

LOCATION
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FINANCIAL RESULTS

Second Quarter & Six Months Ended in June 30, 2020

AUGUST 2020

GREAT THINGS HAPPEN WHEN YOU OWN GREAT REAL ESTATE



This presentation may include forward-looking statements, including forecasts, evaluations, pro forma figures, estimates and other information relating to future events and issues or the Corona epidemic effect and the global economic crisis derived from it or a targeted crisis in one or several countries in which the company operates. Forward-looking statements may relate to, among other things, revenues, earnings, cash flows, capital expenditures and other financial items. Forward-looking statements may also relate to our business strategy, goals and expectations concerning our market position, future operations, profitability, liquidity and capital resources. All statements other than statements of historical facts are forward-looking statements and can be identified by the use of forward-looking terminology such as the words "anticipate", "believe", "could", "estimate", "expect", "intend", "may", "plan", "predict", "project", "will" and similar terms and phrases.

Any forward-looking information contained in this presentation is based, in addition to existing information of the Company, on present Company expectations and evaluations regarding future developments and trends and on the interaction of such developments and trends. Although we believe the assumptions upon which any forward-looking statements are based are reasonable, any of these assumptions could prove to be inaccurate, and the forward-looking statements based on these assumptions could be incorrect. Our business and operations involve risks and uncertainties, many of which are outside our control, and any one of which, or a combination of which, could materially affect our results of operations and whether the forward-looking statements ultimately prove to be correct. Forward-looking statements are based on current expectations and are not guarantees of future performance.

Actual results and trends in the future may differ materially from those suggested or implied by any forward-looking statements in this presentation depending on a variety of factors including those described in greater detail in our Periodical and Annual Reports and Early Release of condensed financial information from the Company's Financial Statements, and in other information we file and furnish including, but not limited to, with the Israel Securities Authority, including under the heading "Risk Factors."

All written and oral forward-looking statements attributable to us or persons acting on our behalf are expressly qualified in their entirety by the previous statements. Except for any obligations to disclose information as required by applicable securities laws, we undertake no obligation to update any information contained in this presentation or to publicly release the results of any revisions to any statements that may be made to reflect events or circumstances that occur, or that we become aware of, after the date of this presentation.

The information contained herein does not constitute a prospectus or other offering document, nor does it constitute or form part of any invitation or offer to sell, or any solicitation of any invitation or offer to purchase or subscribe for, any securities of Gazit-Globe Ltd. or any other entity, nor shall the information or any part of it or the fact of its distribution form the basis of, or be relied on in connection with or relating to any action, contract, commitment or to the securities of Gazit-Globe Ltd.

The Company's estimated regarding the sale of properties, as well as the expected savings from the reduction of dividend payments, are forward-looking information as defined in the Securities Law, 1968. Its assessments regarding the sale of properties are based on the Company's and Group companies' assumptions and estimates, but they are uncertain, may not materialize and are largely uncontrolled by the Company. As the global economic crisis continues and worsens, and as the Covid-19 Pandemic continues and there is a stagnation in the income-producing real estate sector, there may be delays in realization of assets until the end of 2021.

In addition, the Company's estimates regarding the savings from the dividend policy update are based on assumptions regarding the actual approval of dividend distribution in each of the aforesaid quarters, including the amounts specified in the updated policy and may not materialize as the Covid-19 Pandemic crisis worsens and will have a negative effect over the Company's financial position.

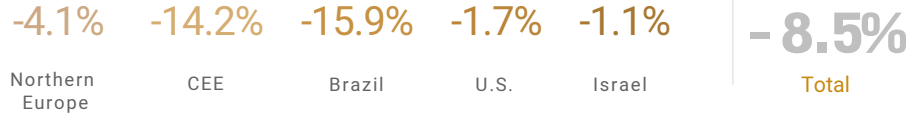
Second Quarter of 2020

Operational Performance

Same Property NOI

Proportionate NOI for the period was NIS 570 Million

Same property NOI declined by 8.5% for the period (six months) primarily from Atrium due to reliefs imposed in Poland for the lockdown period and Brazil reopened for business on middle of June 2020.

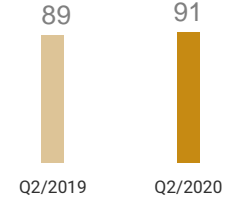


Increase in Cash Flow

1 NIS Million

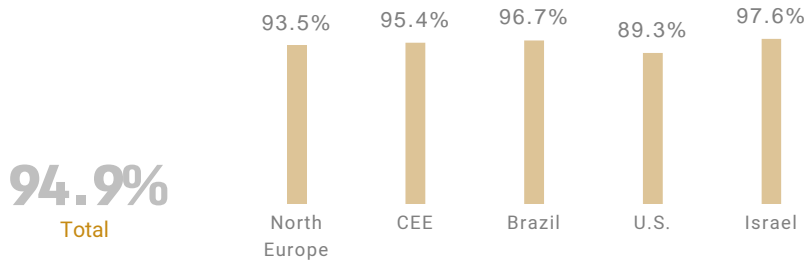
(Expanded Solo) Cash flow from operating activities grew 2.2% compared to last year

+ 2.2%



Occupancy Rate

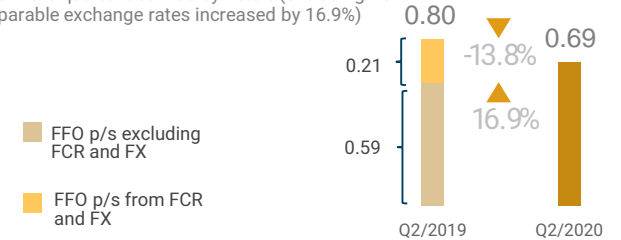
As of June 30, 2020



Solid FFO Per Share Despite the Covid-19 Pandemic

1 NIS

FFO p/s in the quarter declined by 13.8% (excluding FCR at comparable exchange rates increased by 16.9%)



Urban Assets Portfolio Providing Daily Needs and Services

Million visitors annually

450



Lease agreements in the Group

9,375



of assets As of June 30, 2020

108



Supermarkets in the Portfolio

144

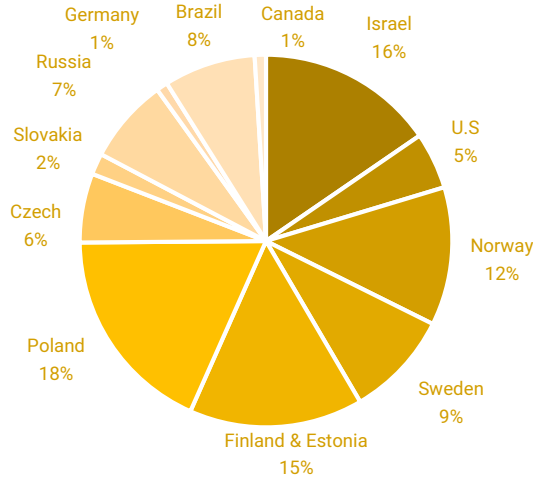


Contribution of the largest tenant in the Group according to proportionate NOI

~1.7%



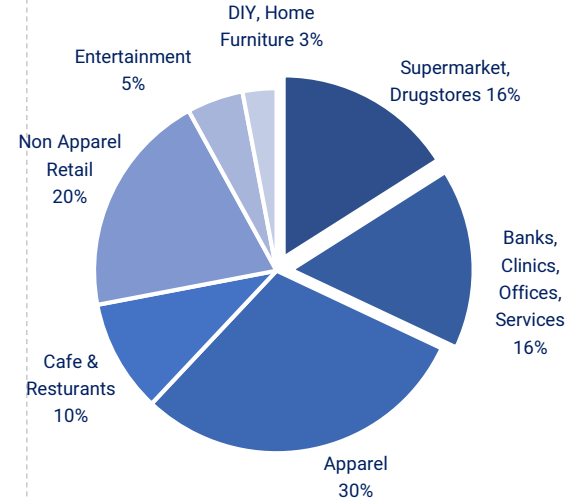
Geographic Diversification Based on Proportionate NOI*



79% Of Gazit's Assets Are Located In 15 Metropolitan Areas.

- Tel Aviv
- New York
- Prague
- Sao Paulo
- Boston
- Warsaw
- Stockholm
- Helsinki

Tenant Mix Based on Proportionate NOI*



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

Value Creation Through Acquisition of Premium Properties in Special Locations

Acquisition of properties with value-add potential

Pro-active management

Produce of high yield over long-term from a property

Disposition of stabilized assets



MANHATTAN | BRIDGE TOWER | NEW YORK

- Executed a new lease agreement with international retail credit tenant
- Lease term - 20 years
- Annual lease payment of USD 7.2 million as compared with USD 3.8 million
- **Value Increase of USD 15.0 million As of June 30, 2020**



SÃO PAULO | TOP CENTER | BRASIL

- Yield-on-cost (commercial part) has increased from 6.5% (2014) to 9.0% (2019)
- 70% NOI increase over a five-year period



RISHON LETZION | G CITY | ISRAEL

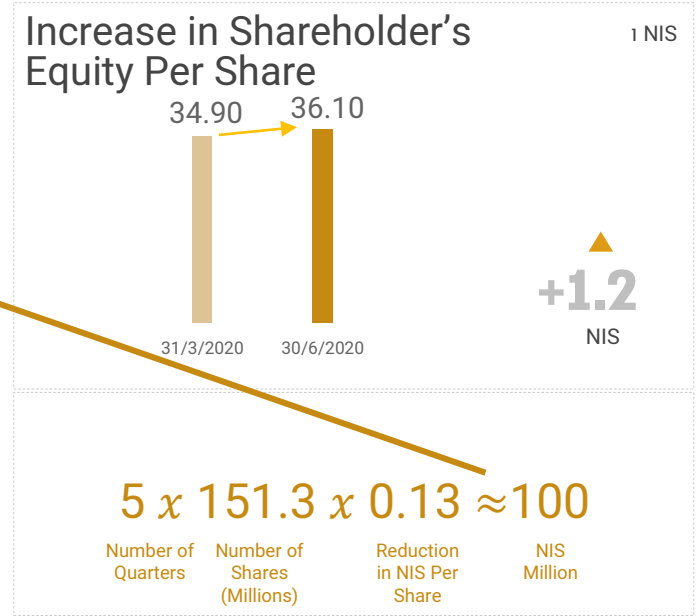
- Additional 60,000 sq.m. of office space on the top of the existing property, situated on an 80 dunam parcel owned by the Company (currently only 80,000 sq.m is improved)
- The property is situated next to the planned light rail station and within walking distance to the Moshe Dayan railway station
- Preparation of planning scheme at regional level to add rights to construct 3 additional office blocks with an additional area of 180,000 sq.m.

Actions to Increase and Strengthen the Capital Structure

1 NIS Billion	Cash Flow	Realization of properties held by the private subsidiaries that are <u>non-core properties</u> or that are <u>fully stabilized</u> , amounting up to NIS 1 billion over the next 12 months.
100 NIS Million	Updating of Dividend Policy	Updating of quarterly dividend* per share from NIS 0.43 per share to NIS 0.30 per share, commencing on Q3 2020 until Q3 2021 (five quarters) - saving in forecast cash flow of NIS 100 million.
+	Merger	Merger of G Israel into Gazit Globe - continuation of strategy to expand Company's operations and to create congruence between the levels of assets and of debt.

Strengthening of shareholders' equity
Reducing leverage

Continued growth



*Updating the quarterly dividend policy per share from NIS 0.43 per share to NIS 0.30 per share, for the period beginning with the dividend declared on the approval date of the financial statements for the third quarter of 2020 and until (including) the announced dividend on the approval date of the financial statements for the third quarter of 2021 (total of 5 consecutive quarterly dividend distributions). The update of the dividend policy, as mentioned, is expected to result in savings on dividend payments of NIS 100 million by the end of 2021.



WARS SAWA JUNIOR | WARSAW



G KOCHAV HATZAFON | TEL AVIV

RESULTS

Second Quarter of 2020



GAZIT GLOBE
GROUP

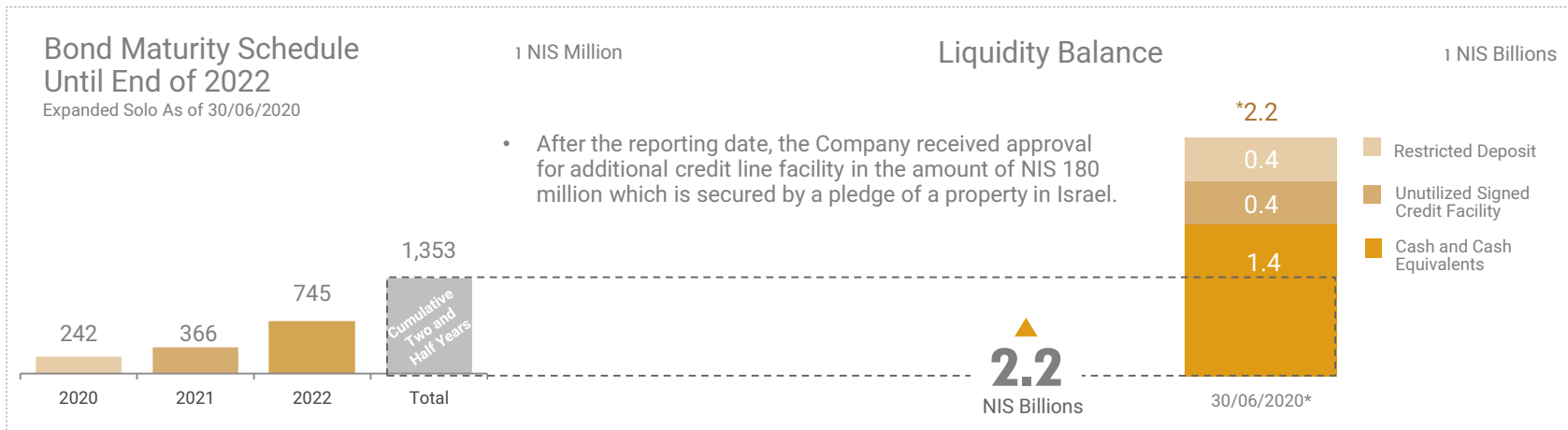
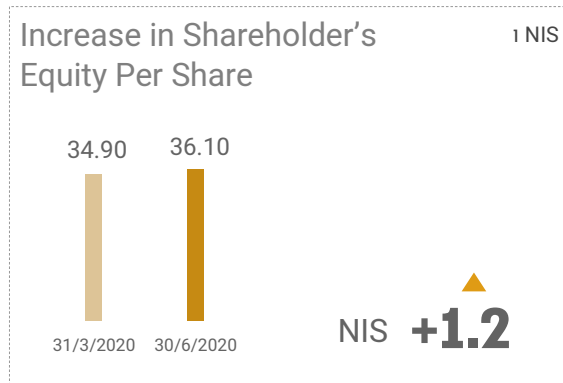
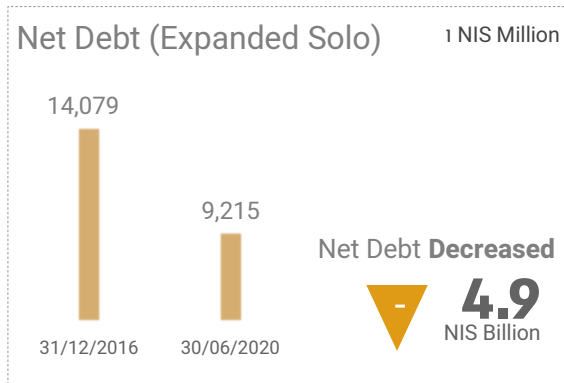
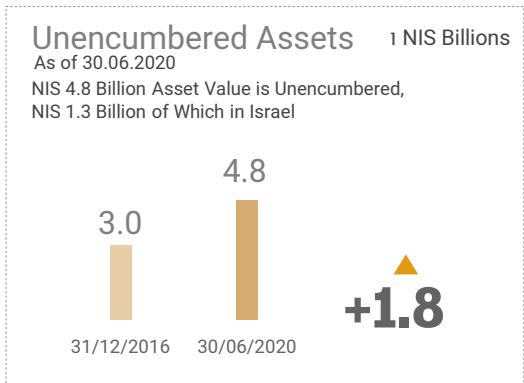
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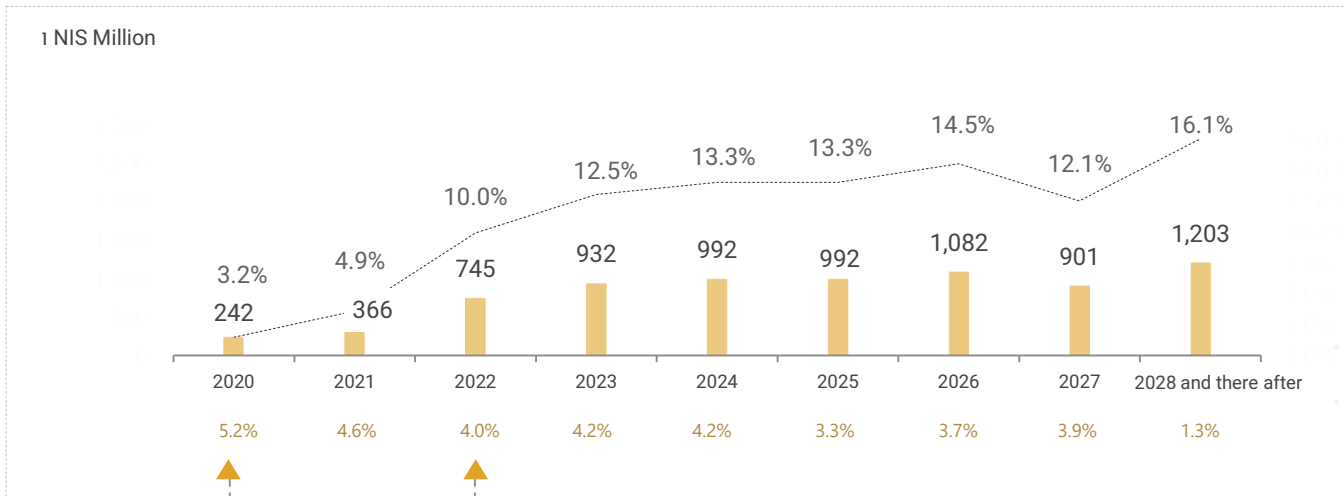
BRIDGE TOWER | NEW YORK | NY

Financial Strength



*Including a deposit in the amount of NIS 346 million which was used for the tender offer of the Company's shares and excluding approved credit facility in the amount of NIS 180 million.

Bond Maturity Schedule



Bond Maturity Schedule
As of 30.06.2020

Weighted duration (Bond) – 4.5 years

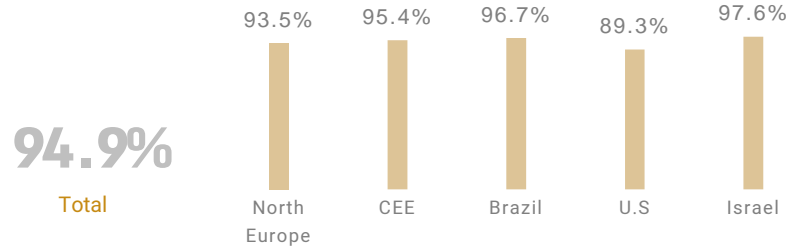
Average interest rate of liabilities (Inc. banks) – 3.7%



*Including approved credit facility in the amount of NIS 180 million and excluding a deposit in the amount of NIS 346 million which was used for the tender offer of the Company's shares.

Occupancy Rate

As of June 30, 2020



Same Property NOI

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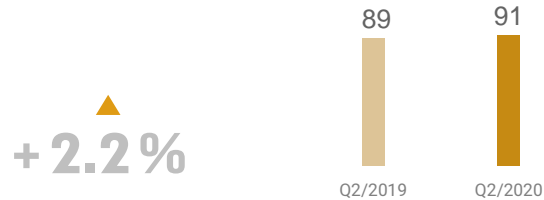
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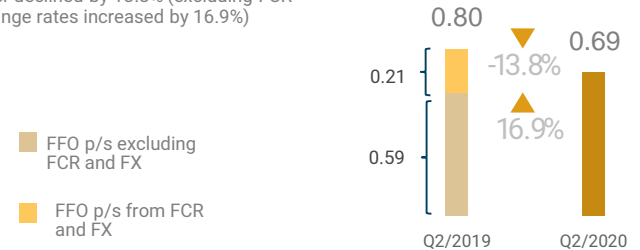
1 NIS Million



Solid FFO Per Share Despite the Covid-19 Pandemic

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1 NIS

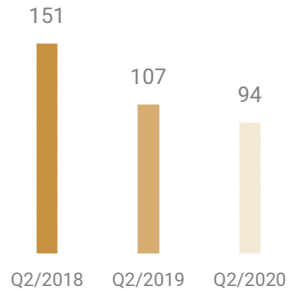


Saving in Interest Costs

Compared to the Same Quarter In 2019

Interest Cost, Net Expanded Solo

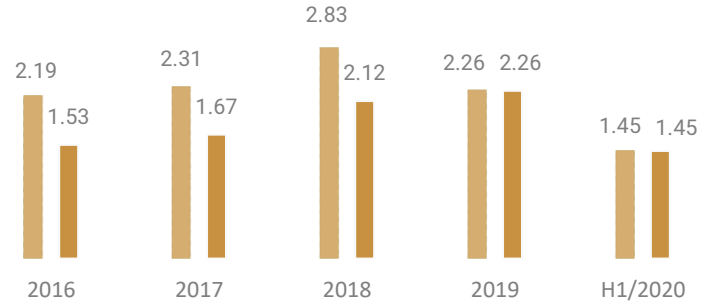
1 NIS Million



▼
-12.1%

Operating Cash Flow Per Share (Expanded Solo)

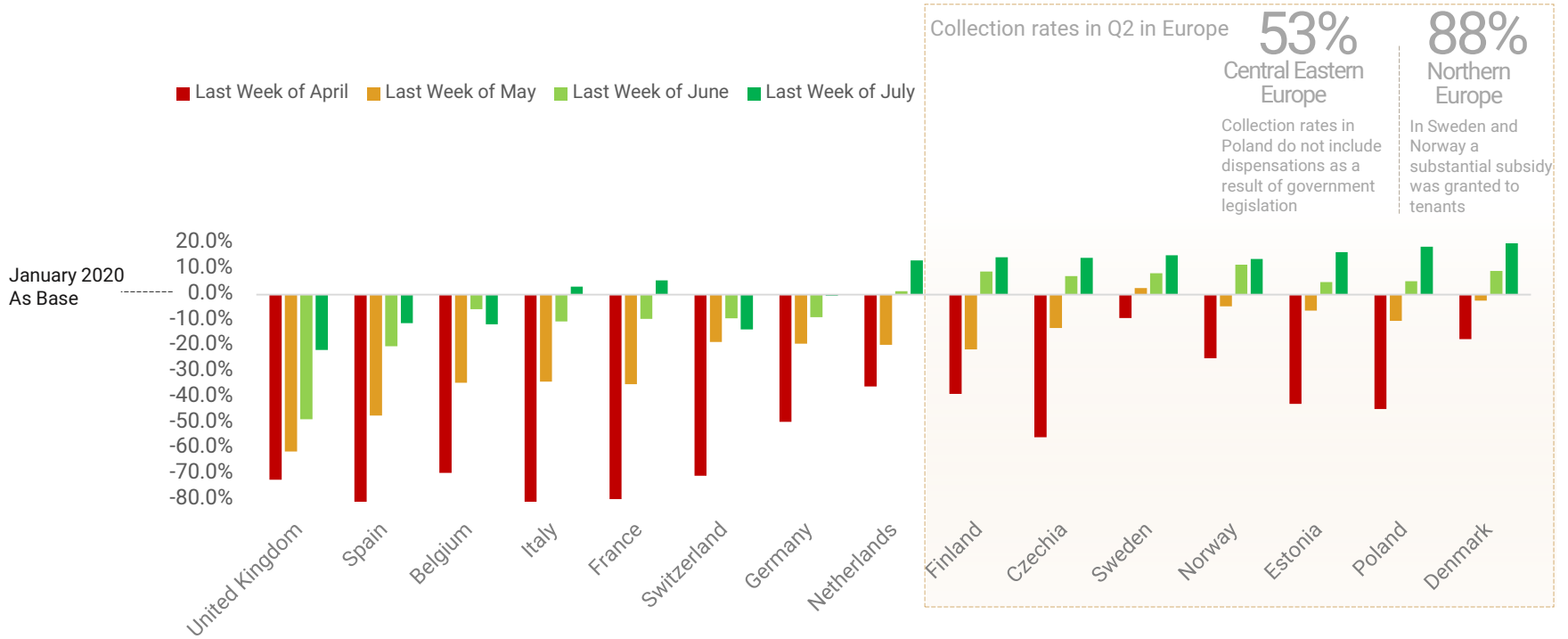
- Operating cash flow p.s Including special div. from ATR
- Operating cash flow p.s excluding special div. from ATR



▲
+14%
CAGR
2016 - 2019

European Countries in which the Group Operates lead in Number of Visitors (Footfall)

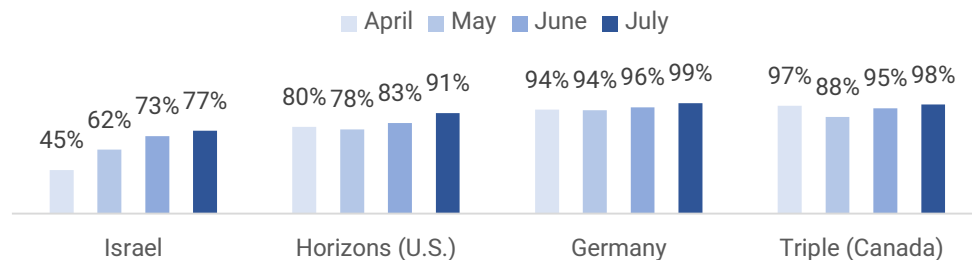
Consistent Footfall Growth in European Retail and Recreation Centers



Source: Google's Community Mobility Reports 09/08/2020
The basic scenario is average footfall for the period 3/1 - 6/2/2020



Collection Rates for the period (Private Companies)



Brazil went into lockdown at the end of March and reopened in the middle of June; the local teams are in negotiations with the tenants, so it is too early to establish collections data. It should be noted that all the essential businesses were open throughout the lockdown period (supermarkets, pharmacies etc.) and continued to make lease payments in the period.

New Agreements Signed in the Quarter (Private Companies)

Including Renewals and Options Exercise

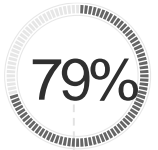
	Number of Agreements	GLA	New Average Monthly Rent	Old Average Monthly Rent	(Leasing Spread)
		SQM	NIS	NIS	%
G Israel	35	6,327	111	110	1%
Gazit Brazil	14	1,051	135	130	4%
Horizons (U.S.)	1	9,300	224	118	90%
Triple (Canada)	1	315	153	105	46%

Currency Rates Used As of 30/6/2020.

Strategy

Focus on Major Cities in Densely Populated Areas

79% of Gazit's Assets* are Concentrated in 15 Metropolitan Areas



METRO TEL AVIV**	10 ASSETS	14%
NEW YORK BOSTON TORONTO PHILADELPHIA MIAMI	13 ASSETS	9%
SÃO PAULO	7 ASSETS	11%
STOCKHOLM HELSKINI OSLO COPENHAGEN TALLIN GOTHENBURG	24 ASSETS	27%
WARSAW PRAGUE WROCLAW	8 ASSETS	18%

* The Company's relative share of the total value of the assets of the subsidiaries.
** Including G. Kfar Saba, G. Rishon Lezion, Savyon and two land parcels.



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GROUP

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THANK YOU FOR YOUR TIME

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