

## AMOT INVESTMENTS CAPITAL MARKET PRESENTATION

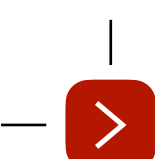
# JUNE 30 2026

AUGUST 2026

Capital Market Presentation  
Q2/2026

This is an English translation of a Hebrew report of the company, that was published on August 11 , 2026 (reference No. 2026-01-075110) at the ISA reporting website ([magna.isa.gov.il](https://magna.isa.gov.il)) (hereafter: "The Hebrew Version"). The English version is only for convenience purposes. This is not an official translation and has no binding force. The translation in any case cannot perfectly reflect the Hebrew Version. In the event of any discrepancy between the Hebrew Version and this translation, the Hebrew Version shall prevail.

No need to imagine.  
**We Will Do It for You.**







AMOT INVESTMENTS  
CAPITAL MARKET PRESENTATION

TABLE OF  
**CONTENTS**

AUGUST 2026

Capital Market Presentation  
Q2/2026



03

ABOUT AMOT



07

INVESTMENT  
PROPERTIES



14

FORECAST



16

GROWTH



21

FINANCIAL  
STRENGTH



25

AMOT  
DEVELOPMENTS



44

FINANCIAL  
DATA



49

CONCLUSION





Past. Present. Future.

# ABOUT AMOT

## YOUR PERFECT FORM

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

Capital Market Presentation  
Q2/2026

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You can see it.



ABOUT AMOT  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Amot Investments Ltd. is one of the leading public companies in  
.Israel in the field of yielding real estate for over 60 years

440 THOUSAND SQM

6 additional projects in  
development with company's  
share of 440 thousand sqm. As of  
the reporting date, the invested  
cost amounts to NIS 1.1 billion

167 THOUSAND SQM

3 projects under construction in  
the scope of 167 thousand sqm in  
total cost of 3.2 billion NIS  
(company's share). As of the  
reporting date, the invested cost  
amounts to NIS 1.9 billion

1.86 MILLION SQM

Rental space. Approximately 1.16  
million sqm upper rental space

22.1 BILLION NIS

Total Investment Property  
Subsequent to the reporting date,  
the Company disposed of an  
office property for consideration  
of approximately 140 million NIS.

91.9% OCCUPANCY RATE

The occupancy rate excluding  
properties reclassified in 2025  
from real estate under construction  
is 93.1%. Including 8,000 sqm of  
office space which is currently  
vacant and intended for sale as a  
standalone vacant asset.

111 PROPERTIES

Owned by the company

NOI 540 MILLION

NOI for H1 2026 (in NIS)

1,730

Tenants

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Past. Present. Future.

ABOUT AMOT  
YOUR PERFECT FORM

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in Israel in the field The yielding real estate.

Capital Market Presentation  
Q2/2026



## ABOUT AMOT

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. **Present.** Future.

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# FINANCIAL STRENGTH

## YOUR PERFECT FORM

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

Capital Market Presentation  
Q2/2026

9.7 BILLION NIS

Net financial debt

51%

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 51% of its equity

4.7 YEARS

Average debt duration

## LEADING INDICES

A public company that is traded on the Israeli Stock Exchange and included in the indices: **Tel Aviv 90, Tel-Aviv - Real Estate, Tel Div and EPRA.**

BONDS RATING

AA/Aa2

10 BILLION NIS

Equity

43.5%

Leverage ratio

2.07%

Weighted average interest rate on CPI-linked Debt

## DIVIDEND

Quarterly dividend distribution policy, high dividend yield over time. For the first and second quarters of 2026, a regular dividend totaling NIS 266 million was distributed, in addition to a special dividend for 2025 amounting to NIS 114 million.

98%

UNENCUMBERED ASSETS



## ABOUT AMOT

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

# THE COMPANY'S CUSTOMERS

YOUR PERFECT FORM

## LOCAL AND INTERNATIONAL COMPANIES

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

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Past. Present. Future.

# INVESTMENT PROPERTIES

YOUR PERFECT FORM

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in Israel in the field The yielding real estate.

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Q2/2026

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# INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

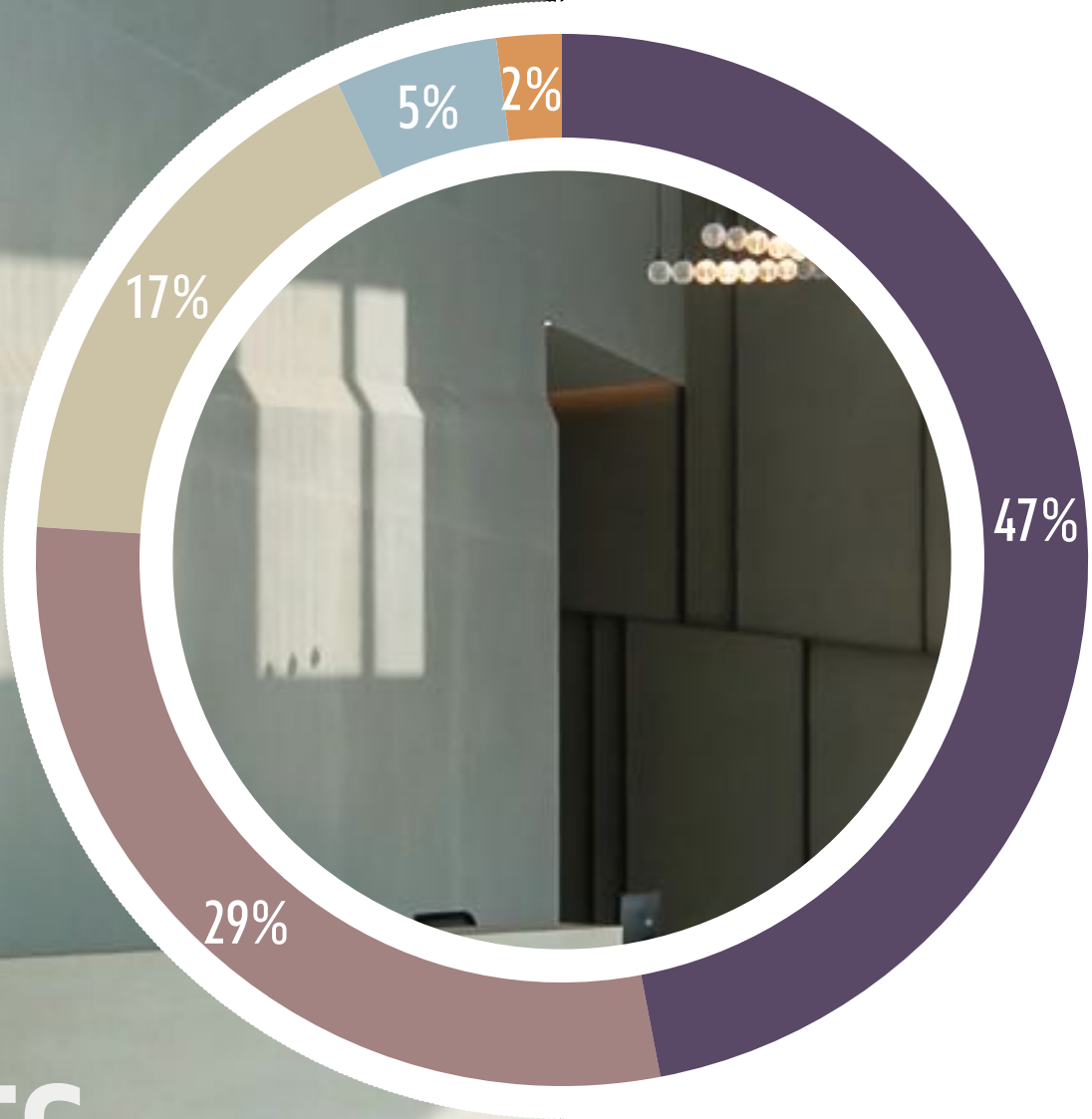
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# SEGMENTATION OF INVESTMENT PROPERTIES

## YOUR PERFECT FORM

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Capital Market Presentation  
Q2/2026



# SEGMENTATION OF PROPERTIES VALUE BY USES

Offices  
8.4 Billion NIS

47%

Logistics & Industry  
5.3 Billion NIS

29%

Retail  
3.1 Billion NIS

17%

Supermarkets  
0.9 Billion NIS

5%

17,941 MILLION NIS

Total Investments Properties Value



# INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

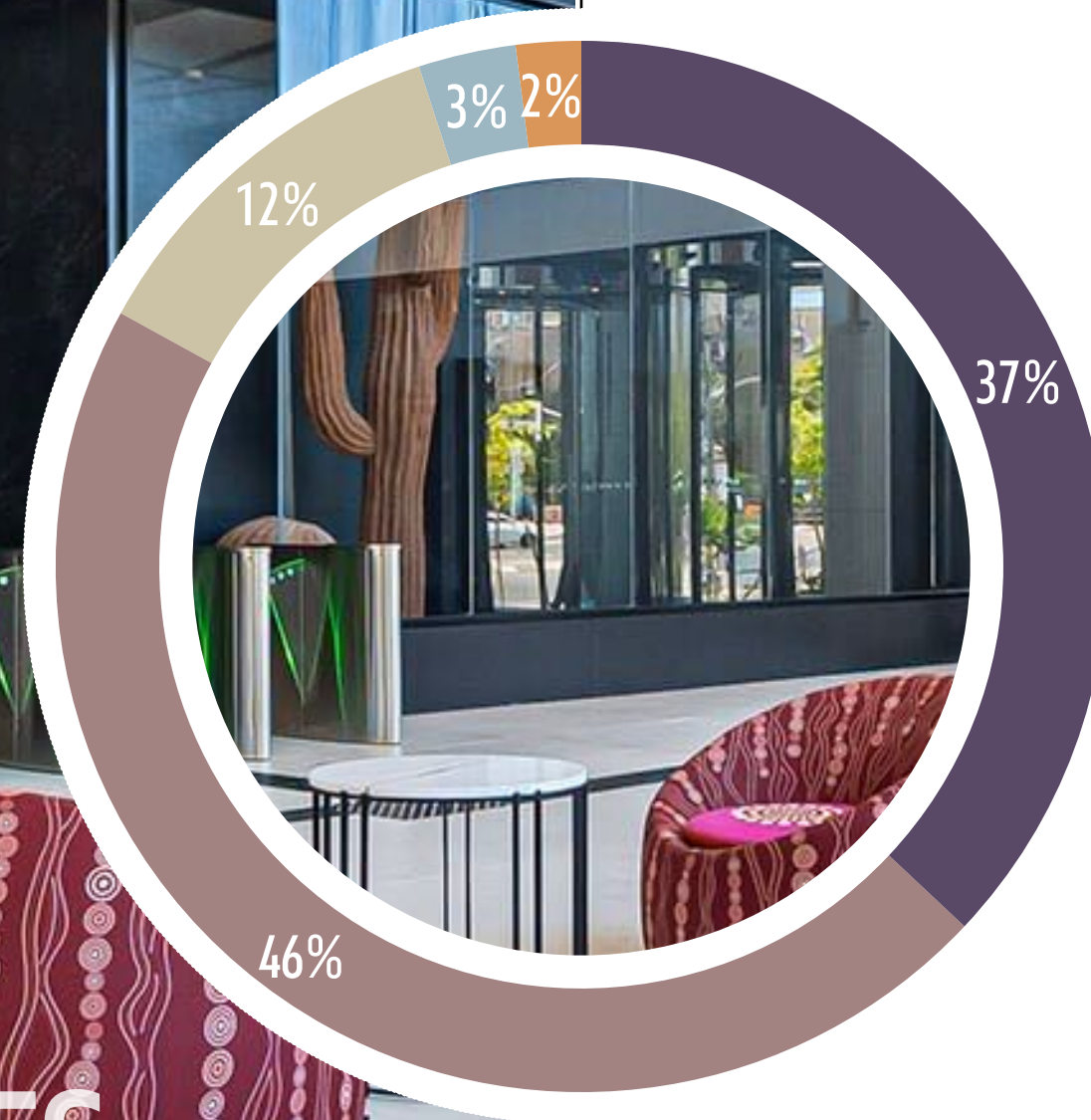
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# SEGMENTATION OF INVESTMENT PROPERTIES

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Q2/2026



## SEGMENTATION OF PROPERTIES SPACE BY USES

### Offices

427 thousand SQM

37%

### Retail

138 thousand SQM

12%

### Logistics & Industry

537 thousand SQM

46%

### Supermarkets

38 thousand SQM

3%

1,163,389 SQM

Built area



## INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

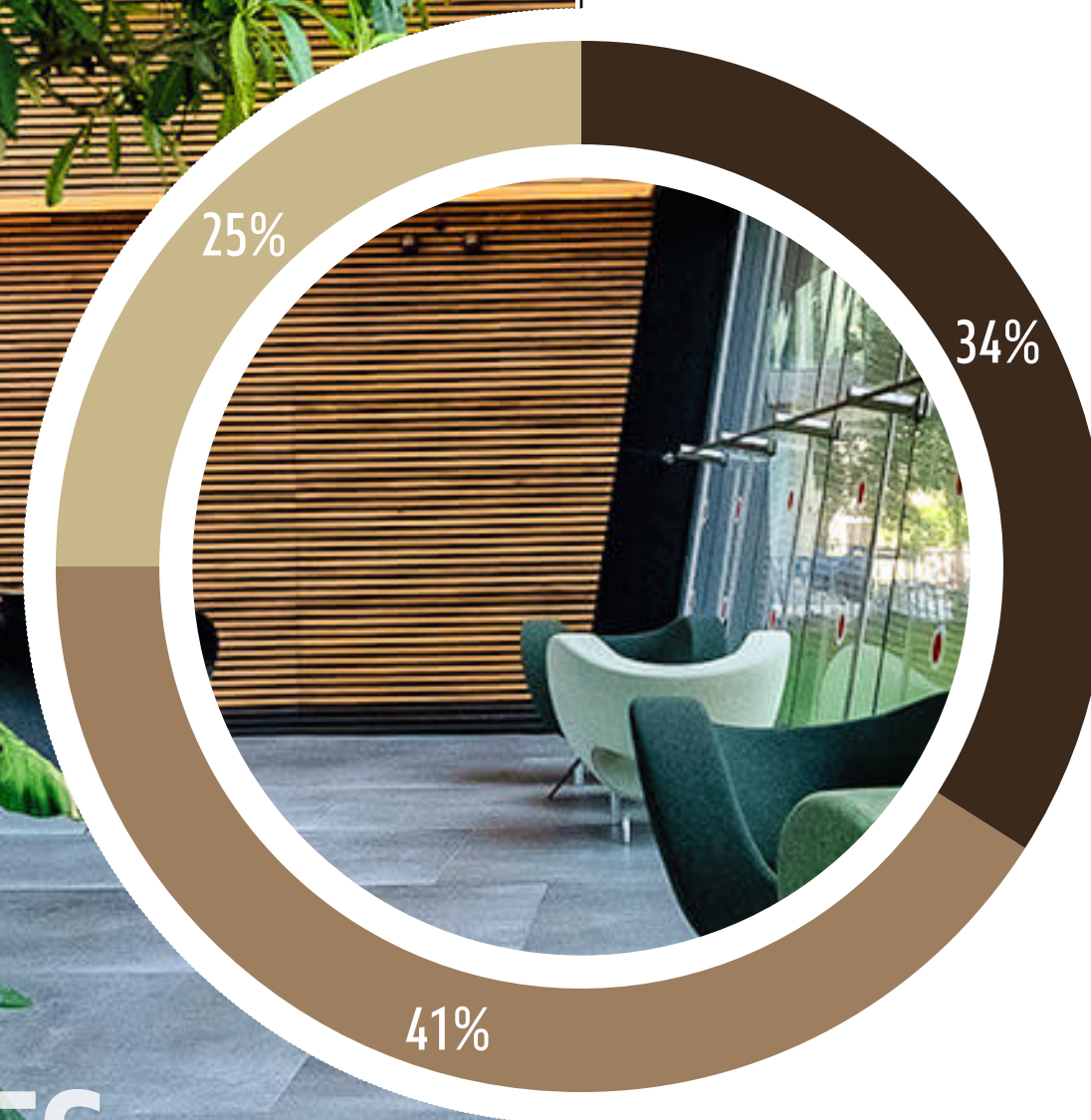
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# SEGMENTATION OF INVESTMENT PROPERTIES

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Q2/2026



## SEGMENTATION OF PROPERTIES VALUE BY REGIONS

**Tel Aviv Metropolis**

6.1 Billion NIS

34%

**Other Areas**

4.6 Billion NIS

25%

**Gush Dan Vicinity**

7.3 Billion NIS

41%

75%

**17,941** MILLION NIS

Total Investments Properties Value



## INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

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# BREAKDOWN OF OCCUPANCY RATE YOUR PERFECT FORM

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Q2/2026

## OCCUPANCY RATE BREAKDOWN- INCOME PRODUCING PROPERTIES

83.7% <sup>(1)</sup>

Offices

**85.7%** excluding properties that were  
classified in 2025 as investment  
property

96.1%

Logistics & Industry

**97.4%** excluding properties that were  
classified in 2025 as investment  
property

91.9% <sup>(1)</sup>

Occupancy rate

97.7%

Retail

100%

Supermarkets

93.1%

Occupancy rate excluding properties  
that were classified in 2025 as  
investment property

1. Including 8,000 sqm of office space (representing approximately 2% of the office occupancy area), which is currently vacant and intended for sale as a standalone vacant asset.



## INVESTMENT PROPERTIES

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

# ESG

## YOUR PERFECT FORM

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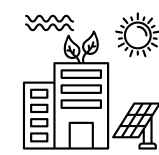
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Q2/2026

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# ENVIRONMENTAL, SOCIAL & GOVERNANCE

The Company invests significant resources in social and environmental issues pertaining to its areas of operation while promoting sustainability, social and environmental aspects that contribute to the Company and its employees, to the Company's customers, to the general public and to the environment in which we live. Additionally, the Company champions maintaining the values of transparency and proper corporate governance, gender diversity and protecting the rights of its employees as one of its pillars.

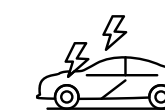
The Company published ESG data reported starting from the 2021 operating year. In June 2024 the Company published the ESG report for activity for 2022-2023. In addition, the Company plans to update the information and publish updated ESG reports, on a periodic basis, in accordance with its commitments in these areas and its commitment to transparency with its stakeholders.



Increasing Energy  
Efficiency



Safeguarding  
the Environment



Promotion of Electric  
Transportation Infrastructure



Social  
Responsibility



Contributing to  
the Community



Green Building Zero  
Energy Construction





## AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. **Present.** Future.



ESG  
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Q2/2026

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## ECO BUILDING



## Campus Holon



# ToHa



# Amot Atrium



# Amot Europe



## Amot Modi'in



# Amot Giv'atayim



# The Park



## K Complex



## ToHa 2





Past. Present. Future.

# FORECAST

## YOUR PERFECT FORM

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in Israel in the field The yielding real estate.

Capital Market Presentation  
Q2/2026

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The search ends here.



FORECAST  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

# FORECAST 2026

YOUR PERFECT FORM

No need to imagine.  
The search ends here.

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

Capital Market Presentation  
Q2/2026

Set forth below is the Company's  
projection as to its principal operating  
results in 2026, based on the following  
work assumptions:

The rental agreements are signed and  
Company's management expectations as  
to renewal of current rental agreements  
in 2026.

No substantial changes will take place in the  
security situation in Israel and in the business  
environment that the Company operates in. See  
the business environment chapter in the  
company's directorate report

Consumer price index - Increase in CPI by 2%.

|                                              | 1-6.26<br>ACTUAL | UPDATED<br>FORECAST 2026 | 2026<br>FORECAST | 2025<br>ACTUAL |
|----------------------------------------------|------------------|--------------------------|------------------|----------------|
| NOI (Million MIS)                            | 540              | 1,070-1,080              | 1,070-1,100      | 1,060          |
| FFO management's<br>approach (Million MIS)   | 400              | 790-800                  | 790-810          | 802            |
| FFO Per Share according<br>to the management | 81.0             | 160-162                  | 160-164          | 166.3          |

The information regarding the projection for 2026 constitutes forward-looking information, as defined in Section 32a of the Securities Law, 1968. Forward-looking information is a projection, assessment, estimate or other information relating to a future event or matter the materialization of which is uncertain and not controlled solely by the Company.





Past. Present. Future.

# GROWTH

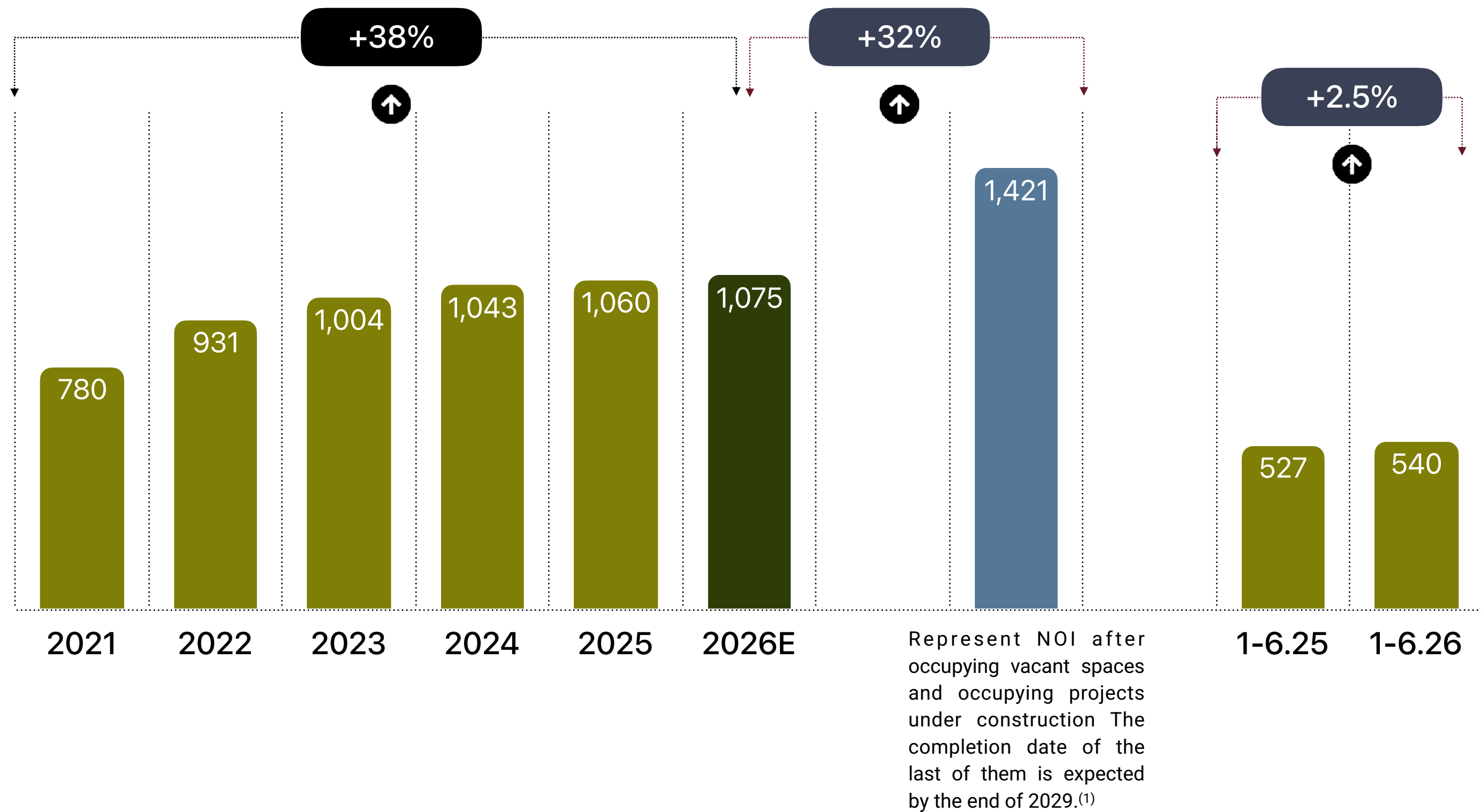
YOUR PERFECT FORM

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Q2/2026

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You can feel it.





1. The future NOI does not include projects in planning, development and licensing and does not include future changes as a result of index differences, contract renewals, future evictions and/or asset realization

The forecast for 2026 is according to the middle of the forecast range, see page 15

Subsequent to the reporting date, the Company disposed of an office property for consideration of approximately 140 million NIS, generating annual NOI of approximately 10 million NIS.

The company is actively executing a portfolio enhancement strategy, which includes the divestment of legacy properties. From 2023 through the date of this report, assets totaling approximately NIS 550 million have been sold. These disposals have reduced annual NOI by around NIS 28 million



**GROWTH**

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

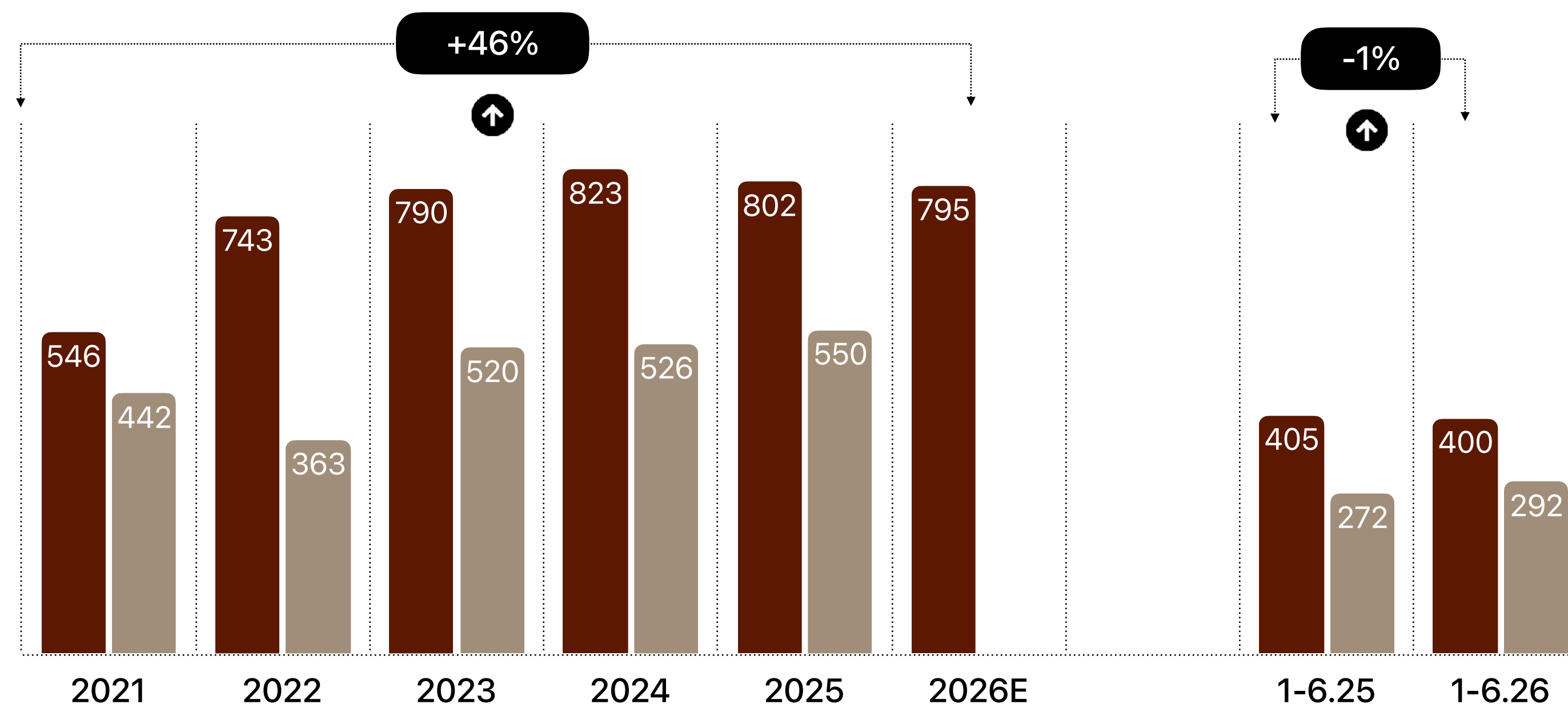
# FFO Annual

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Q2/2026

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● FFO according to the management approach

● FFO according to the ISA approach

FFO according to the management approach Including an adjustment of prior-year tax expenses and financing expenses related to the tax assessment agreement for the years 2020–2023, in the amount of NIS 46 million as well as adjustment for other expenses amounting to NIS 6 million. Under management's approach, these amounts were allocated to the relevant tax years, and the comparative figures were restated accordingly, following the ISA position paper on FFO.

The change in FFO during the reporting period compared to the corresponding period last year is mainly explained by an increase in NOI, which was offset by an increase in real interest expenses and current tax expenses. In the current period, the Consumer Price Index increased by 1.16%, compared to an increase of 1.57% in the corresponding period, and as a result, current tax expenses increased compared to the corresponding quarter

The aforementioned index is the FFO index according to the approach of the company's management, and it constitutes the FFO for the purposes of calculation in accordance with the company's trust deed

The forecast for 2026 is according to the middle of the forecast range, see page 15



## GROWTH

AMOT INVESTMENTS FROM ALONY HETZ GROUP

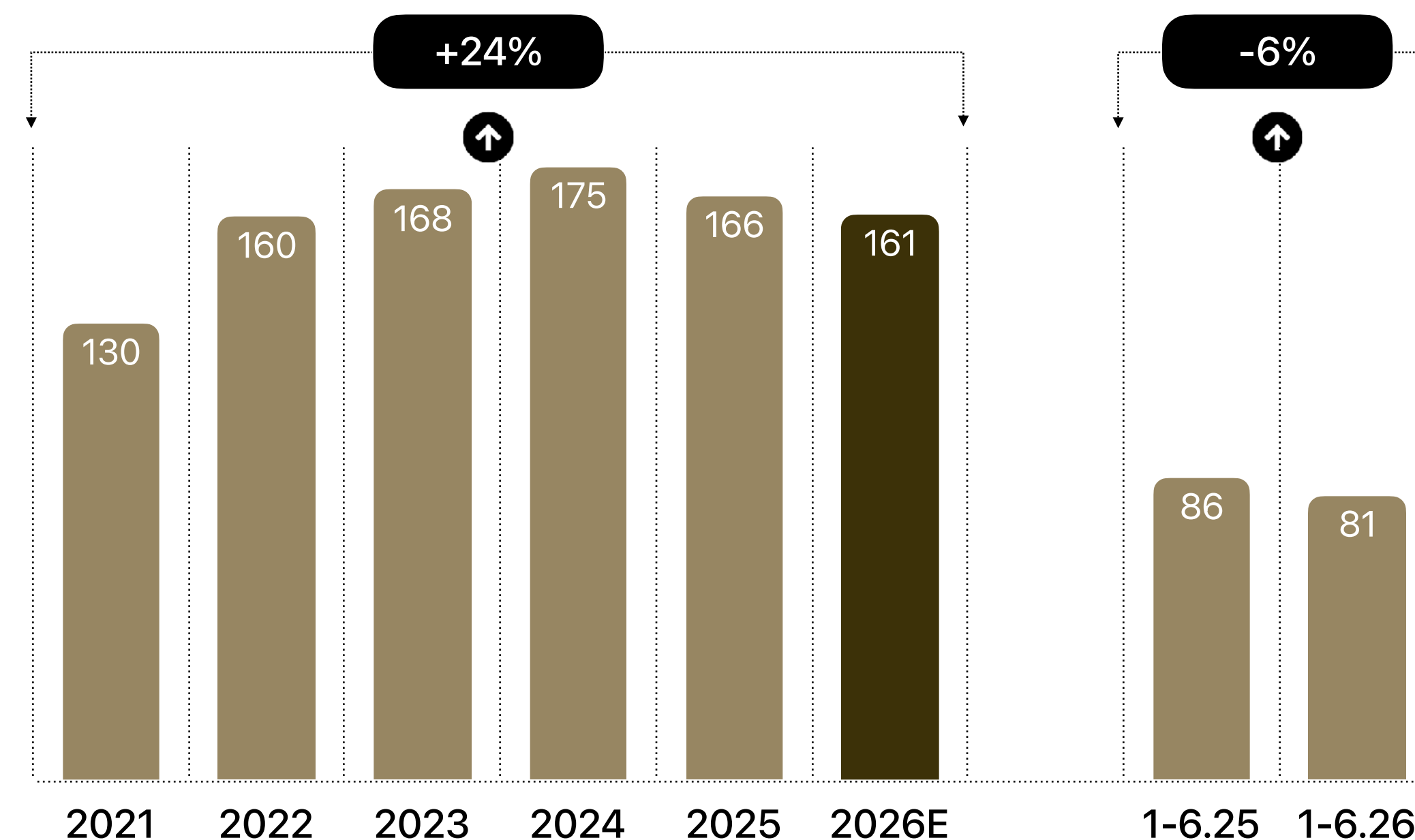
Past. Present. Future.

# FFO Annual PER SHARE YOUR PERFECT FORM

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Q2/2026

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The forecast for 2026 is according to the middle of the forecast range, see page 15

In July 2025 the company made a public offering of approximately 20.7 million ordinary company shares. As a result, the weighted average number of shares increased.



## GROWTH

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

# GROWTH

YOUR PERFECT FORM

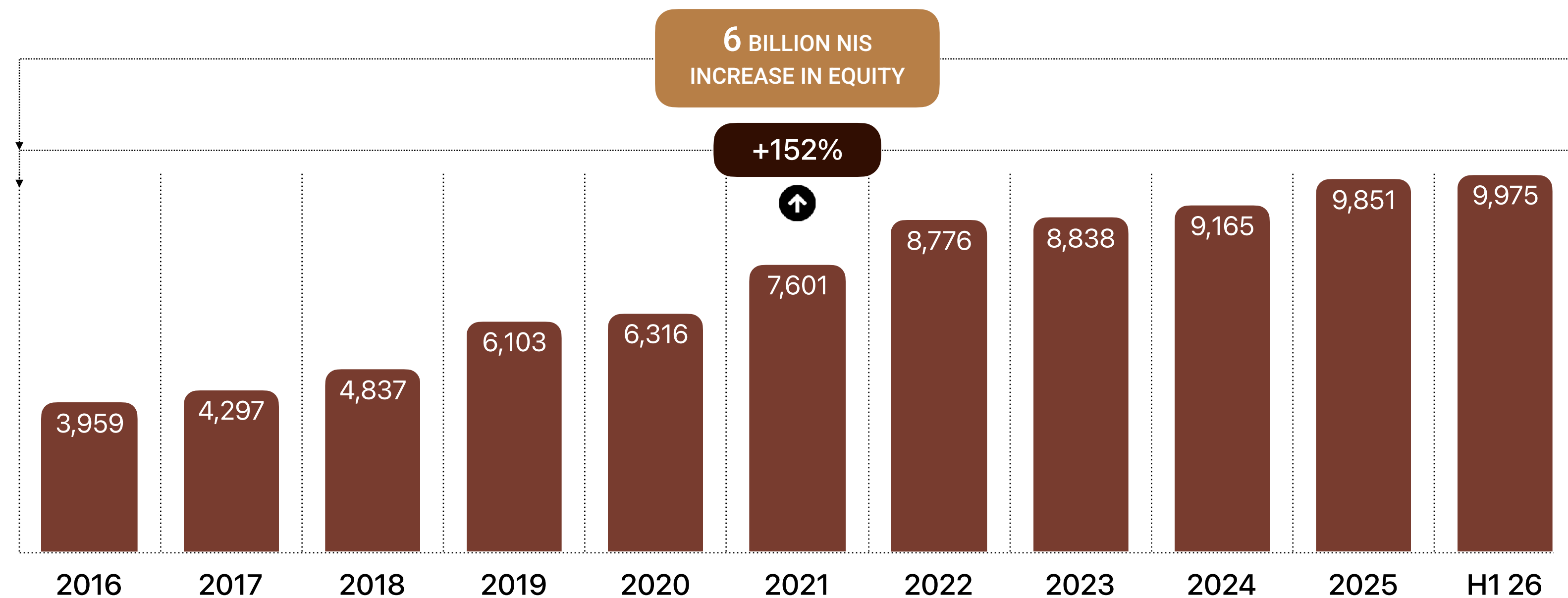
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Capital Market Presentation  
Q2/2026

No need to imagine.  
You can feel it.

# Equity and Dividend to Shareholders

In Million NIS



## DIVIDEND DISTRIBUTION -

|     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 333 | 380 | 407 | 460 | 381 | 574 | 625 | 612 | 617 | 635 | 266 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

# 5.5 BILLION NIS

Total dividend distributed in last decade





Past. Present. Future.

# FINANCIAL STRENGTH

YOUR PERFECT FORM

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in Israel in the field The yielding real estate.

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Q2/2026

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FINANCIAL STRENGTH  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

AA/AA2

The Company's bonds rating

98%

Of the Company's assets are  
Unencumbered

4.7 YEARS

Average duration of debt.

Past. **Present.** Future.

FINANCIAL STRENGTH  
YOUR PERFECT FORM

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Capital Market Presentation  
Q2/2026

DEBT STRUCTURE  
EXPANDED CONSOLIDATED

2.07%

Weighted average interest rate on  
CPI-linked Debt

9.7 BILLION NIS

Net financial debt

1,050 MILLION NIS

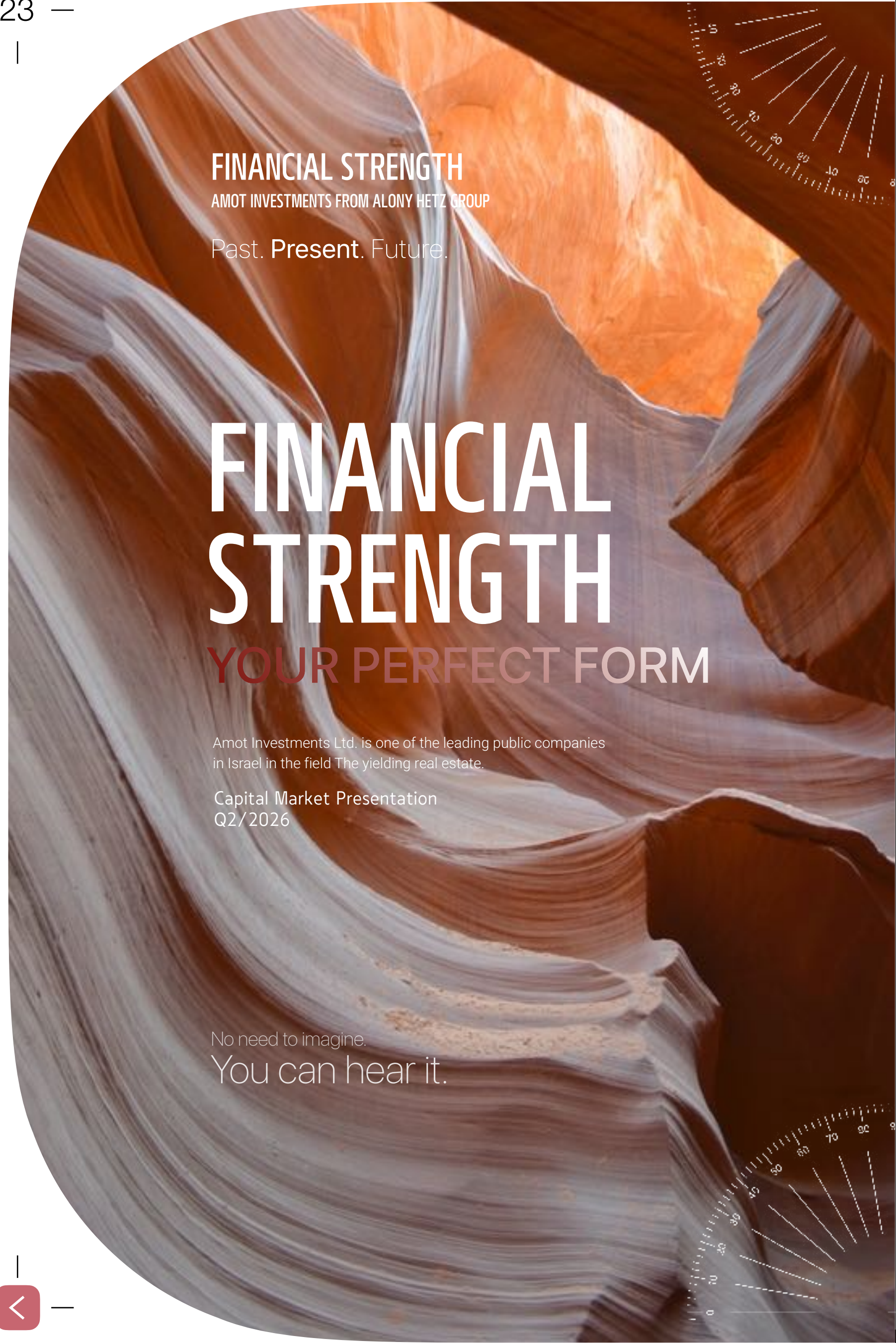
Unused credit facilities

750 MILLION NIS

Amount of cash and cash  
equivalents as of the report  
publication date.

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FINANCIAL STRENGTH  
AMOT INVESTMENTS FROM ALONY HETZ GROUP  
Past. Present. Future.

# FINANCIAL STRENGTH

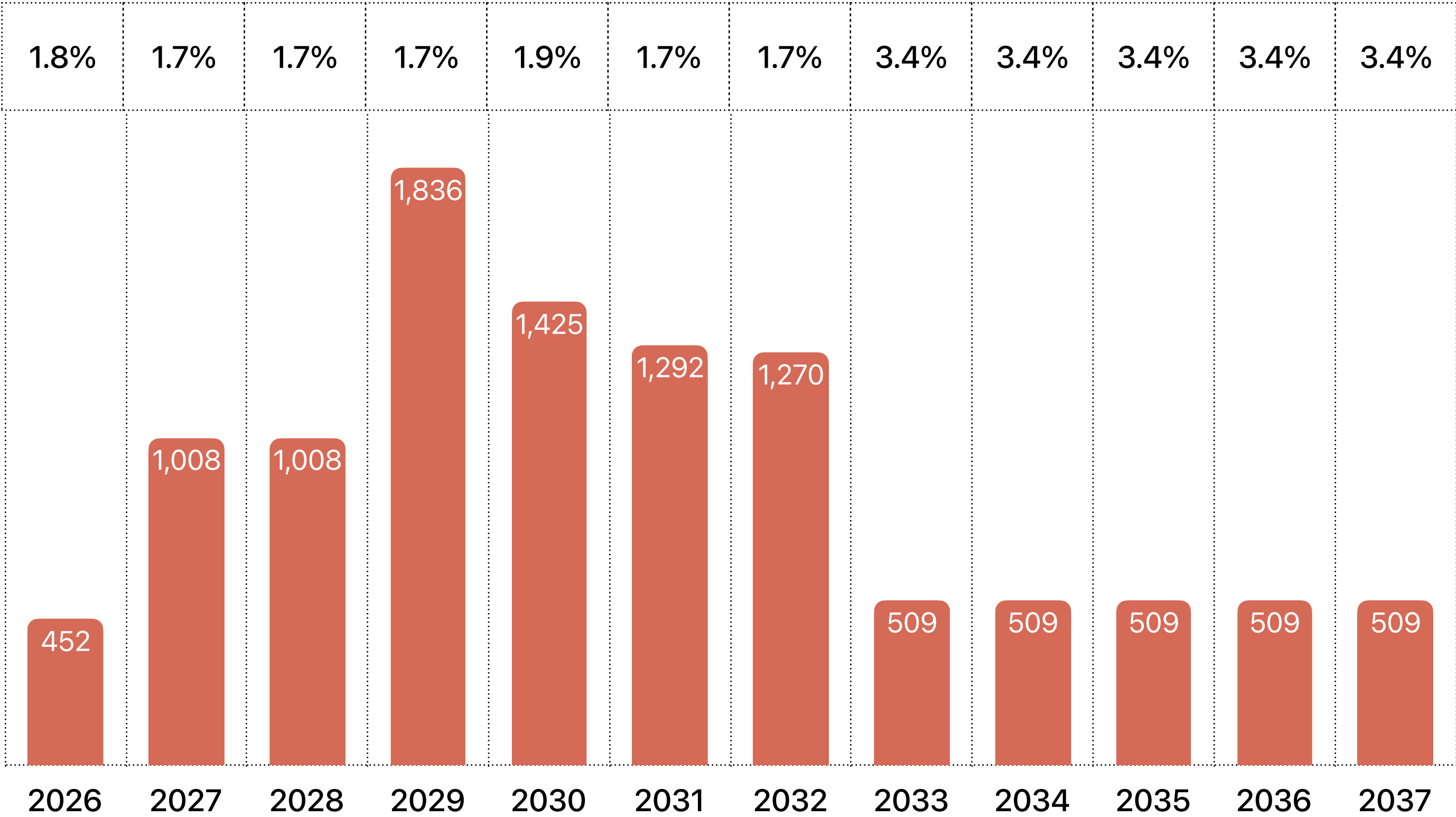
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Q2/2026

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# The Spread of Repayments and Effective Interest Rate Linked Over the Years

In millions of NIS



The repayments in 2026 relate to the period from July 1, 2026 through December 31, 2026.



FINANCIAL STRENGTH  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

# FINANCIAL STRENGTH

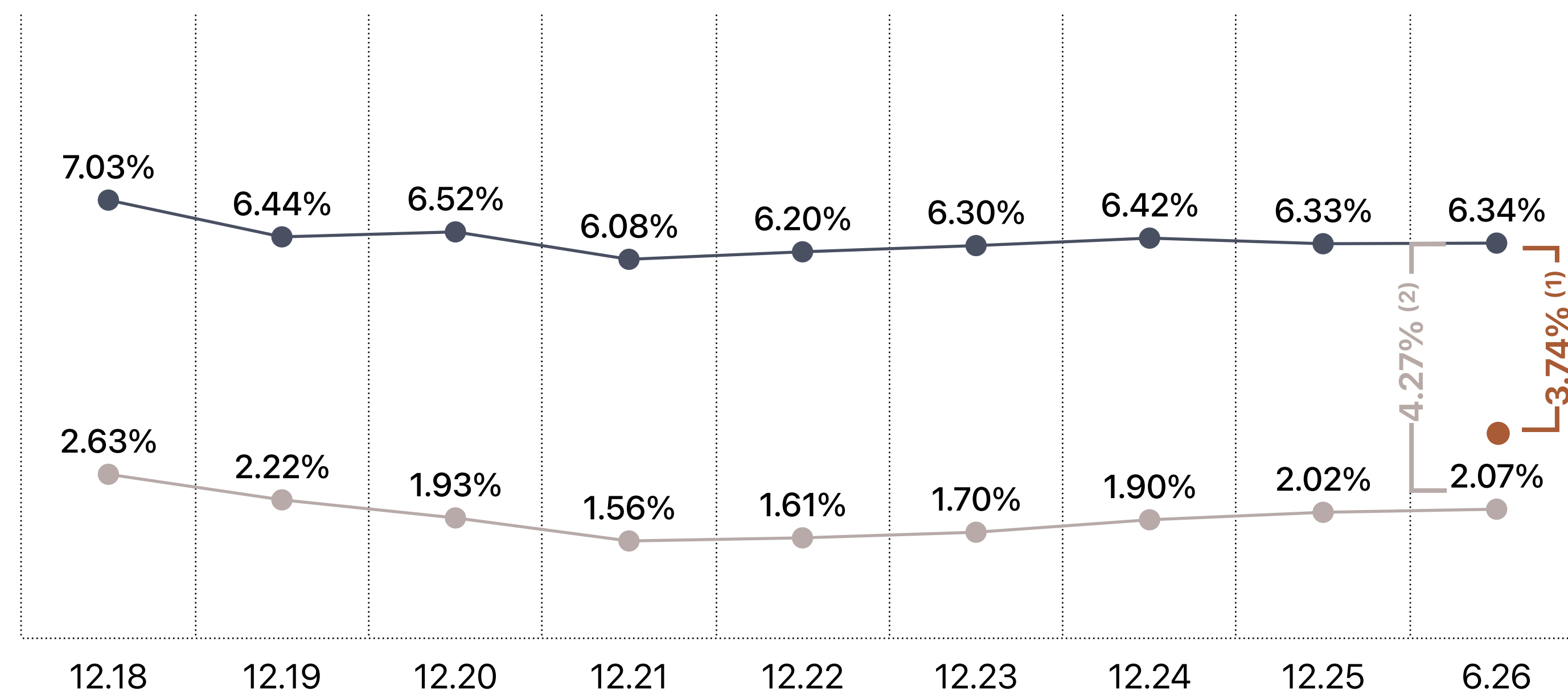
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## The Change in the Weighted Cap Rate Relative to the Change in the Company's Weighted Linked Interest Rate



Weighted Cap Rate

Weighted average  
interest rate on CPI-  
linked Debt

Current debt raising costs are 2.6%  
- based on Amot bonds (series I)  
duration of 7.4 years, according to  
the market price for August 10,  
2026.

1. Margin from current debt raising costs
2. Margin from Weighted average interest rate on CPI-linked Debt





Past. **Present.** Future.

# AMOT DEVELOPMENTS

YOUR PERFECT FORM

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Q2/2026

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AMOT DEVELOPMENTS  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

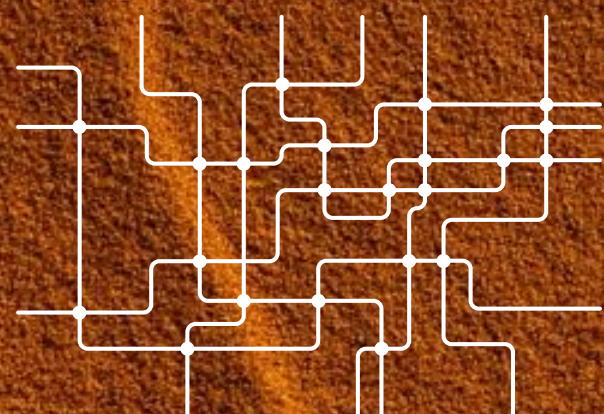
Past. Present. Future.

# GROWTH ENGINES

## YOUR PERFECT FORM

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

Capital Market Presentation  
Q2/2026



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The growth strategy and strategic development plans of Amot Investments' properties are one of the main engines for the Company's continued growth and leadership in the cash-generating real estate market.

The betterment of the Company's properties portfolios and the creation of innovative employment compounds that will allow an advanced work environment that meets the needs of the companies of tomorrow:

01.

Unique locations and an emphasis on the Tel Aviv business center

02.

Transportation accessibility near existing and planned mass transit centers

03.

Unlocking the business potential of the property through architectural excellence and optimized engineering solutions

04.

Advancing the development of complementary growth platforms in the energy and data center sectors.

05.

Construction in accordance with LEED standards for maximum protection of user health and the environment

06.

Upgrading the portfolio by developing contemporary real estate projects and realizing legacy properties

The projects are planned carefully in accordance with the Company's strategy, with the aim of maximizing profitability and preserving long-term occupancy levels and positioning the Company's assets as higher quality in the long term.



Past. Present. Future.

# GROWTH ENGINES

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Capital Market Presentation  
Q2/2026

# PROJECTS UNDER CONSTRUCTION

AS OF 30.06.2026

| Property Name       | LOCATION  | PRIMARY USE | ESTIMATED COMPLETION DATE | SQUARE METER FOR MARKETING ABOVE-GROUND 100% | HOLDING RATE | SQUARE METER FOR MARKETING ABOVE-GROUND (COMPANY'S SHARE ) | CUMULATIVE COST                   | PROJECT'S BOOK VALUE | ESTIMATED CONSTRUCTION COST (INCLUDING LAND AND PARKING SPACES) | EXPECTED NOI | EXPECTED YIELD ON COST |
|---------------------|-----------|-------------|---------------------------|----------------------------------------------|--------------|------------------------------------------------------------|-----------------------------------|----------------------|-----------------------------------------------------------------|--------------|------------------------|
|                     |           |             |                           |                                              |              |                                                            | Company's share in million of NIS |                      |                                                                 |              |                        |
| ToHa2               | Tel Aviv  | Offices     | 2026                      | 154,400                                      | 50%          | 77,200                                                     | 1,169                             | 1,916                | 1,700-1,750                                                     | 150-165      | 9.2%                   |
| Halehi complex (1)  | Bnei Brak | Offices     | 2026                      | 86,920                                       | 50%          | 43,460                                                     | 507                               | 470                  | 630-670                                                         | 44-48        | 7.1%                   |
| K complex Jerusalem | Jerusalem | Offices     | 2029                      | 93,000                                       | 50%          | 46,500                                                     | 182                               | 182                  | 750-800                                                         | 49-53        | 6.6%                   |
| Total               |           |             |                           | 334,320                                      |              | 167,160                                                    | 1,858                             | 2,568                | 3,080-3,220                                                     | 243-267      | 7.9%                   |

1. As of publication date the retail floors in the "halehi Complex" were delivered to renters for purpose of adjustment works, and several stores were opened to the public. The company has signed contracts in the amount of approximately 13,000 square meters (company's share 6,500 sqm), which are expected to yield annual rents of approximately NIS 22 million (company's share NIS 11 million). In the second quarter of 2025, the retail section was reclassified from real estate under construction to cash-generating real estate, and as a result, the expected yield rate for the office section was changed to 7.1%.

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AMOT DEVELOPMENTS  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

# GROWTH ENGINES

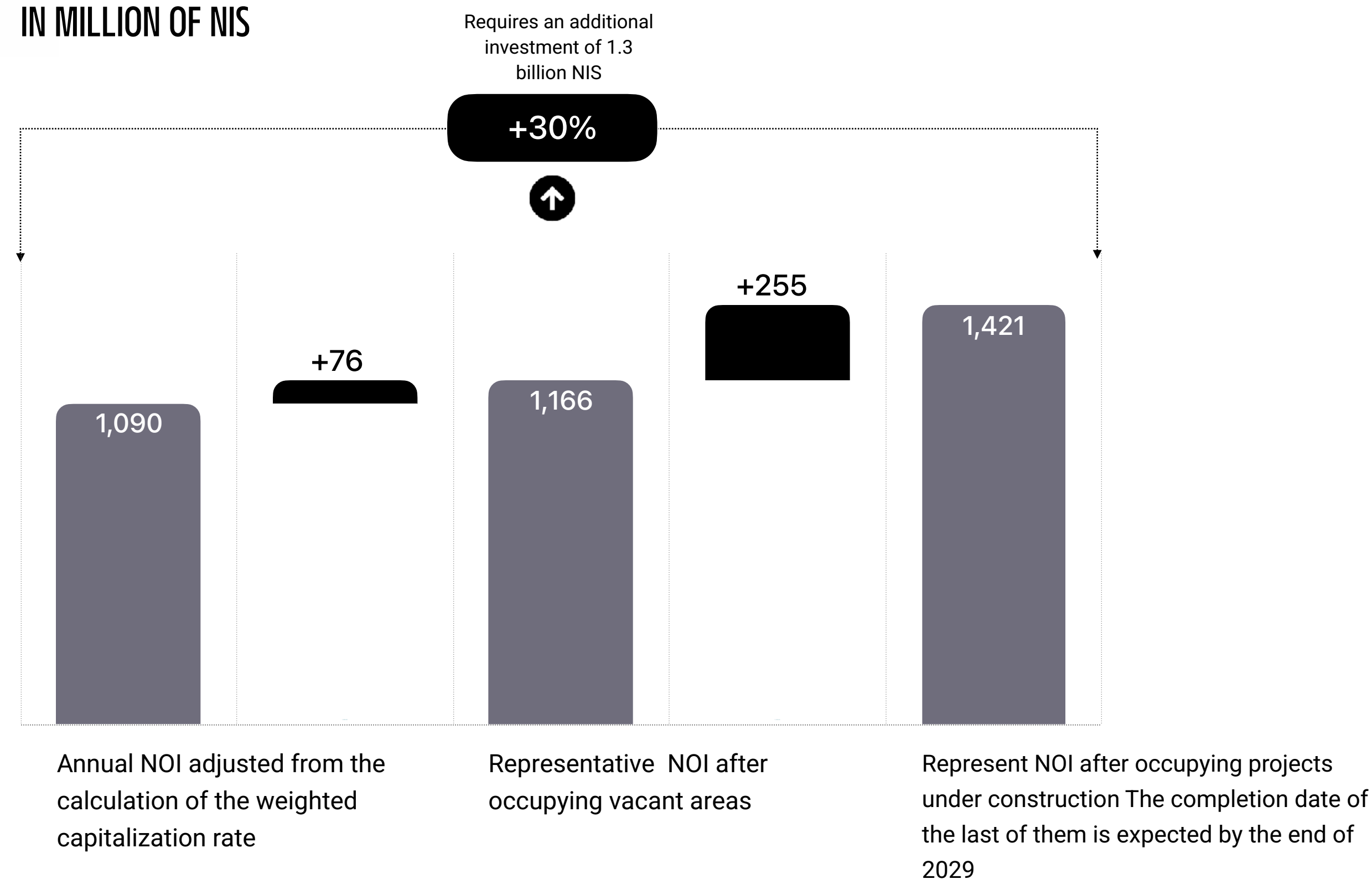
## YOUR PERFECT FORM

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Capital Market Presentation  
Q2/2026

## FUTURE POTENTIAL FOR INCREASING THE NOI IN MILLION OF NIS



**As of the date of publication of this report, the Company has executed lease agreements and/or is engaged in advanced negotiations for areas 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). There can be no assurance that such negotiations will mature into binding agreements.**

1. NOI after occupation of projects under construction does not include occupation of projects in Initiation and development planning.
2. NOI after occupation of projects under construction does not take into account future increases as a result of CPI increases and contract renewals, and does not take into account future tenant vacates and/or property realization.
3. NOI after occupation of projects under construction is based on the Company's current assessment. Results in practice may be significantly different.
4. The information contained in this Section regarding future NOI is forward-looking information. The information is based on existing data known to the Company at the date this report is published and on the Company's assessments. This information may change due to risk factors affecting the Company's activities, as specified in Part A of the periodic report and other such data that are outside the Company's control - and therefore, there is no guarantee that this NOI will indeed occur.



AMOT DEVELOPMENTS  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

# TOHA 2

YOUR PERFECT FORM

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Q2/2026

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Property Name

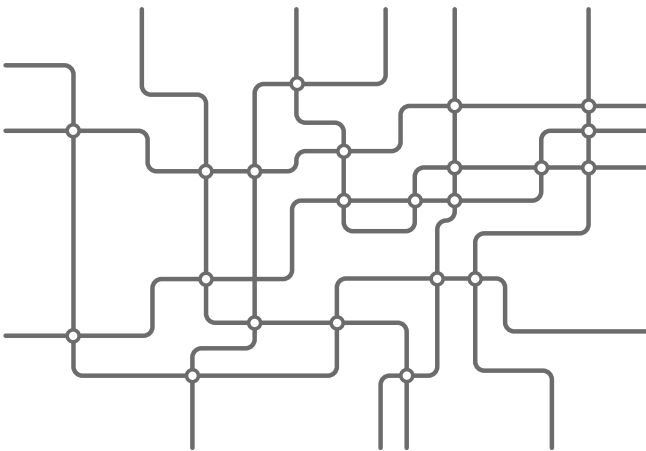
TOHA 2

Main Use

OFFICES

City

TEL AVIV



GLA - 100%

154,400 SQM

Company's Share

50%

Construction Cost

3.45 BILLION NIS

Expected Completion

Q4/2026

NOI

315 MILLION NIS

Adjusted Yield Rate

9.2%





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**AMOT DEVELOPMENTS**  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. **Future.**

# TOHA 2

## YOUR PERFECT FORM

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

Capital Market Presentation  
Q2/2026



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## ABOUT AMOT

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# GOOGLE Tenancy

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ToHa 2 is here.

The renter



Upper Rental Area

60,000 SQM

Rental fees per year (shell and core)

120 MILLION NIS

Anticipated commencement

Q4/2026

**BIG STEP FOR AMOT,  
HUGE STEP FOR ISRAEL**

The data above is for the whole asset  
(Company's Share 50%).

The visualization is for illustration only.



AMOT DEVELOPMENTS  
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# THE PARK

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Property Name

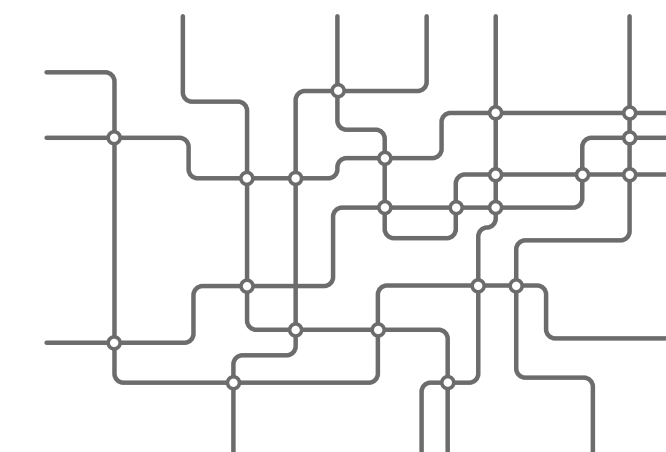
## THE PARK

Main Use

## OFFICES

City

## BNEI BRAK



GLA - 100%

## 86,920 SQM

Company's Share

## 50%

Construction Cost

## 1.3 BILLION NIS

Expected Completion

## 2026

NOI

## 92 MILLION NIS

Adjusted Yield Rate (1)

## 7.1%

1. As of the publication of the report, the retail levels have been opened to the public. In the second quarter of 2025, the retail section was reclassified from real estate under construction to income-generating properties, and as a result, the expected yield rate for the office section was changed to 7.1%.



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# K COMPLEX

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Property Name

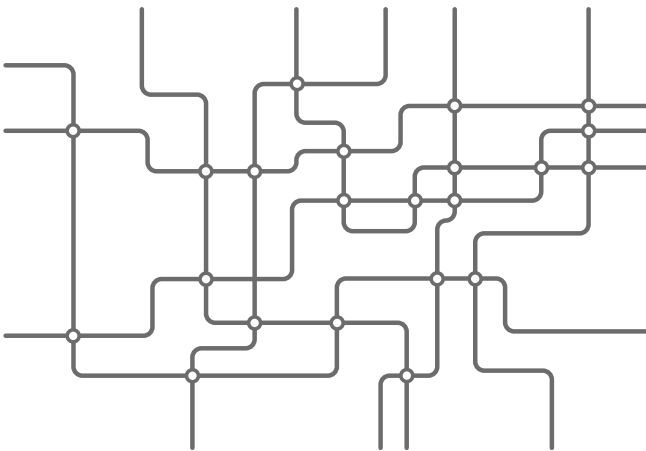
K COMPLEX

Main Use

OFFICES

City

JERUSALEM



GLA - 100%

93,000 SQM

Company's Share

50%

Construction Cost

1.55 BILLION NIS

Expected Completion

2029

NOI

102 MILLION NIS

Adjusted Yield Rate

6.6%



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# K COMPLEX

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# GROWTH ENGINES

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Q2/2026

## PROJECTS IN PLANNING AND LICENSING PROCESSES

THIS INFORMATION IS SUBJECT TO THE COMPLETION OF ADDITIONAL RIGHTS IN THE PROJECT LISTED BELOW

| Project                                   | LOCATION | MAIN USE       | AMOT'S SHARE | ADDITIONAL SQUARE METER FOR MARKETING -COMPANY'S SHARE | PROJECT'S BOOK VALUE |
|-------------------------------------------|----------|----------------|--------------|--------------------------------------------------------|----------------------|
| ToHa 3 / ToHa 4                           | Tel Aviv | Offices        | 50%          | 100,000                                                | 259                  |
| Amot-Rabad building                       | Tel Aviv | Offices        | 50%          | 30,000                                                 | 130                  |
| Hasolelim                                 | Tel Aviv | Offices        | 100%         | 110,000                                                | 211                  |
| Building rights Tzrifin                   | Tzrifin  | Logistics      | 100%         | 200,000                                                | 253                  |
| Azor Residential Project                  | Azor     | Living         | 100%         | 187 Residential units                                  | 132                  |
| Lot 300                                   | Tel Aviv | Offices/Living | 50%          | 63 Residential units                                   | 134                  |
| Others projects (see below main projects) |          |                |              |                                                        | 361                  |
| Total projects in development and others  |          |                |              |                                                        | 1,480                |

### Detail of main projects under other projects

|                                                 |          |         |      |                       |  |
|-------------------------------------------------|----------|---------|------|-----------------------|--|
| Amot Mishapt (Town Construction plan in effect) | Tel Aviv | Offices | 73%  | 20,000                |  |
| Amot Mishapt (Town Construction plan in effect) | Tel Aviv | Living  | 73%  | 115 Residential units |  |
| Amot Bituach                                    | Tel Aviv | Offices | 86%  | 60,200                |  |
| Migdal HaMe'a - Ibn Gvirol                      | Tel Aviv | Offices | 46%  | 27,600                |  |
| Amot Europe                                     | Tel Aviv | Offices | 100% | 32,000                |  |

The information contained above in this section regarding the estimated completion of projects under construction is forward-looking information. This information is based on existing data known to the Company on the date this report is published and on the Company's estimates. This information may change, even substantially, as a result of factors related to environmental requirements, changes in urban building schemes subject to approval by planning and construction authorities, obtaining agreements from the owners of bordering properties that are not guaranteed to be obtained, and risk factors affecting the Company's operations as specified in Chapter A of the Periodic Report, and other such data that are out of the Company's control, and therefore, there is no guarantee that these projects will be carried out.



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# ToHa COMPLEX

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ToHa #2  
↓  
ToHa #3  
↓  
ToHa #1  
↓



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# AMOT TZRIFIN

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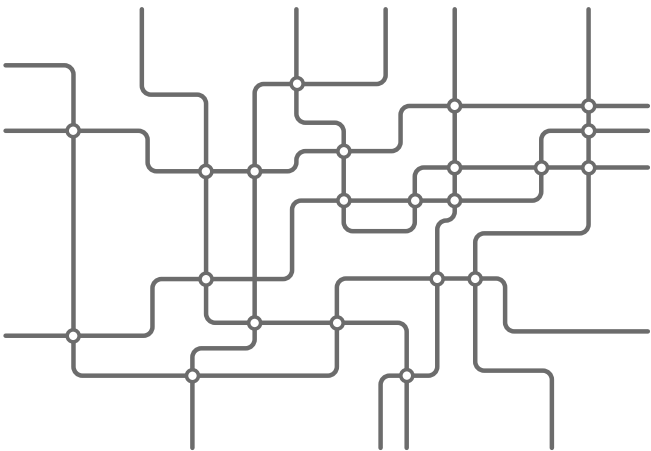
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Q2/2026

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Property Name  
**AMOT TZRIFIN**

Main Use  
**LOGISTICS**

City  
**TZRIFIN**  
SDOT DAN



GLA - 100%  
**274,000** SQM

Company's Share  
**100%**

SQM for marketing  
**200,000** SQM



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# AMOT TZRIFIN

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# AMOT MISHPAT

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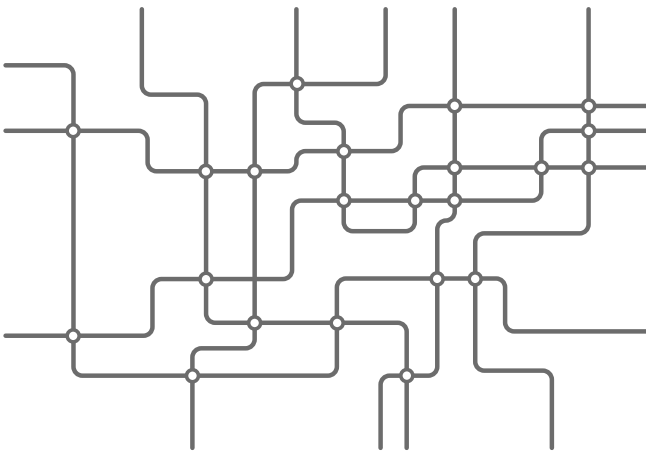


Property Name

AMOT  
MISHPAT  
City  
TEL AVIV

Main Use

OFFICES



Lot Area

5,103 sqm

Company's Share

73%

Additional residential  
area for marketing

115 UNITS

Existing tower area –  
preservation

12,000 sqm

Additional offices  
area for marketing

20,000 sqm

Status

APPROVED TOWN PLAN



AMOT DEVELOPMENTS  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. Present. Future.

# AMOT MISHPAT

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Past. Present. Future.

# FINANCIAL DATA

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FINANCIAL DATA  
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# FINANCIAL DATA

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Q2/2026

## BALANCE SHEET DATA

Expanded Consolidated

|                                                                   | 30.06.26<br>MILLION NIS | 31.12.25<br>MILLION NIS |
|-------------------------------------------------------------------|-------------------------|-------------------------|
| Cash and cash equivalents                                         | 528                     | 555                     |
| Short-term bank deposits                                          | 301                     | -                       |
| Investment property and investment property<br>under construction | 22,090                  | 21,508                  |
| Gross Financial Debt                                              | 10,554                  | 9,825                   |
| Deferred taxes                                                    | 2,118                   | 2,027                   |
| Total equity                                                      | 9,975                   | 9,851                   |
| EPRA NRV                                                          | 12,093                  | 11,878                  |



FINANCIAL DATA  
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# FINANCIAL DATA

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Q2/2026

## PROFIT AND LOSS DATA

Expanded Consolidated - in Million NIS

|                                                                                           | % CHANGE | H1.26 | H1.25 | % CHANGE | Q2.26 | Q2.25 |
|-------------------------------------------------------------------------------------------|----------|-------|-------|----------|-------|-------|
| NOI                                                                                       | 2%       | 540   | 527   | 3%       | 270   | 263   |
| Adjustment of the fair value-<br>investment property and capital gain<br>from realization |          | 291   | 267   |          | 291   | 251   |
| Transaction cost reduction due to<br>properties purchase                                  |          | (1)   | (4)   |          | (1)   | (1)   |
| General and administrative expenses<br>and donations                                      |          | (41)  | (36)  |          | (21)  | (18)  |
| Others                                                                                    |          | (6)   | -     |          | (6)   | -     |
| Financing - real interest                                                                 |          | (79)  | (74)  |          | (40)  | (39)  |
| Financing - linkage differences                                                           |          | (95)  | (128) |          | (103) | (104) |
| Taxes                                                                                     |          | (117) | (94)  |          | (62)  | (54)  |
| Net income                                                                                | 8%       | 492   | 457   | 10%      | 329   | 298   |
| FFO - According to the ISA                                                                | 7%       | 292   | 272   | 3%       | 100   | 97    |
| FFO - Management's approach                                                               | (1%)     | 400   | 405   | 4%       | 212   | 203   |



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Q2/2026

## FINANCIAL DATA

Expanded Consolidated

| NOI                                                                                     | Q2-2026 | Q1-2026 | Q4-2025 | Q3-2025 | Q2-2025 | % CHANGE<br>Q2-26 VS Q2-25 |
|-----------------------------------------------------------------------------------------|---------|---------|---------|---------|---------|----------------------------|
| NIS thousands                                                                           |         |         |         |         |         |                            |
| Same property NOI                                                                       | 268,767 | 267,197 | 267,061 | 264,286 | 260,948 | 3.0%                       |
| Properties acquired /<br>Reclassified from<br>investment property<br>under construction | 1,550   | 2,159   | 652     | -       | -       |                            |
| Properties realized                                                                     | -       | -       | 194     | 339     | 1,898   |                            |
| NOI                                                                                     | 270,317 | 269,356 | 267,907 | 264,625 | 262,846 | 2.8%                       |

NOI in Q2 2026 totaled at about ILS 270 million, compared to about ILS 263 million in the corresponding quarter last year – constituting growth of 2.8%.

NOI Same property in Q2 2026 totaled at about ILS 269 million, compared to about ILS 261 million in the corresponding quarter last year – constituting growth of 3%.



FINANCIAL DATA  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

# FINANCIAL DATA

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Q2/2026



## FINANCIAL DATA

### Expanded Consolidated

| FFO                                                         | % CHANGE | 1-6.26        | 1-6.25  | % CHANGE | 4-6.26  | 4-6.25  |
|-------------------------------------------------------------|----------|---------------|---------|----------|---------|---------|
|                                                             |          | NIS thousands |         |          |         |         |
| FFO according to the ISA                                    | 7%       | 292,177       | 272,039 | 3%       | 99,804  | 97,090  |
| FFO according to the management approach <sup>(1) (2)</sup> | (1%)     | 399,787       | 405,345 | 4%       | 211,963 | 203,492 |
| Weighted number of shares <sup>(3)</sup>                    | 5%       | 493,789       | 471,590 | 5%       | 493,814 | 471,648 |
| FFO per share according to the management approach (agorot) | (6%)     | 81.0          | 86.0    | (0.5%)   | 42.9    | 43.1    |
| Increase in CPI                                             |          | 1.16%         | 1.57%   |          | 1.26%   | 1.28%   |

The change in FFO during the reporting period compared to the corresponding period last year is mainly explained by an increase in NOI, which was offset by an increase in real interest expenses and current tax expenses. In the current period, the Consumer Price Index increased by 1.16%, compared to an increase of 1.57% in the corresponding period, and as a result, current tax expenses increased compared to the corresponding quarter.

1. Changes in the Consumer Price Index affect current tax expenses. An increase or decrease in the CPI results in a corresponding increase or decrease in finance expenses due to CPI-linked debt, which in turn leads to a decrease or increase in current tax provisions.
2. FFO according to the management approach Including an adjustment of prior-year tax expenses and financing expenses related to the tax assessment agreement for the years 2020–2023, in the amount of NIS 46 million as well as adjustment for other expenses amounting to NIS 6 million. Under management’s approach, these amounts were allocated to the relevant tax years, and the comparative figures were restated accordingly , following the ISA position paper on FFO.





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Past. Present. Future.

# CONCLUSION

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Q2/2026



CONCLUSION  
AMOT INVESTMENTS FROM ALONY HETZ GROUP

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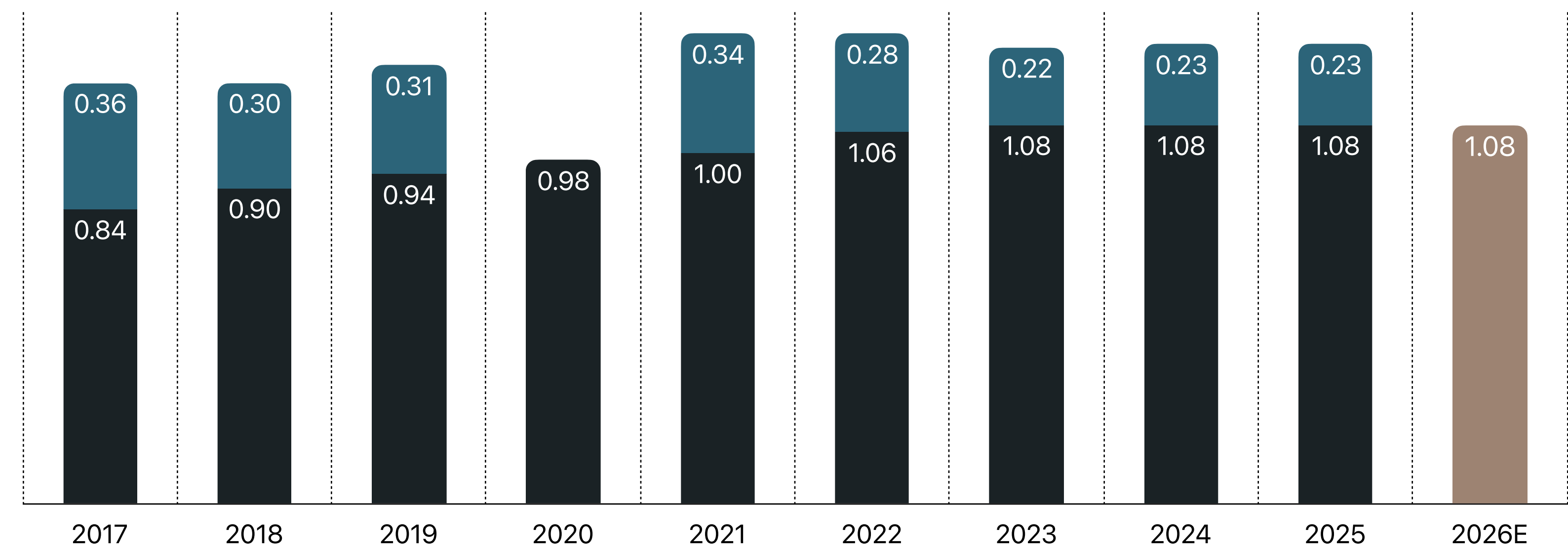
CONCLUSION  
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Q2/2026

# DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE



## Total Annual Dividend per Share

|      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|
| 1.20 | 1.20 | 1.25 | 0.98 | 1.34 | 1.34 | 1.30 | 1.31 | 1.31 | 1.08 |
|------|------|------|------|------|------|------|------|------|------|

- Dividend per share - regular
- Dividend per share - additional



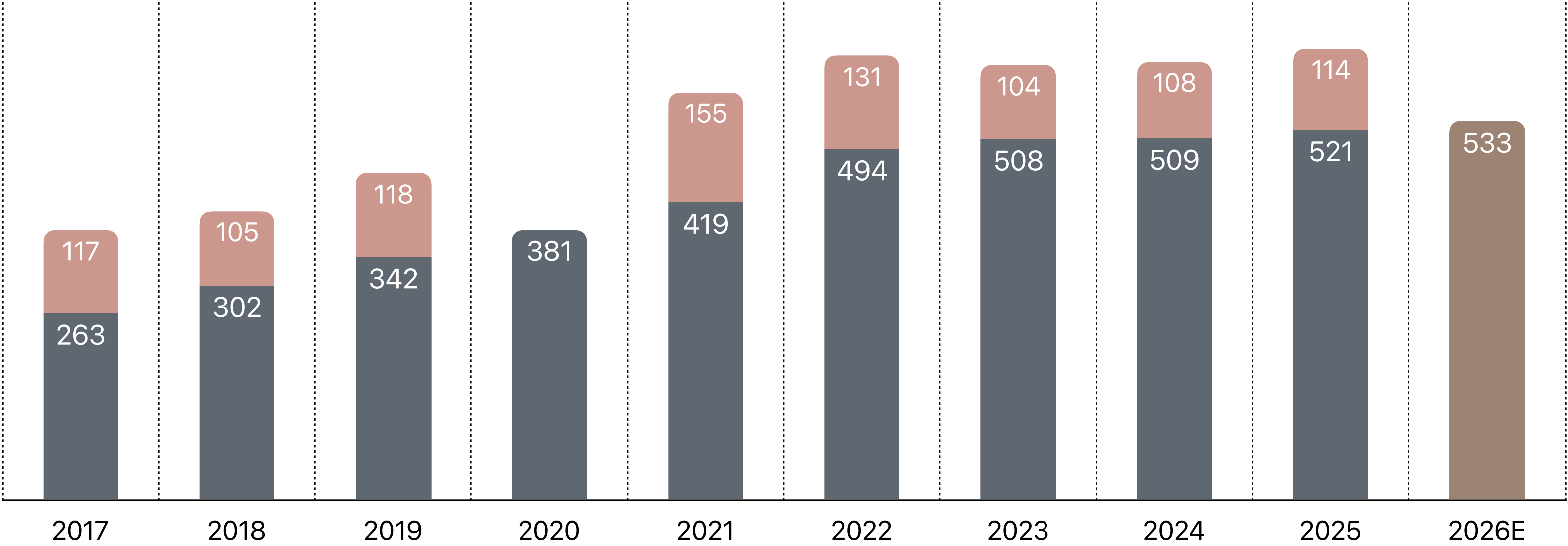
CONCLUSION  
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Past. Present. Future.

CONCLUSION  
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# DIVIDEND DISTRIBUTION OVER THE YEARS



Total Annual Dividend

|     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 380 | 407 | 460 | 381 | 574 | 625 | 612 | 617 | 635 | 533 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

- Dividend - regular
- Dividend - additional



## CONCLUSION

AMOT INVESTMENTS FROM ALONY HETZ GROUP

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# OUR STRENGTHS

YOUR PERFECT FORM

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## 111 PROPERTIES

Properties owned by the company in various uses, with a high occupancy rate of 91.9%. 93.1% excluding properties that were classified as investment property in 2025

## 1,050 MILLION NIS

Unutilized credit facilities.

## 43.5%

Effective leverage ratio.

Professional management and robust real estate development platform.

Demonstrated marketing strength, strong tenant mix and wide geographic distribution, managed in a responsible manner.

A full-service offering for tenants - from office design and construction by Amot Construction Ltd. to ongoing operational support throughout the lease term, provided by the management company "Amot 360"

A dividend policy that is stable and known in advance.

High financial strength (rated AA by Maalot and Midroog).

Financial flexibility and high accessibility to the capital market.

All of the Company's assets are unencumbered except for assets valued at 2% of ownership.





## CONCLUSION

AMOT INVESTMENTS FROM ALONY HETZ GROUP

Past. **Present.** Future.

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## AMOT INVESTMENTS CAPITAL MARKET PRESENTATION Q2/2026

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