# 2023

## PRESENTATION FOR THE CAPITAL MARKET
## ANNUAL SUMMARY

GAV YAM

# Main activity

## About Gav-Yam (Jan-dec 2023)

**1.2** million m2
income-generating areas

**430,000** m2
areas under development

**1.6** million m2
income-generating + development properties

**450,000** m2
available building rights including areas under development

ILS **682** million
revenue from leased properties

ILS **348** million
revenue forecast from areas under development

ILS **1,030** million
million revenue forecast from income-generating + development properties

**100%**
of company properties not pledged

ILS **11.0** billion
income-generating property value

**6.6%** avg. capitalization
rate for value of income-generating properties

# Main activity

## About Gav Yam (as of 31 dec 2023)

ILS **657** million
NOI

**8%**
increase in same property NOI

**400**
customers

**98%**
occupancy rate

ILS **3.2** billion
backlog revenue from leases without development properties

**4.8** years
avg. duration of lease agreements without development properties

ILS **1.0** billion
backlog revenue from leases for executed agreements in development *

**7.9** years
avg. duration of lease agreements for development properties

**10%**
real increase in rent

* not including executed ToHa #2 COT

# Main activity

## About Gav Yam (as of 31 dec 2023)

**1.5%** weighted avg
effective interest, index-linked

ILS **401** million
FFO for shareholders per management

**55.6%**
leverage

ILS **4.2** billion
equity for shareholders

ILS **1,006** million
liquid assets

ILS **590** million
cashflow from current activity

Bond rating
**il AA**
(Maalot)

ILS **499** million
net profit for shareholders

ILS **465** million
credit facility

GAV YAM

* FFO per Israel Securities Authority approach see p. 12

# Main activity
Q4 2023

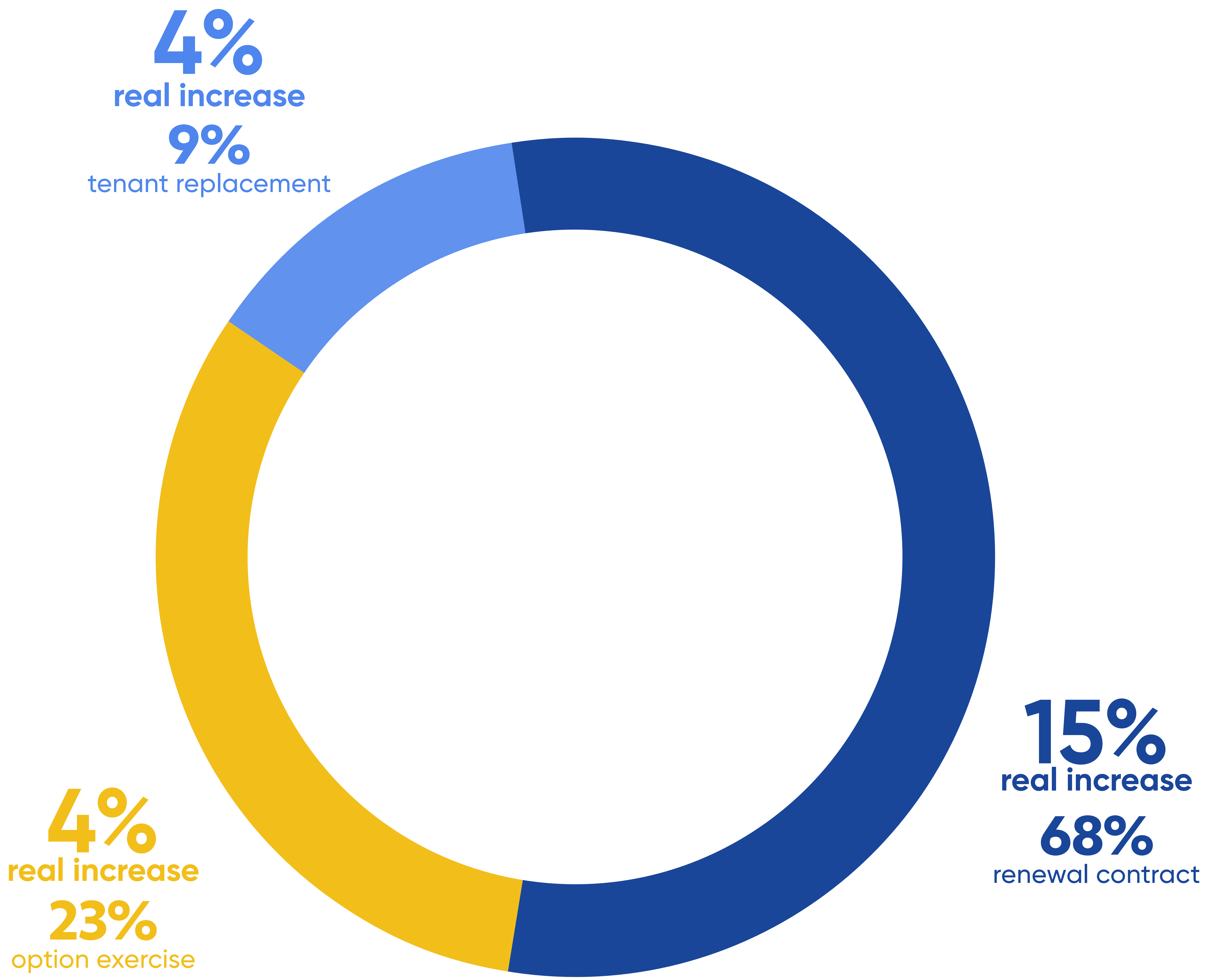
With a war going on and the uncertainty regarding its duration, Gav-Yam proceeds via routine business activity with a long-term view, continuing development, improving company assets and managing cashflow.

- **Gav-Yam Hebrew Campus** – Executed an agreement with **General Microwave** of the Kratos Group for leasing an area of 6200 m2 aboveground. After executing the agreement the project marketing rate stood at **52%.**
- **Gav-Yam Rehovot** – Executed an agreement with multinational tech company to lease an additional area of 10,000 m2 aboveground; following this agreement's execution all the areas of #5 in the park will be leased **40,000** m2 of which **25,000** m2 aboveground. After the agreement's execution the project marketing rate stood at **100%**.
- **Real increase in rent** – **12%** (in excess of index increase and excluding TI). **22** lease agreements were executed on a total area of **46,000** m2 aboveground, generating ILS **39** million for the year.
- **FFO per management approach** – Quarter totaled ILS **101** million, **22%** increase (ILS 18 million) compared to same period previous year.
- **Realization of Gav-Yam Ashkelon (Rav Bariach)** – Total consideration of ILS **250** million with **6%** return.

# Main activity

## Real increase in rent Q4 2023

- **22** lease agreements for total area of **46,000** m2 aboveground, generating ILS **39** million for the year, real increase, in excess of index increase (and offsetting TI), of **12%**.

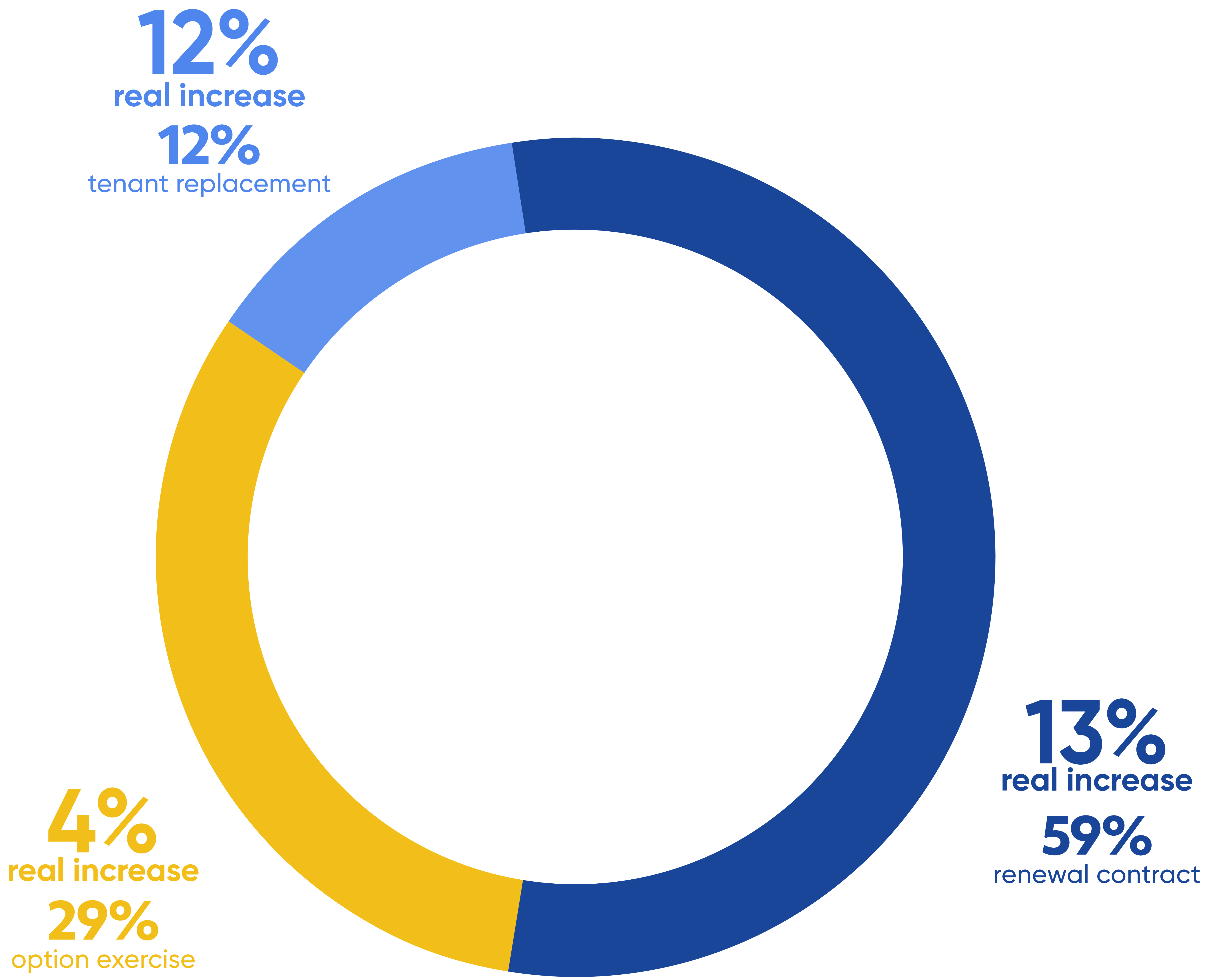



* broken down by revenue

# Main activity

## Real increase in rent 2023

- **121** lease agreements for total area of **175,000** m2 aboveground, generating ILS **137** million for the year, real increase, in excess of index increase (and offsetting TI), of **10%**.




* broken down by revenue

# Main activity

Development as of 31 Dec 2023

- **10** development projects, total area of **430,000** m2, total investment of ILS **4.6** billion (ILS 3.5 billion without land), which generate additional annual income representing ILS **348** million. Expected return from these projects is **7.6%**.
- To date the company has marketed **51%** of the aboveground areas in development,* compared to **48%** previous quarter, which will generate additional income of ILS **170** million per year.
- The average lease period of the executed agreement for projects in development is **7.9** years (4.8 years in agreements for existing properties).
- For the year, the company invested ILS **1.2** billion investment real estate, betterment of existing properties and new property development.

* including executed ToHa #2 LOI ** Q3 marketing rate, excluding Rav Bariach 2 that was sold
Data represents consolidated company share.

# Main activity

## Projects completed 2023 – 110 m2 total


**Gav-Yam Haifa Bay #4**
20,000 m2
Annual revenue ILS 11 million


**Rav Bariach #1**
41,000 m2 (28,000 m2 company share)
Annual revenue ILS 12 million
(company share)


**Matam East #2**
48,000 m2
Annual revenue ILS 33 million

* The images are for illustration purposes only

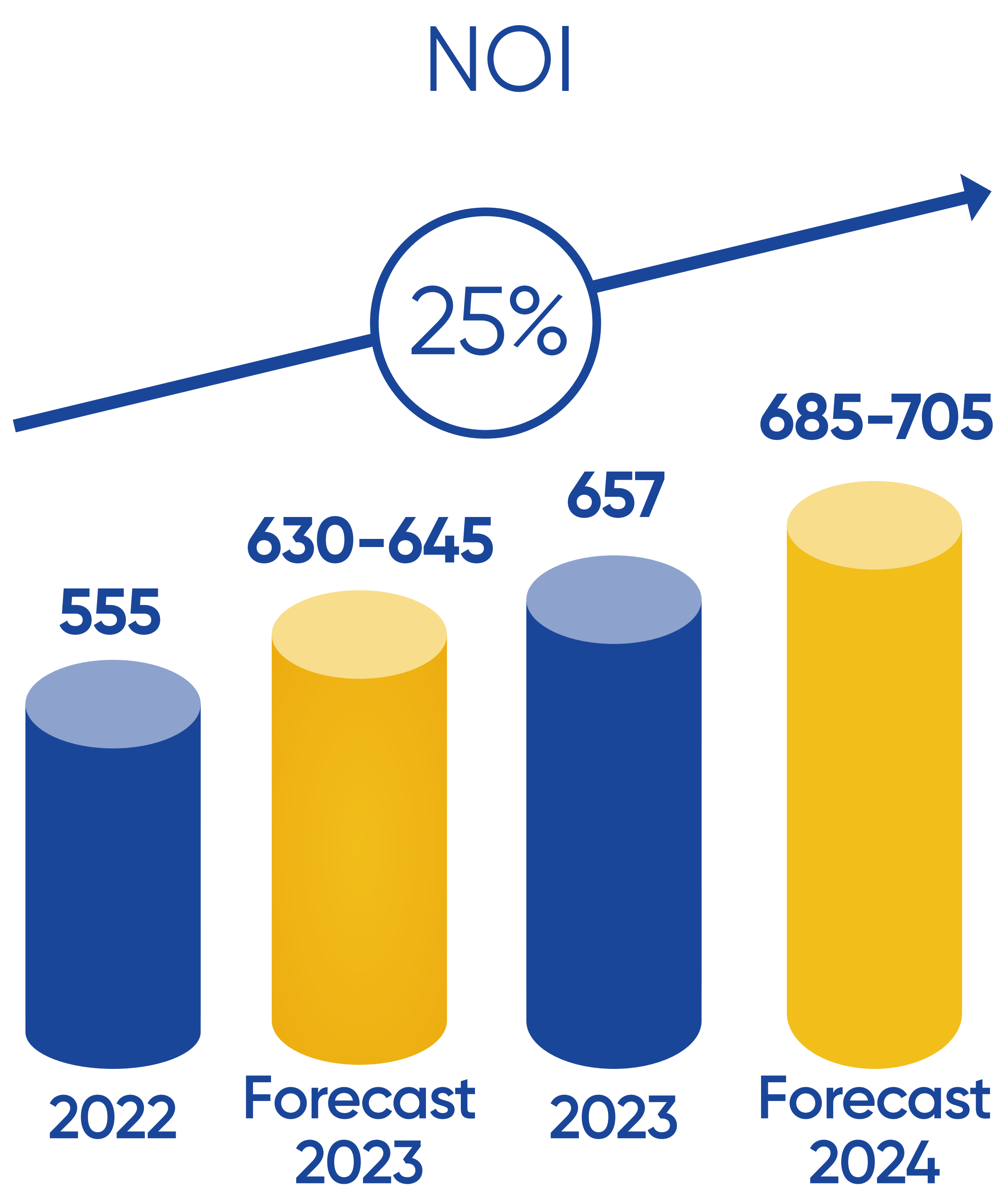
# Main activity

## Jan-Dec 2023 NOI

| | 1-12.2023 | 1-12.2022 | Increase | % change |
|---|---|---|---|---|
| NOI | 657 | 555 | 102 | 18% |

*figures in ILS millions

- Projected NOI for 2024 ILS **685-705** million



# Main activity

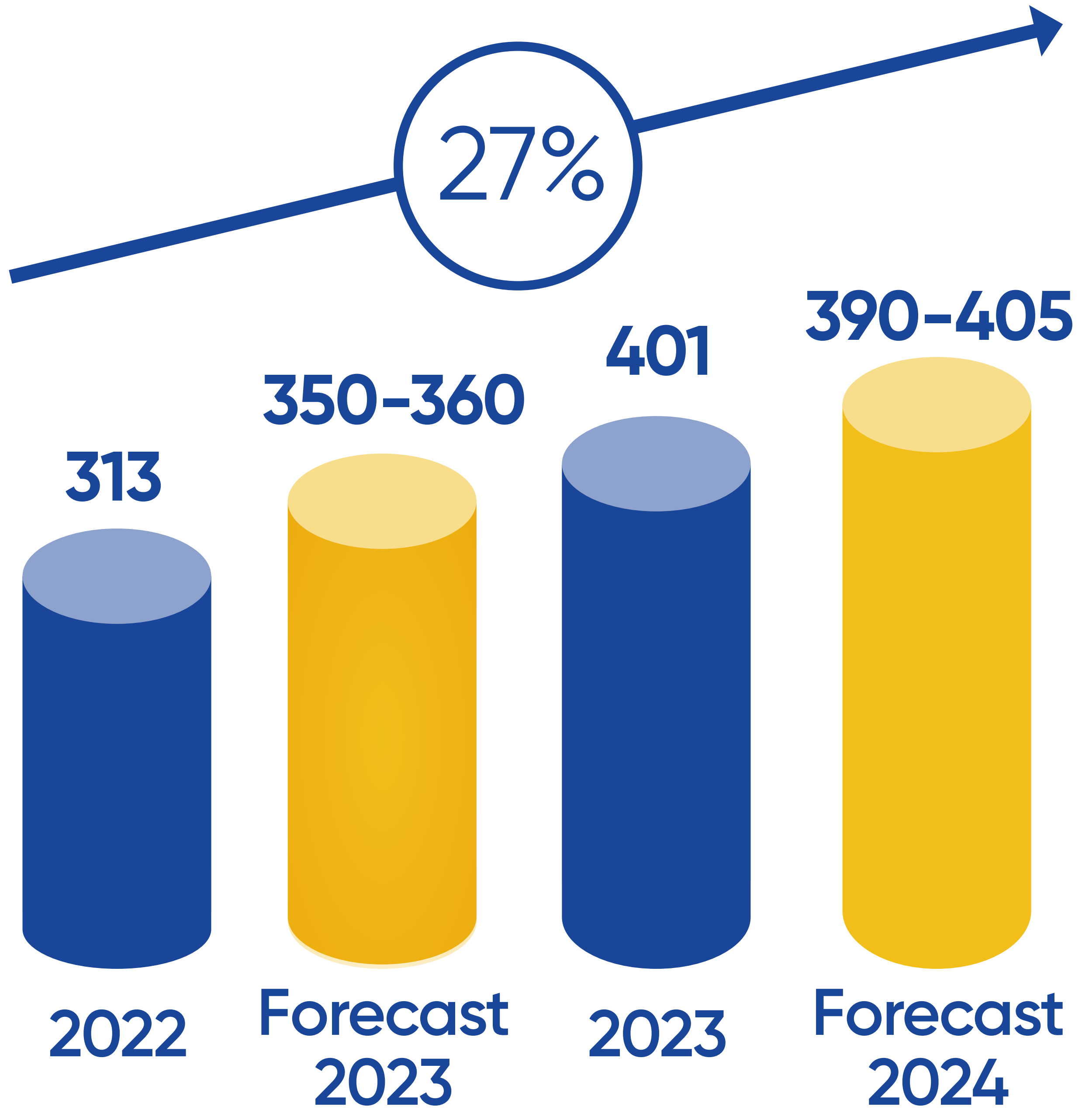
## Jan-Dec 2023 FFO

| | 1-12.2023 | 1-12.2022 | Increase | % change |
|---|---|---|---|---|
| **FFO** PER MANAGEMENT APPROACH | **401** | **313** | **88** | **28%** |
| **FFO** PER ISRAEL SECURITIES AUTHORITY APPROACH | **274** | **144** | **130** | **90%** |

*figures in ILS millions

Projected NOI for 2024 ILS **390-405** million

FFO PER MANAGEMENT APPROACH




The change in FFO for shareholders in the forecast for 2024 compared to 2023 is due to an increase in EBITDA offsetting the effect of an increase in interest expenses and tax expenses.

# Purchases and realizations

- Gav-Yam Gederot – land, total area 39 dunams, on which there are two buildings with total area of 18,000 m2 for consideration totaling ILS 194 million, reflecting net profit after tax ILS 18 million.
- Gav-Yam Ashkelon Rav Bariach – total consideration ILS 250 million, return on transaction 6.0%.
  Phase 1 – land, area 55 dunams, on which there is a building with area of 41,000 m2 (company share 70%).
  Phase 2 – land, area 38 dunams (company share 70%).
- Gav-Yam Rosh Haayin – After the reporting date, the company realized an office building with area of 13,000 m2 aboveground and 5,000 m2 underground for total consideration of ILS 103-113 million, reflecting net profit after tax ILS 7-14 million.

  **Such realizations were for total consideration of ILS 550 million, which the company will use to lower leverage, to reduce the scope of capital financing, and in the interest of broader development and/or purchasing land for business and/or business opportunities.**
- ToHa – After the reporting date, the company purchased from Amot half of the rights to the land in Tel Aviv near the ToHa project for total consideration of ILS 156 million.

# Income-generating value (ILS 10,982 milion)

**6.6%** weighted rate of return **1.2** million m2

ILS **2,341** million*

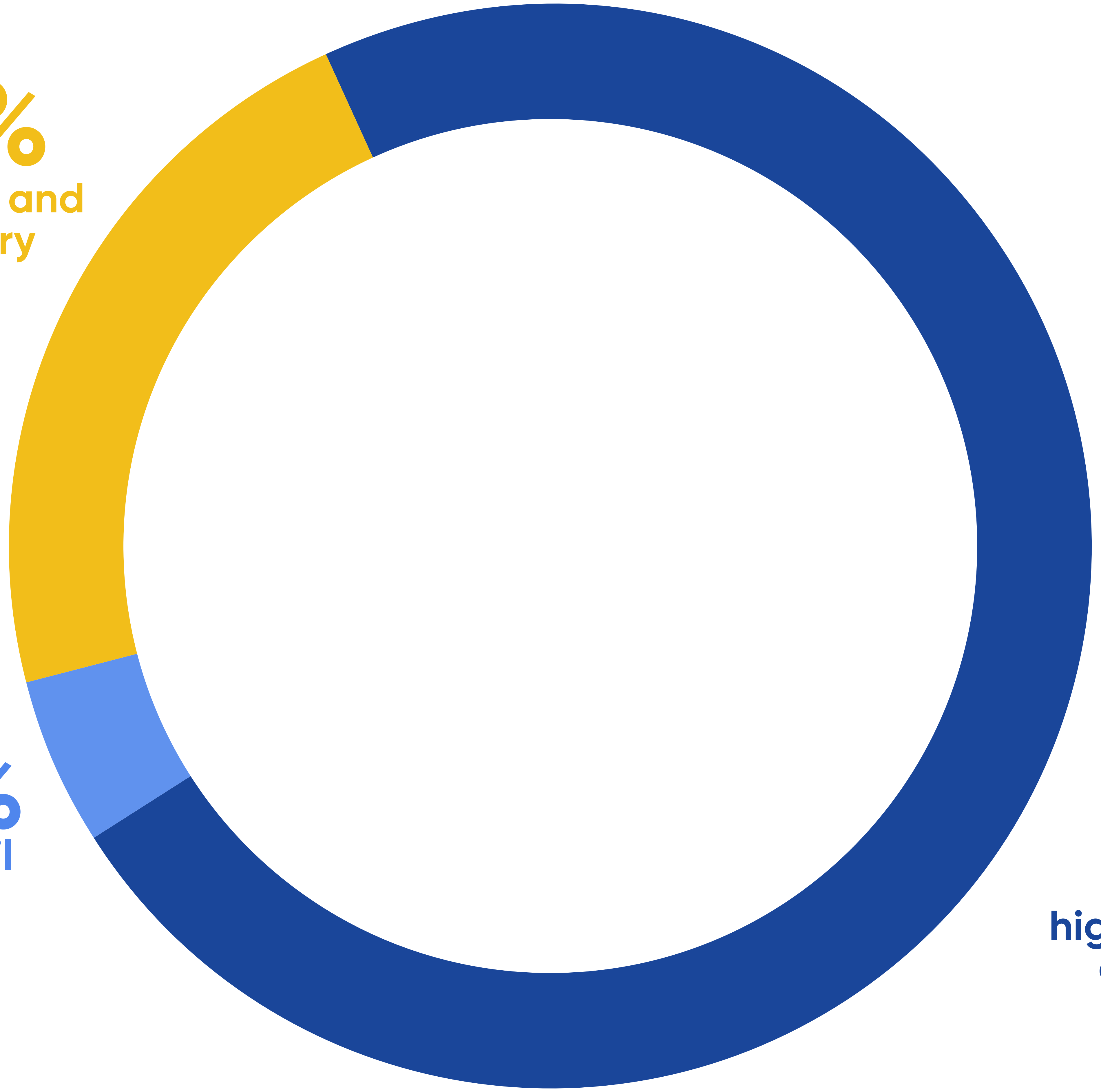
**6.0%** weighted average rate of return

**281,000** m2

ILS **506** million

**8.1%** weighted average rate of return

**53,000** m2




ILS **8,135** million*

**6.6%** weighted average rate of return

**819,000** m2

* includes Rav Bariach and Rosh Haayin

# The Company's Customers

gm amazon IBM Google Microsoft PHILIPS DELL EMC intel

WIX NVIDIA RAFAEL Medtronic motorola A Lenovo Company Elbit Systems APPLIED MATERIALS

KRATOS | GENERAL MICROWAVE Texas Instruments Lightricks ORACLE RAD mobileye

NCR trax NEXTSILICON pluri Plus500 Pfizer SIEMENS CYBERARK

NOVA tufin leidos NATURAL INTELLIGENCE LogistiCare לוגיסטי-קר Johnson&Johnson AppsFlyer

משרד הביטחון MINISTRY OF DEFENCE Prime Minister's Office National Cyber Directorate wework pwc Zerto מכבי שירותי בריאות SOURCE ערוץ הספורט

Regus MERCK קבוצת מילניום שירותים ולוגיסטיקה NIKE ZIM ויטאמד שופרסל אינפיניה ptc VARONIS

# 16
cities

# 19
HIGH-TECH PARKS
logistics and industry

# 98%
occupancy rate

# Substantial properties - Tel Aviv - ToHa

**89,000** m2 income-generating properties, **205,000** m2 under development, total **294,000** m2




* Company's share 50.1%

# Substantial properties - Gav-Yam Herzliya

**250,000** m2 income-generating properties, **60,000** m2 under development, **35,000** m2 planned, total **345,000** m2 *

# Substantial properties - Gav-Yam Herzliya (cont.)

**250,000** m2 income-generating properties, **60,000** m2 under development, **35,000** m2 planned, total **345,000** m2 *




* data includes all company properties in Herzliya

# Substantial properties - Matam Park

**377,000** m2 income-generating properties, **63,000** m2 under development, total **440,000** m2 *

* Company's share 50.1%

# Sustainability

Energy centers

Green building

PV installations

Natural gas

Water recycling

Electric charging

Renewable energy

Matam East


ToHa


Gav-Yam Negev #5


Gav-Yam Rehovot #5


* The images are for illustration purposes only

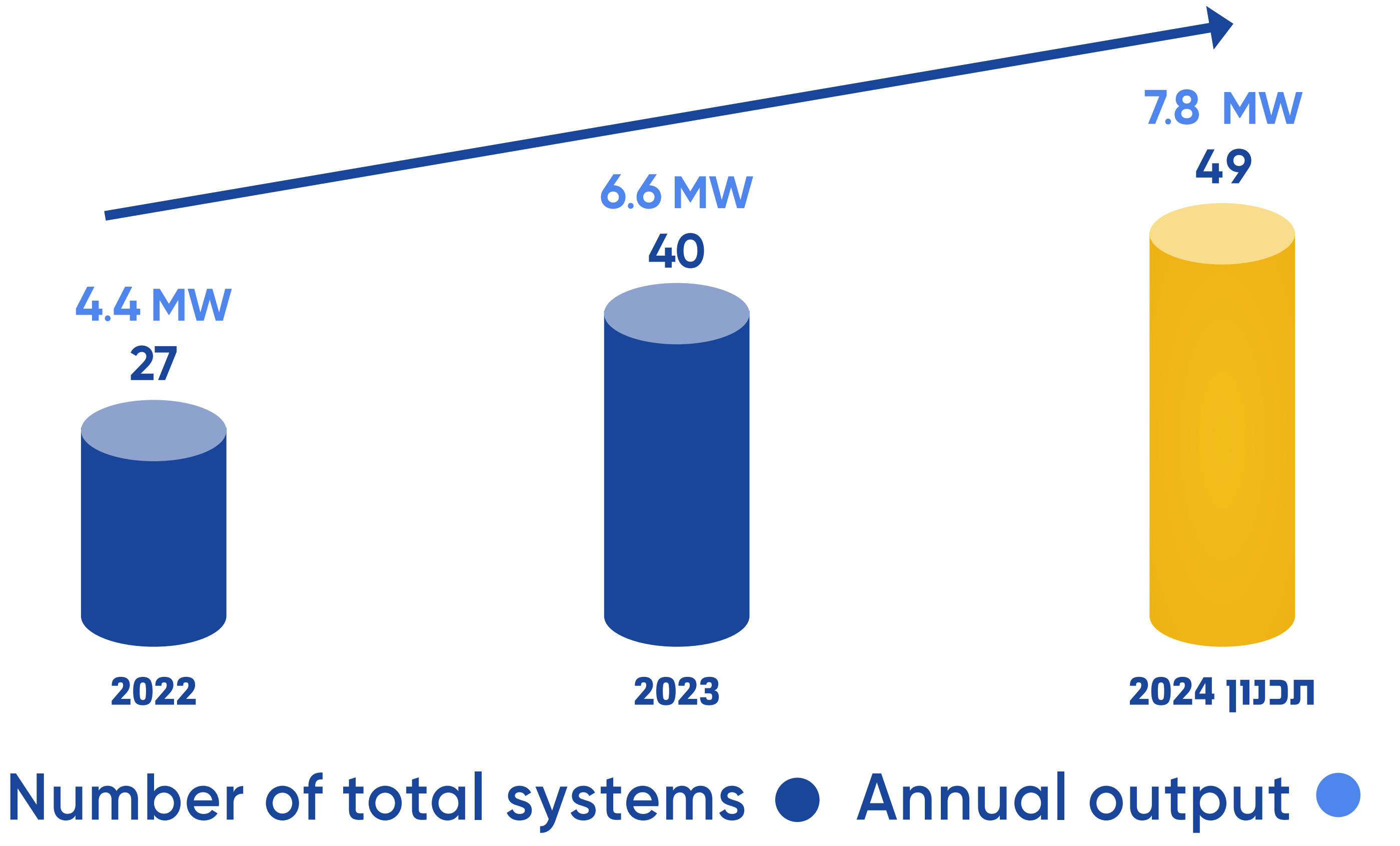
# PV installations

| System status | Number of systems | Power supply (MW) | Cost of construction (ILS millions) | Annual revenue (ILS millions) | Annual return |
|---|---|---|---|---|---|
| **Generating 1.24** | **40** | **6.6** | **33.2** | **4.8** | **15%** |
| **Under Development** | **9** | **1.2** | **5.3** | **0.7** | **13%** |
| **Dec '24 forecast** | **49** | **7.8** | **38.5** | **5.5** | **15%** |

Further potential depends on Israel Electricity Authority approval

| Number of systems | Annual output (MWh) | Cost of construction (ILS millions) | Annual revenue (ILS millions) | Annual return |
|---|---|---|---|---|
| **55** | **8** | **37.3** | **4.9** | **13%** |

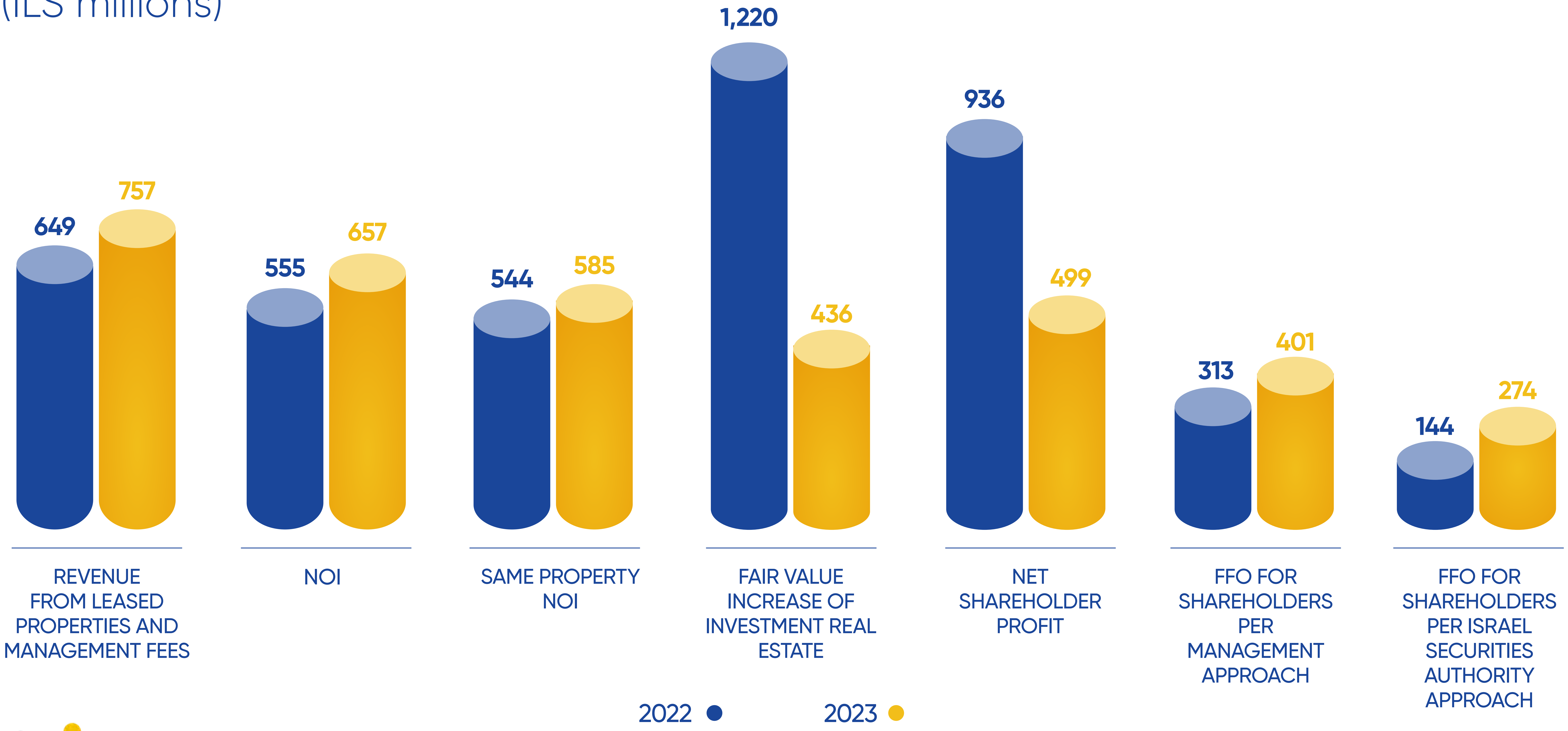
Total number of systems



# FINANCIAL DATA

# Financial results for 2023

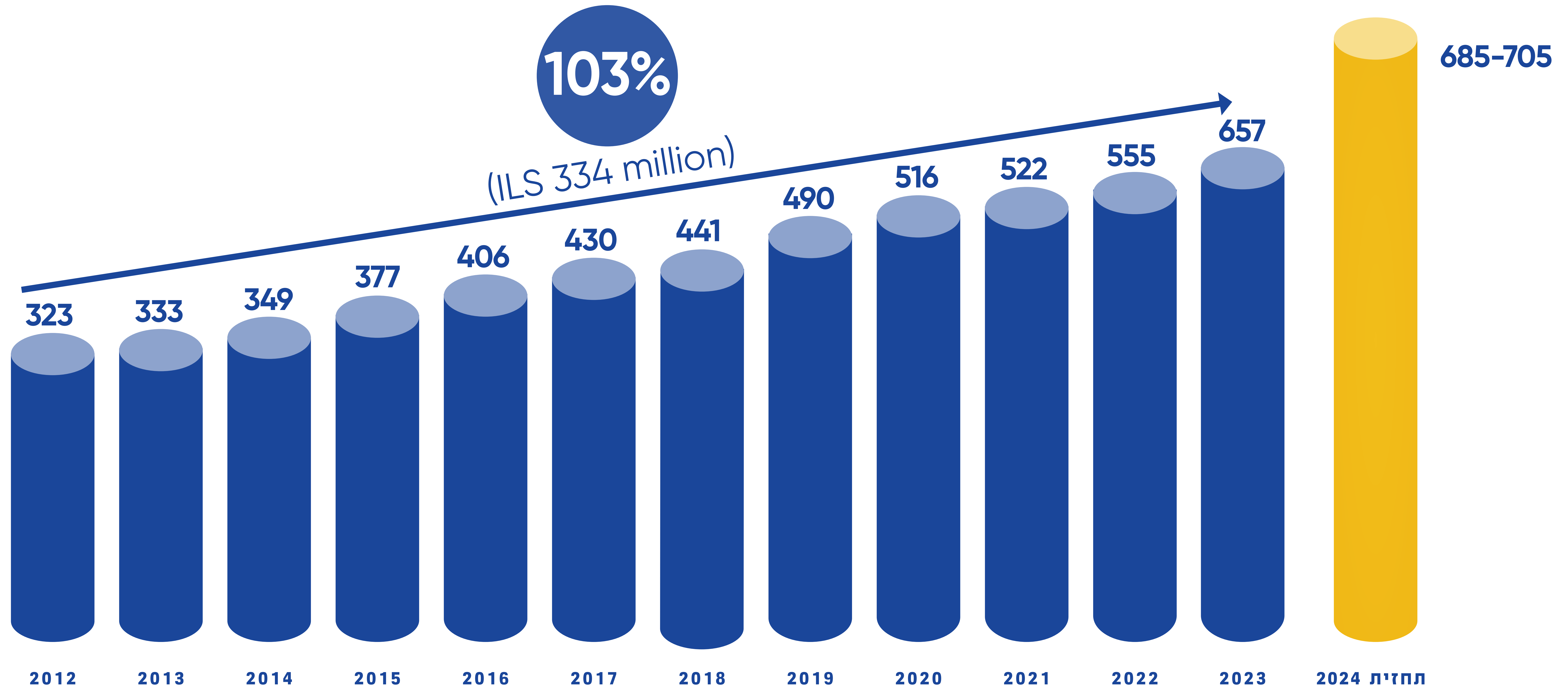
(ILS millions)




GAV YAM

# Growth in NOI

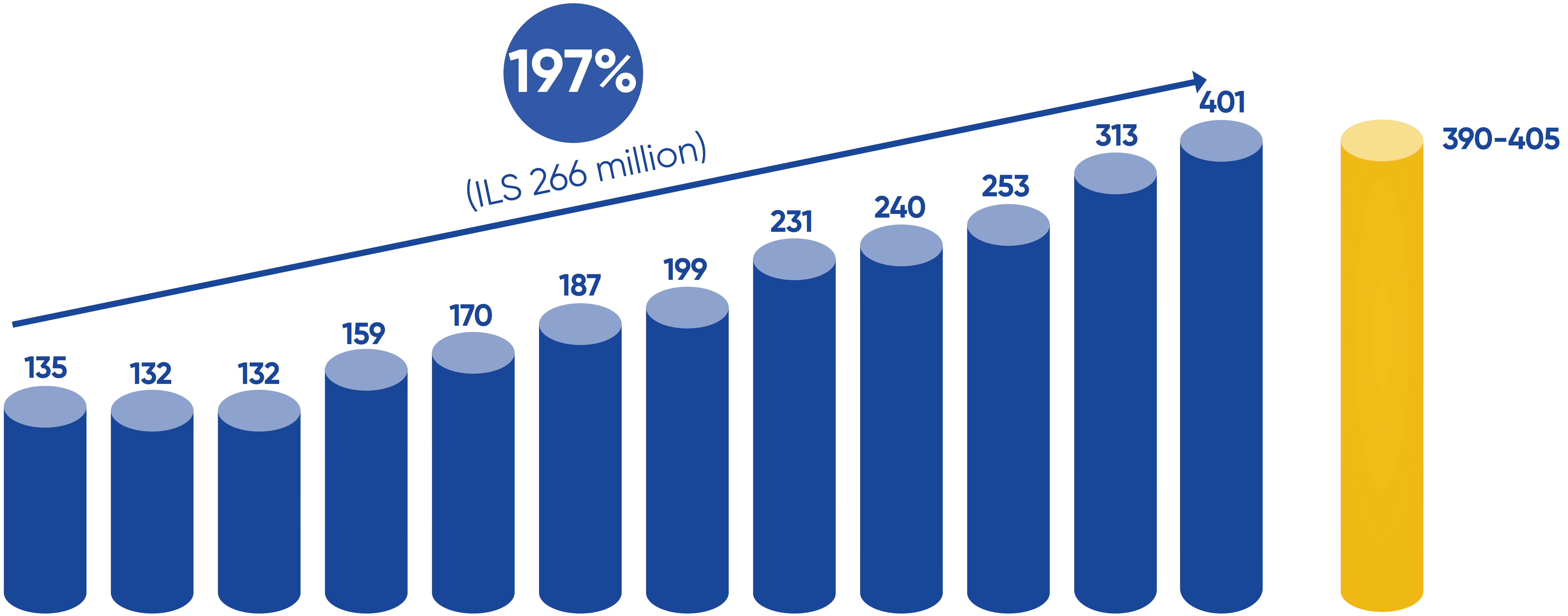
(ILS millions)




GAV YAM

# Growth in FFO for shareholders per management Approach

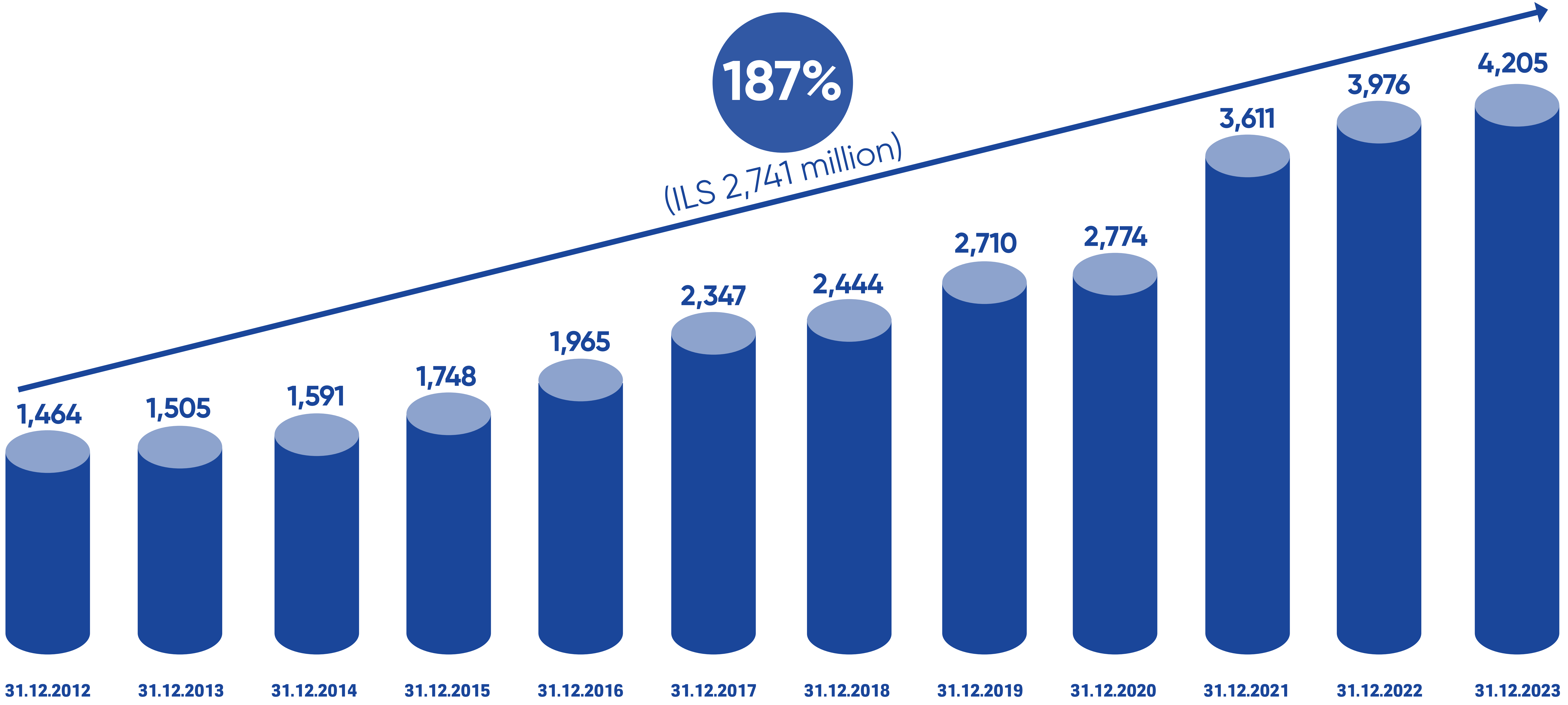
(ILS millions)




* FFO per Israel Securities Authority approach see p. 12

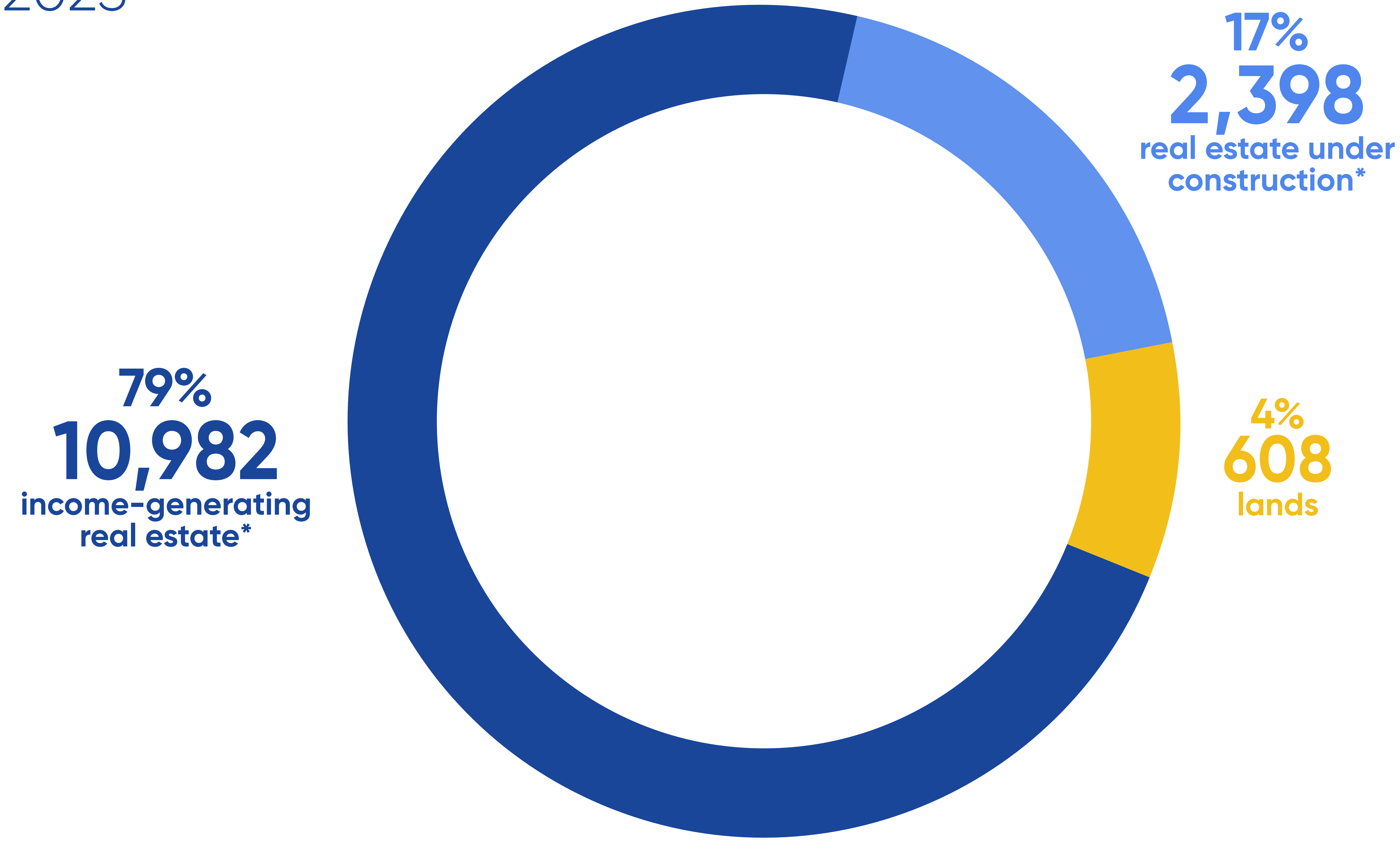
The change in FFO for shareholders in the forecast for 2024 compared to 2023 is due to an increase in EBITDA offsetting the effect of an increase in interest expenses and tax expenses.

# Shareholder equity
(ILS millions)



# Distribution of real estate value for investment (ILS 13,988 million)

As of 31 Dec 2023



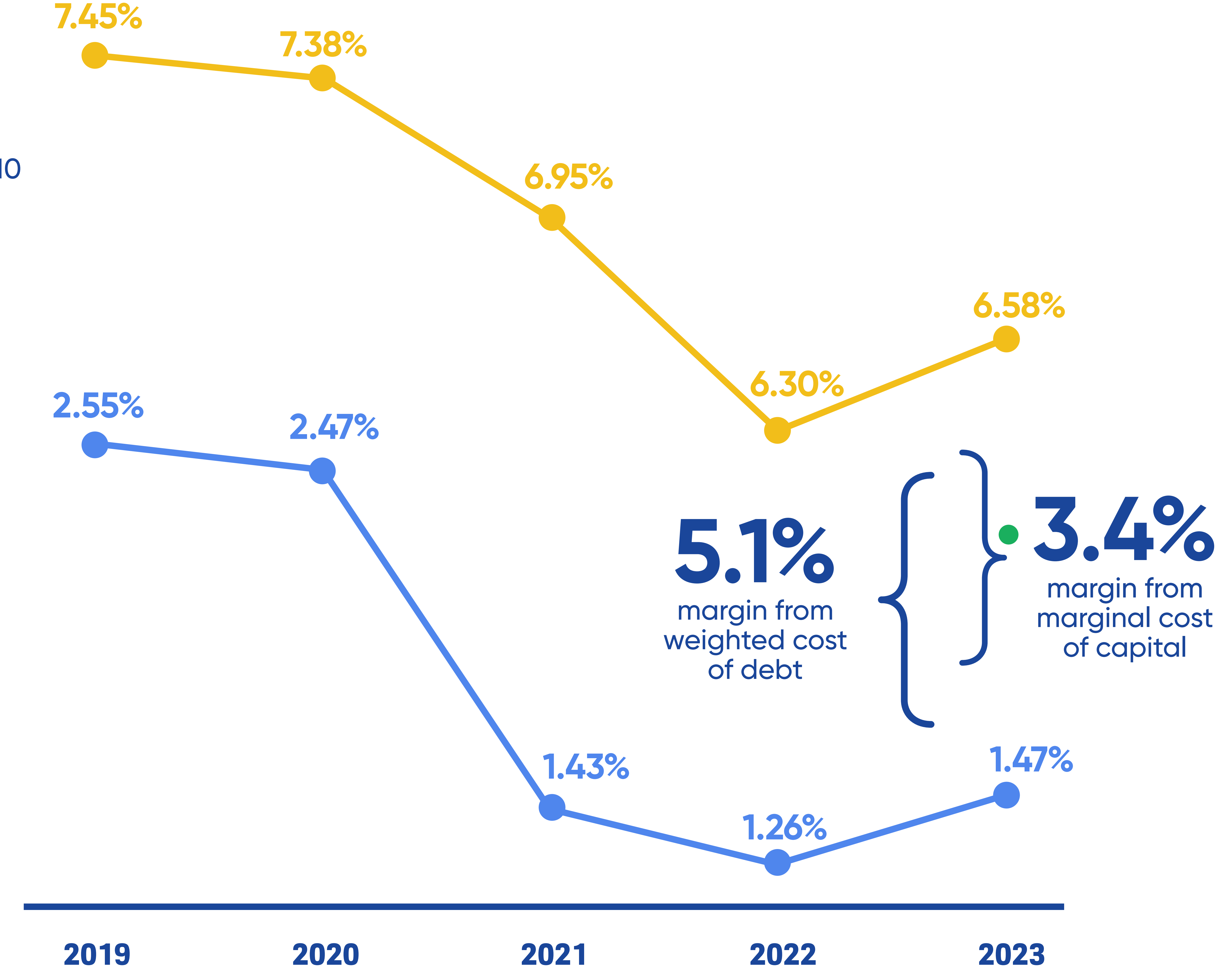

* כולל רב בריח וראש העין.

# Financial strength

## Change in the Weighted discount rate compared to change in the company's Weighted interest rate

**As of 31 Dec 2023**

- Weighted discount rate
- Weighted avg. effective interest, index linked
- Marginal cost of capital 3.14% per bond series 10 avg. duration 5.8 years as of 11 Jan 2024

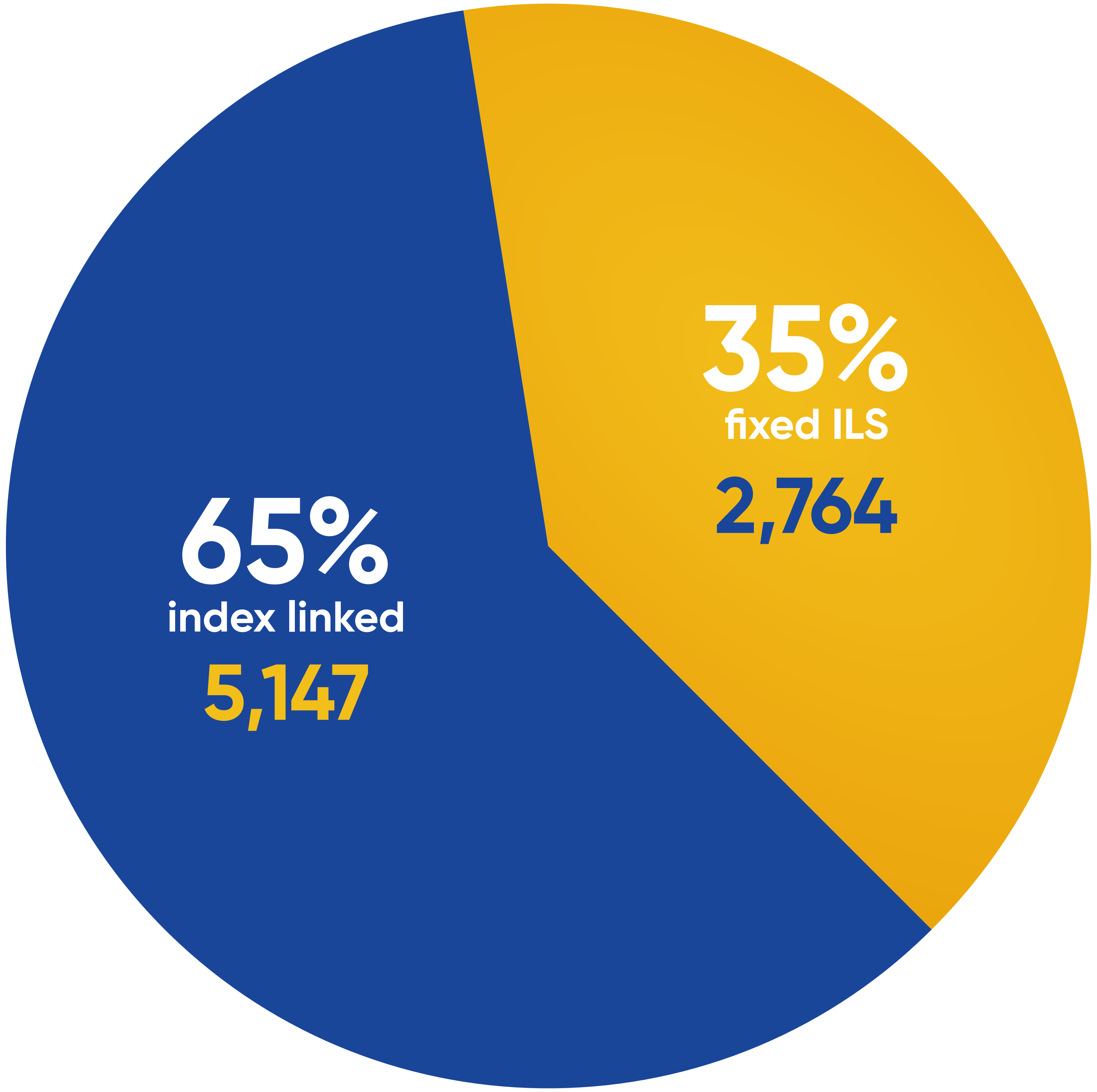


# Gross financial debt (ILS 7,911 million)

As of 31 Dec 2023

**1.5%**
weighted effective interest, index-linked

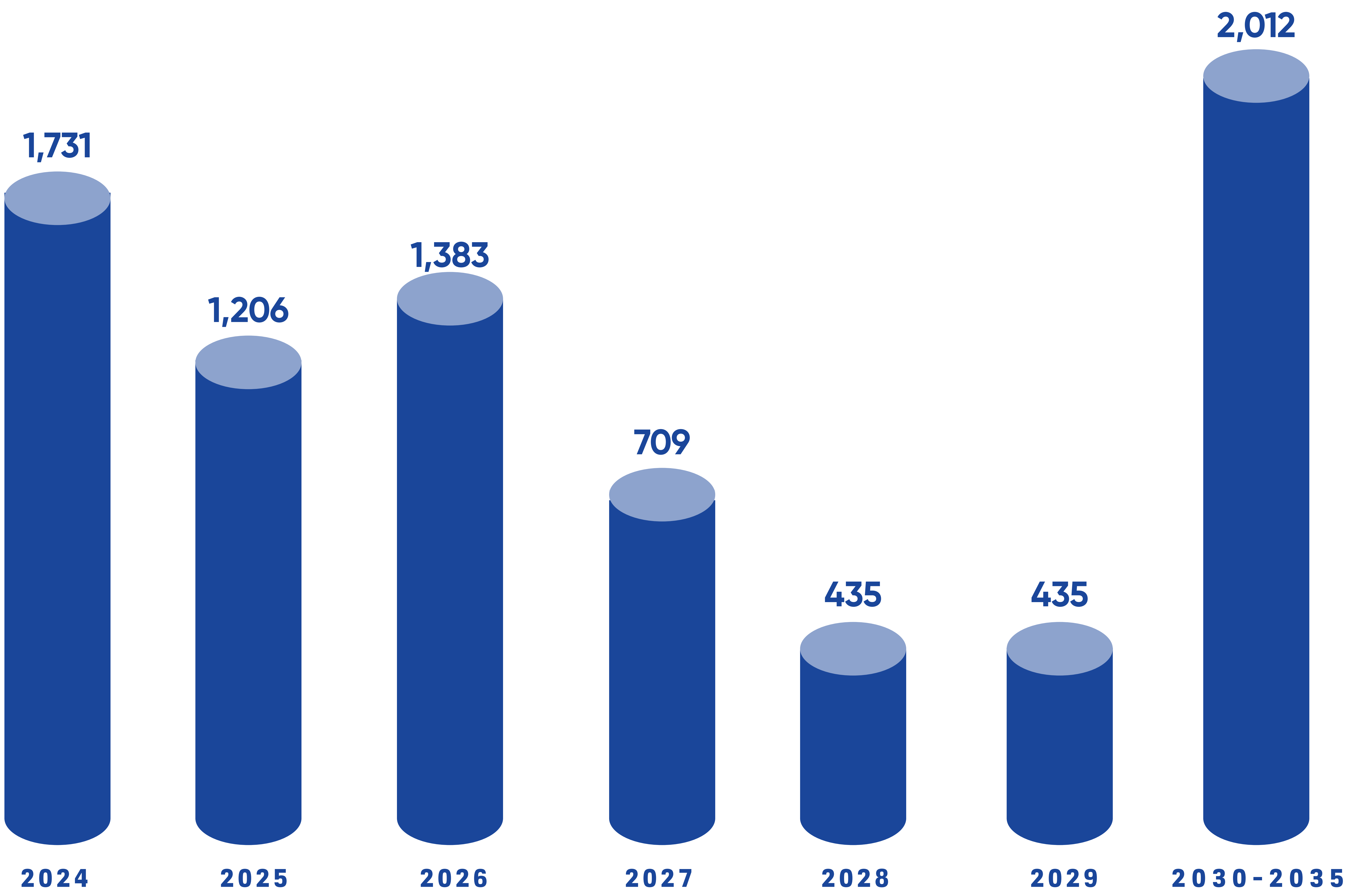
**3.4**
weighted duration in years



# Debt principal repayment schedule

(ILS millions)

As of 31 Dec 2023



# Financial data
(ILS millions)

## Consolidated

| | 1-12/2023 | 1-12/2022 | Change in % |
|---|---|---|---|
| NOI | **657** | **555** | **18** |
| Same Property NOI | **585** | **544** | **8** |
| Increase in fair value of investment real estate | **436** | **1,220** | **(64)** |
| Cashflows from current activity | **590** | **462** | **28** |
| Net profit for shareholders* | **499** | **936** | **(47)** |
| FFO for shareholders per management approach * | **401** | **313** | **28** |
| FFO for shareholders per Israel Securities Authority approach * | **274** | **144** | **90** |

* Standalone extended = share attributed to shareholders (Matam 50.1%, Gav-Yam Negev 73.25%)

# Financial data
(ILS millions)

## Consolidated

| | 31/12/2023 | 31/12/2022 |
|---|---|---|
| Liquid Assets | **1,006** | **1,616** |
| Fair value of investment property of which: | **13,988** | **12,353** |
| Real estate under construction | **2,398** | **1,908** |
| Land | **608** | **608** |
| Income-generating real estate | **10,982** | **9,837** |
| Other properties | **433** | **521** |
| **Total assets** | **15,427** | **14,490** |

# Financial data

(ILS millions)

## Consolidated

| | 31/12/2023 | 31/12/2022 |
|---|---|---|
| Financial debt, gross | **7,911** | **7,494** |
| Other liabilities | **334** | **284** |
| Reserve for deferred taxes | **1,666** | **1,569** |
| Equity attributed to shareholders | **4,205** | **3,976** |
| Non-controlling rights * | **1,311** | **1,167** |
| **Total equity and liabilities** | **15,427** | **14,490** |

* Standalone extended = share attributed to shareholders (Matam 50.1%, Gav-Yam Negev 73.25%)

# Financial data
(ILS millions)

| | 31/12/2023 | 31/12/2022 | Change in % |
|---|---|---|---|
| Investment real estate | **13,988** | **12,353** | **13** |
| Net financial debt | **6,905** | **5,878** | **17** |
| Leverage rate | **55.6%** | **53.3%** | **2** |
| Shareholder equity | **4,205** | **3,976** | **6** |

# Financial data
(ILS millions)

## Standalone extended*

| | 1-12/2023 | 1-12/2022 | Change in % |
|---|---|---|---|
| NOI | **533** | **457** | **17** |
| Same Property NOI | **484** | **448** | **8** |
| Increase in fair value of investment real estate | **303** | **994** | **(69)** |
| Net financing expenses | **203** | **264** | **(23)** |
| Tax expenses | **103** | **216** | **(52)** |
| Net profit | **499** | **935** | **(47)** |
| FFO to shareholders per management* | **401** | **313** | **28** |
| FFO to shareholders per Israel Securities Authority* | **274** | **144** | **90** |

* Standalone extended = share attributed to shareholders (Matam 50.1%, Gav-Yam Negev 73.25%)

# Financial data

(ILS millions)

## Standalone extended*

| | 31/12/2023 | 31/12/2022 |
|---|---|---|
| Liquid assets | **1,006** | **1,616** |
| Fair value of investment property of which: | **13,988** | **12,353** |
| Real estate under construction | **2,398** | **1,908** |
| Land | **608** | **608** |
| Income-generating real estate | **10,982** | **9,837** |
| Other properties | **433** | **521** |
| **Total assets** | **15,427** | **14,490** |

*Standalone extended = share attributed to shareholders (Matam 50.1%, Gav-Yam Negev 73.25%)

# Financial data

(ILS millions)

## Standalone extended*

| | 31/12/2023 | 31/12/2022 |
|---|---|---|
| Financial debt, gross | **7,404** | **7,036** |
| Other liabilities | **99** | **46** |
| Reserve for deferred taxes | **1,352** | **1,285** |
| Equity | **4,205** | **3,976** |
| **Total capital and liabilities** | **13,060** | **12,343** |

*Standalone extended = share attributed to shareholders (Matam 50.1%, Gav-Yam Negev 73.25%)

# PROJECTS IN DEVELOPMENT

# Projects in development

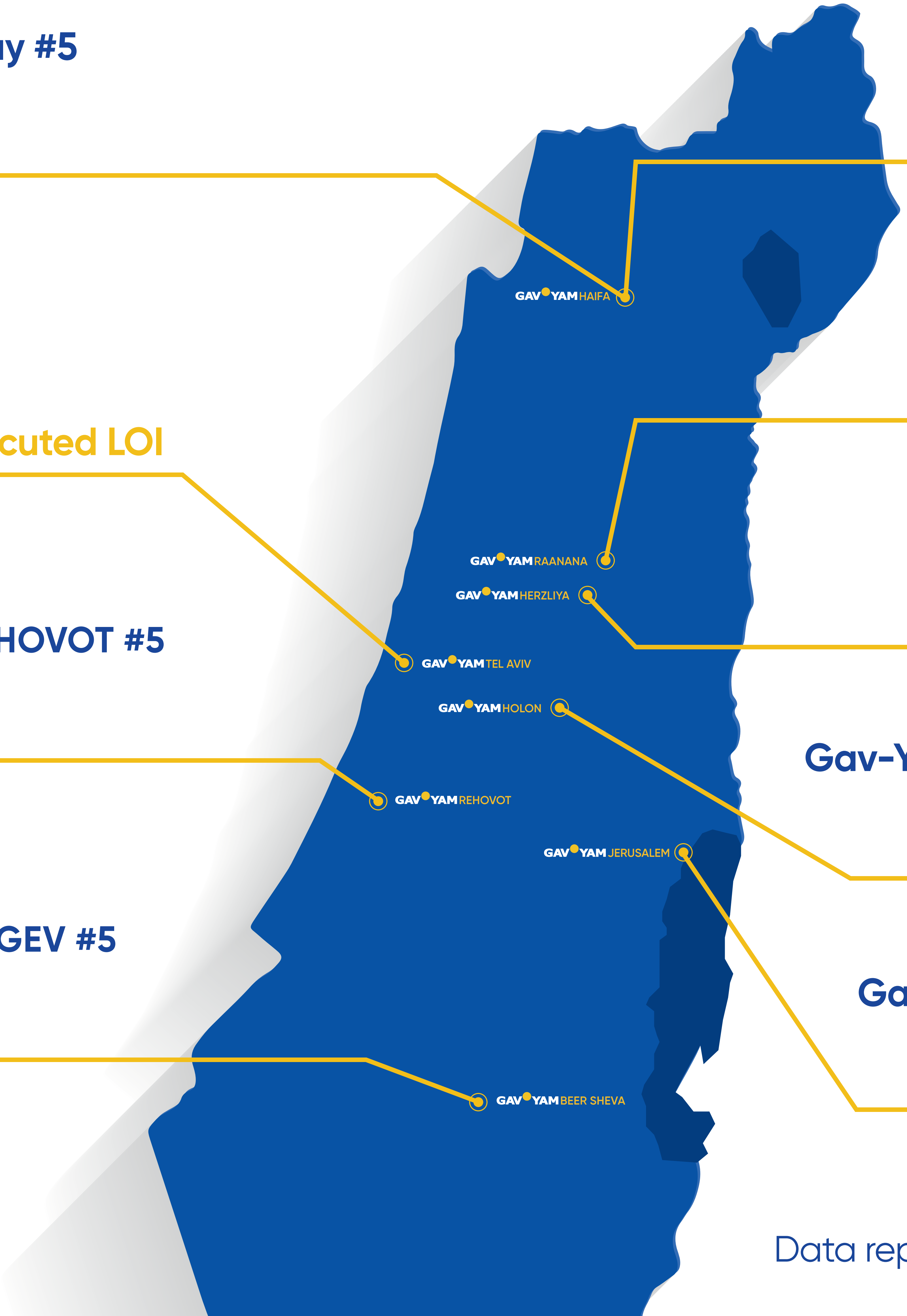
## Total area projects in development 430,000 - m2 consolidated

**Gav-Yam Haifa Bay #5**
8,000 m2
**100% marketed**

**TOHA 2**
103,000 m2
**33% marketed executed LOI**

**GAV-YAM PARK REHOVOT #5**
28,000 m2
**100% marketed**

**GAV-YAM PARK NEGEV #5**
15,000 m2
**21% marketed**



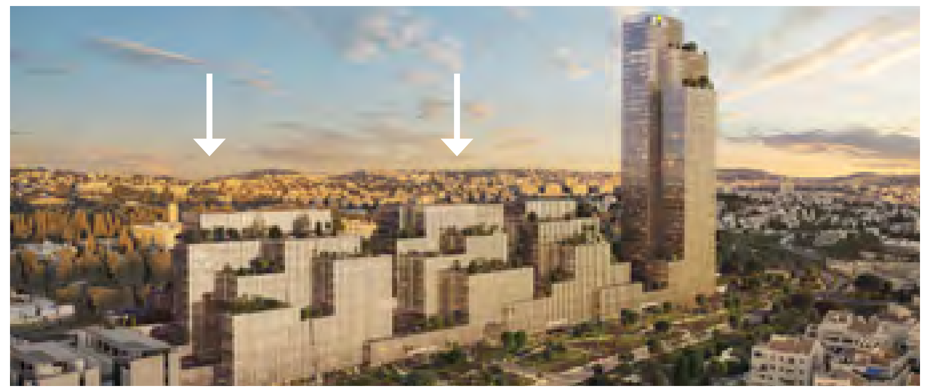

**Matam East Towers #3**
43,000 m2

**Gav-Yam Park Raanana**
51,000 m2
**35% marketed**

**Gav-Yam O2**
60,000 m2
**100% marketed**

**Gav-Yam Park Holon - Building #3**
44,000 m2
**88% marketed**

**Gav-Yam Hebrew Campus #1,2**
59,000 m2
**52% marketed**



GAV YAM

Data represents company's consolidated share

# Projects in development

(ILS millions)

51% of the total aboveground areas of the projects under construction have been marketed compared to 48% in previous quarter *

## Consolidated

| | | Above-ground | Parking lot | Total | Holding rate | Total | Construction costs (including land) | Other costs as of 31 dec 2023 | Annual representative leasing revenue ILS millions | Rate of marketed aboveground area | Revenue for marketed aboveground area | Completion date |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Area (m2 thousands) - 100% | | | | Consolidated area (m2 thousands) | In consolidated statements (ILS millions) | | | | | |
| 1 | Gav-Yam Park Raanana | 40 | 33 | 73 | 69.5% | 51 | 414 | 50 | 29 | 35% | 13 | Q1/24 |
| 2 | Gav-Yam Park Holon - Building #3 | 22 | 22 | 44 | 100% | 44 | 349 | 98 | 21 | 88% | 17 | Q2/24 |
| 3 | Gav-Yam Hebrew Campus #1,2 | 57 | 32 | 89 | 66% | 59 | 692 | 340 | 51 | 52% | 25 | Q3/24 |
| 4 | Gav-Yam Haifa Bay #5 | 8 | - | 8 | 100% | 8 | 68 | 30 | 5 | 100% | 5 | Q4/24 |
| 5 | Gav-Yam Park Negev #5 | 15 | - | 15 | 100% | 15 | 111 | 89 | 9 | 21% | 2 | Q1/25 |
| 6 | Gav-Yam Park Rehovot #5 | 24 | 15 | 39 | 72% | 28 | 200 | 123 | 14 | 100% | 14 | Q1/25 |
| 7 | Matam Park – Temporary Parking (Server Farms)** | - | 21 | 21 | 100% | 21 | 80 | 30 | 5 | - | - | Q1/25 |
| 8 | Gav-Yam O2 | 38 | 22 | 60 | 100% | 60 | 667 | 452 | 43 | 100% | 43 | Q4/25 |
| 9 | Matam East Towers #3 | 30 | 13 | 43 | 100% | 43 | 337 | 249 | 31 | - | - | Q2/26 |
| 10 | TOHA 2 | 160 | 45 | 205 | 50% | 103 | 1,650 | 1,119 | 140 | 33% | 53 | Q4/26 |
| **Total** | | **394** | **203** | **597** | **-** | **432** | **4,568** | **2,580** | **348** | | **172** | |

* Q3 marketing rate, excluding Rav Bariach #2 that was sold

** Server farms constructed per demand

- Total construction costs without land cost ILS 3,612 million
- Addition of ILS 348 million to the company's revenue, of which ILS 172 million for marketed projects.
- Marketed areas include LOI executed in project ToHa 2

Representative ROI 7.6%

# Projects in development

(ILS millions)

51% of the total aboveground areas of the projects under construction have been marketed compared to 48% in previous quarter *

## Standalone extended*

| | | Above-ground | Parking lot | Total | Construction costs (including land) | Other costs as of 30 dec 2023 | Annual representative leasing revenue ILS millions | Rate of marketed aboveground area | Revenue for marketed aboveground area | Completion date |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Area (m2 thousands) - 100% | | | In consolidated statements (ILS millions) | | | | | |
| 1 | Gav-Yam Park Raanana | 28 | 23 | 51 | 414 | 50 | 29 | 35% | 13 | Q1/24 |
| 2 | Gav-Yam Park Holon - Building #3 | 22 | 22 | 44 | 349 | 98 | 21 | 88% | 17 | Q2/24 |
| 3 | Gav-Yam Hebrew Campus #1,2 | 38 | 21 | 59 | 692 | 340 | 51 | 52% | 25 | Q3/24 |
| 4 | Gav-Yam Haifa Bay #5 | 8 | - | 8 | 68 | 30 | 5 | 100% | 5 | Q4/24 |
| 5 | Gav-Yam Park Negev #5 | 11 | - | 11 | 81 | 66 | 7 | 21% | 1 | Q1/25 |
| 6 | Gav-Yam Park Rehovot #5 | 17 | 11 | 28 | 200 | 123 | 14 | 100% | 14 | Q1/25 |
| 7 | Matam Park – Temporary Parking (Server Farms)** | - | 11 | 11 | 40 | 15 | 3 | - | - | Q1/25 |
| 8 | Gav-Yam O2 | 38 | 22 | 60 | 667 | 452 | 43 | 100% | 43 | Q4/25 |
| 9 | Matam East Towers #3 | 15 | 7 | 22 | 169 | 125 | 16 | - | - | Q2/26 |
| 10 | TOHA 2 | 80 | 23 | 103 | 1,650 | 1,119 | 140 | 33% | 53 | Q4/26 |
| **Total** | | **257** | **140** | **397** | **4,330** | **2,418** | **329** | | **171** | |

* Q3 marketing rate, excluding Rav Bariach #2 that was sold

** Server farms constructed per demand

- Standalone extended = portion attributed to the shareholders (Matam 50.1%, Gav-Yam Negev 73.25%)
- Total construction costs without land cost ILS 3,369 million
- Occupancy of ILS 329 million to the company's revenue, of which ILS 171 million for marketed projects.
- Marketed areas include LOI executed in project ToHa 2

Representative ROI 7.6%

GAV YAM

# GAV YAM RAANANA

Area
72,600 m2
(50,400 m2 company's share)

of which
40,000 m2
aboveground
(28,000 m2 company's share)

Completion date
Q1 2024

Total cost (company's share)
ILS 414 million

NOI
ILS 29 million

Return
7.1%


* The images are for illustration purposes only

# GAV YAM RAANANA Construction progress

JANUARY 2024

GAV YAM HOLON

# Building #3

Area
44,000 m2

of which
22,000 m2
aboveground

Completion date
Q2 2024

Total cost
ILS 349 million

NOI
ILS 21 million

Return
5.9%


* The images are for illustration purposes only

JANUARY 2024

## GAV YAM HEBREW CAMPUS

Area

89,000 m2
(59,000 m2 company's share)

of which

57,000 m2
aboveground
(38,000 m2 company's share)

Completion date

Q3 2024

Total cost (company's share)

ILS 692 million

NOI

ILS 51 million

Return

7.4%


* The images are for illustration purposes only

# Construction progress


JANUARY 2024

# GAV YAM HAIFA BAY 5#

## Building #5

Area

7,800 m2

Completion date

Q4 2024

Total cost

ILS 68 million

NOI

ILS 4.6 million

Return

6.8%


* The images are for illustration purposes only

GAV YAM NEGEV 5

Area
15,000 m2

Completion date
Q1 2025

Total cost
ILS 111 million

NOI
ILS 9 million

Return
8.1%

Figures are 100%
(Gav-Yam's share 73.25%)

21% marketed to international fund

* The images are for illustration purposes only

# GAV YAM REHOVOT

## Building #5

Area

39,000 m2

(28,000 m2 company's share)

of which

24,000 m2

aboveground

(17,000 m2 company's share)

Completion date

Q1 2025

Total cost (company's share)

ILS 200 million

NOI

ILS 14 million

Return

7.0%

fully marketed to an international high tech company

* The images are for illustration purposes only

## 2 GAV YAM

Area
60,000 m2

of which
38,000 m2
aboveground

Completion date
Q4 2025

Total cost
ILS 667 million

NOI
ILS 43 million

Return
6.4%


* The images are for illustration purposes only

JANUARY 2024

## GAV YAM MATAM

# MATAM Towers East #3

Area

**42,500 m2**

of which

**29,500 m2**

aboveground

Completion date

**Q2 2026**

Total cost

**ILS 337 million**

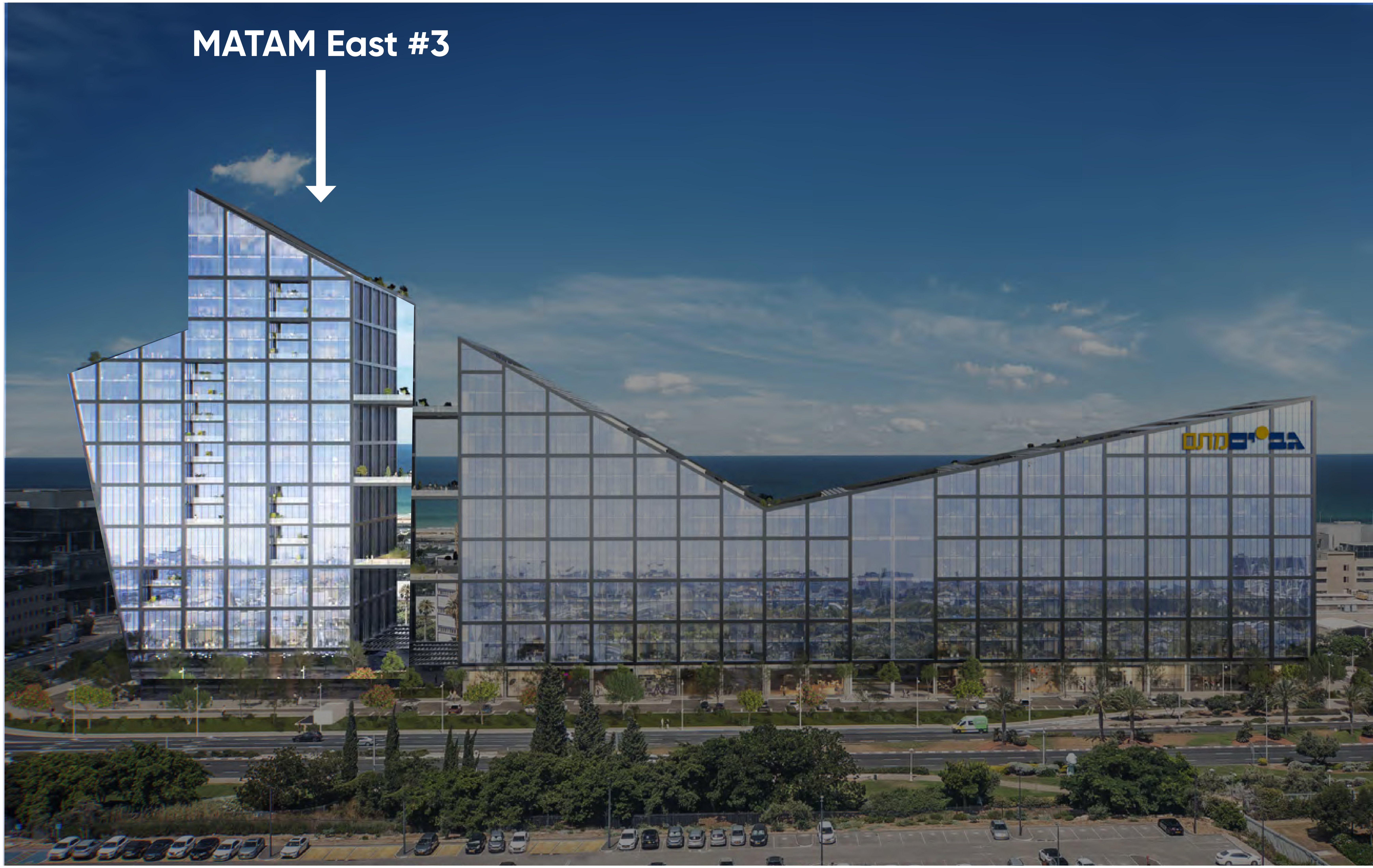
NOI

**ILS 31 million**

Return

**9.3%**

Figures are 100%
(Gav Yam's share 50.1%)




* The images are for illustration purposes only

# ToHaTwo

Area
205,000 m2

of which
160,000 m2
aboveground

Completion date
Q4 2026

Total cost
ILS 3.3 billion

NOI
ILS 280 million

Return
8.5%

Figures are 100%
(Gav Yam's share 50%)

33% executed MOU to
international tech company

* The images are for illustration purposes only

# ToHaTwo Construction progress


JANUARY 2024

# URBAN BUILDING PLANS

GAV YAM

# Progress Residential Urban Building Plans

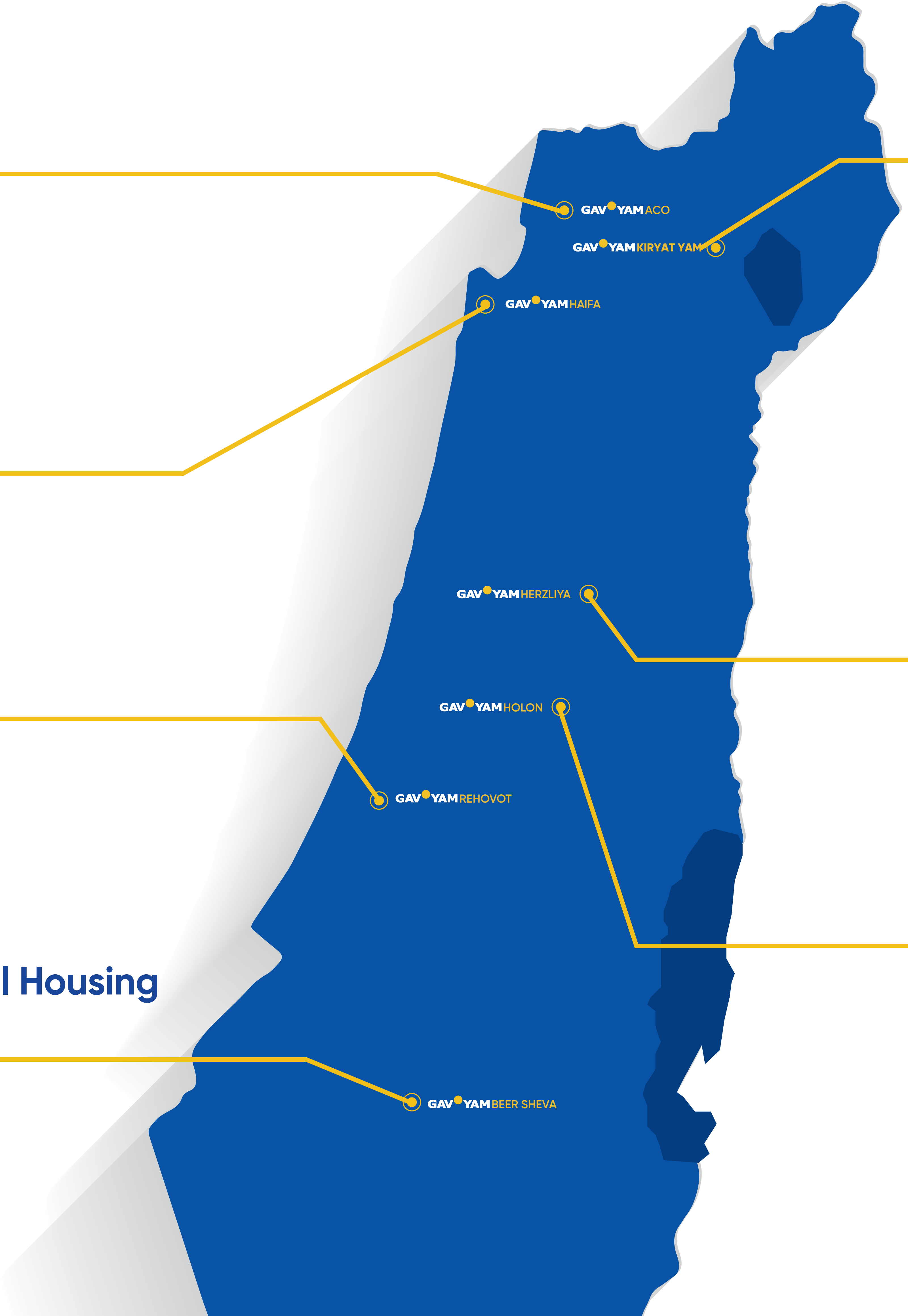
## **6,200** UNITS

**Acre**
1,000 units

**Matam-Lot 8001**
500 units

**Old Rehovot**
400 units

**Beer Sheva-Rental Housing**
250 units




**Kiryat Yam-Urban Renewal**
2,500 units

**Herzliya North-Micro Units**
400 units

**Holon**
1,100 units

GAV YAM

# GAV YAM HERZLIYA NORTH

## Micro Units

Current status

55,000 m2
constructed (excluding O2)

Planned status (addition)

400
residential units

45,000 m2
business and retail

* The images are for illustration purposes only

# GAV YAM OLD REHOVOT

Current status

5,000 m2

Planned status (addition)

400
residential units

50,000 m2
business

10,000 m2
retail

* The images are for illustration purposes only

GAV YAM ACRE

Planned status (addition)

# About 1,000

residential units

* The images are for illustration purposes only

# GAV YAM BEER-SHEBA

## Rental Housing

Planned status (addition)

250
residential units

50,000 m2
business and retail

* The images are for illustration purposes only

# GAV YAM HOLON

Current status
60,000 m2
constructed

Planned status (addition)
1,100
residential units

500,000 m2
business

60,000 m2
industry and retail


* The images are for illustration purposes only

# GAV YAM KIRYAT YAM

## Urban Renewal

Planned status (addition)

2,500
residential units

12,000 m2
industry and retail

* The images are for illustration purposes only

# GAV YAM MATAM

## Lot 8001

Planned status (addition)

**500**
residential units

**55,000 m2**
business and retail

* The images are for illustration purposes only

GAV YAM

# Forward-looking information

This presentation includes forecasts, assessments, estimates and other information relating to future events and matters, while there is uncertainty regarding the degree to which they might materialize and which are outside the company's exclusive control (forward-looking information).
The main facts and figures that served as the basis for this information relate to the current state of the company and its business, to the current state of company's areas of activity, fields of activity, and macroeconomic facts and data, all as known to the company at the time of preparing this presentation.
Materialization of forward-looking information shall be affected by the risk factors that characterize the company's activity, as well as developments in the economic environment and external factors that impact the company's activity, which cannot be projected and are naturally outside the company's control.