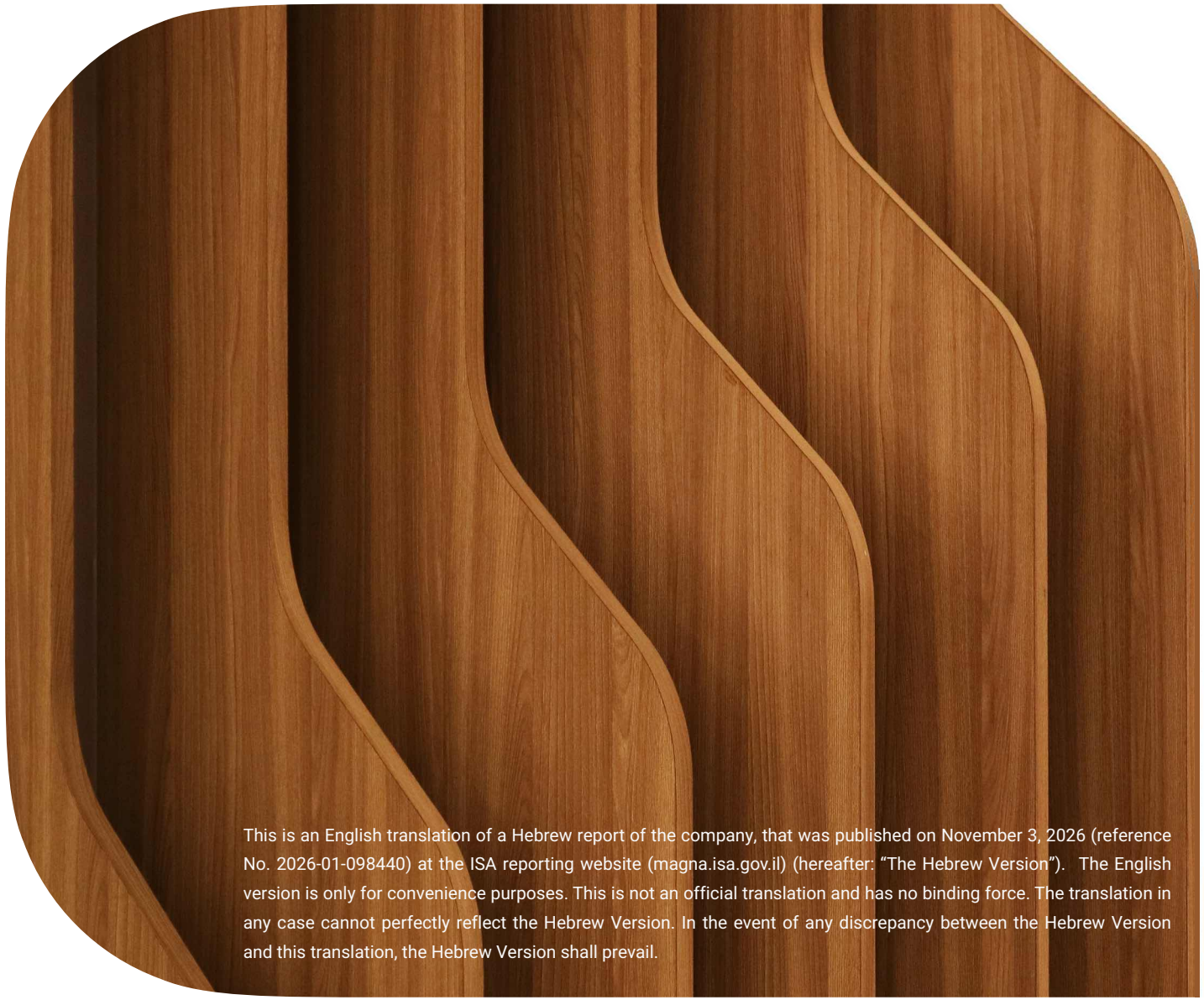


AMOT INVESTMENTS
CAPITAL MARKET PRESENTATION

SEPTEMBER 30
2026

NOVEMBER 2026

Capital Market Presentation
Q3/2026

This is an English translation of a Hebrew report of the company, that was published on November 3, 2026 (reference No. 2026-01-098440) at the ISA reporting website (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.

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We Will Do It for You.

AMOT
ALONY HETZ GROUP

AMOT INVESTMENTS
CAPITAL MARKET PRESENTATION

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AMOT
ALONY HETZ GROUP
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
Q3/2026
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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 2.0 billion

1.83 MILLION SQM

Rental space. Approximately 1.14 million sqm upper rental space

22.1 BILLION NIS

Total Investment Property

92.7% OCCUPANCY RATE

The occupancy rate excluding properties held for sale

108 PROPERTIES

Owned by the company

NOI 807 MILLION

NOI for 1-9. 2026 (in NIS)

1,730

Tenants

Past. Present. Future.

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9.8 BILLION NIS

Net financial debt

10 BILLION NIS

Equity

51%

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

43.6%

Leverage ratio

4.5 YEARS

Average debt duration

2.07%

Weighted average interest rate on CPI-linked Debt

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.**

DIVIDEND

Quarterly dividend distribution policy, high dividend yield over time. For the first, second and third quarters of 2026, a regular dividend totaling NIS 400 million was distributed, in addition to a special dividend for 2025 amounting to NIS 114 million.

BONDS RATING

AA/Aa2

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

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Akamai · TIPRANKS · Unilever · mediaforce · PHILIP MORRIS INTERNATIONAL · CROWDSTRIKE

hp · Taboola · teva · LogistiCare · Aol. · verizon YAHOO!

הבינלאומי · HSBC · AIG · FOX · ELECTRA · chemipal כימיפל

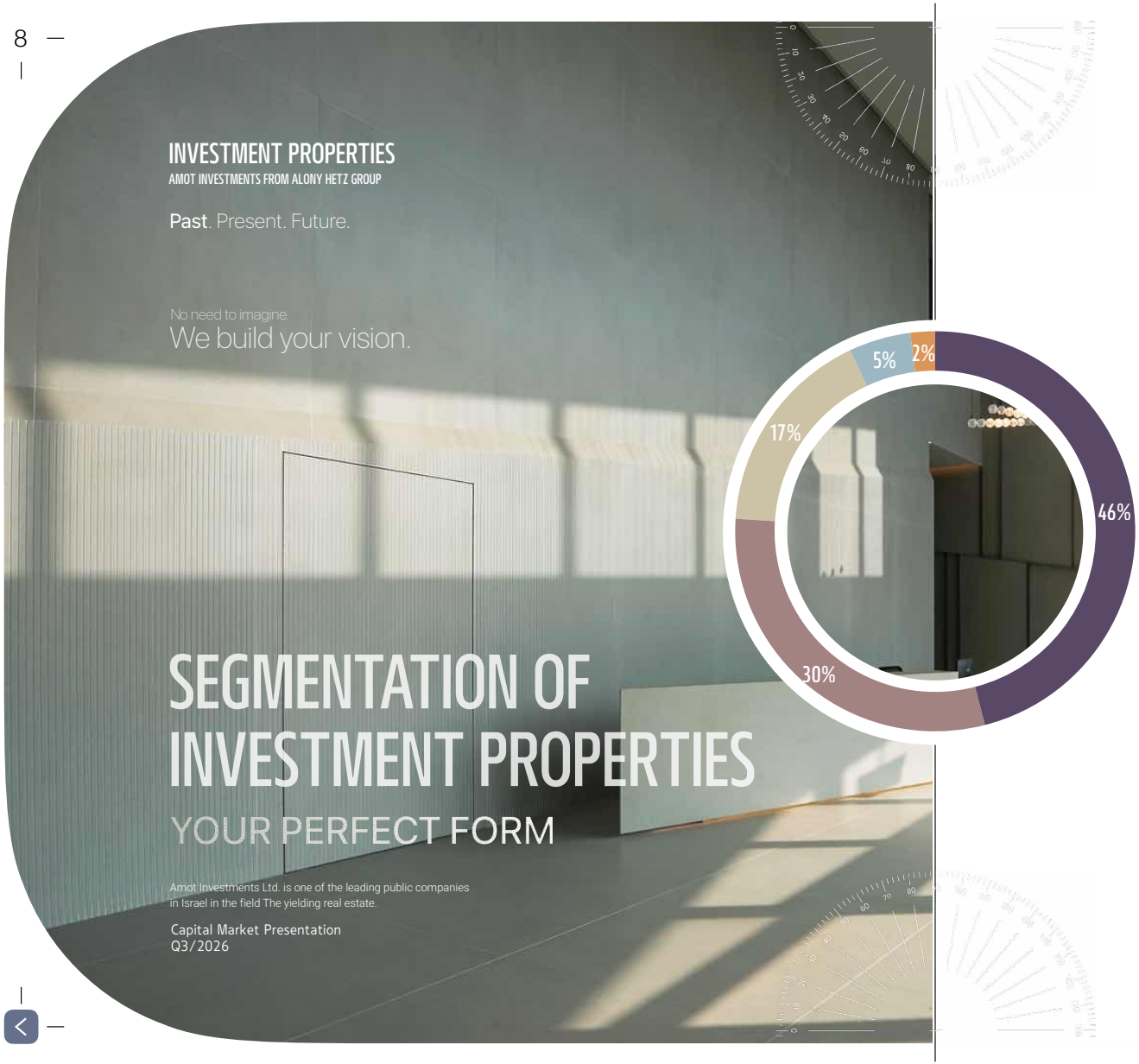
Google · AT&T · NEXTSILICON · Palantir · Cymulate · MOTOROLA

Regus · wework · riskified · אולביט מערכות · CHECKMARX

SimilarWeb · novolog · סלע לוגיסטיקה · שופרסל · מנורה מבטחים · בנק הפועלים

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SEGMENTATION OF **PROPERTIES VALUE** BY USES

Offices
8.2 Billion NIS
46%

Retail
3.1 Billion NIS
17%

Logistics & Industry
5.3 Billion NIS
30%

Supermarkets
0.9 Billion NIS
5%

17,723 MILLION NIS
Total Investments Properties Value



SEGMENTATION OF **PROPERTIES SPACE** BY USES

Offices
410 thousand SQM
36%

Retail
136 thousand SQM
12%

Logistics & Industry
537 thousand SQM
47%

Supermarkets
38 thousand SQM
3%

1,144,935 SQM
Built area



SEGMENTATION OF **PROPERTIES VALUE** BY REGIONS

Tel Aviv Metropolis
6.0 Billion NIS
34%

Other Areas
4.4 Billion NIS
25%

75%

Gush Dan Vicinity
7.3 Billion NIS
41%

17,723 MILLION NIS
Total Investments Properties Value



OCCUPANCY RATE BREAKDOWN- INCOME PRODUCING PROPERTIES

85.4%

Offices

Excluding properties held for sale

97.7%

Retail

96.0%

Logistics & Industry

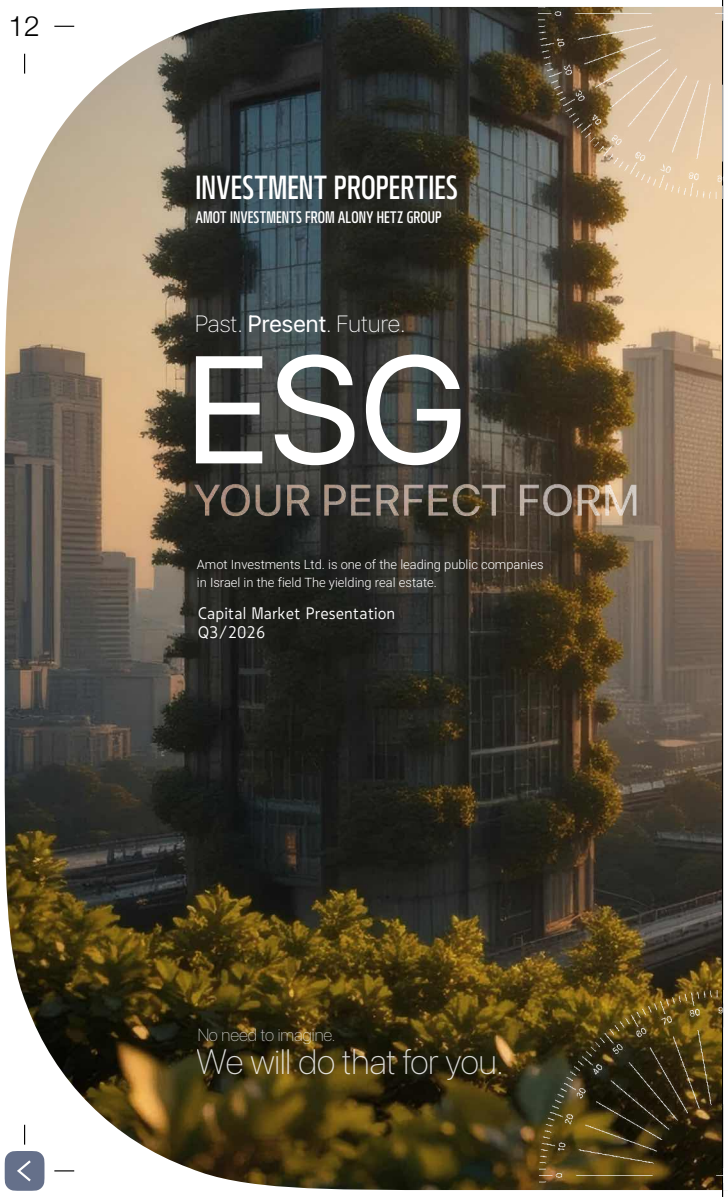
Excluding properties held for sale

100%

Supermarkets

92.7%

Occupancy rate excluding properties held for sale



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

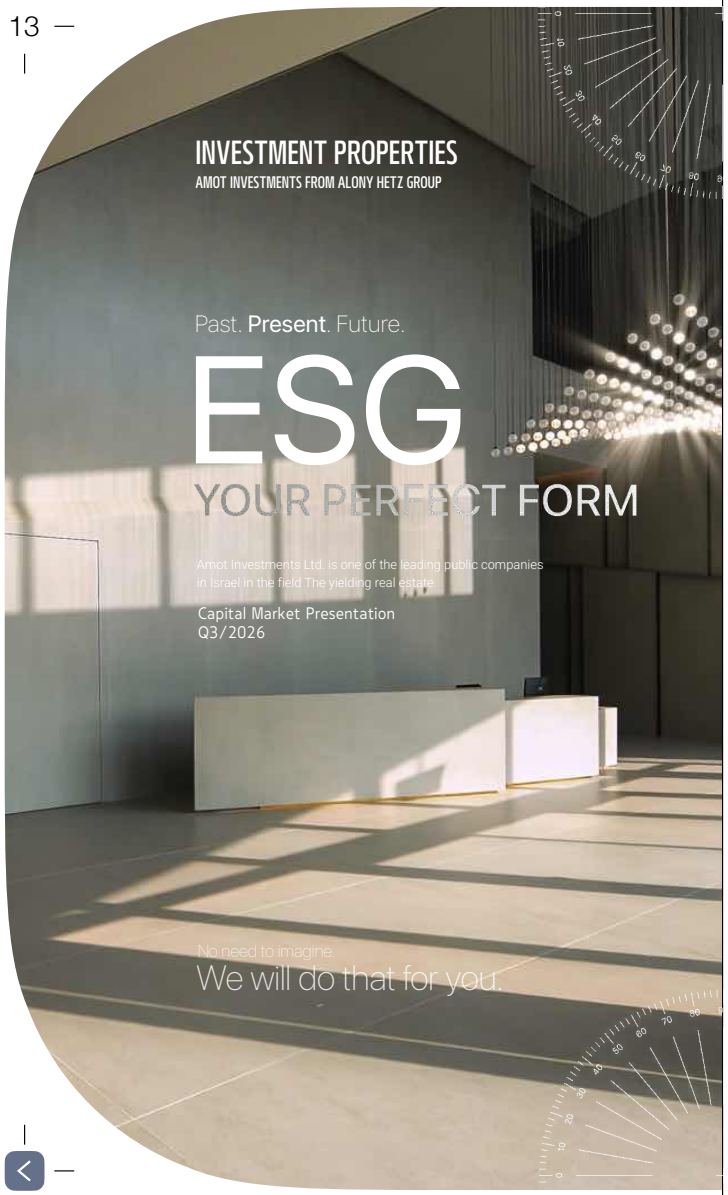
Safeguarding the Environment

Promotion of Electric Transportation Infrastructure

Social Responsibility

Contributing to the Community

Green Building Zero Energy Construction



INVESTMENT PROPERTIES

ECO BUILDING



Campus Holon



ToHa 1



Amot Atrium



Amot Europe



Amot Modi'in



Amot Giv'atayim



The Park



K Complex



ToHa 2


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FORECAST
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The search ends here.



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.

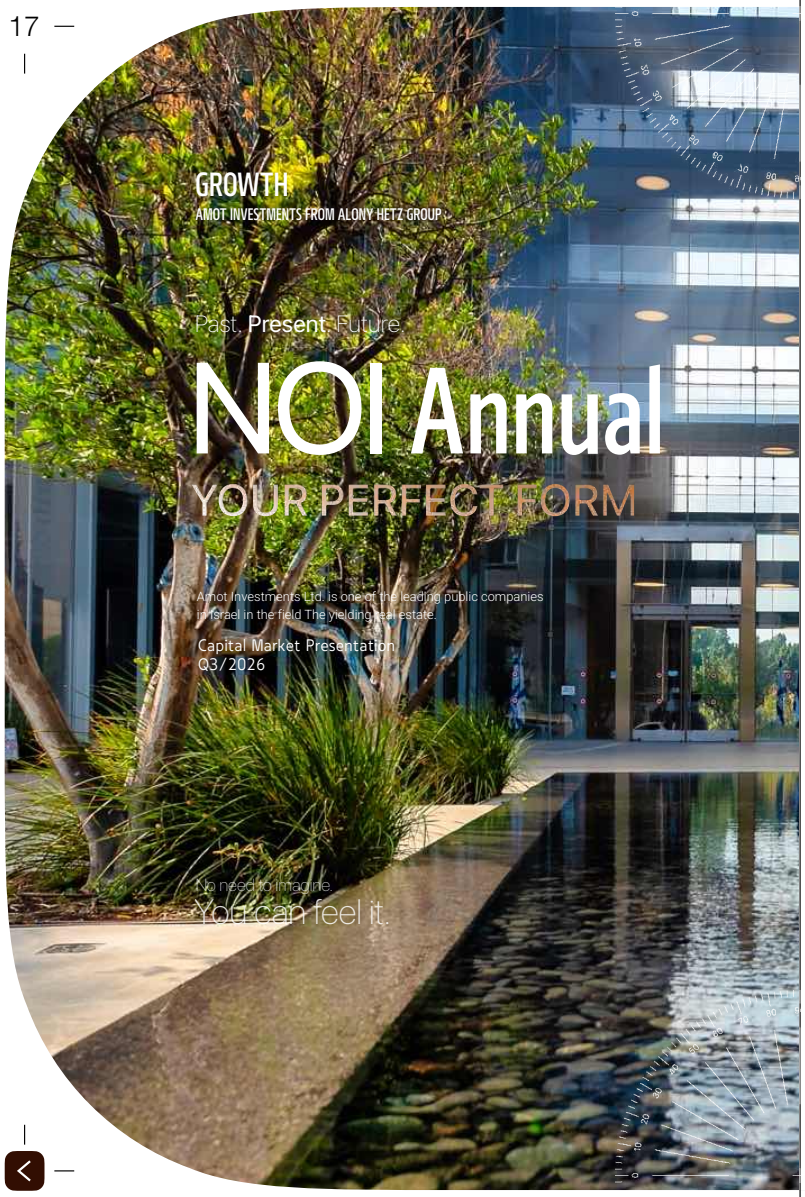
No substantial changes will take place in the security situation in Israel and in the business environment that the Company operates in. See the business environment chapter in the company's directorate report

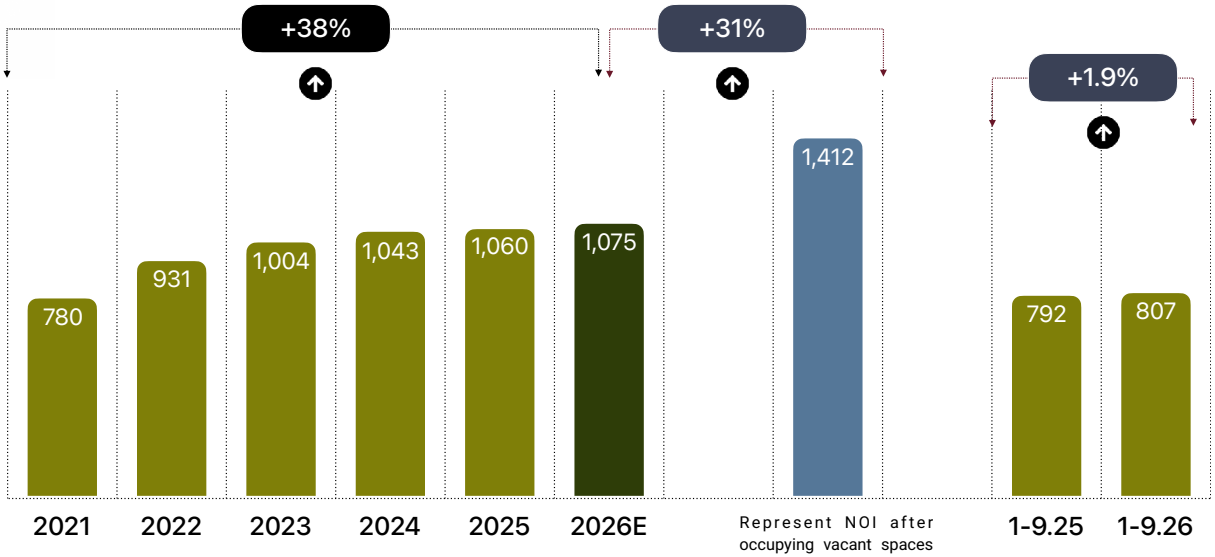
The Company expects the annual increase in the CPI to amount to approximately 1.7% (compared with 2% in the original forecast). Accordingly, the FFO forecast was updated to reflect the impact of the CPI rate on current tax expenses.

	1-9.26 ACTUAL	UPDATED FORECAST 2026-09/26	UPDATED FORECAST 2026-06/26	2025 ACTUAL
NOI (Million MIS)	807	1,070-1,080	1,070-1,080	1,060
FFO management's approach (Million MIS)	607	780-790	790-800	802
FFO Per Share according to the management	122.8	158-160	160-162	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.


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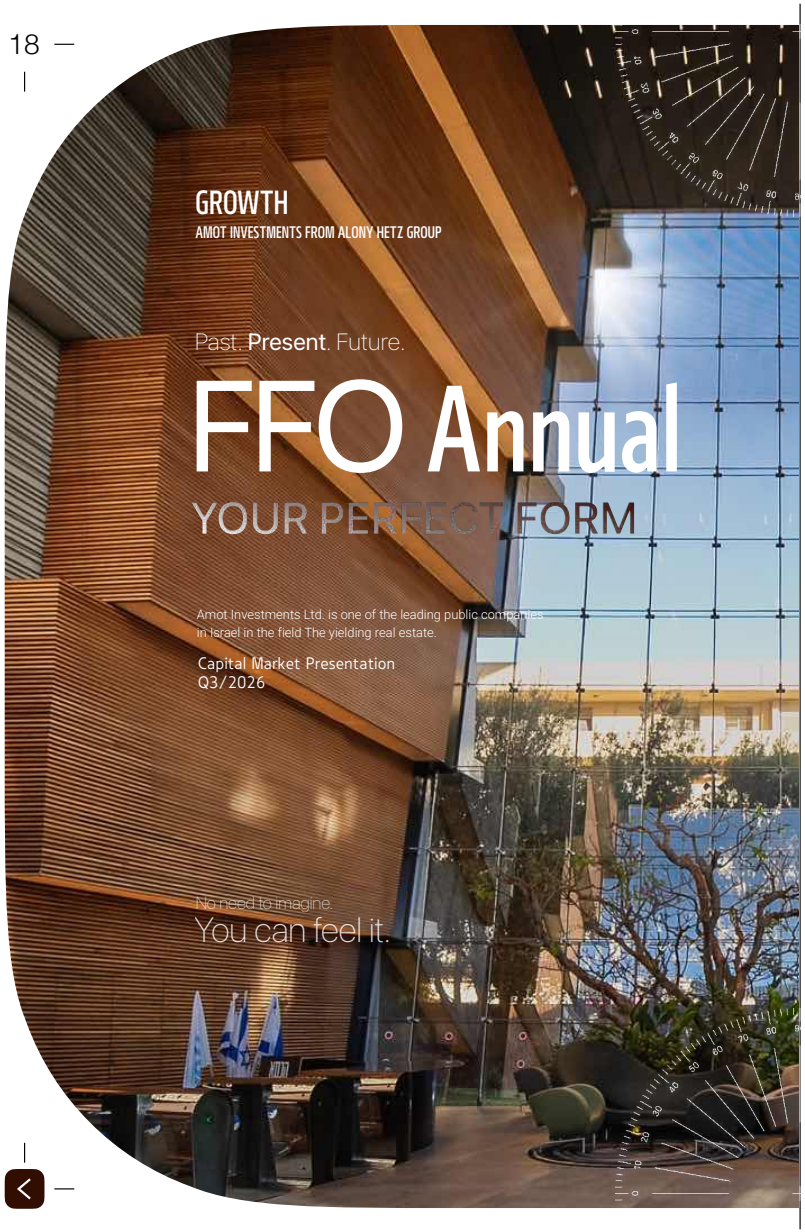
Represent NOI after occupying vacant spaces and occupying projects under construction The completion date of the last of them is expected by the end of 2029(1).

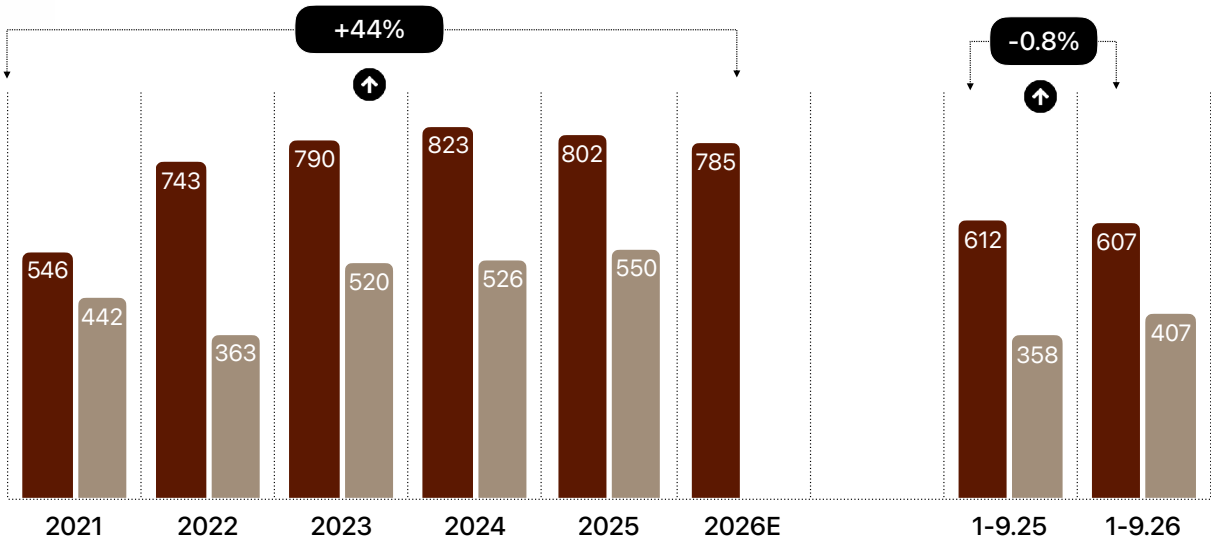
1. The future NOI does not include projects in planning, development and licensing and does not include future changes as a result of index differences, contract renewals, future evictions and/or asset realization

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

In July 2026 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 615 million have been sold. These disposals have reduced annual NOI by around NIS 32 million





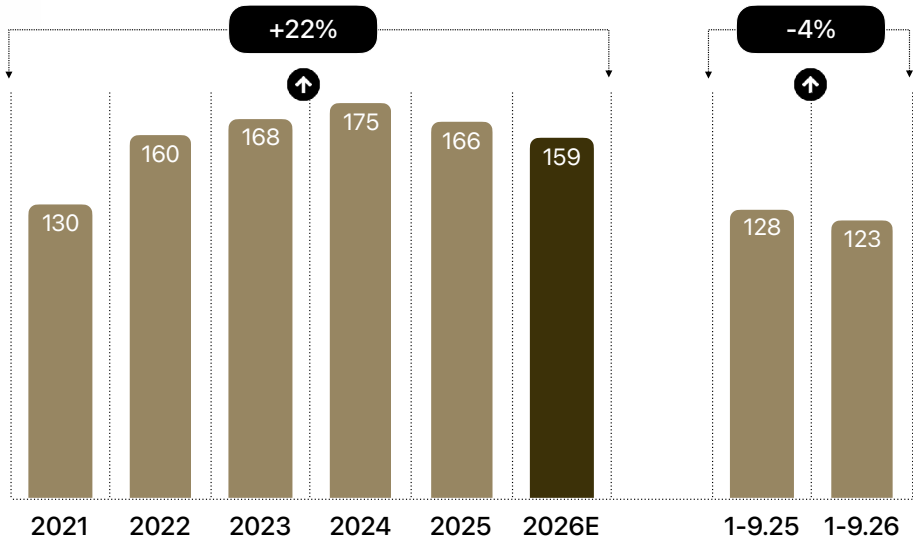
FFO according to the management approach Including an adjustment of prior-year tax expenses and financing expenses related to the tax assessment agreement for the years 2020–2023, in the amount of NIS 46 million as well as adjustment for other expenses amounting to NIS 6 million. Under management's approach, 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 in\terest expenses and current tax expenses. In the current period, the Consumer Price Index increased by 2.12%, compared to an increase of 2.95% 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





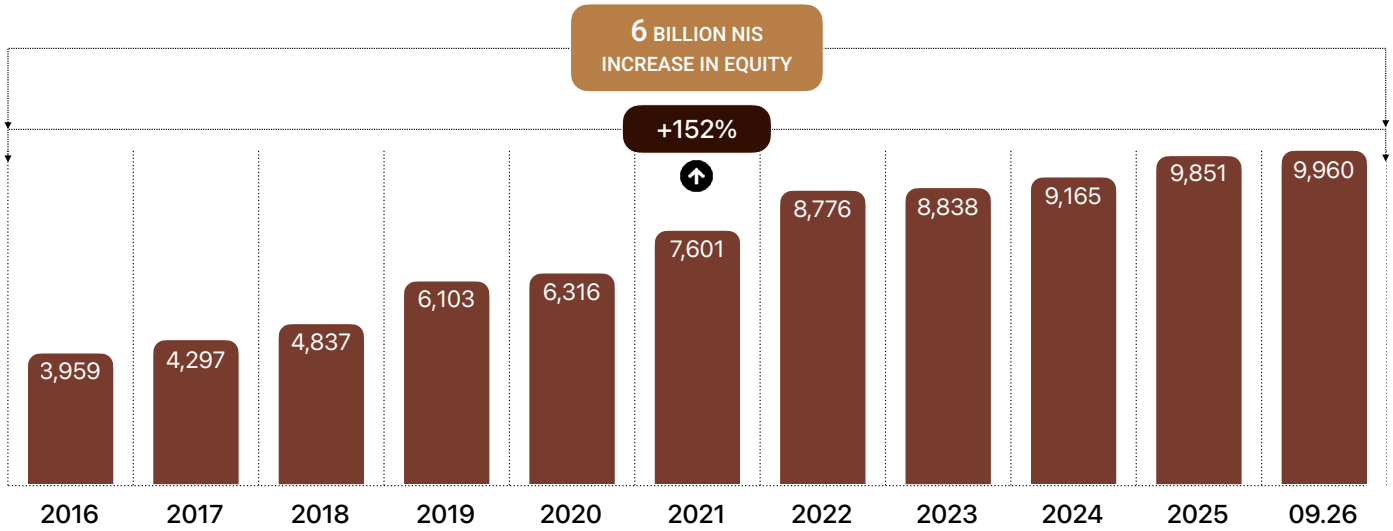
The forecast for 2026 is according to the middle of the forecast range, see page 15

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.



Equity and Dividend to Shareholders

In Million NIS



DIVIDEND DISTRIBUTION -

333	380	407	460	381	574	625	612	617	635	400

5.4 BILLION NIS

Total dividend distributed in last decade


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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

4.5 YEARS
Average duration of debt.

Past. **Present**. Future.

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DEBT STRUCTURE EXPANDED CONSOLIDATED

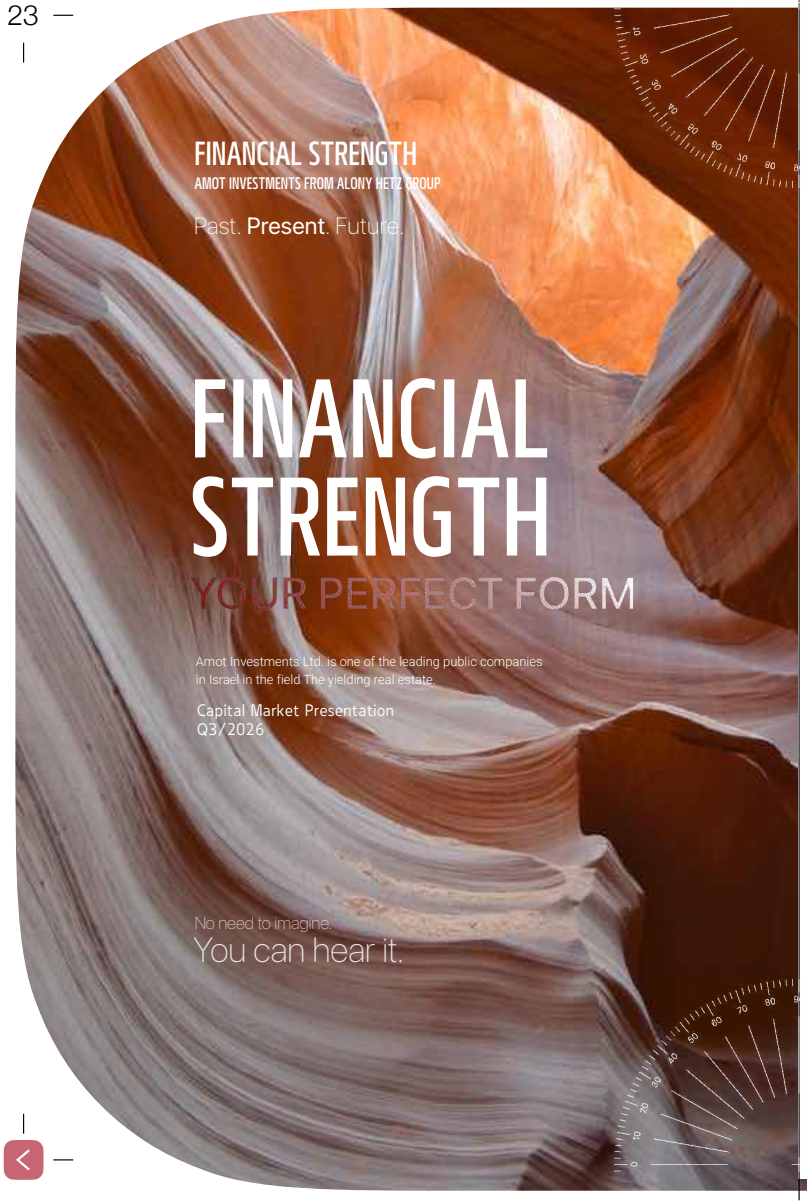
2.07%
Weighted average interest rate on CPI-linked Debt

9.8 BILLION NIS
Net financial debt

1,050 MILLION NIS
Unused credit facilities

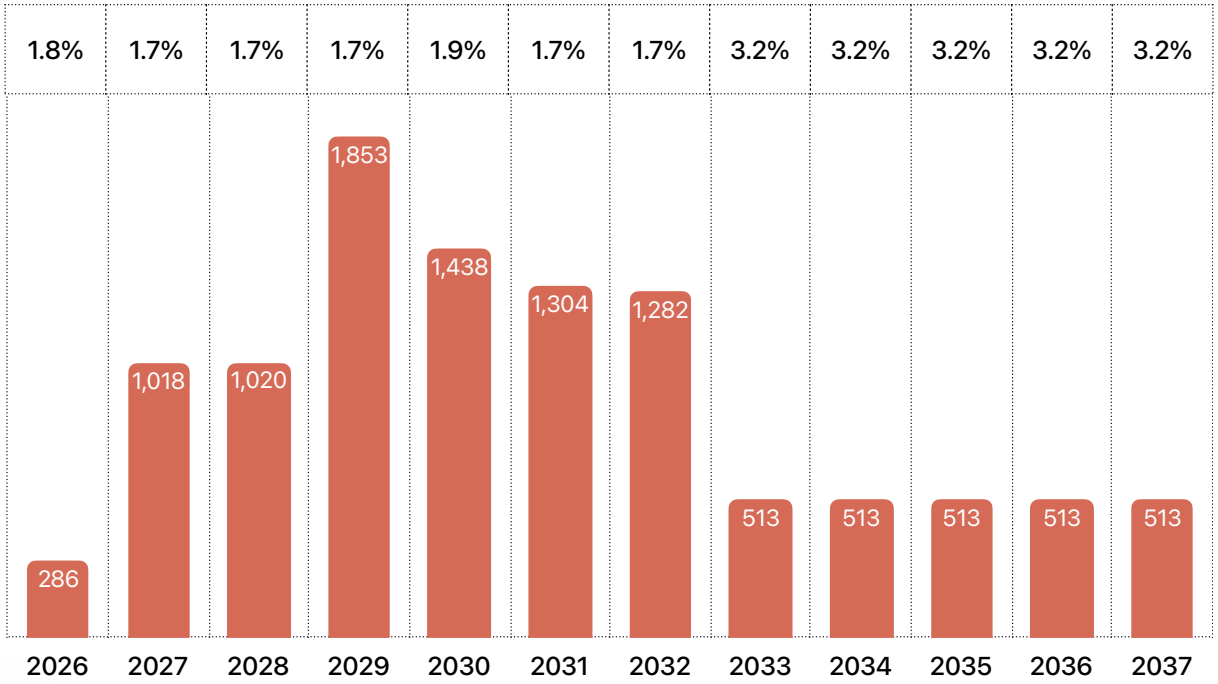
400 MILLION NIS
Amount of cash and cash equivalents as of the report publication date

No need to imagine.
You can hear it.

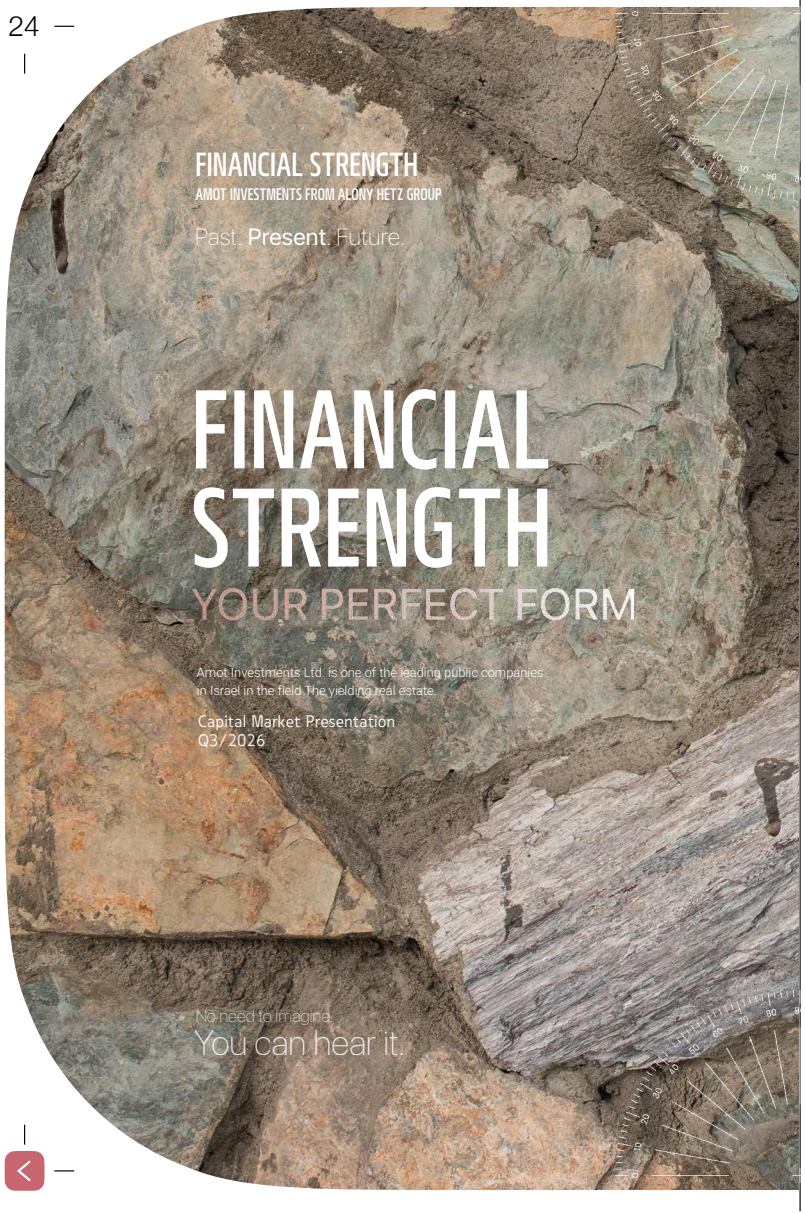


The Spread of Repayments
and Effective CPI-Linked Interest Rate Over the Years

In millions of NIS

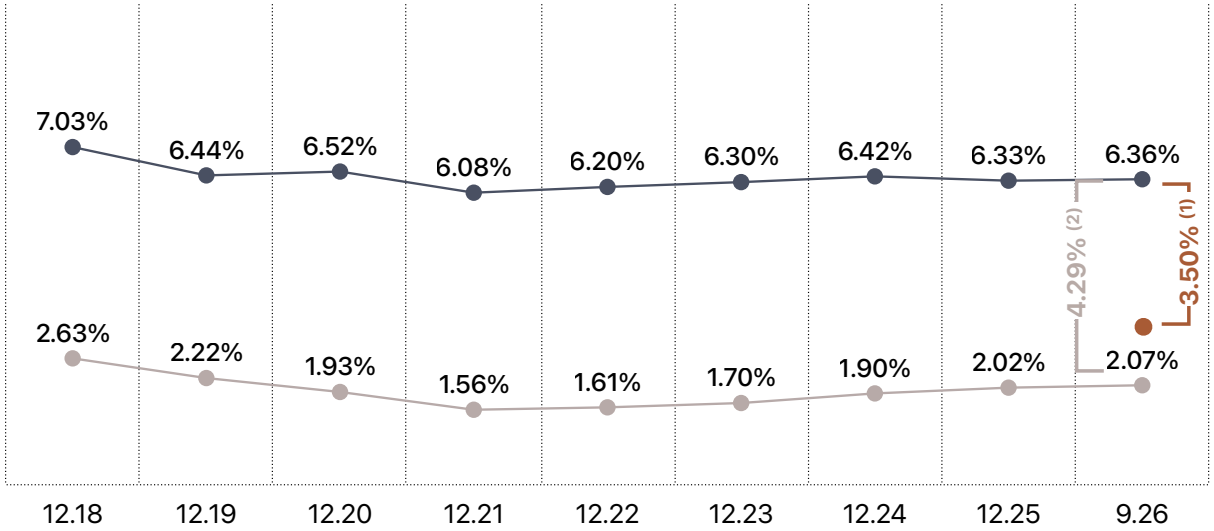


The repayments in 2026 relate to the period from October 1, 2026 through December 31, 2026.



The Change in the Weighted Cap Rate

Relative to the Change in the Company's Weighted CPI-Linked Interest Rate



- Weighted Cap Rate
- Weighted average interest rate on CPI-linked Debt
- Current CPI-linked debt raising costs are 2.86% - based on Amot bonds (series I) according to the market price for November 1, 2026.

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


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DEVELOPMENTS
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AMOT INVESTMENTS FROM ALONY HETZ GROUP

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GROWTH ENGINES

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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.

AMOT DEVELOPMENTS
AMOT INVESTMENTS FROM ALONY HETZ GROUP

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GROWTH ENGINES

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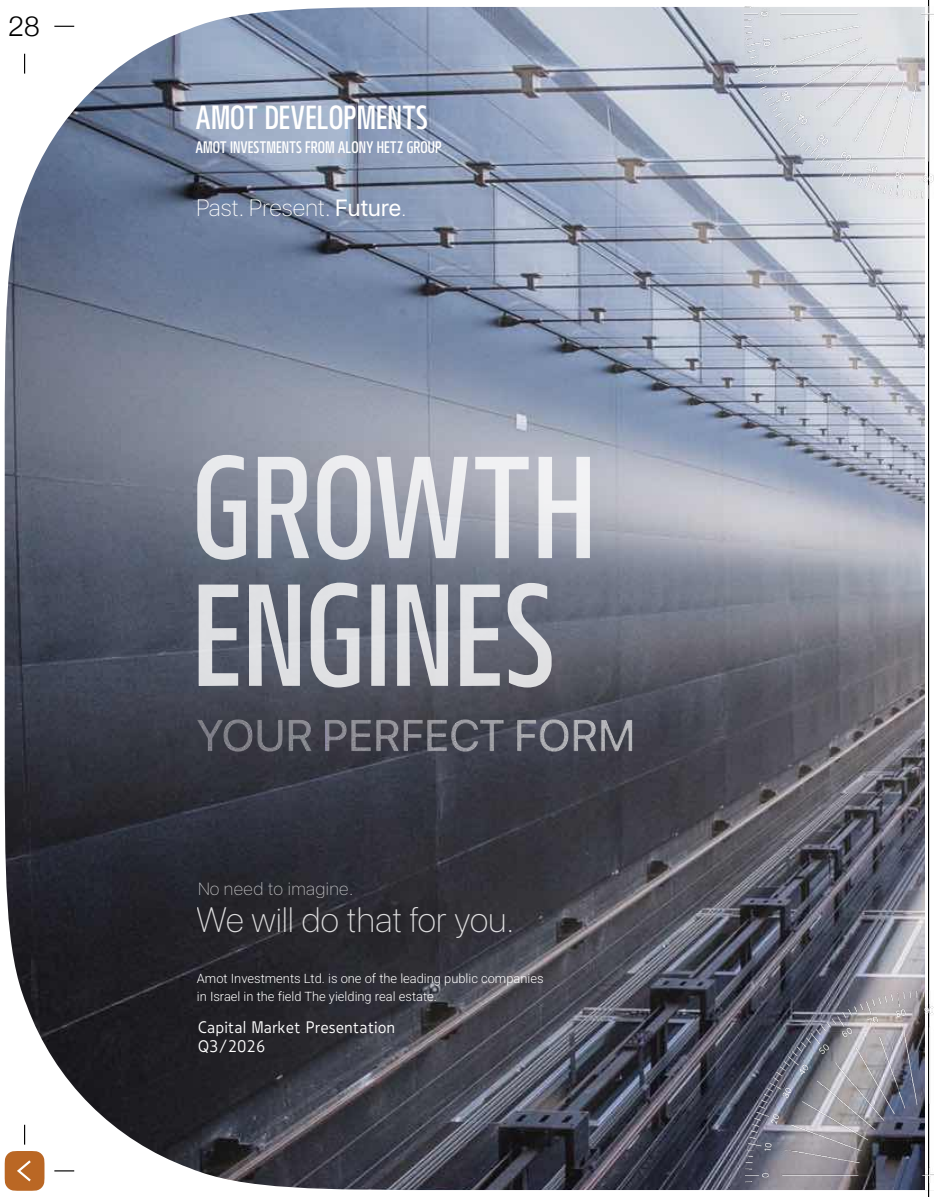
PROJECTS UNDER CONSTRUCTION

AS OF 30.09.2026

Property Name	LOCATION	PRIMARY USE	ESTIMATED BUILDING SHELL 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	REMAINING AMOUNT FOR INVESTMENT	EXPECTED NOI	EXPECTED YIELD ON COST
							Company's share in million of NIS				
ToHa2	Tel Aviv	Offices	2026	154,400	50%	77,200	1,256	2,003	440-480	155-160	9.1%
Halehi complex (1)	Bnei Brak	Offices	2026	86,920	50%	43,460	515	479	115-155	44-48	7.1%
K complex Jerusalem	Jerusalem	Offices	2029	93,000	50%	46,500	194	194	550-600	49-53	6.6%
Total				**334,320**		**167,160**	**1,965**	**2,676**	**1,105-1,235**	**248-261**	**7.9%**

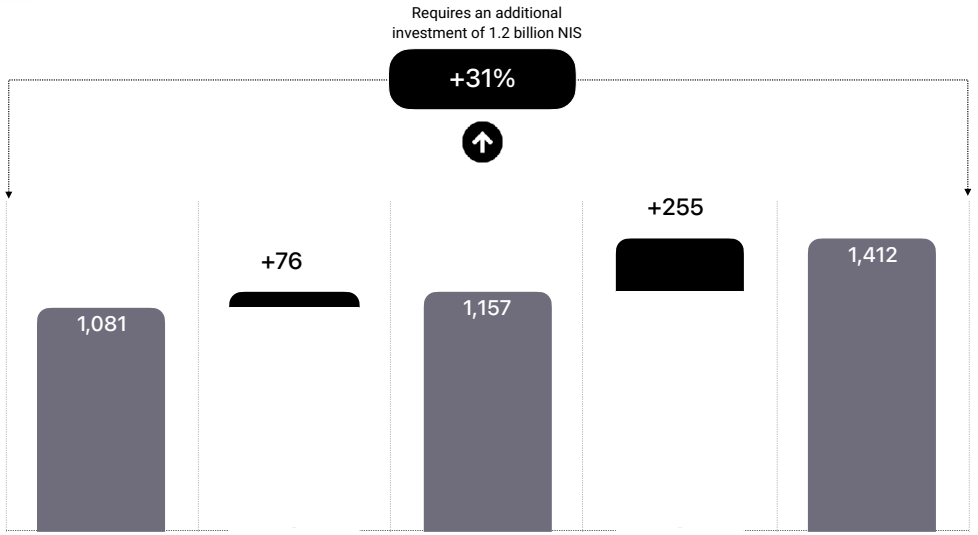
1. The majority of the remaining amount to be invested relates to adjustments for renters. As of publication date the retail floors in the "halehi Complex" were delivered to renters for purpose of adjustment works, and several stores were opened to the public. The company has signed contracts in the 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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FUTURE POTENTIAL FOR INCREASING THE NOI

IN MILLION OF NIS



Annual NOI adjusted from the calculation of the weighted capitalization rate

Representative NOI after occupying vacant areas

Represent NOI after occupying projects under construction The completion date of the last of them is expected by the end of 2029

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 246 million (the Company's share: approximately NIS 126 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.

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.



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

9.1%



AMOT DEVELOPMENTS

AMOT INVESTMENTS FROM ALONY HETZ GROUP

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ToHa 2

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The renter

Google

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.



Property Name

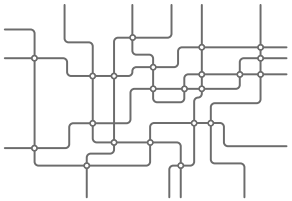
THE PARK

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

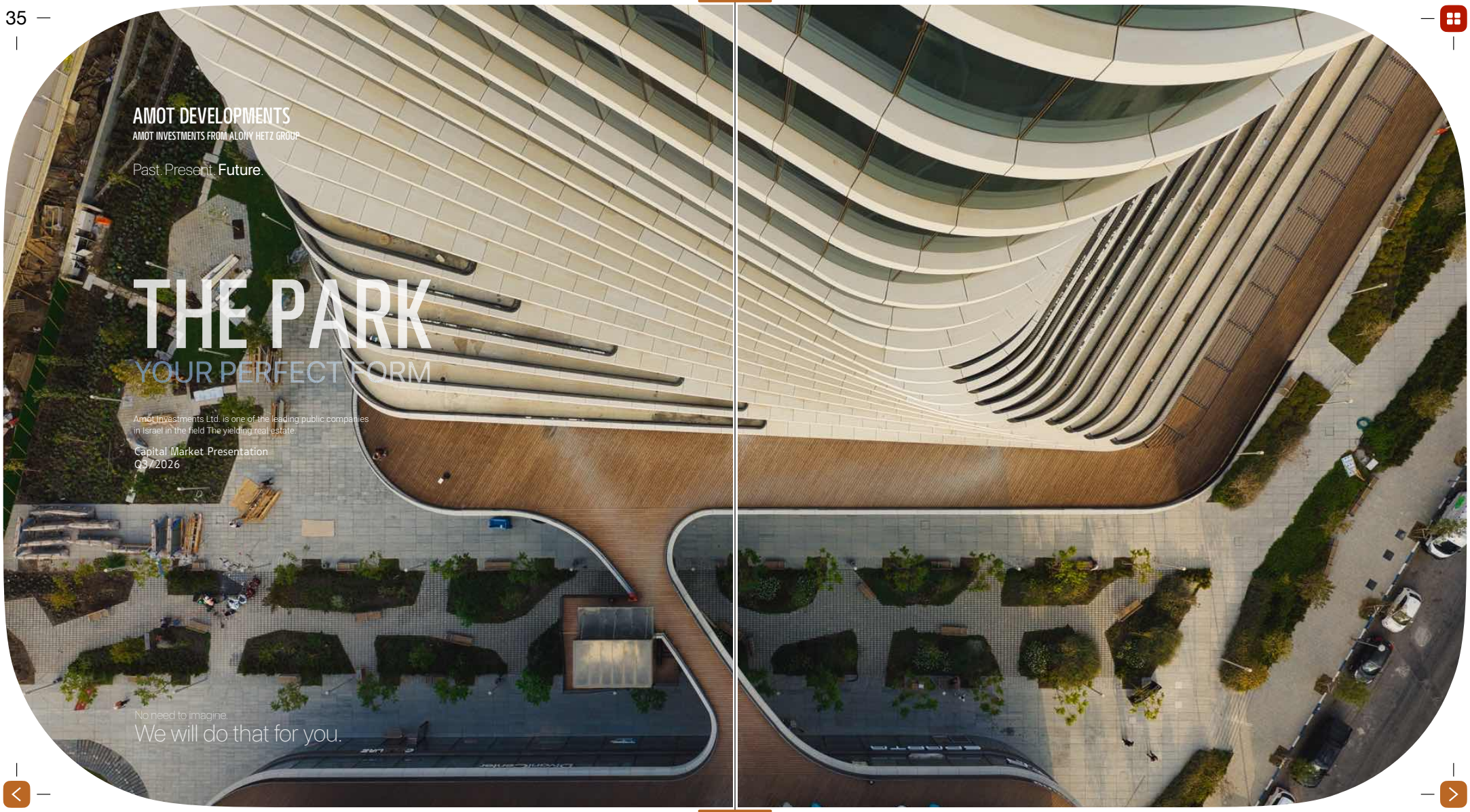
92 MILLION NIS

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%.


AMOT DEVELOPMENTS
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*3831
משרדים
להשכרה
AVIVI
אביבי מטבחים
COMING SOON


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No need to imagine.
We will do that for you.



Property Name
K COMPLEX

Main Use
OFFICES

City
JERUSALEM

GLA - 100%
93,000 SQM

Company's Share
50%

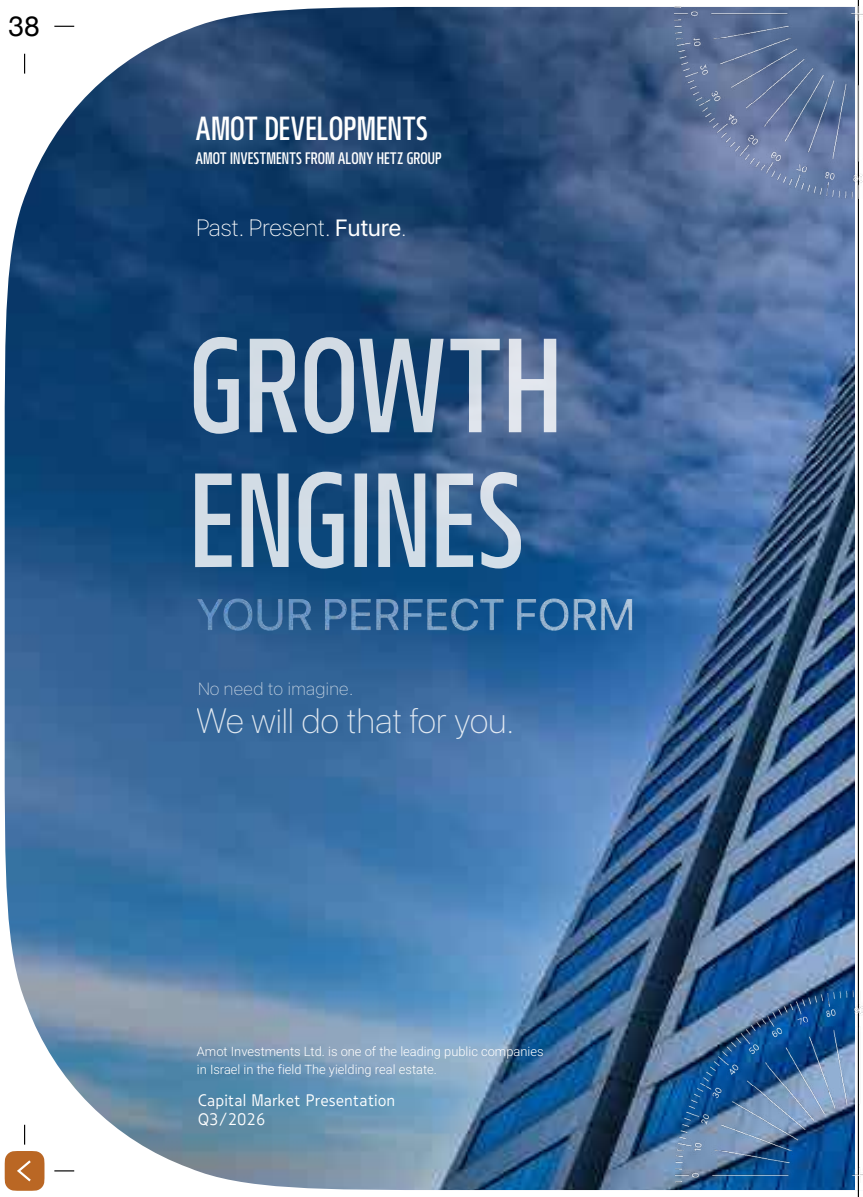
Construction Cost
1.55 BILLION NIS

Expected Completion
2029

NOI
102 MILLION NIS

Adjusted Yield Rate
6.6%


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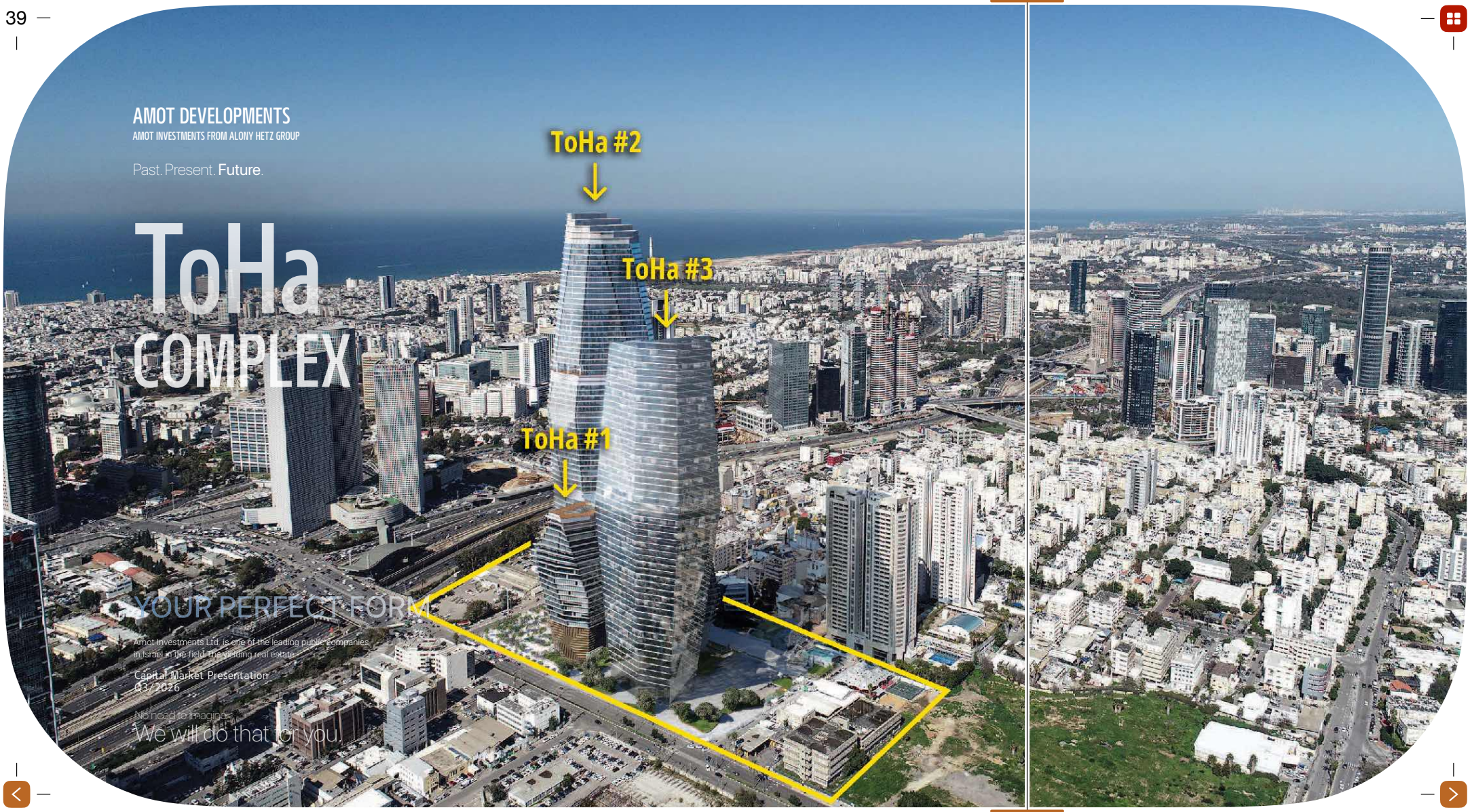


PROJECTS IN **PLANNING AND LICENSING PROCESSES**

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	138
Land at Ha'solelim St.	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)					528
Total projects in development and others					**1,655**
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
ToHa #2
ToHa #3
ToHa #1
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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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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


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FINANCIAL DATA
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BALANCE SHEET DATA

Expanded Consolidated

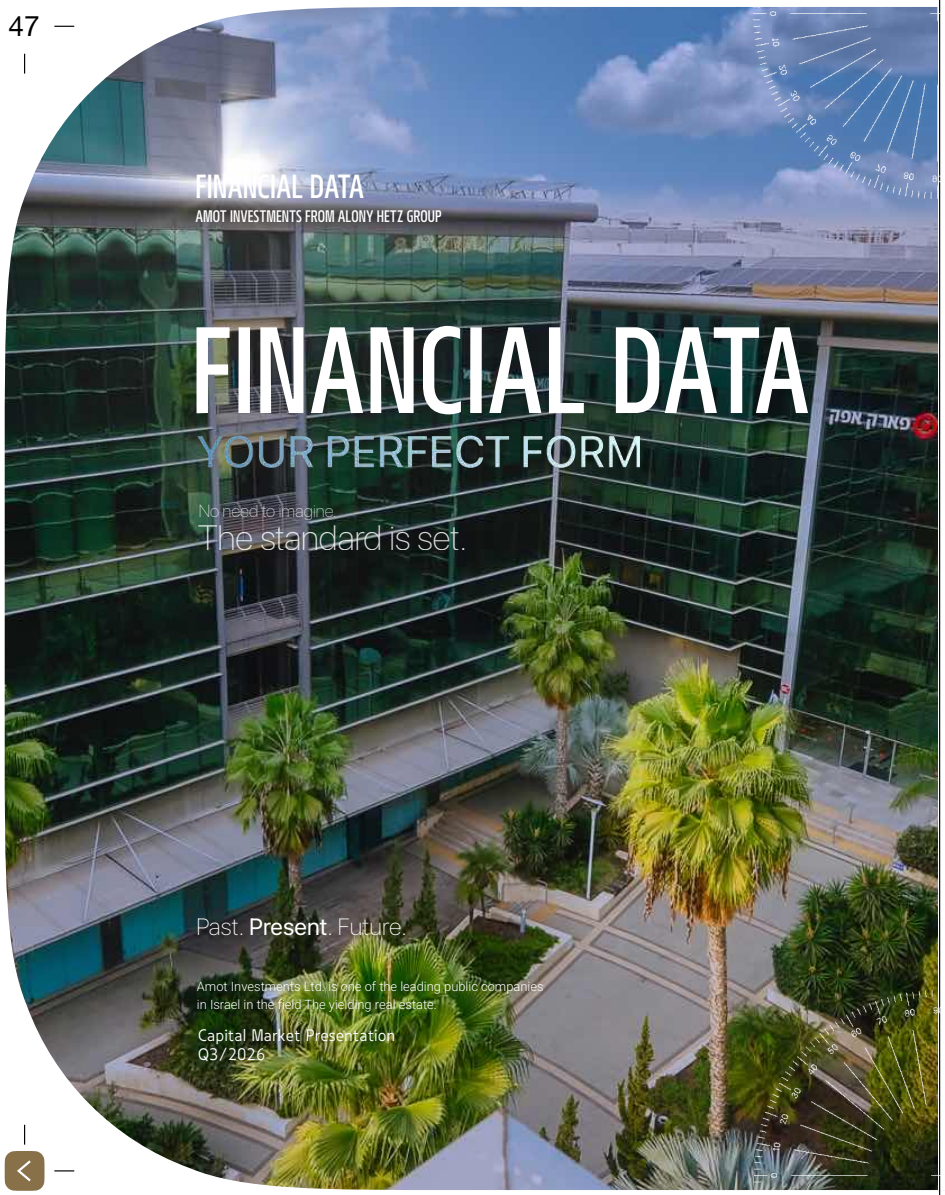
	30.09.26	31.12.25
	Million NIS	
Cash and cash equivalents	392	555
Short-term bank deposits	304	-
Investment property and investment property under construction	22,155	21,508
Gross Financial Debt	10,475	9,825
Deferred taxes	2,100	2,027
Total equity	9,960	9,851
EPRA NRV	12,060	11,878



PROFIT AND LOSS DATA

Expanded Consolidated - in Million NIS

	% CHANGE	1-9.26	1-9.25	% CHANGE	Q3.26	Q3.25
NOI	2%	807	792	1%	268	265
Adjustment of the fair value- investment property and capital gain from realization		293	267		1	-
Transaction cost reduction due to properties purchase		(7)	(7)		(6)	(2)
General and administrative expenses and donations		(59)	(55)		(19)	(19)
Others		(6)	-		-	-
Financing - real interest		(120)	(108)		(41)	(34)
Financing - linkage differences		(184)	(247)		(89)	(118)
Taxes		(121)	(83)		(4)	10
Net income	**8%**	**603**	**559**	**8%**	**110**	**102**
FFO - According to the ISA	14%	407	358	34%	115	86
FFO - Management's approach	(1%)	607	612	-	207	207



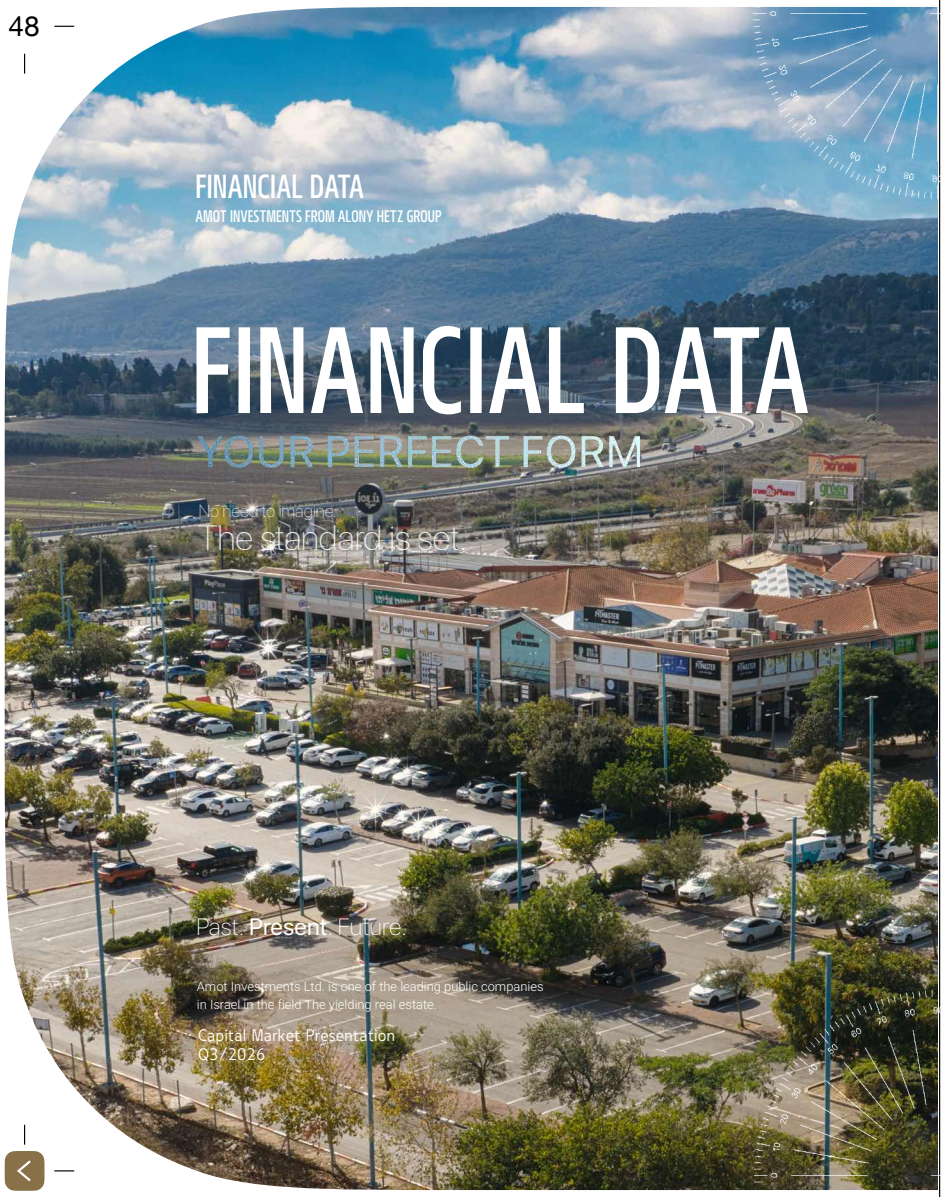
FINANCIAL DATA

Expanded Consolidated

NOI	Q3-2026	Q2-2026	Q1-2026	Q4-2025	Q3-2025	% CHANGE Q3-26 VS Q3-25
	NIS thousands					
Same property NOI	265,040	266,333	264,421	264,616	261,837	**1.2%**
Properties acquired / Reclassified from investment property under construction	2,157	1,608	2,342	652	-	
Properties realized	395	2,376	2,593	2,639	2,789	
NOI	**267,592**	**270,317**	**269,356**	**267,907**	**264,626**	**1.1%**

NOI in Q3 2026 totaled at about ILS 268 million, compared to about ILS 265 million in the corresponding quarter last year. Excluding the effects of the current quarter and the corresponding quarter, which include one-time effects of approximately NIS 3.5 million, the growth rate was 2.5%.

NOI Same property in Q3 2026 totaled at about ILS 265 million, compared to about ILS 262 million in the corresponding quarter last year. Excluding the effects of the current quarter and the corresponding quarter, which include one-time effects of approximately NIS 3.5 million, the growth rate was 2.6%.



FINANCIAL DATA

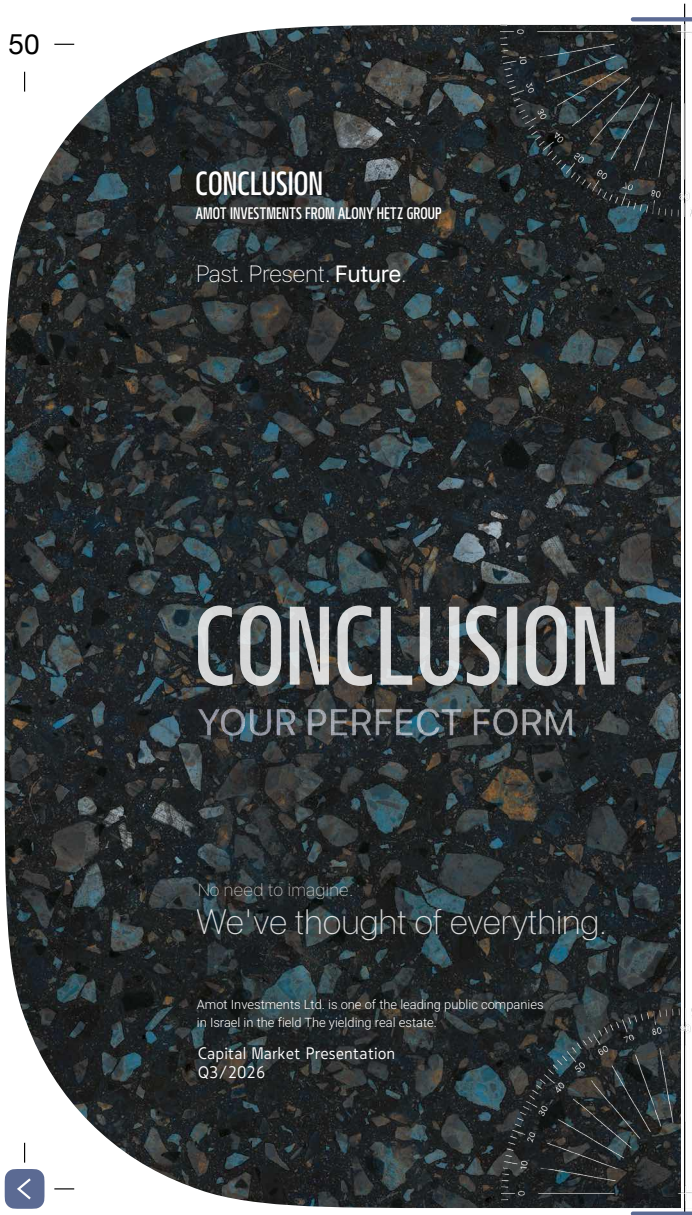
Expanded Consolidated

FFO	% CHANGE	1-9.26	1-9.25	% CHANGE	Q3.26	Q3.25
		NIS thousands				
FFO according to the ISA	14%	406,828	358,197	33%	114,650	86,158
FFO according to the management approach [1] [2]	(1%)	606,522	612,484	(0.2%)	206,733	207,139
Weighted number of shares [3]	3%	493,829	478,212	1%	493,910	491,378
FFO per share according to the management approach (agorot)	(4%)	122.8	128.1	(0.7%)	41.9	42.2
Increase in CPI		2.12%	2.95%		0.95%	1.36%

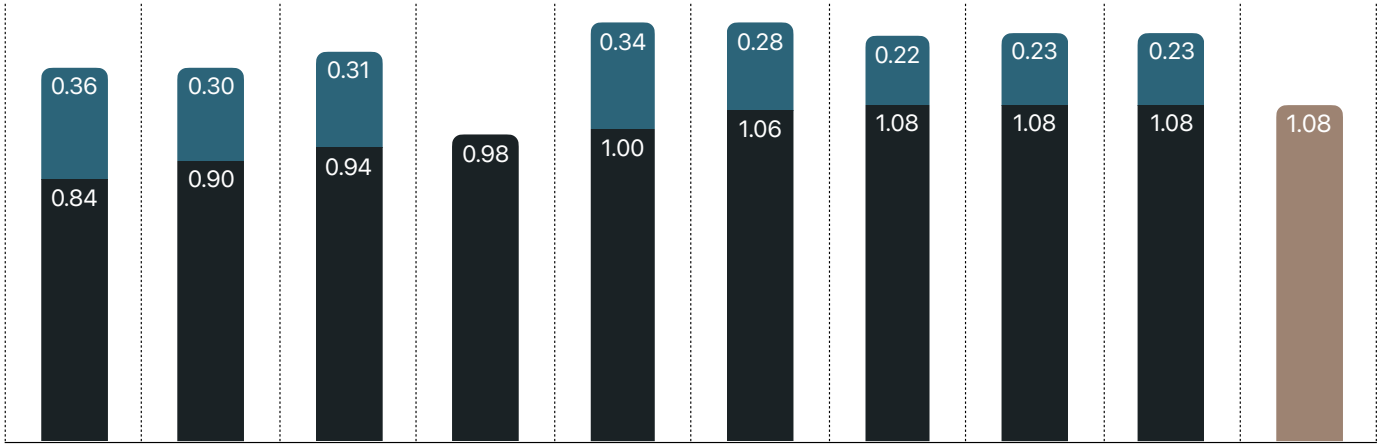
The change in FFO during the reporting period compared to the corresponding period last year is mainly explained by an increase in NOI, which was offset by an increase in real interest expenses and current tax expenses. In the current period, the Consumer Price Index increased by 2.12%, compared to an increase of 2.95% 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.
3. In July 2025 the company made a public offering of approximately 20.7 million ordinary company shares.


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CONCLUSION
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DIVIDEND DISTRIBUTION OVER THE YEARS PER SHARE

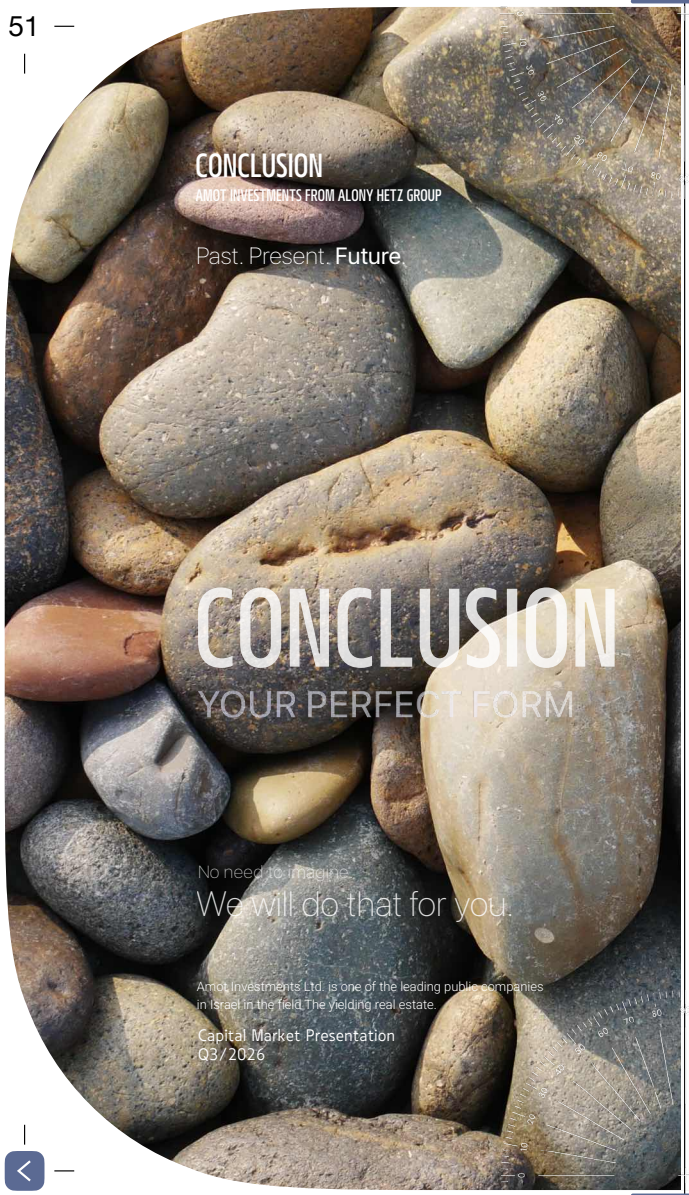


Total Annual Dividend per Share

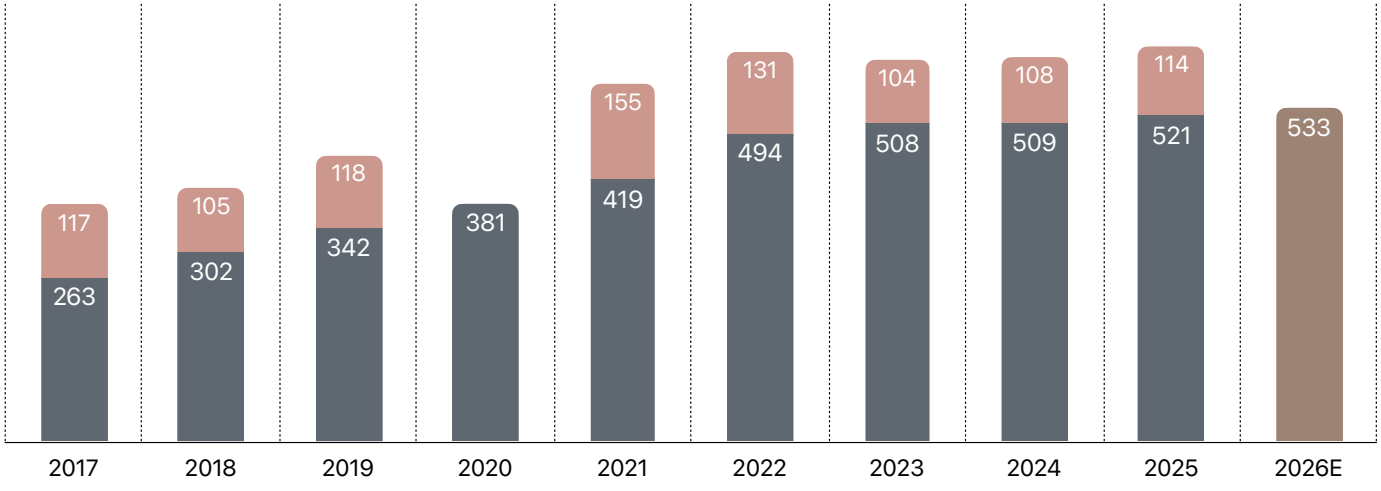
2017	2018	2019	2020	2021	2022	2023	2024	2025	2026E
1.20	1.20	1.25	0.98	1.34	1.34	1.30	1.31	1.31	1.08

Dividend per share - regular

Dividend per share - additional



DIVIDEND DISTRIBUTION OVER THE YEARS



Total Annual Dividend

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026E
380	407	460	381	574	625	612	617	635	533

Dividend - regular

Dividend - additional



108 PROPERTIES

Properties owned by the company in various uses, with a high occupancy rate of 92.7% excluding assets held for sale

1,050 MILLION NIS

Unutilized credit facilities

43.6%

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



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