



GAZIT GLOBE
GROUP

FINANCIAL RESULTS THIRD QUARTER 2021

NOVEMBER 2021

GREAT THINGS HAPPEN WHEN
YOU OWN GREAT REAL ESTATE

DISCLAIMER

This presentation may include forward-looking statements as defined in section 32A of the Securities Law, 1968, including forecasts, evaluations, estimates, financial and operational data that refers to future events whose fulfillment is not certain and is not under the control of the Company and its investee companies, forecasts and data in respect of projects in planning and development, forecast development timetables, construction costs and future revenues and other financial information, and the impact of the COVID-19 pandemic and the resulting global economic crisis. Such information is based on the Company's subjective evaluation based upon past experience and the professional knowledge the Company has accumulated, using the Company's and its investee companies' existing knowledge, and on the Company's expectations and current estimates concerning future developments and trends, and their expected impact on the Company's operations, as known to the Company at the time of preparation of this presentation.

Notwithstanding that we believe that the assumptions underlying any forward-looking assumption are reasonable, any such assumption can turn out to be inaccurate, and a forward-looking declaration based on such an assumption can turn out to be erroneous. Actual results and future trends might materially change from those presented or understood from any forward-looking declaration in this presentation, dependent on a range of factors. These include risk factors that characterize the Company's business and that of its investee companies as detailed in the Company's Periodic Report and other information we have submitted to the Israel Securities Authority, including under the heading of "Risk Factors" in the Company's Periodic Report, which include economic conditions that impact on geographic regions, changes in leasing policies of retail chains and major tenants, risks involved in the area of renovation and development of properties, competition, growth in operating costs and other expenses, developments in the economic and geopolitical environment in areas where the Company and its investee companies operate, including with attention to the COVID-19 pandemic and its effects, as well as receipt of regulatory approvals required in order to realize development potential. Accordingly the results of the Company's operations may be materially different from what is stated in this presentation.

Apart from the duty to disclose information as required under the applicable securities laws, we do not undertake to update the information in this presentation or to publish the results of any change to any declaration that might occur in order to reflect events or circumstances that will have occurred, or to which we became aware, after the date of this presentation.

The information included in this presentation does not represent a prospectus or other offering document, and is not and does not create any invitation of proposal to sell or any solicitation for any invitation or offer to purchase or register for purchase any securities of Gazit-Globe Ltd or any other company. In addition the information or any part of it or the fact of its distribution do not represent the basis or possibility to rely upon them in respect of any action, contract, undertaking or in connection with securities of Gazit-Globe Ltd.

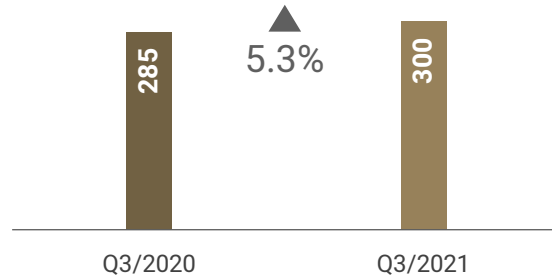


Third Quarter of 2021

OPERATIONAL PERFORMANCE – MAIN RESULTS

Proportionate NOI

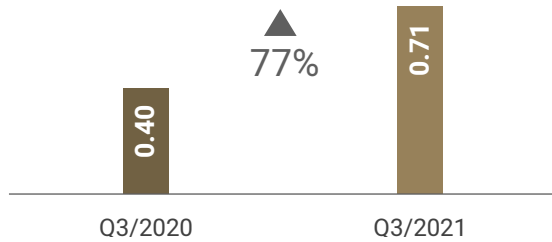
(NIS Millions)



FFO Per Share

(NIS)

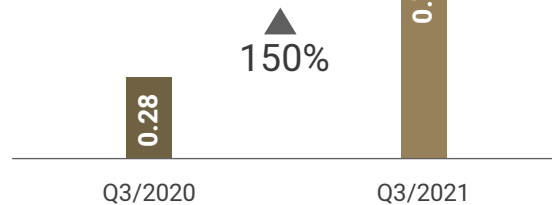
The FFO per share increased by 77% compared to the same period in 2020



Operating Cash Flow Per Share

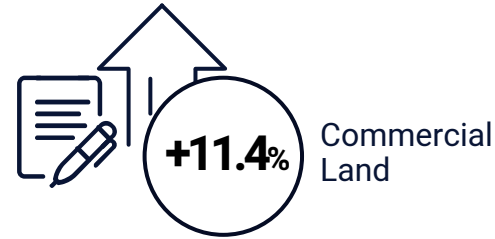
Expanded Solo (NIS)

The Operating CF per share increased by 150% compared to the same period in 2020



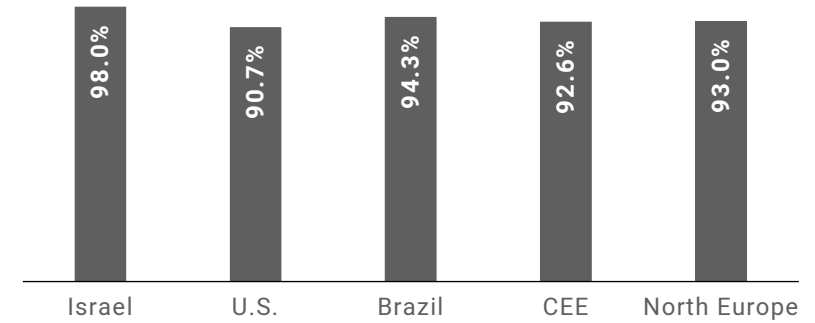
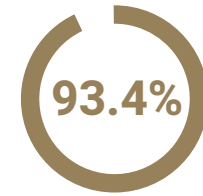
Rent Growth in New Lease Agreements This Quarter

In private subsidiaries in the group including exercise of options and renewing contracts



Occupancy Rate

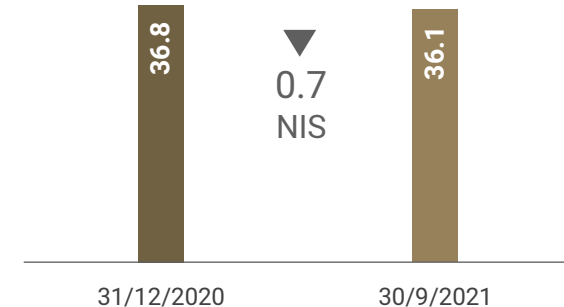
As of September 30, 2021



Equity Per Share

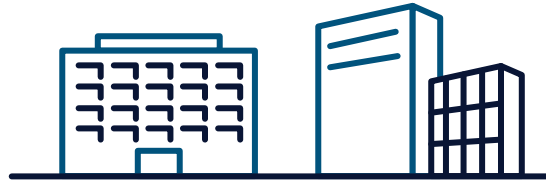
(NIS)

Equity per share decreased by approx. NIS 0.7 as a result of the strengthening of the NIS



Development This Quarter and After

In Israel the company won the 'Apartment for Rent' auction near Tel-Hashomer hospital in Ramat Gan to construct 4 residential apartment buildings with 243 apartments for rent in a land including approx. 23.3 thousand sqm main, and approx. 7.3 thousand sqm of service area (before right additions/Shabas reliefs). The auction for planning, constructing and managing a residential compound of long-term leasing, for a period of 20 years. Half of the units will be designated for affordable rent housing for eligible tenants in accordance with the conditions of Israel Lands Authority, and the other half will be leased by the society in the free market.



This Quarter Horizons completed Non-Recourse funding backed by a lease contract with Home Depot of an asset in Manhattan in an amount of approx.\$134 million.

The new funding (replaces a funding that would have caused tax invasion) will generate proceeds on the investment of approx. \$34 million in cash while maintaining full ownership of the property and generating over \$600,000 in free cash flow. As of September 30, 2021, the asset is documented in company books IFRS at \$27 million. The company estimates that a significant increase in value is expected, given the funding it has received and the lease agreement with Home-Depot.

A request was submitted to increase the number of units that the company in planning in Brickell, Miami from 365 to approx. 500 units.



After the balance sheet date **Gazit entered a merger agreement with Atruim**, according to it will acquire all Atruim shares that are not owned by her, which constitutes approx.25% of capital shares of Atruim, at the price of 3.63 euro per share.



Gazit Brazil received approval of the Securities Authority in Brazil of prospectus documents for the IPO in Sao Paulo Stock Market. The company will have 180 days to complete the IPO by virtue of the prospectus.



Completion of the **issue and expansion** of bond series 14 and 16 bonds to the extent of \$1.1 billion.

Residential for Rent Activity This Period

Acquiring
262
income producing
units

In June an acquisition of the building in the financial square Brickell, Miami Florida was completed.

During the quarter, the average rent price in new lease agreements increased by approx. 30% compared to the former agreements

Acquiring
243
units in planning

In the 'Rent an Apartment' project before Shabas reliefs, in the stages of issuing the permit expect to finish in 4 years

Acquiring
650
units for leasing

Atruim completed an acquisition of approx. 650 units for rent in Warsaw and Kraków, Poland expected to start yielding in the first half of 2022

In construction
200
units
(adjacent to Promenada asset)

Atruim has begun first stage construction of 200 units from 2,000 units adjacent to the asset owned by Atruim Promenada (Warsaw, Poland)

In construction
275
units destined to leasing

Citycon is in construction of 8 residential buildings in Lippulaiva, Finland of them 400 units are destined to be leased by Citycon, the first units are expected to start yielding in December 2022

In planning
500
units destined to leasing

A request was submitted to expand the building rights of the tower in Brickell from 365 units to approx. 500 units







Total owned by
the Group Approx. **2,130**

Units for leasing in different stages

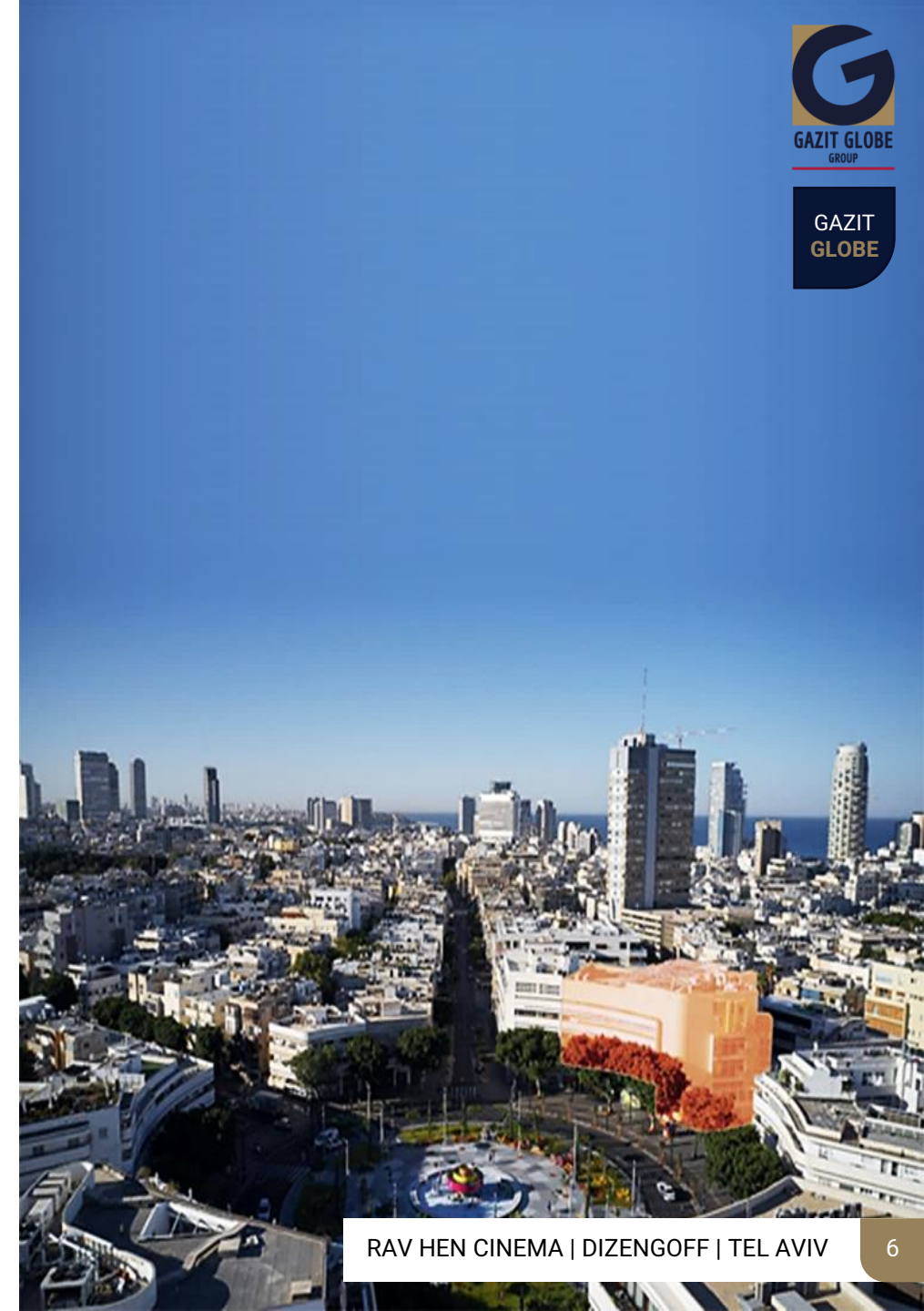
Third Quarter of 2021

Key Items in Wholly Owned Companies

		 		
	Israel	North America	Brazil	Total
GLA (SQM)	159,000	113,500	179,000	451,500
# of Income Producing Assets*	12	17	7	36
Uses	Commercial, Office & Services, Residential for Rent	Commercial, Office & Residential	Commercial, Office & Services	-
Occupancy Rate	98.00%	90.70%	94.30%	94.70%
New Lease Agreements, Including Exercise of Options This Quarter (SQM)	9,917	9,812	3,656	23,385
Changes in New Lease Agreements, Including the Exercise of Options	4.0%	** 17.7%	26.0%	13.2%
Investment Property (NIS Million)	3,322	1,627	2,353	7,302
Investment Property Under Development and Land (NIS Million)	818	886	69	1,772

*Including joint controlled properties.

**In Gazit Horizons which is operating in the USA increase of approx. 14.8% in commercial lands and and increase of approx. 25.5% in residential land.



Brazil - IPO



Gazit Brazil received approval of the Securities Authority in Brazil of prospectus documents for the IPO in Sao Paulo Stock Market. The company will have 180 days to complete the IPO by virtue of the prospectus.

The first phase of the IPO in Sao Paulo stock market was successfully completed, Gazit Brazil completed for the first time debt raise of approx. 650 million Brazilian Real (Approx.450 million NIS)



A new NBA store opened in Morumbi Town
The third in its size in the world at a size of approx.1,500 sqm

Assets of issued foundation

At a value of approx. 2.7 billion Brazilian Real approx. 1.6 billion NIS in company books¹

Mais Shopping
Fully Owned
GLA: 23k sqm



Internacional Shopping
80.1% ownership
GLA: 76k sqm



Shopping Light
Fully Owned
GLA: 19k sqm



Morumbi Town
Fully Owned
GLA: 31k sqm +
Landbank: 4,624 sqm



Prado Boulevard
98% ownership
GLA: 10k sqm
Located in Campinas



Assets that are not in the foundation to be issued

At a value of approx.1.3 billion Brazilian Real approx. 0.8 billion NIS in company books¹

Cidade Jardim
33% ownership
GLA: 38k sqm



Top Center
Fully Owned
GLA: 20k sqm



Paulista 1267
Landbank
Potential
GLA: 4k sqm



SHOPPING LIGHT | SÃO PAULO



NBA STORE | MORUMBI TOWN | SÃO PAULO

*The completion of the offering is not under the company's control and is subject, among other things, to the condition of the market in Brazil.

(1) As of 30/9/2021, Exchange Rate of BRL as of time of translation is 0.593

Investments In Europe



SANPSHOT
September
2021

GAZIT
SHARE 75%

Value in Gazit's
Books (IFRS) 4.0
NIS Billion



GAZIT
GLOBE



Portfolio Value

2.5 Euro Billion



GLA

809¹ Thousand sqm



of Assets

26¹



Occupancy
Rate

92.6%



LTV

27.0%



International
Investment Credit
Rating

BBB (CW) Fitch
Baa3 (CW) Moody's



% Unencumbered
Assets

71%



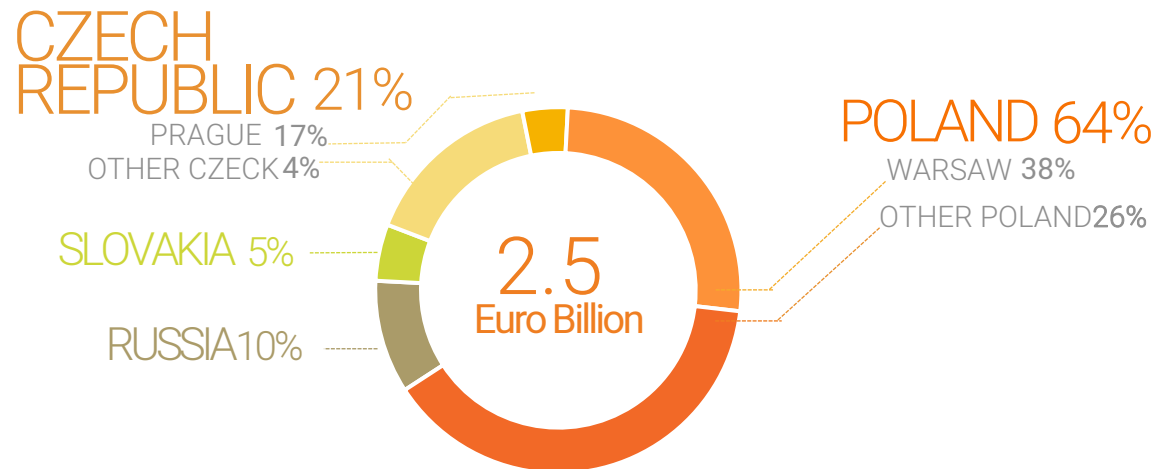
Cash Balance
(12/11/2021)

478 Euro Million

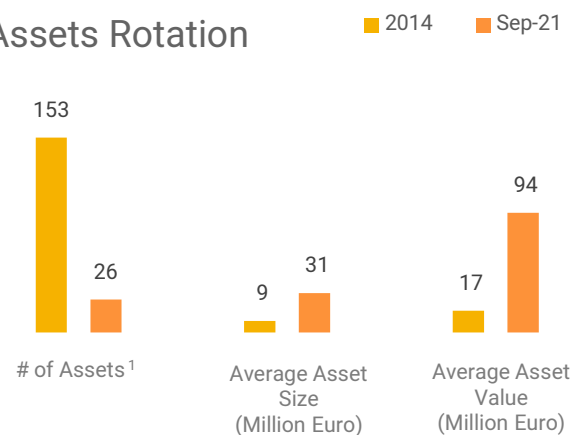
Unutilized credit
facilities

300 Euro Million

Portfolio Overview



Assets Rotation



¹ Including asset in joint control

Residential For Rent

- First two acquisitions in Warsaw and Krakow securing 650 units for €53 million
- Breaking ground in November 2021 on 200 units adjacent to our flagship Atrium Promenada centre in Warsaw

Investments In Europe



SANPSHOT
September
2021

GAZIT
SHARE 49%

Value in Gazit's
Books (IFRS) 3.3
NIS Billion



GAZIT
GLOBE

Portfolio Value 4.5¹ Euro Billion

GLA 1,191¹ Thousand SQM

of Assets 38¹

Occupancy Rate 93.0%

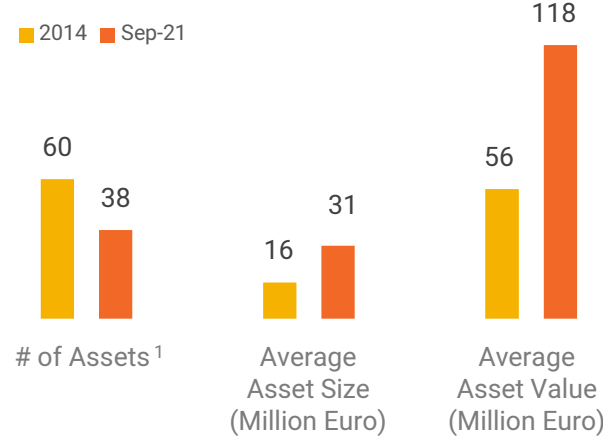
LTV 39.6%

International Investment Credit Rating BBB- (Stable) Fitch
Baa3 (Stable) Moody's
BBB- (Stable) S&P

Additional Building Rights In Existing Properties 225 Euro Billion

Cash Balance 833 Euro Billion

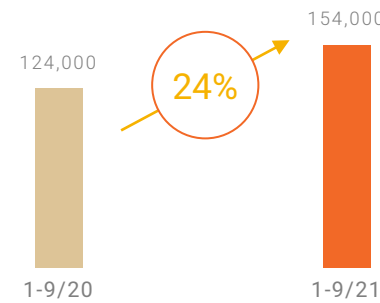
Assets Rotation and Portfolio Improvement



Asset Portfolio Composition



New Signed Agreements (SQM)



Rights to build units in existing asset portfolio

5,000 Units
275 In construction

¹ Including asset in joint control

Strategy

**Organic growth of
asset portfolio**



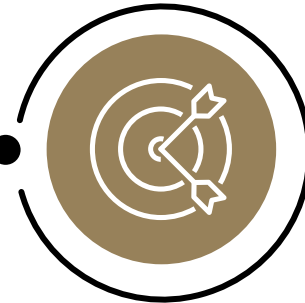
**Use of rights and
development of
existing assets**



**Purchase, initiation
and development of
new assets**



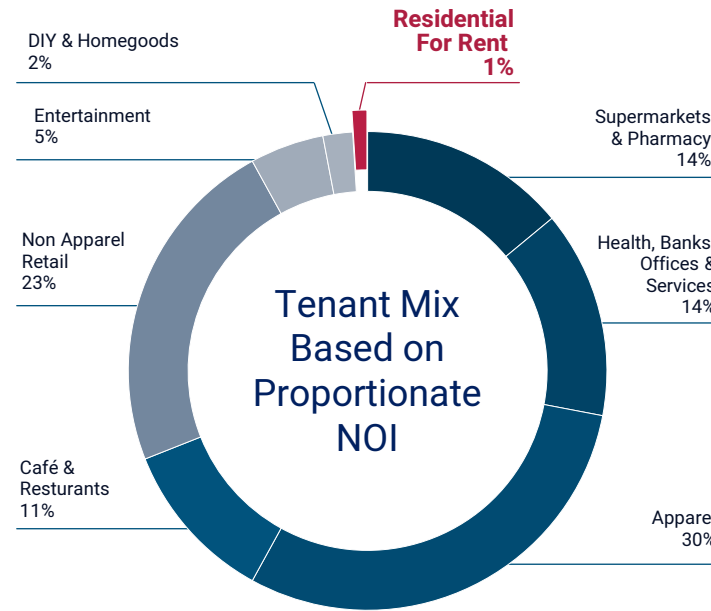
**Focus on urban assets
in densely populated
areas**



URBAN ASSET PORTFOLIO PROVIDING DAILY NEEDS AND SERVICES



Quality Assets Portfolio that Incorporates Partially Open-Air Assets in Densely Populated Urban Areas, Not relied On Dominant Tenants



+8.5%

Increase in Same Store NOI this quarter



2,130

Residential Units for rent in different stages



102

of assets as of September 30, 2021
Avg. asset value of NIS 362 million



9,200

Lease agreements in the group



~1.8%

Contribution of the largest tenant in the Group according to proportionate NOI



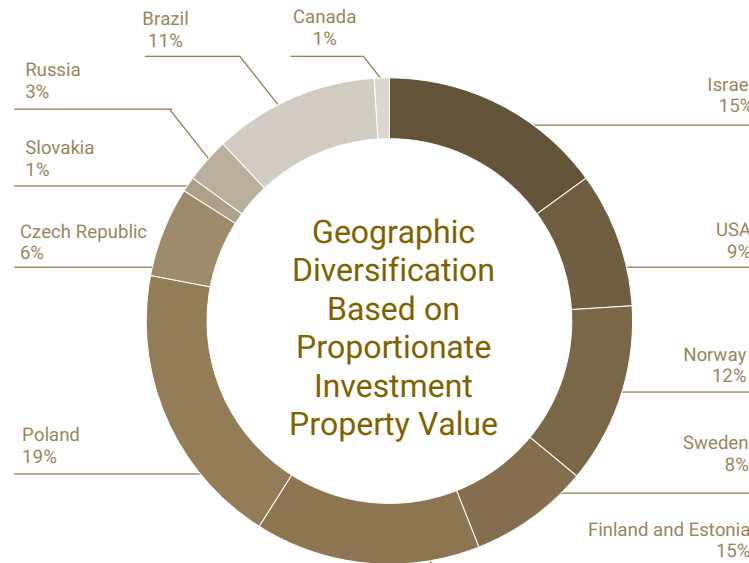
140

Supermarkets in the portfolio



80% Of Gazit's Assets Are Located In 16 Metropolitan Areas

- | | |
|-----------|----------|
| Prague | Tel Aviv |
| Stockholm | Boston |
| Helsinki | New York |
| Sau Paulo | Warsaw |



Projects In Construction And Development Stage In the Private Companies

(Gross)



Commercial and Office Projects		Gross GLA Area (SQM)	Gazit Globe Share	Completion	Fair Value As of 30.09.21 (100% , Million NIS)	Cost to Complete (100% , Million NIS)	Expected Annual NOI (100% , NIS Million)
The Project	Plan						
Savyon	Expanding commercial and office area: Construction started in June 2021.	5,500	100%	Q4-22	55	35	7-8
Water Plant Kfar Saba	Store and office headquarters of Decathlon and a shopping wing. Decathlon store opened November 2021.	13,100	25.5%	Q4/21/Q2-23	143	82	9.5-10
G City Rishon Lezion	Office Tower: Redevelopment permit has been granted. Excavation and deepening work started during the month of May 2021.	64,000	100%	Q4-25	121	723	65-70
G Kfar Saba	Expanding commercial area: The project is in planning and licensing stage.	6,000	51%	Will be updated	24	155	8-8.5
G Kfar Saba	Office Tower: City zoning plan has been approved for an office tower. The project is currently at the first stage of planning, the company is looking to change the zoning to a residential tower.	25,500	51%	Will be updated	22	355	27-29
Market Place, Boston	Adding 9,300 SQM approx. 7 stories of office space above the existing 3-story building.	9,300	65%	2024	-	346	37
Total 100%					365	1,696	154-163
Company Share					236	1,264	116-124
Residential for Rent Projects		Gross GLA Area (SQM)	Gazit Globe Share	Completion	Fair Value As of 30.09.21 (100% , Million NIS)	Cost to Complete (100% , Million NIS)	Expected Annual NOI (100% , NIS Million)
The Project	Plan						
Tel Hashomer 'Apartment for Rent'	Construction of 4 residential apartment buildings with 243 apartments for rent (before right additions/Shabas reliefs) for long-term leasing, for a period of 20 years.	30,670	100%	Q2-25	529	325	21
Brickell, Miami	Constructing a 52-story tower above the commercial floors, approx. 350 units for rent, a request was submitted to expand the building right to approx.500 units.	40,000	100%	2025	107	539	36
Total 100%					636	864	57

The information above includes information regarding projects under planning and construction (including additional projected area, projected time to complete, cost to complete and projected annual NOI), which constitutes a forward Looking Statements, as defined under Israeli Securities Law – 1968. Such information is based on the Company's estimations as of the date of this presentation and might change in the future. For additional information please see page 2 of the presentation.

Additional & Potential Existing Building Rights

The Company is Engaged In Promotion of City Building Plans In Several Assets In Israel

The Project	Location	Used Building Rights	Building Rights in Planning and Construction Stages	Existing Rights That Have Not Yet Been Exercised ⁽¹⁾	Building Right in City Building Plan Planning Procedures	Gazit Globe Share	Current and Future Uses
G City	Rishon Lezion	95,300 sqm	64,000 sqm	13,600 sqm	347,100 sqm ⁽²⁾	100%	Mixed-use
G Kfar Saba	Kfar Saba	55,300 sqm	31,500 sqm ⁽⁴⁾	9,800 sqm ⁽⁵⁾	216,100 sqm ⁽³⁾	51%	Mixed-use
Rothschild	Rishon Lezion	20,300 sqm	-	2,500 sqm	12,500 sqm	51%	Mixed-use
Horev	Haifa	18,100 sqm	-	4,000 sqm	12,700 sqm ⁽⁶⁾	50%	Mixed-use
Savyon	Savyon	3,300 sqm	5,500 sqm	1,000 sqm	5,700 sqm	100%	Mixed-use
Kochav HaTzafon	Tel Aviv	2,100 sqm	-	-	2,000 sqm	100%	Commercial and Office
Water Plant	Kfar Saba	-	13,100 sqm ⁽⁷⁾	3,100 sqm	-	25.50%	Commercial and Office
Remaining Assets	Nationwide deployment	56,900 sqm	-	19,900 sqm	-	22% - 100%	Mixed-use
Total 100%		251,300 sqm	114,100 sqm	53,900 sqm	596,100 sqm		
Total Company's Share		191,600 sqm	89,000 sqm	32,800 sqm	478,000 sqm		

(1) Including relief rights/ regulatory permits/ legal procedures.

(2) In accordance with the municipal policy document – area 109.

(3) In accordance with company future planning with the municipality.

(4) Remaining rights of the first tower (partial) + expansion of commerce – section 38

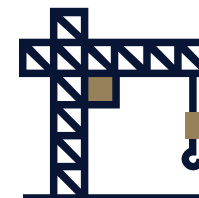
(5) Section 164 and 97 only.

(6) According to an agreement with the municipality of Haifa and before submitting a wider plan to the regional (commerce+ reduced residency).

(7) In November 2021 form 4 was received for 9,516 square meters.

Rights do not include underground service areas.

Future building rights address the current planning on the side of the company, there may be changes in the planning committees.





Results

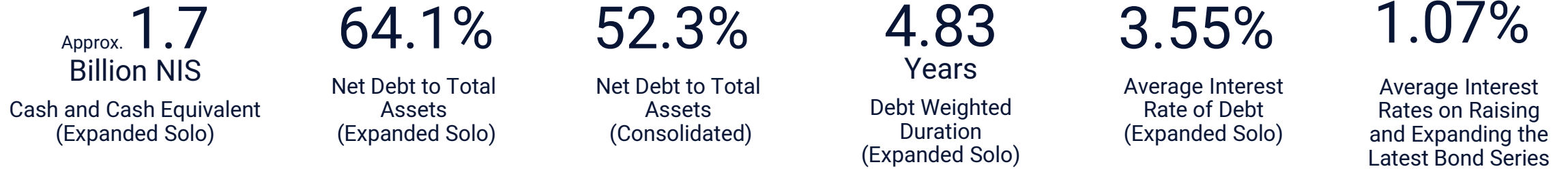
Third Quarter 2021

LIPPULAIVA | HELSINKI (Illustration)

Financial Strength

Key Items

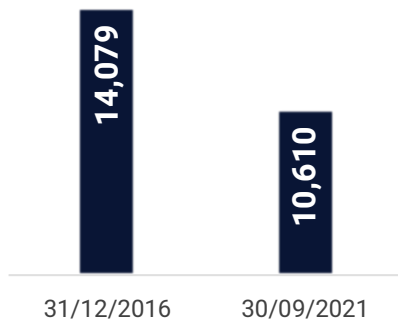
As of September 30, 2021



Net Debt

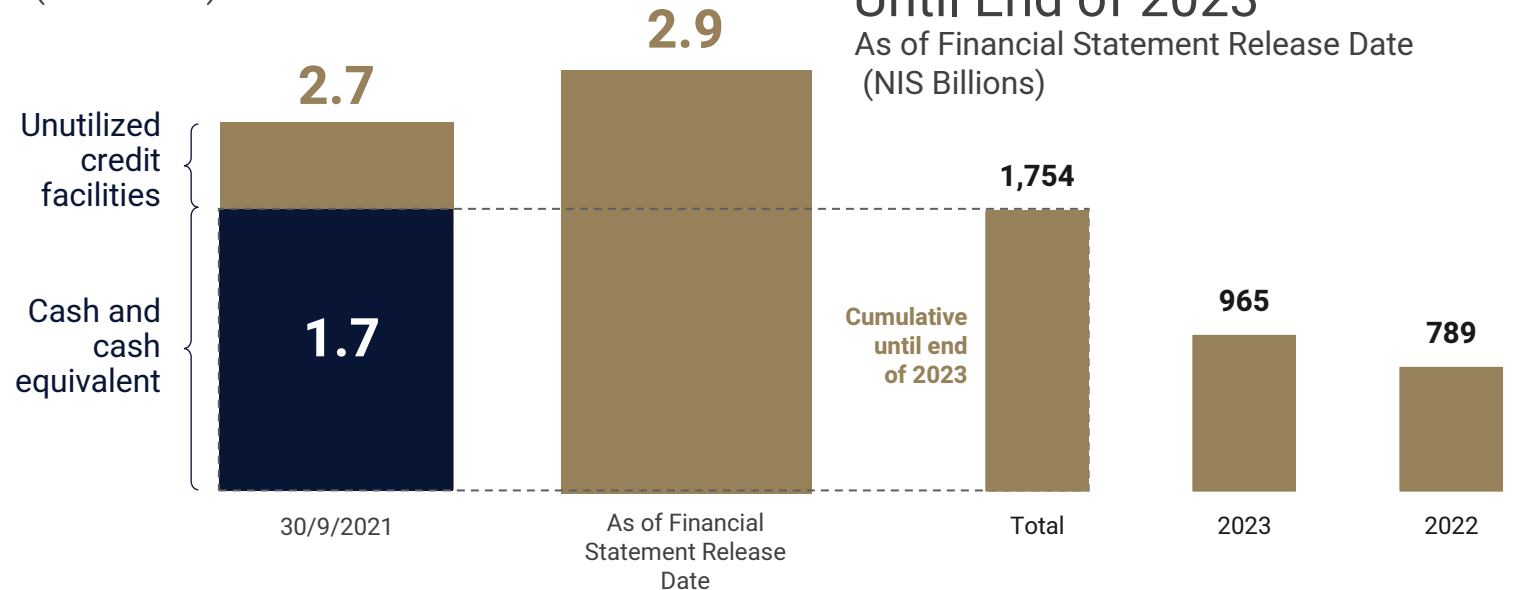
Expanded Solo
(NIS Millions)

Net Debt Decreased by approx. **3.5** NIS Billion



Liquidity

(NIS Billions)



Bond Maturity Schedule Until End of 2023

As of Financial Statement Release Date
(NIS Billions)

Bond Maturity Schedule (Expanded Solo)

Bond Maturity Schedule

Expanded Solo as of financial statement release date

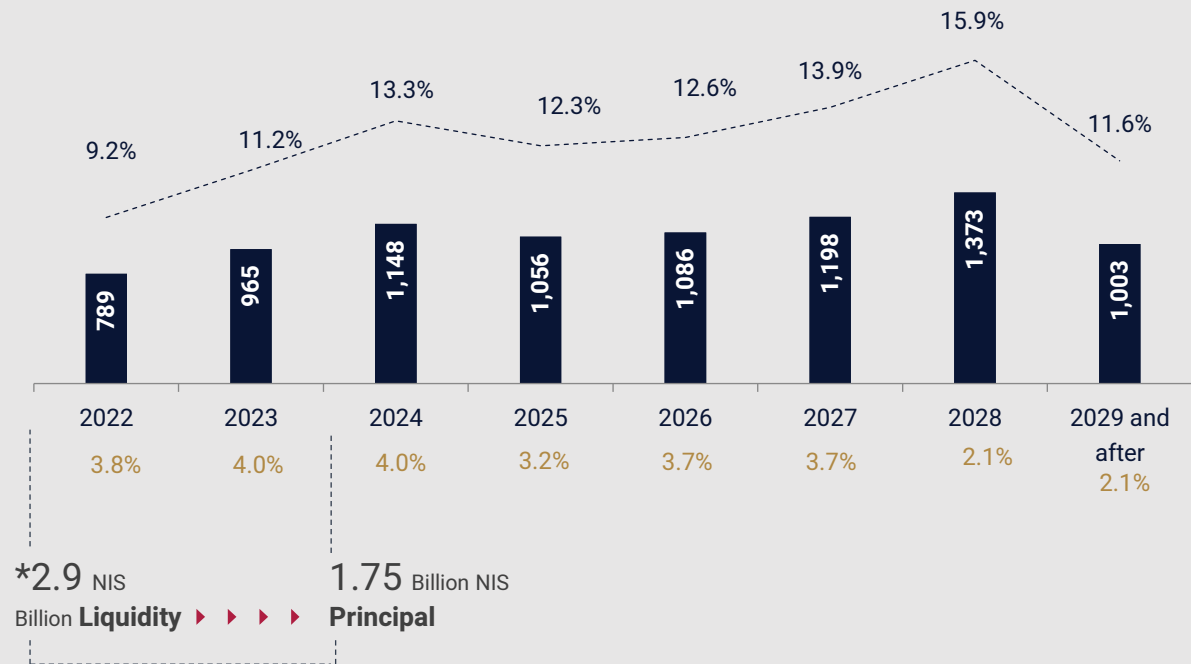
4.1 Years

Weighted duration
(Bonds)

3.1%

Average interest rate of debt
(Bonds)

(NIS Millions)

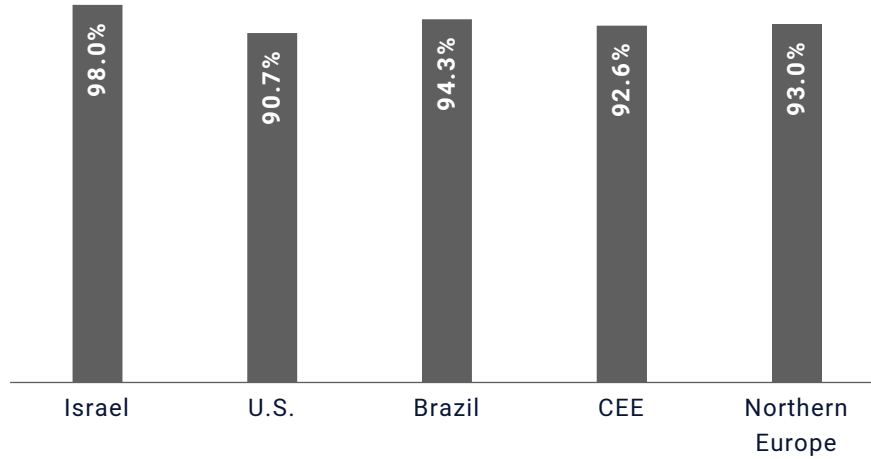


Third Quarter of 2021 Summary

Main Results

Occupancy Rate

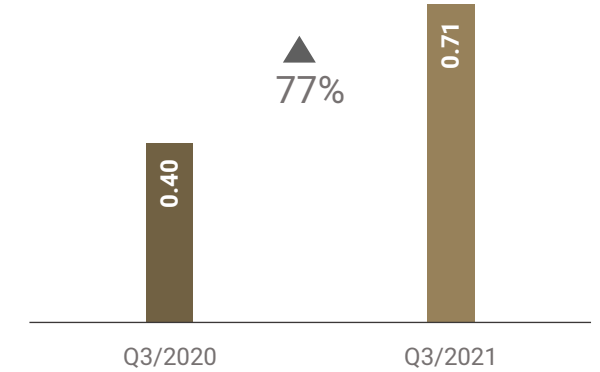
As of September 30, 2021



FFO Per Share

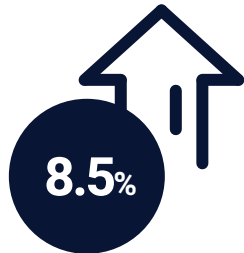
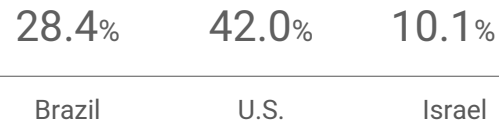
(NIS)

The FFO per share increased by 77% compared to the same period in 2020



Same Property NOI

Wholly Owned Subsidiaries

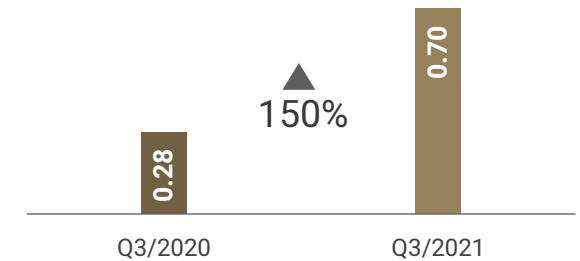


Same Property NOI increased this quarter

Operating Cash Flow Per Share

Expanded Solo (NIS)

The Operating CF per share increased by 150% compared to the same period in 2020

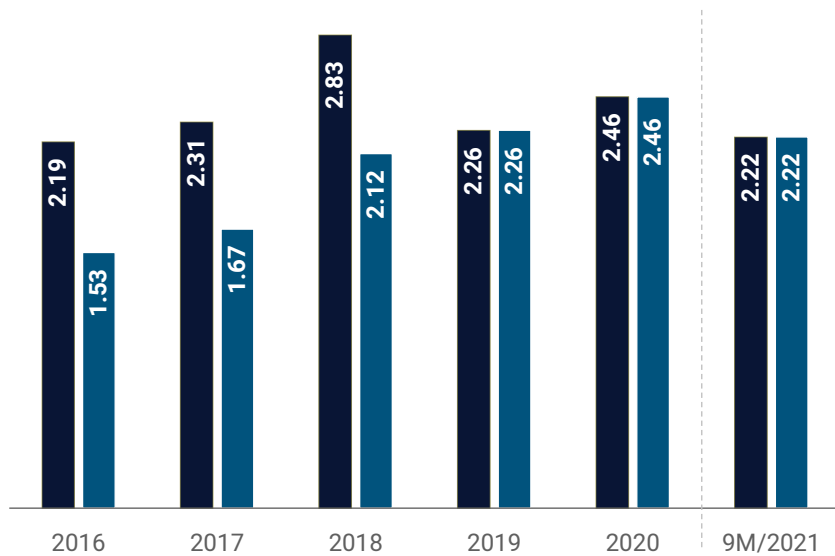


Operating Cash Flow and Interest Cost

Operating Cash Flow

Expanded Solo Per Share (NIS)

▲ **+13%**
CAGR
Years
2016 - 2020

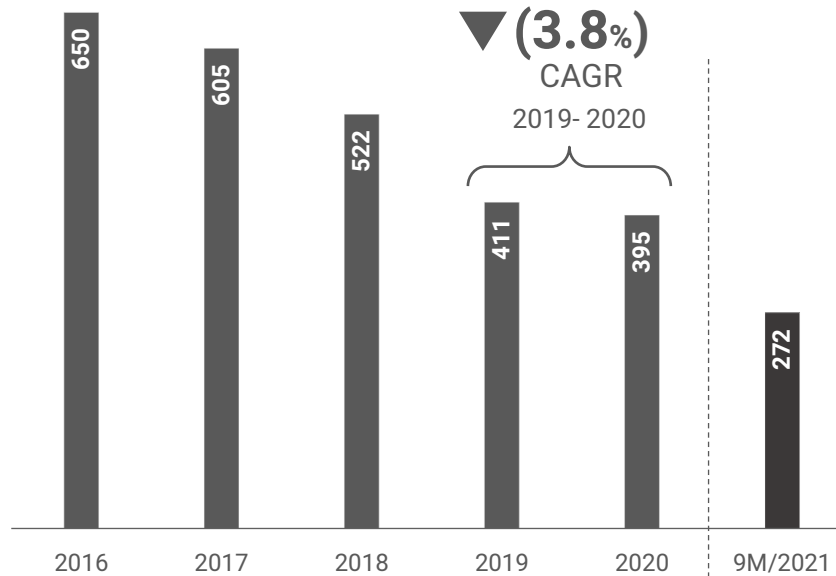


■ Operating cash flow p.s. including special div. from ATR
■ Operating cash flow p.s. excluding special div. from ATR

Interest Costs, NET

Expanded Solo (NIS Million)

▼ **(39.2%)**
CAGR
Years
2016 - 2020



▼ **(3.8%)**
CAGR
2019-2020





GREAT THINGS HAPPEN WHEN YOU OWN GREAT REAL ESTATE



CONTACT
INFORMATION:

Adi Jemini
EVP & CFO

Or Ackerman
Head of Investor Relations
oackerman@gazitgroup.com
+972.3.6948000

