

This document constitutes an unofficial translation of the original Hebrew document. The Hebrew version is the binding version. This translation was prepared for convenience purposes only.

First Half Of 2024

AlonyHetz
Properties & Investments Ltd



- This presentation was prepared by Alony Hetz Properties and Investments Ltd. ("**the Company**"), and is intended solely for investors. It does not constitute an offer to purchase or sell securities of the Company or an invitation to receive bids, as noted, and is intended solely to provide information. The information presented does not constitute a basis for reaching an investment decision, recommendation or opinion and is not a substitute for the investor's judgment.
- The contents of the presentation, in all that relates to an analysis of the operations of the Company and its investees, is merely a summary, and in order to obtain a complete picture of the Company's activities and the risks with which the Company contends, one should review the Company's shelf prospectus, its immediate, periodic and quarterly reports that are reported through the MAGNA system ("**the public information**"). The presentation includes data and information that are presented and edited differently than the data included in the said reports or such that could be calculated from the data included in the Company's reports. The information presented herein is not a substitute for the public information.
- Forecasts, assessments, estimates, data related to future events, whose materialization is not certain and is not under the control of the Company and its investees, macroeconomic forecasts, development of trends in the real estate and energy markets, changes in rental prices and occupancies, changes in electricity prices and the quantity produced, revenue forecasts, calculations of NOI and FFO forecasts, the calculation of projected NOI and yield rates on a stabilized basis, dividends forecast for 2024, the initiation and construction of projects, including projects in the energy field (expected timetables, construction costs, data related to expected connection of plants to the electricity grids and future revenues), are forward-looking information, as defined in Section 32A of the Securities Law (1968), and such information is based solely on the subjective assessment of the Company, which was conducted in good faith, based on past experience and the professional know-how aggregated by the Company, based on facts and data related to the current state of the businesses of the Company and its investees, and on facts and macroeconomic data gathered by the Company from other sources, all as known to the Company when this presentation was prepared ("**forward-looking information**").
- The materialization or non-materialization of the forward-looking information will be impacted, inter alia, by risk factors that characterize the operations of the Company and its investees, and by developments in the economic and geopolitical environment (globally in general and in Israel in particular), and therefore, the Company's operating results could differ significantly from that provided in this presentation.



AlonyHetz

Properties & Investments Ltd

CARR, 1700 NY Ave, Washington DC

STATE STREET



Focus on two sectors

- **Income-producing properties**
- **Renewable energy**



The Group companies **generate constant, stable and long-term cash flows.**



Conservative financial management policy - maintaining a high level of unpledged assets, financial liabilities with long-term durations, diverse credit sources, maintaining unutilized credit facilities and efficient leverage ratios.



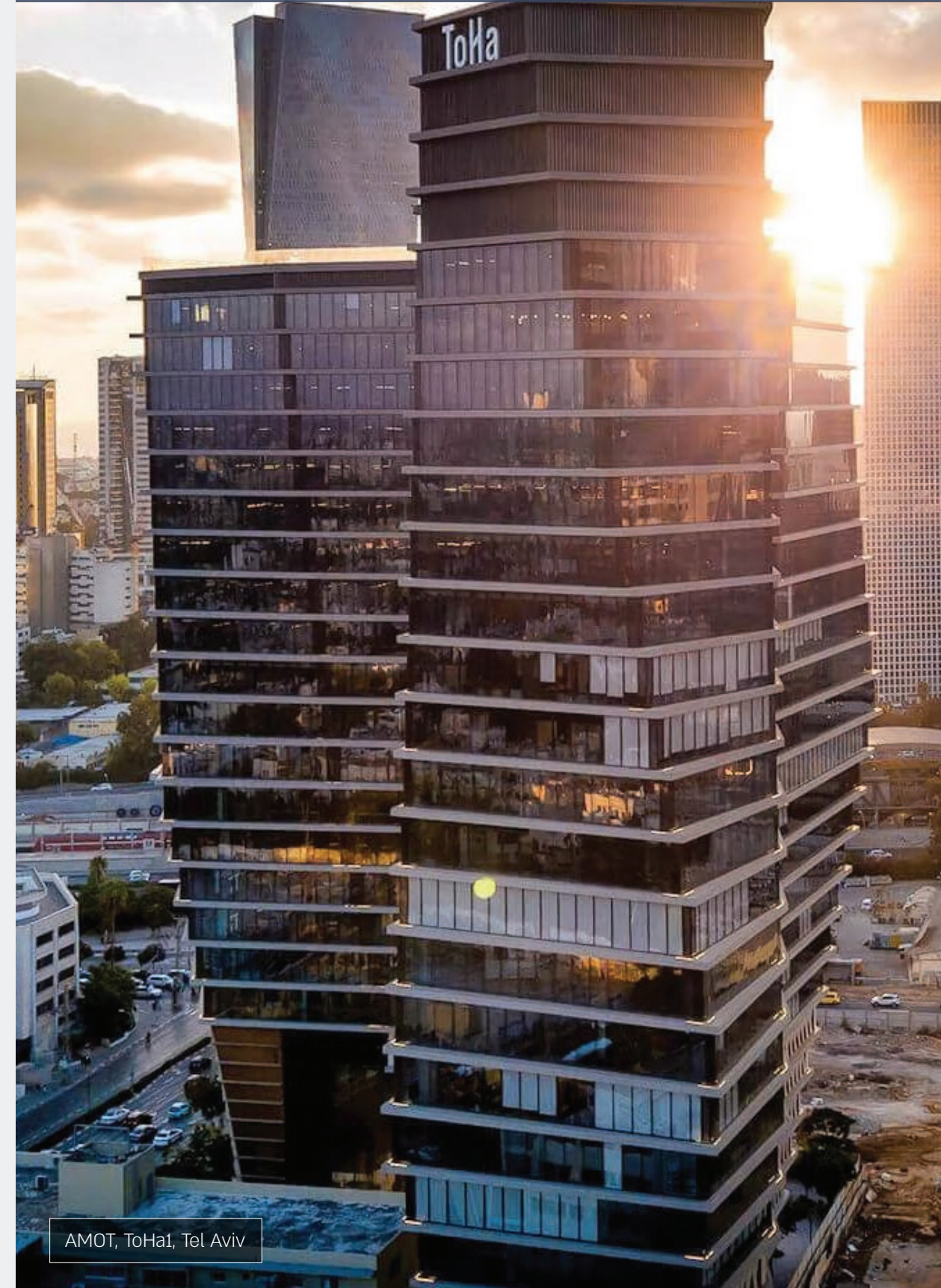
The Group companies are engaged in the **development of projects** in accordance with the scopes determined by the boards of directors of the group companies.



The Group operates with an awareness of the responsibility for and consequences of its activities on the areas of **environmental protection, social responsibility and corporate governance.**

Alony Hetz

Key Events from Beginning of 2024
Until Publication Date of Report



AMOT, ToHa1, Tel Aviv



- Investment in investees totaling NIS 404 million (of which NIS 333 million is to reduce debt and leverage rate in Brockton Everlast).
- In H1 2024, the Company's share in the losses of revaluation of investment real estate of investees totaled NIS 504 million, of which NIS 88 million was in Q2 2024.
- Issuance of ordinary shares and option warrants in consideration for NIS 324 million (gross) and future consideration (assuming full exercise of the option warrants (Series 16) totaling NIS 220 million.



- Signing of binding rental agreement whereby **Google** will lease 60 thousand sqm in the top part of the ToHa2 building, for a 10-year rental period commencing in the first quarter of 2027.



- Completion of the Rent Review process in the Waterside building with **M&S** in which the tenants' rental fees in the properties rose by 17%, commencing from July 2023.



- Signing of a new binding rental agreement with **Fannie Mae** to rent 342 thousand square feet (32 thousand sqm) in the Midtown Center building, for a 16-year period commencing in May 2029, and rental fees that will be increased annually according to the original rental agreement.



- Advanced negotiations for purchase of projects backlog in the US with capacity of 850MWp and reservoir capacity of 1GWh.
- Closing of a financing agreement and investment by a tax partner for projects backlog totaling US\$530 million.
- Entering into a strategic cooperation agreement for the sale of electricity, green certificates and investment of a tax partner relating to Energix' future projects in the US with capacity of at least 1.5GW.
- Entering into a long-term financing agreement for two wind farms in Poland operated commercially totaling up to 830 million zloty.

Income-producing properties

Renewable energy

Israel



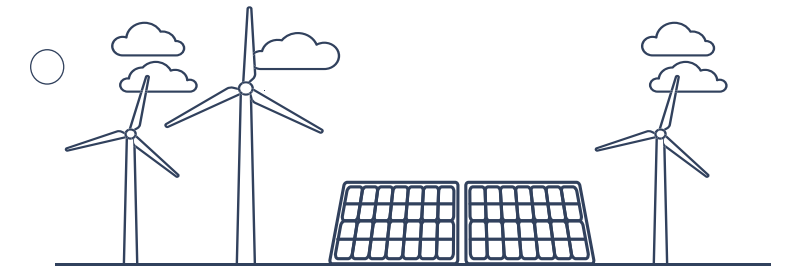
USA



UK



Israel / USA / Poland



51.1%

Offices, retail, industrial parks and logistics

TASE: included in TA-35 Index



47.7%

Offices in Washington, Boston and Austin (50% joint control with JPM)



55.0%

Offices in Boston (50% joint control with Oxford Properties)



83.8 %

Offices and research laboratories in London, Cambridge and Oxford

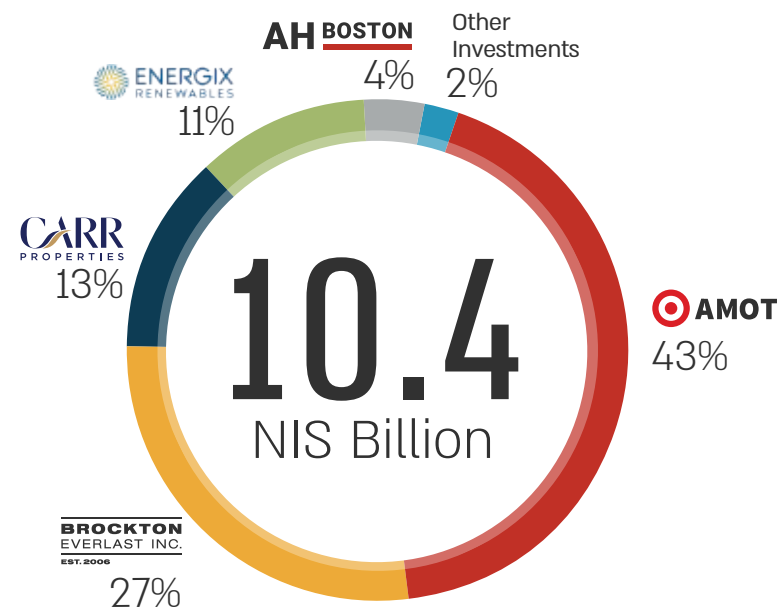


50.2%

Electricity generating systems that use renewable energy sources

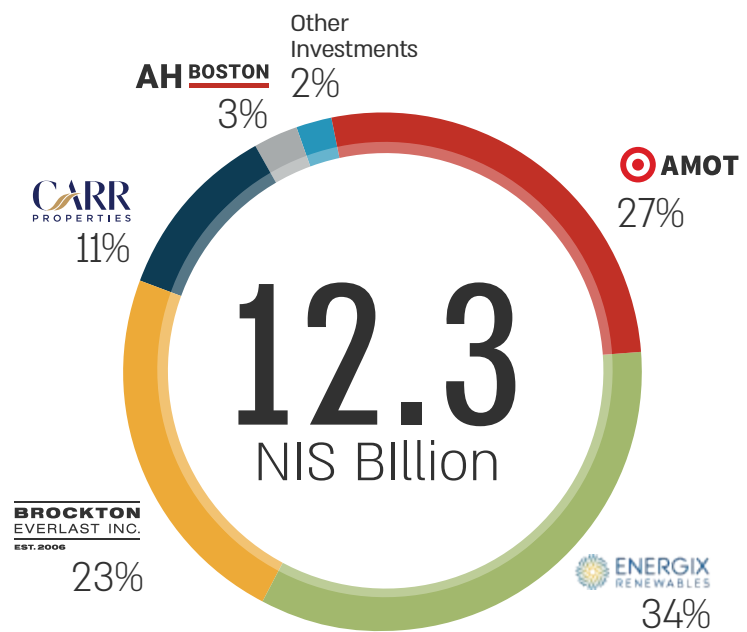
TASE: included in TA-35 Index

Investment Portfolio Composition as of June 2024 **Economic** (*)

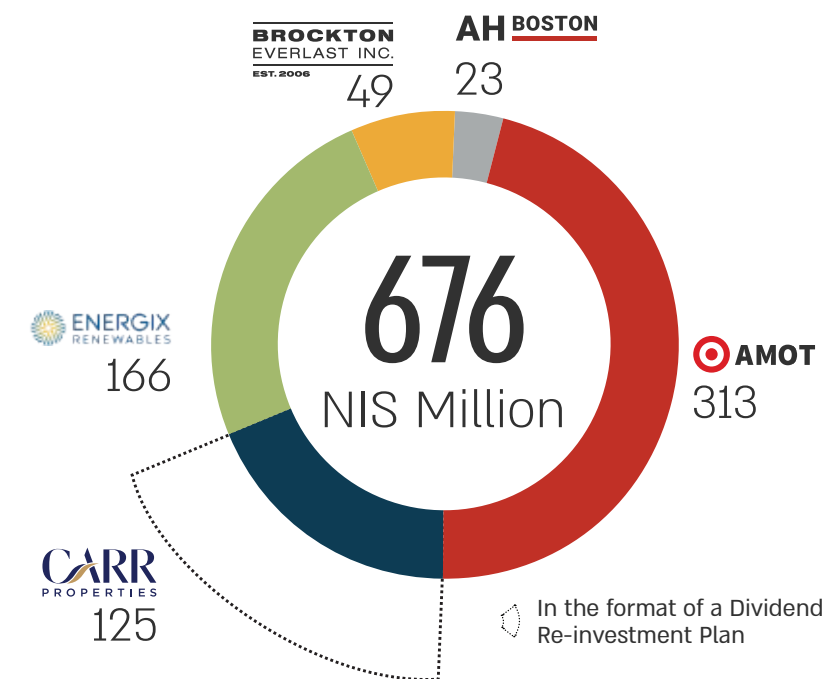


(*) Excludes cash and cash equivalents of NIS 93 million.

Investment Portfolio Composition as of June 2024 **Accounting** (*)



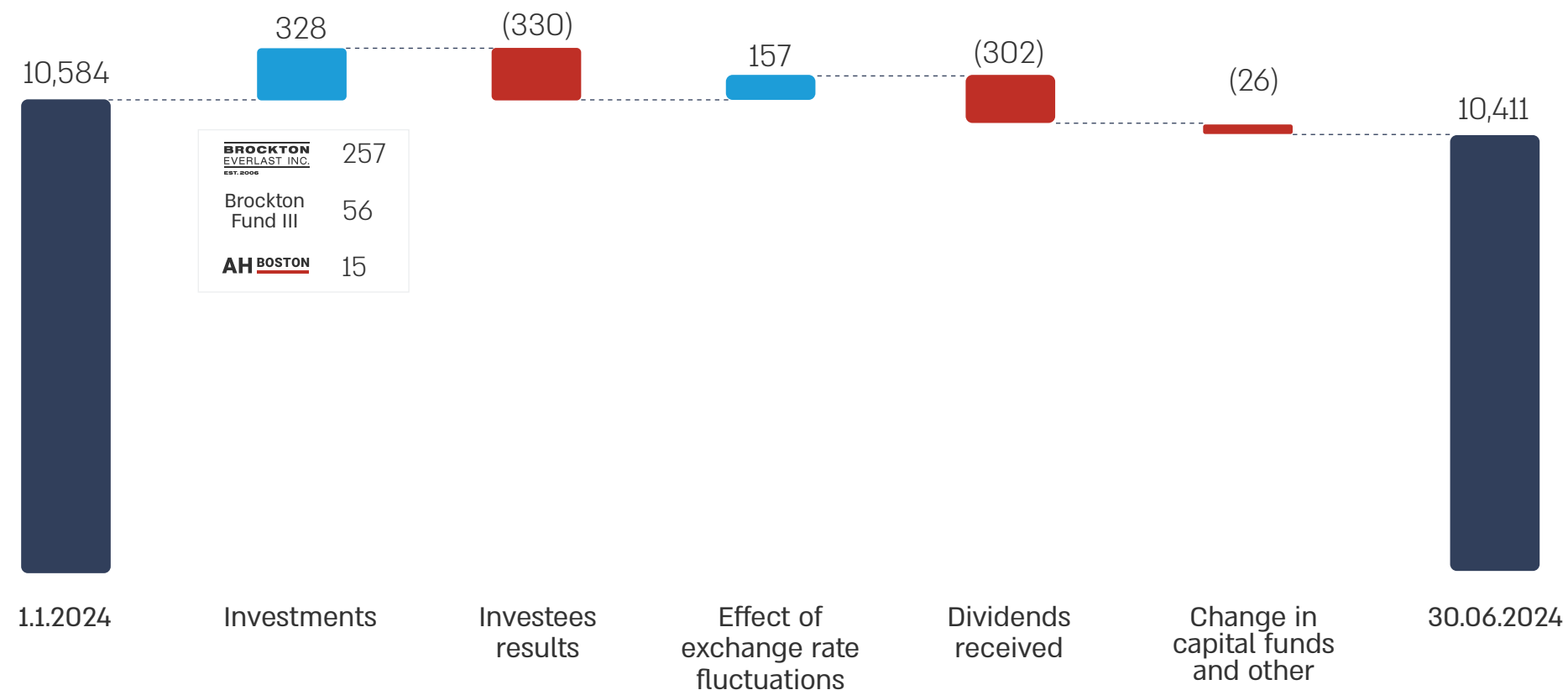
Forecast of Dividends for 2024 (in NIS millions) (*)



Until the publication date of this presentation, dividends of NIS 302 million were received.

(**) This is forward-looking information (see general comments on the presentation).

Changes in Investment Portfolio in First Half of 2024 (NIS Millions)

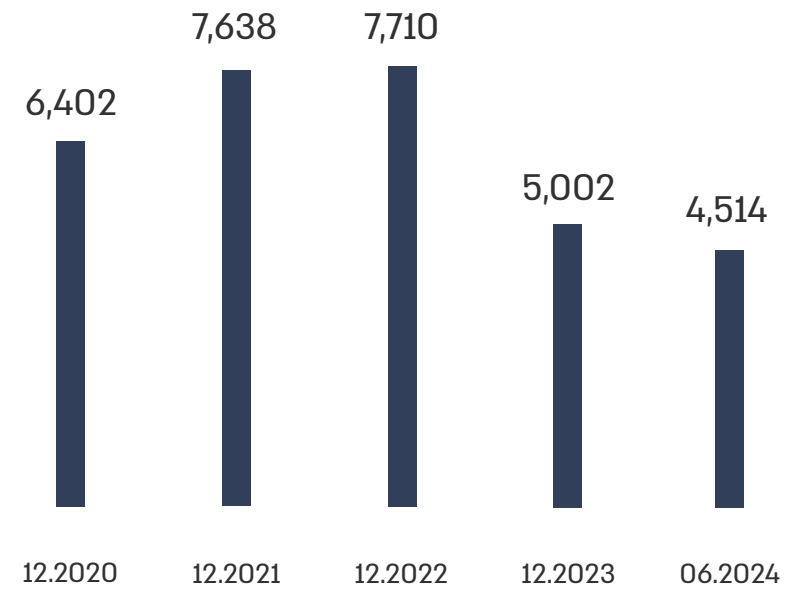


BROCKTON EVERLAST INC.	257
Brockton Fund III	56
AH BOSTON	15

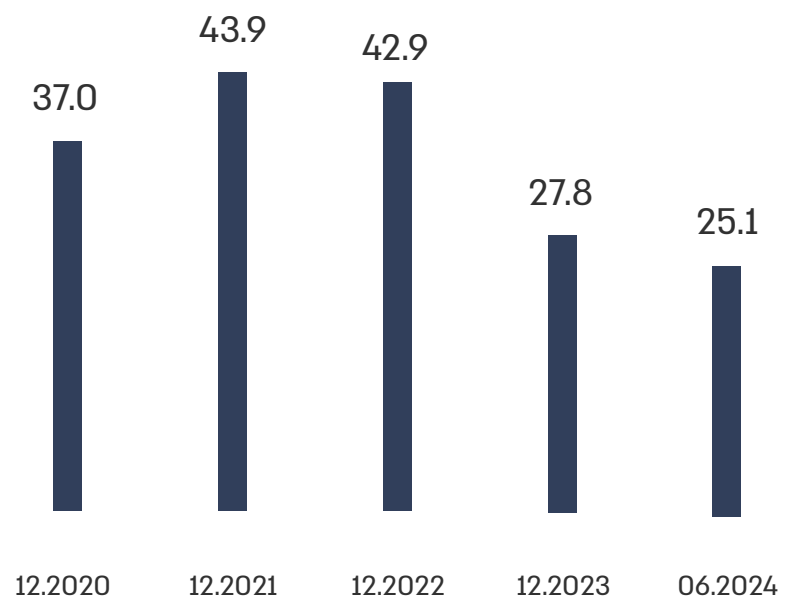


London, FORA Borough, Brockton

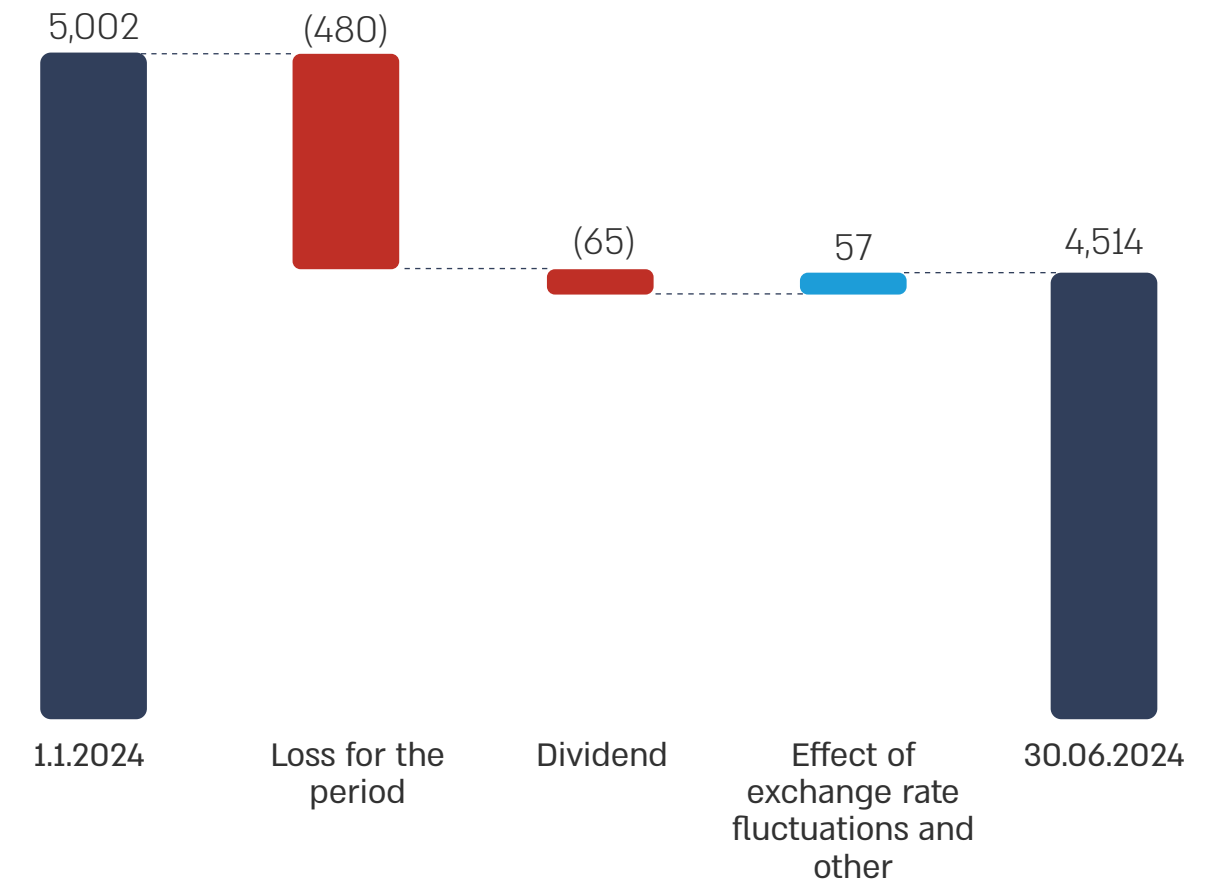
Changes in equity (majority shareholders)(NIS millions)



Changes in equity per share (majority shareholders) (NIS)



Changes in Equity in First Half of 2024 (NIS millions)



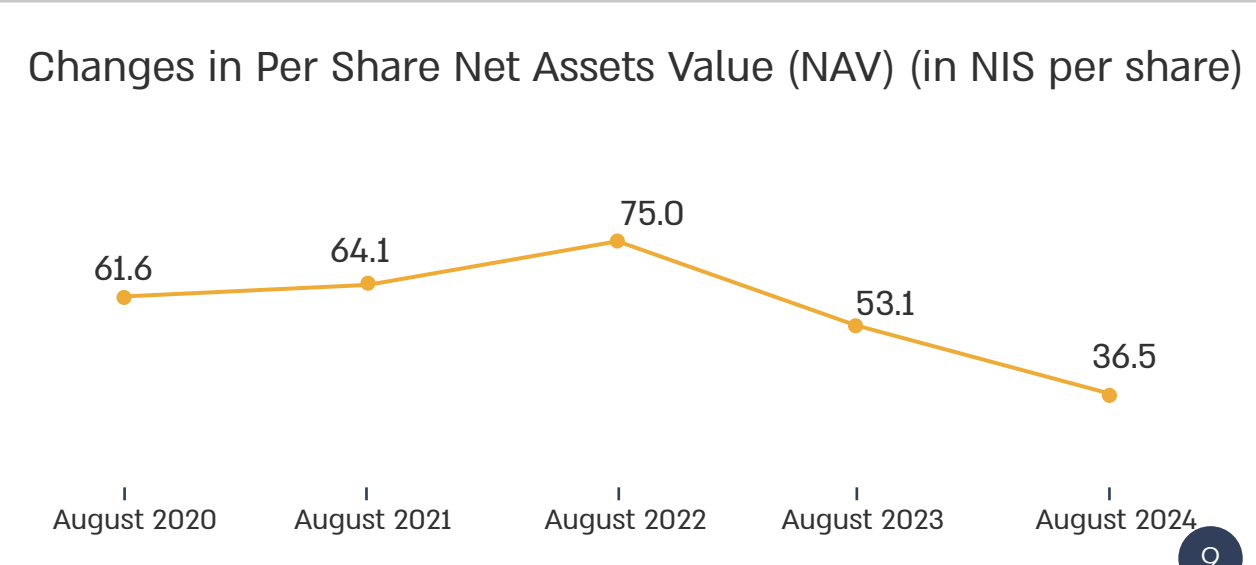
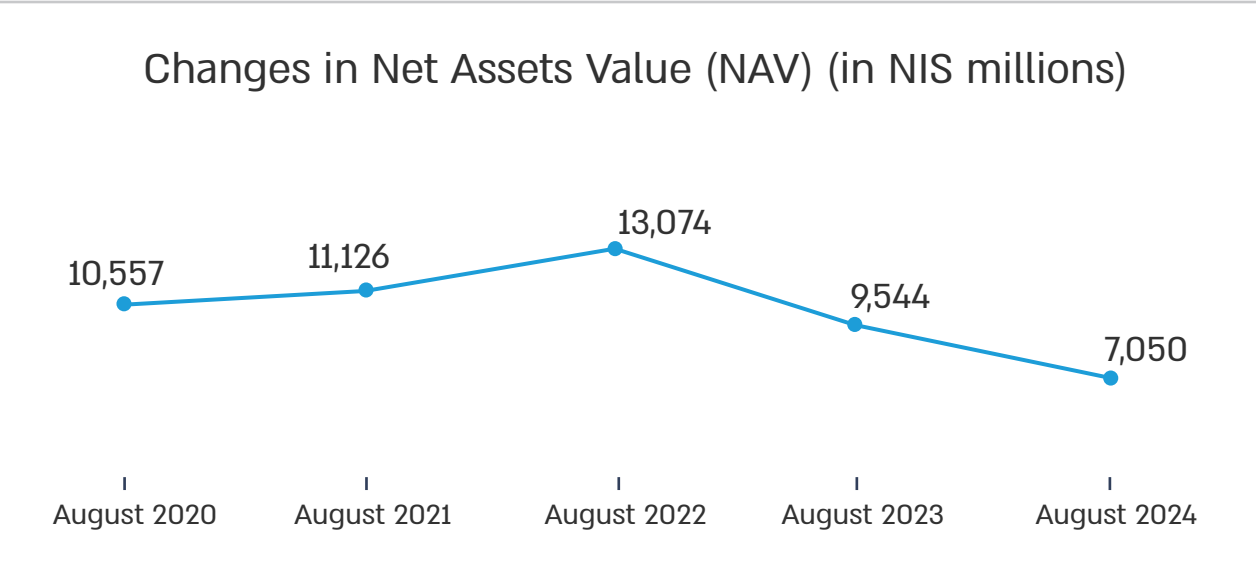
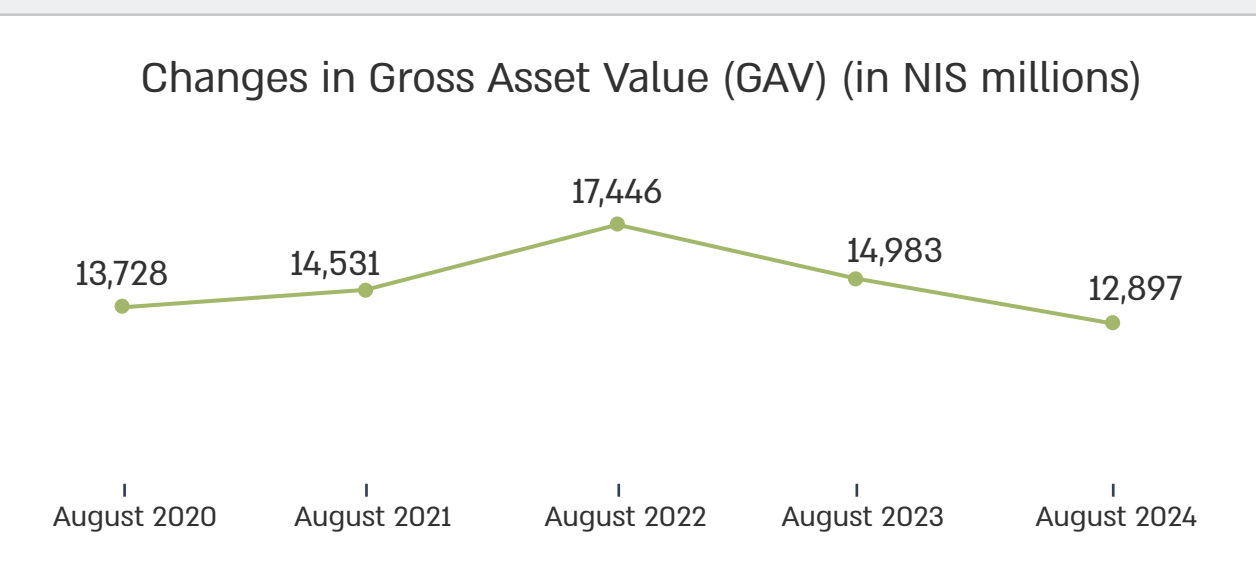
After the balance sheet date, the Company raised equity of NIS 324 million

The Company has a policy of partially hedging currency exposure in respect of its investments

Alony Hetz

Measurement of Net Assets Value (NAV) based on financial statements vs. Adjusted NAV

(NIS millions)	Data from financial statements as of June 2024	Investment from beginning of July 2024 until presentation's publication date	Equity issued in July 2024	Adjustment to stock value as of date of update, including exchange rate adjustments	Adjusted data as of date of update (*)	Measurement basis
AMOT	4,483	-	-	(449)	4,034	Stock market price
ENERGIX RENEWABLES	1,116	-	-	2,801	3,917	Stock market price
BROCKTON EVERLAST INC.	2,846	76	-	37	2,959	Equity (IFRS)
CARR PROPERTIES	1,337	-	-	12	1,349	Equity (IFRS)
AH BOSTON	401	-	-	5	406	Equity (IFRS)
Other investments (mainly in Brockton Funds)	226	-	-	6	232	Equity (IFRS)
GAV	10,409	76	-	2,412	12,897	
Net financial debt (**)	(6,073)	(76)	324	(22)	(5,847)	
NAV(***)	4,336	-	324	2,390	7,050	
NAV per share (***)	24.1				(****) 36.5	
Leverage	56.3%				(****) 45.3%	



(*) Date of update for calculation of adjusted NAV (including stock market prices and exchange rates) is August 11, 2024 (**) Gross debt after deducting cash (****) Ignores deferred taxes (****) In AMOT's bylaws according to IFRS equity of NIS 39 and 43.5%, respectively

Alony Hetz

Structure of Financial Debt and Leverage
(Company solo expanded)



The Company's bonds are rated "Aa3" negative outlook by Midroog and "iIAA" negative outlook by Ma'alot.



The Company is in compliance with all the financial covenants of the bonds and credit facilities.



The Company has credit facilities in the amount of NIS 550 million, which are unutilized as of the presentation's publication date.

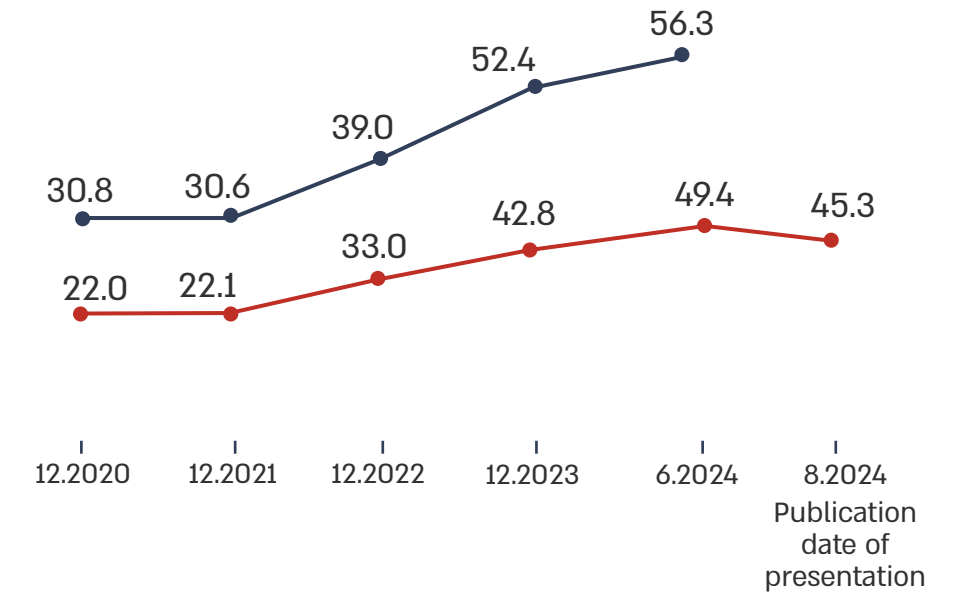


All of the Company's financial debt is non-bank credit.



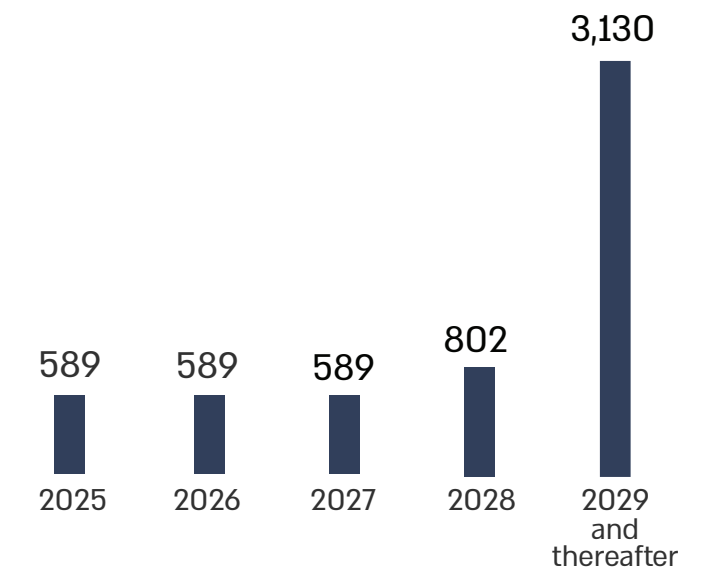
None of the Company's properties are pledged.

Leverage, net (%)



— In Books (IFRS) — According to adjusted NAV (see Slide 9)

Debt maturity dates (NIS millions)(*)



*As of Publication date of presentation

Alony Hetz

FFO (NIS millions)

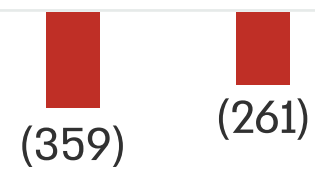


Washington DC ,901 K Street ,CARR

	Year 2023	H1 2023	H1 2024
Company's share in Amot's FFO according to management's approach	430	217	208
Company's share in Energix's FFO according to management's approach	184	101	101
Company's share in Carr's FFO	121	68	58
Company's share in Brockton Everlast's FFO	58	31	21
Company's share in AH Boston's FFO	40	20	26
Real interest expenses	(206)	(96)	(113)
General and administrative expenses (net of management fee income)	(6)	(5)	(3)
Current taxes	(21)	(12)	6
Total FFO according to management's approach	600	324	(6%) 304
Adjustments to FFO according to the Securities Authority's approach: Expenses of linkage differences on credit of the Company and its investees and exchange rate differences	(178)	(132)	(43)
FFO according to Securities Authority's approach	422	192	36% 261

Company's share in loss from revaluation of investment properties of investees

USA (\$ millions) 100%



H1 2023 H1 2024

UK (£ millions) 100%



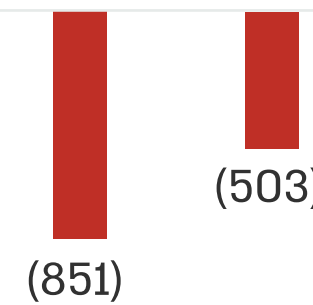
H1 2023 H1 2024

Israel (NIS millions) 100%



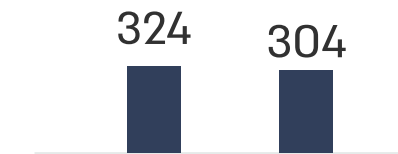
H1 2023 H1 2024

Company's share (NIS millions excluding tax effect)



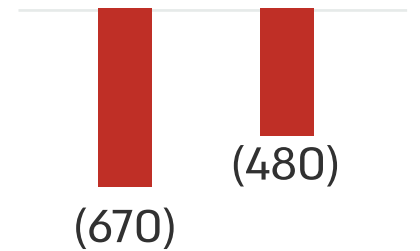
H1 2023 H1 2024

FFO according to management's approach (NIS millions)



H1 2023 H1 2024

Loss of Majority Shareholders (NIS millions)



H1 2023 H1 2024

According to quarter

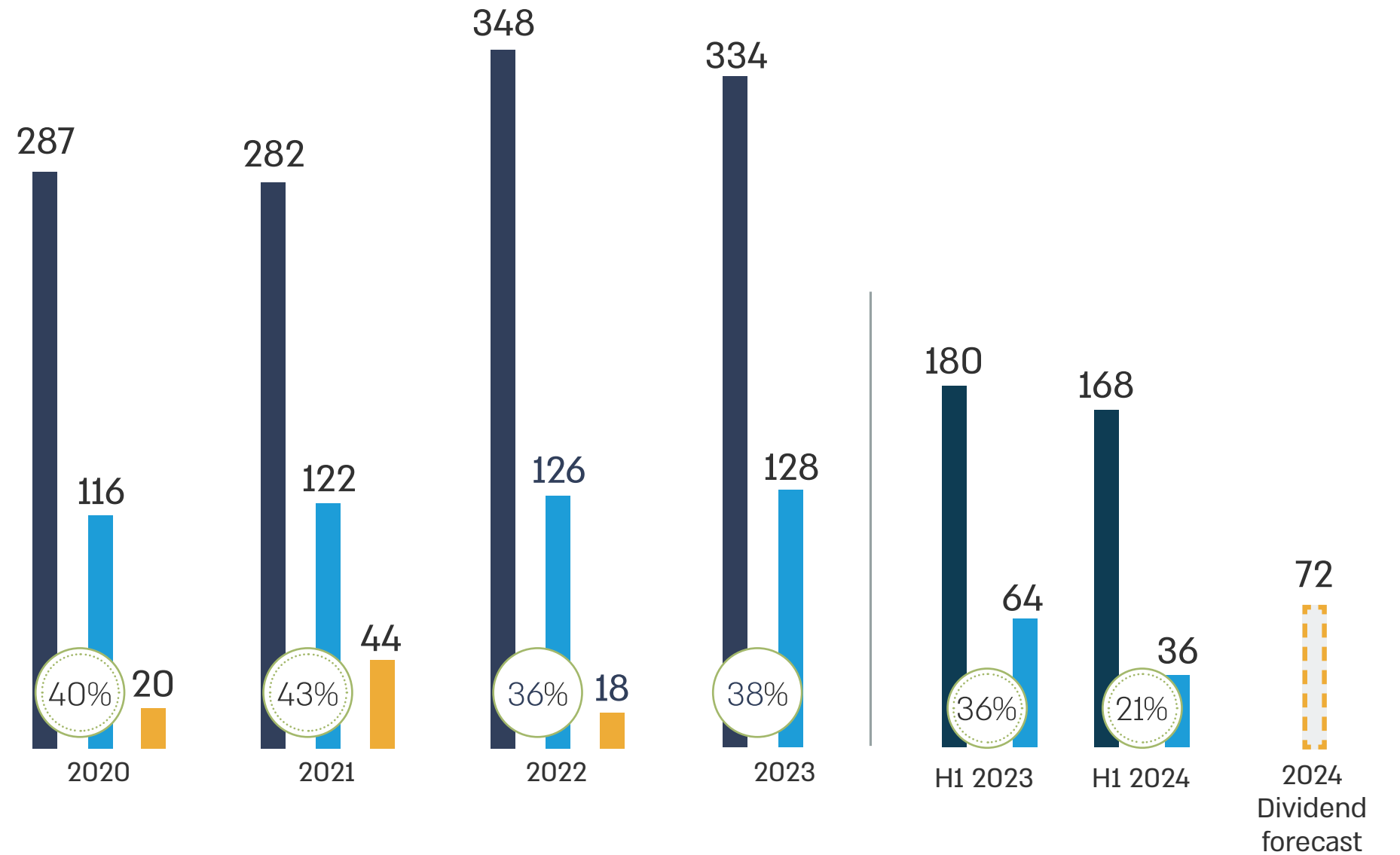
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
Q1	(137)	(196)	(37)	(17)	0	3	(369)	(416)		
Q2	(222)	(65)	(44)	(3)	142	99	(482)	(87)		

Alony Hetz

Per share cash flows data (In Agorot [NIS 0.01])



Washington DC ,Midtown Center ,CARR



- FFO per share according to Management's approach (*) ■ Ordinary dividend per share
- Special dividend per share ■ Regular Dividend Payout Ratio from FFO
- The Company declared a dividend policy for 2024, whereby a dividend of NIS 0.18 per share will be paid every quarter. This is forward-looking information (see general comments on the presentation).

(*)Regarding FFO according to Securities Authority's approach (see Slide 10)



Environmental protection

- Investment in implementation of the green construction methods complying with the most stringent standards - from the construction stages to the operation and maintenance stages of development and construction projects in all the geographic regions in which the Group operates.
- Energy efficiency
- Building real estate projects near mass transit.
- Generating energy from renewable sources (sun and wind).

CARBON NET ZERO 

BREEAM®



Social responsibility

- Contributions to the community.
- Volunteering.
- Gender equality.
- Accessibility.



Corporate governance

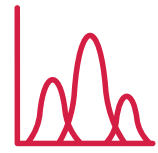
- Stringent ethics regarding business conduct.
- Especially high level of transparency toward shareholders and creditors.
- More than half of the directors in the publicly traded companies are independent.



- Platinum rating according to the "Ma'aleh" index for 2023.

Office Sector Trends





Trends



- Geopolitical instability causing economic uncertainty
- Continuing moderation of inflation
- Global economic downturn
- Stabilization of hybrid working (including “hoteling”)
- Reduction in amount of space required
- Shortening lease durations
- Increase in volume of sub-leasing, with emphasis on the hi-tech sector



- Increase in rate of return to work in offices
- Decrease in construction starts



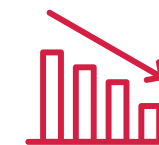
Influences

Trophy buildings



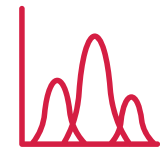
- Vibrant demand
- High occupancy rates
- Stability with a tendency to increased NER^(*)

Class A Buildings (old), Class B and C



- Decrease in occupancy
- Decrease in NER^(*)

(*) Net Effective Rate – Rental fees net of the effect of incentive packages to tenants (adjustment budgets and free-of-charge rental periods)



Trends



End of interest rate increases by central banks while awaiting the phase of rate cuts



High volatility in long-term risk-free interest



Decrease in NER (see previous slide)



Credit crunch (especially in USA) and toughening of financing conditions for offices



Drastic decrease in the number of transactions



Effects



Decrease in property values



Increase in percentage of loan delinquencies and covenant breaches



REITs trading at discounts



Price Discovery



Amot Atrium, Ramat Gan

 Equity NIS **8.8** billion

 GLA **1.9** million sqm
1.2 million sqm above ground space
0.7 million sqm parking and open storage

 No. of Properties **113**

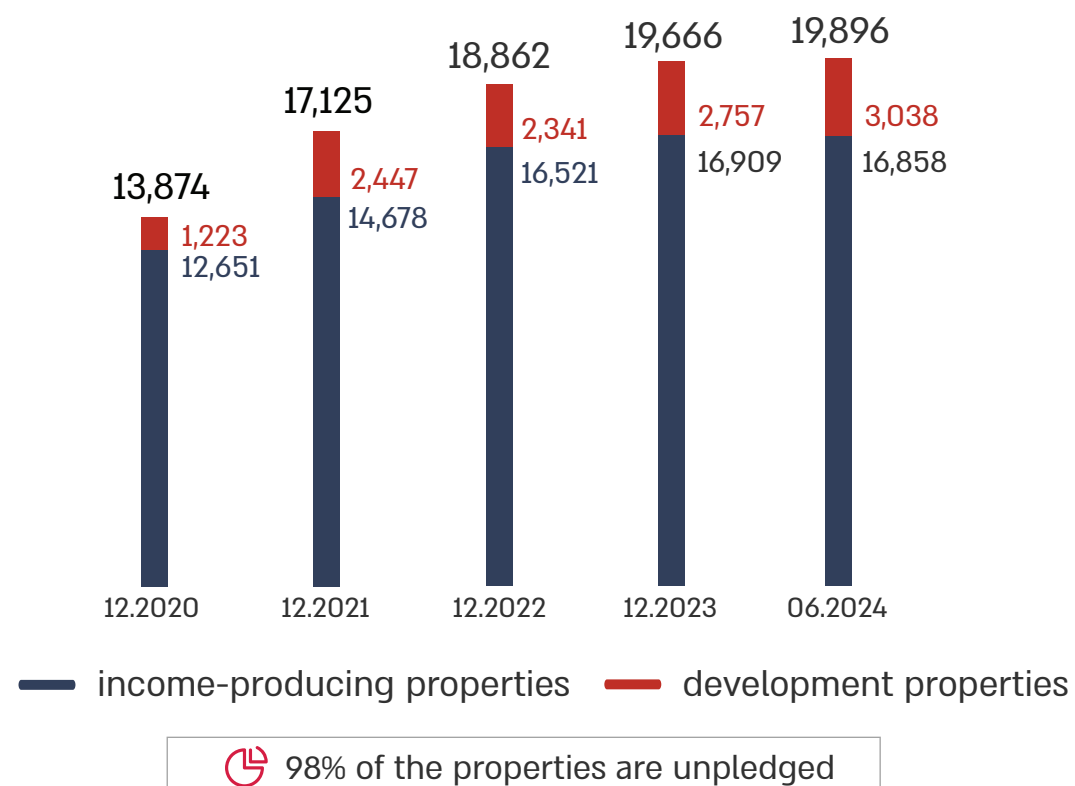
 Occupancy rate **93.2%**

 Net financial debt NIS **9.0** billion

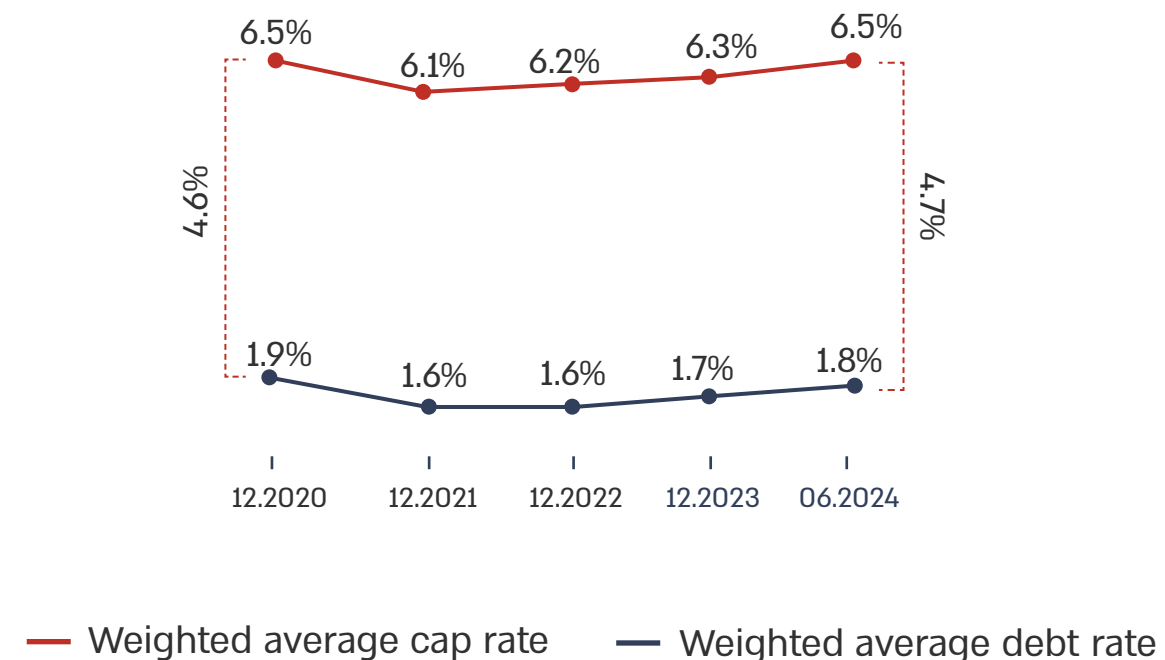
 Leverage **45%**

 Credit Rating **AA/Stable** - Ma'alot
Aa2/Stable - Midroog

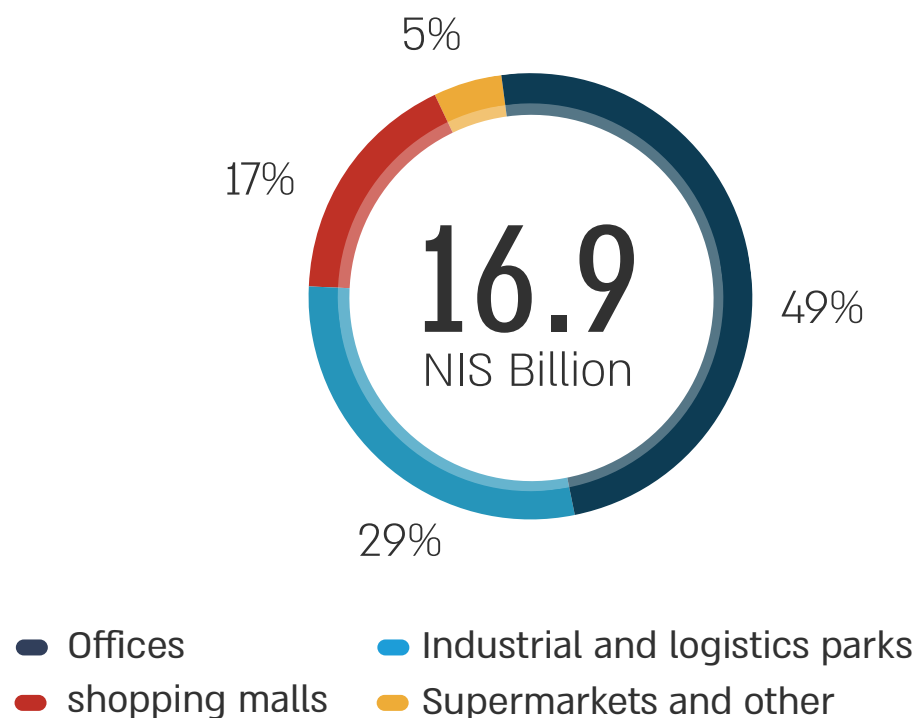
Investment Real Estate Value (NIS millions)



Change in cash flow margin

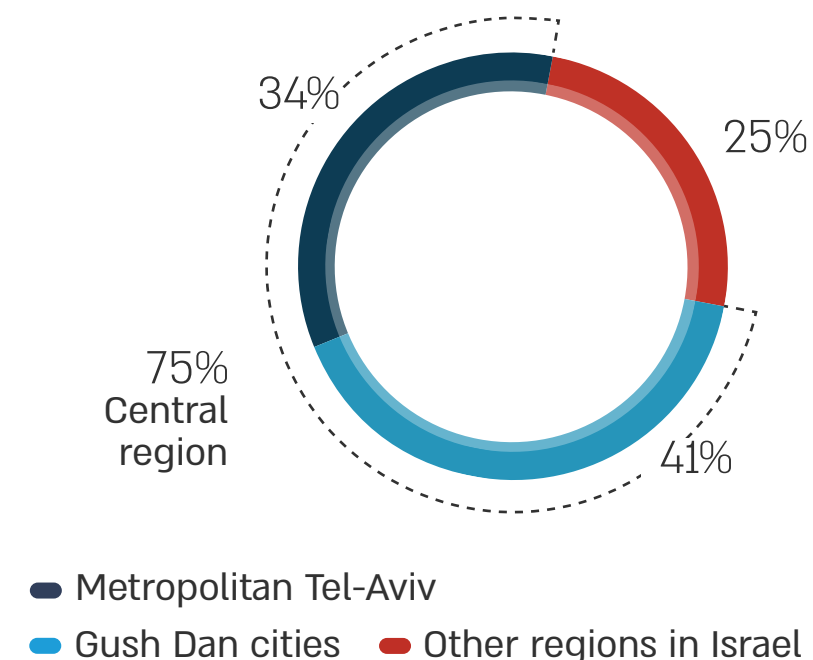


Breakdown in value of income-producing properties (*)



(*) Excludes land classified as investment real estate and development properties.

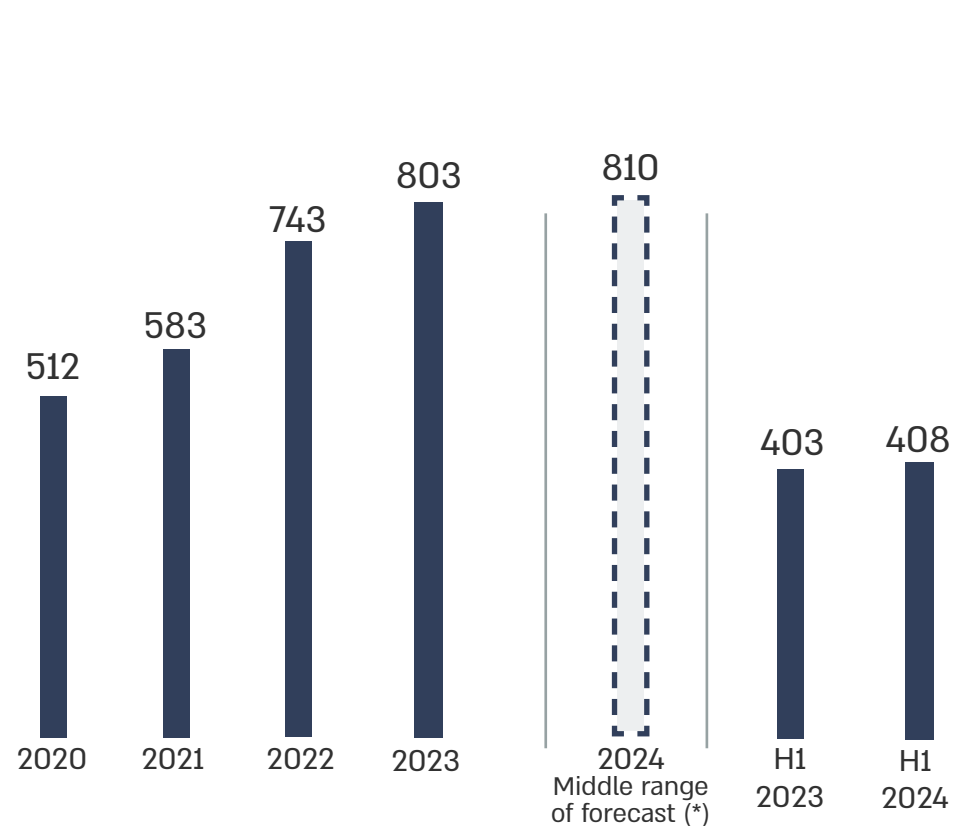
Geographic breakdown of properties





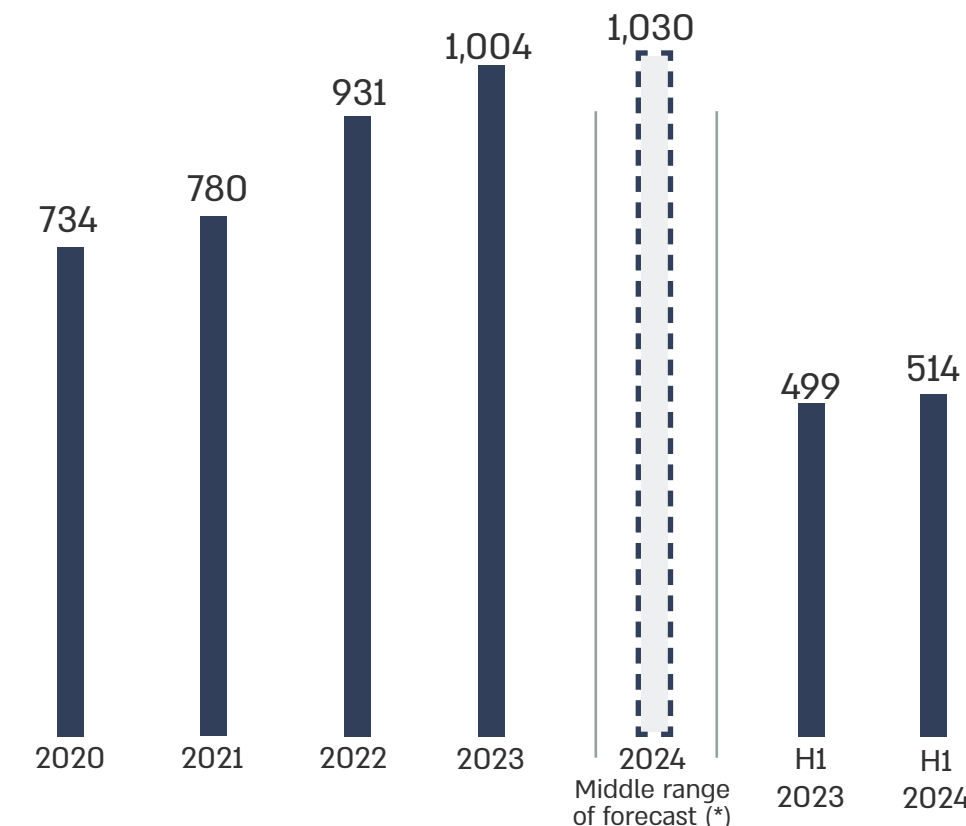
AMOT Platinum, Petach Tikva

FFO (NIS millions) (Management's approach)

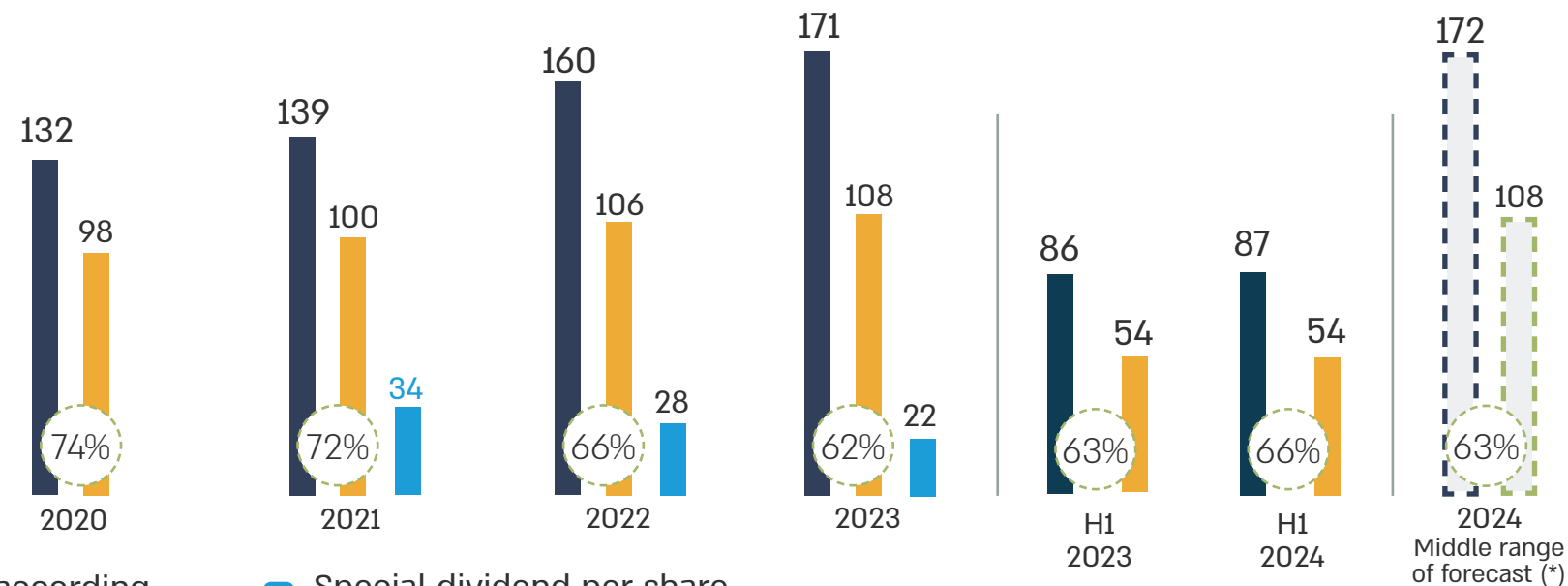


NOI (NIS millions)

Q2 2023 vs. Q2 2024 IFRS Same Store NOI: +2.3%



Cash flows per share (Agorot [NIS 0.01])



■ FFO per share according to Management's approach
 ■ Special dividend per share
 ■ Ordinary dividend per share
 Regular Dividend Payout Ratio from FFO
 AMOT declared a dividend policy for 2024, whereby AMOT shall distribute a dividend of NIS 1.08 per share, to be paid in four quarterly payments of NIS 0.27 per share.
 Forecasted FFO per share for 2024 according to Management's approach
 (*) This is forward-looking information (see general comments to the presentation)

AMOT

Development Projects Pipeline (AMOT's share) (*)



AMOT has 6 projects totaling 201 thousand square meters of above ground construction, with a total construction budget of NIS 3.4 billion.



The remaining investment to complete these projects is NIS 1.6 billion, with forecasted NOI of NIS 270-295 million, assuming full occupancy. Forecasted rate of return of 8.4%.



As of June 2024, the value of the projects on AMOT's books is NIS 1.8 billion.

(*) This is forward-looking information (see general comments to the presentation)

ToHa2 (50% owned)



Modi'in (Shufersal) Offices (75% owned)



"Lechi" Site in Bnei Brak (50% owned)



K Complex in Jerusalem (50% owned)



Afek Park Rosh Ha'ayin (50% owned)



Logistics Center in Beit Shemesh (60% owned)



AMOT - ToHa 2

(Data relating to 100% of project)*



Ownership

The project is owned in equal shares by AMOT and Gav Yam.



Description of property

In August 2021 rights were purchased from the Tel-Aviv Municipality for construction of the project as well as lease rights for a period ending in 2108.



GLA

156 thousand sqm
for marketing

Excludes 45K sqm of underground parking



Total construction costs

NIS **3.3** billion (includes TI work)



Forecasted NOI

320 NIS million
with full occupancy, according to the current rent prices for the area



estimated construction completion date

2026



Signing of rental agreement with Google for rental of 60 thousand sqm (at the stage before the space is subdivided) for a 10-year period commencing at the start of 2027, in consideration for annual rental fees of NIS 115 million.

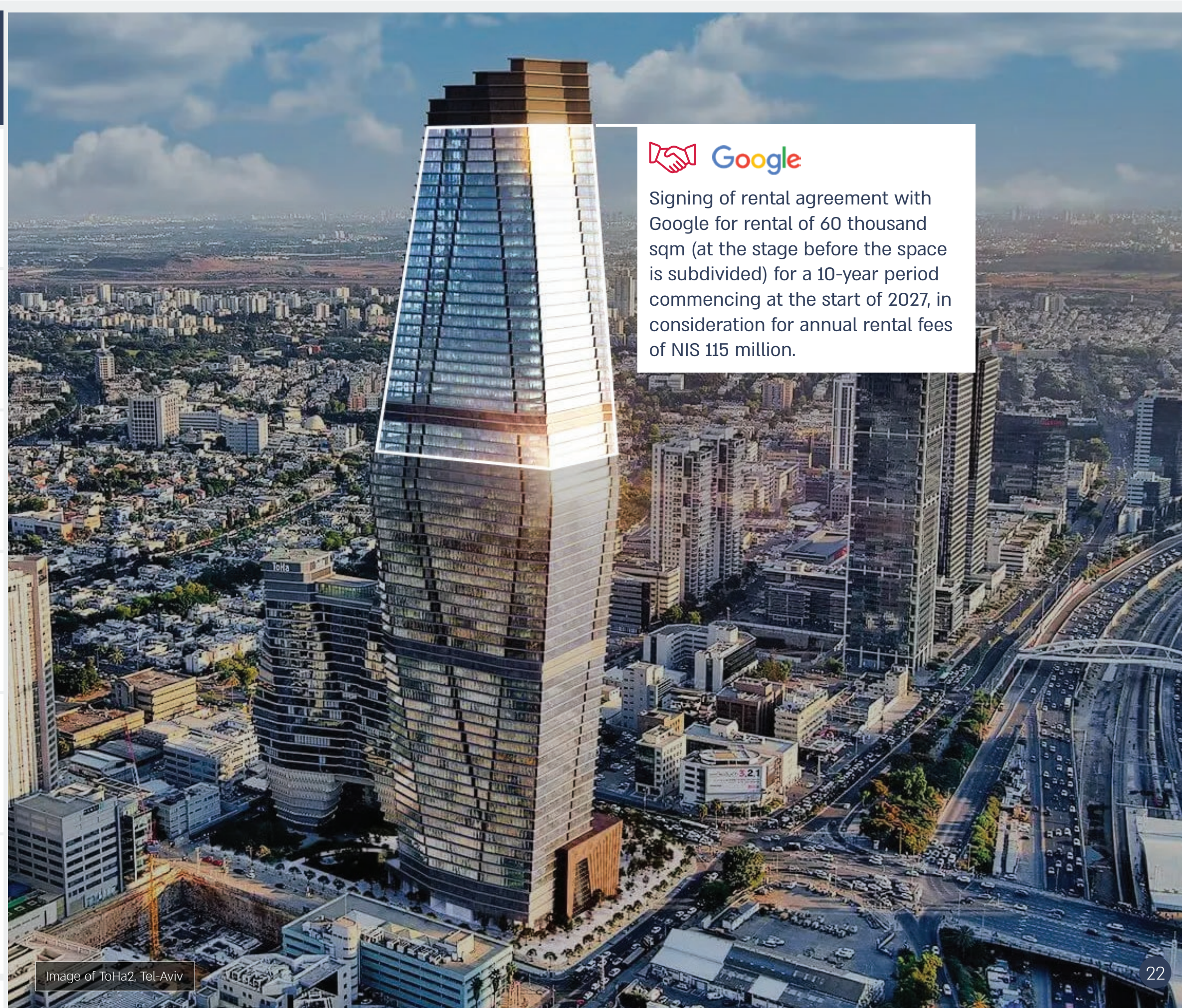


Image of ToHa2, Tel-Aviv

(* This is forward-looking information (see general comments to the presentation)

**BROCKTON
EVERLAST INC.**
EST. 2006



BROCKTON EVERLAST

Key Data as of June 30, 2024



GLA **1.5M** sqf.



Value of income producing properties **£0.7** billion



Value of development property and building rights **£0.4** billion



Occupancy rate **97.2%**



WAULT **5.3** years



Financial debt **£0.4** billion



Leverage rate **32%**



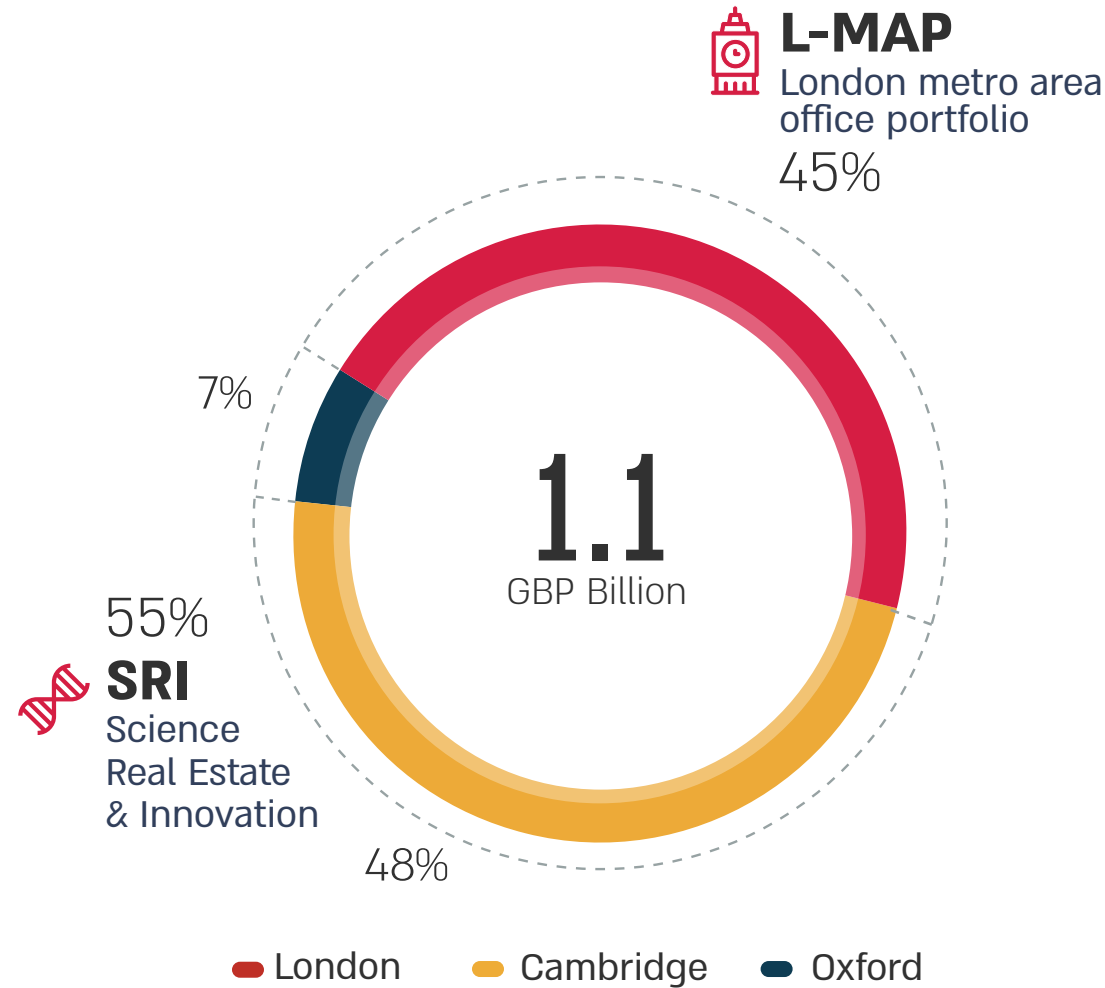
Average maturity of loans **2.3** Years



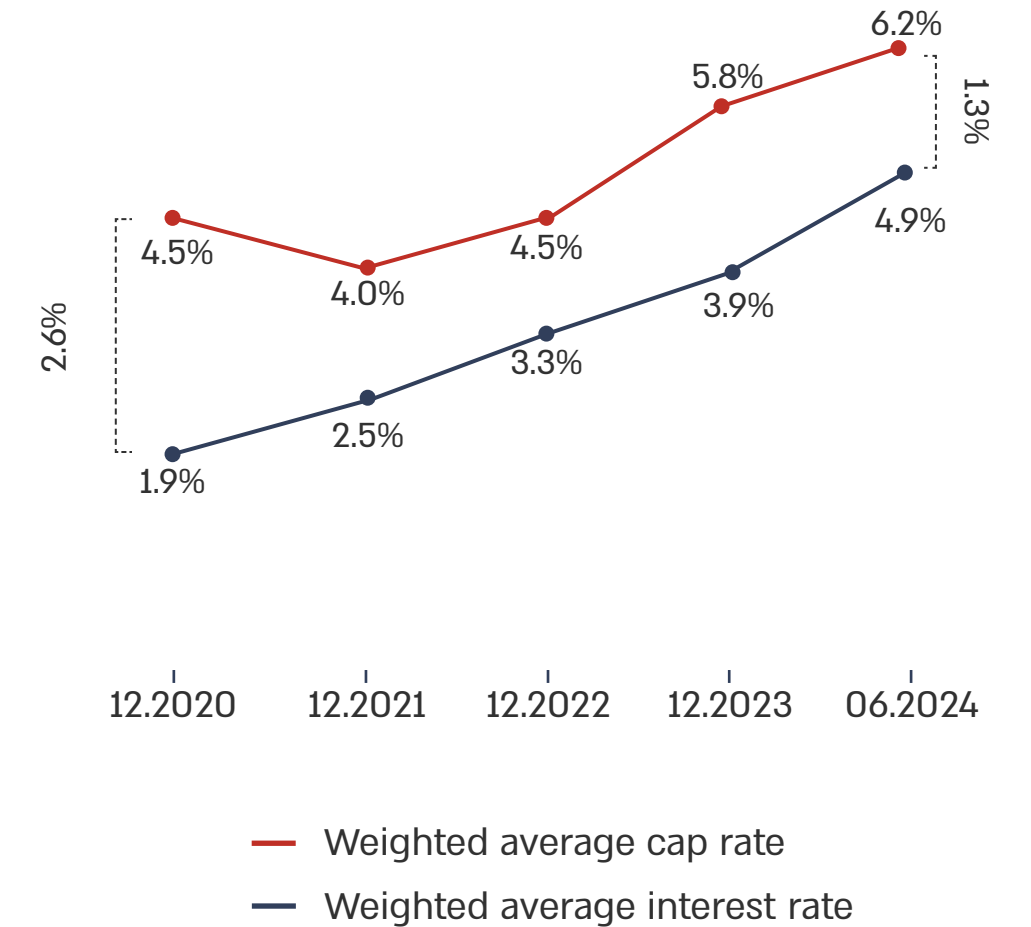
Additional information

All of BE's financial debt is **hedged for interest rate increases**

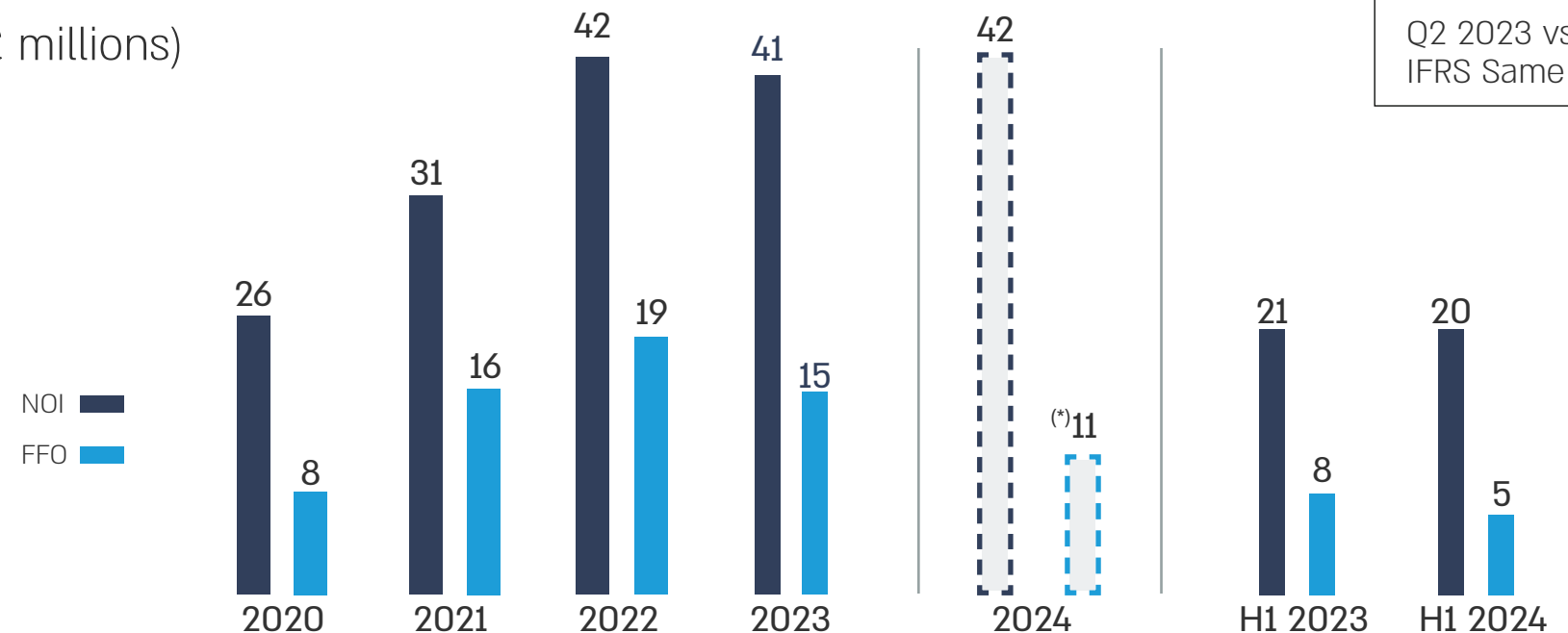
Breakdown by geographic regions according to value of properties and use



Changes in cash flows margin of income producing properties portfolio (excluding development projects)



NOI and FFO (£ millions)



(*) The forecasted decrease in FFO is due to the end of the interest income accrual on a loan BE provided to a development project.


(**) This is forward-looking information (see general comments to the presentation)

The Dovetail Building



 Existing GLA 126 thousand sqf.

 Future GLA 466 thousand sqf.

 Construction budget^(*)

Cost invested	£130M
Balance not yet invested	£600M-630M

 Forecasted Stabilized NOI^(*) £50-55M

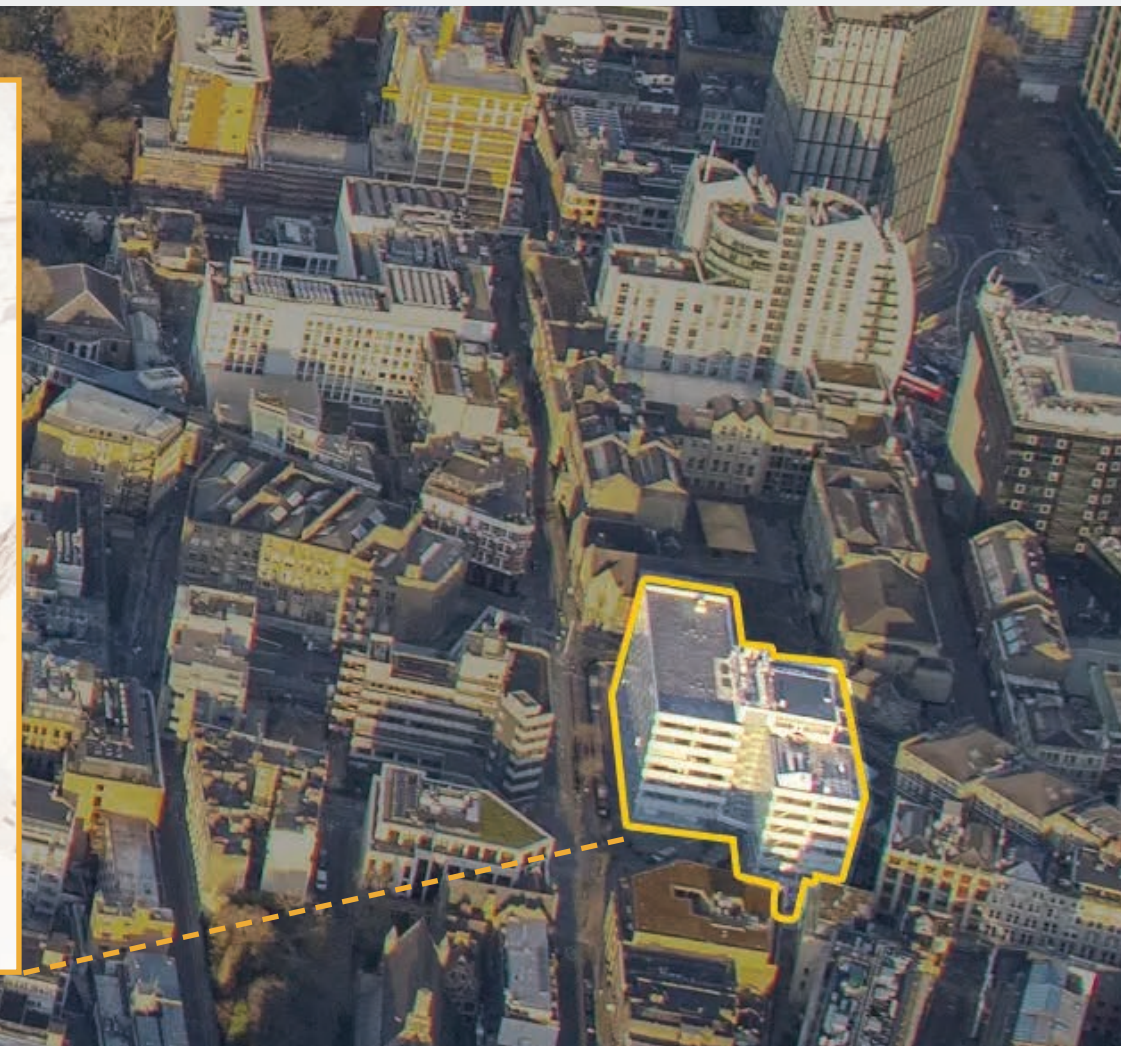
 Construction period^(*) 2025-2029

 Equity required for construction to be injected in 2025-2026 £100M

(*) This is forward-looking information (see general comments to the presentation).

Telephone House

Liverpool St. Station



	Existing GLA	133 thousand sqf.
	Future GLA ^(*) according to current zoning plan	230 thousand sqf.
	Construction start	Q1-2030

(*) This is forward-looking information (see general comments to the presentation).

Waterside House

 GLA **238** thousand sqf.

 Value as of Q2 2024 **£180M**

 Forecasted NOI for 2024* **£15M**

 Future GLA^(*) according to zoning plan being advanced **400** thousand sqf.

(*)This is forward-looking information (see general comments to the presentation).

Paddington St. Station



M&S

St Mary's Hospital


BROCKTON EVERLAST

Additional Information on Investments in Income-Producing Properties in Cambridge



 Total Land Area **124** thousand sqm.

 GLA **662** thousand sqf.

 Future GLA based on zoning plans being advanced (*) **1.7** Million sqf.

(*) This is forward-looking information (see general comments to the presentation)

Tenants



BROCKTON EVERLAST

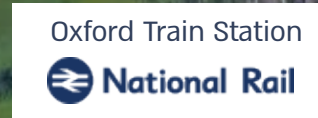
Additional Information on Investments in Properties in Oxford (*)



The business park includes office space and a strip mall situated on 44 dunams (44,000 square meters).

The site has significant upgrade potential, in the event a zoning plan will be approved for construction of a modern science park, while adding considerable building rights.

(*) This is forward-looking information (see general comments to the presentation)

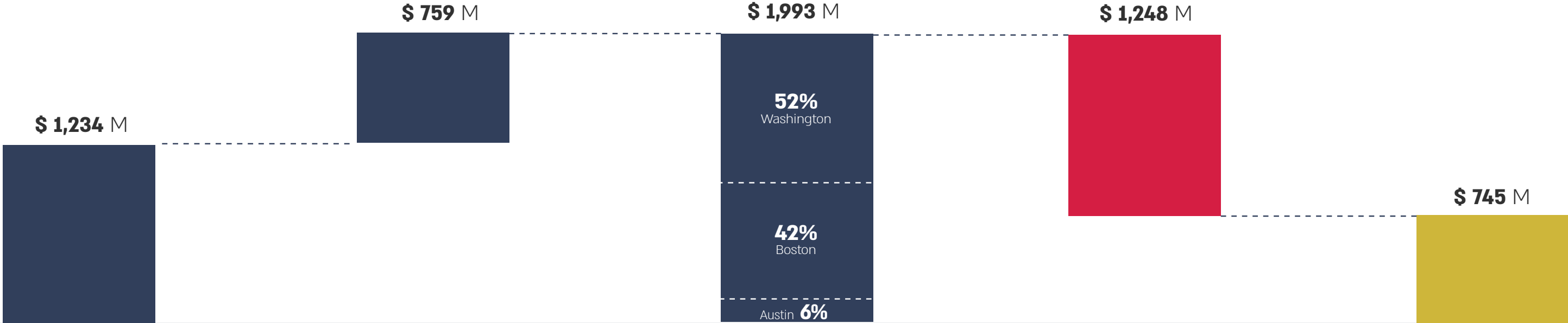


2 km

CARR
PROPERTIES

Washington DC, The Wilson, CARR

Balance Sheet Structure as of June 30, 2024 | Key Data



Income-producing properties

11 income-producing properties with GLA of 3.3 million square feet (CARR's share – 2.5 million square feet)



Development

Mainly the One Congress Project (in stages of TI and occupancy) with GLA of one million square feet (CARR's share – 750 thousand square feet)

Includes two lands for rental residential development of \$47M



Total investment properties

- Rental percentage: 90%
- Occupancy rate: 88%
- Trophy/ Class A built after 2015: 90%
- WAULT: 8.5 Years
- Percentage of leases ending in 2024-2026: 9.4%



Net financial debt



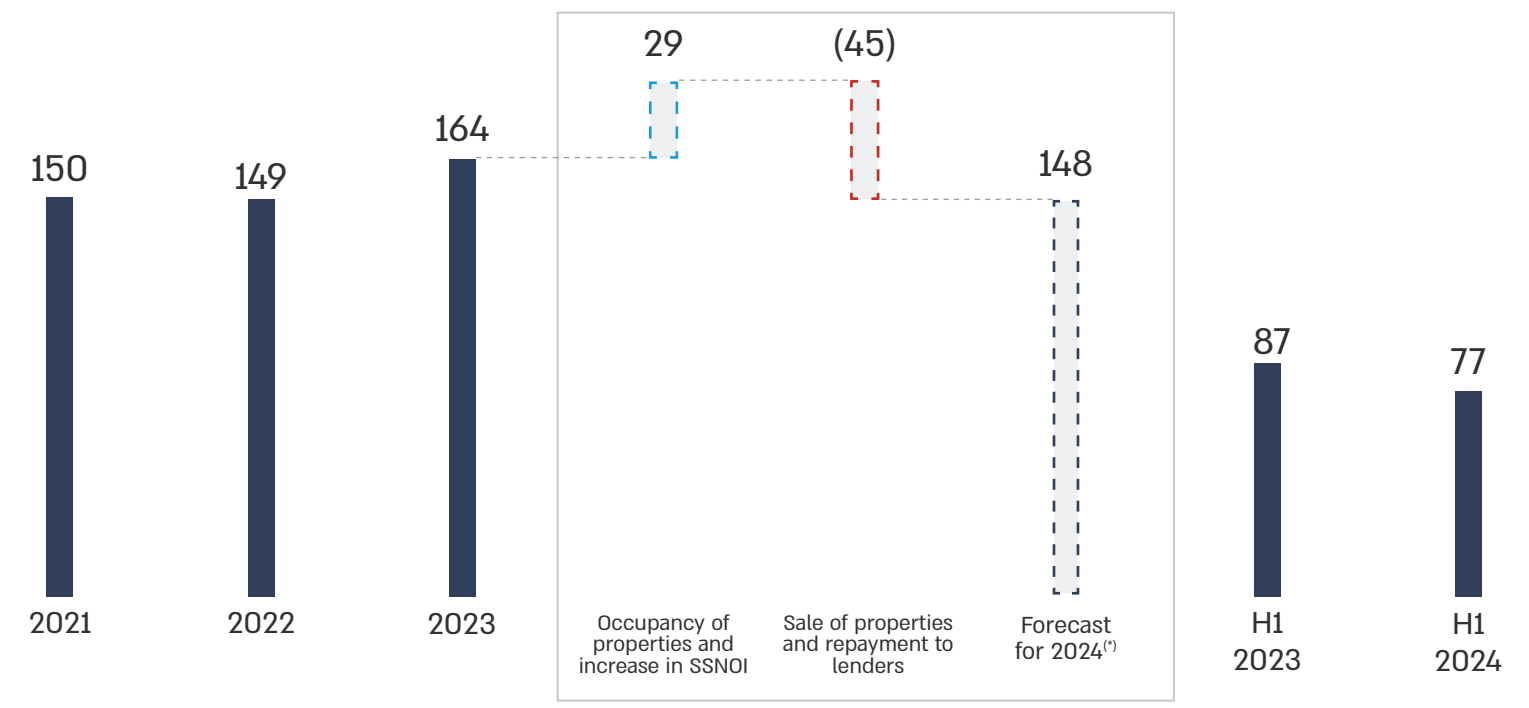
Equity



Boston, 200 State Street, CARR

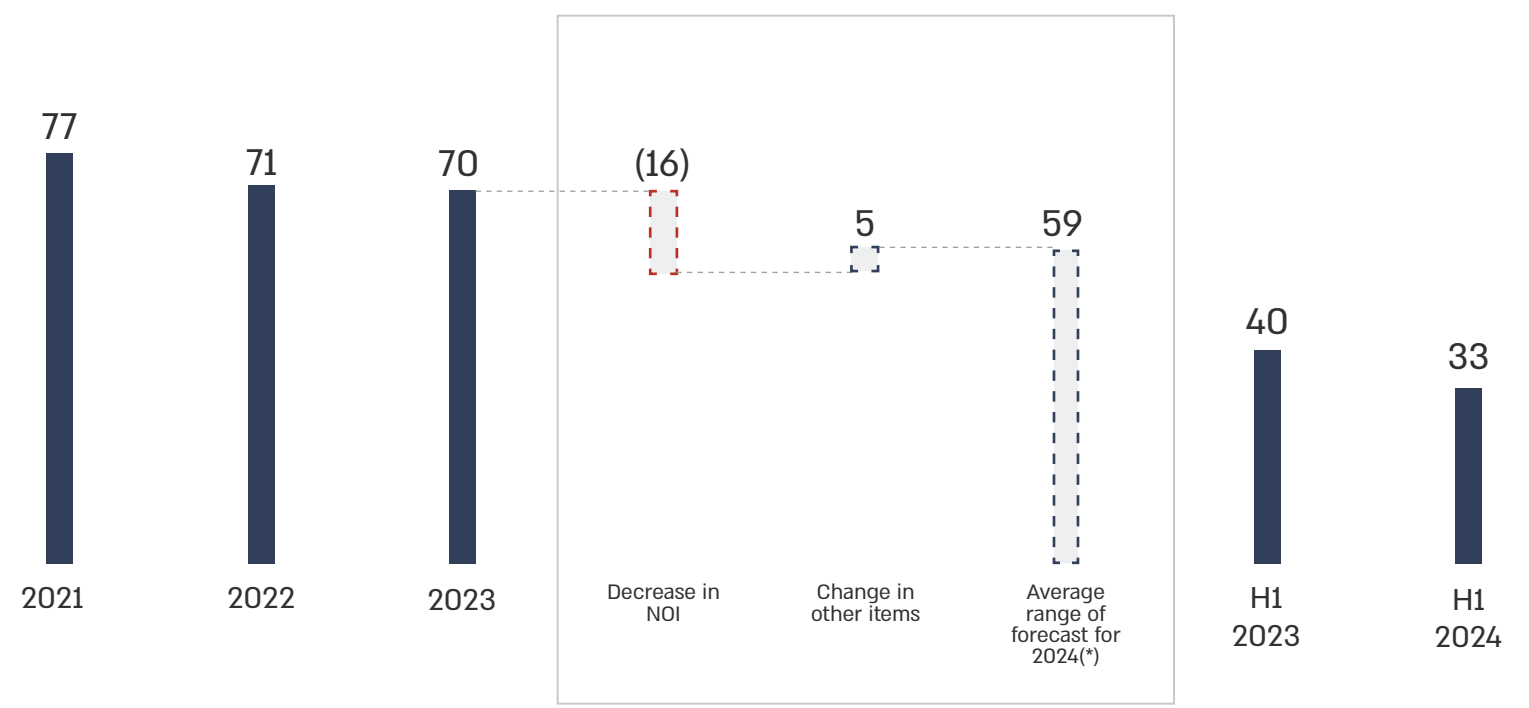
NOI (\$ millions)

Q2 2023 vs. Q2 2024 Same Store NOI -2.6%

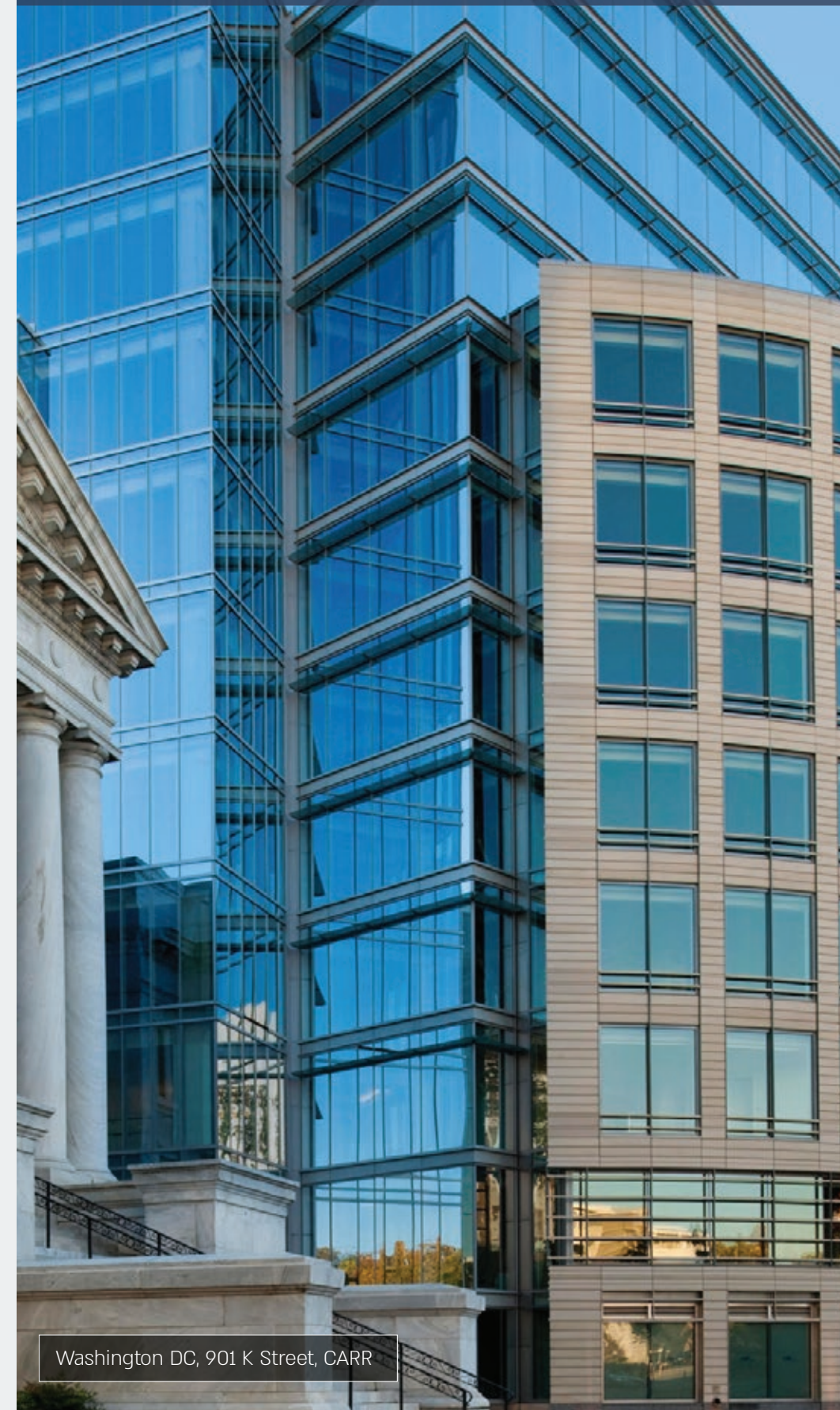


(*) This is forward-looking information (see general comments on the presentation).

FFO (\$ millions)

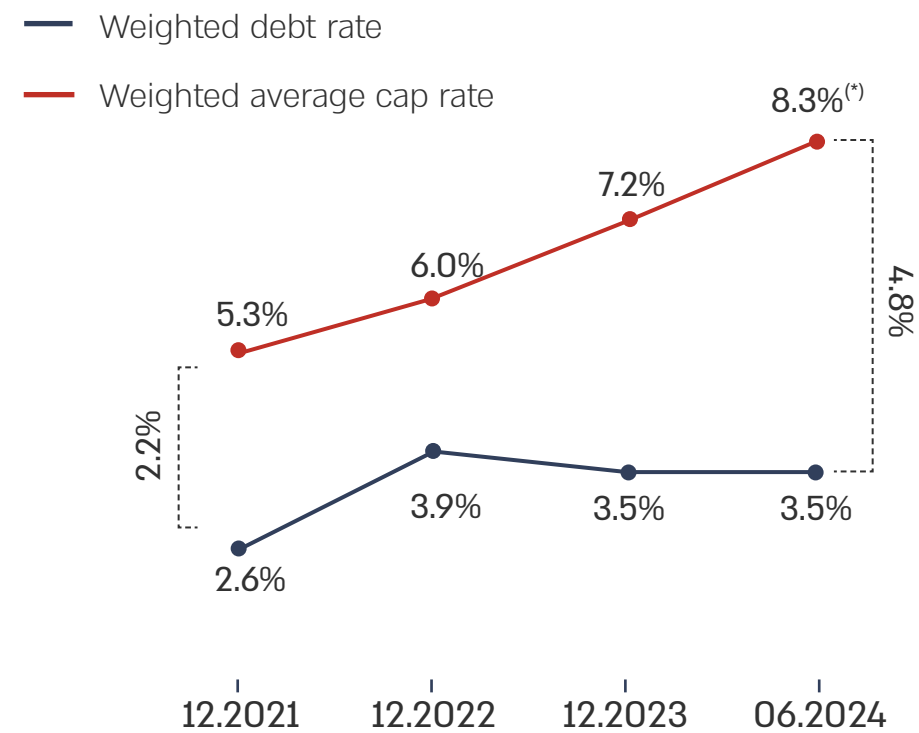


(*) This is forward-looking information (see general comments on the presentation).



Washington DC, 901 K Street, CARR

Changes in cash flow margins of income-producing office portfolio (excludes effect of One Congress development project)



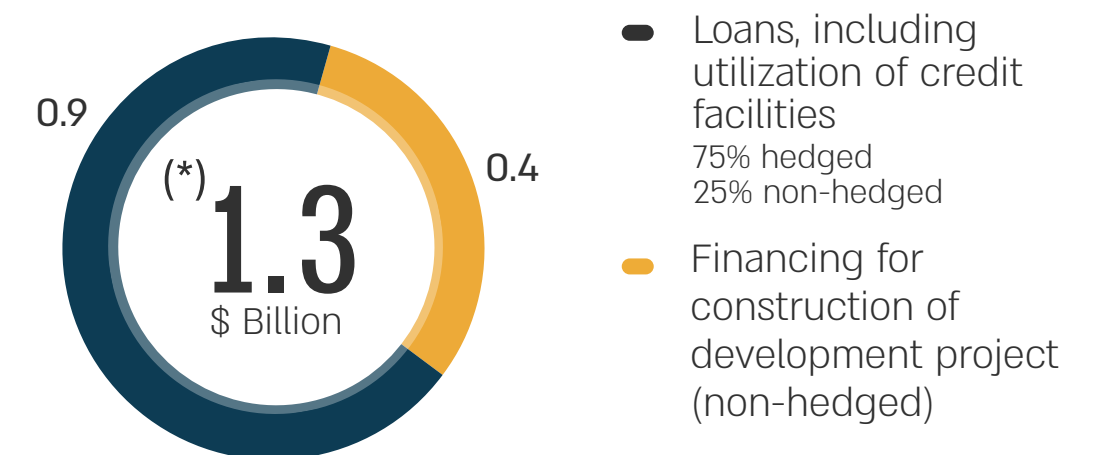
(*) Relates to the value of income-producing investment portfolio totaling \$1,234M, for which the forecasted NOI it is expected to generate in 2024 is \$102M.

(*) This is forward-looking information (see general comments on the presentation).

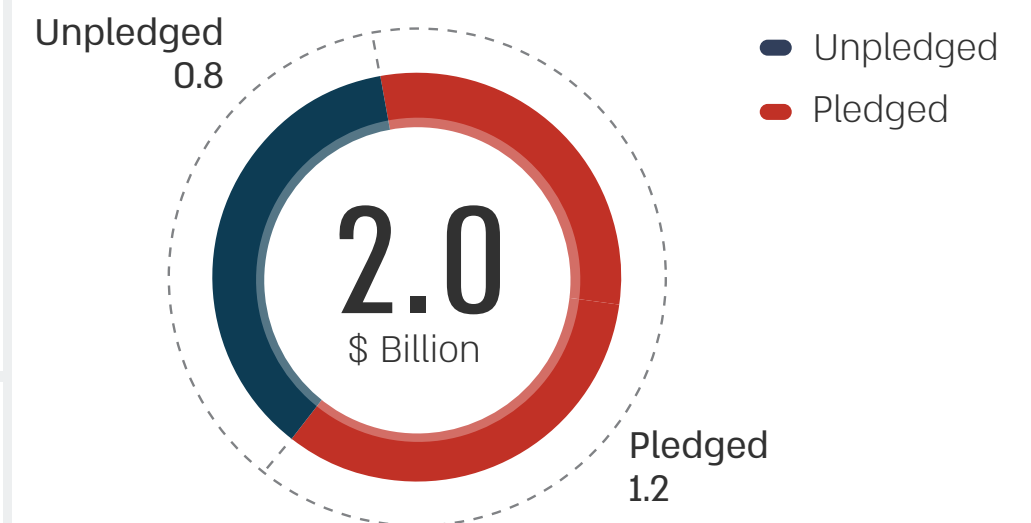


As of June 30, 2024, CARR has unutilized credit facilities of \$219M and the average duration to maturity of its debt is 3.4 years.

Composition of financial debt (gross) and pledges of CARR (\$ billions)^(*)



Economic leverage rate **62.6%**



(*)The data excludes those related to rights in a property sold after the balance sheet date.

CARR Development (data in millions of dollars relate to 100% of the property)



CARR - One Congress, Boston CBD

The Project is in the stages of occupancy and TI work

 CARR's ownership stake in the property <h2 style="font-size: 2em;">75%</h2>	 Total GLA <h2 style="font-size: 2em;">1M</h2> Square feet	 Pre-leased <h2 style="font-size: 2em;">100%</h2>
---	--	--

Value	Value as completed	968
	Deduction of costs to completion	(19)
	Value as of end of Q2 2024	949

NOI	NOI in 2024	46
	Stabilized NOI in 2025 <small>(excludes effect of increase of 3% in annual terms over the lease periods after 2025)</small>	63

Financing	Total construction loan	570
	Repayment date (includes extension options)	December 2026

(*) This is forward-looking information (see general comments on the presentation).

COFFEE
 DRIP COFFEE (Stumptown) \$2.50 / \$3
 CAFE AU LAIT \$3 / \$3.50
 COLD BREW \$3.50 / \$4

ESPRESSO
 ESPRESSO (Double shot) \$3
 MACCHIATO \$3.25
 CORTADO \$3.50
 CAPPUCINO (8oz) \$3.85
 AMERICANO (12oz or 16oz) \$3
 LATTE \$3.85 / \$4.25 / ICED LATTE \$3.85 / \$4.25
 MOCHA \$4.25 / \$4.85 / ICED MOCHA \$4.25 / \$4.85
 HOUSE LATTE (Honey-Halva & Cardamom, 17oz) \$4.75
 SEASONAL LATTE (12oz) \$4.75
 ADD SYRUPS 50¢

TEA
 ADD: OAT MILK / SOY MILK / ALMOND MILK 75¢

GLOSSARY
 SHAKSHUKA (Middle Eastern)
 HILGOMI (Austrian)
 MOCHON (Korean)
 HUDA (Indian)
 LARNEK (Irish)
 KUNBU (Korean)

SUMMER ST.

AH BOSTON



125 Summer st, AH Boston

AH BOSTON Business Partnership with OX|FLO|R|D Key data as of the end of June 30, 2024 relating to 100% ownership

 Equity	\$180M	
 2 Income-producing properties	696 thousand sqf.	
 Value of investment properties	\$411M	
 Occupancy	87%	
 WAULT	4.4 years	
 Net financial debt	\$242M	Average maturity of 1.3 years
 NOI H1-2024	\$15M	Forecast for 2024(*): \$32M
 FFO H1-2024	\$10M	Forecast for 2024(*): \$18M
 Cap rate (*)	7.7%	Implied Cap Rate based on forecasted NOI for 2024
 Weighted interest rate	3.9%	



125 Summer st ,AH Boston

(*) This is forward-looking information (see general comments on the presentation).

AH BOSTON

745 ATLANTIC Avenue

(Data relating to 100% of project)(*)



Conversion of the office building to Life Science research labs



Planned GLA **178** thousand sqf.



Value **\$154M** (balance of costs to completion - \$35M)



Construction financing taken for the project

\$180M

Maturity date - **July 2025** with option for extension subject to meeting milestones

Balance to be drawn down - \$28 million



Completion date

Q3 | 2024



Forecasted NOI after conversion

\$16M

In completion phase



AH Boston, Image of 745 Atlantic Avenue, Boston



*This is forward-looking information (see general comments on the presentation).



(*) This is forward-looking information
(see general comments to the presentation)

Vertically Intergrated



Combines development to commercial operation throughout the life of the project, by leading engineering and financial experts with proven capabilities.

Global company



Global operations focused in the US, Poland and Israel, with dedicated teams in each area of operation.

Strategic partnerships



With the world's leading companies and financial entities

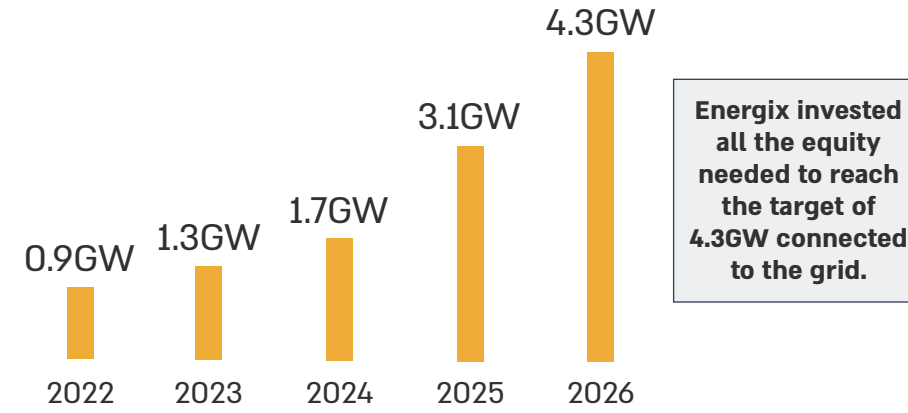


Accelerated growth



CAGR of 23% in revenues in the last 5 years

Forecasted capacity connected to the grid as of the year-end



Energix invested all the equity needed to reach the target of 4.3GW connected to the grid.

Forecasted investment to realize strategy totals NIS 15.4B.

The sources for the above amounts are future projects, the balance of financing available for withdrawal on existing projects, and expected financing from tax partners from ITC benefits.

Forecasted revenues in 2026 exceed NIS 2.3 billion

Company project pipeline

Advanced development

Under construction/ preparations for construction

Connected to the grid

+2.4GW

330

778

1,280

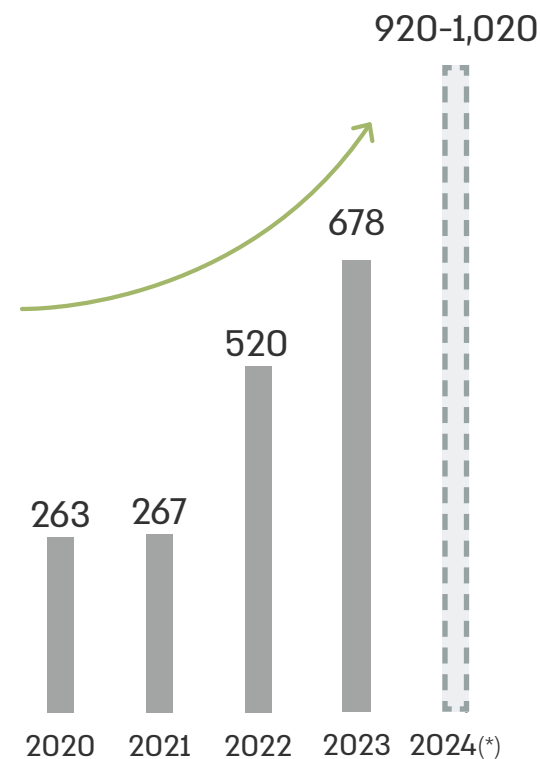
Future development
+5.8GW

Total project pipeline exceeding 8.2GW

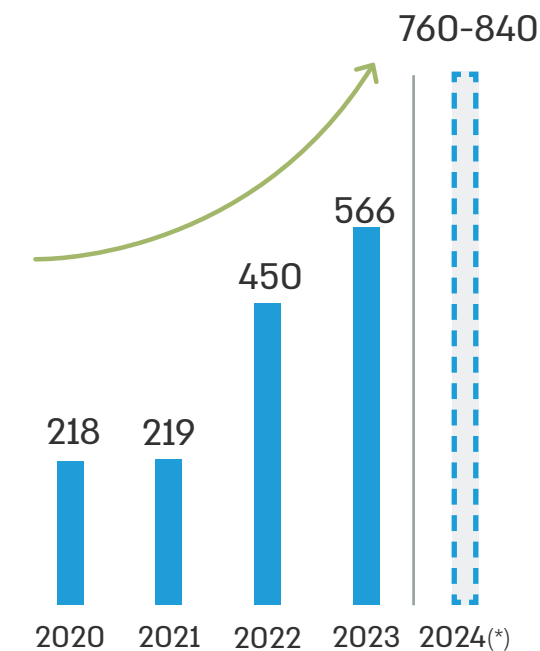
Reservoir development
+10.4GWh

ENERGIX - Results and Forecasts (NIS millions)

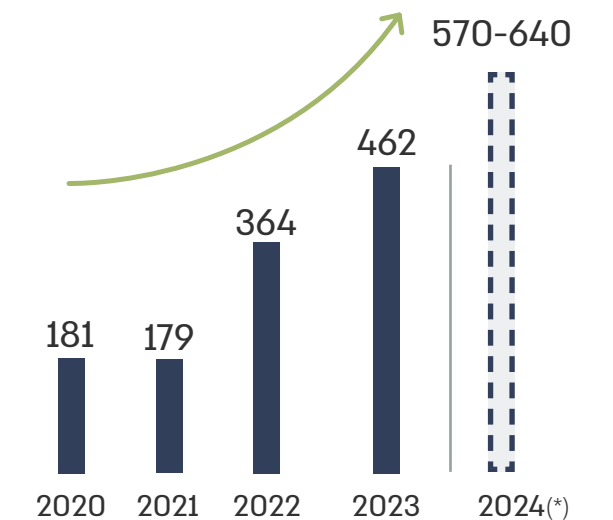
Revenues from projects



Gross profit from projects



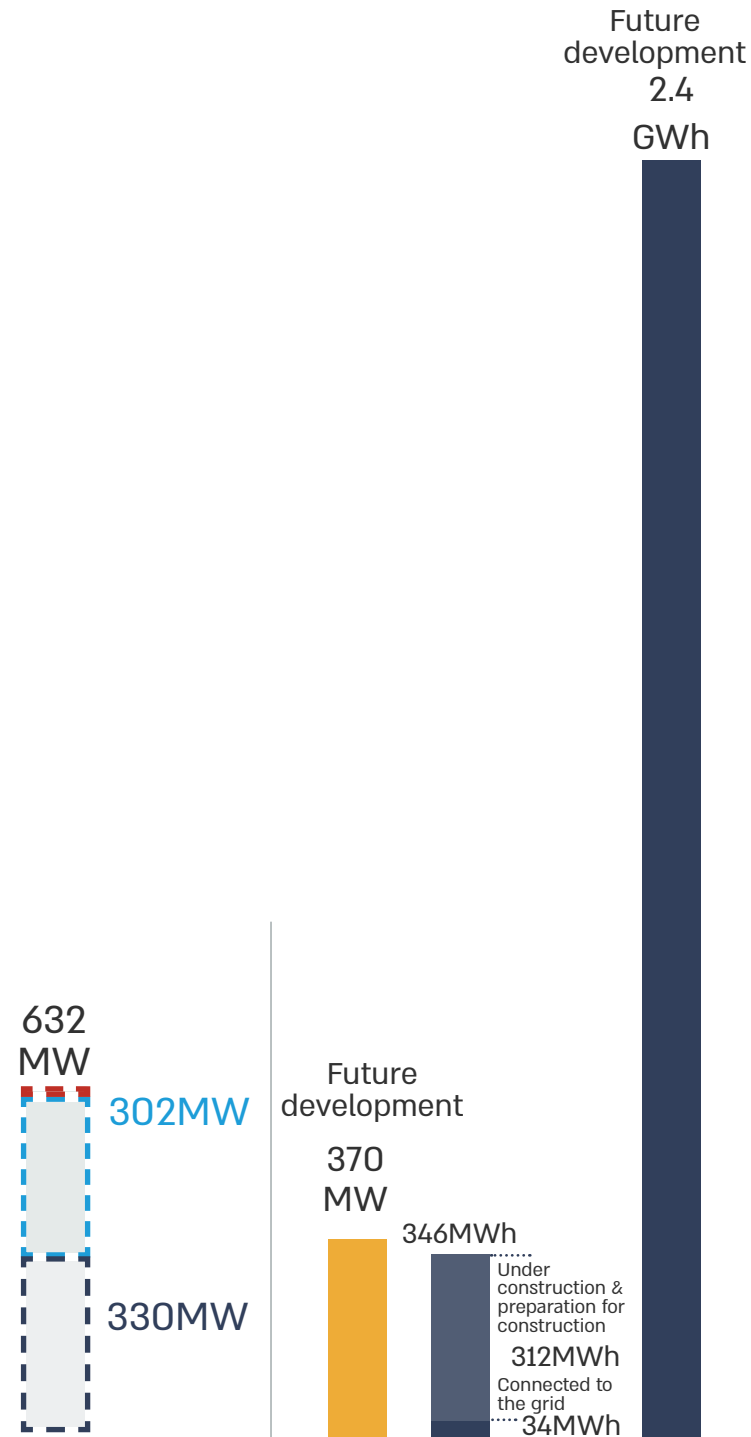
FFO from projects (Management's approach)



(*) This is forward-looking information (see general comments to the presentation)

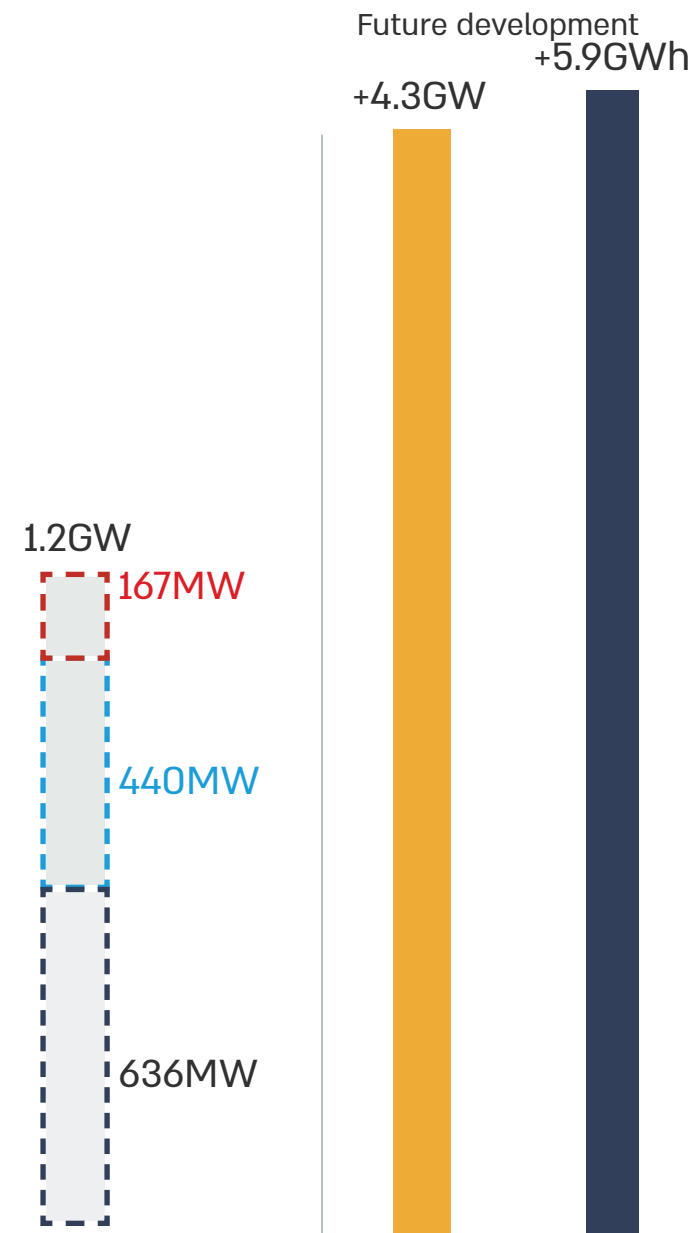
in Israel

- Connection of the first reservoir project in Israel totaling 34MWh
- Acquisition of minority partner's rights in Israel operations in consideration for NIS 42 million, so that Energix holds full ownership in the projects it owns in Israel (and in the other territories where it operates).



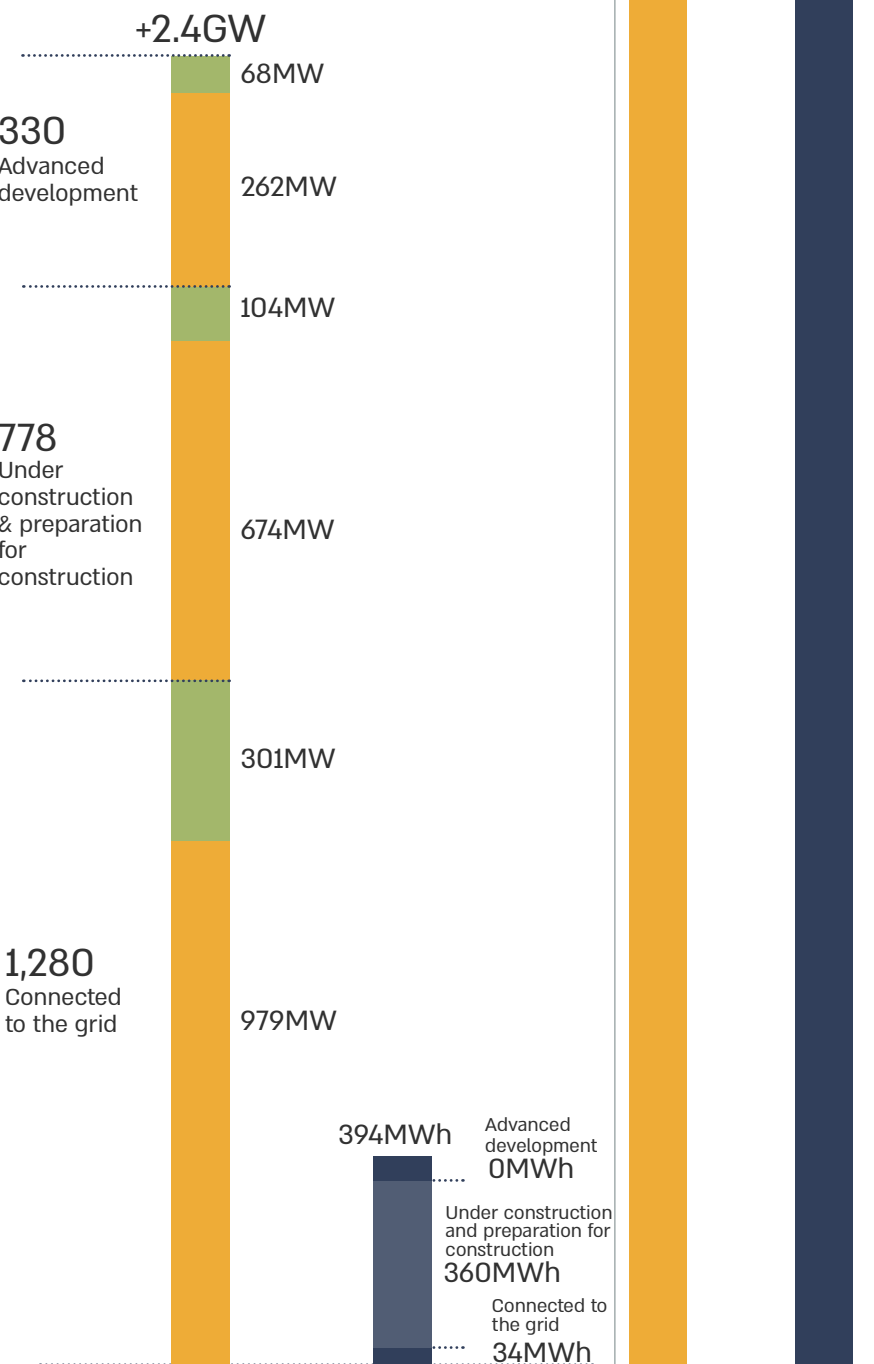
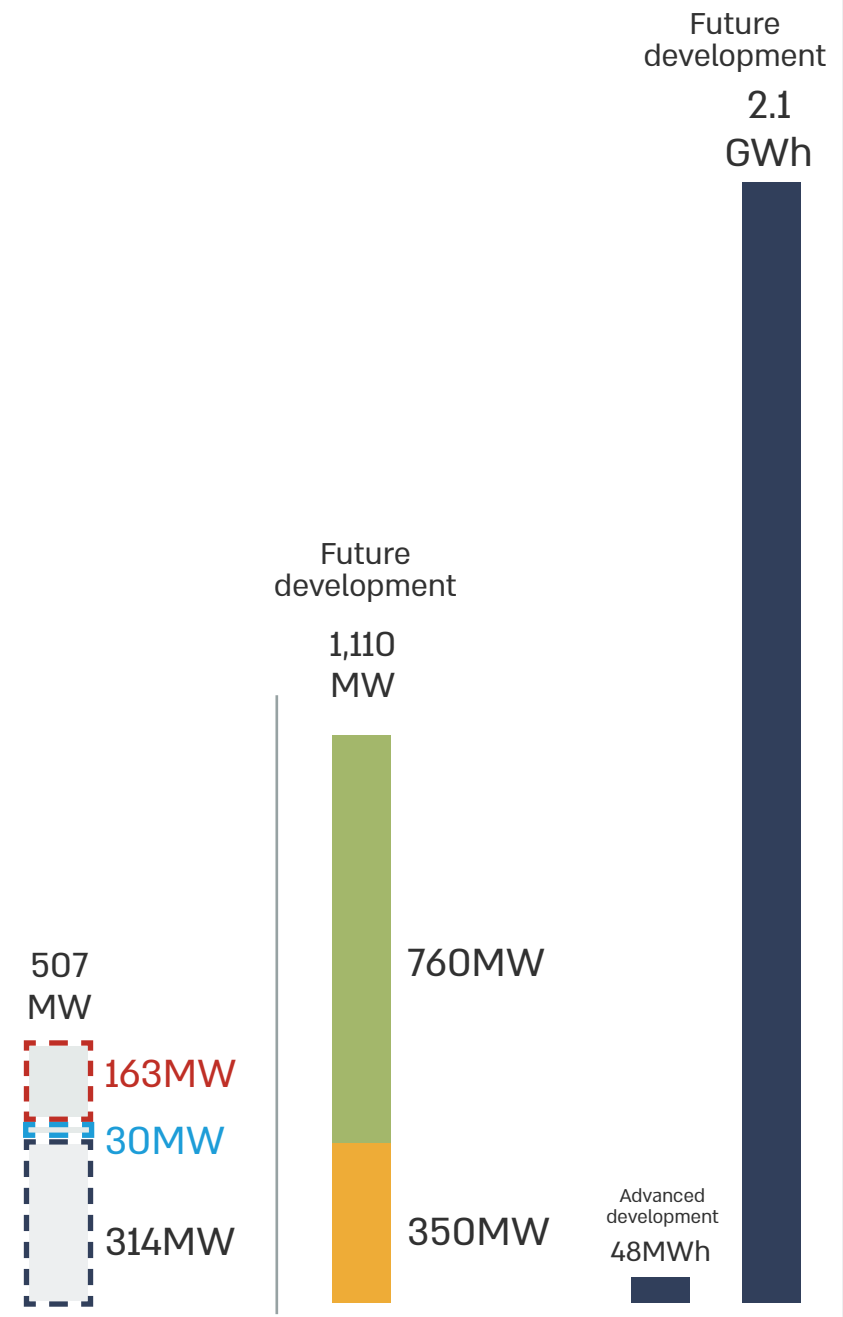
in US

- Signing an agreement with a global company to create a strategic partnership in which Energix will sell to the strategic partner the electricity and green certificates that will be created in future projects in the US, which are expected to reach commercial operation of at least 15GWp from 2025. Additionally, the strategic partner will make a tax partner's investment in the projects covered by the agreement, at a scope that will reflect that maximum tax benefits it is eligible for in the projects.
- Advanced negotiations to acquire a pipeline of projects with capacity of 850 MWp, plus reservoir in the amount of 1GWp that is expected to reach commercial operation in the years 2025-2027.
- Negotiations to obtain financing for E4 projects (with capacity of 210MWp) totaling \$340 million.

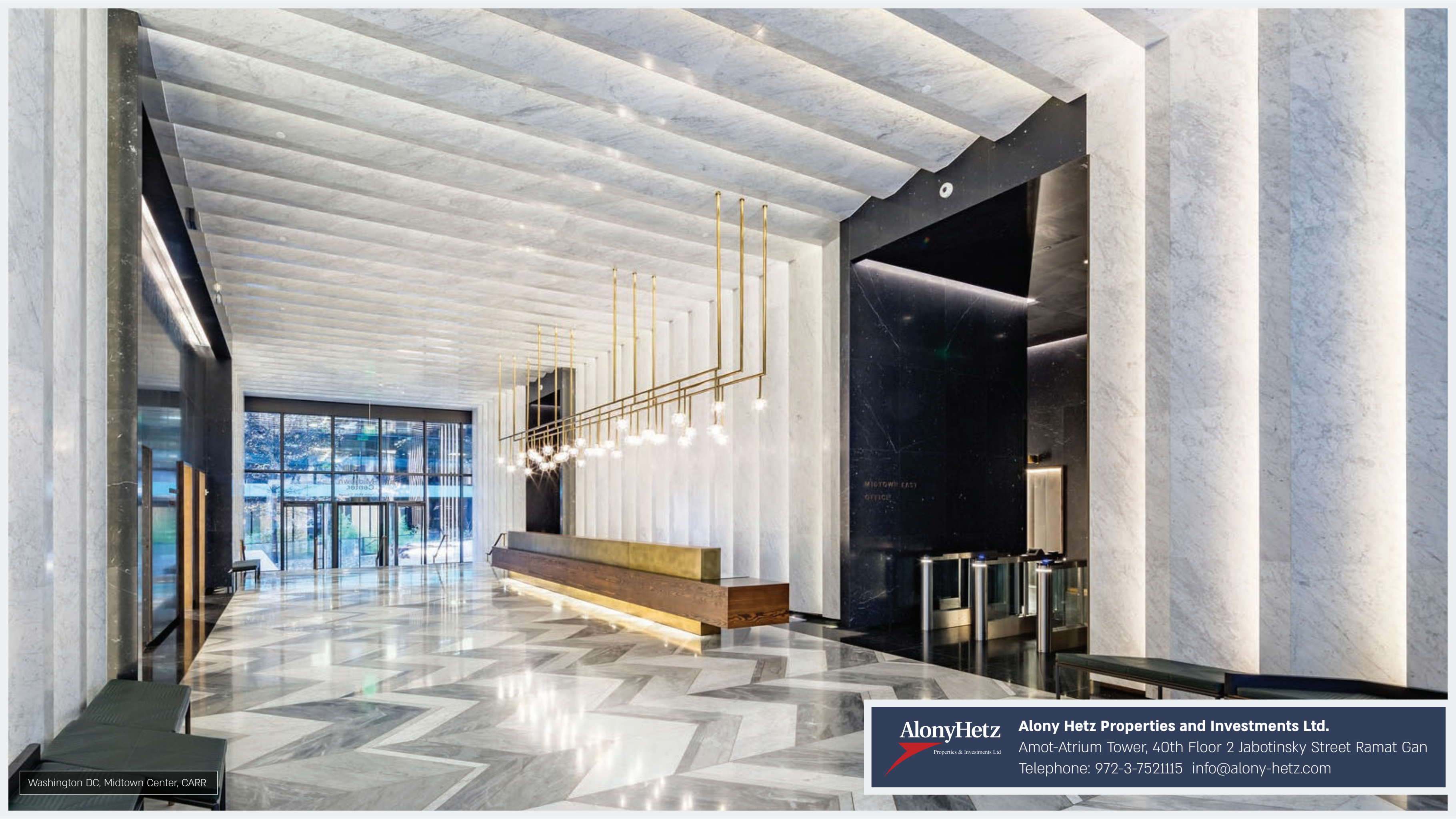


in Poland

- Signing of a financing agreement of up to 830 million zloty for the Banie 1+2 and Ilawa wind farms, with total capacity of 119MW at the terms acceptable for non-recourse project finance.



(*) This is forward-looking information (see general comments to the presentation).



Washington DC, Midtown Center, CARR



Alony Hetz Properties and Investments Ltd.
Amot-Atrium Tower, 40th Floor 2 Jabotinsky Street Ramat Gan
Telephone: 972-3-7521115 info@alony-hetz.com