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City

FINANCIAL RESULTS SECOND 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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STRONG OPERATIONAL RESULTS IN THE FIRST HALF AND SECOND QUARTER OF 2024

2.0%+

Increase in Footfall

In the first half and the quarter compared to the same period last year

+4.4%

Increase in tenant sales

In the first half and the quarter compared to the same period last year

+8.1%

Increase in Same Store NOI

In the first half and the quarter compared to the same period last year

95.2%

Occupancy rate

As of June 30, 2024

+20.2%

Increase in FFO

In the second quarter compared to the same period last year
Excluding operations in Russia and assets that were sold ^[1]

+12.0%

Increase in NOI

In the second quarter compared to the same period last year
Excluding operations in Russia and assets that were sold ^[1]

+17.1%

Increase in FFO

In the first half and the quarter compared to the same period last year^[1]

+15.3%

Increase in NOI

In the first half and the quarter compared to the same period last year^[1]



ABOUT G CITY (*)

30.8 NIS

EPRA NRV PER SHARE



NIS 36 Billions

Value of Investment and Development Real Estate



1.9 Million SQM

GLA

~2,500

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

Active Supermarkets

~100

Lease Agreements

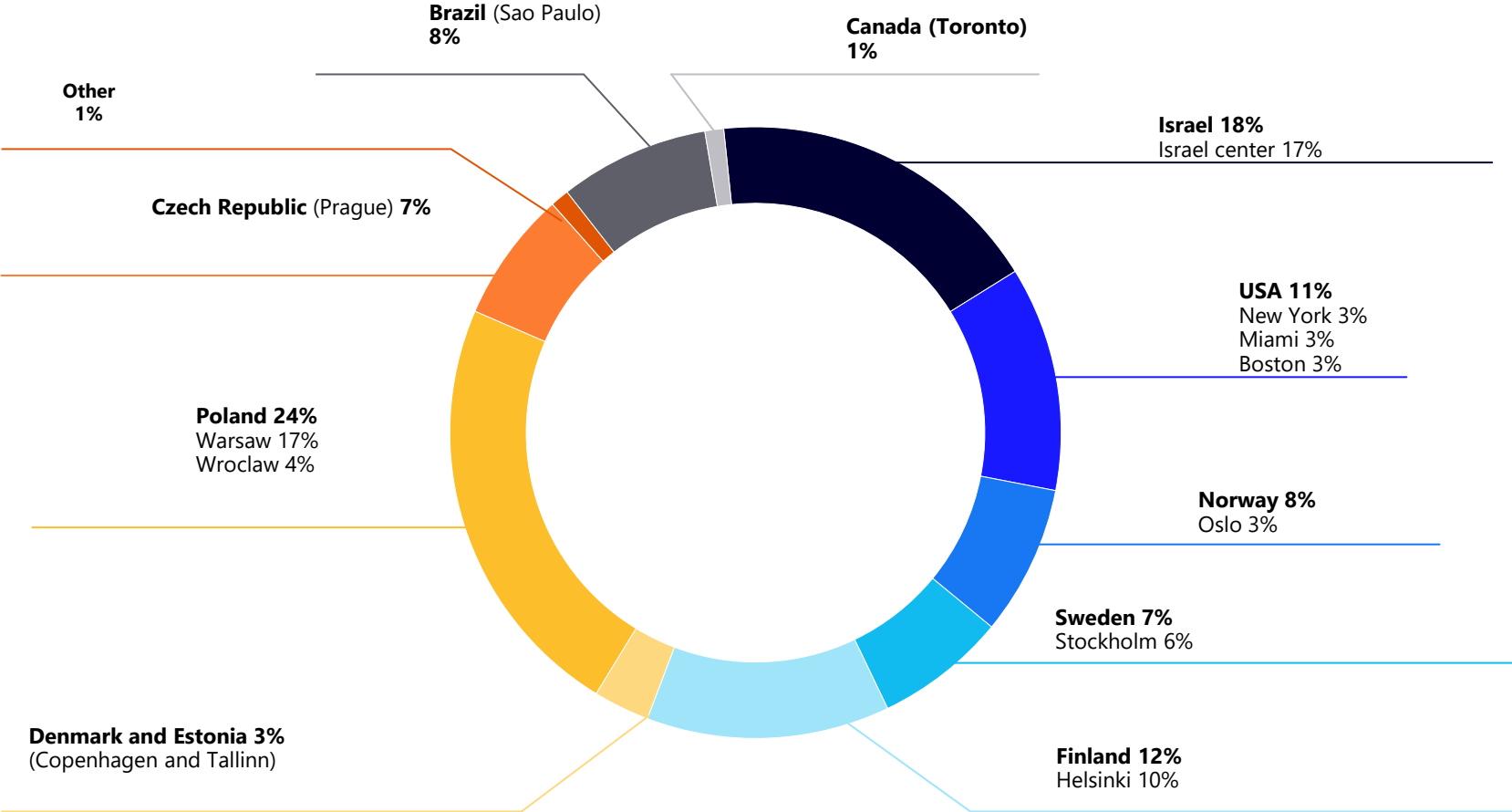
~6,500

86

Income Producing Assets

URBAN RESILIENT ASSETS IN THE HEART OF MAJOR CITIES

GEOGRAPHIC DIVERSIFICATION BASED ON PROPORTIONATE INVESTMENT PROPERTY VALUE [1]

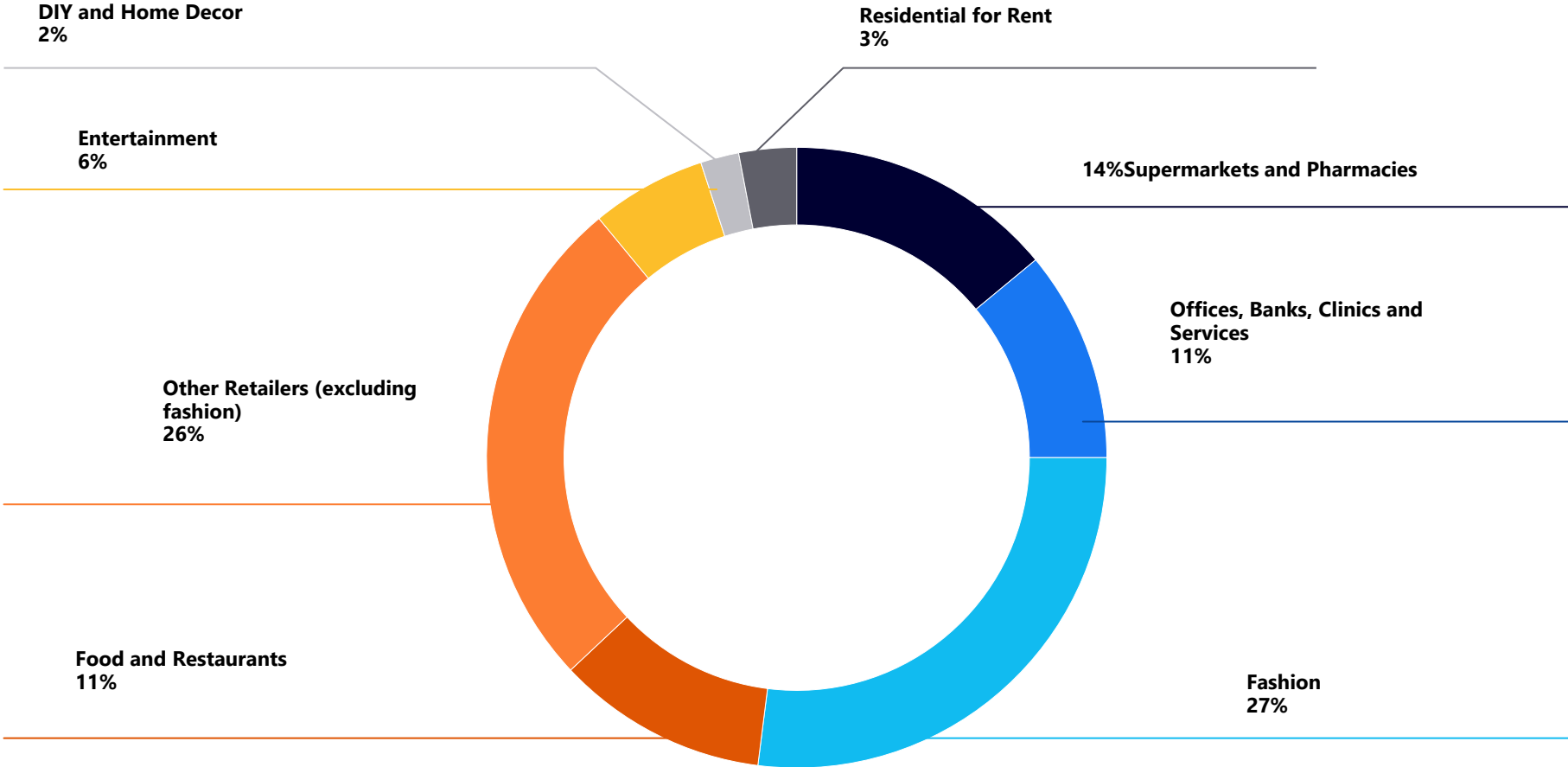


APPROXIMATELY 85% OF THE ASSETS ARE LOCATED IN THE CENTER OF THE COUNTRY AND IN MAJOR CITIES AROUND THE WORLD

[1] Full consolidation minus minority interests

URBAN RESILIENT ASSETS SERVING DAILY NEEDS AND SERVICES

Tenant Mix Based on Proportionate NOI



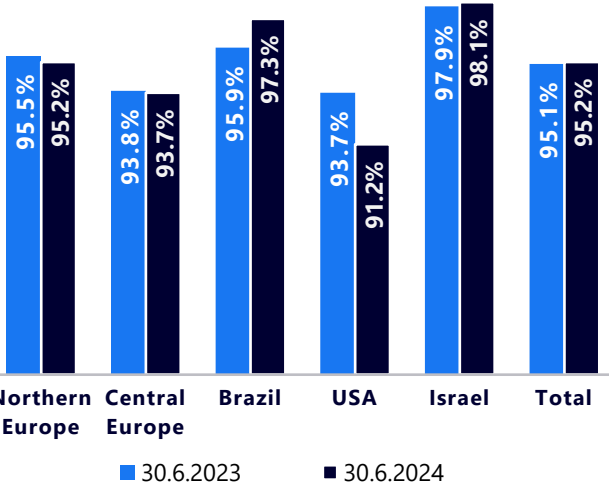
[1] Full consolidation minus minority interests

OPERATIONAL AND FINANCIAL PERFORMANCE – MAIN RESULTS

First half of 2024 compared to the first half of last year.

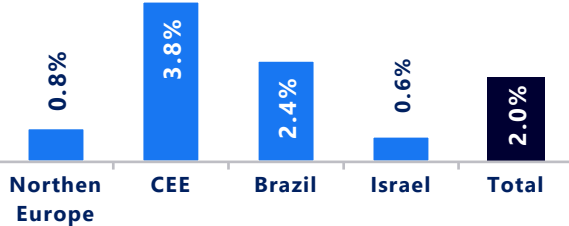
Occupancy Rate Increase

+0.1%
Total



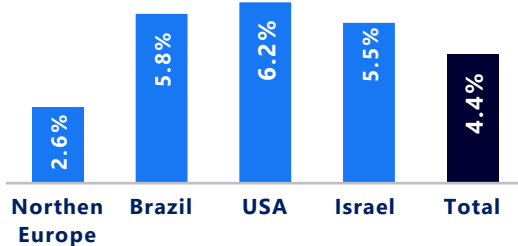
Footfall Increase

Approx. 2.0%
Average Increase



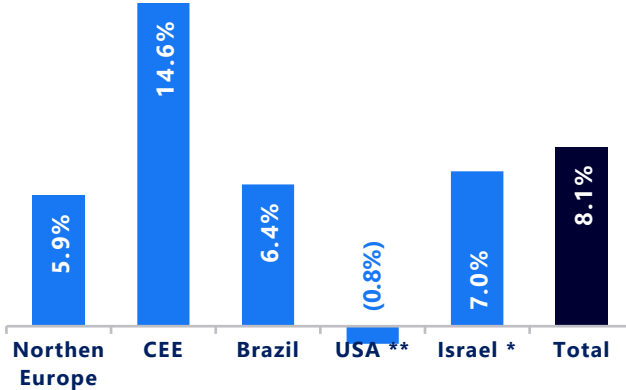
Tenant Sales Increase

Approx. 4.4%
Average Increase



Same Store NOI Increase (NIS Millions)

Approx. 8.1%
Same Store NOI Increase



Visitor and tenant data are not displayed for the United States, as they are not relevant to the property portfolio in the U.S.

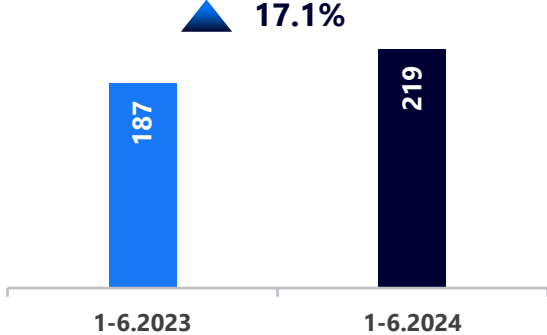
* Including 4% property tax related to previous years

** A one-time decrease due to the planned eviction of tenants for the purpose of property enhancement.

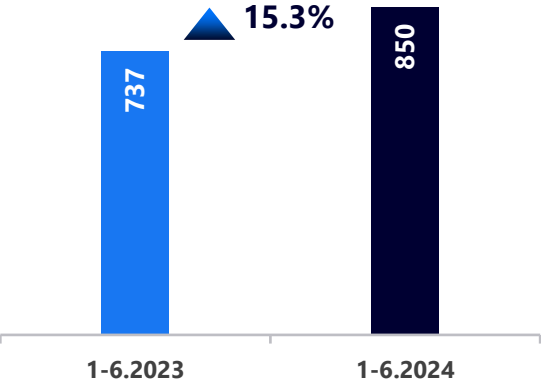
OPERATIONAL AND FINANCIAL PREFORMANCE – MAIN RESULTS

First half of 2024 compared to the first half of last year

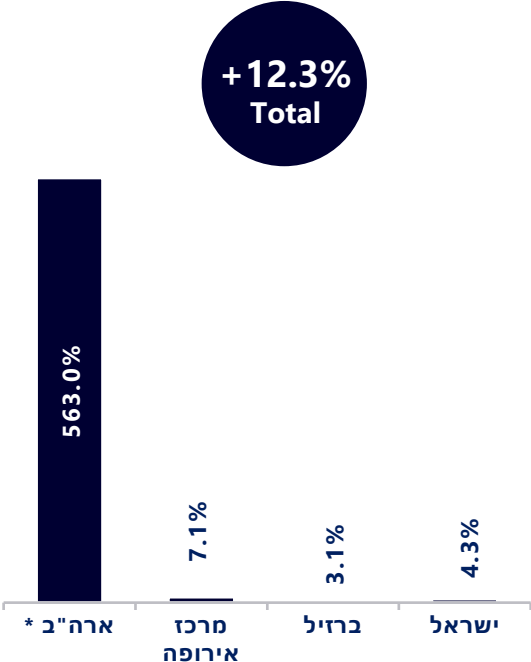
FFO ^[1] excluding Russian Portfolio and Disposed Assets ^[2]
(NIS Millions)



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



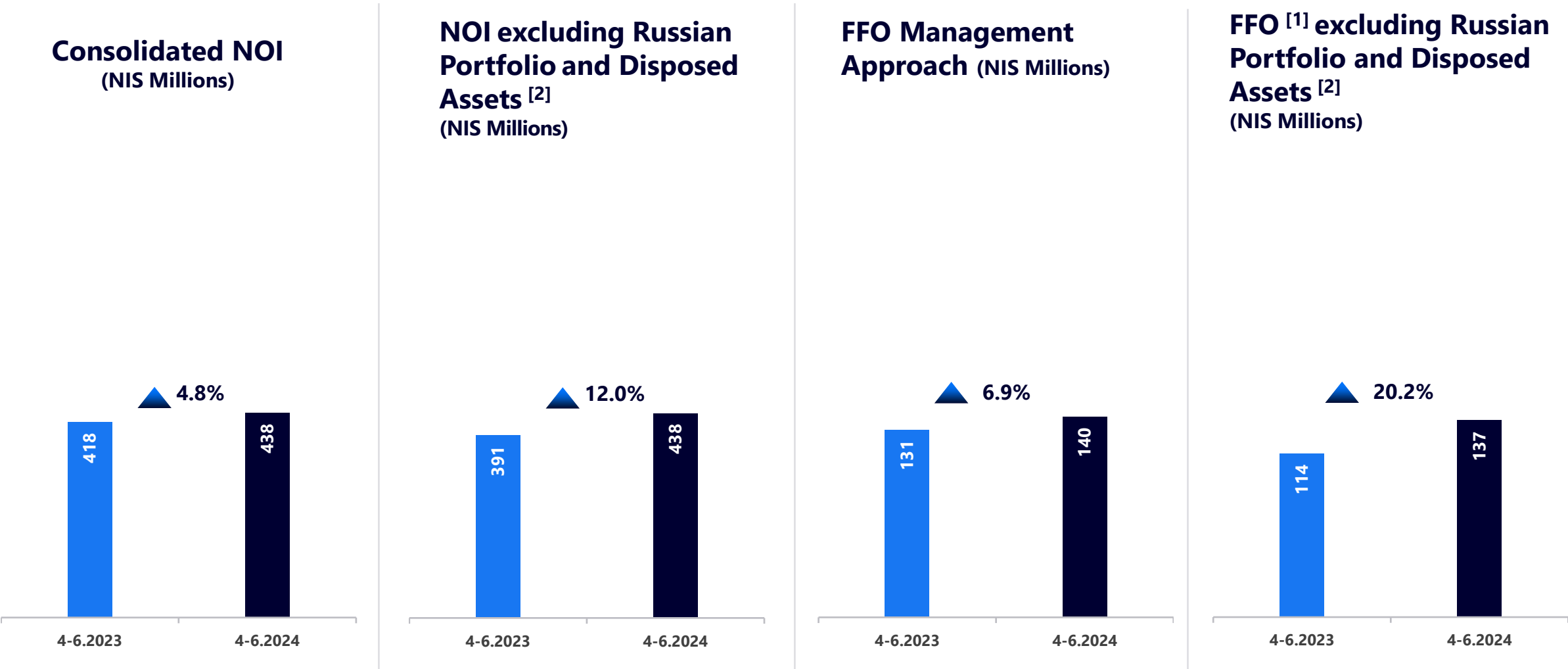
Change in average price per square meter in contract renewals (Extended Solo)



[1] According to the management's approach, for FFO approach in accordance with the Securities Authority's methodology, see page 17.
 [2] Excluding the NOI from sold properties and reducing interest expenses in consideration of proceeds from property sales, see page 11.
 * New agreement in an area of approx. 850 sqm.

OPERATIONAL AND FINANCIAL PREFORMANCE – MAIN RESULTS

Second quarter of 2024 compared to the second quarter of last year



[1] According to the management's approach, for FFO approach in accordance with the Securities Authority's methodology, see page 17.

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

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 30.6.2024 (100%, million NIS)	Fair Value As of 30.6.2024 (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	218	407	588	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	620	865	56	49	7.2%
Ostrobramska, Warsaw^[2]	Ostrobramska rental housing project, which includes 442 apartments and approximately 1,500 square meters of commercial space on the ground floor, adjacent to the existing Atrium Promenada mall. Built on a plot of land owned by the company.	16,000	100%	2024	152	209	55	16	7.7%
Total					990	1,481	700	139	
Total Company Share					953	1,429	696	136	

[1] As of the date of the report's publication, the company received Form 4 and began occupying the tower.

[2] As of June 30, 2024, the company completed two buildings (B+C) out of three in the project (approximately 183 units out of 442) and began renting them out.

Land for Future Development	Plan	Expected Land Addition (sqm)	G City Share	Expected Completion Date	Fair Value As of 30.6.2024 (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	302
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	415
Brickell. Miami	Constructing a mixed-use 61-story tower, approved to expand residential units to 504	42,000	100%	TBD	223
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	238
Total					1,141



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	1,099	1,307	5,222
Israel	154		145	299
Gazit Horizons	567		162	729
Gazit Brazil	498	316	34	848
Total	4,035	1,415	1,648	7,098



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 1.3 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 June 30, 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.

Brazil – New Contracts with International Brands

Morumbi Town



An area of approx. 400 sqm



An OutBack store opened



Shopping Light



An area of approx. 850 sqm



3 new stores have opened



Mais Shopping



An area of approx. 530 sqm



A Puma store opened



AER Tampa, Florida, USA



The beginning of occupancy of the first apartments in the AER Tampa luxury rental tower in Florida, USA, located in the heart of Tampa's arts district and on the riverbank. The tower includes 334 luxury apartments and offers a wide range of amenities, including the most extensive in the city, such as a luxury business lounge with private executive rooms for rent, rooftop lounges, a health and spa center, a gym, and a pool

The expected annual NOI from the tower is approximately \$13 million, and the expected return on investment is about 7.2%.

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

EQUITY ATTRIBUTABLE TO THE EQUITY HOLDERS OF THE COMPANY, PER THE FINANCIAL STATEMENTS.	4.925
EXCLUSION BOF DEFERRED TAX LIABILITY ON REVALUATION ON INVESTMENT PROPERTY TO FAIR VALUE (NET OF MINORITY'S SHARE)	872
FAIR VALUE ASSET ADJUSTMENT FOR DERIVATIVES , NET2	(89)
EPRA NRV	5,708
EPRA NRV per share(in NIS)	30.8
SHARE PRICE ON THE STOCK EXCHANGE AS OF MAY 31	11.0
DIFFERENCE IN %	180%

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.

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



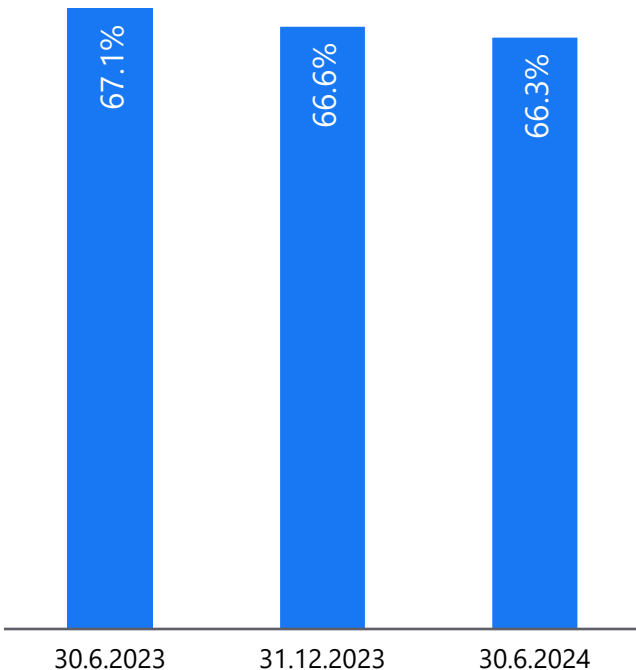
RESULTS AND FINANCIAL DATA

Second Quarter of 2024



BALANCE SHEET DATA

Net debt to total assets ratio
(expanded solo)^[1]



61.4%

Net debt to total assets ratio
(consolidated) 30.06.2024

Liquidity (NIS Millions)

As of the report publication date

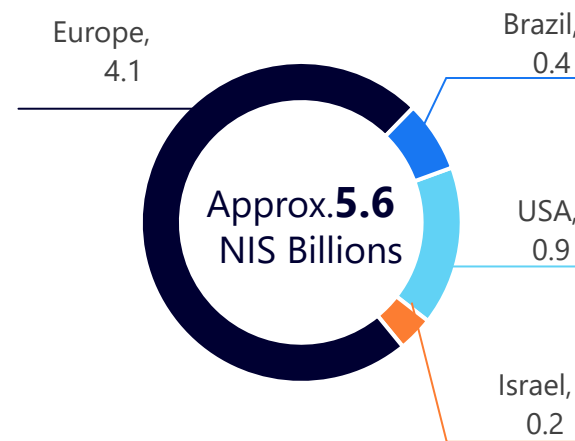
2.1 NIS Billions

As of June 30, 2024

1.3 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)



3.21 years

Average duration of bank loans and bonds
(expanded solo)

4.10%

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.

SECOND QUARTER 2024

Main Results

NIS Millions	1-6.2024	1-6.2023	Change	4-6.2024	4-6.2023	Change
NOI Consolidated	856	828	3.4%	438	418	4.8%
NOI exc. Russia and Disposed Assets	850	737	15.3%	438	391	12.0%
Proportionate NOI - G City Share	513	474	8.1%	261	241	8.1%
FFO exc. Russia and Disposed Assets^{[1] [2]}	219	187	17.1%	137	114	20.2%
FFO according to the management approach	224	255	(12.2%)	140	131	6.9%
FFO according to the Securities Authority approach	17	(5)		(26)	(8)	

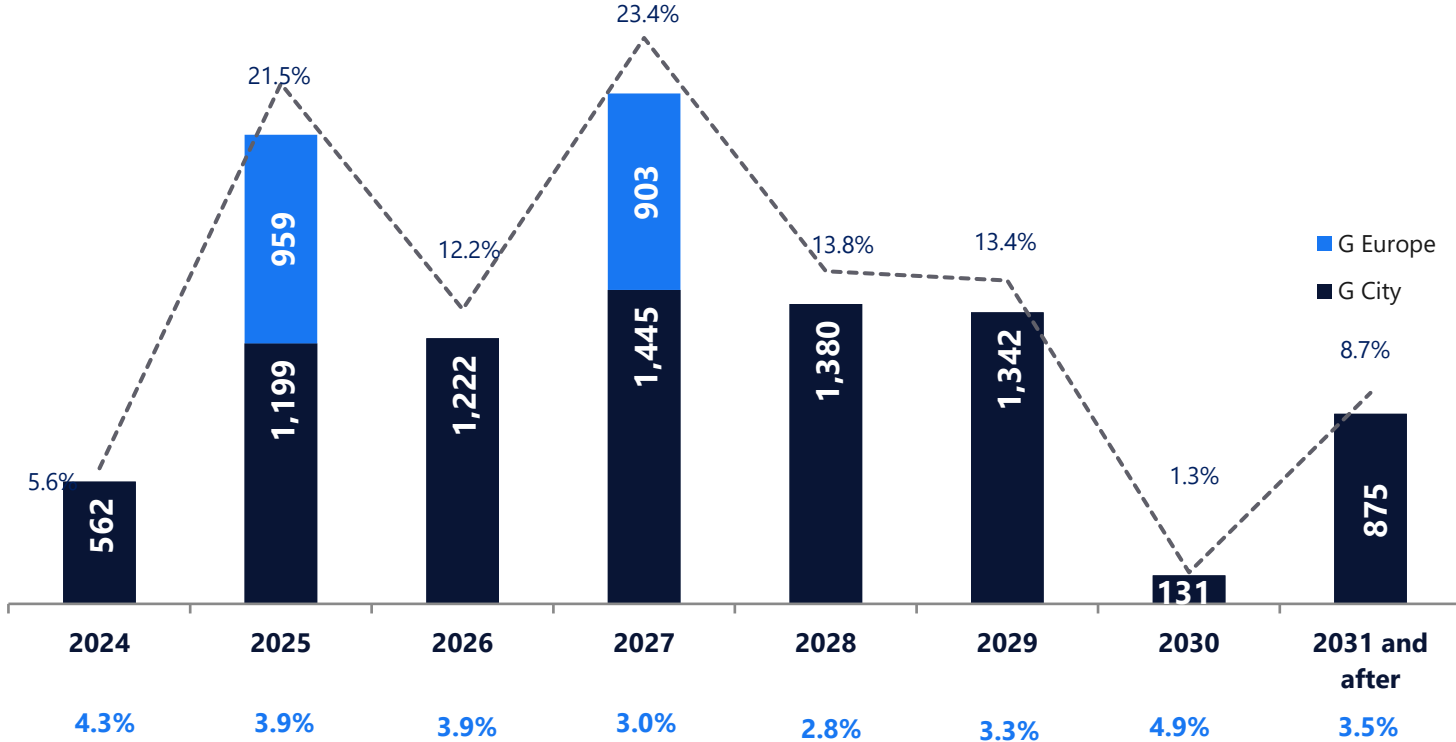
[1] from the first quarter of 2023 reports, the company stopped neutralizing from the FFO calculation the profit/loss component from early redemption of interest-bearing bonds and added the profit/loss component from early redemption of hybrid bonds, which reflect profit/loss flows from recurring activities 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] Excluding the NOI (see page 11) from sold properties and reducing interest expenses in consideration of proceeds from property sales.



BOND MATURITY SCHEDULE (Expanded Solo)

Bond Maturity Schedule Inc. G City Europe, as of June 30, 2024





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