November 3, 2026

Q3 2026 results - Amot delivers stable results

- **Q3 NOI grew by 1% relative to the corresponding quarter and amounted to NIS 268 million**
- **FFO in the quarter amounted to some NIS 207 million, similar to the corresponding quarter**
- **Net profit in the quarter grew by around 8% relative to the corresponding quarter, and amounted to NIS 110 million**
- **The Company updated its FFO forecast for 2026 due to annual CPI expectations being lower than originally forecast: NOI is expected to be NIS 1,070–1,080 million, and FFO according to Management's approach is expected to be NIS 780–790 million**
- **As of the publication of the report, the Company has signed contracts or is in advanced stages of negotiations for spaces to be occupied for the first time and which will generate additional annual income of approximately NIS 246 million (the Company's share – some NIS 126 million).**
- **The Company declared a dividend distribution for the fourth quarter of NIS 133 million (NIS 0.27 per share)**

Shimon Abudraham, CEO of Amot: "In the third quarter, strong marketing activity in Tel Aviv continued to generate value and translate into signed agreements.

In the office sector, the upward trend in demand continues, particularly in the Tel Aviv CBD. Marketing activity at the existing properties has recovered from the delays experienced in the first quarter and during the war, and we are progressing with our annual work plans in line with our targets. At the ToHa2 project, which is expected to open in early 2027, agreements have been signed and negotiations are underway toward signing agreements for approximately 75% of the space designated for marketing. Marketingat ToHa2 isprogressing a year ahead of schedule, enabling us to commence construction of ToHa3 in early 2027. The Hashalom CBD has established its position as Israel's leading business district, and the Company has significant exposure to the area's future development potential through the Amot-Ravad, Hasolelim and ToHa4 projects.

The logistics segment remains a key source of stability within the Company's portfolio. Alongside the continued development of the activity, we are advancing the betterment of industrial and logistical-zoned properties and lands, covering over 100 hectares, and are testing their compatibility with other potential uses, including in the fields of energy and data centers.

As part of our active management, we continue to divest non-core properties. Following the reporting date, we completed the sale of a further property for NIS 64 million.

We are continuing to implement our long-term strategic plan, while taking advantage of the Company's financial fortitude and flexibility, to realize its goals and continue growing significantly in coming years."

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Summary data for Q3 2026 (in millions of NIS):

	% Change 2025/26	1-9/ 2026	1-9/ 2025	% Change 2025/2026	Q3 2026	Q3 2025	2025
NOI	**2%**	**807**	**792**	**1%**	**268**	**265**	**1,060**
Net profit	**8%**	**603**	**560**	**8%**	**110**	**102**	**782**
FFO according to Management's approach	**(1%)**	**607**	**612**	**-**	**207**	**207**	**802**
FFO according to Management's approach per share (agorot)	**(4%)**	**122.8**	**128.1**	**(1%)**	**41.9**	**42.2**	**166.3**
Weighted number of N.V. shares	**3%**	**493,829**	**478,212**	**1%**	**493,910**	**491,378**	**482,051**
Increase in CPI during the period		**2.12%**	**2.95%**		**0.95%**	**1.36%**	**2.36%**

Key data for the third quarter of 2026 (according to Expanded Consolidated Financial Statements):

- **The NOI during the quarter** grew by around 1%, and amounted to around NIS 268 million, compared to around 265 million NIS in the corresponding quarter. Excluding one-off effects in both quarters, the NOI increased by 2.5%. The increase largely derives from an increase in revenues from the same properties less a decrease in revenues from the sale of properties.
- **The same-property NOI in the quarter** increased by 1% and amounted to 265 million, compared to 262 million NIS in the corresponding quarter. Excluding one-off effects in both quarters, **the same-property NOI in the quarter** increased by 2.6%.
- **The FFO according to Management's approach in the quarter** amounted to NIS 207 million, similar to the corresponding quarter last year.
- **The FFO per share according to Management's approach in the quarter** amounted to NIS 0.419, compared to NIS 0.422 in the corresponding quarter.
- **The net profit in the quarter** amounted to NIS 110 million compared to NIS 102 million in the corresponding quarter, an 8% increase.
- **The total value of investment property (revenue-generating and under construction) as of September 30 2026** amounted to approximately NIS 22.1 billion.
- The occupancy rate as of September 30 2026 amounts to 92.7% excluding properties held for sale and including spaces for which contracts have been signed, some of which are in the process of being occupied.
- **Equity attributed to shareholders as of September 30 2026** amounted to a total of NIS 9.96 billion (equity per share of NIS 20.16) compared to a sum of NIS 9.85 billion as of December 31, 2025 (equity per share of NIS 19.96). The change derives from the comprehensive profit for the period, net of dividend distribution.
- As of the publication of this report, **the Company has cash balances totaling NIS 400 million and unused credit facilities totaling NIS 1.05 billion.**
- 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 NIS 9.8 billion, constituting 43.6% of the balance sheet total.

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- **Cap rate** – the weighted cap rate derived from cash-generating investment properties as of the end of the period amounts to 6.36%.

- **Amot has 3 projects in various stages of construction, the Company's portion of which is 167,000 sqm. The total expected investments in the projects is NIS 3.2 billion (the Company's share):** ToHa2, Halechi Compound in Bnei Brak, and the K Compound in Jerusalem. As of the report date, the cumulative investment is NIS 2 billion. **In addition, the Company has 6 additional projects under development, representing 440,000 sqm attributable to the Company. As of the report date, the cumulative investment in these projects is approximately NIS 1.1 billion.**

The Company's projection for its key operating results in 2026 –The Company expects the annual increase in the CPI to amount to approximately 1.7% (compared with 2% in the original forecast). Accordingly, the FFO forecast was updated to reflect the impact of the CPI rate on current tax expenses. The Consumer Price Index increased by 2.12% in the first nine months of the year.

	Actual Performance - 9M 2026	2026 Updated Forecast- September 2026	2026 Updated Forecast- June 2026	Actual 2025
NOI (In millions of NIS)	807	1,070-1,080	1,070-1,080	1,060
FFO According to Management's approach (in millions of NIS)	607	780-790	790-800	802
FFO according to Management's approach/per share (in agorot)	122.8	158-160	160-162	166.3

Dividends

In 2026 the Company intends to distribute a minimum annual dividend of NIS 1.08 per share, to be paid in four quarterly payments of NIS 0.27 per share, subject to a specific decision by the Board of Directors at the end of each quarter. Accordingly, in November 2026 the Company declared a dividend distribution for Q4 2026 totaling NIS 133 million (NIS 0.27 per share) to be paid in November 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 included in the TA 90 Index, the TA-Real Estate Index, and the EPRA Index. As of September 30, 2026, Amot holds 108 cash-generating properties in Israel, with a total area of 1.83 million square meters. Most of the Company's properties (approximatly 90%) are located in Central Israel. Offices account for 46% of the value of the cash-generating properties, logistics and industrial parks for 30%, commercial properties for 17% and supermarkets for 5%. The Company has 3 projects under construction totaling 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 cumulative investmentis NIS 2.0 billion, with NIS 1.3 billion 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 cumulative investment in these projects is approximately NIS 1.1 billion.
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.

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