



City

Investors Conference | September 2024

Forward-Looking Information

This presentation includes, but is not limited to, the main points of the Company's strategic plan and targets for the year 2028, as compiled by the Company. The presentation contains the Company's evaluations, including forecasts, targets, assessments, estimates, and financial and operational data with reference to future events, the realization of which is uncertain and not under the control of the Company and its held companies, which therefore constitute forward-looking information as defined in Section 32a of the Securities Law (5728-1968). Such forecasts and data include, among other elements, data related to the Company's asset realization plan, investment and development plan, and long-term equity, leverage, and yield targets. The aforementioned information is based on the Company's subjective evaluations, which are derived from the Company's accumulated professional expertise and experience, from the existing information in the possession of the Company and its held companies, and from the Company's current estimates and evaluations regarding future trends and developments, including their expected impact on the Company's activities, all as known to the Company at the time of publishing this presentation. Although the Company believes that the assumptions on which any forward-looking statement is based are reasonable, any such assumption may prove to be inaccurate, and

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OVERVIEW

APPROX. 6,500

Lease Agreements
(Commercial)

APPROX. 100

Active Supermarkets

APPROX. 2,500

Residential Units Leased
& Under Construction
in the US & Europe

1.9 Million sqm.

for Lease

36 Billion NIS

Real Estate for
Investment & Development

95.2%

Occupancy Rate

86

Income-Producing
Properties

FORTRESS ASSETS PROPERTIES IN THE SUPER URBAN PORTFOLIO

Growth Strategy

Three-Pronged Strategic Approach

ORGANIC GROWTH



Optimizing Mix
& Increasing Visitors



Increasing Revenue



INCREASING CONSTRUCTION RIGHTS



Expanding & Developing
Existing Properties for
Lease and/or Sale



Adding Uses



PROPERTY ACQUISITION/SALE



Acquiring Selected Properties
with Improvement Potential



Selling Properties/
Shares of Properties with
Maximized Improvement



ADDITIONAL VALUE, ADDITIONAL RENT & ADDITIONAL INCOME

GAZIT TRIPLLE



GAZIT HORIZONS



GAZIT BRASIL



GCITY EUROPE



CITYCON



GCITY ISRAEL



The heart of it.



G 2028

STRATEGIC TARGETS

WORK PLAN

G 2028

STRATEGIC TARGETS

17%
IRR

< 50%
Leverage

APPROX. **8.5 BILLION** NIS
Equity

G 2028

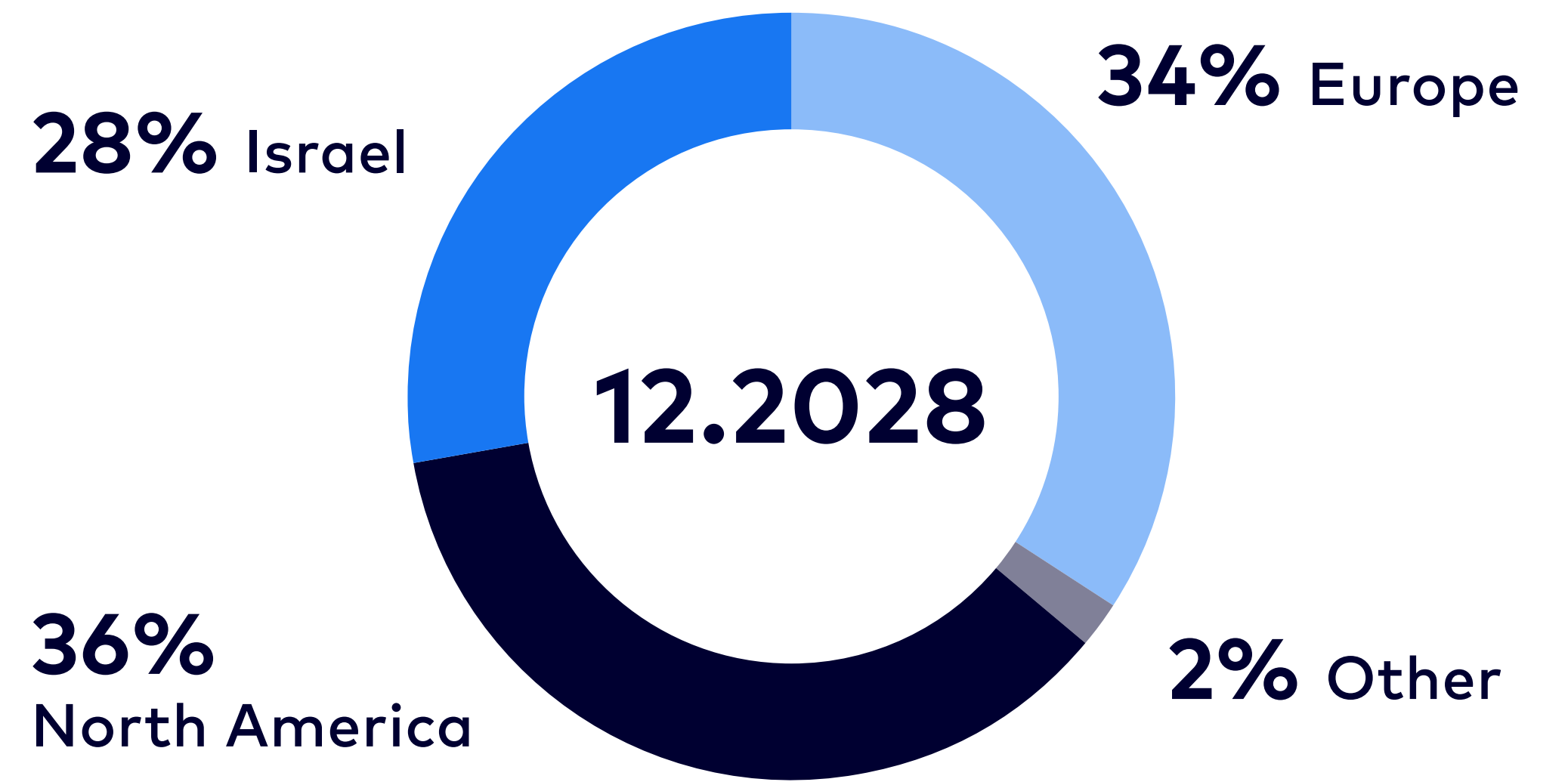
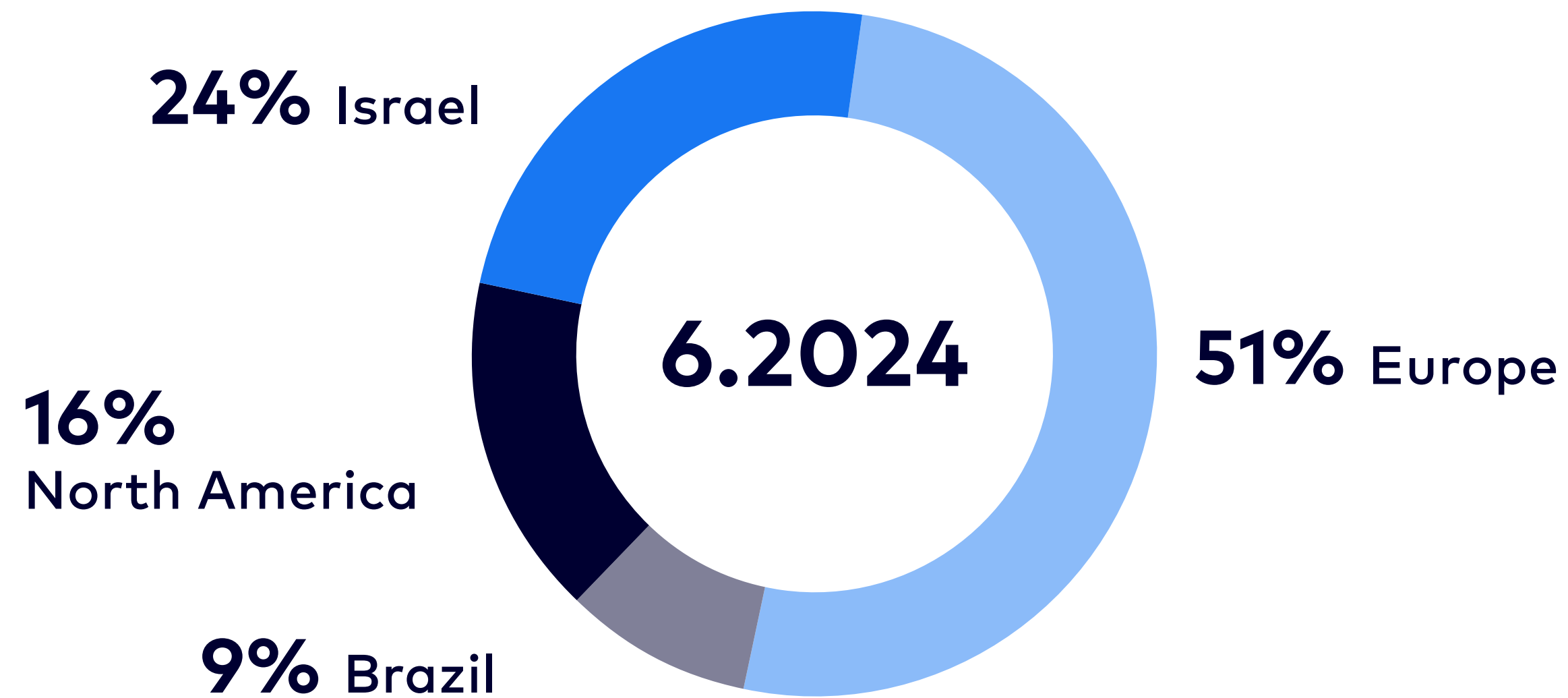
STRATEGIC TARGETS

The presented targets are based on:

- Continued improvement of the existing property portfolio
- Acquisition, development, and improvement of new properties in line with core business objectives
- Sale of approx. NIS 10 billion in additional properties*, including shares of properties
- Initiating and constructing properties for sale

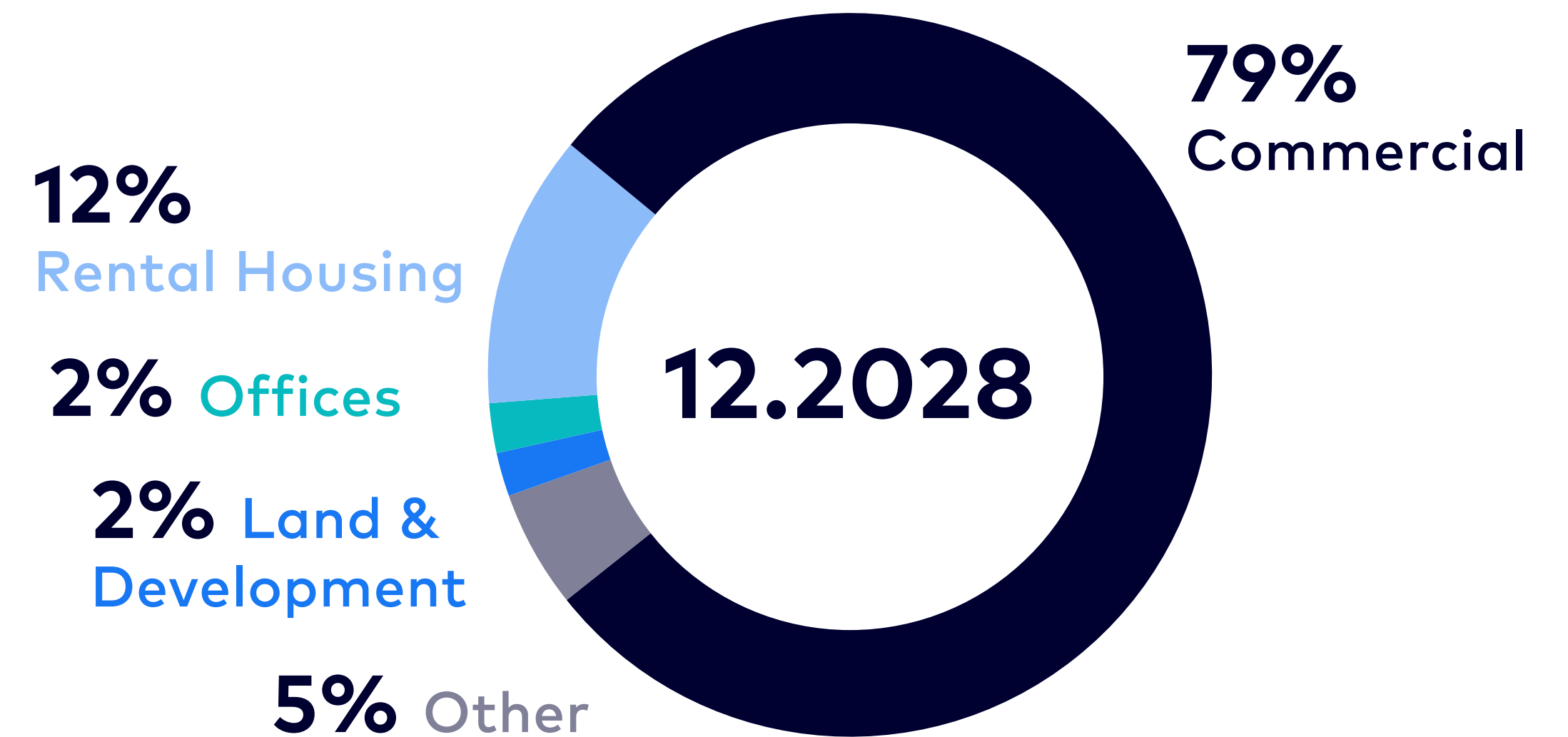
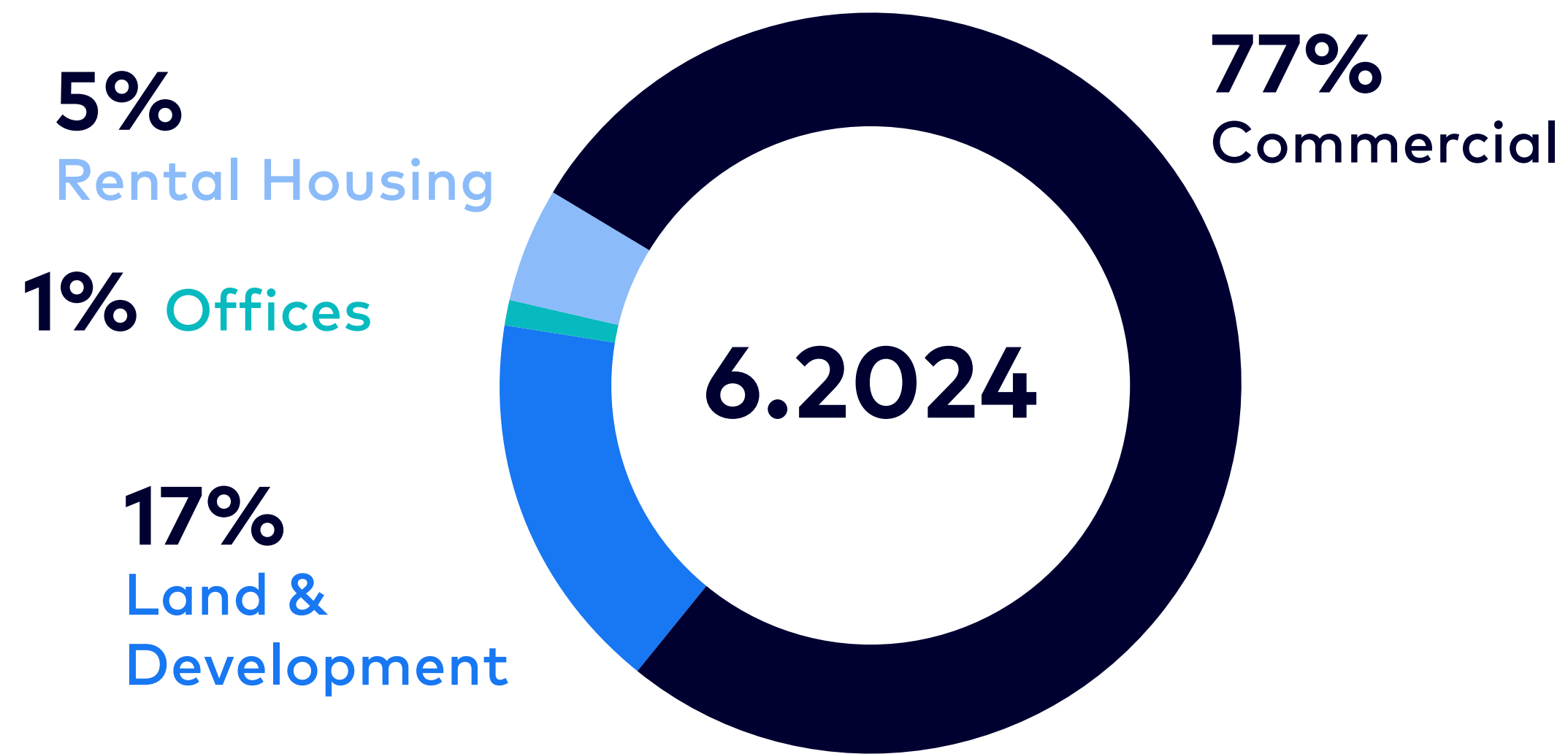
G 2028

GEOGRAPHICAL DISTRIBUTION*



G 2028

PROPERTY PORTFOLIO BY SECTOR*



G 2028

STRATEGIC TARGETS

17%
IRR

< 50%
Leverage

APPROX. **8.5 BILLION** NIS
Equity



The heart of it.