



City

FINANCIAL RESULTS FIRST QUARTER 2024 | MAY 2024

DISCLAIMER

This presentation includes the company's estimates that constitute forward-looking information as defined in Section 32A of the Securities Law (5778 - 1968), including forecasts, estimates, estimates, financial and operational data referring to future events whose realization is uncertain and not under the control of the company and its holding companies, forecasts and data in relation to the group's asset realization plan and asset financing (including the scope of realization and financing and expected schedules), to projects in planning and development, expected development schedules, investment plan, establishment costs and future revenues and other financial data, as well as to the effects of macroeconomic changes, including inflation rates, interest rates and exchange rates exchange. This information, as stated, is based on the company's subjective assessment which was made based on past experience and professional knowledge accumulated by the company, on the basis of existing information of the company and its held companies and in addition on the company's current expectations and assessments in connection with future developments and trends, and on their expected impact on the company's activities, and everything as known to the company at the time of publication of this presentation. Although we believe that the assumptions on which any

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regulatory approvals required to exploit the development potential, and the completion of the company's implementation plan, and therefore the results of the company's activities, may differ substantially from what is stated in this presentation.

With the exception of the obligation to disclose information as required by securities laws, we do not undertake to update any information contained in this presentation or publish the results of any changes to any statement that may be made to reflect events or circumstances that occurred, or that we became aware of, after the date of this presentation.

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ABOUT G CITY ^(*)

28.6 NIS

EPRA NRV PER
SHARE



NIS 35 Billions

Value of Investment and
Development Real Estate

+8.7%

Increase in Same
store NOI

95.2%

Occupancy Rate



2,500

Residential units for Rent
(Active & under Development)
in the US and Europe

Lease Agreements

~6,500

83

Income Producing Assets

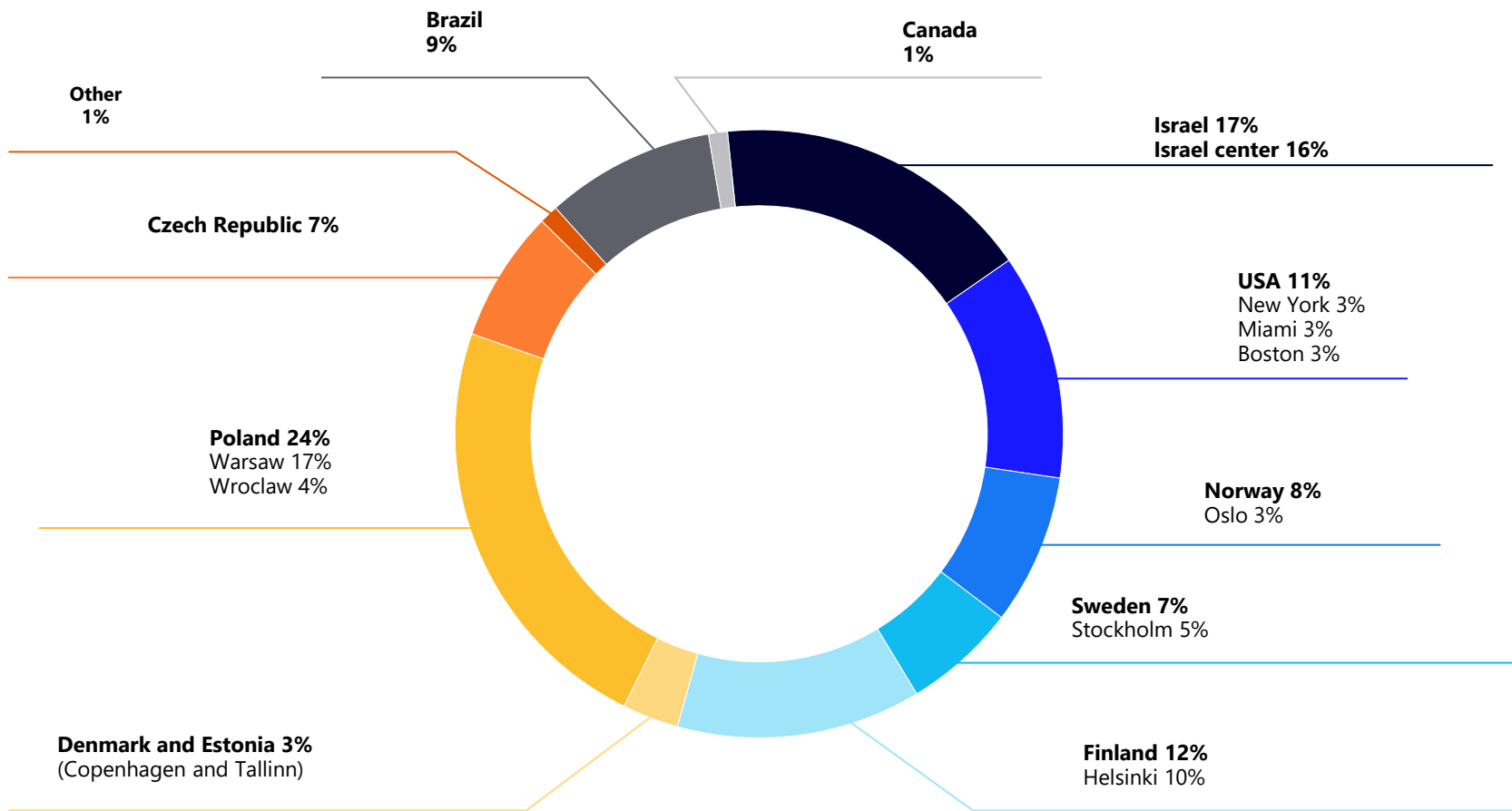


1.8 Million SQM

GLA

URBAN RESILIENT ASSETS IN THE HEART OF MAJOR CITIES

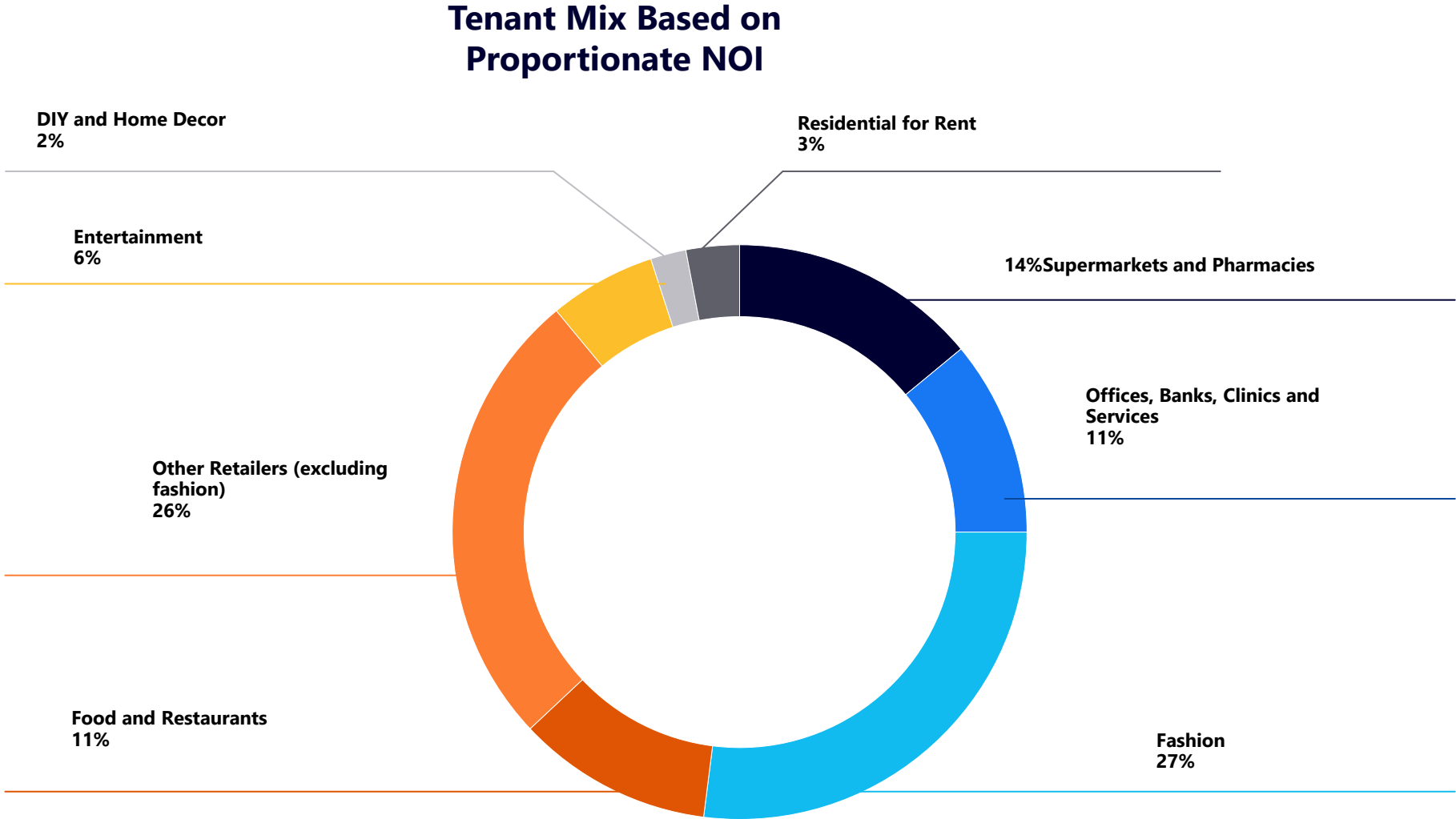
GEOGRAPHIC DIVERSIFICATION BASED ON PROPORTIONATE INVESTMENT PROPERTY VALUE [1]



APPROXIMATELY 80% OF THE ASSETS ARE LOCATED IN THE CENTER OF THE COUNTRY AND IN MAJOR CITIES AROUND THE WORLD

[1] Full consolidation minus minority interests

URBAN RESILIENT ASSETS SERVING DAILY NEEDS AND SERVICES

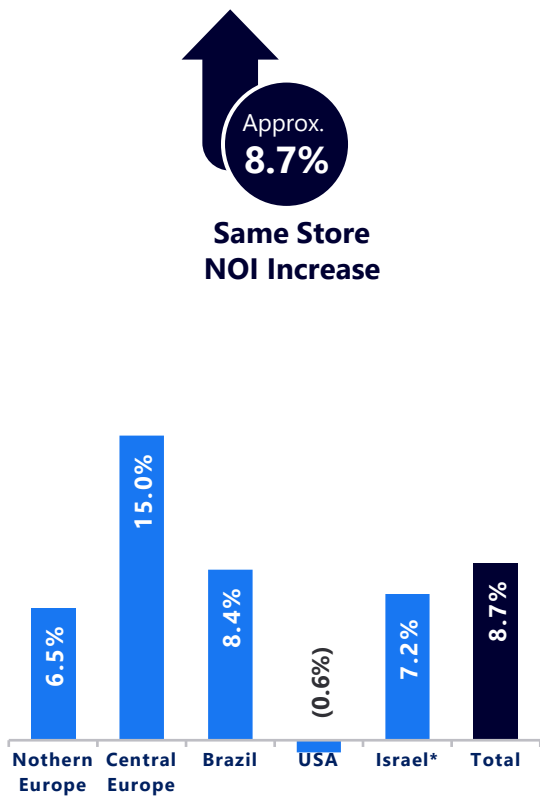


[1] Full consolidation minus minority interests

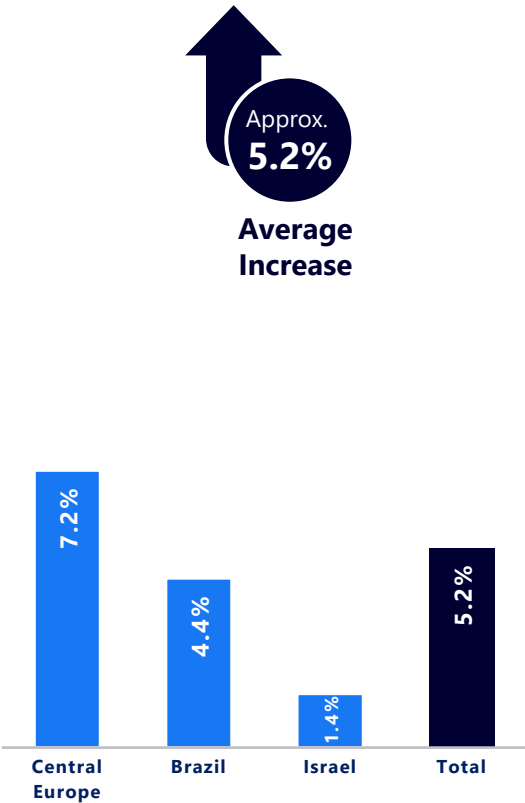
OPERATIONAL AND FINANCIAL PREFORMANCE – MAIN RESULTS

FIRST QUARTER OF 2024

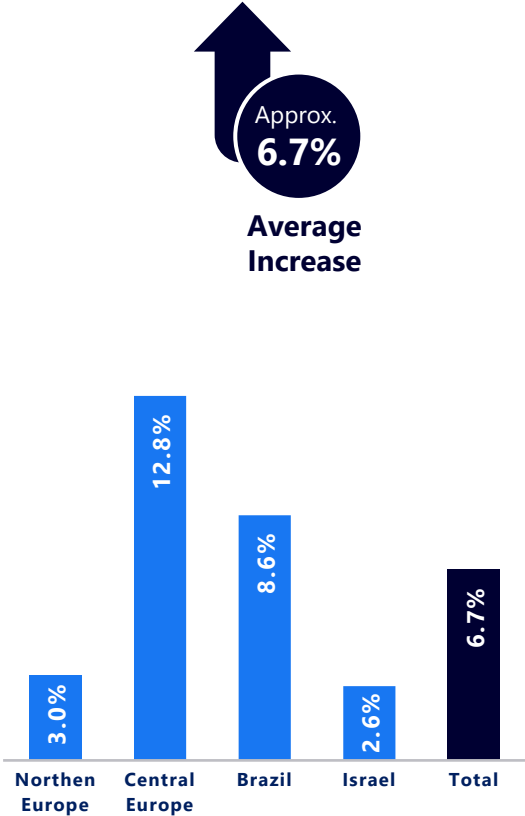
Same Store NOI Increase (NIS Millions)



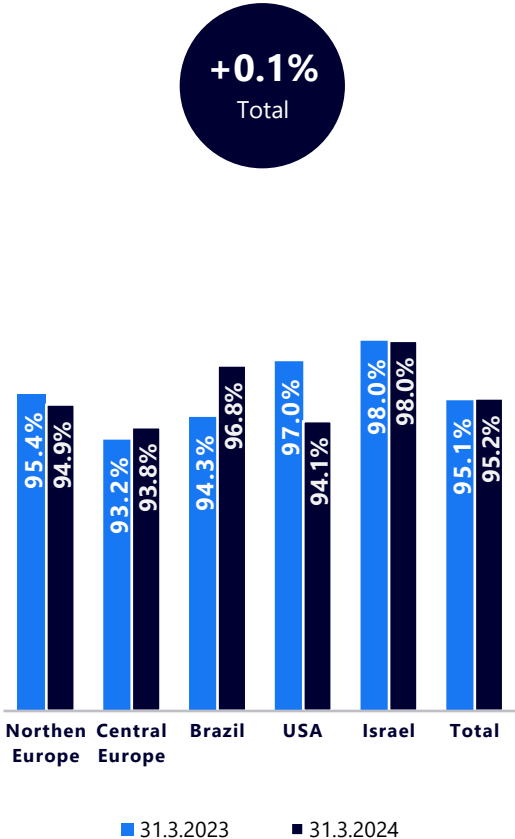
Footfall Increase



Tenant Sales Increase



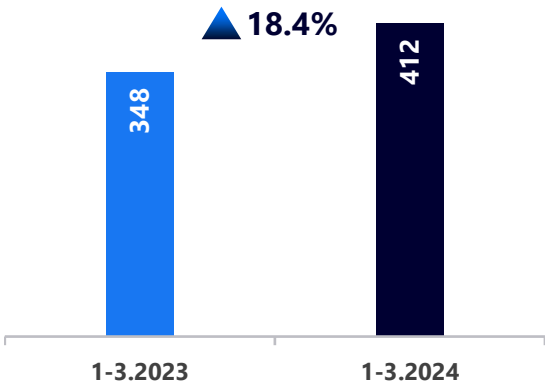
Occupancy Rate Increase



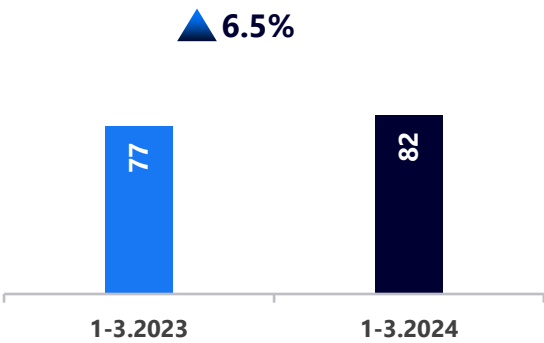
OPERATIONAL AND FINANCIAL PREFORMANCE – MAIN RESULTS

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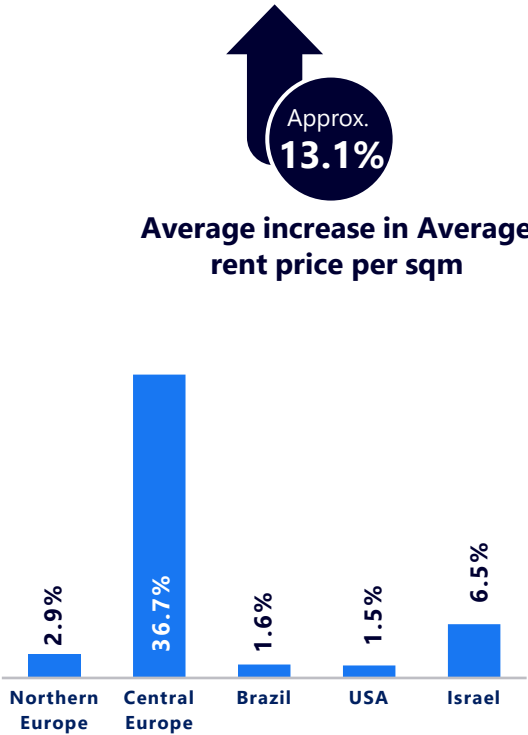
**NOI excluding Russian Portfolio
and Disposed Assets ^[2]**
(NIS Millions)



**FFO ^[1] excluding Russian Portfolio
and Disposed Assets ^[2]**
(NIS Millions)



**Property Portfolio Improvement and
Optimization - Increase in average
price per sqm.**
(In currency of operation)



[1] According to the management's approach, for FFO approach in accordance with the Securities Authority's methodology, see page 16.

[2] Excluding the NOI from sold properties and reducing interest expenses in consideration of proceeds from property sales , see page 11.

G City EUROPE | VALUE CREATION AND IMPROVEMENTS WARS SAWA JUNIOR

The property is under a process of changing its tenant mix and store sizes to maximize the rent income

The first shopping center built in the heart of Warsaw in front of the Congress Center and the Museum of Contemporary Art with two metro stations. Over 60 million people pass the property every year. Uniqlo, Zara and - ADIDAS are some of the prominent chains in the property.



Approx. 39,000 sqm Built area in the property



Case Study

Lease Agreements Signed with Rental Rates of €185 per sqm, Plus Entry Fees to be Paid by the Tenant

WARS SAWA JUNIOR | POLAND

The improvement plan for part of the property:



An expected increase in rents prices



New State^[1]

2 Million €
Annual rental prices

€97.3
Average rent per sqm

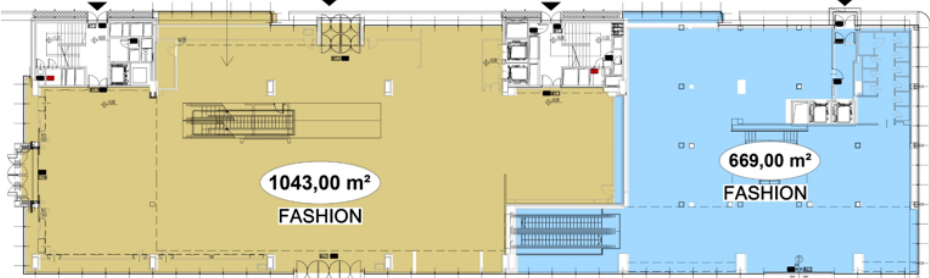


An upgrade of 1,700 GLA sqm

Current State

892.5
thousand €
Annual rental prices

€43.5
Average rent per sqm



[1] The data above includes forward-looking information, for details see page 2

G KFAR SABA VALUE CREATION AND IMPROVEMENTS

As of March 2024, the complex is fully active 7 days a week

after opening on Saturday

16,500 visitors to the indoor mall on Saturday (on average)

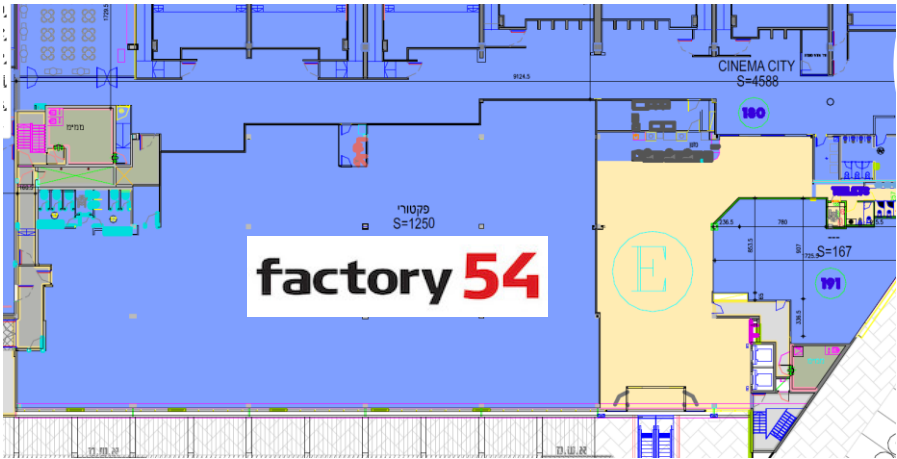
increase of 80% in the average revenue per square meter on Saturday (according to Reese's data)

before opening on Saturday

12,000 visitors to the indoor mall on Saturday (on average)



New State



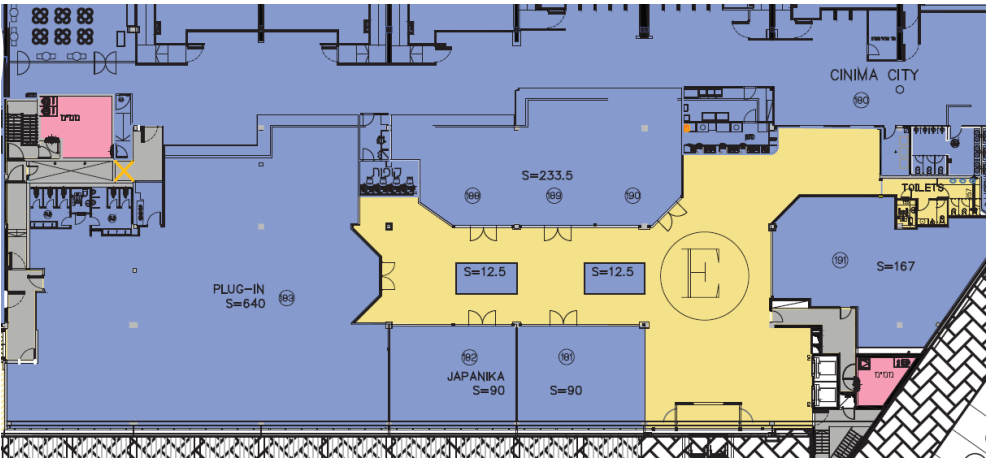
Approx. 37%

An expected increase in rents prices

Rent Increase of NIS 330,000 per year (not including revenue additions)



Current State



MAIN PROJECTS UNDER DEVELOPMENT AND LAND FOR FUTURE DEVELOPMENT

Projects in Development	Plan	Expected Land Addition (sqm)	G City Share	Expected Completion Date	Actual investment as of 31.5.2024(100 %, million NIS)	Fair Value As of 31.5.2024 (100%, NIS Millions)	Expected Cost to Complete (100%, NIS Millions)	Yearly Expected NOI (100%, NIS Millions)	Expected return on investment cost
G City Rishon Lezion	Office tower under construction	65,100	100%	2026	193	381	613	74	9.2%
Tampa, Florida	A luxury residential project for rent in Downtown Tampa, which includes 334 housing units for rent (with full financial support)	37,000	94%	2024	563	648	99	48	7.2%
Promenada, Warsaw	First phase of the Promenada Village rental housing project which includes 442 apartments and 1,500 square meters of commercial space on ground floor adjacent to the existing Atrium Promenade mall. Built on a plot of land owned by the company	16,000	100%	2024	141	157	64	16	7.8%
Total					897	1,186	776	138	
Total Company Share					863	1,184	770	135	

Land for Future Development	Plan	Expected Land Addition (sqm)	G City Share	Expected Completion Date	Fair Value As of 31.3.2024 (100%, NIS Millions)	Expected Cost to Complete (100%, NIS Millions)	Yearly Expected NOI (100%, NIS Millions)
Tel Hashomer "Aptment 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	30,700	100%	TBD	301	TBD	TBD
Beit CAL	Construction of mixed-use towers with 70,000 square meters of office space, 11,000 square meters of residential space and 6,300 commercial space. At this stage the existing building is leased for a period of one year with two options for extension (until the end of 2025)**	90,100	100%	TBD	397	TBD	TBD
Brickell. Miami	Constructing a mixed-use 61-story tower, approved to expand residential units to 504	42,000	100%	TBD	208	TBD	TBD
Promenada, Warsaw	Continuation of the Promenada Village rental housing project, phase B, which includes 1,200 apartments for sale and rent (about 45,000 square meters) and about 5,300 square meters of commercial space on the ground floor adjacent to the existing Atrium Promenade mall. Built on a plot of land owned by the company that is currently used as a parking lot	50,300	100%	TBD	235	TBD	TBD
Total					1,141	TBD	TBD

* The data above includes information regarding projects that are currently in the planning and construction phases. This includes Cost-to-complete estimation, projected time to complete, and projected annual NOI. Please note that this information constitutes a forward-looking statement, as defined under Israeli Securities Law. Such information is based on the company's estimates as of this date and may change in the future.

**The company will examine in the future the economic viability of partial ownership of the building, either by bringing in partners or by selling space to potential buyers.



BUSINESS FOCUS AND LEVERAGE REDUCTION PLAN (Expanded Solo)

Property Disposals status starting from October 2022 until the reporting day^[1] publication date ^[1]

NIS Millions	Completed	In Advanced Negotiations Stage	In Marketing	Total
G Europe	2,816	1,087	1,270	5,173
Israel	154	-	145	299
Gazit Horizons	567	-	159	726
Gazit Brazil	498	345	37	880
Total	4.035	1,432	1,611	7,078



Focus on properties located in the central business districts of major global cities, in highly urbanized with high appreciation potential



Commitment to advancing and completing the disposal plan while reducing LTV



Approximately 30% of the holdings in Brazil have already been realized

[1] Assets worth approximately 1.4 billion NIS that are in advanced stages of negotiation for their sale are classified as assets held for sale in the financial statements as of March 31, 2024

*The data above includes information on an asset realization plan, which is forward-looking information within the meaning of the Securities Law. The aforementioned data are based on the company's estimates as of this date and may change in the future as a result of the realization of various risks as well as a result of macro-economic changes and events, including in the real estate markets. For more details, see slide 2.

EPRA NRV

Million Nis^(*)

The standard index in Europe for examining the net asset value of income-producing real estate companies. The index reflects the company's net asset value assuming continued future operations, which assumes non-realization of real estate assets, and therefore certain adjustments are required, such as presenting assets at fair value that are not presented as such in the financial statements and canceling deferred taxes arising from the revaluation of investment properties

EQUILITY ATTRIBUTABLE TO THE EQUITY HOLDERS OF THE COMPANY, PER THE FINANCIAL STATEMENTS.	4,569
EXCLUSION BOF DEFERRED TAX LIABILITY ON REVALUATION ON INVESTMENT PROPERTY TO FAIR VALUE (NET OF MINORITY'S SHARE)	789
FAIR VALUE ASSET ADJUSTMENT FOR DERIVATIVES , NET2	(33)
EPRA NRV	5,325
EPRA NRV per share(in NIS)	28.6
SHARE PRICE ON THE STOCK EXCHANGE AS OF MAY 31	9.0
DIFFERENCE IN %	218%

The data is based on the company's own valuation estimates, is not audited by the accountant, and does not constitute a substitute for the data presented in the financial statements.

[1] Excluding goodwill created against a deferred tax liability in a business combination. In the EPRA NTA calculation, 50% of the deferred tax liability is taken

[2] The amount represents the fair value minus the intrinsic value on currency hedging transactions.

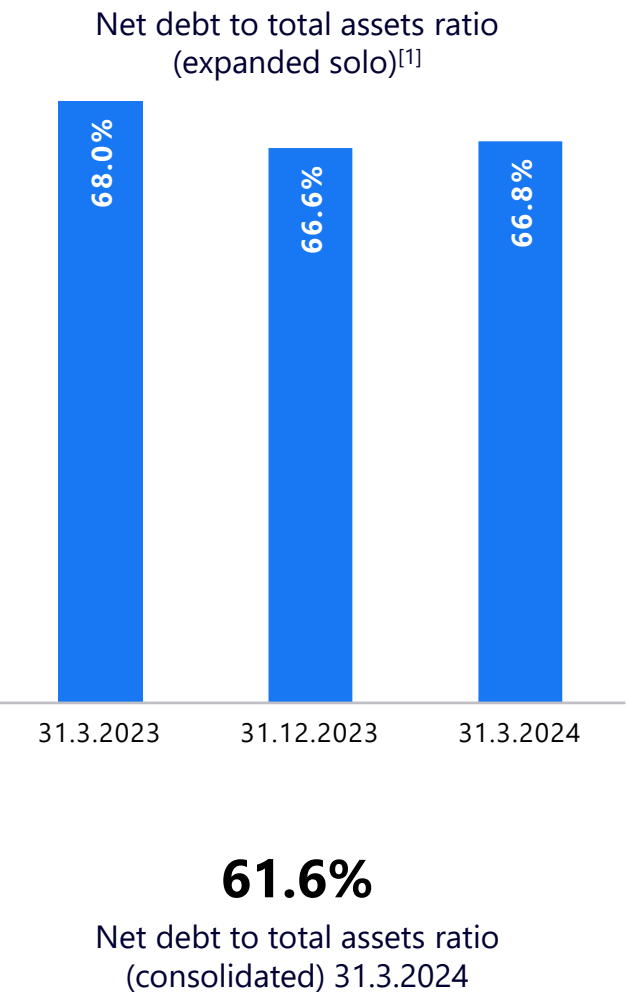


RESULTS AND FINANCIAL DATA

First Quarter and 2024



BALANCE SHEET DATA



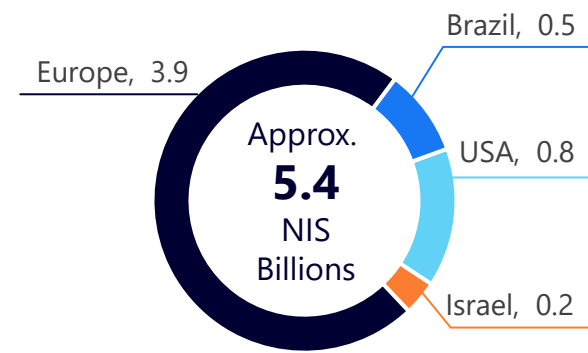
Liquidity (NIS Millions)

As of the report publication date
2.2 NIS Billions

As of March 31, 2024
1.4 NIS Billions

After the balance sheet date, the company raised debt in a net amount of NIS 0.8 billion.

Financial Flexibility Unencumbered asset value in fully-owned private subsidiaries (NIS billion)



3.19 years
Average duration of bank loans and bonds (expanded solo)

4.16%
Average interest on liabilities and bonds (expanded solo)

[1] Calculated according to the total assets and the total net financial liabilities (which include, among other things, offsetting assets intended for short-term sale (including assets for which a binding agreement has not yet been signed) as detailed in section 2.1 in footnote 2 of the company's board of directors' report for each of the aforementioned reporting periods.

FIRST QUARTER 2024

Main Results

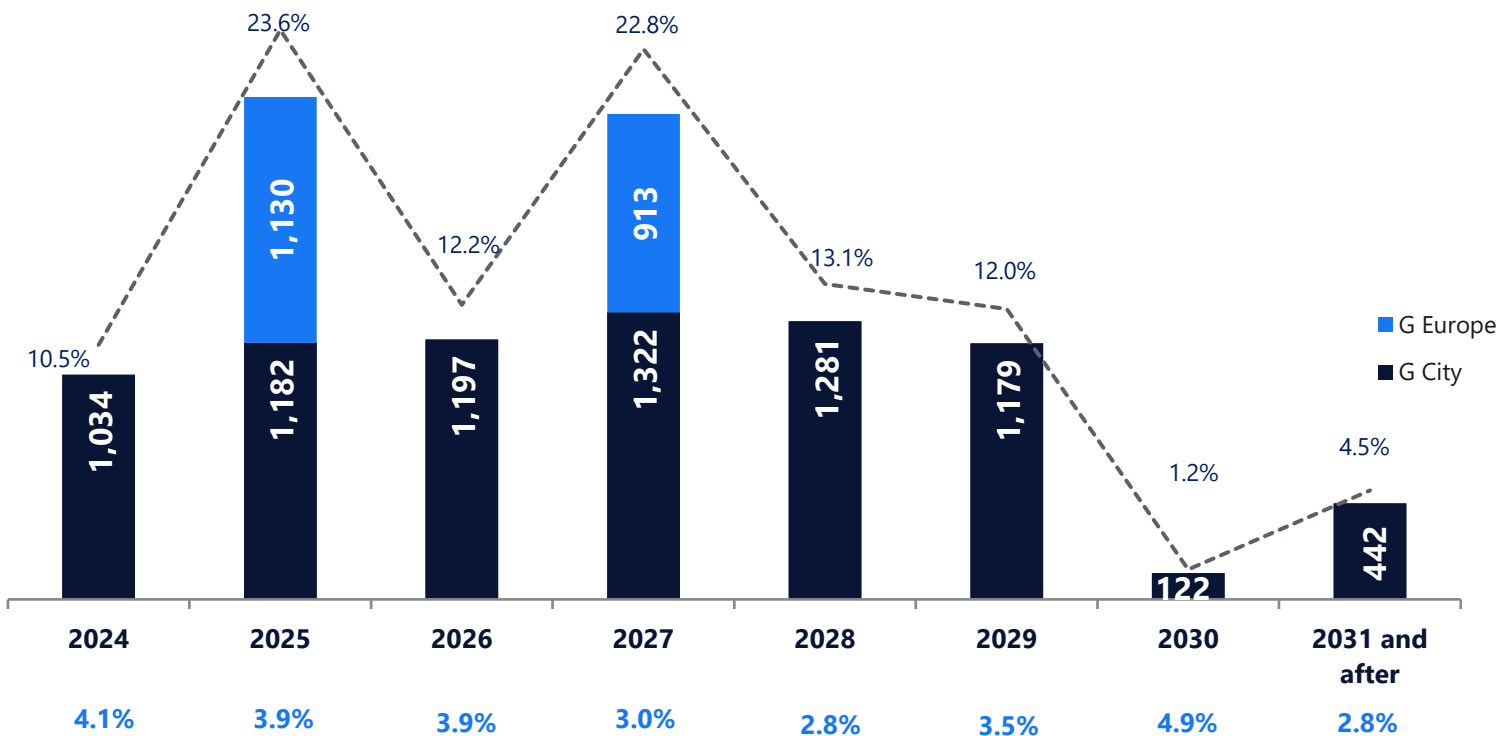
NIS Millions	1-3.2024	1-3.2023	Change
NOI Consolidated	418	410	2.0%
NOI exc. Russia and Disposed Assets	412	348	18.4%
Proportionate NOI - G City Share	260	239	8.7%
FFO exc. Russia and Disposed Assets^{[1] [2]}	82	77	6.5%
FFO according to the management approach	84	124	-32.3%
FFO according to the Securities Authority approach	43	3	1,333%

[1] from the first quarter of 2023 reports, the company stopped neutralizing from the FFO calculation the profit/loss component from early redemption of interest-bearing bonds and added the profit/loss component from early redemption of hybrid bonds, which reflect profit/loss flows from recurring activities of the company as part of its normal course of business. As detailed in section 2.3 of the company's board of directors' report

[2]

BOND MATURITY SCHEDULE (Expanded Solo)

Bond Maturity Schedule Inc. G City Europe, as of March 31, 2024





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