Fattal פתאל

HOUSE OF HOTELS | בית של מלונות

Capital Market Presentation - April 2026

Disclaimer

This presentation is not an offer of securities of the Company to the public and should not be construed as an offer of securities to the public. The presentation constitutes a fundamental and marketing presentation of the Company. The information contained in this presentation and any other information provided during the presentation (hereinafter: "the information") does not constitute a recommendation or opinion of an investment advisor or tax advisor. The information is condensed information only. Investing in securities in general and in the Company, in particular, carries risk. It should be taken into account that past data does not necessarily indicate future performance. Purchasing securities of the Company requires an in-depth review of the information published by the Company and its legal, accounting, tax and economic analysis thereof. Data regarding: (i) trends in the European tourism market [Slide No. 6]; (ii) hotel breakdown by type [Slide No. 9]; (iii) overall REVPAR of the Company's hotels compared to the performance of competitors according to the STR report for 2025 [Slide No. 10]; (iv) the Company's expected share of the investment in Partnership 4 [Slide No. 12]; and (v) 2019 EBITDAR breakdown by segment [Slide No. 19];- are provided in this presentation for the first time as additional information.

It should be noted that as of this date, the Company's estimates as stated in Slide No. 4 below regarding the revenue forecast, EBITDAR, EBITDA and FFO in 2026 and 2029, are forward-looking information, as defined in the Securities Law, 5728-1968 (hereinafter: "the Securities Law") based on the Company's Management's estimates and its understanding of the factors affecting its business activity, as of the date of signing the report. These estimates may not materialize, in whole or in part, or may materialize differently, including materially, than expected, inter alia and without detracting from the generality of the foregoing, as a result of suboptimal assumptions and analyses, from developments that cannot be assessed regarding a significant deterioration in economic or financial conditions in Israel and/or worldwide and/or from developments that cannot be fully assessed in connection with Operation "Roaring Lion"/the resumption of fighting in the southern theater and/or the resumption of fighting in other theaters/or the materialization of all or part of the risk factors detailed in Section 1.22 of Chapter A ("Description of the Corporation's Business") attached to the Company's Periodic Report for 2025, which was published on March 30, 2026 [Document ref. no. 2026-01-029259] (This information constitutes inclusion by way of reference).

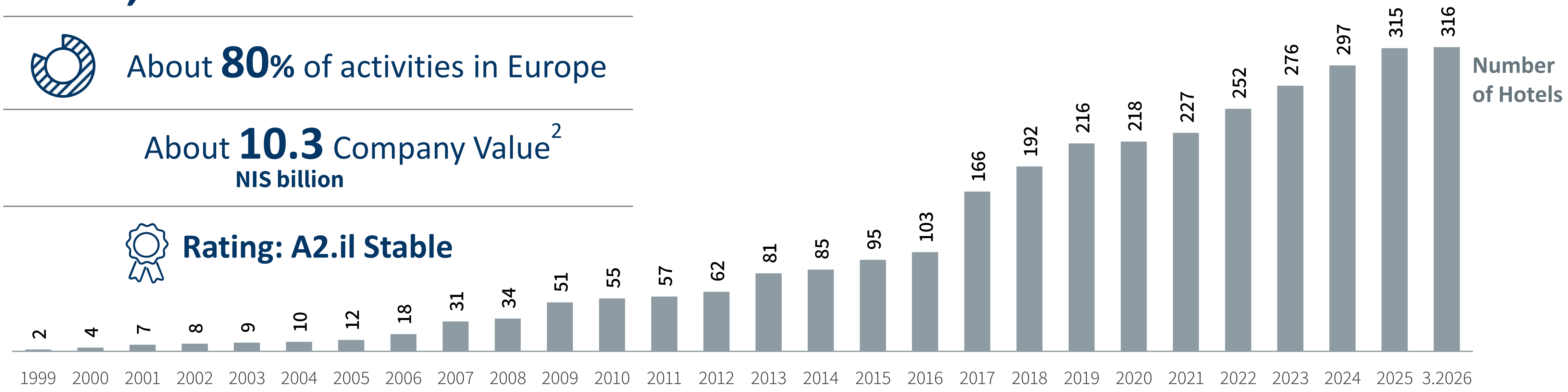
Fattal Group Overview

1998	**Established**
21	**Countries**
316	**Hotels**[1]
55,579	**Rooms**[1]

About **80%** of activities in Europe

About **10.3** Company Value[2]
NIS billion

Rating: A2.il Stable



[1] The figure includes future hotels.
[2] As of April 13, 2026.

Looking Ahead – Long Term Forecast[3]

The 2029 forecast does not entail any increase in debt

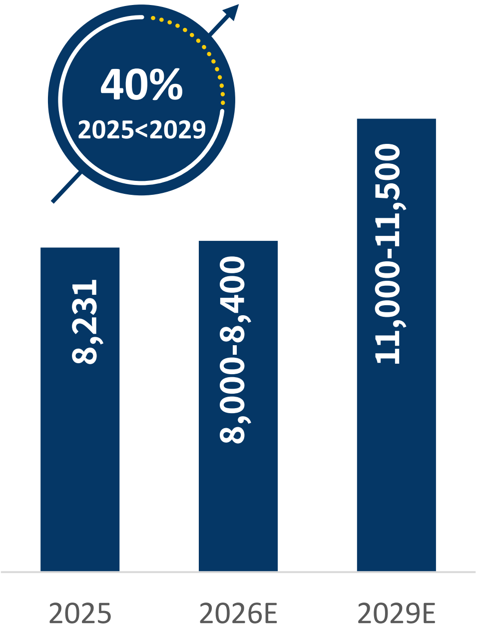
Year 2029

Revenues
11,000-11,500
NIS million

EBITDAR
3,900-4,200
NIS million

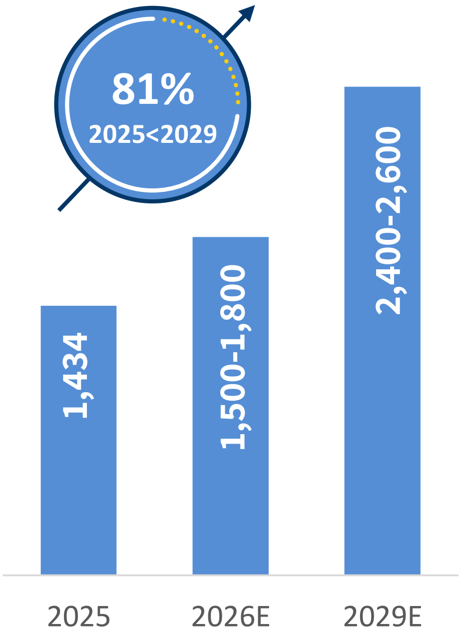
EBITDA
2,400-2,600
NIS million

FFO
1,600-1,800
NIS million

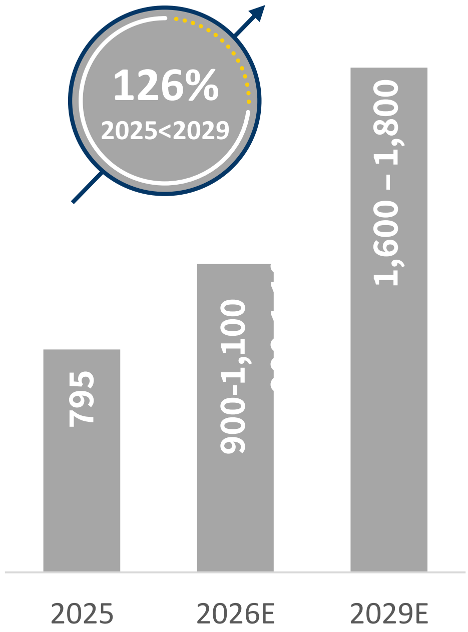


Revenues[1] (NIS millions)

EBITDAR[1] (NIS millions)



EBITDA[1,2] (NIS millions)



FFO (NIS millions)

[1] Including the Company's share in affiliated companies.
[2] Prior to the Impact of Standard IFRS 16.
[3] For details of the main assumptions for the forecast of years 2026 and 2029, see the Company's BOD report for 31.12.25

Looking Ahead - Opening Hotels in the Coming Years[1]

(excl. Partnerships' hotels in Europe)

Owned

2026

Israel	**2	388	25₪
Portugal	1	132	12€

2027

Cyprus	*1	161	14€

2028

Israel	**4	754	417₪
Portugal	*1	430	54€
UK	1	156	40€

2029-2030

Israel	**6	1,054	257₪
UK	1	207	-

Leased

2026

Israel	1	170
Germany	4	723
Spain	1	210
Cyprus	1	70

2027

Israel	1	49
Germany	1	336
Greece	2	54

2028

Germany	2	469
Czech Republic	1	174

2029-2030

Israel	***4	297
Netherlands	1	231

2026	2027	2028	2029-2030
10 hotels 1,693 rooms	**5 hotels 600 rooms**	**9 hotels 1,983 rooms**	**12 hotels 1,789 rooms**

Investment | Number of rooms | Number of hotels

36 Hotels

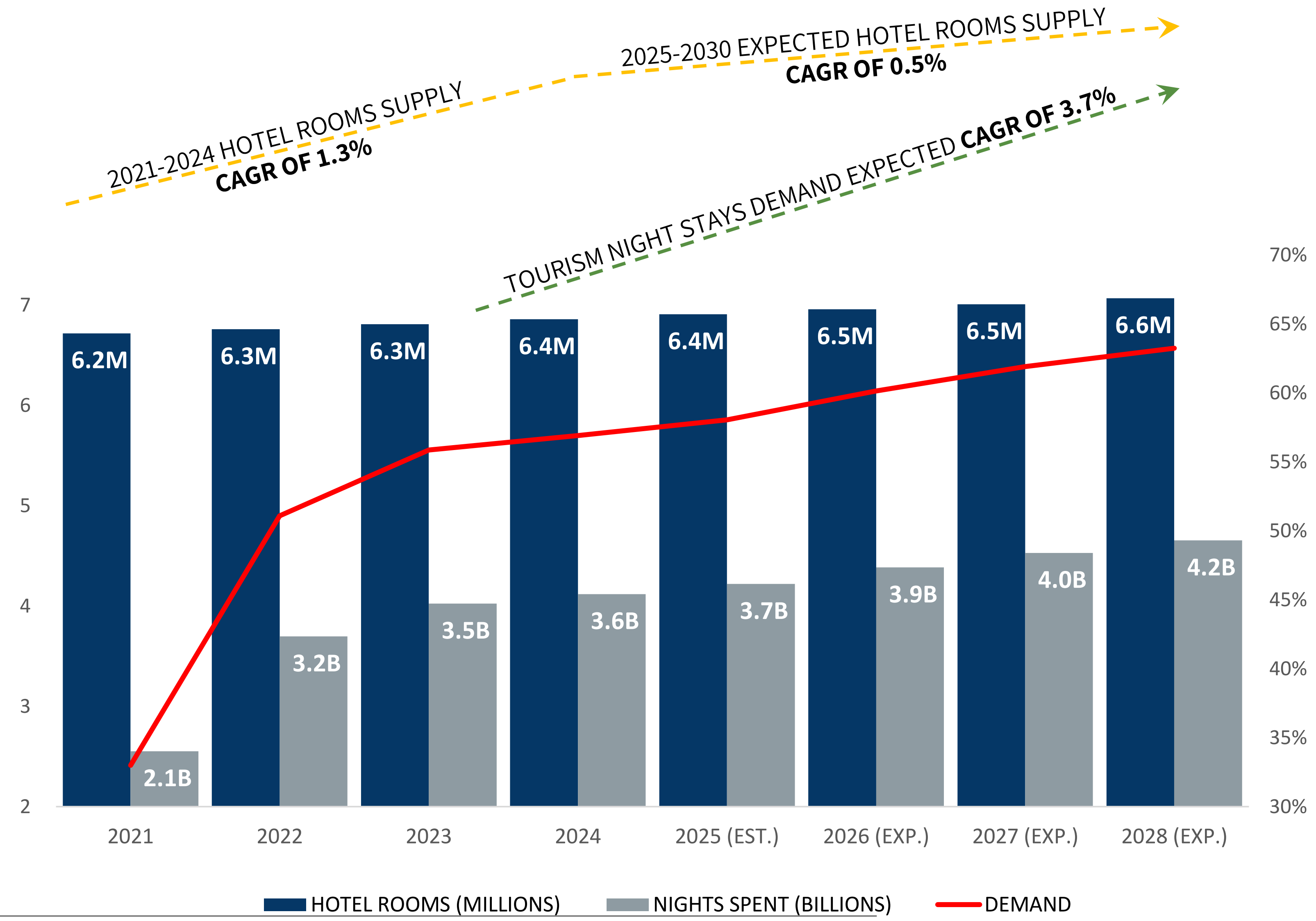
6,065 Rooms

≈ NIS **250** million
Additional EBITDA in a representative year

≈ NIS **1.1** billion
Expected total investment in coming years
Sources – Free Cash Flow

[1] Investment amounts shown are from December 31, 2025 onwards. The amounts are in millions
* Partially owned hotels | ** 8 hotels of which are partially owned (1,701 rooms) | *** Including a managed hotel

European Tourism Market Trends[4]



#1
Europe Ranked Globally Preferred Destination for Hospitality Capital

+7%
Domestic Travel Forecast 2026[2]

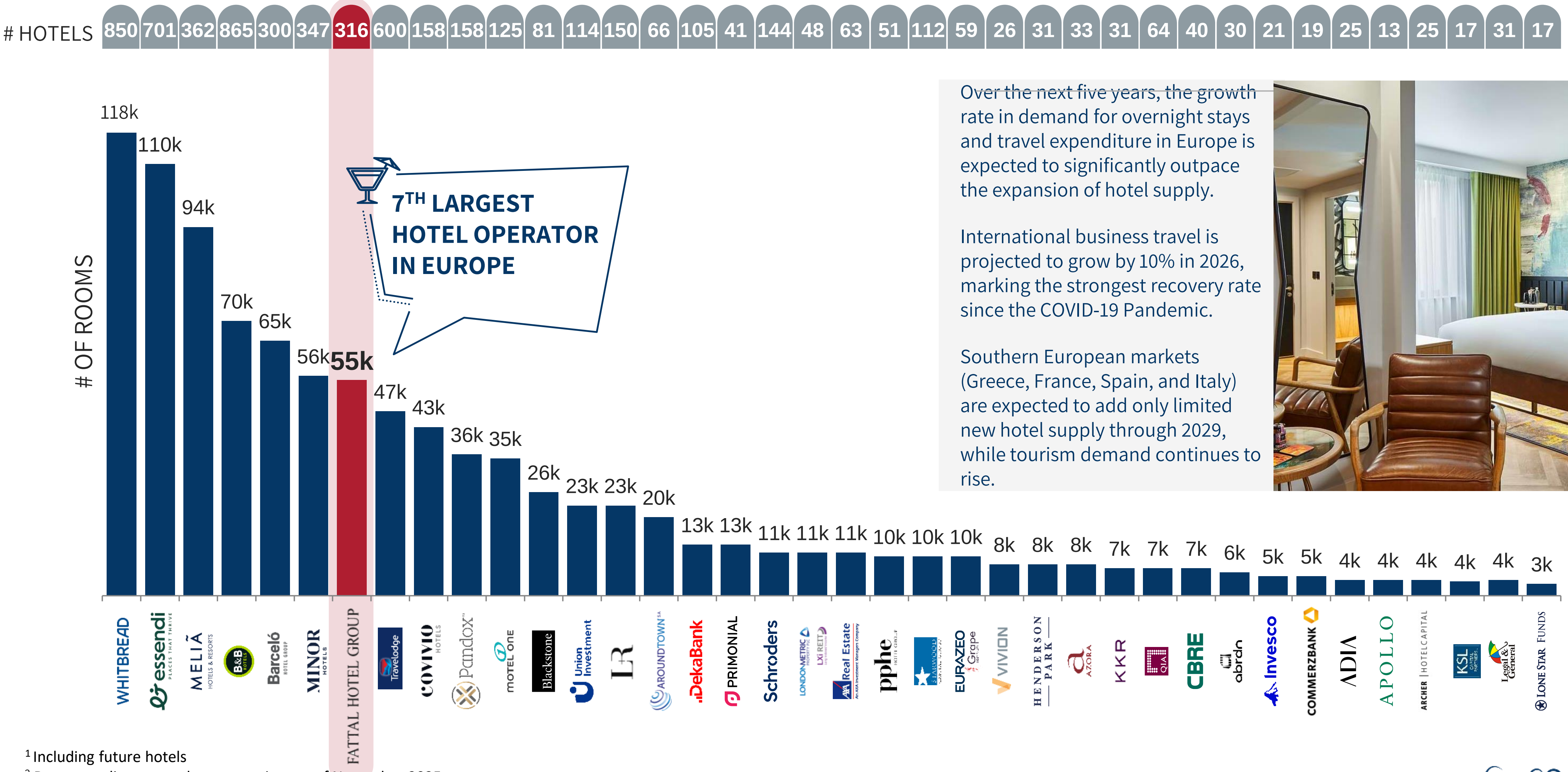
+10%
International Business Travel Forecast 2026 [2]

+4.9%
Global Air Passenger Volume Forecast 2026 [3]

[1] Data Source: https://www.hospitalityinvestor.com/investment/europe-now-preferred-destination-global-hospitality-capital
[2] Data Source: https://www.cbre.com/INSIGHTS/BOOKS/EUROPEAN-REAL-ESTATE-MARKET-OUTLOOK-2026/HOTELS
[3] Data Source: https://www.iata.org/en/publications/economics/reports/global-outlook-for-air-transport-december-2025/
[4] Data Source https://www.statista.com/ and https://www.reportlinker.com/

Global Tourism Trends

Largest Hotel Groups in Europe by Number of Rooms[2]



Over the next five years, the growth rate in demand for overnight stays and travel expenditure in Europe is expected to significantly outpace the expansion of hotel supply.

International business travel is projected to grow by 10% in 2026, marking the strongest recovery rate since the COVID-19 Pandemic.

Southern European markets (Greece, France, Spain, and Italy) are expected to add only limited new hotel supply through 2029, while tourism demand continues to rise.

[1] Including future hotels
[2] Data regarding networks - comparison as of November 2025.
[3] Source of data :HTTPS://WWW.CBRE.COM/INSIGHTS/BOOKS/EUROPEAN-REAL-ESTATE-MARKET-OUTLOOK-2026/HOTELS

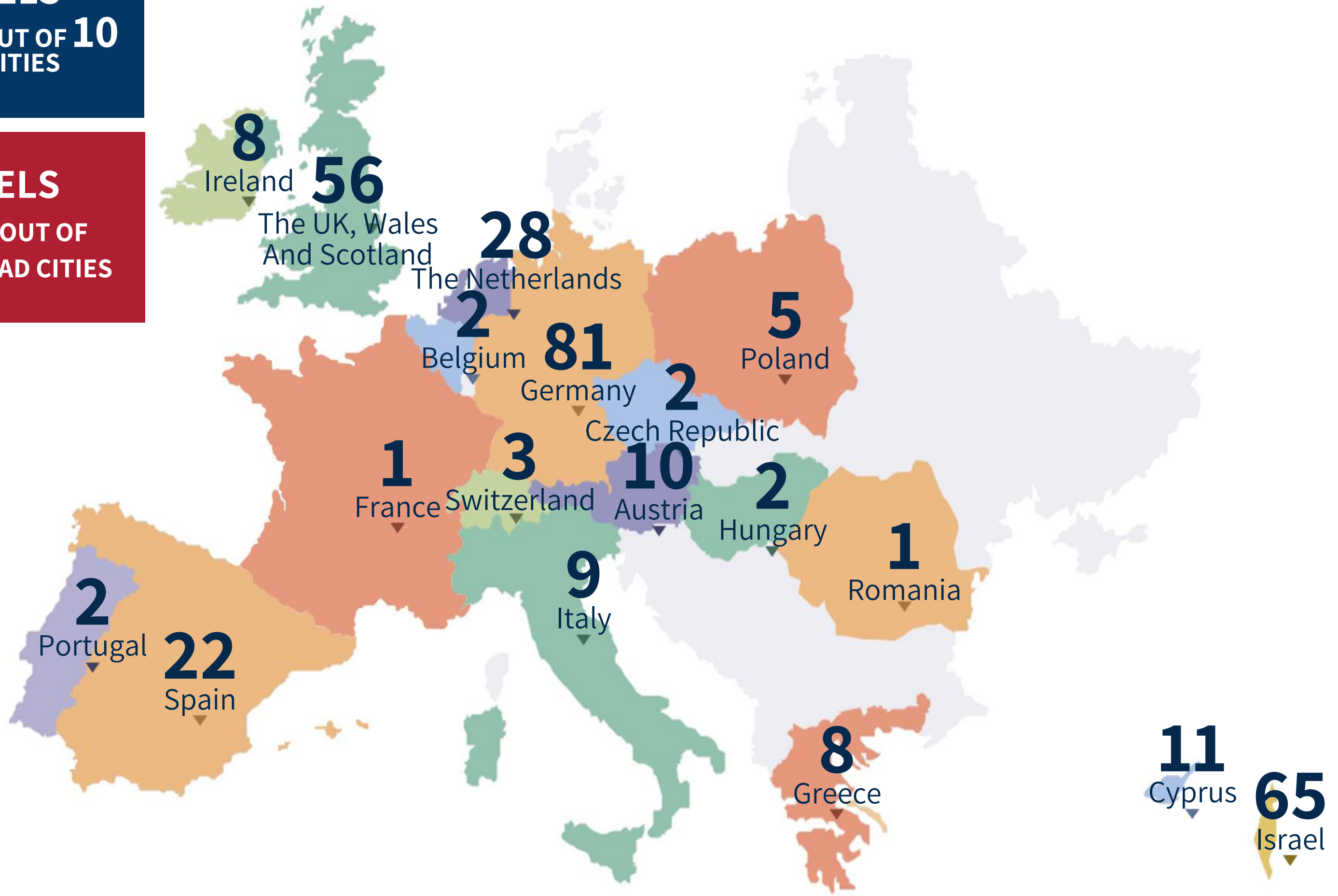
Fattal Hotel Group Global Presence[1]

EUROPE'S BEST CITIES REPORT 2025
BY RESONANCE

(1)	LONDON	(11)	LISBON
(2)	PARIS	(12)	MUNICH
(3)	BERLIN	(13)	OSLO
(4)	BARCELONA	(14)	COPENHAGEN
(5)	ROME	(15)	MILAN
(6)	MADRID	(16)	BRUSSELS
(7)	AMSTERDAM	(17)	BUDAPEST
(8)	VIENNA	(18)	EDINBURGH
(9)	PRAGUE	(19)	WARSAW
(10)	STOCKHOLM	(20)	HELSINKI

53 HOTELS IN **9** OUT OF **10** LEAD CITIES

78 HOTELS IN **15** OUT OF **20** LEAD CITIES



[1] Including future hotels.

Continued Expansion in the Resort Segment

In Response to Strong Demand and Growth Potential

Geographic Presence in the Leisure Hotel Segment

Israel | Spain | Italy

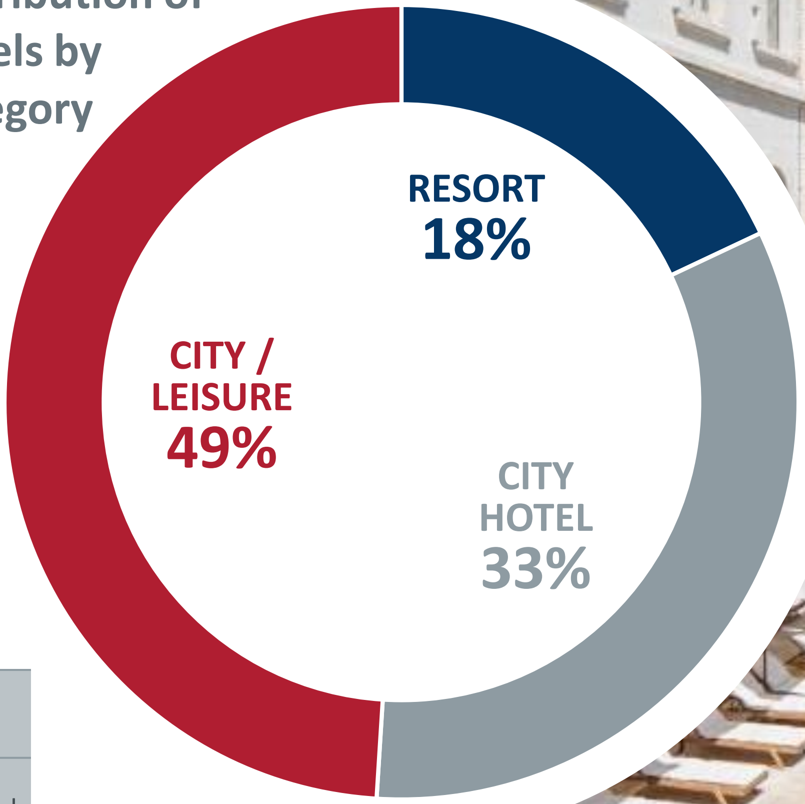
UK | Germany

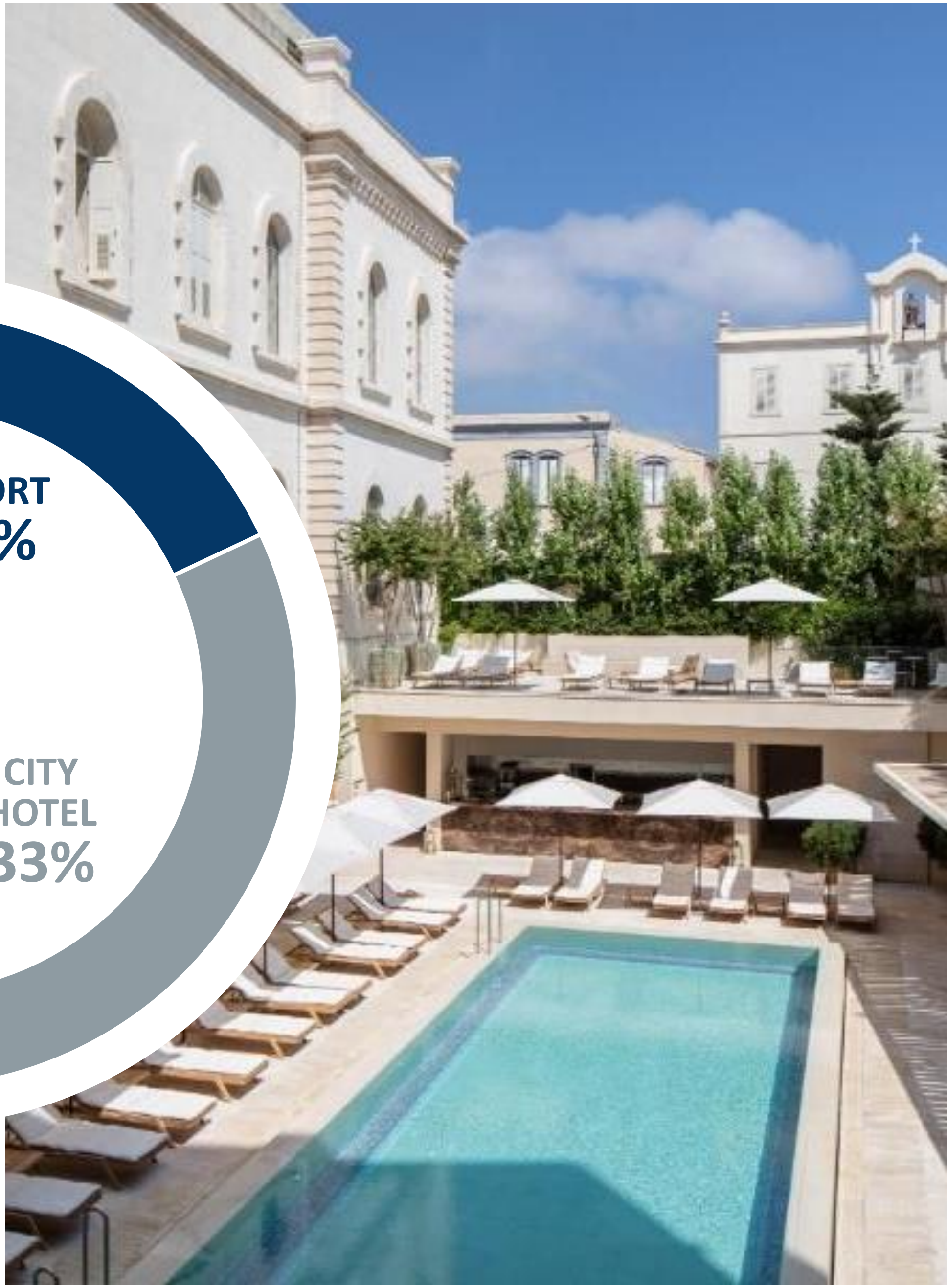
Cyprus | Greece

Establishment of Presence in the Mediterranean Basin - 2017

	2023	2024	2025
Number of Hotels	9 Active 13 Total	11 Active 16 Total	12 Active 19 Total
Revenues (NIS million)[1]	250	337	402
EBITDA (NIS million)[1,2]	56	95	115

Distribution of Hotels by Category





[1] Including the Company's share in affiliated companies.
[2] Prior to the Impact of Standard IFRS 16.

Managing high level returns and demonstrating performance superior to that of competitors

STR Report - 2025

Country	Fattal vs Competitive Market Set		
	OCC	ADR	REVPAR
Germany	13.7%	9.2%	24.4%
UK & Ireland	6.6%	2%	8.8%
Netherlands	3.6%	3.4%	7.6%
Spain	3.5%	2.4%	6%

Total REVPAR 17%
Outperforming Competitors

The STR Report allows for comparison with similar competitors. It shows the ratio between the performance of the Company's hotels compared with competitors in the parameters measured.

Hotel Partnerships in Europe - Growth Engine

Partnership 2

€100M
Company's Share of Investment

≈€36M
Company's share
EBITDA
Representative Year

€815M
Acquisition Cost
(including renovations)

€20.1M
Company's Share
EBITDA 2025

€ 948M
Assets Value 31.12.25

19 Hotels | **8** Countries
3,515 Rooms

04.2022
Established

HAREL Insurance & Finance
MENORA MIVTACHIM
MIGDAL
Phoenix
Meitav: Investment House
AMITIM Pension Funds
CLAL INSURANCE & FINANCE
MIZRAHI TEFAHOT
Leumi Partners
SHLOMO insurance
POALIMEQUITY
אנליסט ANALYST

Partnership 3

€158.8M
Company's Share of Investment

≈€50M
Company's share
EBITDA
Representative Year

€931M
Acquisition Cost
(including renovations)

€20.4M
Company's Share
EBITDA 2025

€ 1,033M
Assets Value 31.12.25

34 Hotels | **8** Countries
4,722 Rooms

01.2024
Established

[1] Excluding future hotels whose acquisitions has not yet been completed.

Hotel Partnerships in Europe - Growth Engine

Partnership 4

The Company is in the process of establishing another hotel project in Europe together with leading investment entities

€150M- €200M

Fattal Share

€600M- €1,000M

Expected – the scope of partnership capital

Company Real Estate Portfolio

≈ NIS 12,630 million

Total Fixed Assets in Consolidated Financial Statements

2025

≈ NIS 18,067 million

Total Fixed Assets including the Company’s Share in Affiliated Companies

≈ NIS 600 million

Increase in the Value of the Company's Assets, including the Share of Affiliated Companies

Capitalization Rates 2025	Israel	Europe
	7.25%-8.5%	6.21%

Owned Hotels: Over 50% of total hotels

Israel	38
Germany	31
UK	29
Spain	18
Netherlands	17
Cyprus	10
Italy	7
Greece	4
Other European Countries	12
Owned Hotels	**166**

Fattal Group Workspace Operations

ROOMS

8 Cities
16 Locations
10,239 Workstations
824 Companies

90%

Fattal Group Ownership

SwitchUP

Largest office provider in Tel Aviv based on a long-term sublease model

Provides a 360° commercial real estate solution for its clients

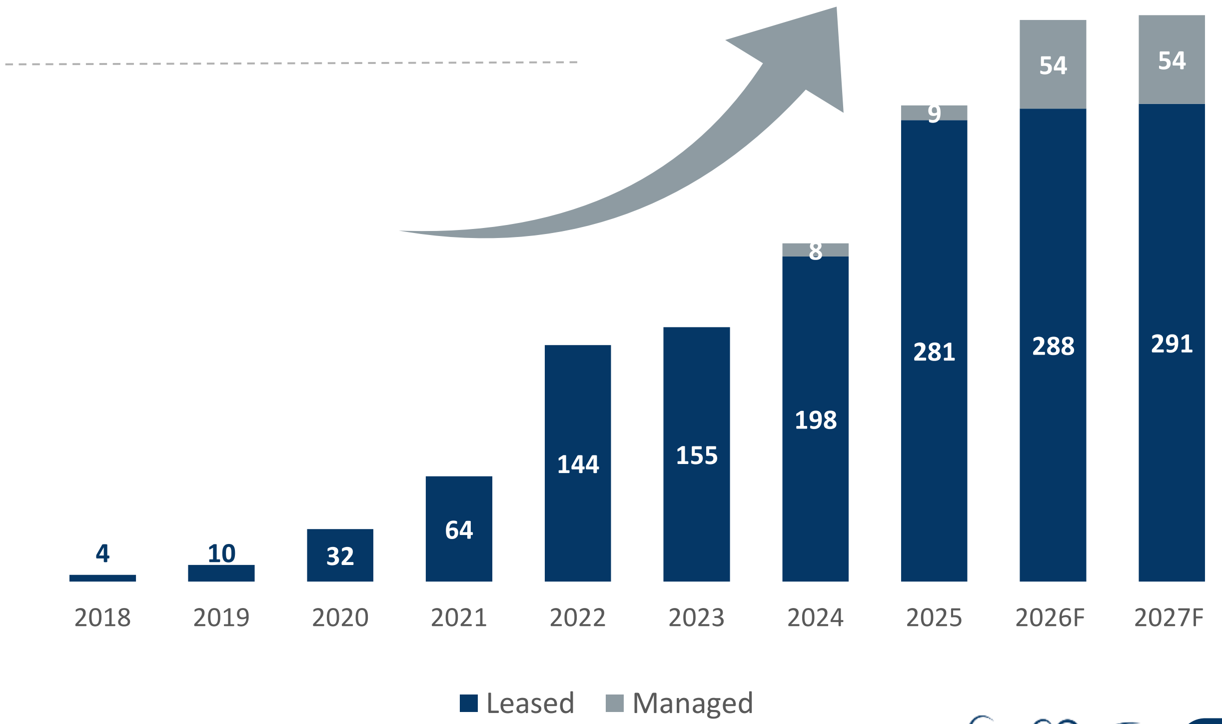
50%

Fattal Group Ownership

2025 Financial Results – Fattal Share	
Turnover (NIS million)	315
EBITDA (NIS million)	82
WALE (Leased Areas)	17
WALB (Rented Areas)	4

Forecast Company's Share EBITDA 2026
≈ **116** (NIS million)

Growth in Managed Assets (in thousands sqm)



Financial Results 31.12.25

Year 2025

Continued growth despite challenges

1,434 NIS million EBITDA[1,2]	**2,736** NIS million EBITDAR[1]	**8.2** NIS billion Revenues[1]
496 NIS million Total Comprehensive Income	**795** NIS million FFO	**206** NIS million Net Profit[2]

Strong results despite the repercussions of the "Rising Lion" operation in June 2025 and the negative impact of currencies during the year.

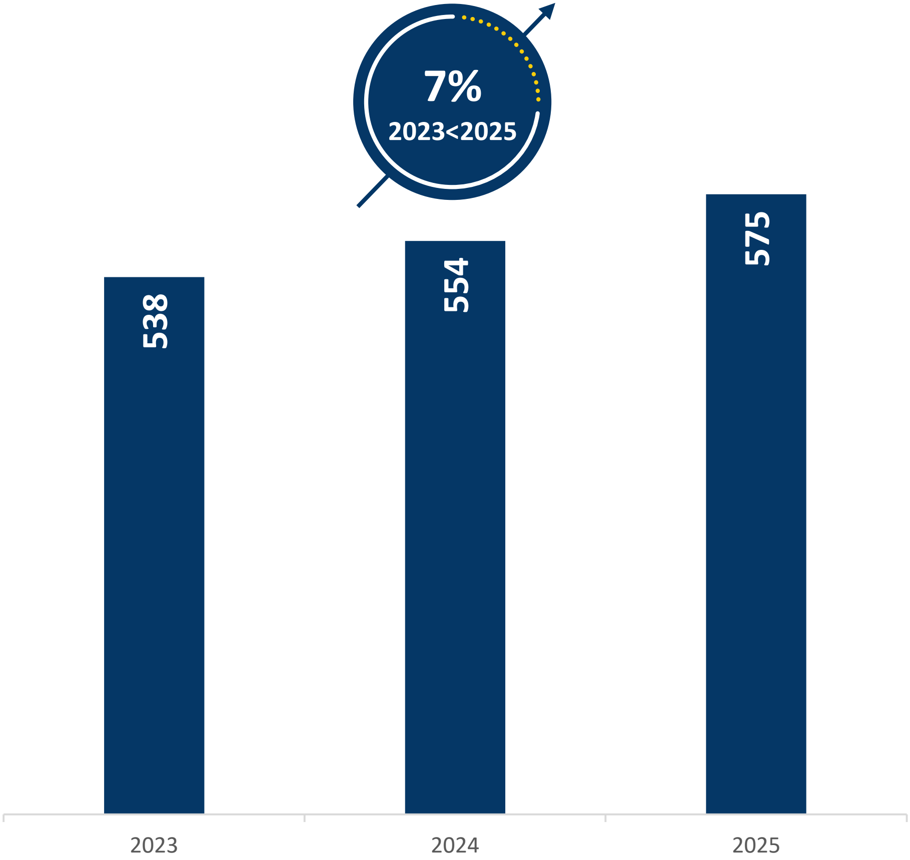
A wide geographic distribution and managerial flexibility in major cities in Europe constitute a strategic anchor that enables the Company to maximize value and maintain stability, even in times of uncertainty.

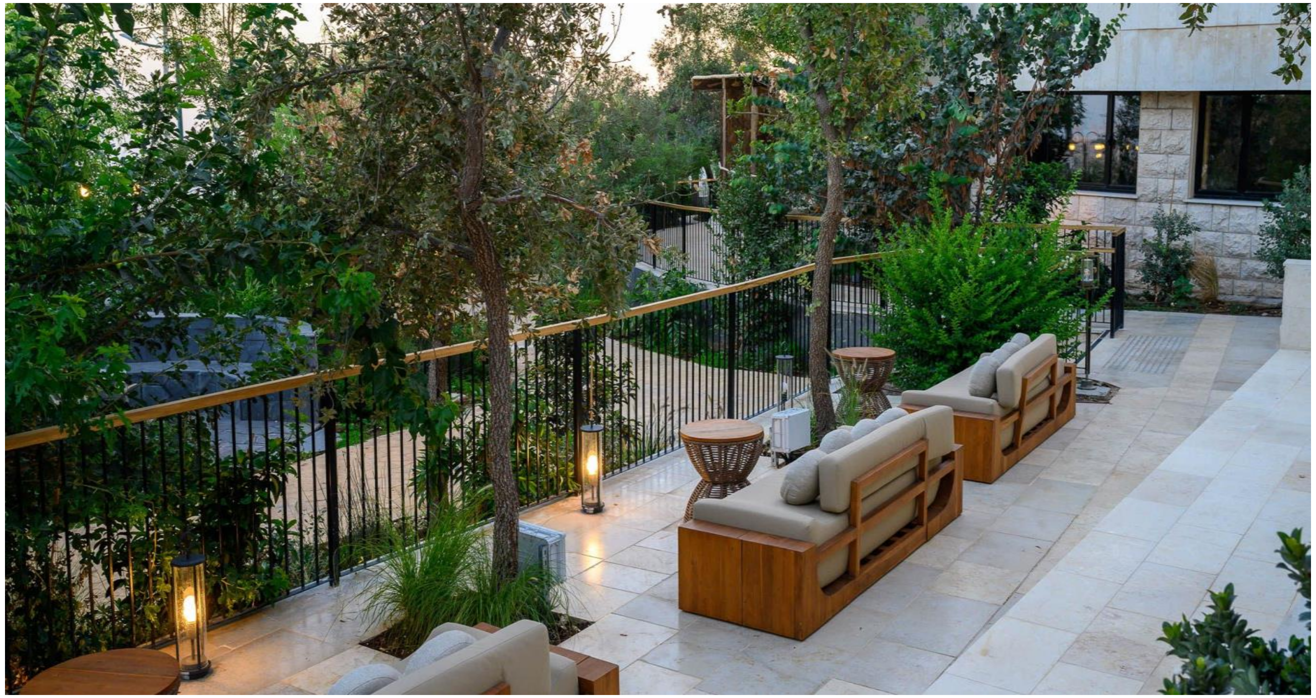
[1] Including the Company's share in affiliated companies.
[2] Prior to the Impact of Standard IFRS 16.

Group Average Daily Revenue per Room -ADR[1] (NIS)

Dealing with the Effects of Inflation and Rising Expenses

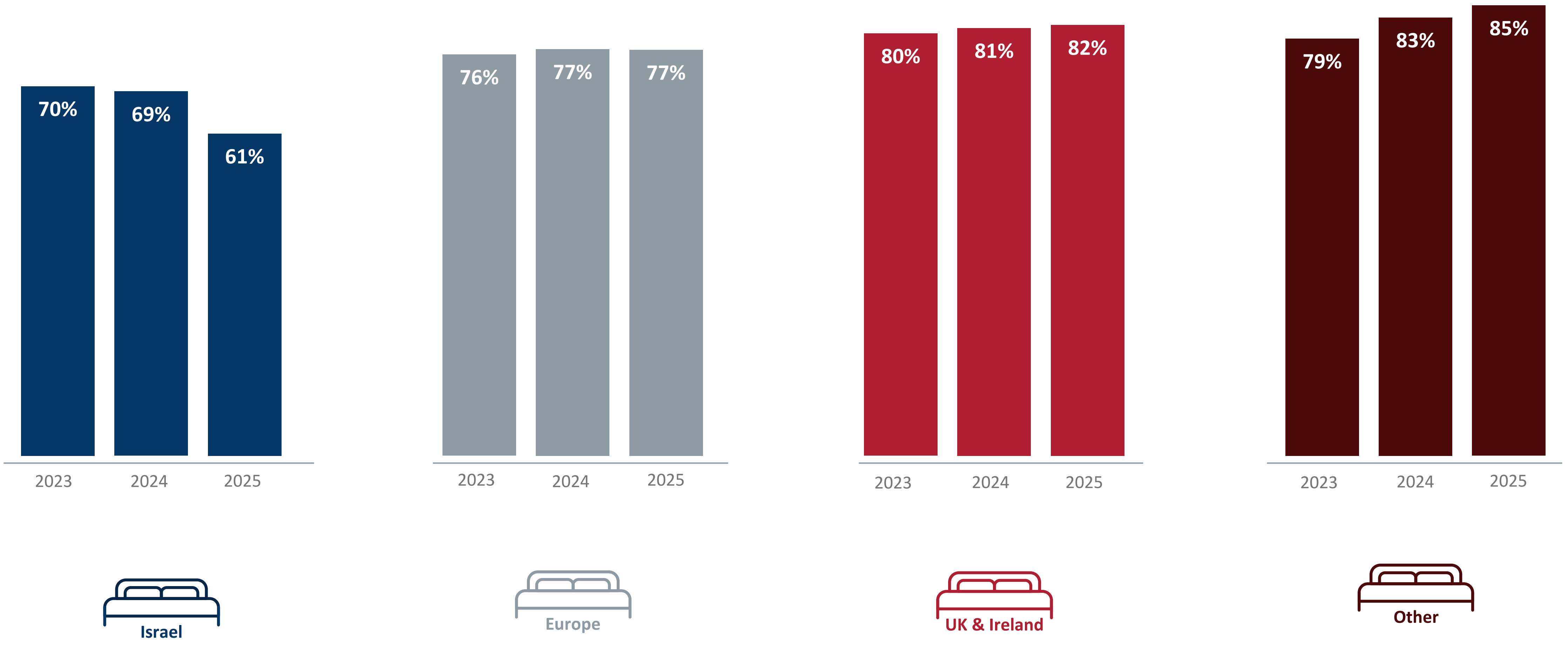
The data includes the currency effect





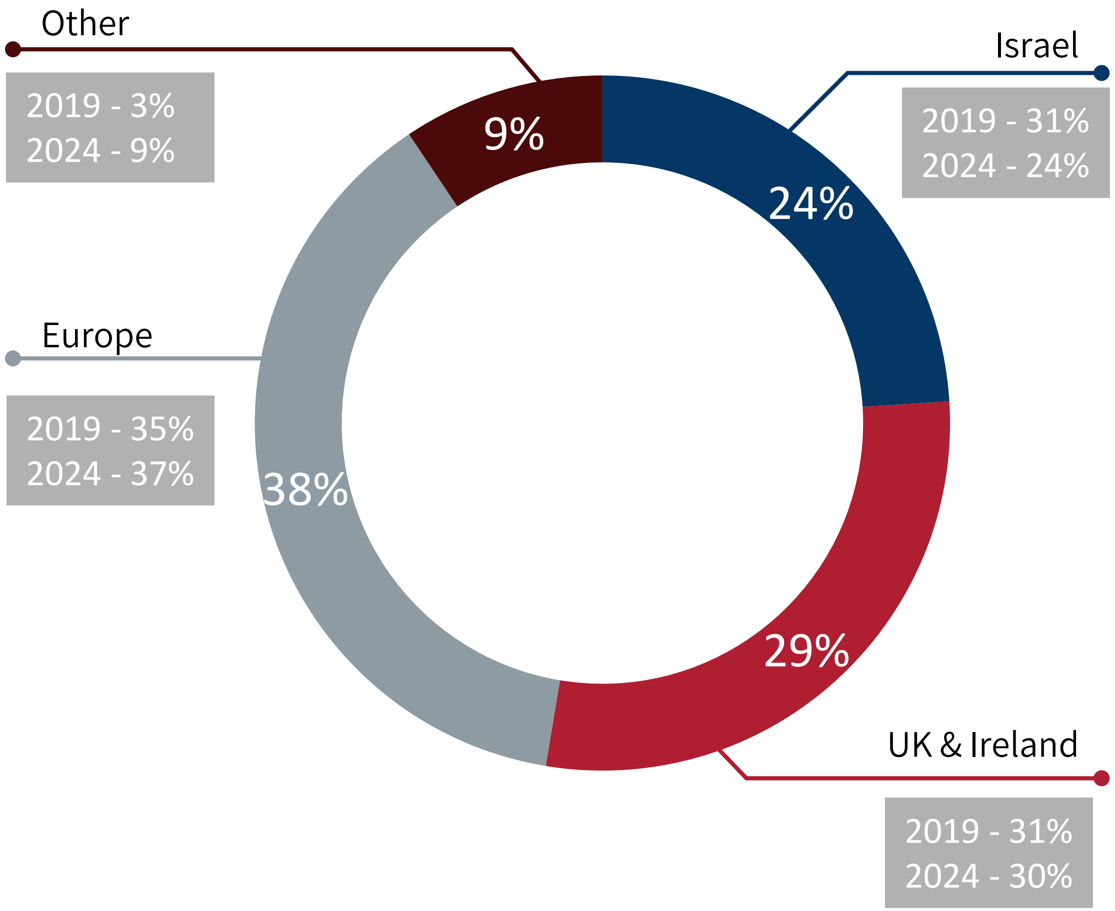
[1] The ratio between room revenues to occupied rooms in the hotel. This figure does not include managed hotels.

Group Average Occupancy Rate by Region[1]

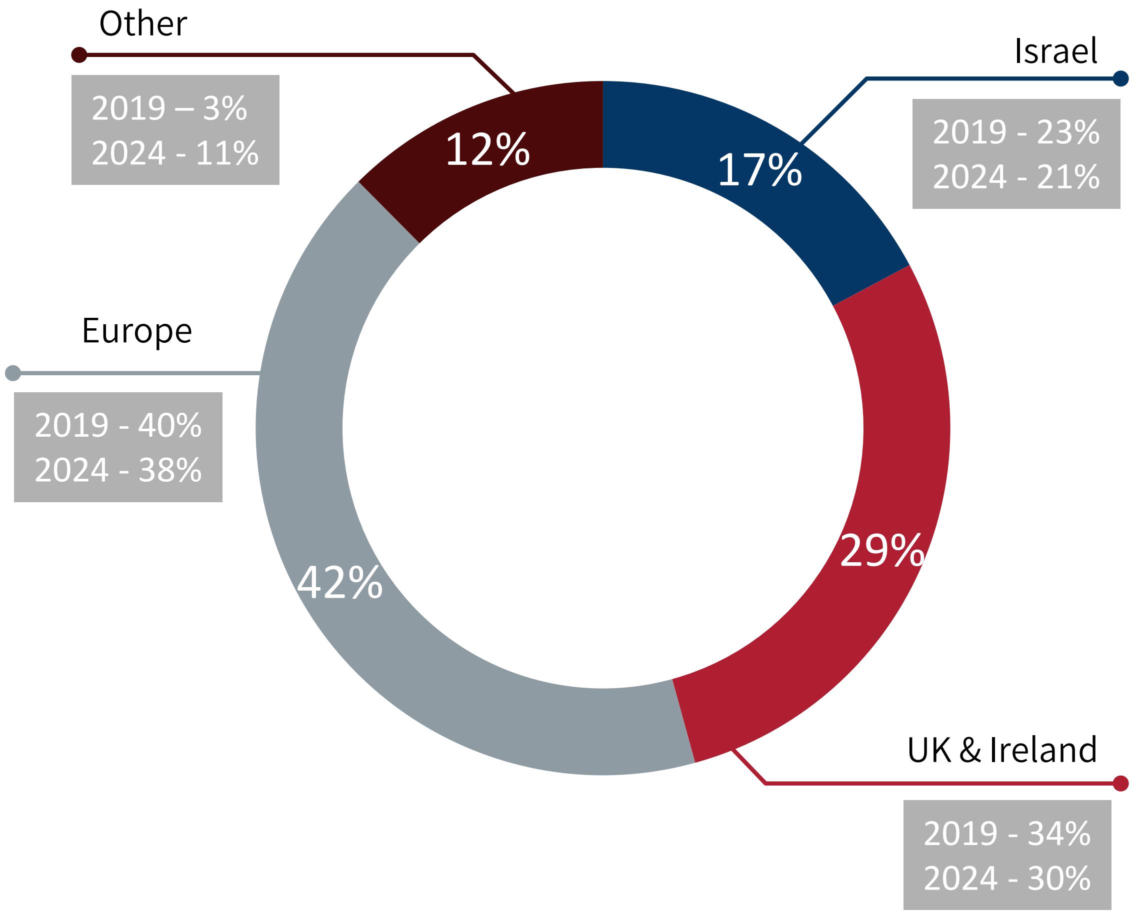


[1] Including the Company's share in affiliated companies.

Revenue Split 2025

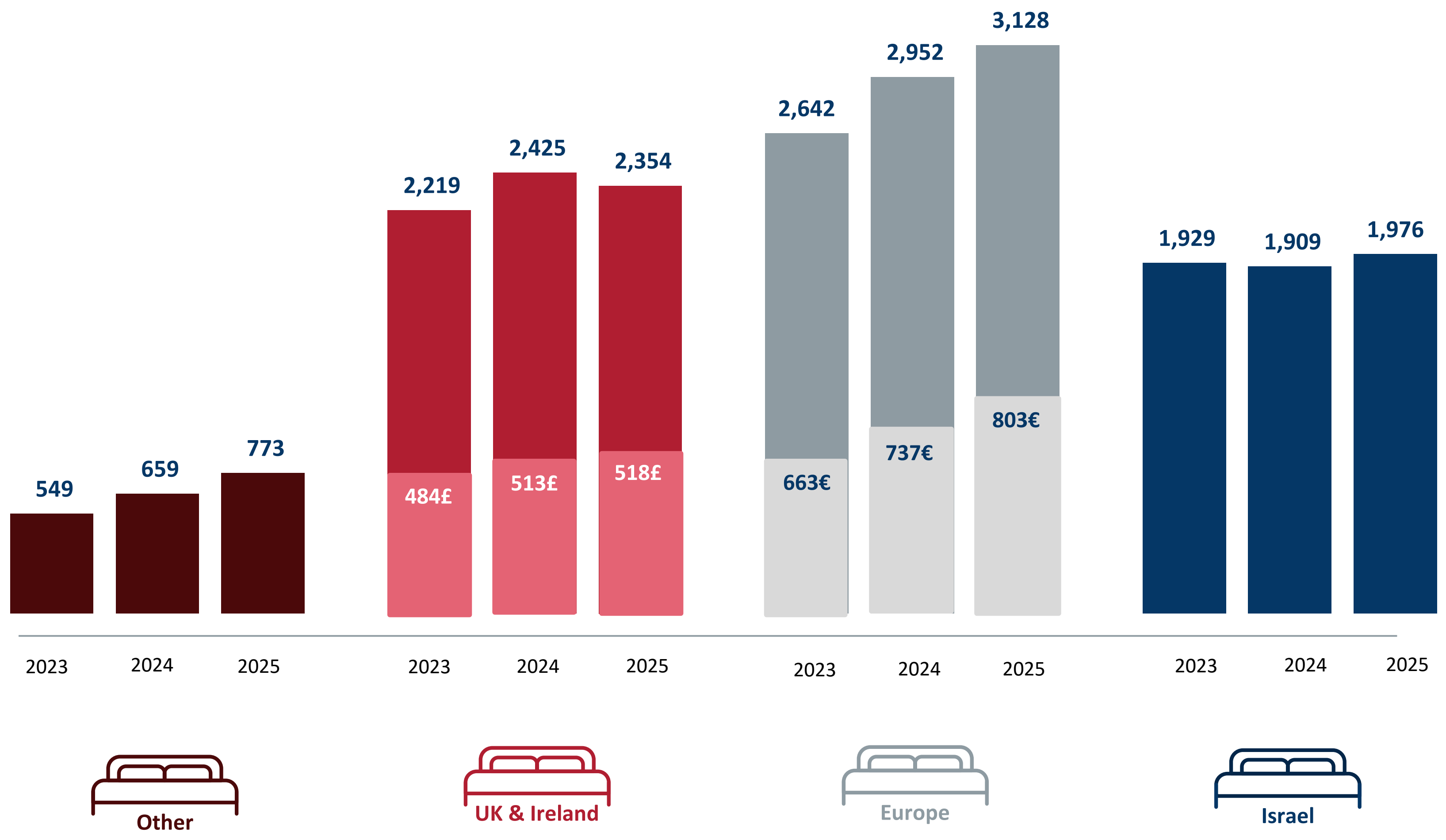


EBITDAR Split 2025

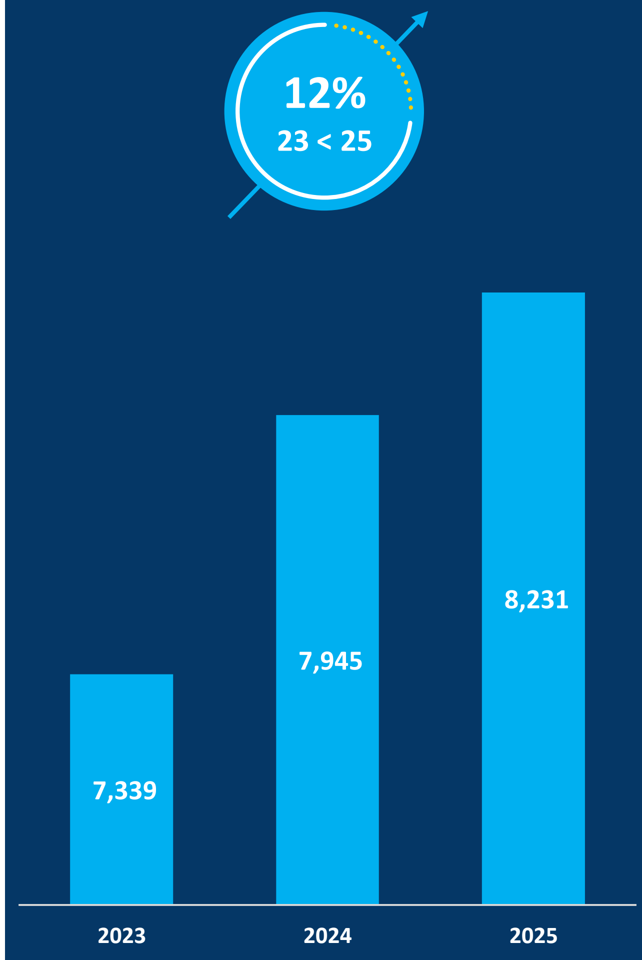


Including the Company's share in affiliated companies.

Main Financial Data – **Revenues**[1] (NIS millions)

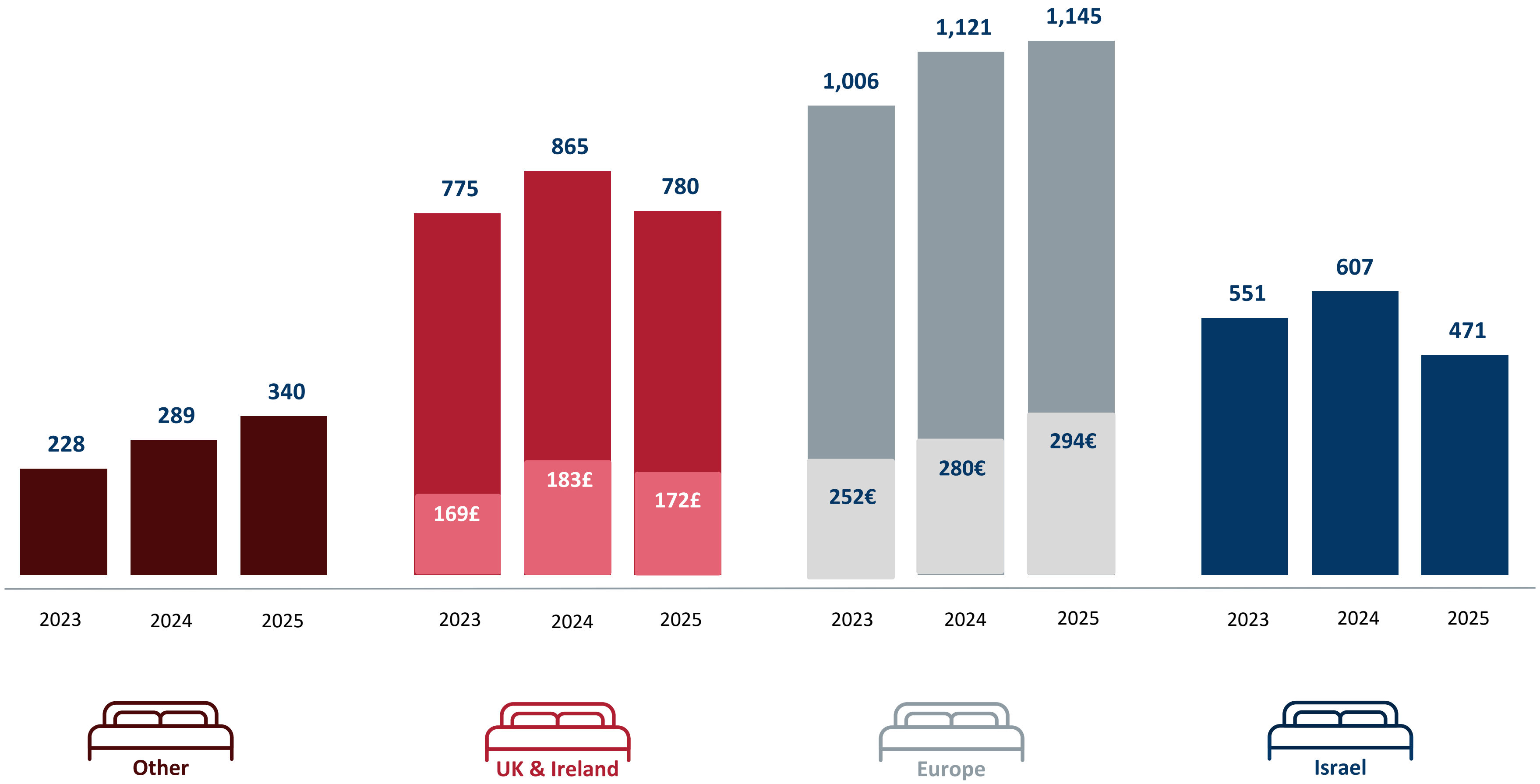


Results

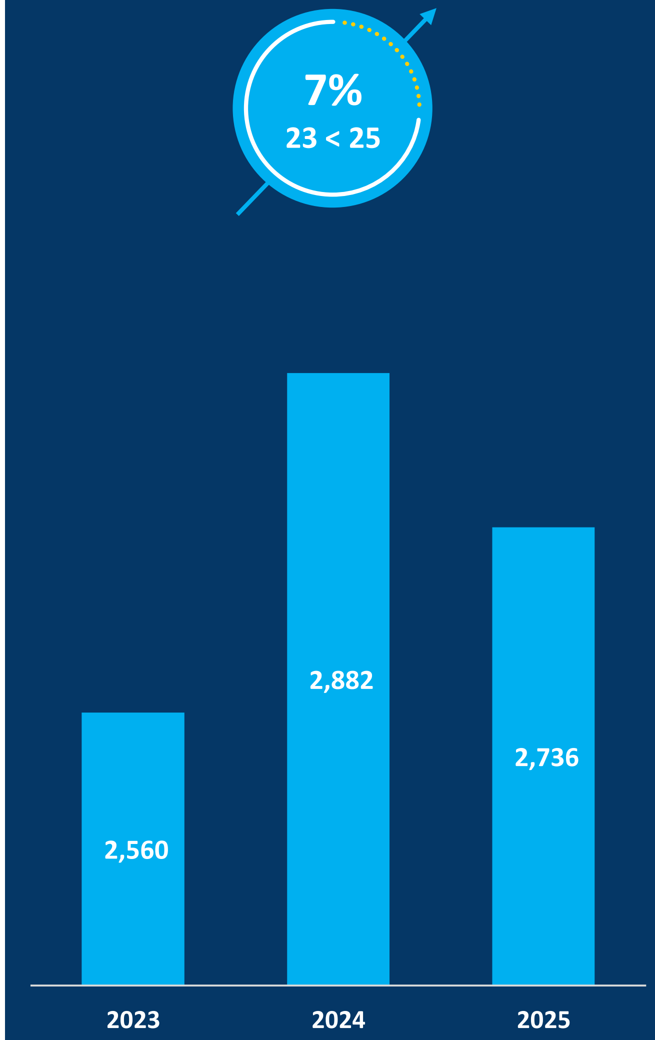


[1] Including the Company's share in affiliated companies.

Main Financial Data – **EBITDAR**[1] (NIS millions)



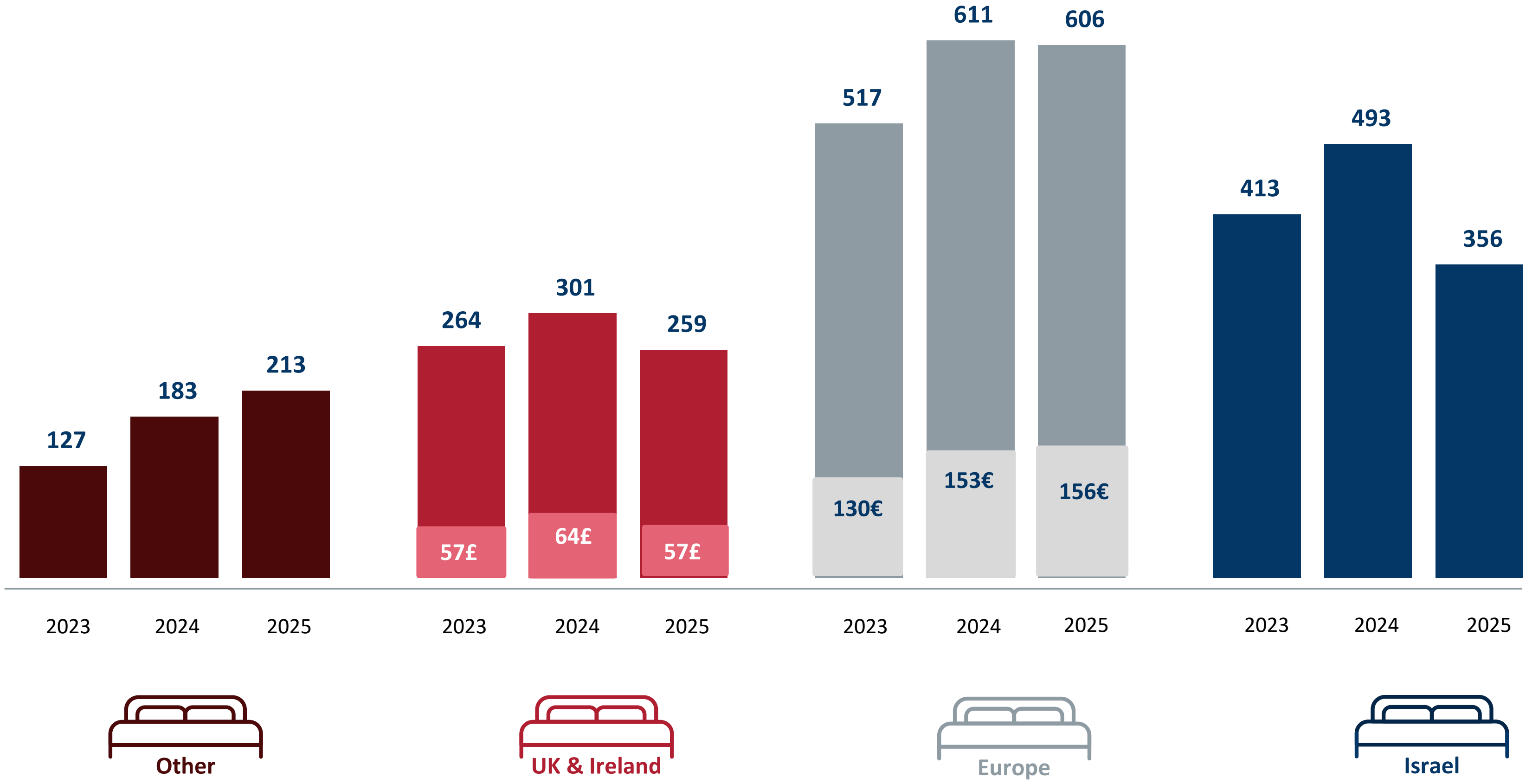
Results



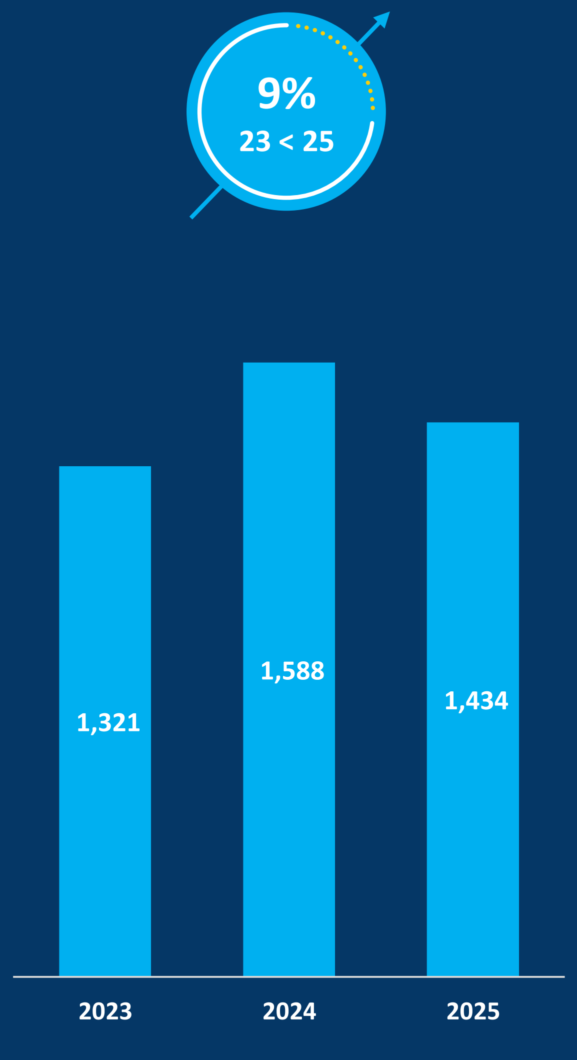
[1] Including the Company's share in affiliated companies.

Main Financial Data – **EBITDA**[1]

(NIS Millions) Prior to the Impact of Standard IFRS 16

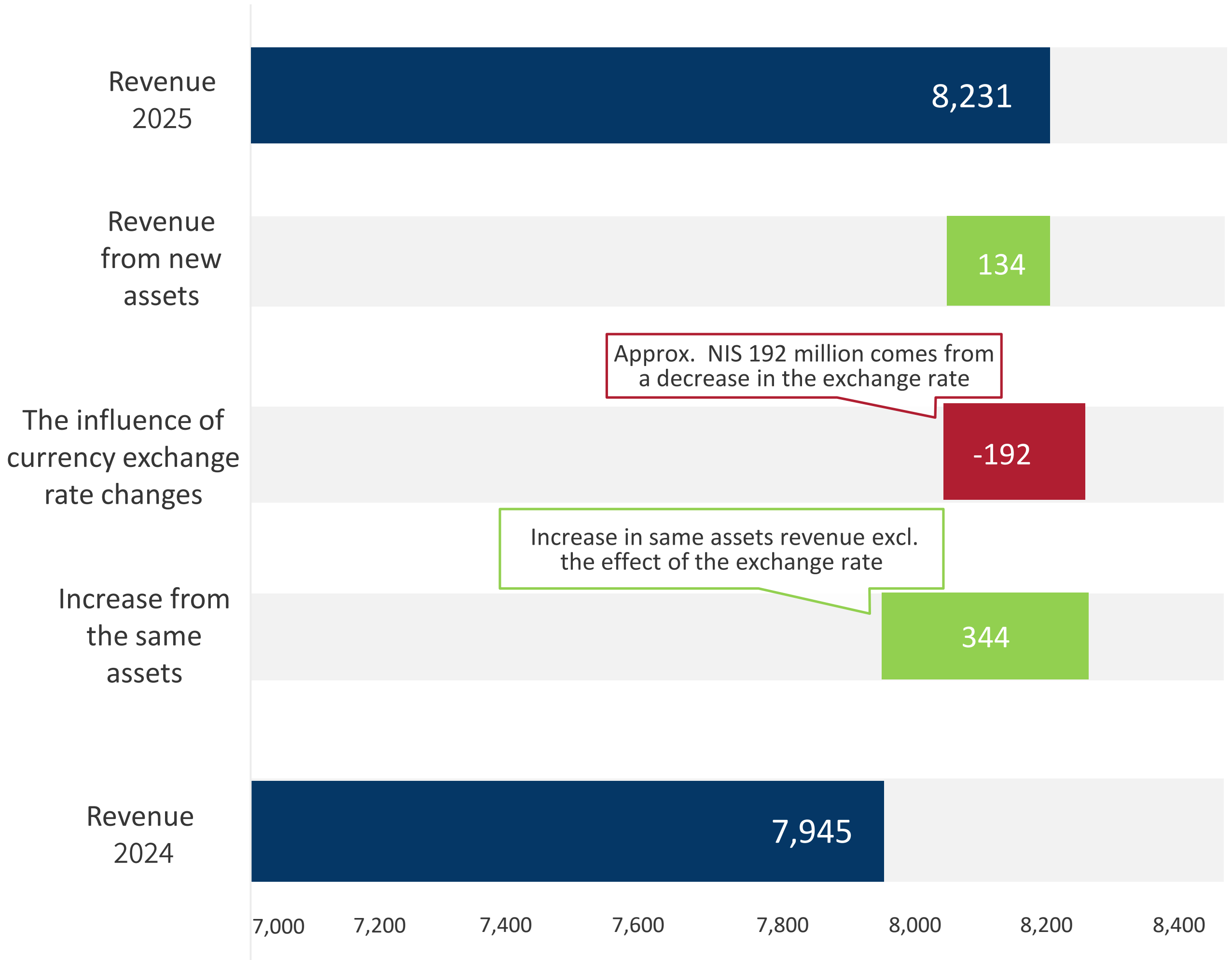


Results

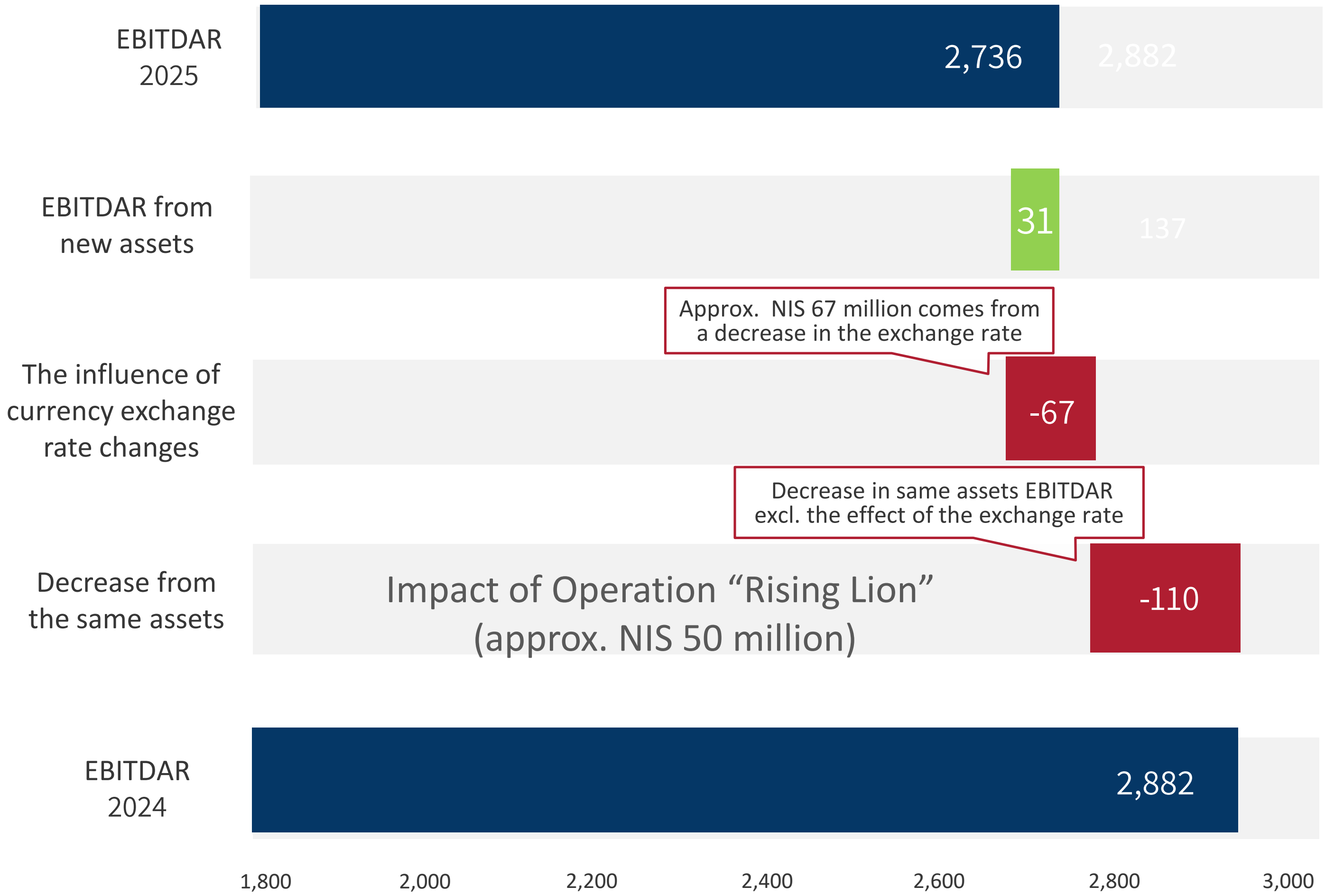


[1] Including the Company's share in affiliated companies.

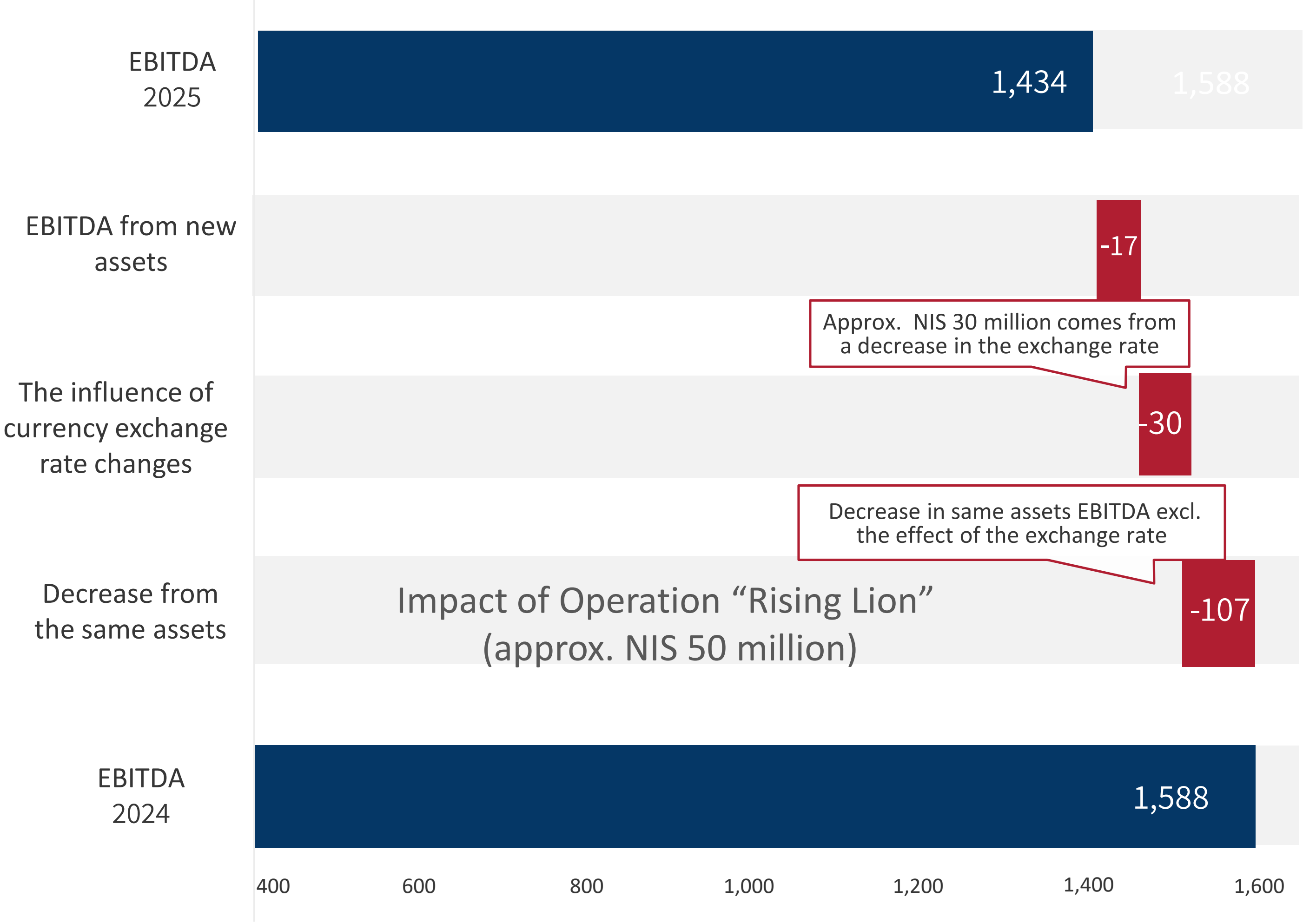
Segmentation of revenue from the same assets (NIS Millions)



Segmentation of EBITDAR from the same assets (NIS Millions)

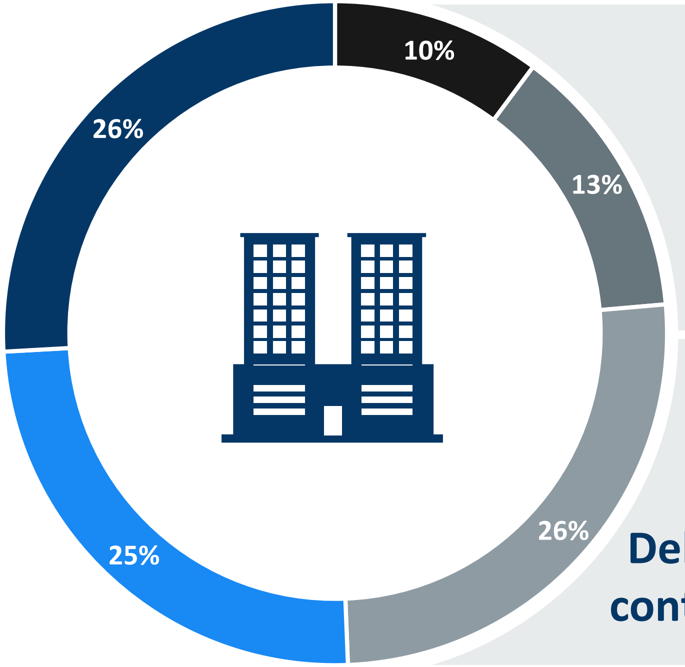


Segmentation of EBITDA from the same assets (NIS Millions)



Key Debt Metrics (NIS millions)

Split by debt type

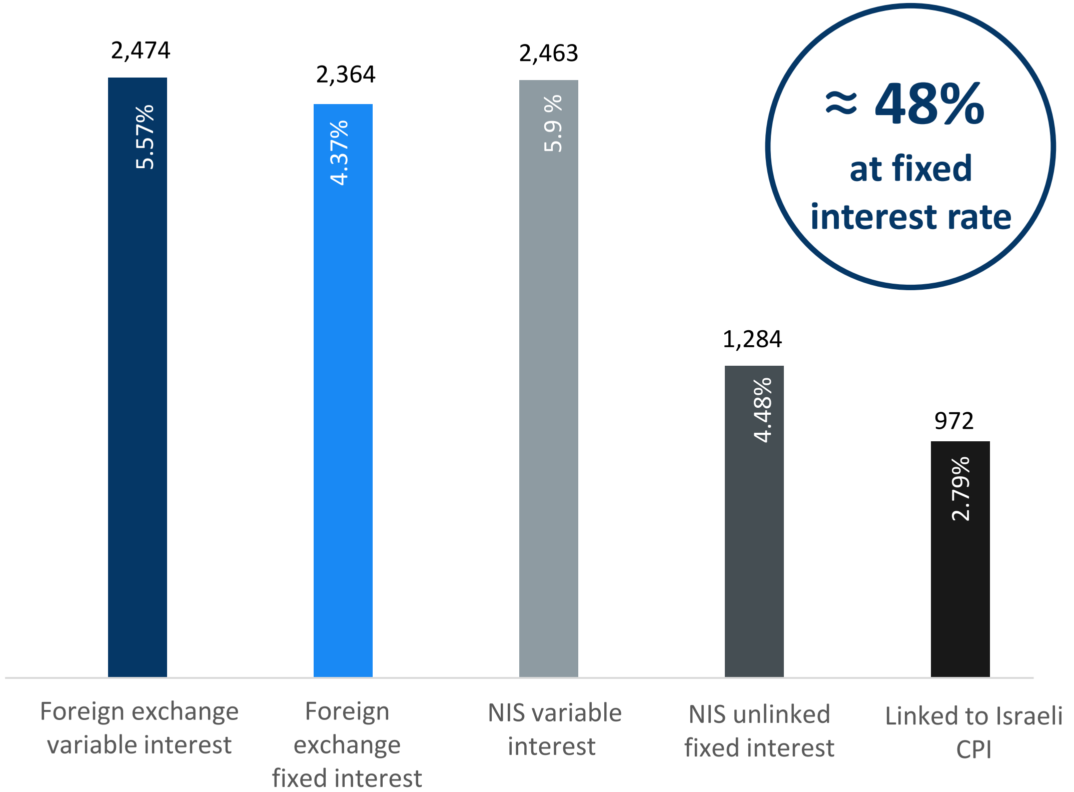


≈8,663
NIS million
Net Debt 31.12.25

≈1.7
NIS billion
Debt of hotels not yet contributing a full year

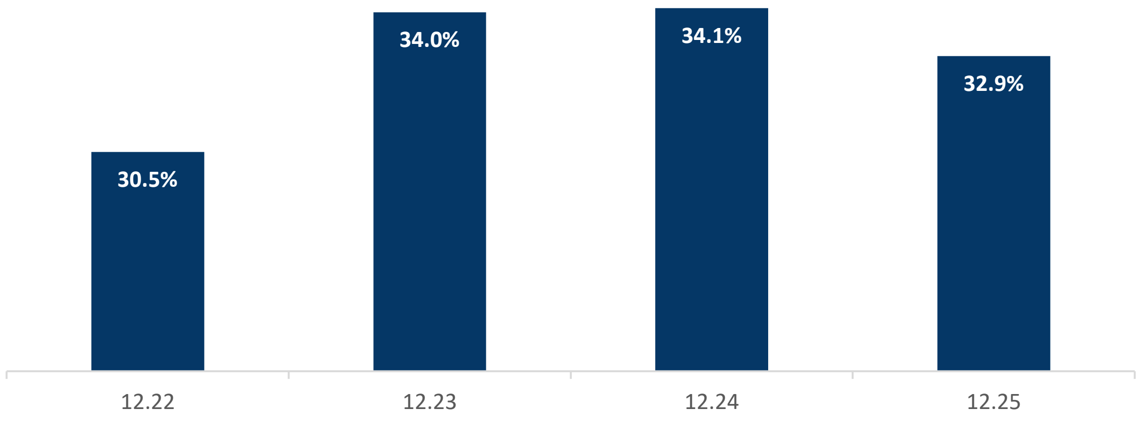
≈ NIS 11,611 million
The total debt of the Company includes its share in affiliated companies as of 31.12.2025

Debt balance and average interest rate as of 31.12.25

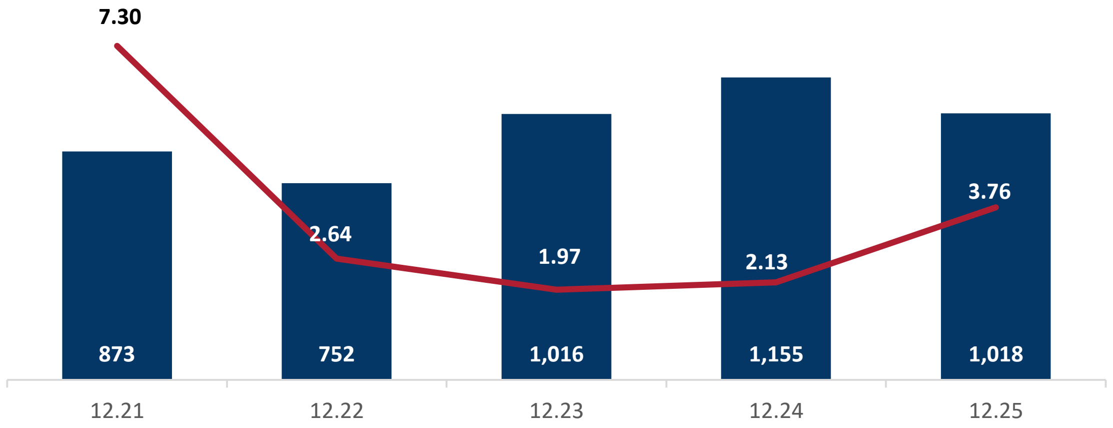


The weighted interest rate on variable interest loans in the Company decreased by approximately 1.2% during the reporting period

Financial Ratios[1] (NIS Millions)



Equity-to-total assets ratio



Debt/EBITDA ratio

EBITDA -12 Months

Debt ratio excluding investment in affiliated companies to EBITDA

[1] The calculations and terms are as defined in the Trust Deed - except for the debt ratio excluding investment in affiliated companies to EBITDA. See Section 2 below.

[2] The net debt ratio, excluding investment in affiliated companies to EBITDA, reflects the Company's debt that contributed to the EBITDA, as debt incurred for investments and/or loan to affiliated companies is reflected in the profit and loss as equity gains/losses.

Consolidated Balance Sheet (NIS millions)

	Dec-25		Dec-25	Dec-24
	Data prior to implementation of IFRS16	**Impacts of IFRS16**	**As shown in the Financial Statements**	
Current Assets	1,958	**(66)**	1,892	1,437
Long Term Investments and Other Assets	3,938	**11,497**	15,435	16,914
Fixed Assets	12,407	**(52)**	12,355	10,148
Total Assets	**18,303**	**11,379**	**29,682**	**28,499**
Short Term Credit	1,916	-	1,916	1,187
Other Current Liabilities	1,378	**458**	1,836	1,716
Loans and Bonds – Long Term	7,642	-	7,642	6,822
Deferred taxes	902	-	902	843
Others	435	**12,315**	12,750	13,781
Total Liabilities	**12,273**	**12,773**	**25,046**	**24,349**
Shareholders' Equity	**6,030**	**(1,394)**	**4,636**	**4,150**
Total Liabilities and Equity	**18,303**	**11,379**	**29,682**	**28,499**

Consolidated Profit and Loss Statement (NIS million)

	1-12/25			1-12/24
	Data prior to implementation of IFRS16	Impacts of IFRS16	As shown in the Financial Statements	
Revenues from Hospitality Services and Others	7,650	-	7,650	7,444
Total Operating Expenses	5,095	-	5,095	4,719
Operating income before rent, depreciation and reductions (EBITDAR)	2,555	-	2,555	2,725
Total Rent	1,500	**(1,348)**	152	138
Operating income before depreciation and amortization (EBITDA)	1,055	**1,348**	2,403	2,587
Depreciation	(462)	**(788)**	(1,250)	(1,242)
Other Income (expenses), Net	3	-	3	231
Profit before Financing	596	**560**	1,156	1,576
Financing Expenses, Net	(268)	**(740)**	(1,008)	(1,130)
Group’s Share in the Subsidiaries’ Earnings (Losses)	(28)	**6**	(22)	(96)
Tax Benefit (Tax Expenses)	(94)	**27**	(67)	(72)
Net Income (loss)	**206**	**(147)**	**59**	**278**
Total Comprehensive Income	**643**	**(147)**	**496**	**834**
Real FFO	**795**	**-**	**795**	**925**

Company’s Contribution to the Community

Establishment of a Patient Hotel for children with cancer and their families: **The "Lev Fattal Ichilov"** Patient Hotel **opened in March 2023 and the** Patient Hotel **in Haifa (Rambam) opened in April 2025.**

The Company intends to establish three more **patient hotels** for children with cancer and their families in medical centers across the country over the course of 10 years.

We are proud of our diverse workforce, which includes a significant number of employees with disabilities who contribute their talents across all hotels in the chain in Israel and Europe:

500 employees across the chain

100 employees in Israel

The Company adopts associations such as: Hakav Ha’meahed, Leket Israel, Larger Than Life, and Ezra LeMarpe.

Company activity during Operations “Rising Lion" and “Roaring Lion"

Hosting approximately 4,000 evacuees in Operation “Rising Lion"

Hosting approximately 2,500 evacuees in Operation “Roaring Lion"

Hosting approximately 2,300 unprotected guests over the age of 80 in Operation “Roaring Lion."

Donations and hosting soldiers in the chain's hotels.

Environmental quality

1. Energy efficiency
2. Green energy

Public liability

1. Donations
2. Volunteering
3. Accessibility

Corporate governance

1. Strict ethics regarding business conduct
2. Transparency towards shareholders and debt

ESG

Platinum rating according to the Ma'ale 2025 Index rating

Summary

01

A precise strategy and proven ability to navigate unexpected challenges

02

A human, technological and professional platform that supports all aspects of the Company's activities

03

Leaders in Europe and dominant in markets: Germany, UK, Netherlands, Spain, Austria

04

Strong relationships with financing agencies in Israel and abroad

05

Consistent growth over time while improving existing operations

06

Looking ahead - continued growth: successful partnerships with institutions and recruiting international investors, opening luxury hotels as part of the LIMITED EDITION, strengthening presence in the resort hotel market, improving existing hotels, adding new hotels.

fattal פתאל

HOUSE OF HOTELS | בית של מלונות

Thank you for your attention!