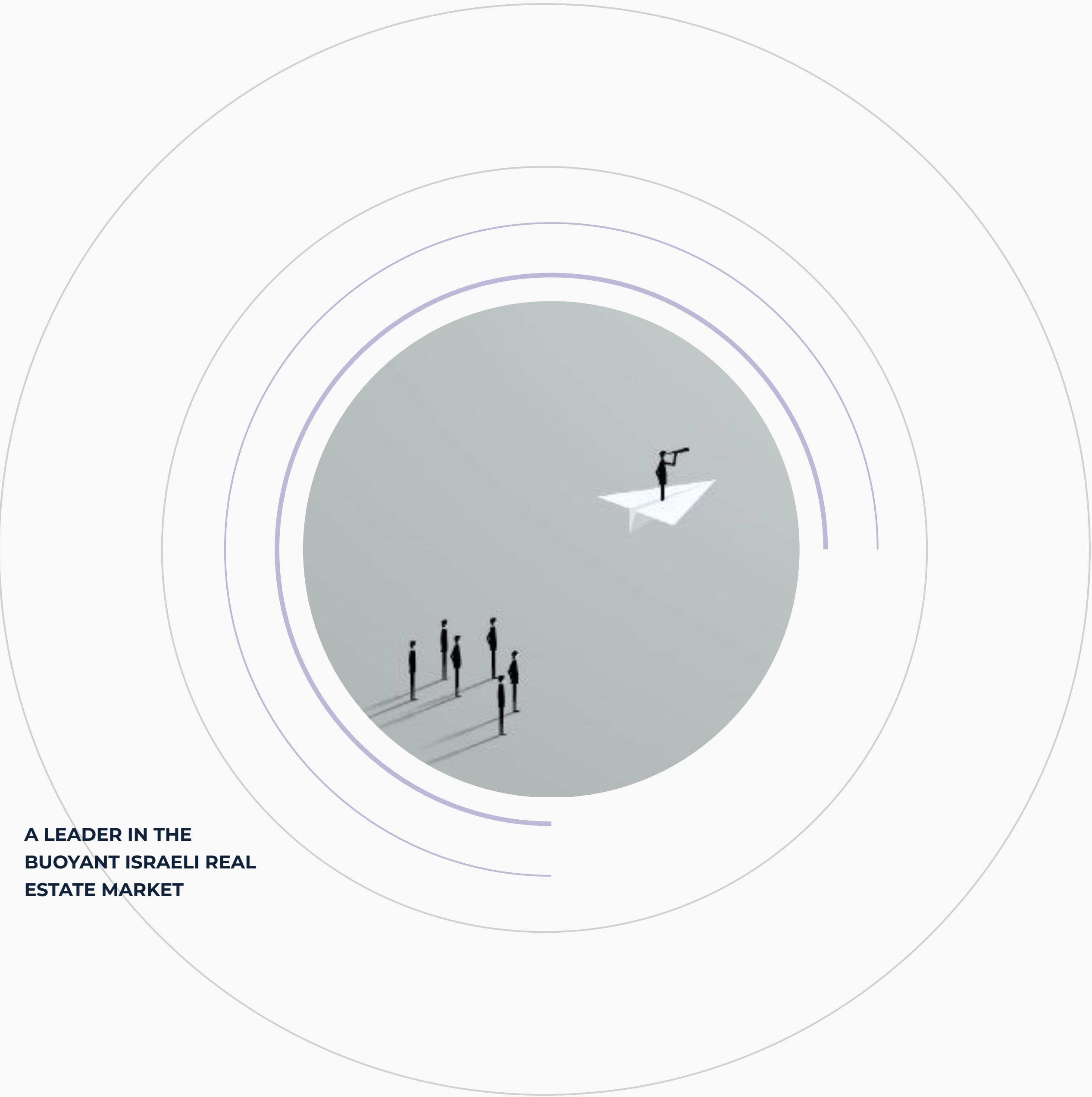
5 Preeminent developer with a robust pipeline to fuel growth.

6 Top-rated financial position.

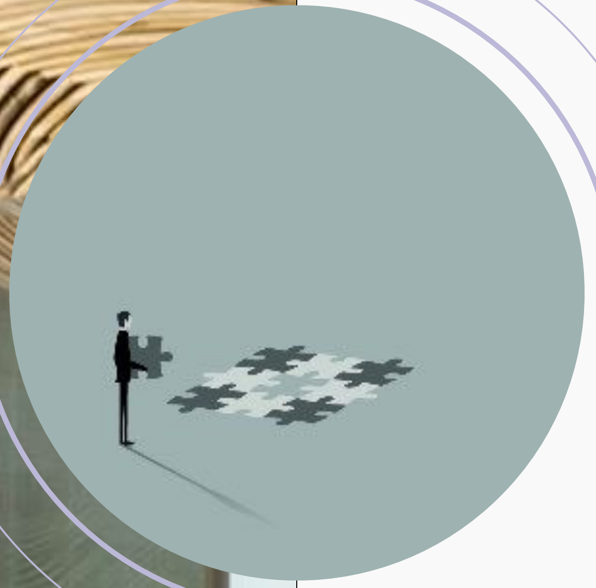
7 Proven track record of delivering shareholder value.

8 Quarterly dividend distribution according to a clear dividend policy.

A LEADER IN THE BUOYANT ISRAELI REAL ESTATE MARKET



CONCLUSION



APPENDIX

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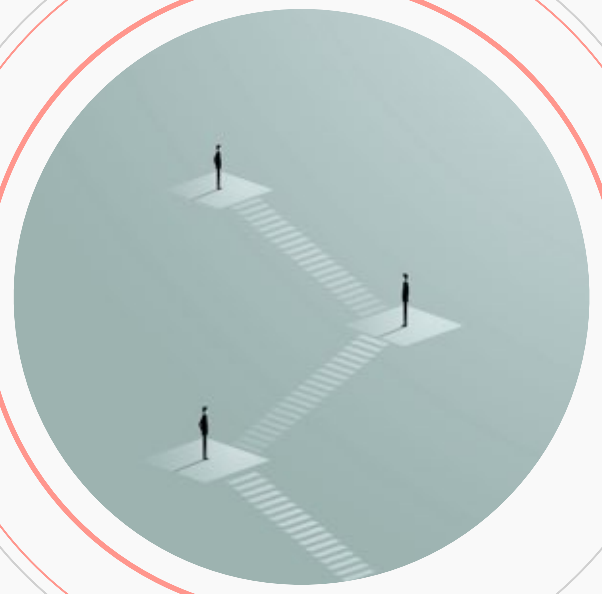
ADDITIONAL MATERIALS

ITEM	UK	US	ISRAEL
LEASE TERM	• 10-15 years	• 5-10 years	• c. 5 years + tenant option • Larger spaces leased for c.10 years
RENT QUOTE	• Per square foot per annum	• Per square foot per annum	• Per square metre per month
RENT MECHANISM	• Rent review, generally every five years (rent remains flat in intervening period) –New rent established with reference to lease transactions in comparable property –Process conducted by independent surveyor • Rent review is generally upwards only • 1-2 rent reviews per lease	• Built-in rent increases –Fixed uplift –Variable uplift (inflation indexed) • Post lease expiration, rent renegotiated with tenant –Passing rent level and structure of rental uplifts	• CPI-linked; upwards only (on initial base rent) • Post lease expiration, rent renegotiated with tenant • Tenant option at additional rent (pre-agreed at signing of initial lease)
RENEWAL RIGHTS	• Statutory right of renewal under the terms of original lease (unless lease carved out of statute)	• No tenant right to remain in the property unless a specific lease-extension right negotiated and signed	• No tenant right to remain in the property unless a specific lease-extension right negotiated and signed
PROPERTY EXPENSES	• Leases are generally Fully Repairing and Insuring ("FRI") –Building maintenance, insurance and most capital expenditure borne by the tenant –Some of the costs (e.g., utilities, council tax) are paid by the tenant directly while others are paid indirectly (paid by the landlord and reimbursed by the tenant through a service charge) • Void costs are therefore more substantial for UK landlords and include: –Loss of rent; unreimbursed service charges –Empty rates (property taxes)	• Unless triple-net lease, landlord generally responsible for all ongoing management costs of the building, including: –Utilities –Insurance –Property tax –Maintenance capex	• Tenant responsible for almost all costs –Utilities –Property tax –Maintenance capex –Insurance
BUILDING CONDITION	• Strict requirement for tenant to return the space to its original condition after allowing for reasonable wear and tear	• Less strict requirement	• Strict requirement for tenant to return the space to its original condition after allowing for reasonable wear and tear



LEASE TERM COMPARISON - OFFICES

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ESG POLICY OF AMOT

APPENDIX

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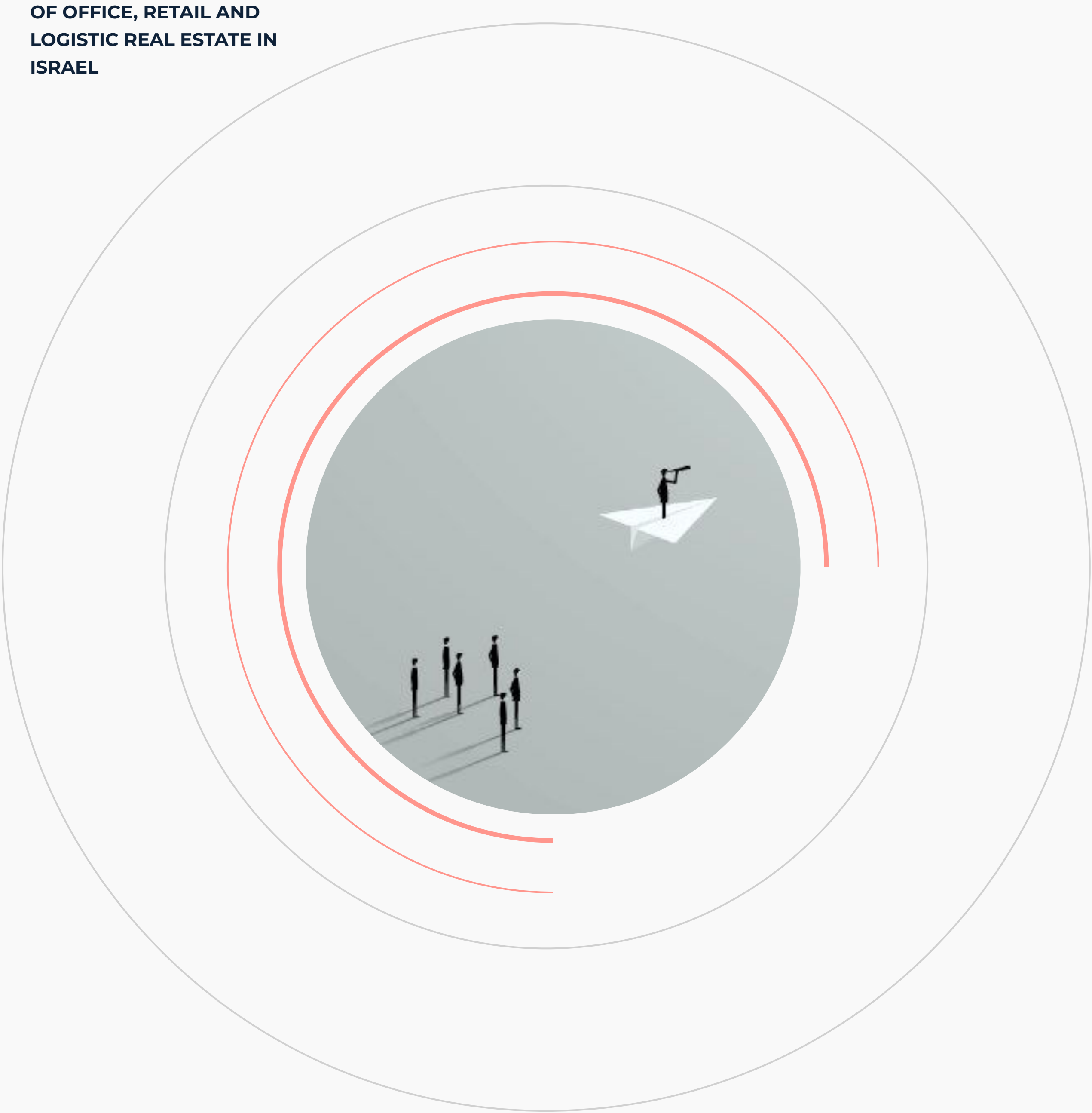


Environmental

- Amot invests considerable sums to ensure adherence with environmental values in the operation of its existing assets and the construction of its new assets.
- The company's most recent office developments have all been built with strict adherence to "green building" practices and have received high LEED ratings.
- Atrium and ToHa, Amot's two most recently completed developments were the first two buildings in Israel to receive LEED Platinum status, demonstrating Amot's commitment to green standards.
- The Company has also deployed solar panels at over of a dozen of its assets to increase the proportion of green energy usage in its portfolio.
- In addition, the company works actively to maintain a high standard of maintenance across its portfolio to reduce water and electricity usage in its buildings.

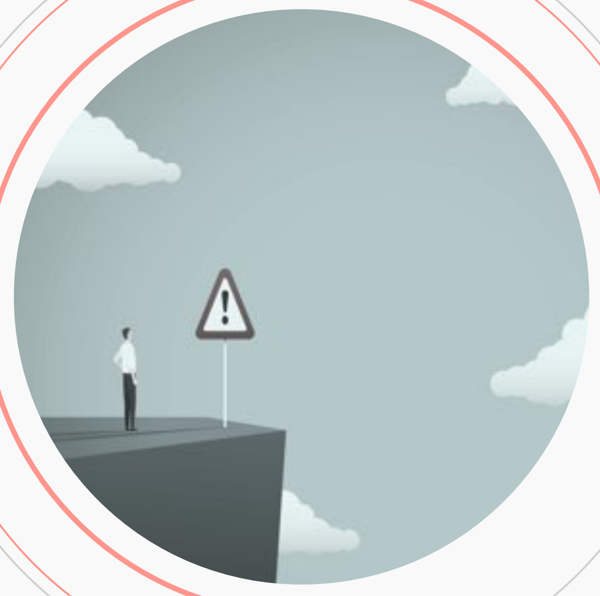
Social

- Amot has invested considerable sums to ensure strict adherence with accessibility values.
- All of Amot's assets have been made accessible for people with disabilities.
- The Company has received accessibility certificates from Access Israel, a major NGO focussed on improving accessibility for disabled persons throughout society.
- Amot donates about USD 0.6m a year to various charitable organizations across Israel. Giving back to the community is important for Amot.

Governmental

- Board of directors is comprised of 9 directors.
- Only 3 directors are related to the controlling shareholder- Alony Hetz, emphasizing the independence with which the board conducts itself.
- Board members are experienced and well-respected members of the Israeli business community.

DISCLAIMER



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All numbers and figures are approximate.

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ADDITIONAL MATERIALS

CONTACT DETAILS

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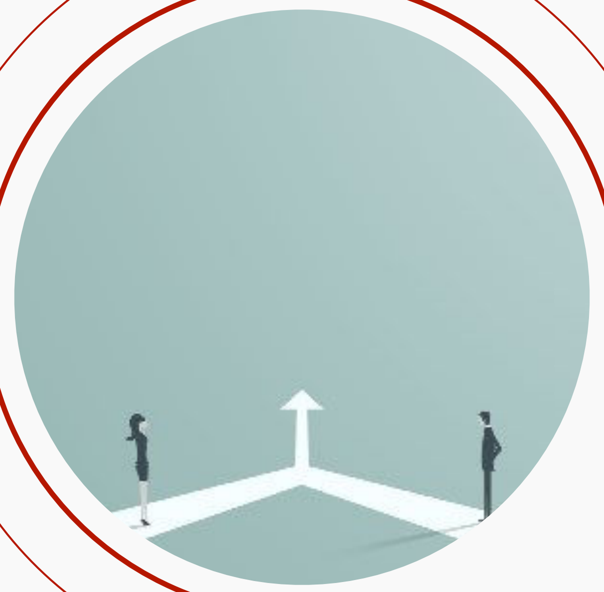
AMOT INVESTMENTS LTD

INTRODUCTION TO
AMOT
INVESTOR PRESENTATION
JANUARY 2020



THANK YOU

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