11.08.2026

Q2 2026 results - Amot continues to deliver solid results

- **Q2 NOI grew by around 3% relative to the corresponding quarter and amounted to 270 million NIS**
- **FFO according to the management approach grew by 4% compared to the corresponding quarter and amounted to 212 million NIS**
- **Net profit in the quarter grew by around 10% relative to the corresponding quarter, and amounted to 329 million NIS**
- **The company updates its 2026 forecast as follows:**
  NOI is expected to range between NIS 1,070 million and NIS 1,080 million, and FFO, according to management's approach, is expected to range between NIS 790 million and NIS 800 million
- **As of the date of publication of this report, the Company has signed lease agreements and/or is conducting advanced negotiations regarding areas that are expected to be occupied for the first time, which are expected to generate annual revenues of approximately NIS 235 million (the Company's share: approximately NIS 120 million)**
- **The Company declared a dividend distribution for the third quarter of 133 million NIS (0.27 NIS per share)**

Shimon Abudraham, CEO of Amot: "We are concluding the second quarter with an increase in operating parameters and progress in carrying out projects in accordance with the timetables we set. We estimate that as the projects are completed the NOI is expected to increase to 1.4 billion NIS in a manner that will reflect the Company's strength, the quality of its properties and the Company's fortitude.
In the offices field, we are continuing to observe an increase in demand, mainly in the Tel Aviv CBD, and deals are being signed at higher prices. Over the course of the quarter, we signed significant transactions in development projects that are expected to contribute to the Company's cash flow starting 2027. The ToHa2 Tower is expected to open in early 2027 as planned, and as of today contracts have been signed or advanced negotiations are underway for 75% of the marketable space.
The logistics field continues to be a stable and significant pillar of the Company's activity and we are working to continue developing it. Concurrently, we are continuing to improve the industrial and logistical properties and land parcels, covering over one hundred hectares, while adapting them to additional uses including in the fields of energy and data centers.
We are continuing to work to sell properties outside our business focus and after the report date we sold an additional property worth 140 million NIS. We raised debt over the course of the quarter and we are continuing to work hard while taking advantage of the Company's strength and financial flexibility in order to achieve our goals and create further growth for coming years."

Investor Relations Ltd.
18A Raul Wallenberg St., Tel Aviv 6971915 • Tel: 03-5167620 • Fax: 03-5167619 • Email: info@km-ir.co.il • www.km-ir.co.il

Summary of data for the second quarter of 2026:

	% Change 2025/26	H1 2026	H2 2025	% Change 2025/2026	Q2 2026	Q2 2025	2025
NOI	2%	540	527	3%	270	263	1,060
Net profit	8%	492	457	10%	329	298	782
FFO according to Management's approach	(1%)	400	405	4%	212	203	802
FFO according to Management's approach per share (agorot)	(6%)	81	86	(0.5%)	42.9	43.1	166.3
Weighted number of N.V. shares	5%	493,789	471,590	5%	493,814	471,648	482,051
Increase in CPI during the period		1.16%	1.57%		1.26%	1.28%	2.4%

Key data for the second quarter of 2026 (according to expanded Consolidated Financial Statements):

- **Quarterly NOI** increased by 3% and amounted to 270 million NIS, compared to 263 million NIS in the corresponding quarter. The increase largely derives from an increase in revenues from identical properties less a decrease in revenues from the sale of properties.
- **Same property NOI in the quarter** increased by 2.9% and amounted to 269 million, compared to 261 million NIS in the corresponding quarter.
- **FFO according to management's approach in the quarter** amounted to 212 million NIS compared to 203 million NIS in the corresponding quarter, a 4% increase.
- **FFO according to Management's approach in the quarter** amounted to 0.429 NIS, compared to 0.431 NIS in the corresponding quarter.
- **Net profit in the quarter** amounted to 329 million NIS compared to 298 million NIS in the corresponding quarter, a 10% increase.
- **Total value of investment property (revenue-generating and under construction)** as of June 30 2026 amounted to approximately 22.1 billion NIS.
- **Occupancy rate** as of June 30 2026 is 91.9%. After neutralizing properties construction of which has been completed, and which had been reclassified from properties under construction to investment properties in 2025 (an office building in Park Afek, an office building in Modi'in and the lower logistical center in Beit Shemesh), the occupancy rate is 93.1%. In addition, the occupancy rate includes 8,000 sqm of office space (approximately 2% of the office occupancy rate) that is currently vacant and intended to be sold as a single vacant asset.
- **Equity attributed to shareholders** as of June 30 2026 amounted to 9.98 billion NIS (equity per share of 20.20 NIS) compared to 9.85 billion NIS as of December 31 2025 (equity per share of 19.96 NIS). The change derives from the profit for the period, net of dividend distribution.
- As of the publication of this report, the Company has **cash balances totaling 750 million NIS and unused credit frameworks totaling 1.05 billion NIS.**

Investor Relations Ltd.
18A Raul Wallenberg St., Tel Aviv 6971915 • Tel: 03-5167620 • Fax: 03-5167619 • Email: info@km-ir.co.il • www.km-ir.co.il

- The Company’s properties are **unpledged** (except for properties owned jointly with partners, constituting around 2% of the total value).
- **Net financial debt** as of the balance sheet date is 9.7 billion NIS, constituting 43.5% of the balance sheet total.
- **Cap rate** – the weighted cap rate derived from cash-generating investment properties as of the end of the period amounts to 6.34%.
- **Amot has 3 projects in various stages of construction, the Company's portion of which is 167,000 m². The total expected scope of investments in the projects is 3.2 billion NIS (the Company’s share):** ToHa2, Halechi Compound in Bnei Brak, and the K Compound in Jerusalem. As of the report date, the cost of the investment is 1.9 billion NIS. **In addition, the Company has 6 additional projects under development, with the Company's share in them being 440,000 m². As of the report date, the cost invested in these projects is approximately 1.1 billion NIS.**

Events during and after the quarter:

- In June 2026, the Company raised debt by expanding debentures series (Series I and J) in the amount of 707 million NIS and for net proceeds of 777 million NIS, at an effective CPI-linked interest rate of 2.8% (including the influence of a hedging transaction) and with an expected lifespan of 7 years.

The Company’s projection for its key operating results in FY 2026 – the projection assumes a yearly CPI increase rate of 2%. The Consumer Price Index increased by 1.16% in the first half of the year.

	Actual 1-6/2026	FY 2026 Updated Forecast	FY 2026 Projection	FY 2025 Actual
NOI (In Millions of NIS)	540	1,070-1,080	1,070-1,100	1,060
FFO According to Management's approach (in millions of NIS)	400	790-800	790-810	802
FFO according to Management’s approach/per share (in agorot)	81.0	160-162	160-164	166.3

Dividends

The Company intends to distribute a minimum annual dividend of 1.08 NIS per share during 2026, to be paid in four quarterly payments of 0.27 NIS per share, subject to a specific decision by the Board of Directors at the end of each quarter. Accordingly, in August 2026 the Company declared that it would be distributing dividends for Q3 2026 to the amount 133 million NIS (0.27 NIS per share), to be paid over the course of September 2026.

About Amot

Amot Investments, of the Alony Hetz Group, is one of Israel's largest and leading cash-generating real estate companies. The Company's shares are listed on the TA 90 Index, the TA-Real Estate Index, and the EPRA Index. As of June 30 2026, Amot holds 111 cash-generating properties in Israel, with a total area of 1.86 million square meters. Most of the Group's properties (90%) are located in Central Israel.

47% of the value of the cash-generating properties are offices, 29% are logistical and industrial parks, 17% are commercial, and 5% are supermarkets. The Company has 3 projects under construction at a scope of around 167,000 square meters (Company's share): ToHa2, an office and commercial complex on Halechi St., and the K Compound at the entrance to Jerusalem. As of the report date, the cost invested is 1.9 billion NIS, with 1.2 billion NIS being in ToHa2, construction of which will be completed by the end of the year. In addition, the Company has 6 additional projects under development, with the Company's share in them being 440,000 sqm. As of the report date, the cost invested in these projects is approximately 1.1 billion NIS.

The Company's prominent properties include ToHa1 (Totzeret Ha'aretz Compound), Amot Atrium Tower, Amot Holon Campus, Amot Tower, Beit Amot Mishpat, Beit Amot BDO, the Tzrifin Logistical Park, the Teva Logistical Center in Shoham, the Shufersal Online center in Modi'in, the Kiryat Ono Mall, Arim Mall Kfar Saba, Hagalil Rosh Pinah Center, B7 Power Center in Beersheba and a portfolio of 35 supermarkets throughout the country.