2024

PRESENTATION FOR THE CAPITAL MARKET
YEARLY SUMMARY

GAV YAM

The world's largest tech companies choose Gav-Yam

Total area **300,000** m2, total revenue ILS 340 million

Revenue from these customers constitutes **35%** of Gav-Yam's representative revenue*

GAV YAM

* After completion of projects under development

Israel's largest defense companies choose Gav-Yam

KRATOS GENERAL MICROWAVE

Prime Minister's Office National Cyber Directorate

RAFAEL

משרד הביטחון MINISTRY OF DEFENCE

Elbit Systems

התעשייה האווירית IAI

Total area **82,000** sqm

Total revenue ILS **65** million

Revenue from these customers constitutes **6%** of Gav-Yam's representative revenue*

* After completion of projects under development

5 major deals in the shadow of war

Agreements executed for projects under development

GOOGLE
TOHA 2
ABOVEGROUND AREA
SQM **60,000**
ANNUAL REVENUE
ILS **115** MILLION

GOVERNMENT COMPLEX
GAV-YAM HEBREW CAMPUS
ABOVEGROUND AREA
SQM **13,000**
ANNUAL REVENUE
ILS **15** MILLION

DRIVENETS
GAV-YAM RAANANA PARK
ABOVEGROUND AREA
SQM **7,000**
ANNUAL REVENUE
ILS **9** MILLION

GENERAL MICROWAVE
GAV-YAM HEBREW CAMPUS
ABOVEGROUND AREA
SQM **8,000**
ANNUAL REVENUE
ILS **6** MILLION

TECH COMPANY
GAV-YAM REHOVOT PARK #5
ABOVEGROUND AREA
SQM **10,000**
ANNUAL REVENUE
ILS **7** MILLION

Annual revenue from these customers total ILS **152** million (ILS **83** million company's share).

Total aboveground area **98,000** sqm (**56,000** sqm company's share).

The Google transaction

TOHA 2

Tenant

Google

Aboveground leased area

60,000 sqm

Annual revenue

ILS 115 million
(shell-and-core level)

Date of completion of the project

Q4 2026

Data for 100% (Gav-Yam's share 50%)

Main activity

Acquisition of residential activity from Property and Building Corp.

Acquisition of projects for residential:

- Dafna - Tel Aviv
- Ramat Verber Project - Petach Tikvah
- Hannah Szenes and Hashaked - Kiryat Ono

550 total
residential units
(company share)

* Simulation for illustrative purposes only

Main activity

About Gav-Yam (Jan-Sep 2024)

1.2 million sqm
income-generating areas

320,000 sqm
areas under development

1.5 million sqm
income-generating areas
+ under development

440,000 sqm
Building rights available for construction of income-generating properties

ILS **718** million
annual revenue from leasing properties

ILS **310** million
annual revenue forecast from properties under development

ILS **1.1** billion
representative annual revenue forecast from income-generating property + properties under development

100%
of company properties not pledged

ILS **692** million
NOI

ILS **12.0** billion
income-generating property value

6.8% average return
for income-generating property

ILS **712** million
NOI
per Q4 annualized

Main activity

About Gav-Yam (as of 31 Dec 2024)

ILS **3.6** billion revenue backlog from leases not including properties under development	ILS **1.3** billion revenue backlog from executed agreements under development	ILS **4.9** billion forecast of revenue backlog from leases for income-generating properties + executed agreements under development	**360** clients
5.2 years avg. duration of lease agreements not including properties under development	**7.9** years avg. duration of lease agreements for properties under development	**9.1%** real increase in rent	**4%** increase in same property NOI

Main activity

About Gav-Yam (as of 31 Dec 2024)

ILS **407** million
FFO for shareholders per management approach*

ILS **478** million
net profit for shareholders

ILS **477** million
cashflow from current activity

57.0%
leverage

95%
occupancy rate

1.77%
effective weighted interest, index-linked

ILS **0.8** billion
liquid assets

ILS **515** million
credit facilities

TASE-90 index TASE-125 index
TASE-real estate index
Starting Nov 2024**

Bond rating
ilAA
Maalot

ILS **4.5** billion
equity for shareholders

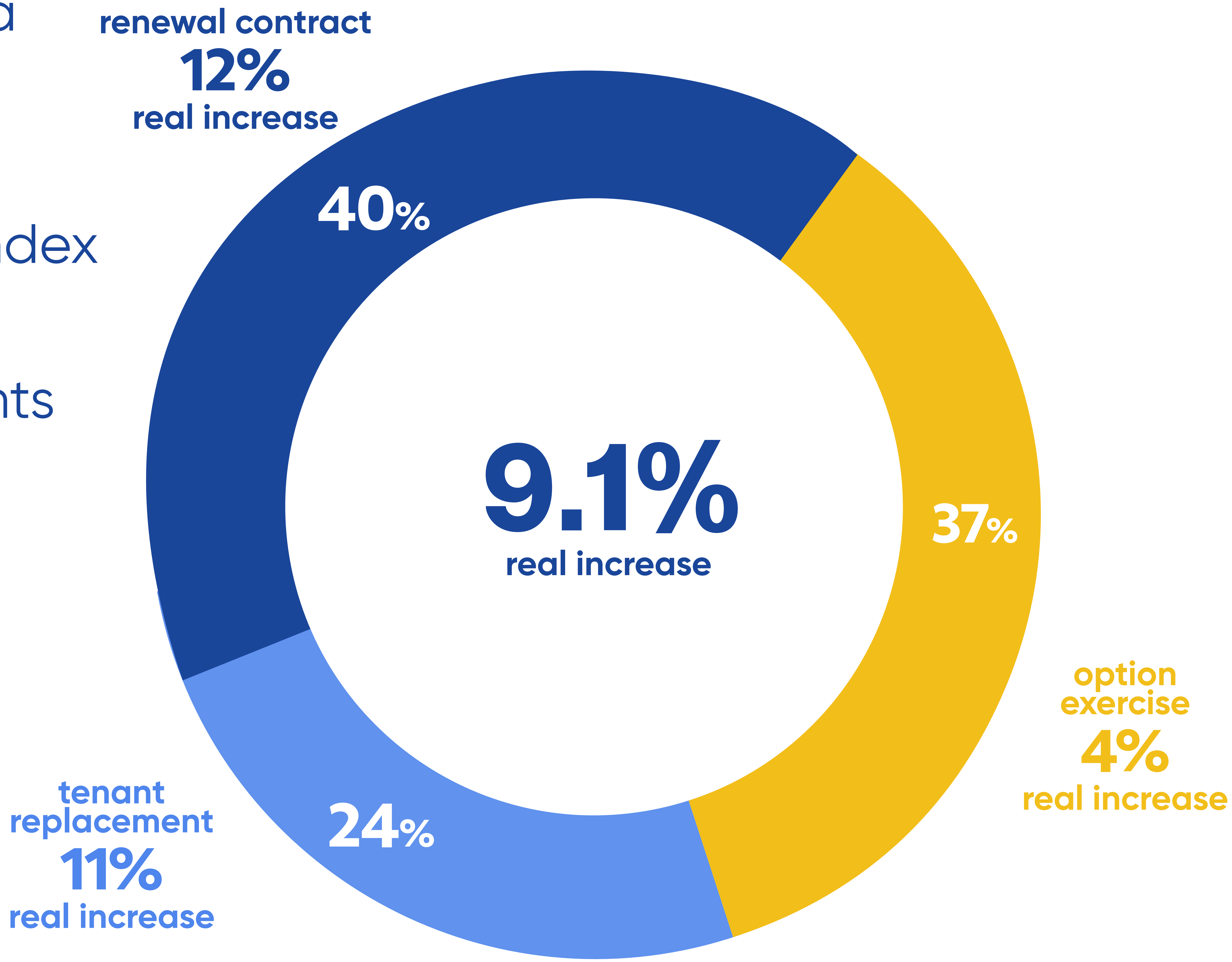
GAV YAM

* FFO per Israel Securities Authority; see p. 16

Main activity

Real increase in rent 2024

- **115** lease agreements for a total area of **133,000** sqm aboveground, generating ILS **110** million per year, with a real increase, in excess of the index increase (and offsetting TI) of **9.1%**. (Negotiations with 63% of tenants with a real increase of about 12%)
- In Q4 2024, **24** lease agreements executed for a total area of **27,000** sqm aboveground, generating ILS **22** million per year, real increase, in excess of index increase (and offsetting TI) of **6.6%**.



* Segmented by revenue

Main activity

Project completion – 2024

GAV YAM RAANANA

Area

40,000 sqm

33,000 sqm underground

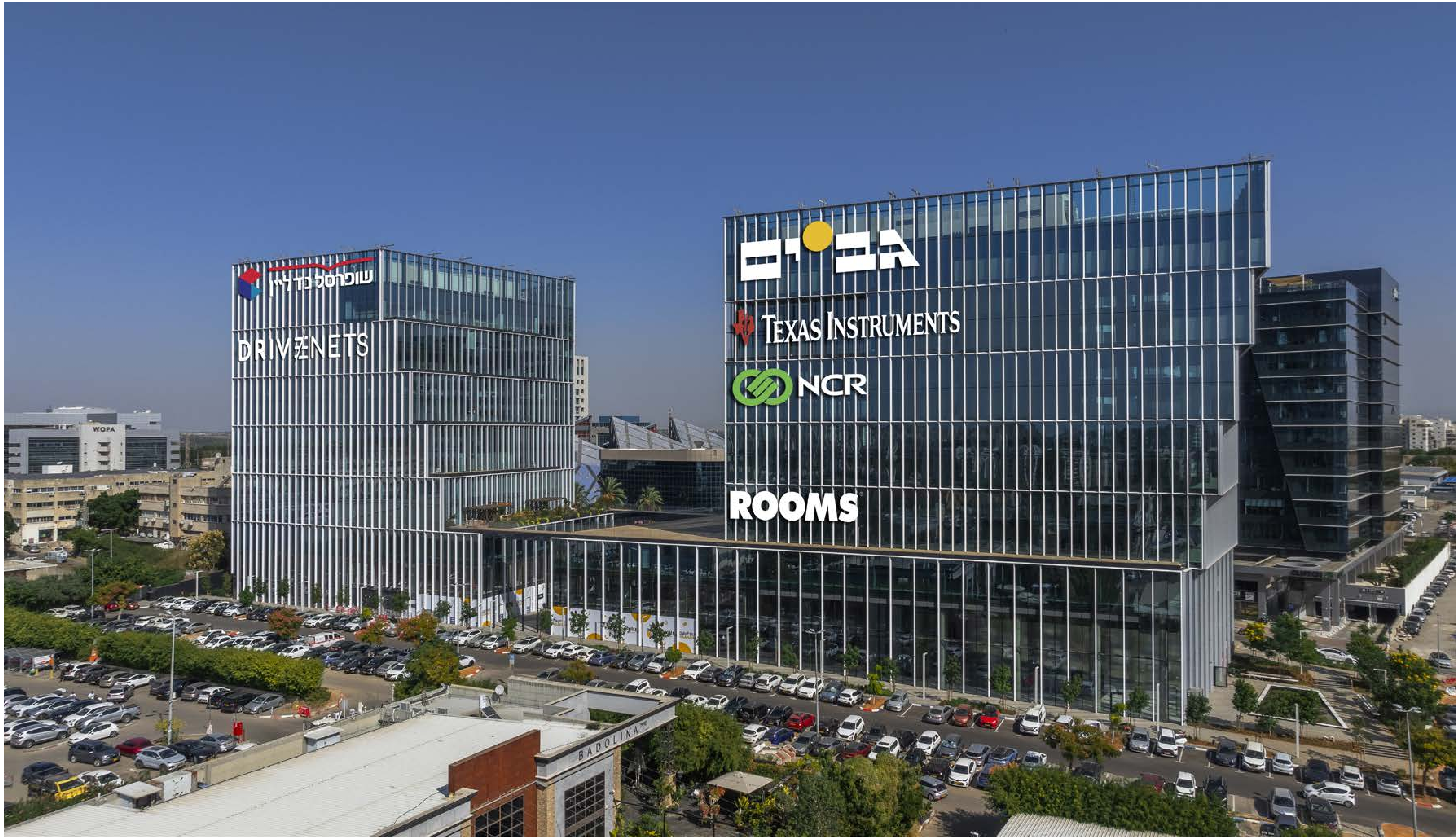
Total 51,000 sqm (company's share)

Annual revenue

ILS 32 million

(company's share)

occupancy 58%



Main activity

Project completion – 2024

GAV YAM Holon Building #3

Area

20,000 sqm

14,000 sqm underground

Annual revenue

ILS 18.5 million

Fully marketed

Main activity

Project completion – 2024

GAV YAM Haifa Bay #5

Area

8,000 sqm

Annual revenue

ILS 4.9 million

Fully marketed

* Simulation for illustrative purposes only

Main activity

Under development as of 31 Dec 2024

- **7** projects under development, total area **320,000** sqm, total investment ILS **3.9** billion (ILS 3.1 billion without land), which derive ILS **310** million in additional representative annual revenue. Projected return from these projects **7.9%**.
- **Upon completion of the projects, Gav-Yam's properties will total 1.5 million sqm, which shall generate ILS 1.1 billion in annual revenue.***
- So far, the company has marketed **58%** of total aboveground area under development, which will generate **170** million in additional annual revenue. Average lease period of agreements executed for projects under development **7.9** years in (5.2 years in agreements on existing properties).**
- In 2024, the company invested ILS **1.3** billion in investment real estate, improvement of existing properties and development of new properties.

* excluding linkage differentials and realizations.

** in Q4 the company completed construction of 2 of the projects that have been fully marketed.

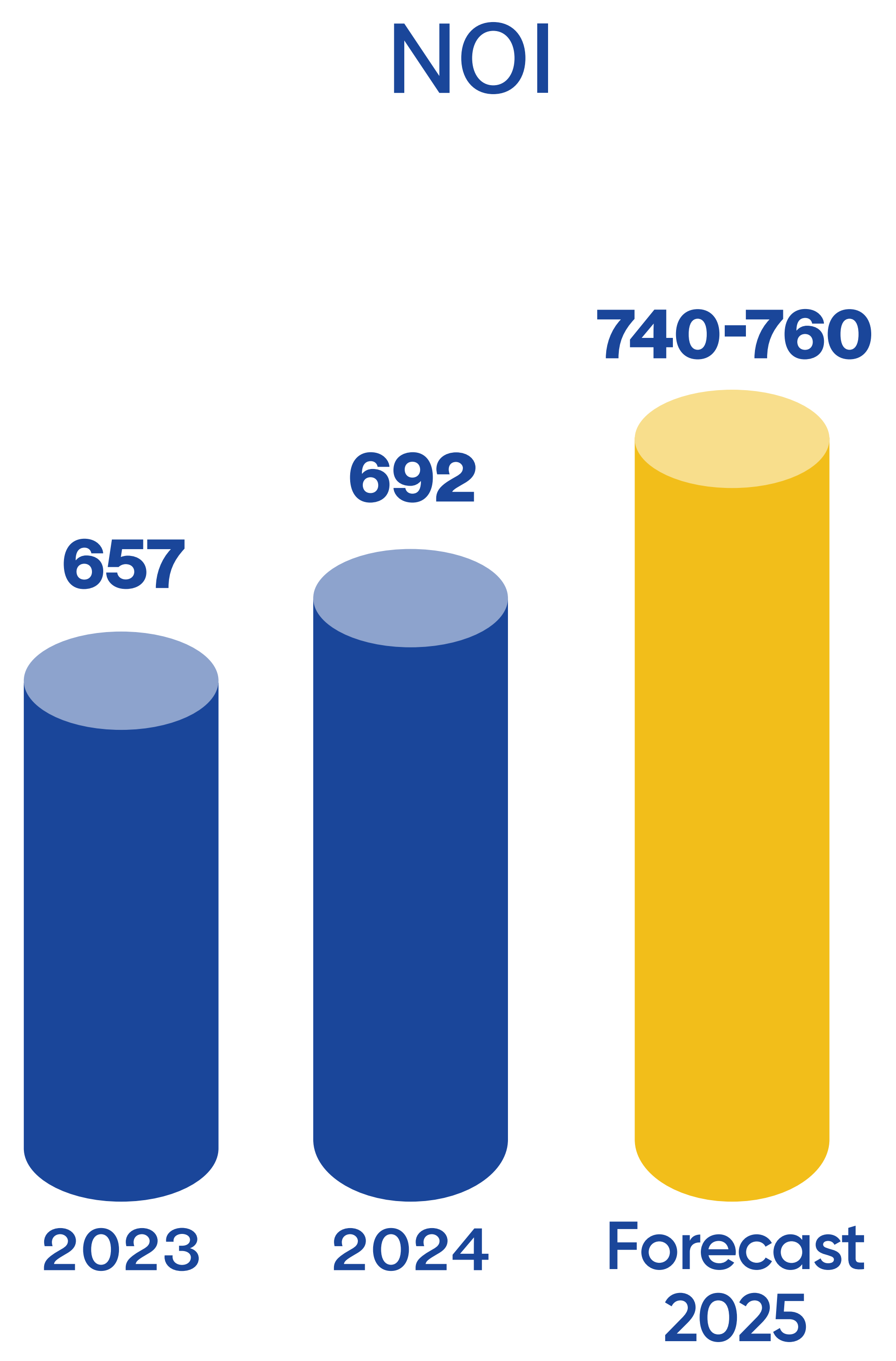
Main activity

NOI Jan-Dec 2024

	1-12.2024	1-12.2023	Increase	% change
NOI	**692**	**657**	**35**	**5%**

*figures in ILS millions

- Projected NOI for 2025 ILS **740-760** million*



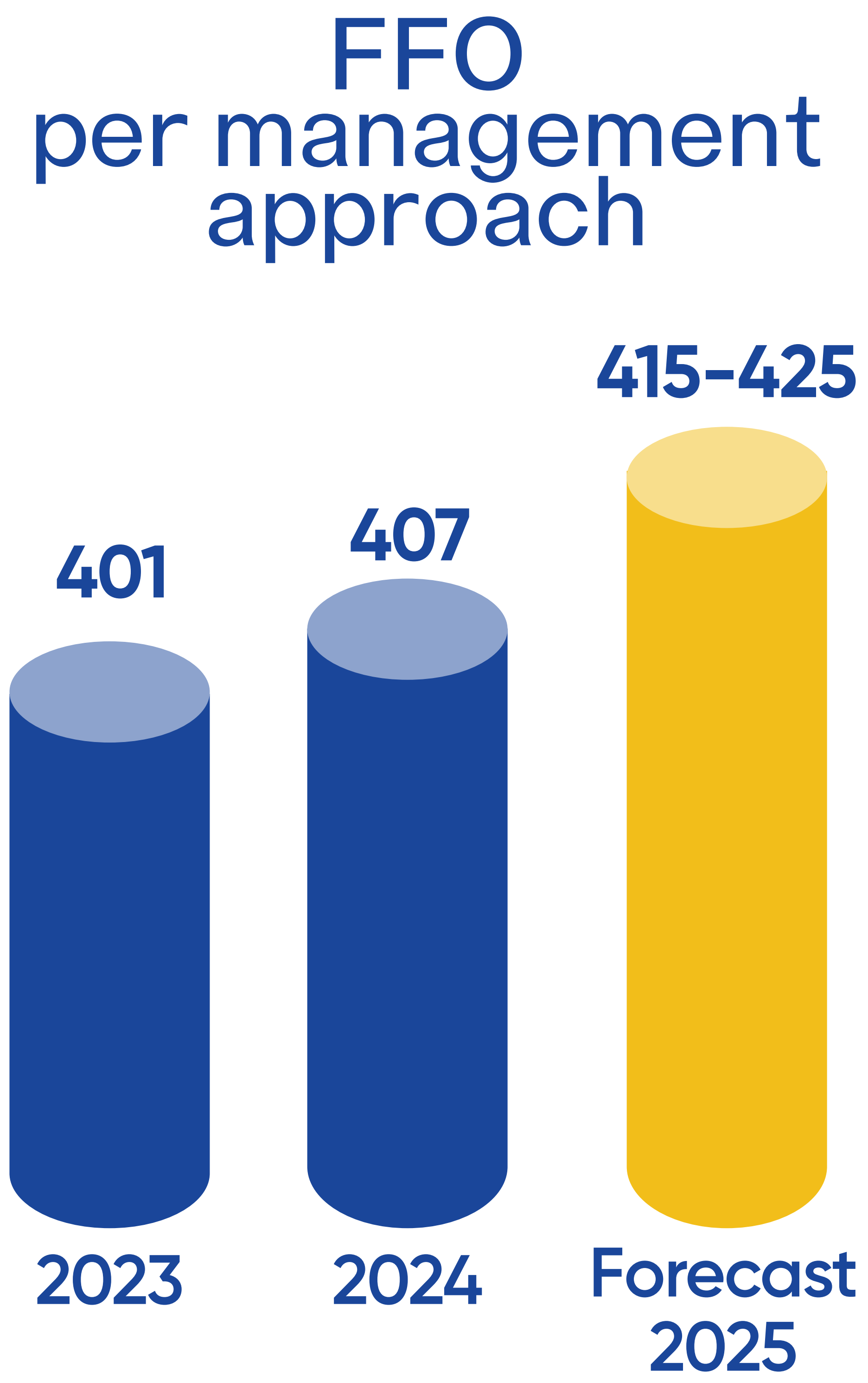
* Annualized per Q4 2025.

Main activity

FFO Jan-Dec 2024

	1-12.2024	1-12.2023	**Increase**	**% change**
FFO PER MANAGEMENT APPROACH	**407**	**401**	**6**	**1%**
FFO PER ISRAEL SECURITIES AUTHORITY	**258**	**270**	**(12)**	**(4%)**

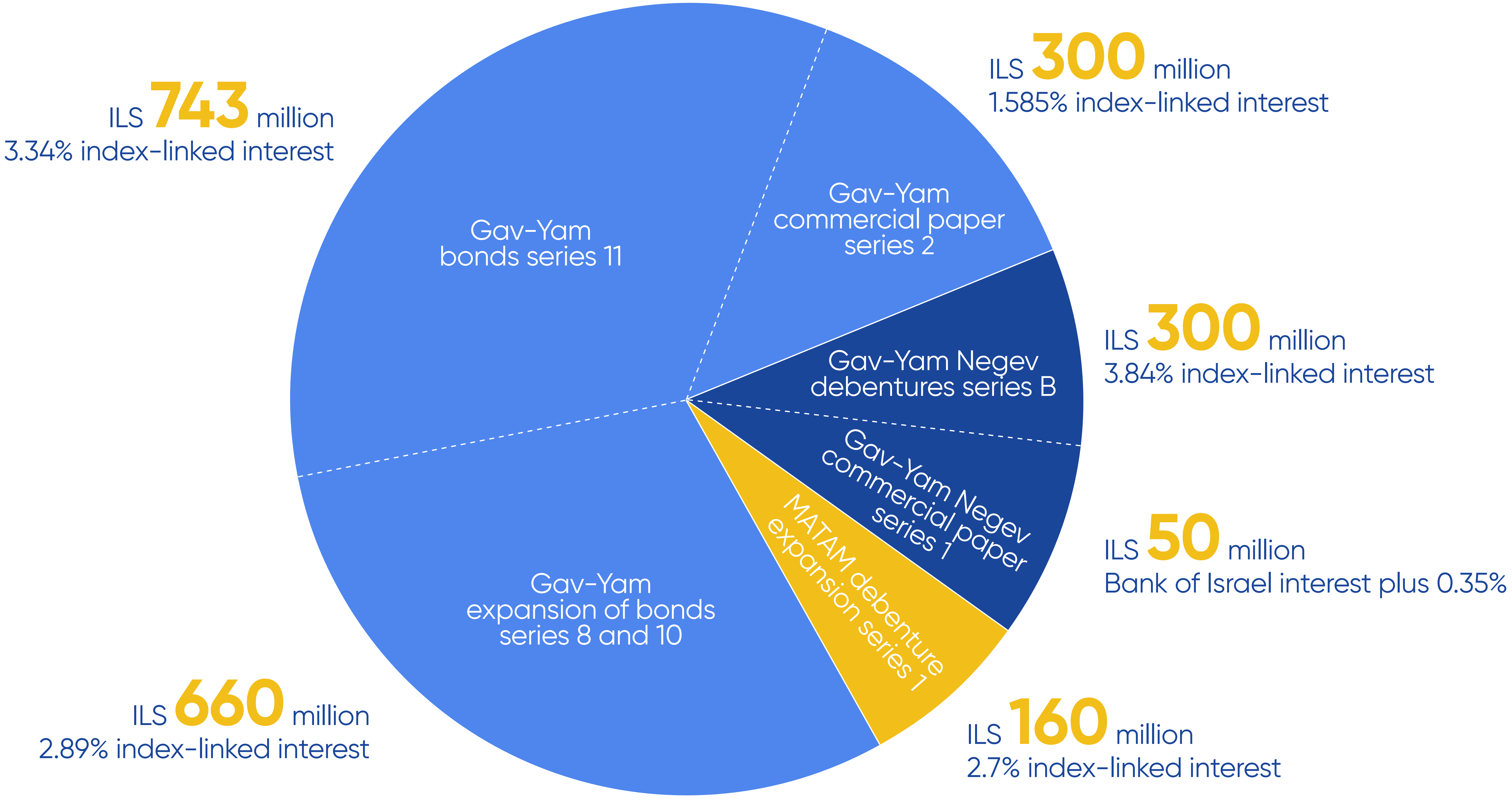
- Projected FFO (per management approach) for 2025 ILS **415-425** million*



* Annualized per Q4 2025.

Debt Raising

In 2024, the company and its subsidiaries raised ILS **2.2** billion in debt, with a weighted avg. duration of **3.8** years, at a weighted avg. interest rate of **3.0**%, linked to the consumer price index.



Sustainability

Energy centers

Green construction

PV installations

Natural gas connection

Water recycling

EV charging

Renewable energy

Gav-Yam Rehovot #5

Gav-Yam Negev #5

TOHA

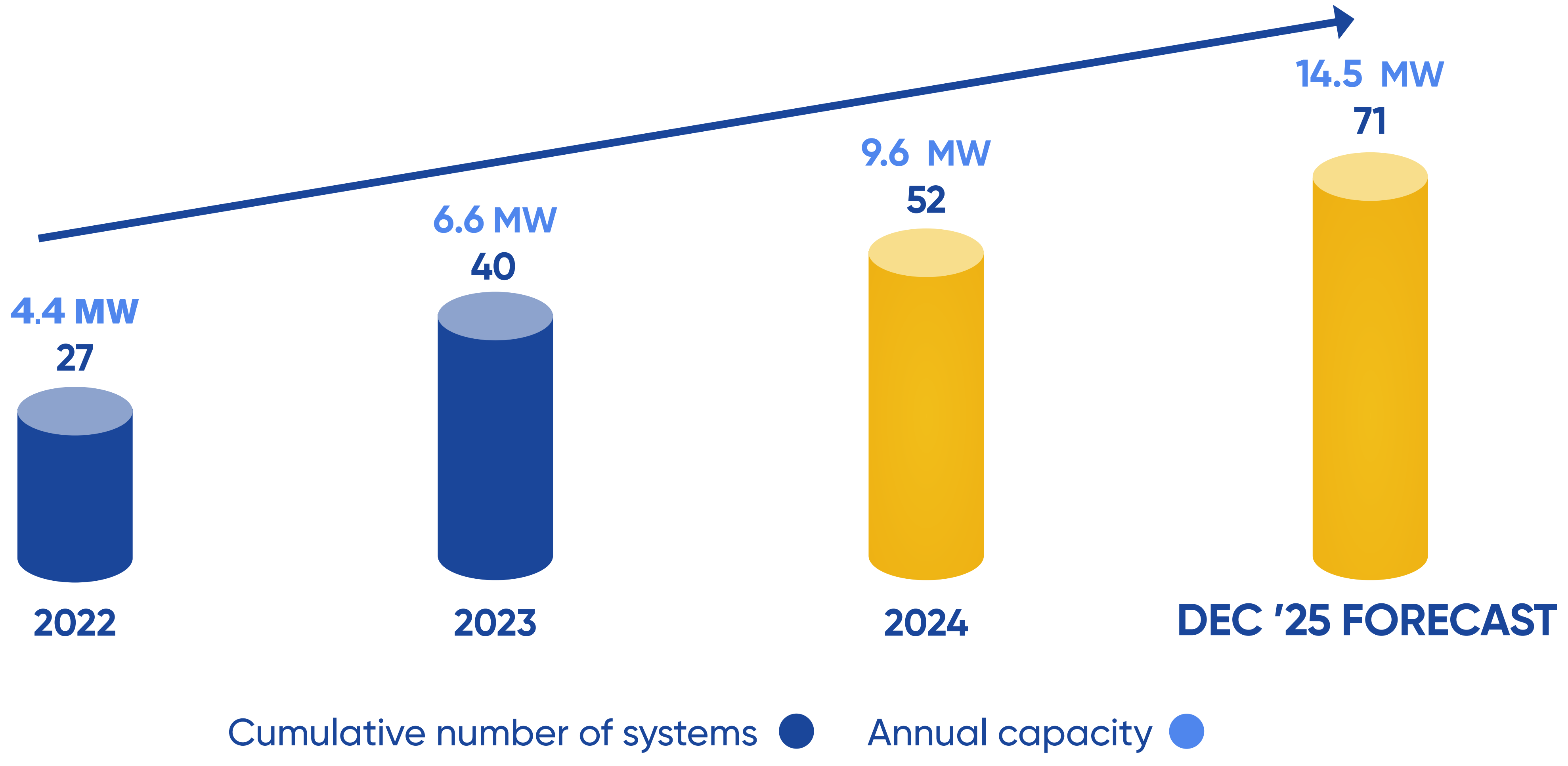
Matam East

* Simulation for illustrative purposes only

PV installations

System status	Number of systems	System capacity (MW)	Construction cost (ILS millions)	Representative annual revenue (ILS million)	Revenue forecast 2025 (ILS million)	Annual return
Income-generating 31 Dec 2024	52	9.6	42.1	6.2	6.2	14.8%
In stages of development	19	4.9	16.9	2.8	1.4	16.5%
Dec '25 forecast	71	14.5	59.4	9.0	7.6	15.3%

CUMULATIVE NUMBER OF SYSTEMS

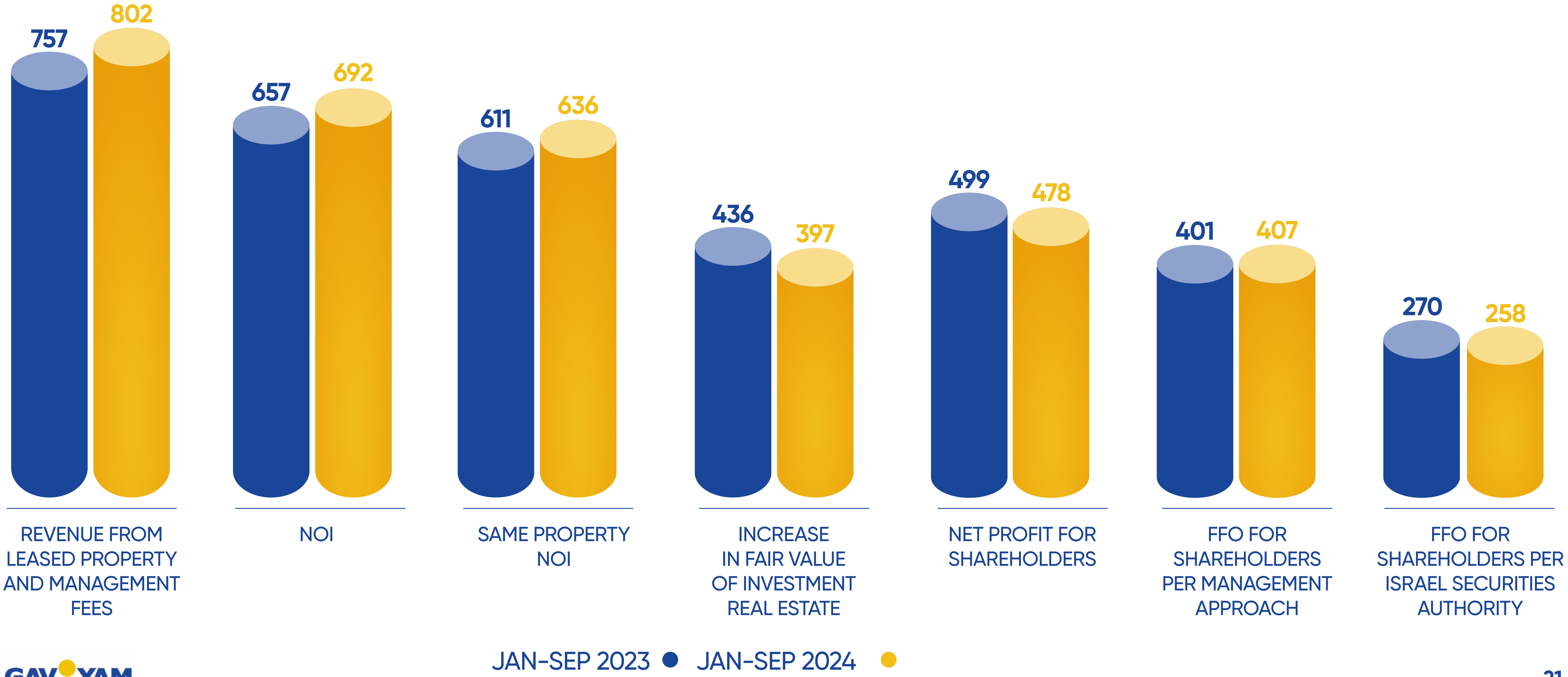


GAV YAM

FINANCIAL DATA

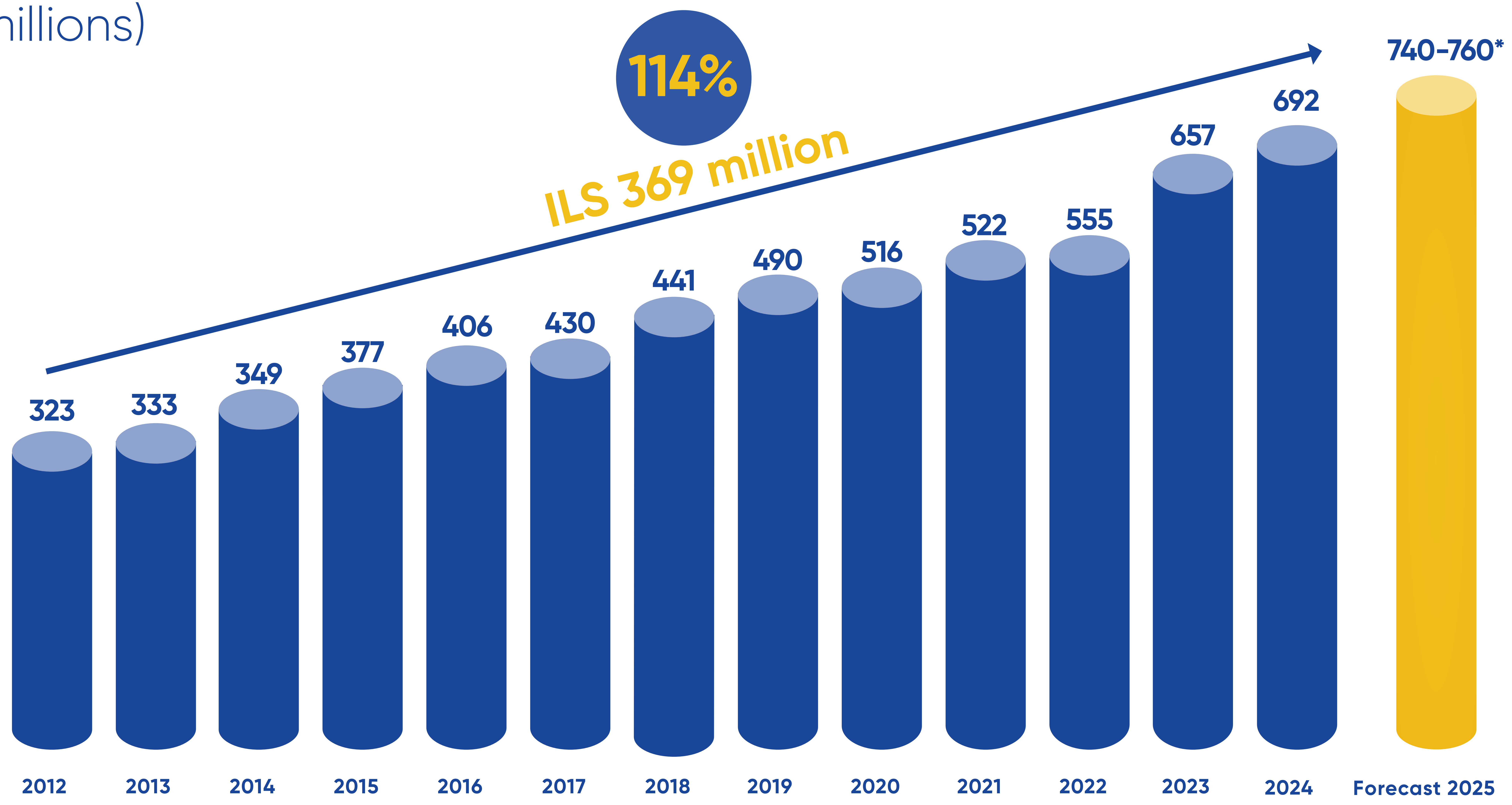
Financial data 2024

(ILS millions)



Growth in NOI

(ILS millions)

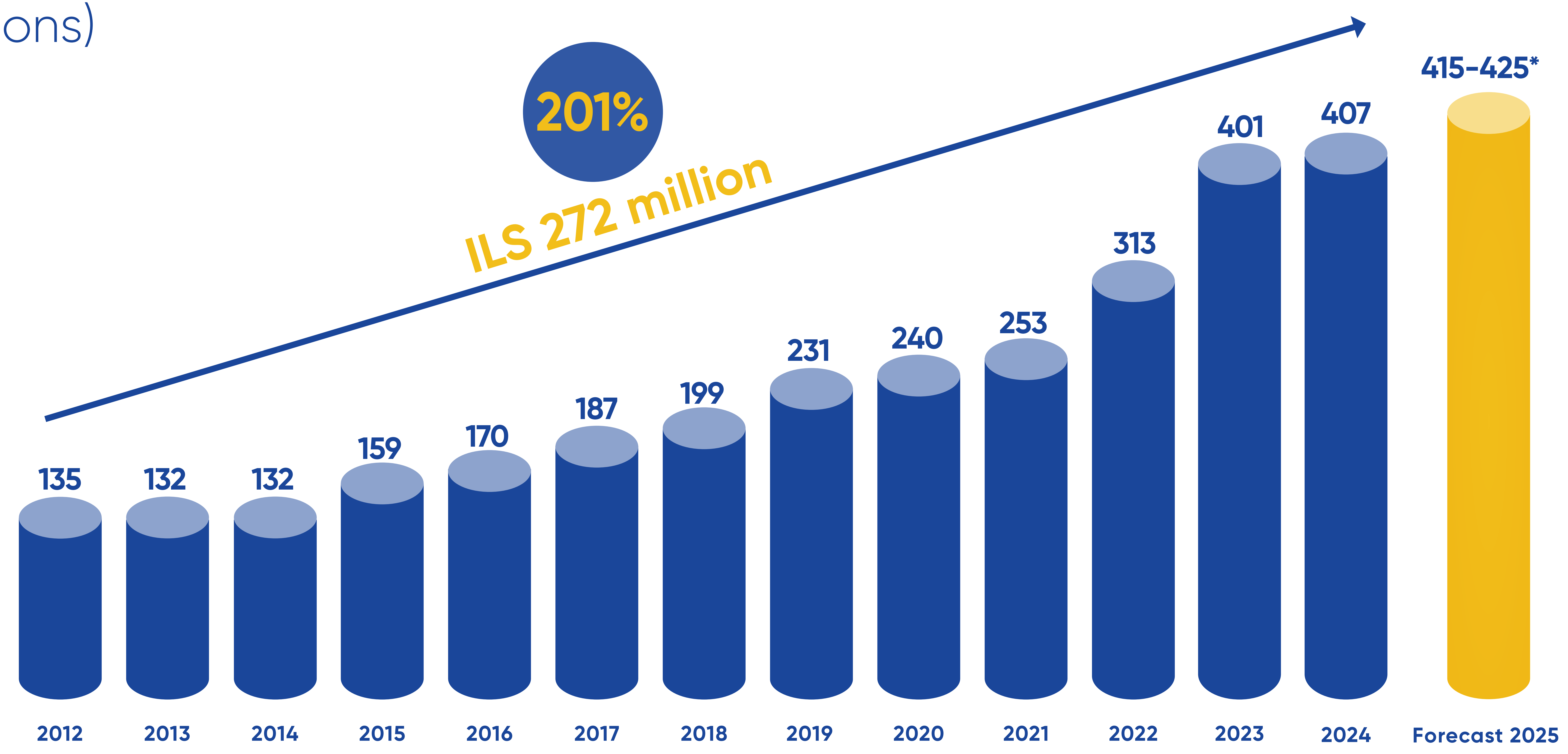


* Annualized per Q4 2025

Growth in FFO for shareholders

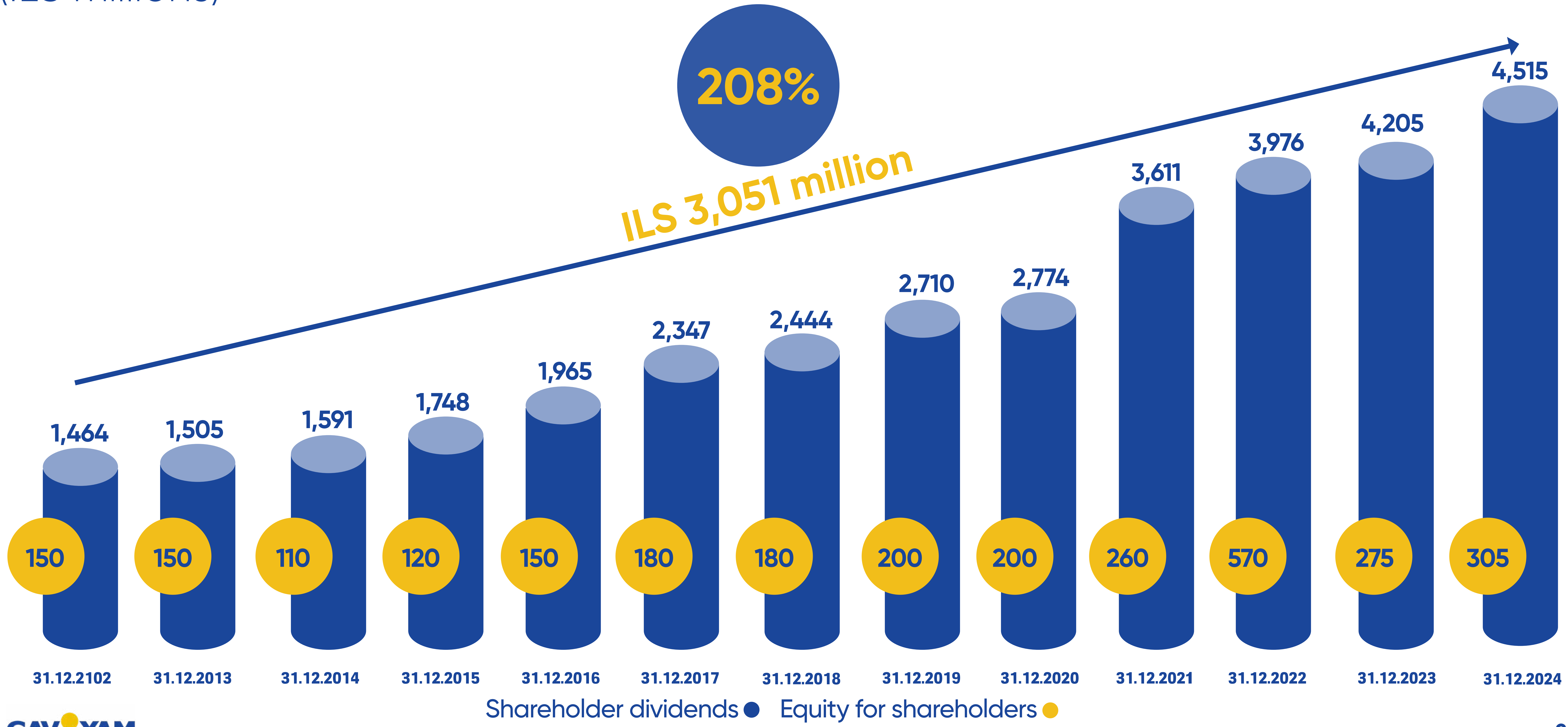
Per management approach

(ILS millions)



* Annualized per Q4 2025.

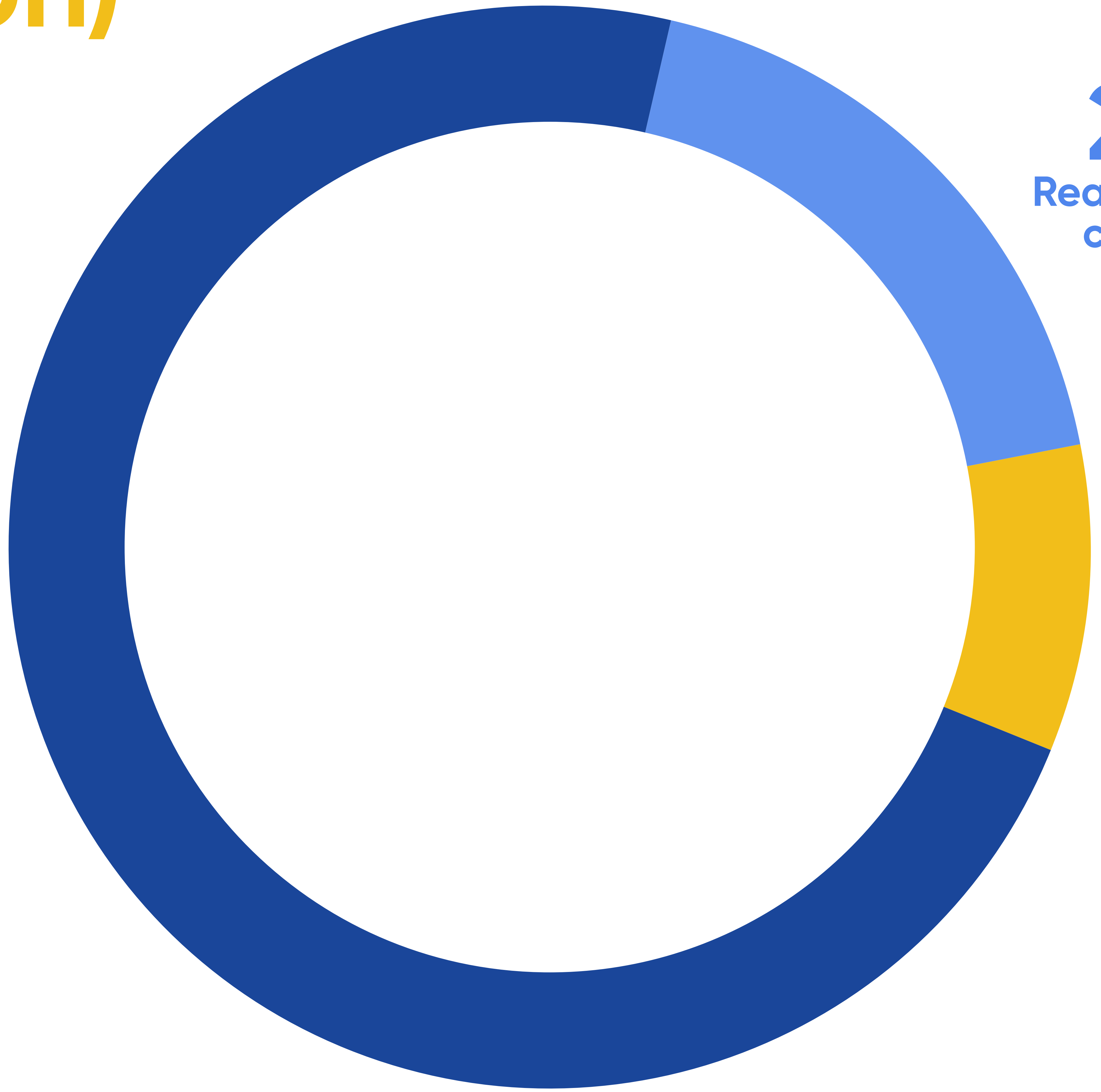
Shareholder equity
(ILS millions)



GAV YAM

Distribution of real estate value for investment (ILS 15,246 million)

As of 31 Dec 2024



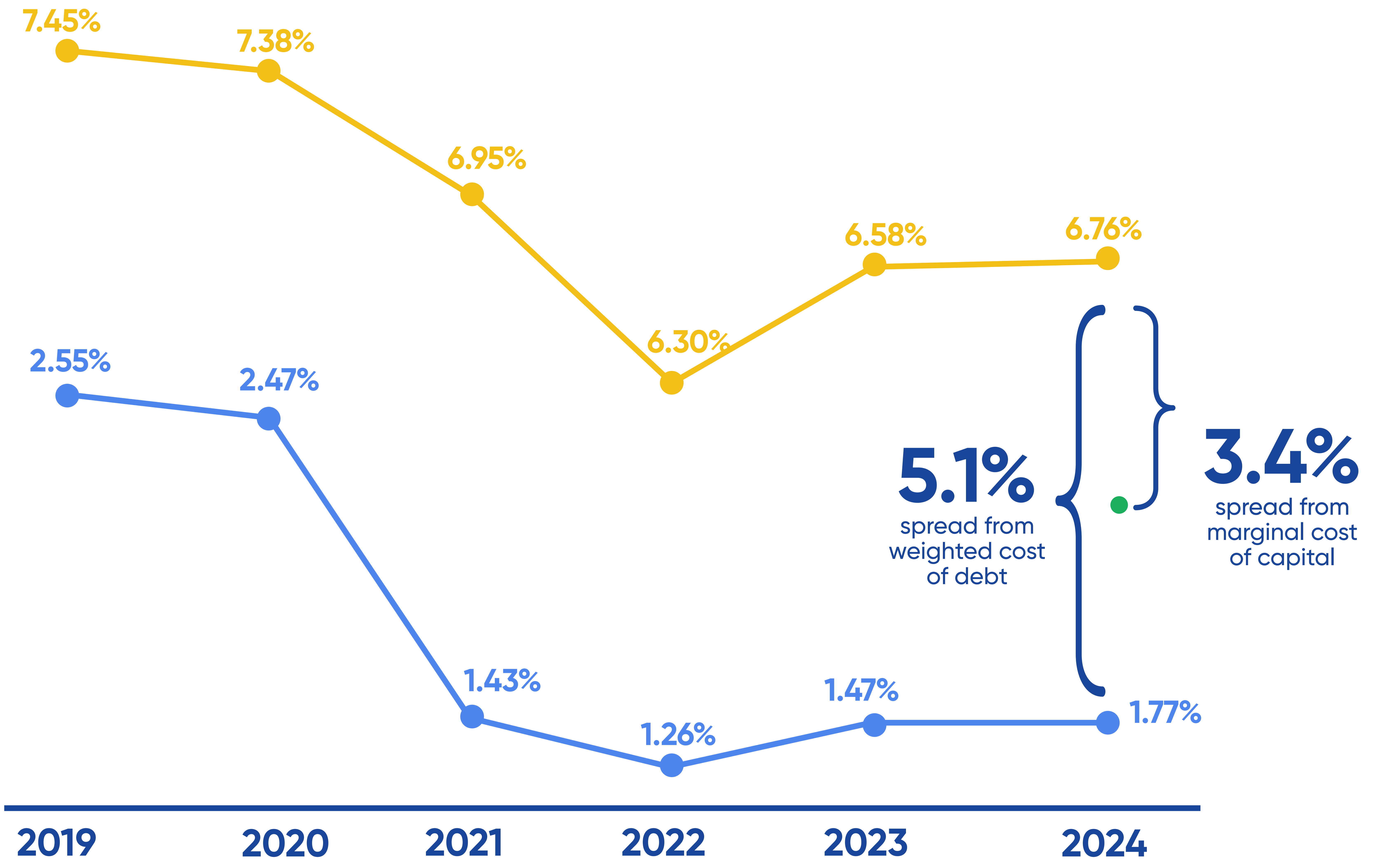
Real estate value for investment as of 1 Jan 2013 ILS 4,532 million

Financial strength

Change in weighted capitalization relative to change in weighted interest of company

As of 31 Dec 2024

- Weighted capitalization rate
- Weighted avg. effective interest, index linked
- Marginal cost of capital 3.34% for debenture series K, avg. duration 4 years, as of 1 Jul 2024

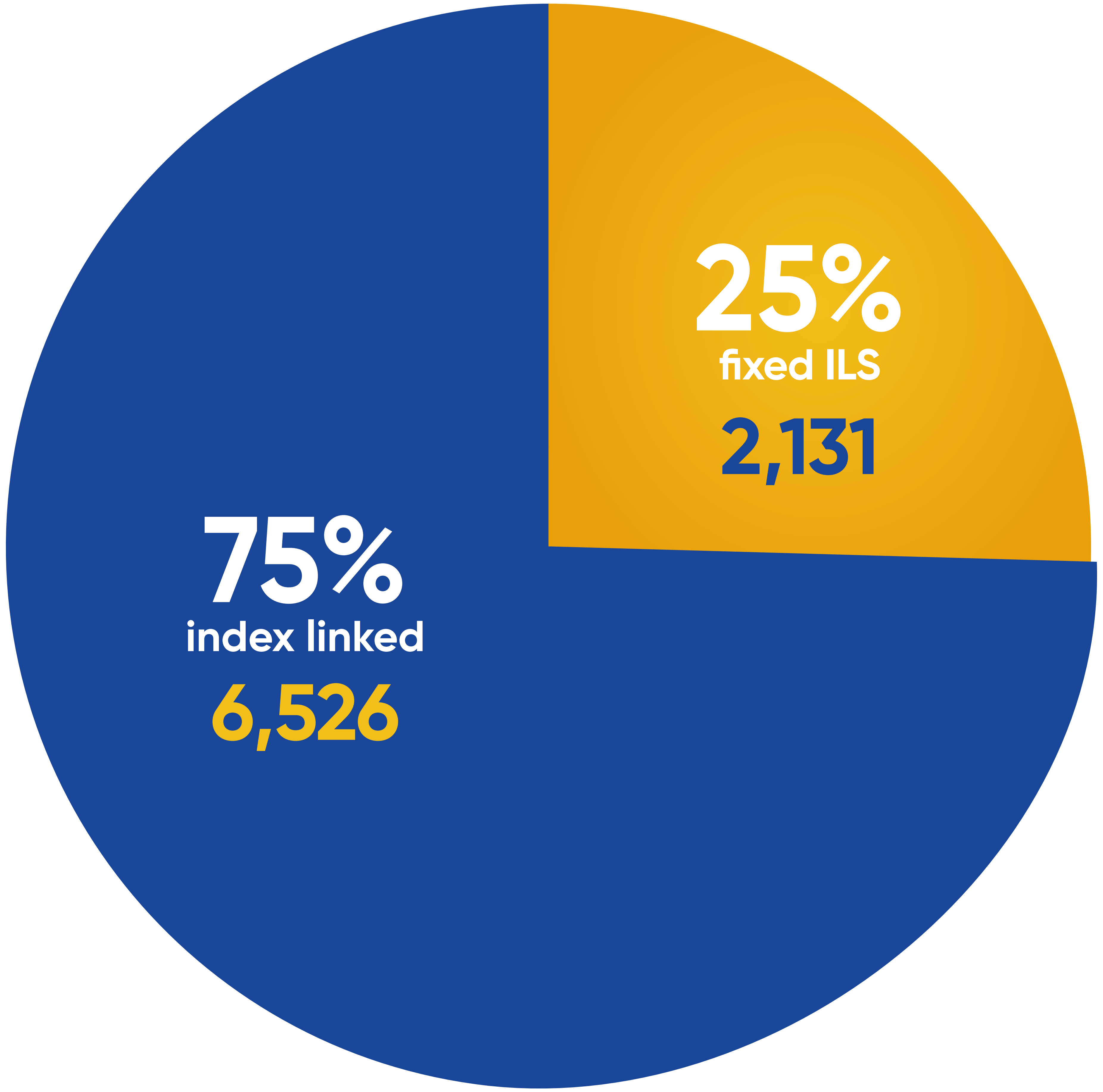


Gross financial debt (ILS 8,656 million)

As of 31 Dec 2024

1.77%
weighted avg. effective interest, index-linked

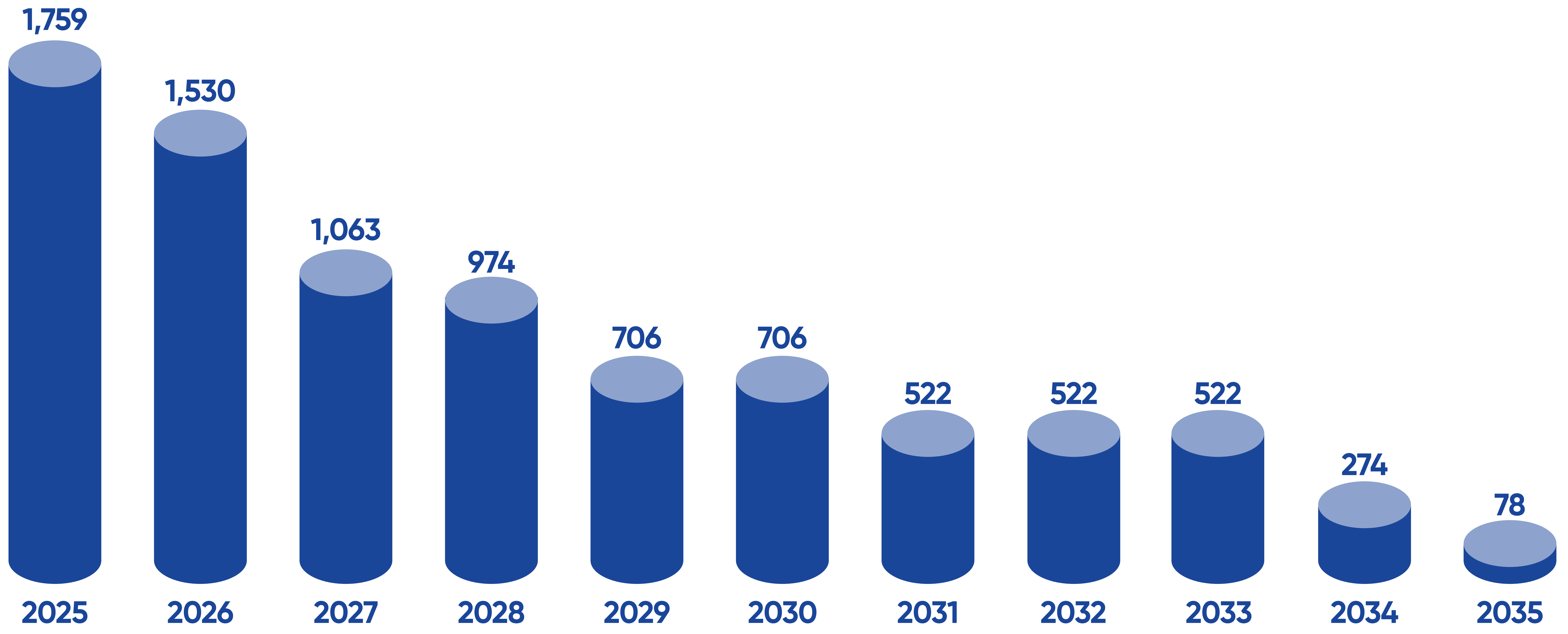
3.2
year weighted avg. duration



Debt principal repayment schedule

(ILS millions)

As of 31 Dec 2024



GAV YAM

Financial data
(ILS millions)

Consolidated

	1-9/2024	1-9/2023	[% change]
NOI	**514**	**489**	**5**
Same property NOI	**475**	**457**	**4**
Fair value increase of investment real estate	**357**	**430**	**(17)**
Cashflows from current activity*	**453**	**443**	**2**
FINANCING COSTS, NET**	**234**	**189**	**24**
Tax costs	**89**	**118**	**(25)**
Net profit for shareholders***	**373**	**422**	**(12)**
FFO for shareholders per management approach****	**306**	**300**	**2**
FFO for shareholders per Israel Securities Authority****	**158**	**177**	**(11)**

* In 2024, including investment in land inventory and rights in urban renewal, ILS 165 million.

** Of this: costs of linkage differentials and change in fair value of financial sector, ILS 148 million, compared with ILS 127 million in corresponding period last year.

*** Share attributed to shareholders (Matam 50.1%, Gav-Yam Negev 73.25%, Ramat Ilan 83.33%)

**** Share attributed to shareholders (Matam 50.1%, Gav-Yam Negev 73.25%).

Financial data
(ILS millions)

Consolidated

	31/12/2024	31/12/2023
Liquid Assets	**757**	**1,006**
Fair value of investment real estate of	**15,246**	**13,988**
Real estate under construction	**2,574**	**2,398**
Land	**663**	**608**
Income-generating real estate	**12,009**	**10,982**
Other properties	**926**	**433**
Total assets	**16,929**	**15,427**

Financial data
(ILS millions)

Consolidated

	31/12/2024	31/12/2023
Financial debt, gross	**8,656**	**7,911**
Other liabilities	**577**	**334**
Reserve for deferred taxes	**1,749**	**1,666**
Equity attributed to shareholders	**4,515**	**4,205**
Non-controlling rights*	**1,432**	**1,311**
Total equity and liabilities	**16,929**	**15,427**

* Share attributed to shareholders (Matam 50.1%, Gav-Yam Negev 73.25%, Ramat Ilan 83.33%)

Financial data

(ILS millions)

Consolidated

	31/12/2024	31/12/2023	% change from 2023 to 2024
Investment real estate	**15,246**	**13,988**	**9**
Net financial debt	**7,899**	**6,905**	**14**
Leverage	**57.0%**	**55.6%**	**3**
Shareholder equity	**4,515**	**4,205**	**7**

Financial data

(ILS millions)

Standalone extended*

	1-12/2024	1-12/2023	% change
NOI	**553**	**533**	**4**
Same property NOI	**512**	**493**	**4**
Fair value increase of investment real estate	**294**	**303**	**(3)**
Net financing expenses*	**240**	**203**	**18**
Tax expenses	**91**	**103**	**(12)**
Net profit	**478**	**499**	**(4)**
FFO to shareholders per management approach	**407**	**401**	**1**
FFO to shareholders per Israel Securities Authority	**258**	**270**	**(4)**

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

Financial data
(ILS millions)

Standalone extended*

	30/12/2024	31/12/2023
Liquid assets	**661**	**892**
Fair value of investment real estate of which:	**12,880**	**11,785**
Real estate under construction	**2,463**	**2,230**
Land	**513**	**458**
Income-generating real estate	**9,904**	**9,097**
Other properties	**888**	**383**
Total assets	**14,429**	**13,060**

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

Financial data

(ILS millions)

Standalone extended*

	30/12/2024	31/12/2023
Gross financial debt	**8,099**	**7,404**
Other liabilities	**406**	**99**
Reserve for deferred taxes	**1,409**	**1,352**
Equity	**4,515**	**4,205**
Total capital and liabilities	**14,429**	**13,060**

GAV YAM

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

INCOME-GENERATING PROPERTIES

19
HIGH-TECH PARKS
logistics and industry

16
cities

95%
occupancy rate

GAV YAM

Material properties - Tel Aviv - TOHA

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

* Simulation for illustrative purposes only

GAV YAM

* company share 50%

Material properties – Gav-Yam Herzliya

250,000 sqm income-generating properties, **60,000** m2 properties under development, total **310,000** sqm*

* Figures include all company properties in Herzliya

Material properties – Gav-Yam Herzliya

250,000 sqm income-generating properties, **60,000** m2 properties under development, total **310,000** sqm*

* Figures include all company properties in Herzliya

*Simulationforillustrativepurposesonly

Material properties - Matam Park

377,000 sqm income-generating properties, **57,000** m2 properties under development, total **434,000** sqm*

* Simulation for illustrative purposes only

Scope of area
Thousands sqm

GAV YAM

* After realization of properties on an area totaling 140,000 m2

Income-generating property value (ILS 12,009 milion)

6.8% avg. rate of return **1.2** million sqm

ILS **2,302** million

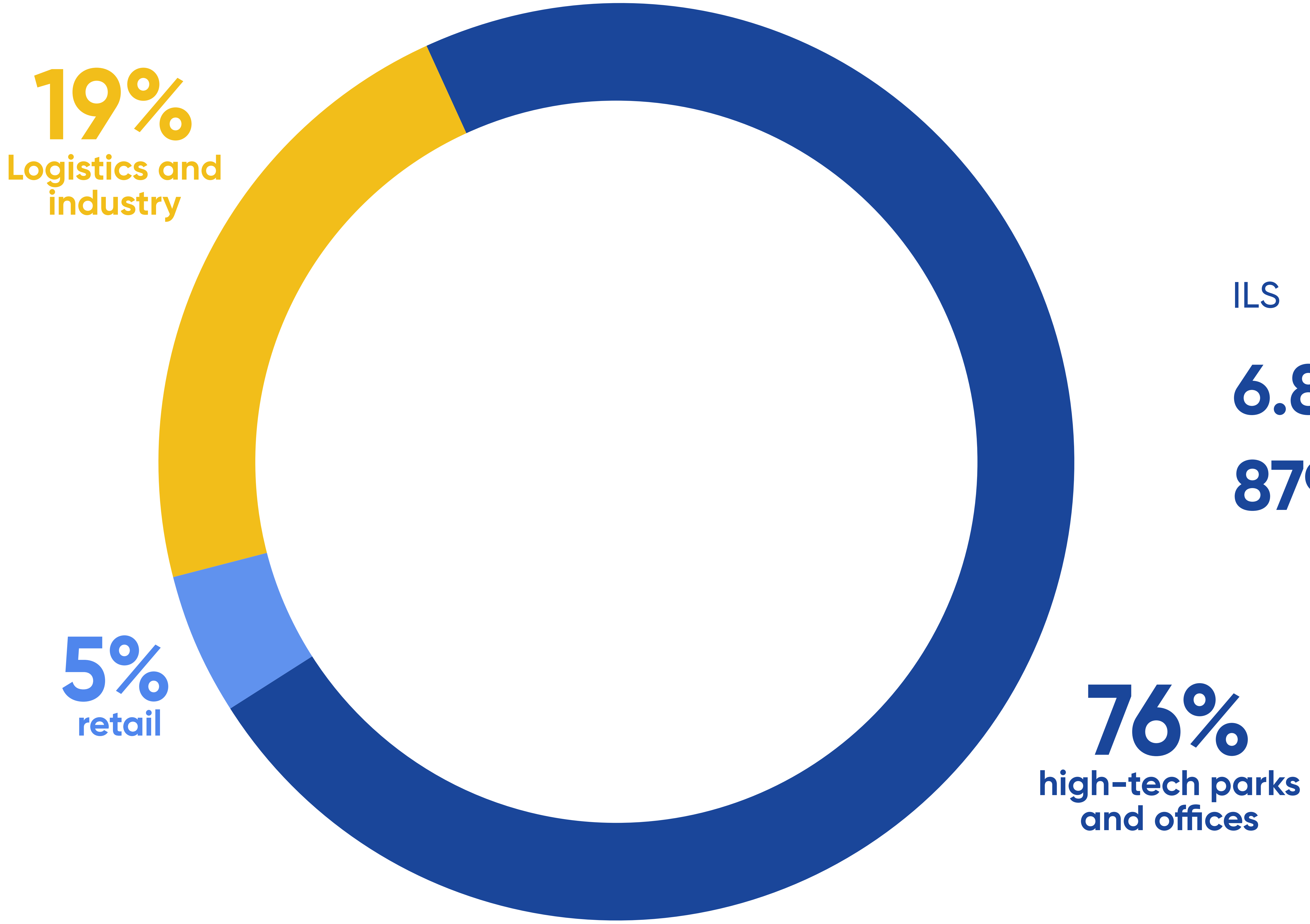
6.2% avg. rate of return

261,000 sqm

ILS **583** million

8.0% avg. rate of return

57,000 sqm



ILS **9,124** million*

6.8% avg. rate of return

879,000 sqm

Value of income-generating properties as of 1 Jan 2013, ILS 3,782 million

Projects in development

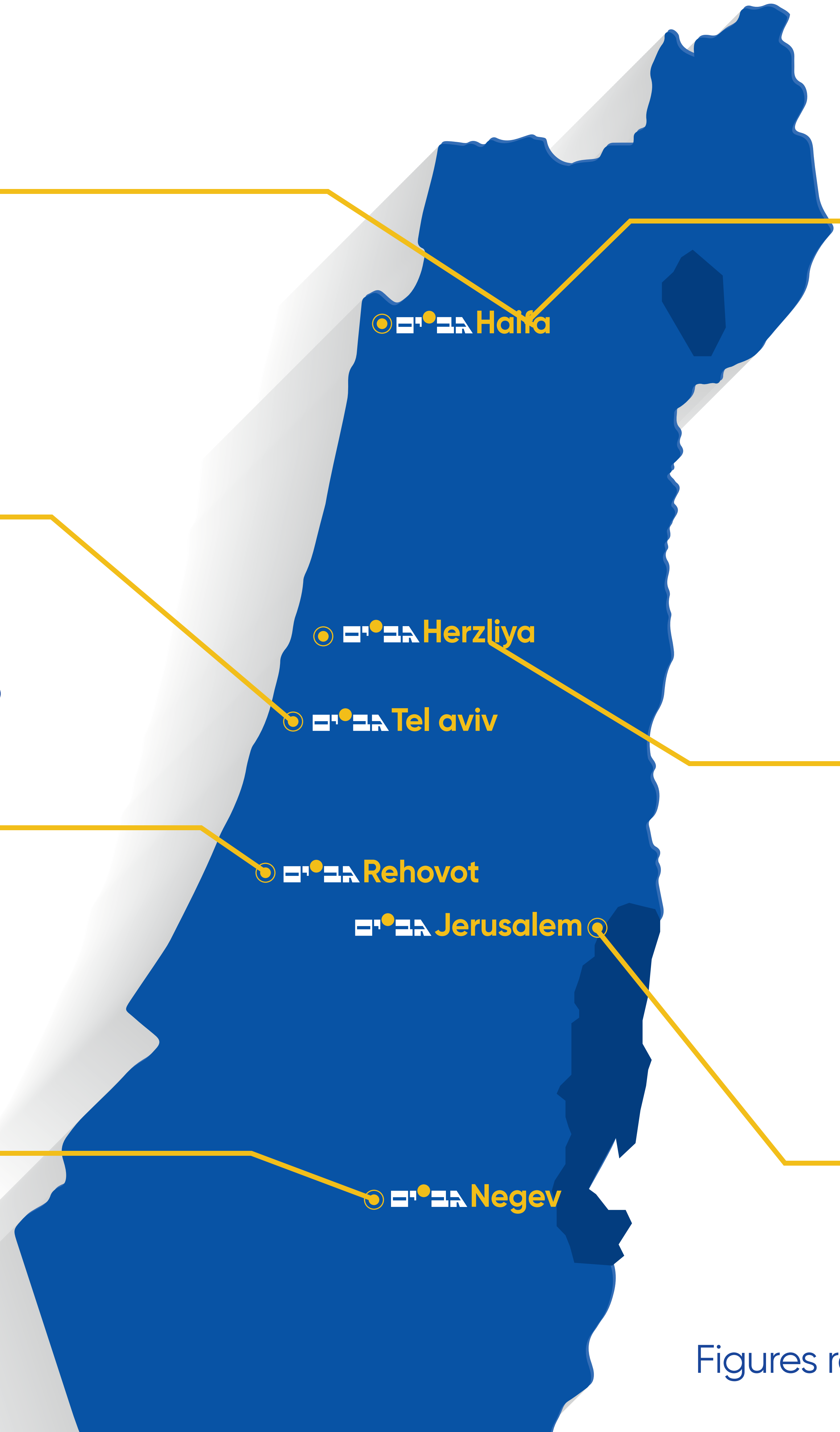
Projects under development 320,000 m2 consolidated, total investment of ILS 3.9 billion.

Matam East Towers #3
43,000 sqm
3% marketed

TOHA 2
101,000 sqm
38% marketed

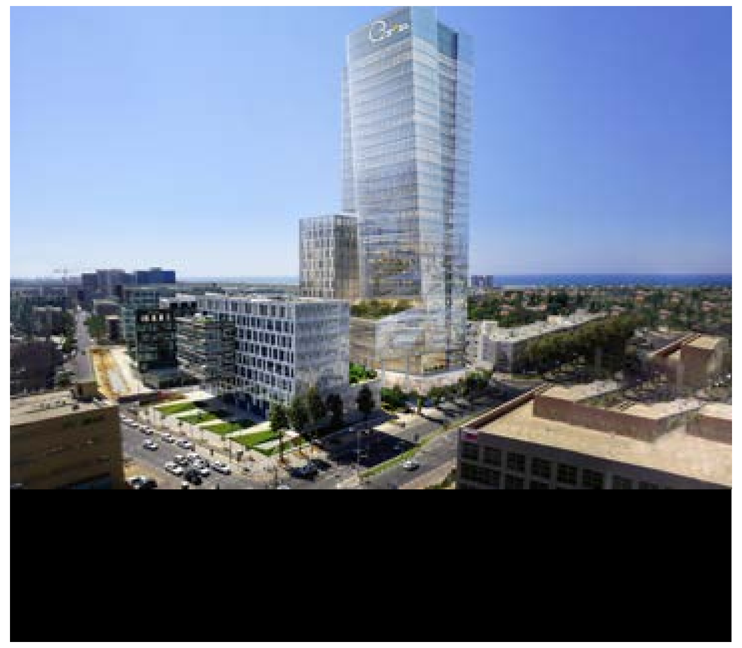
Gav-Yam Park Rehovot #5
28,000 sqm
100% marketed

Gav-Yam Park Negev #5
15,000 sqm
23% marketed

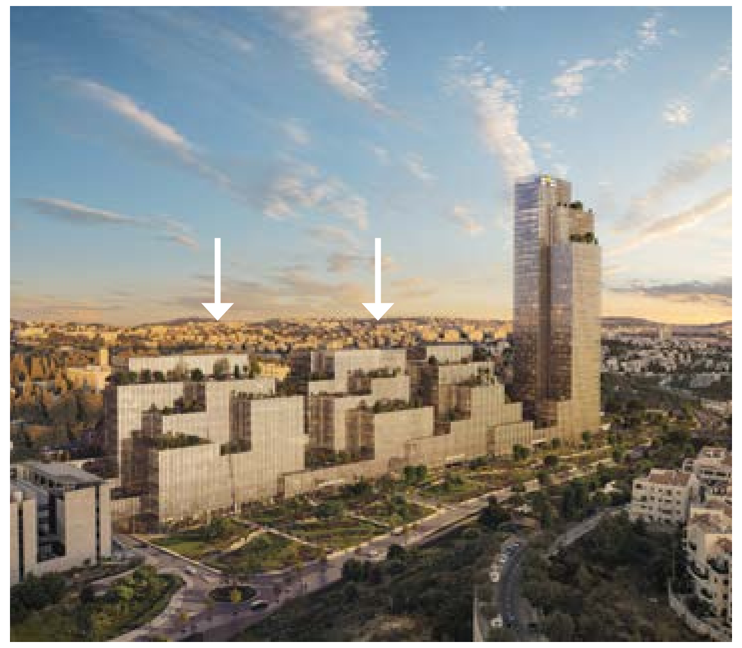


Server Farm
14,000 sqm (at MW10 supply)
100% marketed

Gav-Yam O2
61,000 sqm
100% marketed



Gav-Yam Hebrew Campus #1,2
58,000 sqm
80% marketed



GAV YAM

Figures represent company's consolidated share

Projects in development

Jan-Dec 2024

58% of total aboveground areas of projects under construction have been marketed

Consolidated

		Above-ground	Parking lot	Total	Holding rate	Total	Construction costs (including land)	Other costs as of 31 Dec 2024	Annual representative leasing revenue ILS millions	Rate of marketed aboveground area	Revenue for marketed aboveground area	Completion date
		Area (m2 thousands) – 100%				Consolidated area (sqm thousands)	In consolidated statements (ILS millions)					
1	Gav-Yam Hebrew Campus #1,2	56	32	88	66%	58	739	188	48	80%	38	Q1/25
2	Gav-Yam Park Negev #5	15	-	15	100%	15	117	60	9	23%	2	Q2/25
3	Gav-Yam Park Rehovot #5	24	15	39	72%	28	209	57	14	100%	14	Q2/25
4	Gav-Yam O2	39	22	61	100%	61	714	287	46	100%	46	Q2/26
5	Matam East Towers #3	30	13	43	100%	43	339	217	30	3%	1	Q4/26
6	TOHA 2	156	45	201	50%	101	1,650	912	150	38%	58	Q4/26
7	Matam Park – Server Farms	14	-	14	100%	14	150	111	11	100%	11	Q3/27
Total		334	127	461	-	320	3,918	1,832	308		170	

- Total construction costs without land cost ILS 3,114 million
- Addition of ILS 308 million to company revenue, of which ILS 170 million for marketed projects.

* In Q4 the company completed construction of 2 of the projects that have been fully marketed.

Representative ROI 7.9%

Projects in development

(ILS millions)

58% of total aboveground areas of projects under construction marketed

Standalone extended•

		Above-ground	Parking lot	Total	Construction costs (including land)	Balance of costs as of 31 Dec 2024	Annual representative leasing revenue ILS millions	Rate of marketed aboveground area	Revenue for marketed aboveground area	Completion date
		Area (sqm thousands) - 100%			In consolidated statements (ILS millions)					
1	Gav-Yam Hebrew Campus #1,2	37	21	58	739	188	48	80%	38	Q1/25
2	Gav-Yam Park Negev #5	11	-	11	86	45	7	23%	2	Q2/25
3	Gav-Yam Park Rehovot #5	17	11	28	209	57	14	100%	14	Q2/25
4	Gav-Yam O2	39	22	61	714	287	46	100%	46	Q2/26
5	Matam East Towers #3	15	7	22	170	109	15	3%	1	Q4/26
6	TOHA 2	78	23	101	1,650	912	150	38%	58	Q4/26
7	Matam Park – Server Farms	7	-	7	75	56	6	100%	6	Q3/27
Total		**204**	**84**	**288**	**3,643**	**1,654**	**286**		**165**	

• Standalone extended = portion attributed to the shareholders (Matam 50.1%, Gav-Yam Negev 73.25%)

•• Total construction costs without land cost ILS 2,870 million

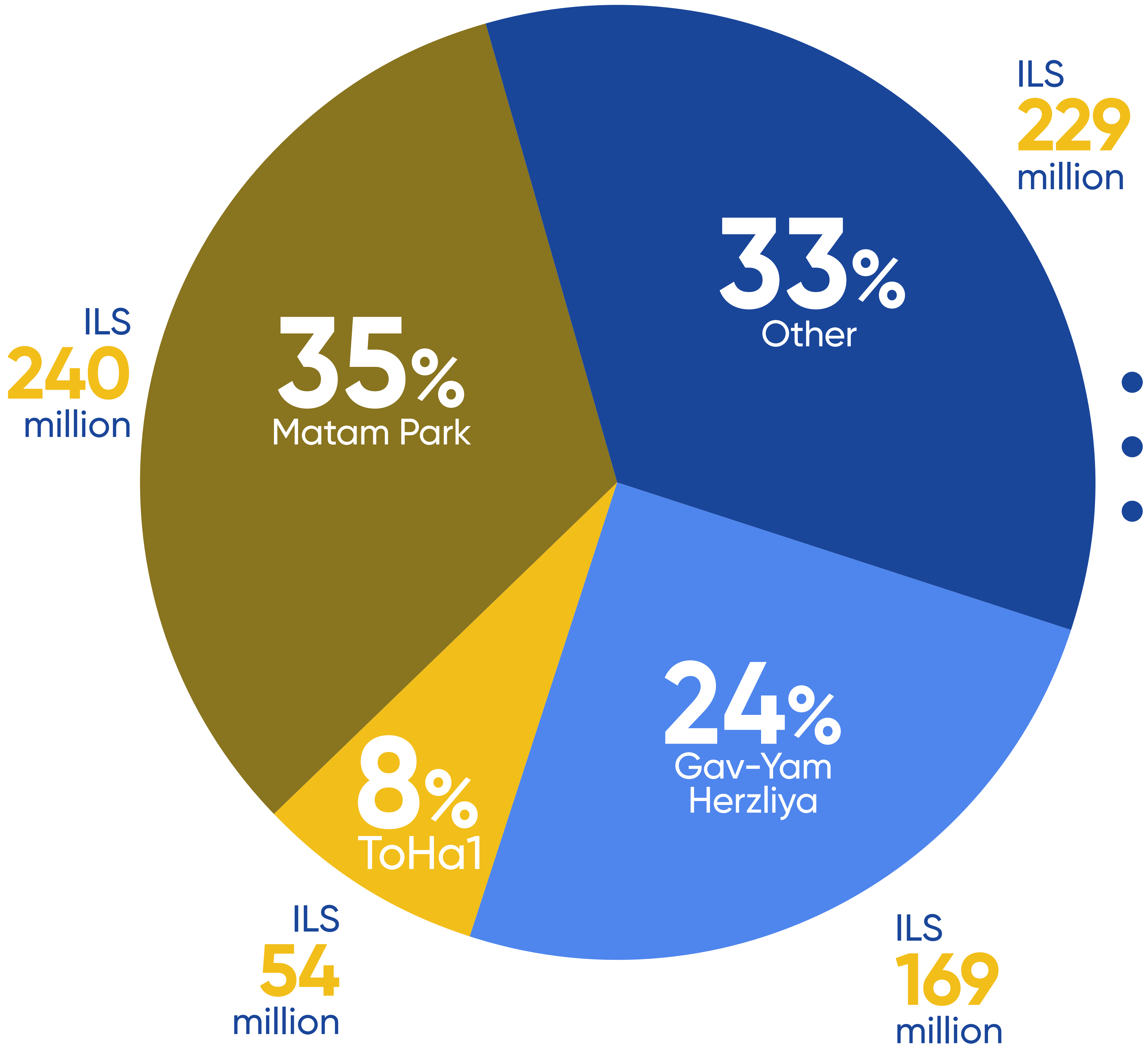
••• Addition of ILS 286 million to company revenue, of which ILS 165 million for marketed projects.

* In Q4 the company completed construction of 2 of the projects that have been fully marketed.

Representative ROI 7.9%

GAV YAM

Segmented NOI from existing income-generating properties ILS 692 million Jan-Dec 2024

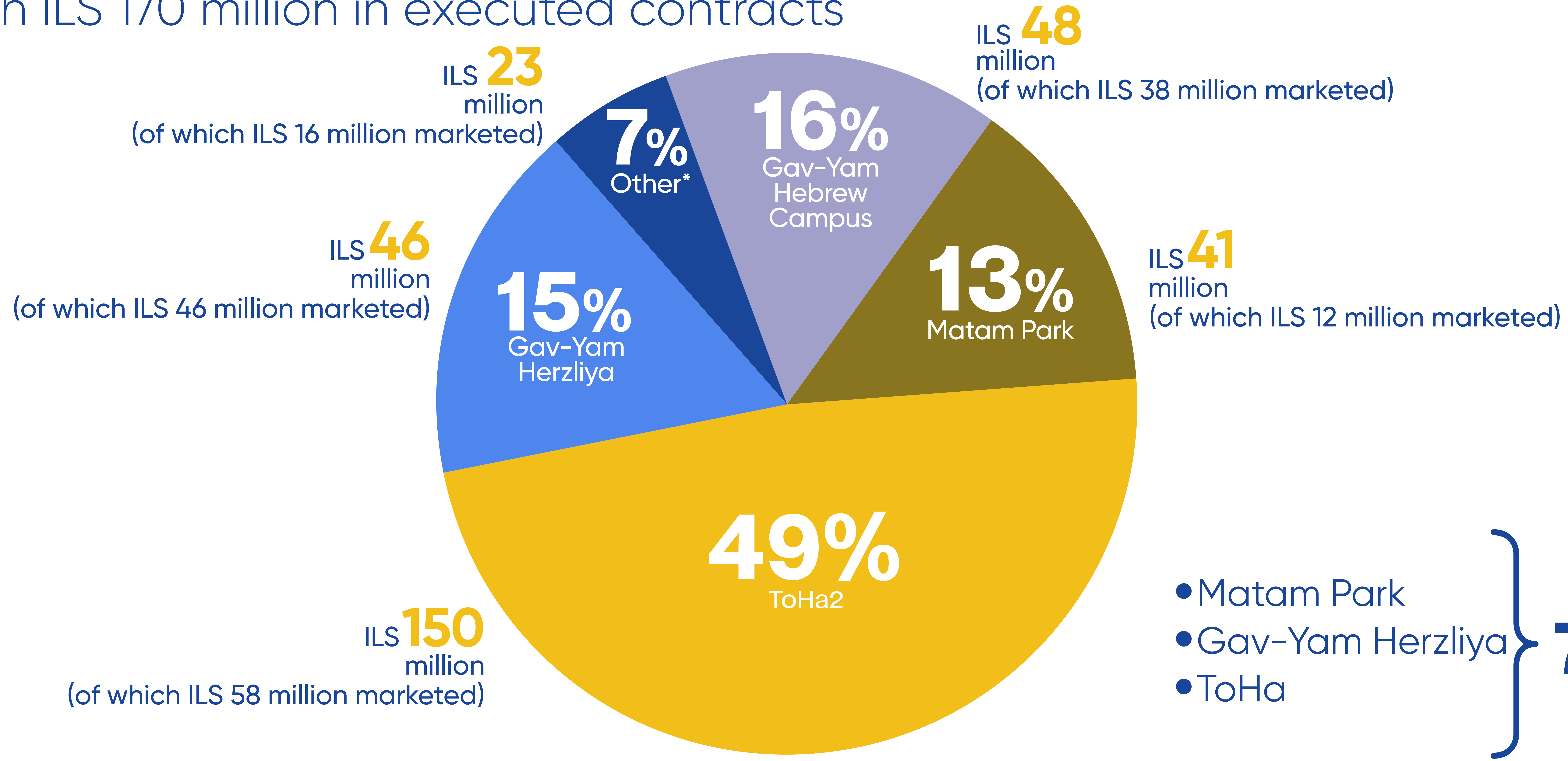


- Matam Park
- Gav-Yam Herzliya
- ToHa

67%

Segmented projected NOI from projects under development ILS 308 million per year

of which ILS 170 million in executed contracts

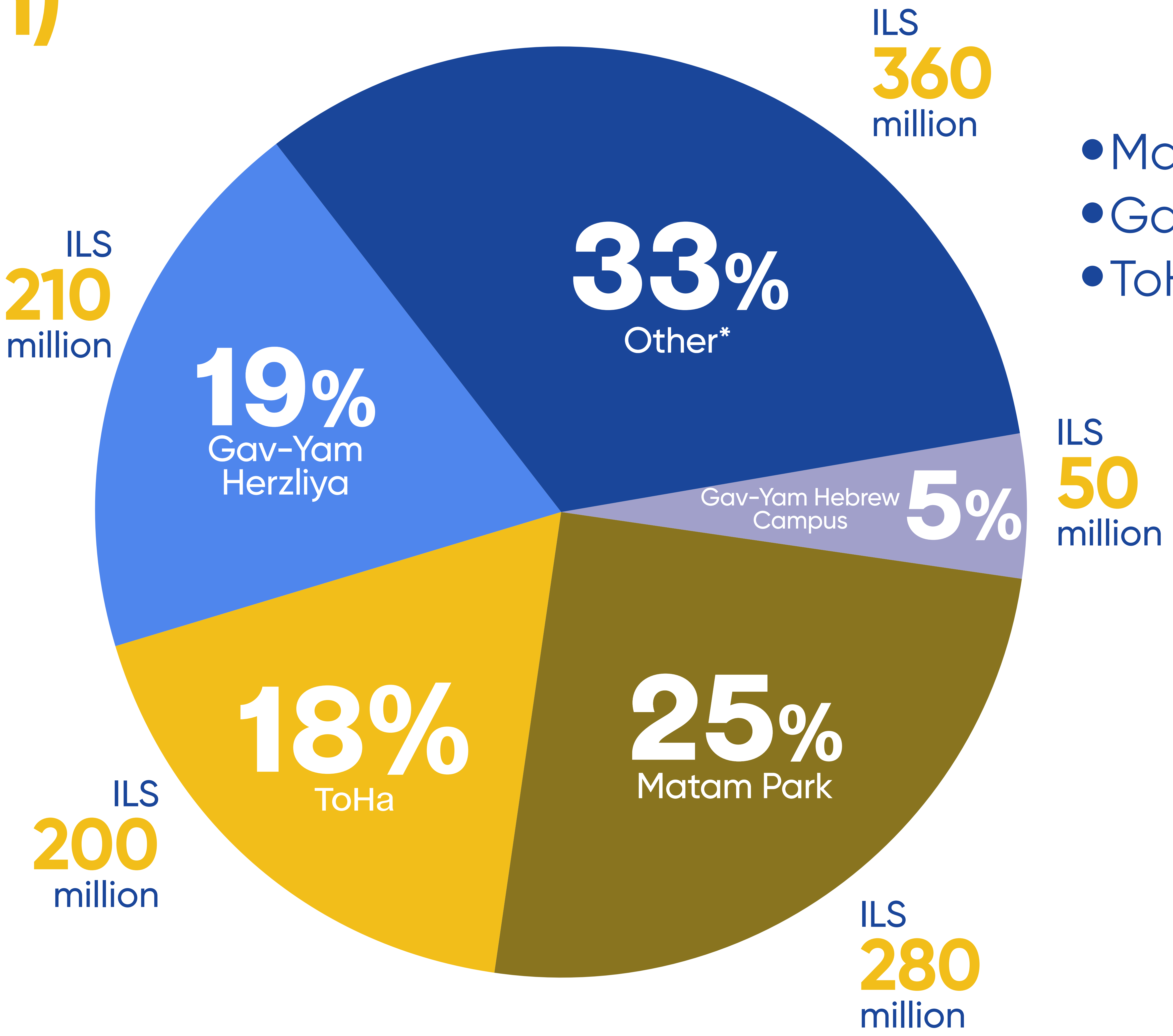


- Matam Park
- Gav-Yam Herzliya
- ToHa

77%

* Gav-Yam Negev #5 and Gav-Yam Rehovot #5.

Segmented projected NOI after completion of projects under development ILS 1.1 billion per year (1.5 million sqm)



- Matam Park
- Gav-Yam Herzliya
- ToHa

62%

GAV YAM

GAV YAM HEBREW CAMPUS

Area

88,000 sqm

(58,000 sqm company's share)

of which

56,000 sqm

aboveground (37,000 sqm company's share)

Completion date

Q1 2025

Total cost

ILS 739 million

NOI

ILS 48 million

Return

6.5%

* Simulation for illustrative purposes only


Building #1
Building #2

GAV YAM NEGEV 5

Area
15,000 sqm

Completion date
Q2 2025

Total cost
ILS 117 million

NOI
ILS 9 million

Return
7.9%

Figures 100% (Gav-Yam share 73.25%)

23% marketed

* Simulation for illustrative purposes only

GAV YAM NEGEV 5 CONSTRUCTION PROGRESS

GAV YAM REHOVOT

Building #5

Area

39,000 sqm

(28,000 sqm company's share)

Of which

24,000 sqm

(17,000 sqm company's share)

Completion date

Q2 2025

Total cost

ILS 209 million

NOI

ILS 14 million

Return

6.7%

* Simulation for illustrative purposes only

GAV YAM REHOVOT CONSTRUCTION PROGRESS

Area

60,500 sqm

Of which

38,500 sqm

aboveground"

Completion date

Q2 2026

Total cost

ILS 714 million

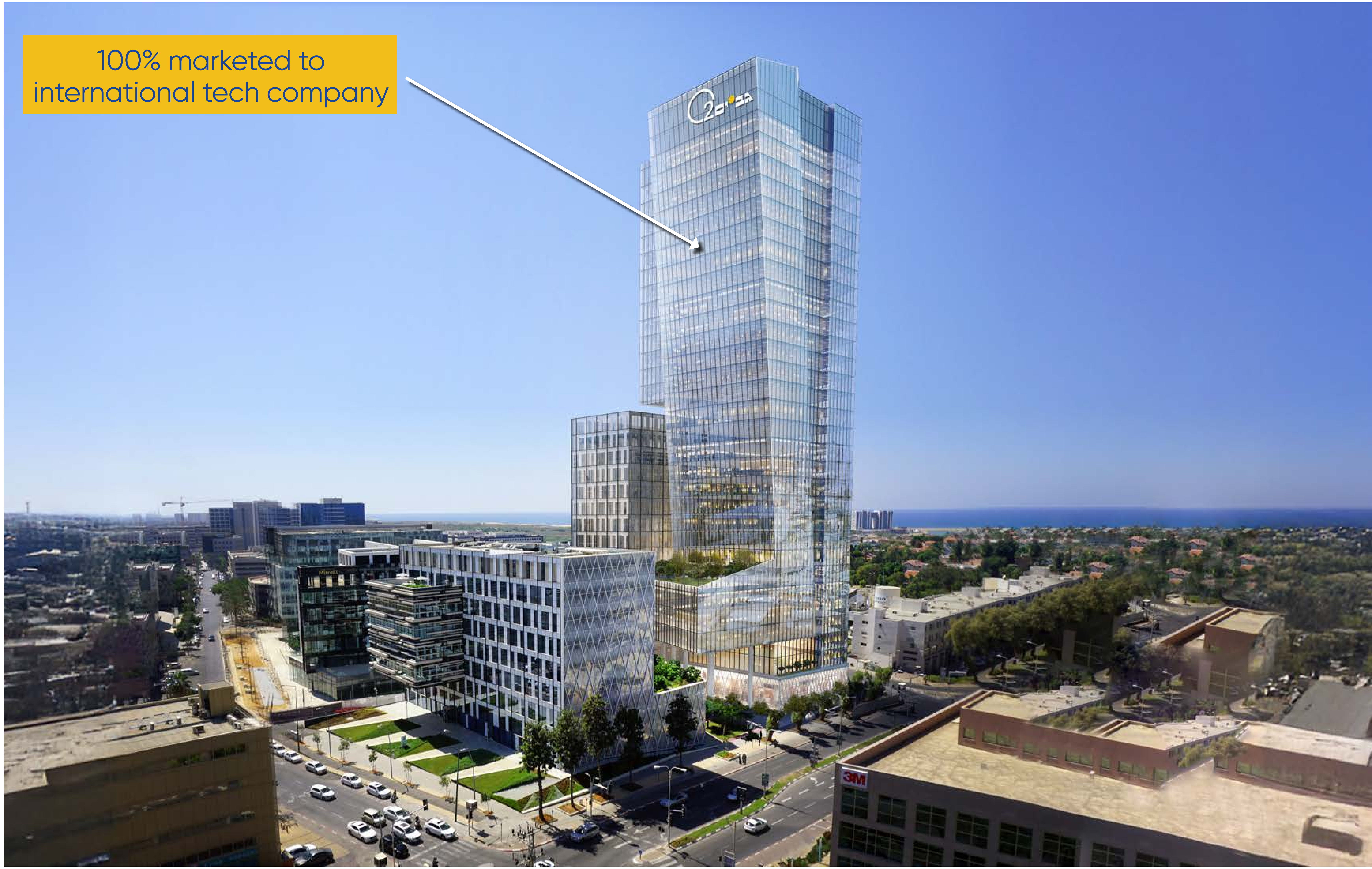
NOI

ILS 46 million

Return

6.4%

After completion of campus project, will include 116,000 sqm



* Simulation for illustrative purposes only

Construction progress

GAV YAM MATAM

Matam East Towers #3

Area

42,500 sqm

of which

29,500 sqm
aboveground

Completion date

Q4 2026

Total cost

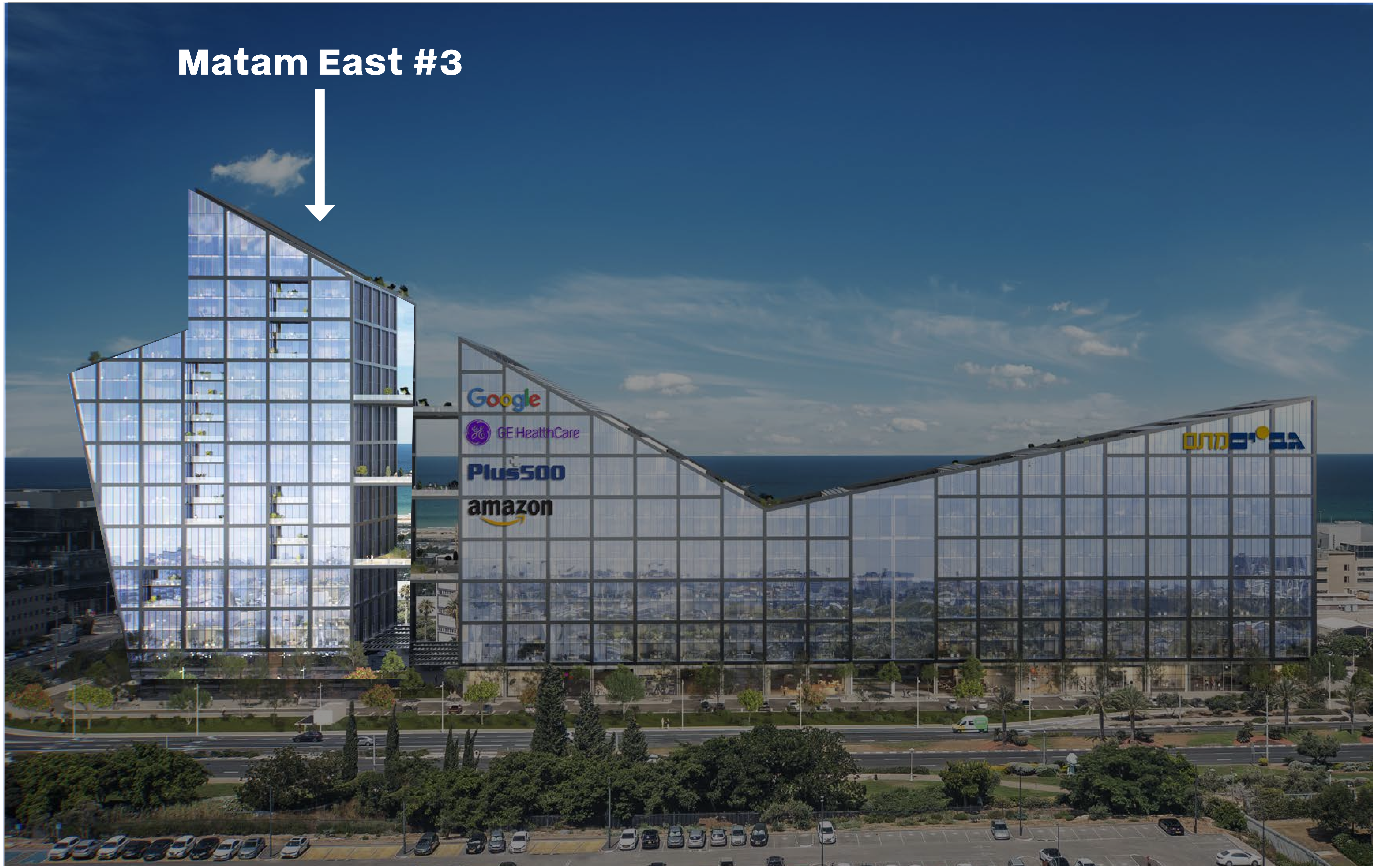
ILS 339 million

NOI

ILS 30 million

Return

8.9%



* Simulation for illustrative purposes only

GAV YAM MATAM Construction progress

ToHaTwo

Area
201,000 sqm

of which
156,000 sqm
aboveground

Completion date
Q4 2026

Total cost
ILS 3.3 billion

NOI
ILS 300 million

Return
9.1%

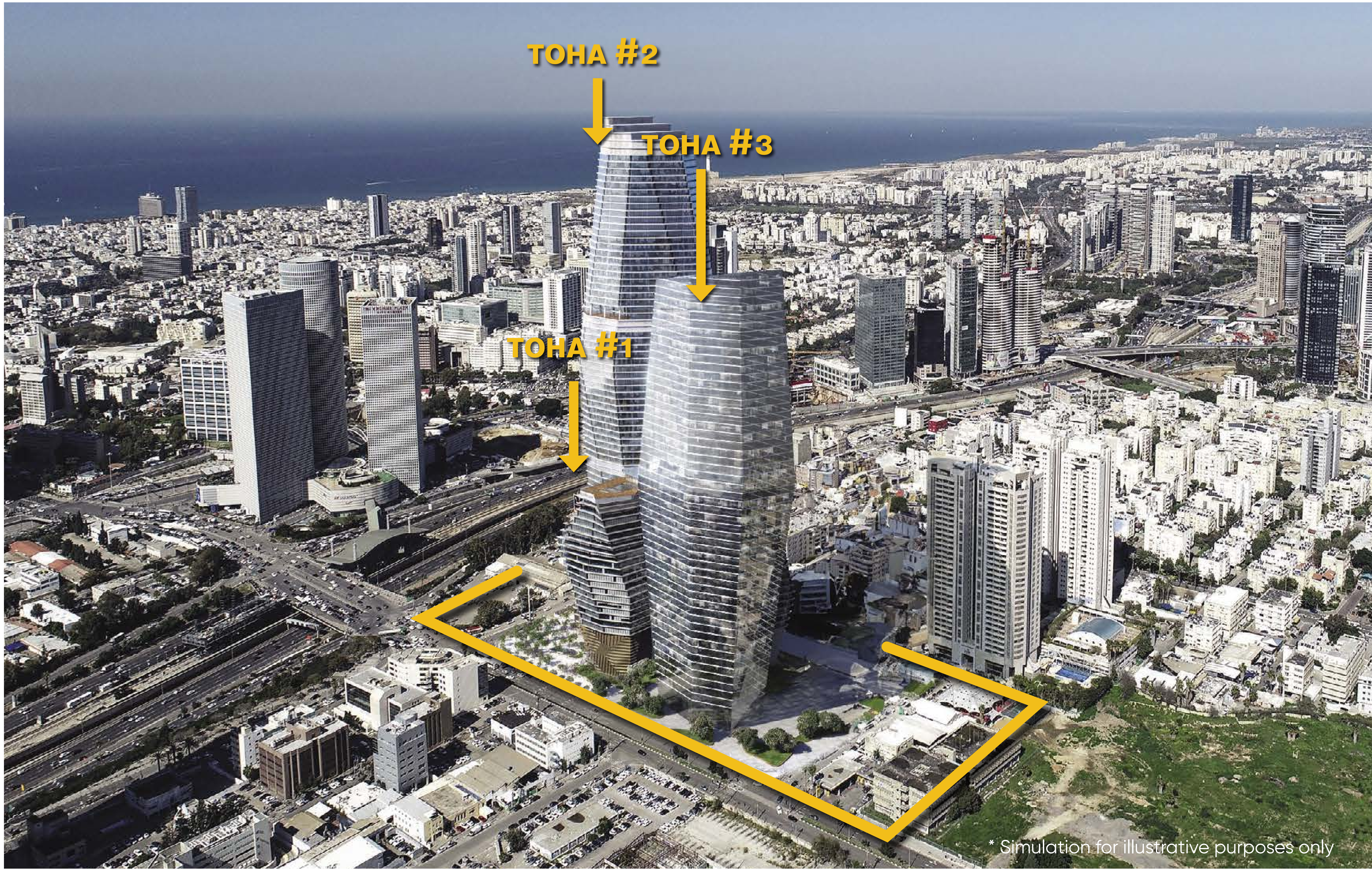
Figures are 100%
(Gav Yam's share 50%)

* Simulation for illustrative purposes only

ToHaTwo Construction progress

ToHa

Gav-Yam and Amot are purchasing properties bordering the ToHa complex in order to further develop and increase building rights in the complex for purposes of constructing ToHa #3.



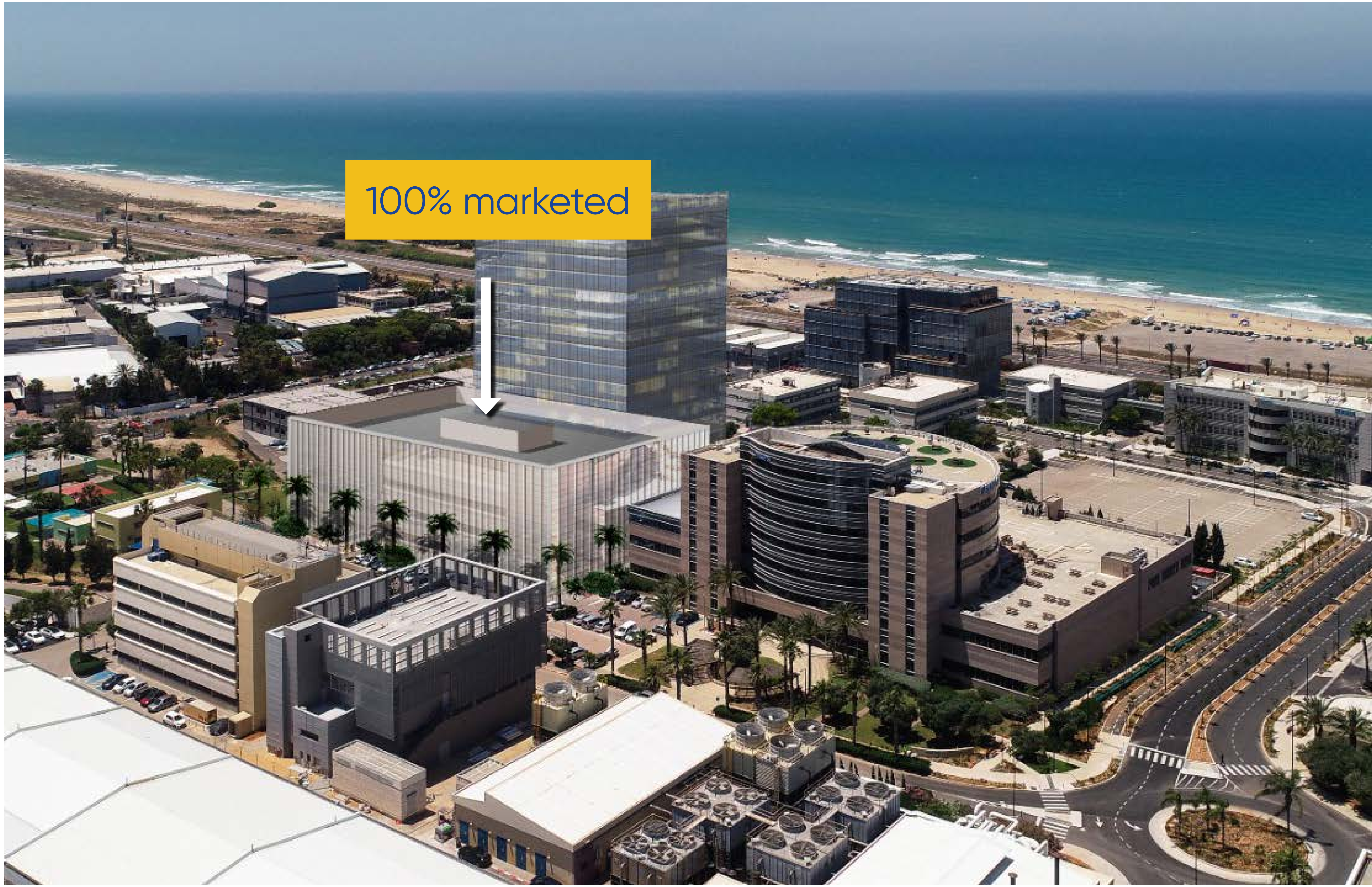
GAV YAM SERVER FARMS

Area
13,500 sqm

Completion date
Q3 2027

Total cost
ILS 150 million

NOI
ILS 11 million



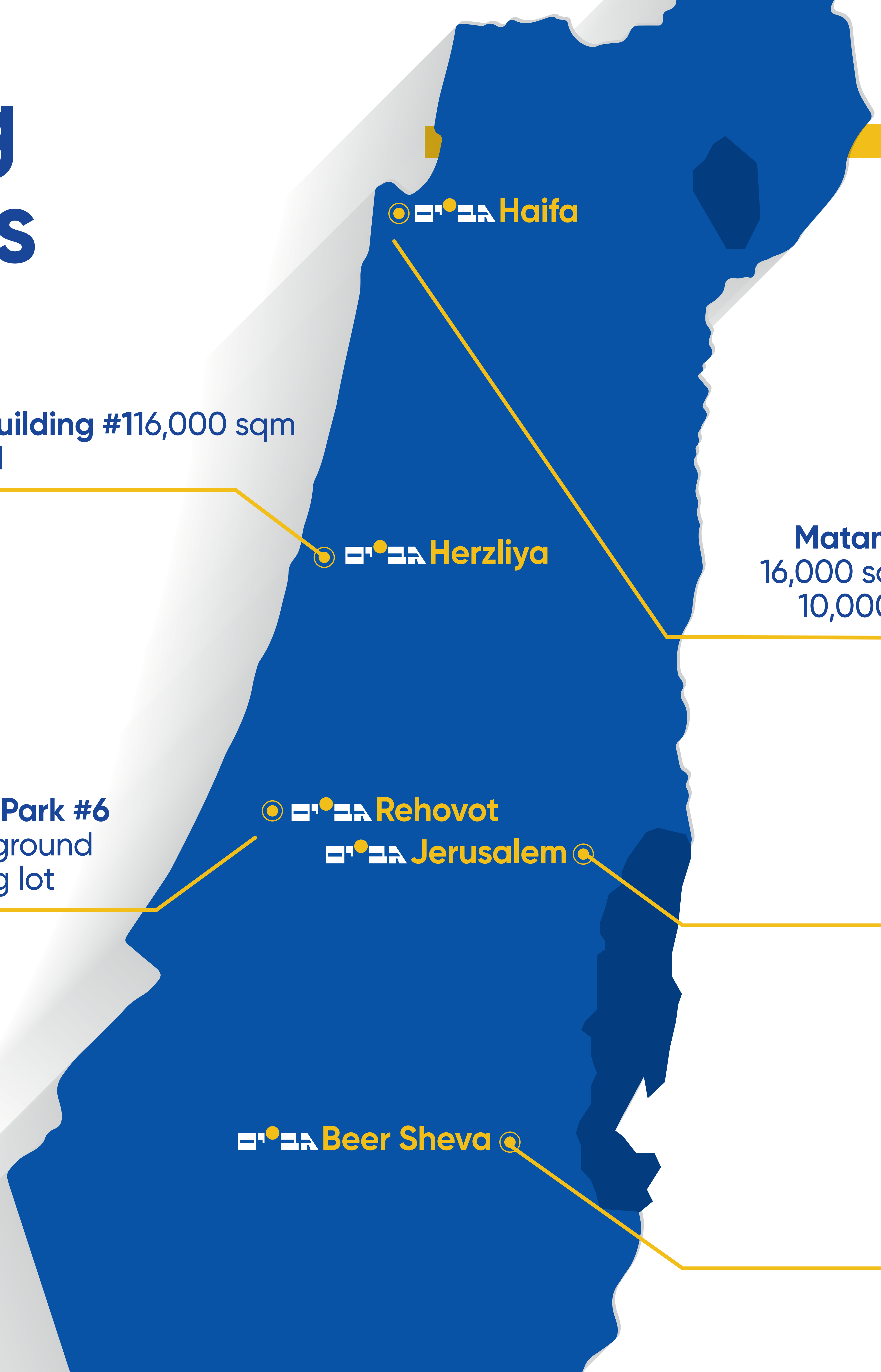
*ההדמיה להמחשה בלבד

* Simulation for illustrative purposes only

Projects at planning and licensing stages

Total 120,000 m2

Herzliya North Western Building #116,000 sqm
10,000 sqm aboveground



Matam Park Central #1
16,000 sqm aboveground
10,000 sqm parking lot

Gav-Yam Rehovot Park #6
15,000 sqm aboveground
10,000 sqm parking lot

Gav-Yam Hebrew Campus #3
23,000 sqm aboveground
21,000 sqm parking lot

Gav-Yam Negev #6
17,000 sqm aboveground

GAV YAM

GAV-YAM RESIDENTIAL

Residential

Acre

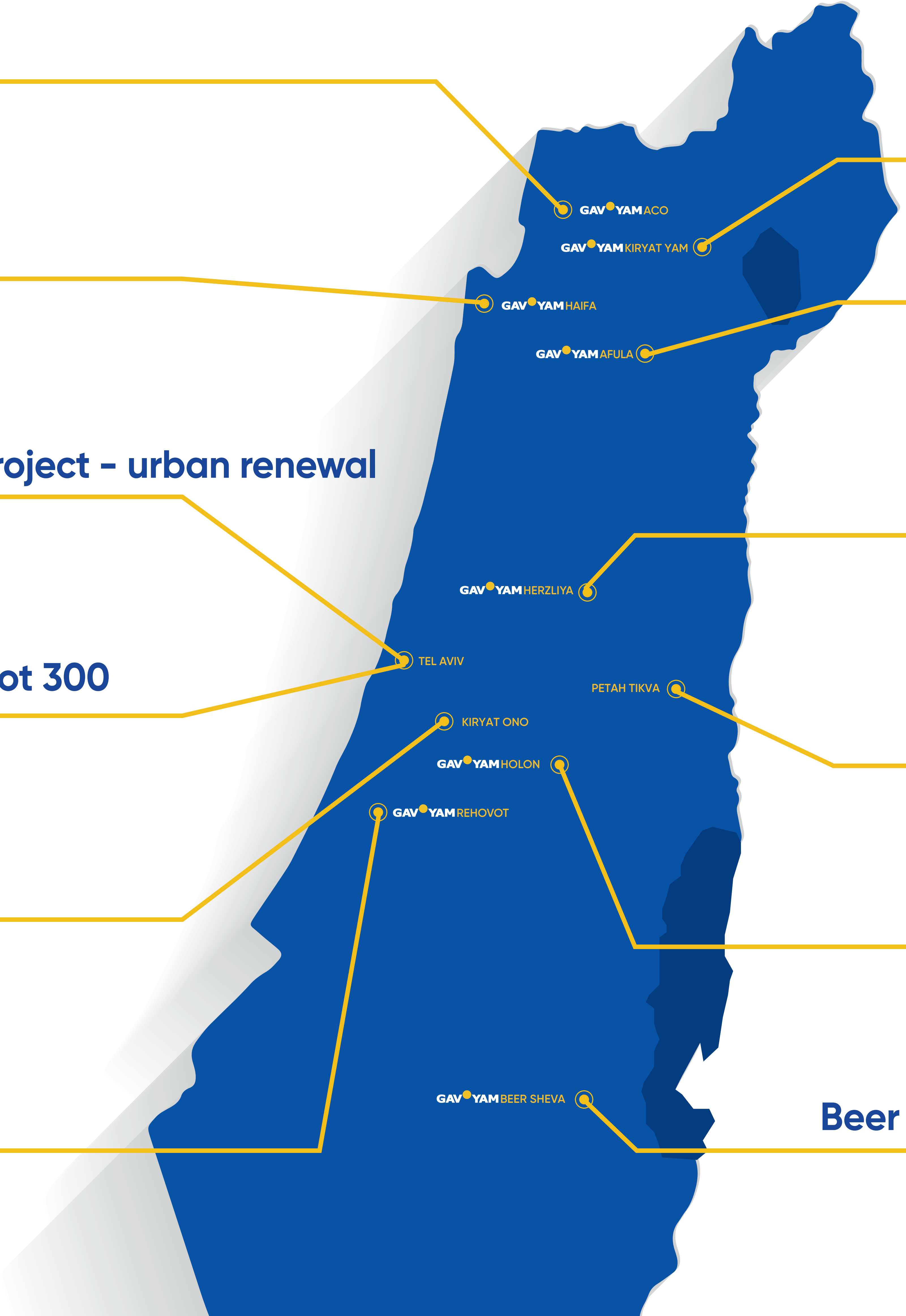
Haifa - Lot 8001

Tel Aviv - Dafna Project - urban renewal

Tel Aviv - TOHA - lot 300

Kiryat Ono

Old Rehovot



Kiryat Yam #1+#2 - urban renewal

Afula

Herzliya North - Micro Units

Petah Tikva - Ramat Verber Urban Renewal

Holon

Beer Sheva - apartments for rent

Residential

	Project/Town Building Plan	Residential units (company's share)
Urban renewal – construction and marketing:	Tel Aviv – Dafna – complex 505*	102 (incl. 21 rental units)
Urban renewal - planning and licensing stage	Tel Aviv – Dafna – complex 501*	171 (incl. 35 rental units)
	Tel Aviv – Dafna – complex 502*	88 (incl. 18 rental units)
	Petach Tikvah – Ramat Verber	90
	Kiryat Yam #1 + #2	1500
Residential projects- planning and licensing stage	Tel Aviv – lot 300	47
	Herzliya North	392
	Old Rehovot	360
	Acre	1,000
	Beer Sheva	250 rental units
	Holon	935
	Haifa – lot 8001	350
	Kiryat Ono #2	89
	Afula	150

* Figures do not include the owner's share in an urban renewal project.

Residential

	Under construction	Short term (1-2 years)	Long term (5 years +)
Projects	Complex 505 – Dafna	Complex 501 – Dafna	Kiryat Ono #1+#2
		Herzliya North #1	Holon (parcel 21)
		Kiryat Ono #2	Old Rehovot
		ToHa – lot 300	Herzliya North #2
		Holon (parcel 27)	Lot 8001 (Matam)
			Acre
			Complex 502 – Dafna
			Petah Tikva – Ramat Verber
			Afula
			Beer Sheva
Company's share	150 residential units of which 44 sold	930 residential units	4,700 residential units

TEL AVIV - DAFNA
COMPLEX 505

units
232 of which 124 for sale,
76 for rights holders
and 32 for rent

Retail
300 sqm

Projected revenue*
ILS 845 million

Projected expenses*
ILS 710 million

Projected profit
ILS 135 million

Projected profit, Gav-Yam's share
ILS 58 million**

44 apartments have been sold

Figures 100% (Gav-Yam share 65%)

* Simulation for illustrative purposes only

* Excluding construction services revenues and costs totaling ILS 161 million (as applicable).
** After payment of consideration (by share allocation) for properties and construction for this project

GAV YAM **HERZLIYA**

Herzliya North #1

300 residential units

Micro units of 50 sqm on average, a master plan is being prepared for publication for validation via detailed planning process.

* Simulation for illustrative purposes only

TEL AVIV

LOT 300

Joint project with equal share
between Gav-Yam and Amot

Units

47 units (company's share)

* Simulation for illustrative purposes only

TEL AVIV - DAFNA

COMPLEX 501

Units

391, of which 209 for sale,
128 for rights holders
and 54 for rent

99% execution rate
Application for building permit submitted

Figures 100% (Gav-Yam share 65%)

* Simulation for illustrative purposes only

KIRYAT ONO #2

Units

93 residential units (company's share)

A design plan has been approved and a building permit application has been submitted

Future contingent rights that the company has not yet completed acquiring

* Simulation for illustrative purposes only

Forward-looking information

This presentation includes forecasts, assessments, estimates and other information relating to future events and matters, where 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 extrinsic factors that impact the company's activity, which cannot be projected and are naturally outside the company's control.