



G City publishes its Q2 2025 results

Continued growth across all operating parameters

NOI from like-for-like properties increased YoY in Q2 2025 by 7.3%

The FFO from income-producing properties segment in Q2 2025 increased by 24.7% to NIS 116 million, compared with NIS 93 million in the corresponding quarter YoY, and FFO per share from income-producing properties activity in Q2 2025 increased by 18.0% to NIS 0.59 per share, compared with NIS 0.5 per share in the corresponding quarter YoY.

The occupancy rate increased by 0.7% relative to the corresponding quarter YoY, at 95.9% as of June 30, 2025

The NOI after offsetting properties sold and currency effects increased in the quarter by 5.6% to NIS 412 million, compared with NIS 390 million in the corresponding quarter YoY, and in H1 2025 it increased by 5.9% to NIS 788 million, compared with NIS 744 million in H1 2024

Average leasing spread in contract renewals of ~11% in H1

1.4% YoY increase in same-for-same property tenant sales in H1

0.6% YoY increase in same-for-same property foot traffic in H1

Most of the Company's property portfolio was revalued by external appraisers in Q2, and the Company recorded an increase of ~NIS 350 million in the value of investment properties



City

Equity based on EPRA NRV as of June 30, 2025, came to ~NIS 4,926 million, ~NIS 25.4 per share

GAAP equity as of June 30, 2025, came to ~NIS 4,107 million, ~NIS 21.2 per share

The financial debt of the Company and wholly owned subsidiaries declined by ~NIS 1.2 billion relative to Q2 2024 together with an ~0.8% decline in average debt costs.

The liquidity balances and unutilized credit facilities of the Company and wholly owned subsidiaries came to ~NIS 1.4 billion as of June 30, 2025 and NIS 1.8 billion as of the publication date of the report.

The Company announces its 2025 consolidated NOI forecast of NIS 1,590-1,630 millions, and FFO per share from income-producing property activity forecasted at NIS 1.95-2.01 per share.

Chaim Katzman, Founder and CEO of G City: “We are finishing another quarter with growth across all operating parameters and strong results at the malls with an increase in occupancy levels, average rent, tenant sales and foot traffic. We are also seeing the continued strengthening of the commercial real estate sector particularly in Europe and greater interest in the sector by international institutional investors and generally by private investment funds. During the quarter, most of our property portfolio was revalued by external appraisers, and we recorded an increase in the value of investment property totaling ~NIS 350 million, tangible proof of the quality of the portfolio and fruit of our efforts to focus on super-urban areas, in line with trends among income-producing real estate companies of our type in Europe and the United States. Our leverage level remained similar to that at the end of 2024, mainly due to exogenous effects of exchange rate increases. We view achieving our leverage targets as an important goal in the Group’s management strategy, and after the balance sheet date we sold our stake in the Horev Center in Haifa (50%) for ~NIS 131 million, as well as land in São Paulo for ~BRL 49 million (similar to their book value). In the coming quarters, we intend to continue the policy of selling control in mature properties totaling ~EUR 450 million (~NIS 1.8 billion) in Poland, as well as continue the sale of the office tower we are constructing in G City Rishon Lezion.



Highlights of the Q2 2025 results

- **NOI from like-for-like properties increased in Q2 2025 by ~7.3% YoY.**
- **After adjusting for properties sold and exchange rate movements, NOI increased in Q2 by ~5.6%, totaling ~NIS 412 million, compared with ~NIS 390 million in Q2 2024. NOI in Q2 2024 totaled ~NIS 438 million.**
- **FFO from property activity increased in Q2 2025 by ~24.7% and came to ~NIS 116 million (NIS 0.59 per share) compared with ~NIS 93 million (NIS 0.50 per share) in the same quarter YoY. FFO in the quarter came to ~NIS 107 million, compared with ~NIS 140 million in Q2 2024 which included ~NIS 47 million from special financing activity, primarily gains from a buyback of bonds, compared with an ~NIS 9 million expense in the quarter for a buyback of bonds.**
- **Equity based on EPRA NRV as of June 30, 2025 came to ~NIS 4,926 million (~NIS 25.4 per share), compared with NIS 4,830 million (~NIS 24.2 per share) at the end of 2024.**
- **Equity attributable to Company's shareholders as of June 30, 2025, came to ~4,107 million, ~NIS 21.2 per share, compared with ~NIS 4,180 million, ~NIS 21.0 per share, at the end of 2024. The leverage ratio (expanded solo) came to ~68.7%, similar to the ratio at EOY 2024. The leverage ratio increased in Q2 2025 primarily due to exogenous factors, primarily currency exchange rates.**
- **The total interest bearing debt declined by ~NIS 250 million in the quarter.**
- **Liquidity balances and approved and unutilized credit facilities (expanded solo) came to ~NIS 1.1 billion as of June 30, 2025, and ~NIS 1.8 billion as of the publication date of the report.**
- **The net profit attributable to the shareholders in the quarter came to ~NIS 236 million.**
- **The Company announces its 2025 consolidated NOI forecast of NIS 1,590-1,630 millions, and FFO per share from income-producing property activity forecasted at NIS 1.95-2.01 per share.**



Highlights of the H1 2025 results

- **NOI from like-for-like properties increased in H1 2025 by ~7.4% YoY.**
- **After adjusting for properties sold and exchange rate movements, NOI increased in H1 by ~5.9%, totaling ~NIS 788 million, compared with ~NIS 744 million in H1 2024. NOI in the period came to ~NIS 797 million, compared with ~NIS 856 million in H1 2024.**
- **FFO from income-producing property segment in H1 2025 by ~32.0% and came to ~NIS 194 million (NIS 0.98 per share) compared with ~NIS 147 million (NIS 0.79 per share) in H1 2024. FFO came to ~NIS 176 million, compared with ~NIS 224 million in H1 2024, which included ~NIS 77 million from special financing activity, primarily gains from a buyback of bonds, compared with an ~NIS 18 million expense in H1 2025 for a buyback of bonds.**
- The loss for the shareholders in H1 2025 came to ~NIS 10 million.

Primary activity in and subsequent to Q2 2025:

- During and subsequent to the quarter, the Company completed a bond debt raise totaling ~NIS 1,342 million. Proceeds from an issuance totaling ~NIS 404.5 million were received after the reporting date.
- In July 2025, S&P Maalot ratings agency affirmed the Company's A- rating with a stable outlook, and Midroog affirmed the Company's A3 rating with a stable outlook.
- Subsequent to the reporting period, the Company completed the sale of land on Paulista Avenue in São Paulo for ~BRL 49 million, and also sold its 50% stake in the Horev Center property in Haifa for ~NIS 131 million, similar to their book value.
- The Company is examining the sale of control in three income-producing properties in Poland (owned by G City Europe), located outside of Warsaw, with a total value of ~EUR 450 million as of June 30, 2025, by establishing a new legal entity (the "Corporation"). The Corporation would raise secured debt in which the Company would hold a minority interest. The Company would provide the Corporation's subsidiaries with management services via its existing management platform in Poland, in consideration for customary management and success fees. It is clarified that the Corporation would consider offers to purchase additional properties (outside Warsaw) as well as in other countries (where the Company is not active) in order to expand its activities, as deemed appropriate. At this stage, there is no certainty that such a Corporation will indeed be established, and the Company will continue to examine other alternatives for realizing said properties and further reducing the Company's leverage.



- The Company's board of directors has decided upon a quarterly dividend of 12.5 agurot per share (totaling ~NIS 24 million), with August 28, 2025 as the date of record, and for the dividend to be distributed on September 8, 2025.

About G City

G City is a global real estate company focused on acquiring, improving, developing, and managing mixed-use income producing real estate including retail, office and residential properties in densely populated urban areas in key cities. As of June 30, 2025, the Group owns and manages 88 properties covering a built-up lettable area of ~1.8 million sqm with a value of ~NIS 33 billion. Additional information is available on the Company's website: www.G-City.com

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