2023

APPENDIX DEVELOPMENTS

FEBRUARY 2024

AMOT
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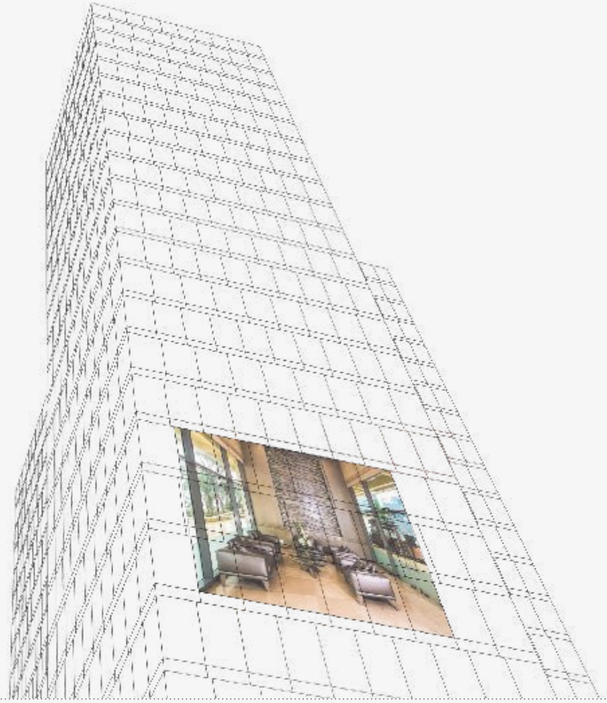
FEBRUARY 2024

Capital Market Presentation
2023

AMOT DEVELOPMENTS



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

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AMOT DEVELOPMENTS

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PROJECTS UNDER CONSTRUCTION

AS OF DECEMBER 31, 2023

Property Name	Location	Primary use	Estimated completion date	Square meter for marketing above-ground 100%	Holding rate	Square meter for marketing above-ground	Project's book value	Estimated construction cost Including land and parking spaces	Expected NOI	expected yield
						Company's share in million of NIS				
Amot Modi'in	Modi'in	Offices	2024	9,000	75%	6,750	55	70-80	5	6.7%
Halehi complex	Bnei Brak	Offices	2025	100,000	50%	50,000	467	750-780	57-61	7.7%
K complex Jerusalem	Jerusalem	Offices	2027	93,000	50%	46,500	137	700-740	49-53	7.1%
Logistic center Beit Shemesh	Beit Shemesh	Logistics	2024	50,500	60%	30,300	173	215-220	15-17	7.5%
Park Afek	Rosh HaAyin	Offices	2024	8,400	50%	4,200	13	35-45	3	7.6%
ToHa2	Tel Aviv	Offices	2026	160,000	50%	80,000	768	1,600-1,700	130-150	8.5%
Total				**420,900**		**217,750**	**1,613**	**3,370-3,565**	**259-289**	**7.9%**

1. The retail floors in the "halehi Complex" property are expected to open during the year 2024. The company has signed contracts in the amount of approximately 8,500 square meters (the company's share is 50%), which are expected to yield annual rents of approximately NIS 16 million (the company's share is 50%).

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ToHa 2

These days, underground parking garages are being built for phase B, a particularly high building offering 75 floors with 160,000 sqm of office space.

Main Use
OFFICES

Expected Completion
2026

Construction Cost
NIS 1,650M
Company's Share

Expected yield
8.5%

GLA - 100%
160,000 SQM

Amot's Share
50%

Expected NOI
NIS 140M
Company's Share

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HA'LEHI BNEI BRAK

Office and commercial project built on a 75,000 sqm plot of upper space for marketing; 62,000 sqm of office space and 13,000 sqm of commercial spaces with home-style characteristics.

Main Use
OFFICES

Expected Completion retail
2024

Construction Cost
NIS 765M
Company's Share

Expected yield
7.7%

GLA - 100%
100,000 SQM

Expected Completion offices
2025

Amot's Share
50%

Expected NOI
NIS 59M
Company's Share

STRONG TOGETHER.

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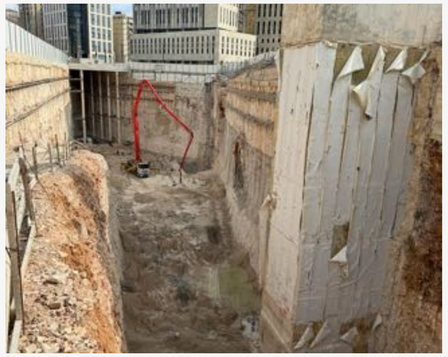
K COMPLEX JERUSALEM



A joint project for Amot (50%) and Allied Real Estate (50%) for the planning and construction of an office, commercial and hotel project that is expected to include 103,000 sqm of upper marketing space.

Main Use
OFFICES

Expected Completion
2027

Construction Cost
NIS 720M
Company's Share

Expected yield
7.1%

GLA - 100%
93,000 SQM

Amot's Share
50%

Expected NOI
NIS 51M
Company's Share

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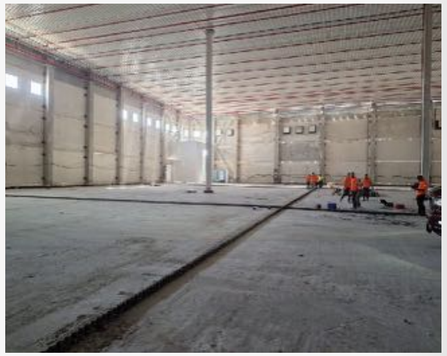
AMOT DEVELOPMENTS

BEIT SHEMESH



In June 2021, the Company purchased 60% (27,000 sqm) of a 40-dunam plot in Beit Shemesh from Y.D.E Menivim Ltd. to establish a logistics center for NIS 53 million.

Main Use
LOGISTICS

Expected Completion
2024

Construction Cost
NIS 217M
Company's Share

Expected yield
7.5%

GLA - 100%
50,500 SQM

Amot's Share
60%

Expected NOI
NIS 16M
Company's Share

חזקים ביחד.

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2023

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חזקים ביחד.

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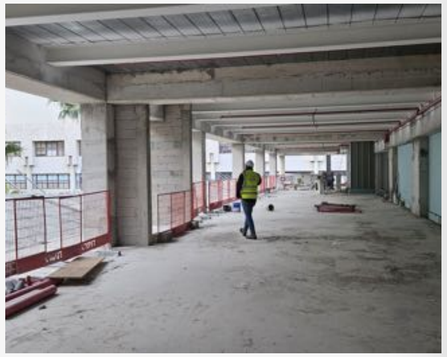
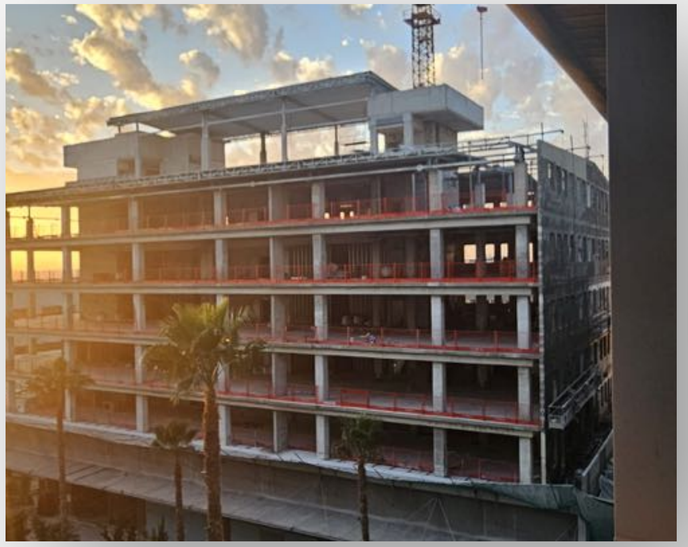
AMOT DEVELOPMENTS

PARK AFEK





A joint project for Amot and Denisra International Ltd. (each party's share is 50%) for the construction of a third office building above an existing commercial floor in the Amot Park Afek complex in Rosh Ha'Ayin.

Main Use
OFFICES

Expected Completion
2024

Construction Cost
NIS 40M
Company's Share

Expected yield
7.6%

GLA - 100%
8,400 SQM

Amot's Share
50%

Expected NOI
NIS 3M
Company's Share

STRONG TOGETHER.

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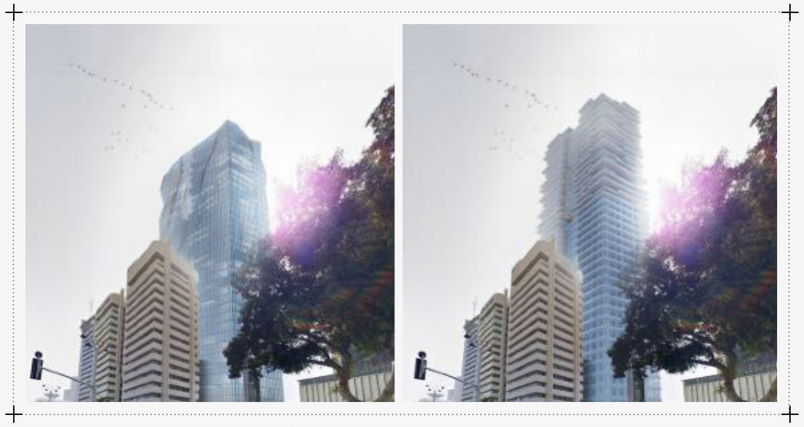
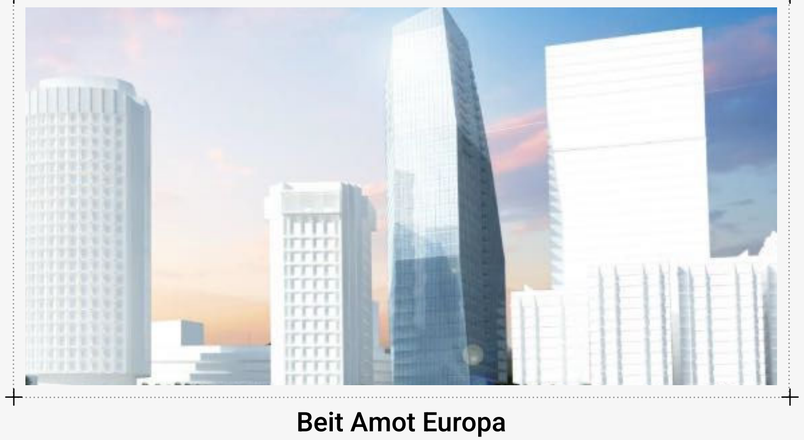
AMOT DEVELOPMENTS

DEVELOPMENT-PLAN TEL AVIV 5000

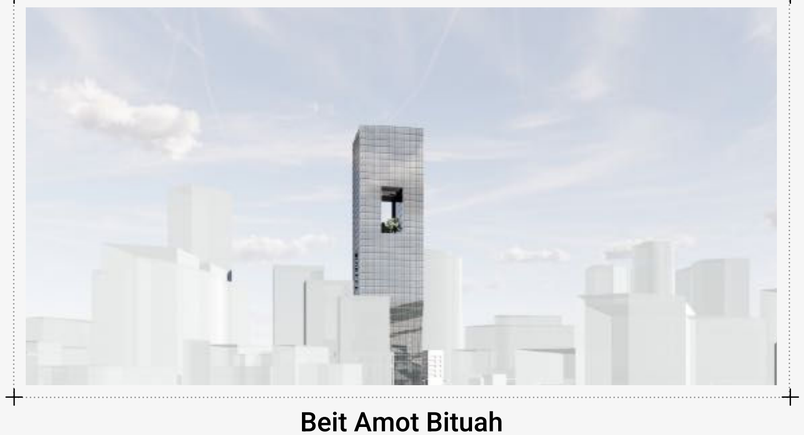


Dubnov & Amot Mishpat

Migdal Ha'mea



Beit Amot Europa



Beit Amot Bituah

2023

AMOT INVESTMENTS PRESENTATION

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