



רבד בע"מ
Ravad Ltd.

Investors Presentation

Based on Financial Reports

as of June 30, 2017

September 2017

Legal Clarification

The information included in this presentation is information that is based on information contained in the June 30, 2017 quarterly report of Ravad Ltd. ("the Company"), as published on the MAGNA system of the Tel Aviv Stock Exchange (TASE), and on previous presentations and reports that the Company has published; it is not a substitute for perusal of the Company's said reports. In addition, the presentation contains data and information that are presented in a different manner and/or format and/or segmentation than the data included in the aforesaid reports or as can be calculated from the data included in the Company's reports.

The presentation does not constitute an offer to acquire the Company's securities or an invitation to receive such offers, and is intended solely and exclusively to provide information to investors and that stated therein is not advice, a recommendation, an opinion or a suggestion regarding the feasibility of investing and is not a substitute for due consideration, independent examination and personal advice in accordance with the specific data of the investor. The Company is not responsible for the completeness and/or accuracy of the information and shall not bear responsibility for any damage and/or losses that might be incurred as a result of using the information.

This presentation includes forward-looking information, as defined in the Israel Securities Law, 1968. Among other things, such information includes forecasts, intentions, assessments and estimates, including information presented by means of illustrations, graphs, reviews and any other information, of the Company, presented by any means, which relate to future events and/or matters whose materialization is not certain and is not under the Company's control and accordingly might be materially different from those presented in the forward-looking information included in this presentation.

Forecasts and forward-looking information are based on data and information in the Company's possession at the time of the presentation's publication and the Company is not obligated to update or alter any such forecast or assessment in order for them to reflect events or circumstances that shall occur subsequent to the presentation's publication date.

It is hereby clarified that the Company is under no obligation to update the information included in the presentation.

The data are presented according to the Company's share unless stated otherwise.

Company Profile



- Listed on the TASE and included in the TA-All Share Index, the TA-Real Estate Index and the TA-Growth Index.
- Equity as of June 30 2017 totaled approx. NIS 257 million (NIS 261 million including Minority interests) .
- Market value of approx. NIS 181 million (as of September 12, 2017), which constitutes 70% of its equity.
- Controlling shareholder and chairman of the board of directors – Igal Ahouvi (approx. 65.1%).
- Credit rating – Baa1/Stable outlook.
- Forecasted data for 2017⁽¹⁾, as per proportionately consolidated data⁽²⁾, based on the June 2017 quarterly report:
 1. Forecasted revenues of approx. NIS 117 million.
 2. Forecasted NOI of approx. NIS 59 million.

➤ Spheres of operation

1. Investment Property in Israel and overseas:

As of June 30, 2017, the Company had an interest in 12 income-producing properties⁽³⁾ having an average occupancy rate of some 98%, whose overall value amounts to approx. NIS 500 million (the Company's share – approx. NIS 360 million).

2. Nursing Care Homes in England:

As of June 30, 2017, the Company held an interest through a 50% partnership with Golden House, in 19 Nursing Care homes portfolio in England which includes some 1,120 beds with 85% occupancy rate, acquired at a cost of GBP 118 million (approx. NIS 600 million; the Company's share – 50%).

3. Residential real estate in Israel

Through a subsidiary, the Company has 51% control of a residential and commercial project at the junction of Ibn Gvirol, Antokolsky and Struck streets in Tel Aviv.

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(2) Data are presented on an annualized basis assuming proportionate consolidation and based on the results and exchange rates reflected in the financial statements for the second quarter of 2017 and which are not prepared in conformity with generally accepted accounting principles.

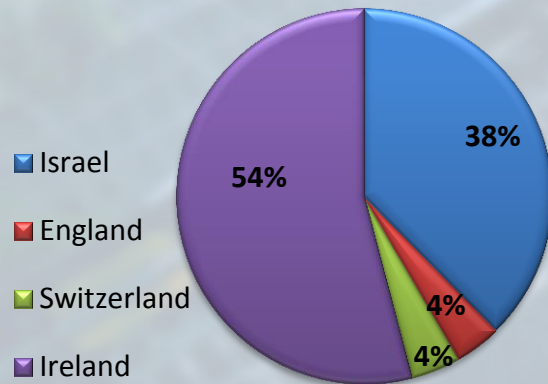
(3) Does not include the property in Germany that was sold subsequent to balance sheet date.

Operation fields

Investment Property

- Main use – offices and commercial.
- Leasable area – approx. 26,000 sq.m. ⁽¹⁾⁽²⁾.
- Long-term leases.
- Top-quality and financially sound tenants.
- Occupancy rate of some 100%.

Geographical distribution by property values ⁽²⁾



(1) Does not include building rights in Israel of approx. 16,600 sq. m. (100%) that have not yet been utilized.

(2) Does not include the Moon property in Germany that was sold in July 2017

Care Homes in England

- Equal partners with Golden House Ltd.
- To date (including the latest acquisition), the partnership has 19 care homes, containing approx. 1,120 rooms.
- The care homes are located in the affluent demand areas around London – in Oxfordshire, Surrey and southern England.
- Betterment and extension activities at existing homes.
- Overall occupancy rate of approx. 85%.
- The operation generates a relatively high rate of return.



Residential Real Estate

- Stake in a company that owns a residential and commercial project at the junction of Ibn Gvirol, Antokolsky and Struck streets in Tel Aviv.
- The project* is expected to comprise 64 units and a minor commercial portion (some 5% of the project's overall area).
- Overall profit expected from the project- approx. NIS 55 million**.



* Company's share in the project – 47.43%.

** Forward-looking information.



Set up and selective expansion of care homes operation with a strategic partner

Improvement of properties in Israel while progressing with building rights and plans

Diversification of the Company's sources of credit

Identification of business opportunities

Disposal of properties that have reached their maximum economic value.



רבד בע"מ
Ravad Ltd.

Investment Property Sector

Property Sector



Beit Agish-Ravad

Ownership (*)	Partially wholly-owned and partially in common ownership of 50%
Book Value	NIS 56 million
Gross Leasable Area ("GLA")	3,933 Sq.m
Annualized NOI	NIS 3.4 million
Use	Offices and commerce
Potential Improvements	Approved city plan for additional 23 floors above the existing building



Platinum Tower

Ownership (*)	Partially wholly-owned and partially in common ownership of 90%
Book Value	NIS 79 million
GLA	4,265 Sq.m
Annualized NOI	NIS 5.9 million
Use	Offices and commerce
Potential Improvements	Re-zoning and construction of additional floors to the existing building

(*) The data presented in the tables above represent Company's share



TESCO



Roscrea

Ownership (*)	50%
Book Value	NIS 50.6 million
Lease Period	Through September 2026
GLA (*)	4,333 Sq.m
Annualized NOI (*)	NIS 3.7 million
Use	Commerce



Gorey

Ownership (*)	30.2%
Book Value	NIS 88.5 million
Lease Period	Through February 2029
GLA (*)	8,256 Sq.m
Annualized NOI (*)	NIS 6.2 million
Use	Commerce

(*) The data represent 100% ownership



Sandyford

Ownership (*)	75%
Book Value	NIS 40.6 million
Lease Period	Through October 2029
GLA (*)	1,854 Sq.m
Annualized NOI (*)	NIS 2.4 million
Use	Commerce



Cahir

Ownership (*)	100%
Book Value	NIS 17.9 million
Lease Period	Through August 2035
GLA (*)	1,672 Sq.m
Annualized NOI (*)	NIS 1 million
Use	Commerce

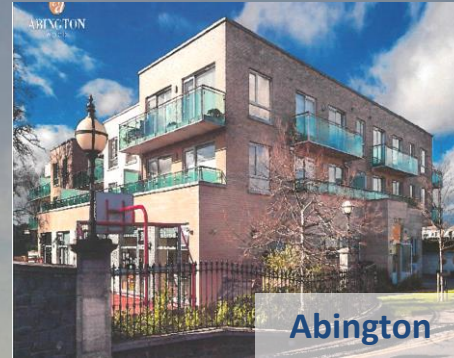
(*) The data represent 100% ownership



Henry St.



Generali



Abington



Maple Center

Ownership(*)	75%
Book Value	NIS 34.3 million
Lease Period	Through September 2020
Tenant	Shuz 4 U
GLA (*)	534 Sq.m
Annualized NOI (*)	NIS 1.4 million
Use	Commerce

Ownership (*)	60%
Book Value	NIS 24.3 million
Lease Period	Through August 2026
Tenant	Generali International Ltd.
GLA (*)	2,421 Sq.m
Annualized NOI (*)	NIS 2 million
Use	Offices

Ownership (*)	100%
Book Value	NIS 29.1 million
Lease Period	Residential- 1 Year Commercial unite- through June 2025
Tenant	Various tenants
GLA (*)	2,141 Sq.m
Annualized NOI (*)	NIS 1.5 million
Use	Residential & Commerce

Ownership(*)	85%
Book Value	NIS 28.4 million
Lease Period	Mainly November-February 2023 and October 2036
Tenant	Various tenants
GLA (*)	2,294 Sq.m
Annualized NOI (*)	NIS 2.2 million
Use	Commerce

(*) The data represent 100% ownership



Cambridge, England

Ownership	100%
Book value	NIS 14.3 million
Lease period	Through June 2021 (**)
Tenant	Ultra Electronics Ltd.
GLA	3,492 sq. m.
Annualized NOI	NIS 1 million
Use	Light industry and offices



Uzwil, Switzerland

Ownership	50%
Book value (*)	NIS 30.2 million
Lease period	Through September 2020
Tenant	Various tenants
GLA (*)	1,470 sq. m.
Annualized NOI (*)	NIS 1.6 million
Use	Shopping center

The annualized NOI that appears in slides 7-11 is based on proportionately consolidated results, which are based on the financial statements and the exchange rates of the second quarter of 2017 and is not prepared in conformity with generally accepted accounting principles, and constitute **forward-looking information**. Among other things, such information includes forecasts, intentions, assessments and estimates of Ravad Ltd. ("the Company"), which relate to future events or matters whose materialization is not certain and is not under the Company's control and that are known to the Company at the time of publishing this presentation. Forward-looking information is by nature subject to the risks of non-materialization and such information is uncertain.

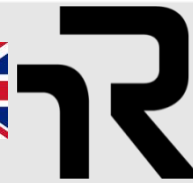
* The data represent 100% ownership.

** See section 4.2(2) of the Directors' Report as of June 30, 2017.



Nursing Care Homes in England





Focusing on modern care homes that were purpose-built, as opposed to mansions that have been converted



Acquiring care homes in which 50% or more of the residents are private and pay an average weekly fee in excess of GBP 800



Focusing on homes that provide various kinds of care services – assisted living accommodation, nursing care accommodation and accommodation for the mentally frail



Setting up and expanding the existing homes



Establishing the Company in a large market estimated at GBP 13 billion



Focusing on affluent regions in the south-east of England



Acquiring top class care homes with 50 beds or more



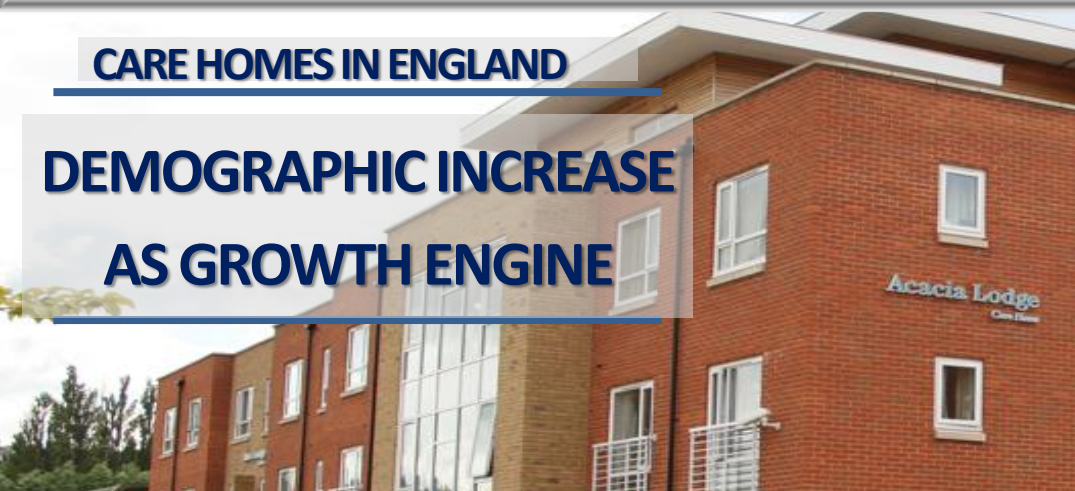
CARE HOMES IN ENGLAND BUSINESS STRATEGY



Nursing Care Homes in England

CARE HOMES IN ENGLAND

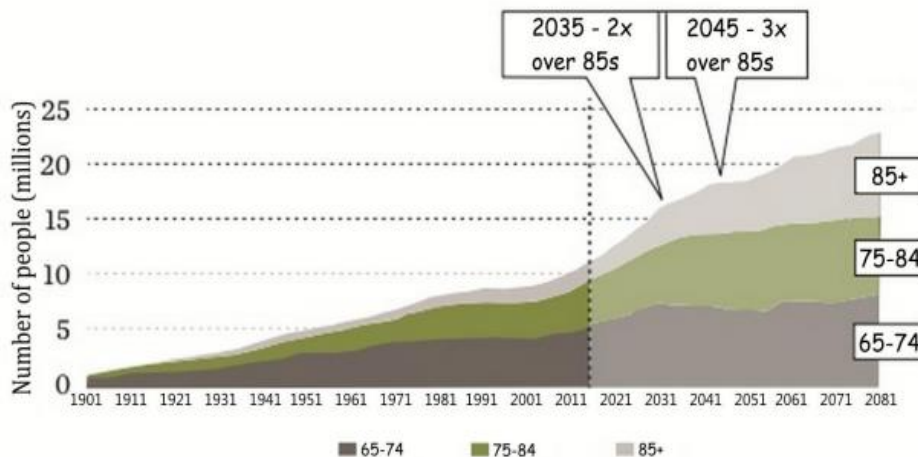
DEMOGRAPHIC INCREASE AS GROWTH ENGINE



UK Population – Growth Forecast by Age Groups

Population	2015	2016 est.	2040
65-69	3,612,289	3,634,209	3,985,524
70-74	2,723,773	2,851,612	4,077,324
75-79	2,161,970	2,157,990	3,698,522
80-84	1,584,339	1,610,961	2,779,201
85-89	970,889	998,134	1,903,832
90+	556,868	572,911	1,725,963
Total (65+)	11,610,128	11,825,817	18,170,366
All Ages	65,097,097	65,572,409	74,585,314
65+ as % of All ages	17.8%	18.0%	24.4%
75+ as % of All ages	8.1%	8.1%	13.6%
85+ as % of All ages	2.3%	2.4%	4.9%

UK Population – Graph of Growth Forecast by Age Groups



Source: ONS 2014-based Population Projections © Crown Copyright

In the next twenty years, the size of the over 85s age group is **expected to double**

As the average age rises, **the need increases** for health and nursing services



An existing **supply** of some 470 thousand beds

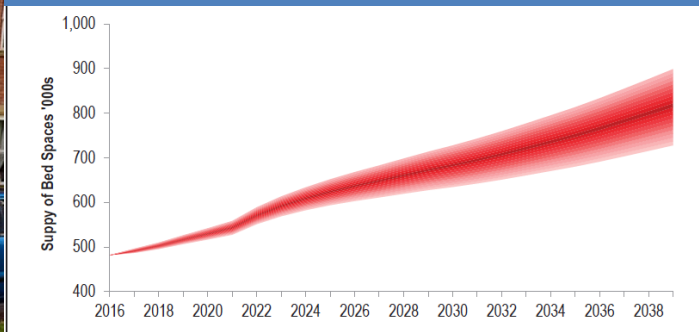
A large part of the supply pool is **antiquated, not purpose-appropriate** and due to be taken off the market

A real **need** for a massive addition of beds is forecasted

CARE HOMES IN ENGLAND

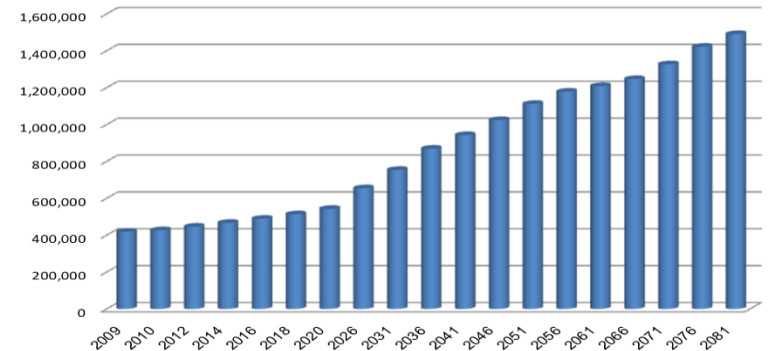
MARKET FORECAST

Forecast of Required Growth in UK Supply Through 2040



Source: ONS © Crown Copyright, carehome.co.uk, JLL ©

UK Demand Growth Through 2081



Source: Laing & Buisson



Nursing Care Homes in England

CARE HOMES MARKET IN ENGLAND - HIGHLIGHTS

Mature market: Demand, regulation, occupancy rates and profitability are stable

Satisfactory rates of gross profit: **30%-40%** at good homes, before corporate expenses.

70% increase in demand in the over 85s age group is anticipated in the next decade.

Reduction in supply, closure of converted buildings and transition to modern, purpose-built homes

Future **need** for a significant increase in the current supply of beds due to growth in the elderly population, in conjunction with a higher level of affluence.

Good bank financing for acquiring purpose-built homes that are directed at the private market.

Value of the nursing care market is estimated to be approx. GBP 13 billion, of which the private sector accounts for **GBP 9.5 billion**

Source: Laing and Buisson 2013



Cost of properties (100%) – approx. GBP 118 million,
of which approx. GBP 50 million is equity funded
EBITDA to cost of properties – approx. **10%** return

	Pro forma data* for representative year in £K	% of revenues	Average per bed per week (£)
Revenues	44,960	100%	983
Gross profit	16,770	37%	367
EBITDA before corporate expenses	13,432	30%	294
Corporate expenses	2,489	6%	54
EBITDA after corporate expenses **	10,943	24%	239
Elimination of management fees	118	0%	3
EBITDA after eliminating management fees	11,061	25%	242
Return on cost od properties	10%		
Financing	2,245	5%	49
Capital expenditure	619	1%	14
EBITDA after financing and capital expenditure	8,197	49%	179
Return on capital	16%		

The data on this slide are 100% of the UK operation; the Company's share is 50%.

- * Pro forma data that reflect the operating results of the UK care homes (100%) for a representative year based on a budget for the entire operation, including the LRH operation which was acquired on June 16, 2017.
- ** The above operating results do not include promotion fees paid to a partner.
- *** A new home (Cedar View) was opened in May 2016 and, as of June 2017, it had an occupancy rate of 43%. This home's occupancy was not included in calculating the average presented above.

PORTFOLIO OF LRH & SCC PROPERTIES

19 homes, some 1,120 beds,
approx. **85%** average occupancy***



Nursing Care Homes in England



Portfolio of SCC properties as of 30/6/17



“Holmwood House”
Kidderminster, Worcestershire



“Stowford House”
Abingdon, Oxfordshire



“Acacia Lodge”
Henley on Thames



“The Boynes Nursing Home”
Upton-Upon Severn, Worcestershire



“Priory Court”
Epsom, Surrey



“Chestnut View”
Haslemere, Surrey

Year of establishment	1900	2011	2010	1890	1960	1960
Year of renovation/refitting	2009		2010	2008	2010	2009
Area in dunams	4.7	4	2.3	13.8	5.3	3.6
Beds	58	51	55	39	89	60
Average occupancy	89%	94%	97%	42%	71%	88%
Revenues (1-6/2017, in £ K)	962	1,094	1,355	410	2,264	1,352
Average weekly fee (£)	724	880	985	980	1,389	990

At the end of March 2016, building plans were approved for Chestnut View and Priory Court for addition of public areas and the construction of 19 new rooms (while taking out 10 old rooms). Construction work is expected to begin soon at Chestnut View and within several months at Priory Court.

The data on this slide are 100% of the UK operation and are not the Company's share.
The investment is presented in the financial statements according to the equity method.

Nursing Care Homes in England



Portfolio of LRH properties acquired on 16/2/17



"Cedar View"

South London



"Brook House"

South - West London



"Bourne House"

South - West London



"Belmont Castle"

Bedhampton



"Albany Lodge"

South London



"Acacia Care Centre"

South London

Year of establishment	2016	2013	2000	1985	2008	2012
Year of renovation/refitting			2014			
Area in dunams	4.8	1.6	3.6	10.9	2.7	2.8
Beds	65	32	40	37	100	62
Average occupancy	43%(*)	99%	94%	84%	84%	90%
Revenues (4-6/2017, in £ K)	446	586	539	316	754	638
Average weekly fee (£)	1,191	1,393	1,095	783	685	876

(*) The home began operating in May 2016 and is currently still under a populating phase.

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The investment is presented in the financial statements according to the equity method.

Nursing Care Homes in England



Portfolio of LRH properties acquired on 16/2/17



“Solent Grange”*

Wootton Bridge



“Steep House”

Petersfield



“Southborough Nursing Home”

South -West London



“Oaklands House”

Southampton



“Kings Lodge”

West Sussex



“Hamilton House”

South-West London



“Chestnut House”

Dorchester

Year of establishment	2006	19 th Century	1997	19 th Century	2008	1998	2008
Year of renovation/refitting				2016		2016	
Area in dunams	6.8	13.4	4.5	9	3	3.2	4.7
Beds	55	56	45	*54	77	39	85
Average occupancy	67%	97%	91%	91%	93%	95%	73%
Revenues (4-6/2017, in £ K)	391	640	505	569	716	538	670
Average weekly fee (£)	807	888	932	835	762	1,103	819

* Construction was recently completed at this home for 24 additional units, whose operation has not yet been approved by the CQC.

The data on this slide are 100% of the UK operation and are not the Company's share.
The investment is presented in the financial statements according to the equity method.



Residential Real Estate

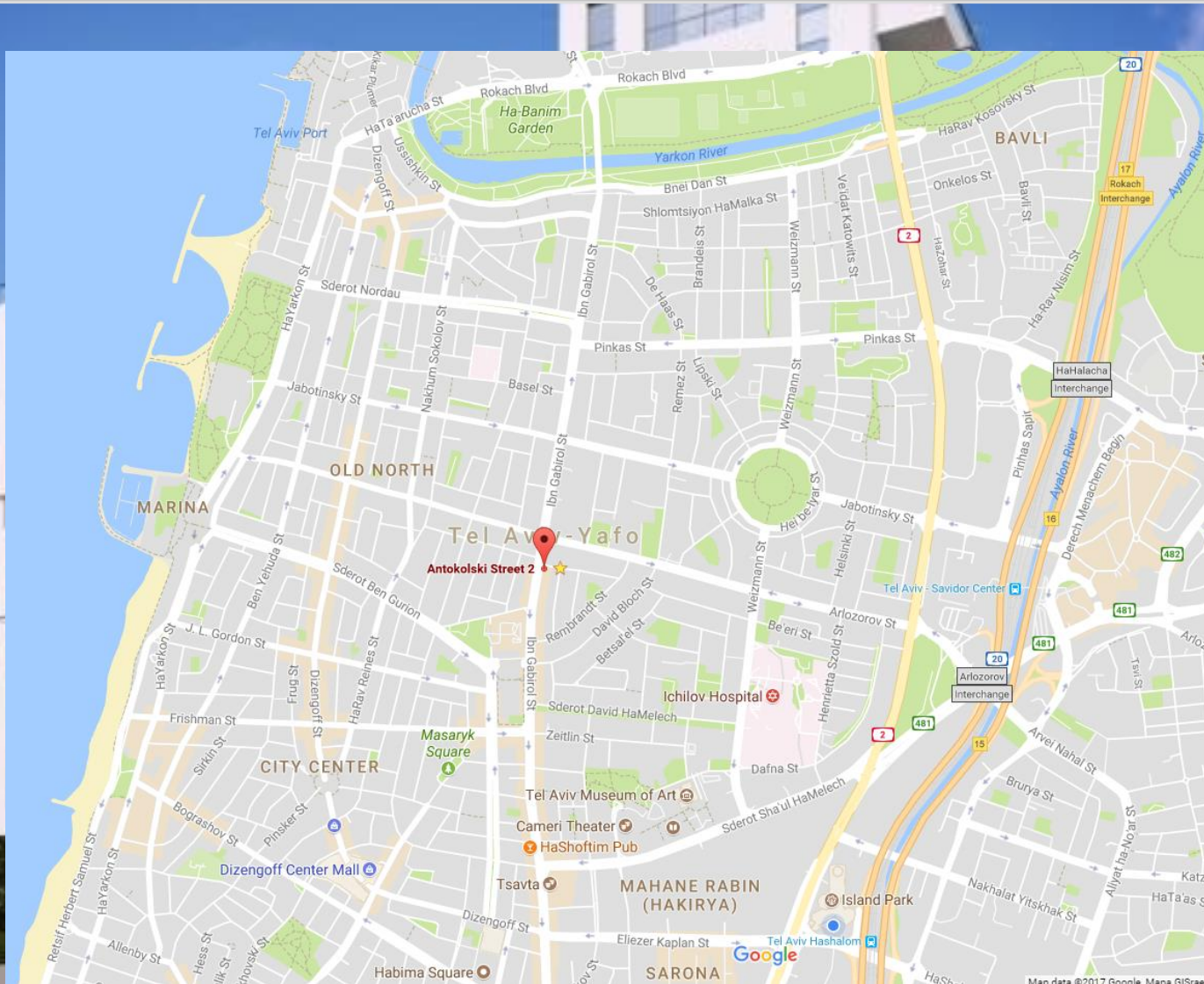
Antokolsky –Struck Project, Tel Aviv

Project location	Tel Aviv
Estimated number of units in project	64
The Company's share	47.4%
Anticipated revenues (in NIS million) (*)	282
Estimated gross profit from project (in NIS million) (*)	55

* The data are presented on a 93% basis, which represents BIT's share in the project. For details, see section 6.4 of the Description of the Corporation's Business Report as of December 31, 2016 and Appendix A to the Directs' Report as of June 30, 2017.

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Antokolsky – Struck Project Prime Location in the Heart of Tel Aviv





Composition of Net Asset Value as of June 30, 2017

Sphere of operation	Asset value (100%) In NIS K	Asset value (*) (Company's share) In NIS K	Loan balance (*) (Company's share) In NIS K	Net asset value In NIS K	Comments
Investment Property**	493,439	358,513	(134,240)	224,273	Debt balance includes the Series A debentures
Care Homes ***	530,922	265,450	(143,239)	122,211	
Financial assets **	29,456	29,456	-	29,456	Loan to Moon
Residential real estate ****	159,530	81,361	(41,122)	40,239	
Net asset value	1,213,347	734,780	(318,601)	416,179	
Debentures (Series B, C)				(168,953)	
Deferred taxes				(33,405)	
Cash and cash equivalents				19,652	
Short-term restricted deposits				11,500	
Working capital				4,788	
Loan to partner				7,396	
Equity				257,157	Per the financial statements

* Pro forma data on a proportionately consolidated basis that are presented according to the management approach and not in accordance with their presentation in the financial statements in conformity with generally accepted accounting principles.

** The Investment Property sector does not include a property in Germany that is presented above as a financial asset according to the balance of the loan to the property company in the consolidated financial statements. Subsequent to balance sheet date, the property was sold and the loan was repaid in full.

*** Care Homes are presented at depreciated cost according to their values in the financial statements.

**** Residential real estate is presented at cost according to its value in the financial statements.



Assets Data Details as of 30/6/17

and Representative Annual FFO Forecast

Asset	Owner -ship	GLA (in sq.m.)	Asset value Ravad's share (in NIS K)	Loan balance Ravad's share (in NIS K)	Net Asset Value (in NIS K)	Forecasted revenues for representative year (in NIS K)	Forecasted operating profit (NOI) for representative year (in NIS K)	Forecasted FFO for representative year (in NIS K)
Investment Properties								
<u>Israel</u>								
Platinum Tower	100%	4,265	78,890	39,761	95,282	6,352	5,926	5,926
Beit Agish-Ravad	100%	3,933	56,153			3,958	3,416	3,416
Total Israel		8,198	135,043	39,761	95,282	10,310	9,342	9,342
<u>Ireland</u>								
Tesco, Roscrea	50%	2,167	25,310	13,300	12,011	1,883	1,865	1,558
Generali	60%	1,453	14,588	4,406	10,183	1,203	1,190	973
Aldi, Sandyford	75%	1,391	30,492	10,988	19,504	1,794	1,769	1,219
Henry Street	75%	401	25,709	4,928	20,781	1,046	1,033	778
Aldi, Cahir	100%	1,672	17,937	8,995	8,942	1,143	1,052	655
Abington	100%	2,141	29,097	13,751	15,346	1,908	1,514	1,025
Maple Center	85%	1,951	24,126	13,027	11,099	2,273	1,837	1,345
Tesco, Gorey	30.2%	2,493	26,723	12,771	13,953	1,880	1,870	1,338
Total Ireland		13,667	193,983	82,166	111,817	13,130	12,130	8,891
<u>England</u>								
Cambridge	100%	3,492	14,353	5,723	8,630	1,159	962	764
<u>Switzerland</u>								
Commercial Centers	50%	735	15,134	8,114	7,020	863	810	686
Less- management fees								(1,475)
Total Investment Properties		26,092	358,513	135,764	222,749	25,461	23,245	18,208



Assets Data Details as of 30/6/17

and Representative Annual FFO Forecast

Asset	Owner-ship	Number of beds	Asset value Ravad's share* (in NIS K)	Loan balance Ravad's share (in NIS K)	Net Asset Value (in NIS K)	Forecasted revenues ** for representative year (in NIS K)	Forecasted operating profit (NOI) ** for representative year (in NIS K)	Forecasted FFO for representative year (in NIS K)
Care Homes								
Henley	50%	55	20,211	10,660	9,552	6,243	3,481	1,984
St. Cloud Care	50%	297	75,185	36,763	38,422	28,017	11,027	2,849
LRH Portfolio	50%	768	170,054	98,314	71,740	65,528	24,331	11,232
Total Care Homes		1,120	265,450	145,736	119,714	99,788	38,840	16,065
Other								
Financial assets	100%		29,456	-	29,456	-	-	-
Residential real estate	51%		81,361	41,122	40,239	-	-	-
Total Other			110,817	41,122	69,695	-	-	-
Total			734,780	322,622	412,159	125,249	62,084	34,274
Less								
Forecasted solo interest expenses								(9,103)
Forecasted corporate expenses								(5,685)
Total Forecasted FFO								19,485

* Care homes and residential real estate are presented at depreciated cost at their values in the financial statements.

A property in Germany is presented according to the balance of the loan to the property company in the consolidated financial statements. Subsequent to balance sheet date, the property was sold and the loan was repaid in full.

** Forecasted data for 2017 constitutes **forward-looking information** that is by nature subject to the risks of non-materialization and such information is uncertain. The forecasts are based on the results for the first half of 2017 ("the Period") multiplied by two, and are in accordance with the average exchange rates for that Period, and might change in accordance with the actual results for 2017.





Representative Annual FFO by Sector

	Actual FFO 1-6/2017 in NIS K	FFO Forecast for representative year In NIS K (* (**)	Comments
Investment Property ⁽¹⁾	6,170	12,340	
Care Homes ⁽¹⁾	4,928	12,663	Includes 13 care homes that were acquired on 16/2/2017
Corporate, financing and other	<u>(2,759)</u>	<u>(5,518)</u>	
Fund From Operations ("FFO")	<u>8,339</u>	<u>19,485</u>	
Annualized FFO yields (***)			
	<u>Actual 1-6/2017</u>	<u>Representative year forecast</u>	
FFO to equity⁽²⁾ yield	7.1%	8.2%	
FFO to market cap yield⁽³⁾	10.1%	11.7%	

- (1) Includes attribution of non-specific financing
 (2) Excluding minority interests
 (3) Market value as of September 12, 2017

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(**) Based on the semi annual financial statements for 2017 and the average exchange rates for that period.

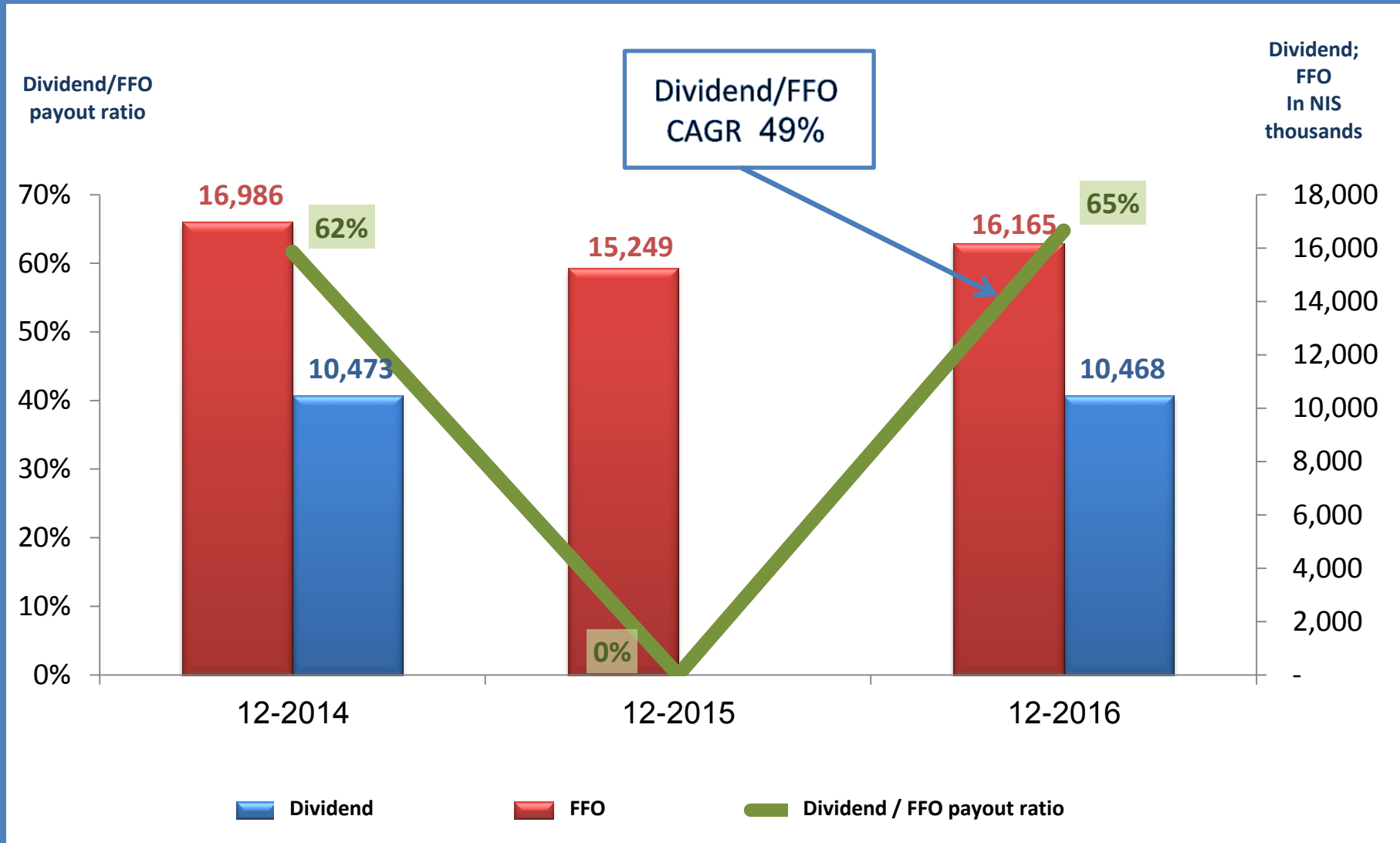
(***) FFO yields calculation includes an elimination of interest portion attributed to operations that are neither investment property nor care homes, in an amount of NIS 1.7 million per year.

Financial Figures





Dividend/FFO payout ratio



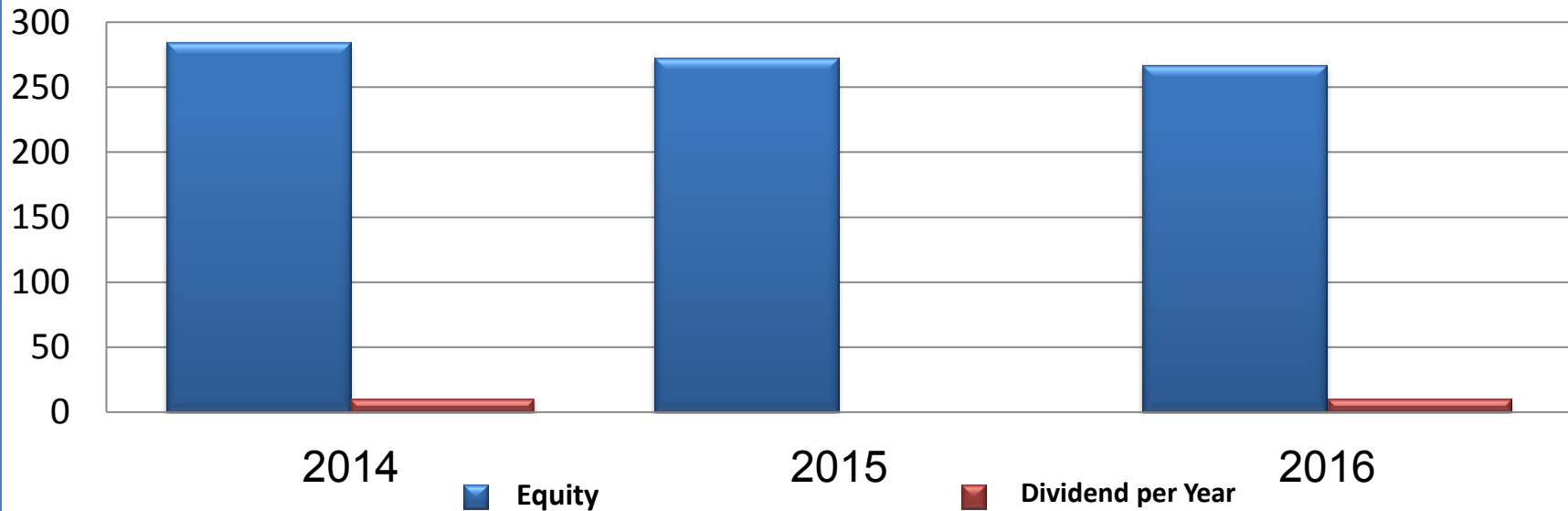


Equity and Dividend

**Equity as of June 30, 2017 totaled NIS 261.3 million
(257.2 million excluding Minority Interest)**

Cumulative dividends paid in 2014 and 2016 totaled NIS 21 million

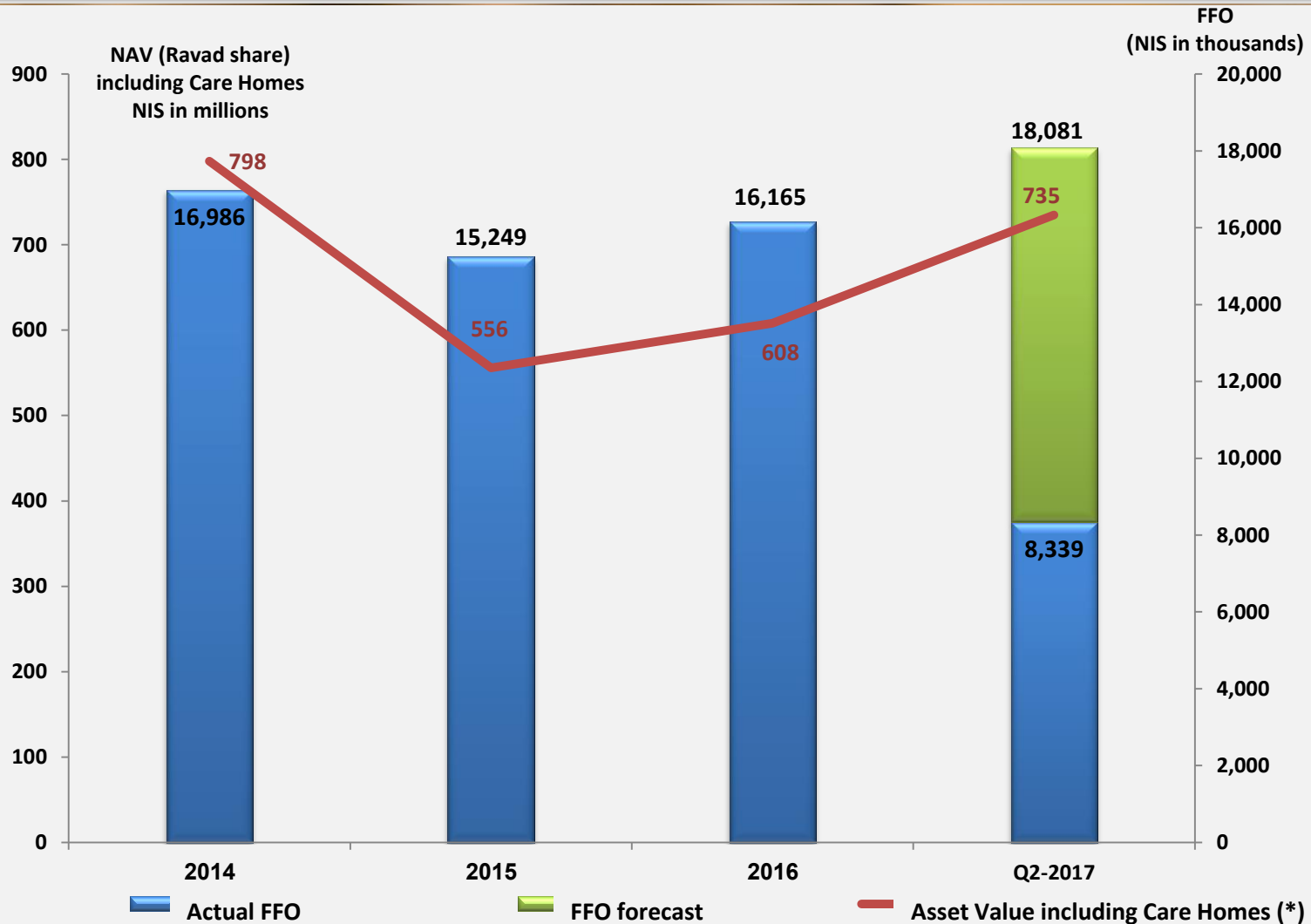
NIS in millions



	2016	2015	2014
Dividend to Equity yield	4.0%	-	3.8%
Dividend to Average Market Cap per year	6.0%	-	9.2%



FFO and Asset Value

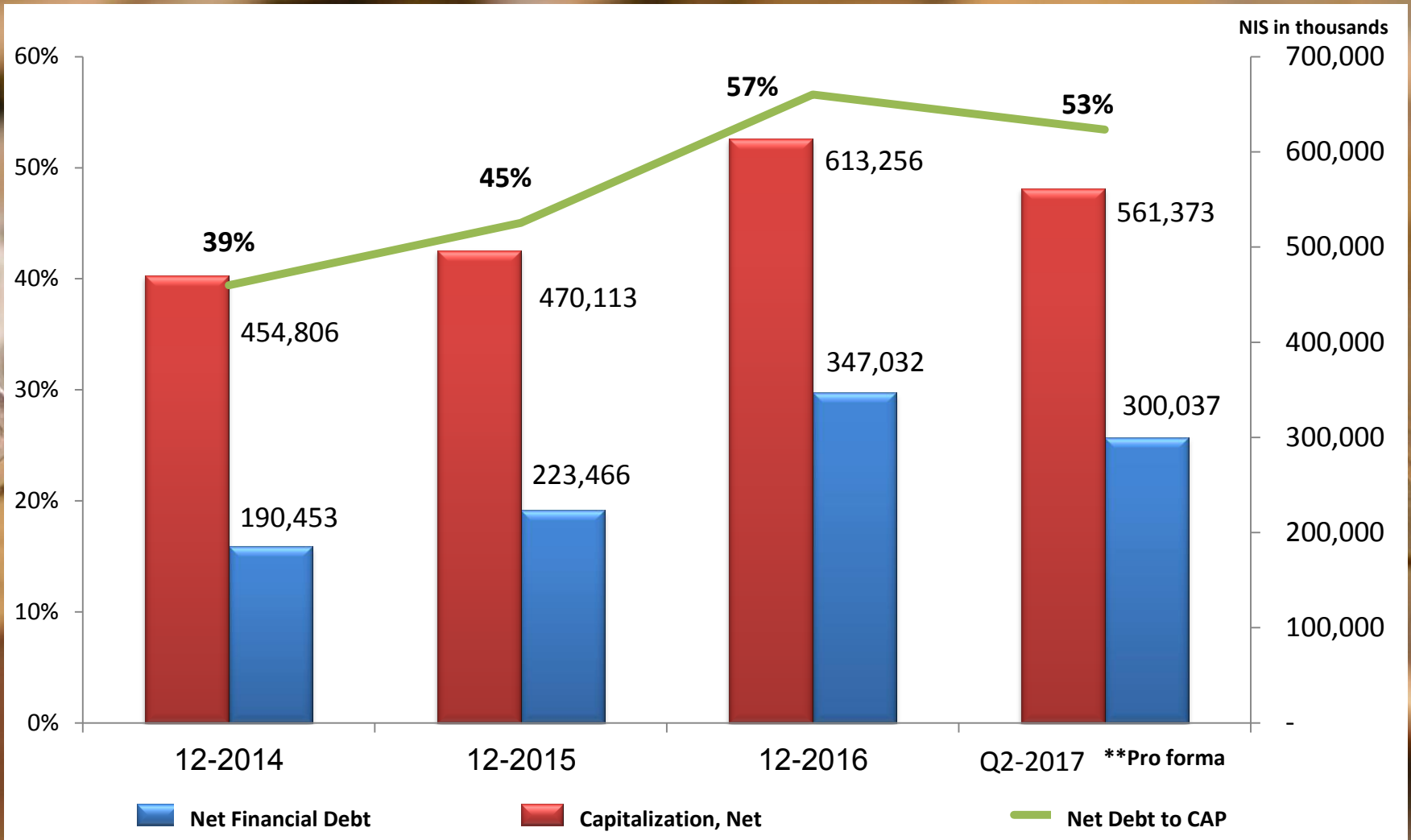


(*) Asset Value represents a pro forma figure according to management approach, assuming proportionate consolidation of equity-accounted companies and not according to GAAP.





Net Financial Debt to CAP* ratio



* Consolidated data

** Pro forma assuming that Moon property in Germany was sold on June 30, 2017.



- High quality income-producing portfolio
- Company's properties geographically dispersed among stable economies
- Realization of growth strategy in UK Care Homes operation
- Disposal of non-core properties and focus on Company's core business
- Significant improvement potential in existing properties in Israel
- Actions for value raising of residential project
- Experienced and professional management
- Long-established real -estate company





רבוד בע"מ
Ravad Ltd.

Thank you !
