



מליסרון  
מקבוצת עופר השקעות

# Capital Market Presentation

For 2022

#### DISCLAIMER

The following is an unofficial translation into the English language, for convenience purposes only, of the Annual Supplemental Presentation of Melisron Ltd. ("the Company") for the year ended December 31, 2022 that was originally prepared in the Hebrew language. The full, legal and binding version of the Presentation for all purposes is the Hebrew version, filed by the Company with the Israel Securities Authority and published on the MAGNA website: [www.magna.isa.gov.il](http://www.magna.isa.gov.il) on March 19, 2023.

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## Portfolio



**28**

Income-Generating Properties  
owned by the Company



**907,000 sq.m**

Managed GLA



**26,000**

Parking Spaces



**99%**

Average Occupancy



**2,600**

Tenants



**NIS 10 billion**

Annual Retail Sales in Malls



**70 million**

Annual Visits in Malls

## Melisron at a glance

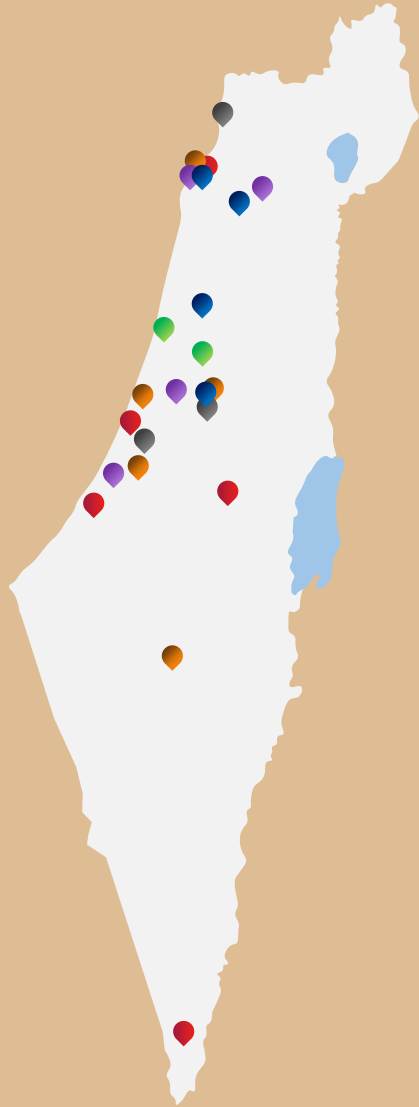
Since **1992**, the Company has been traded  
on the TASE, and is included  
in leading TASE indices:  
TA 125, TA 35 and TA Real Estate

Market cap: c. **NIS 11 billion**

**53%** of the  
share capital  
is under street name

**iLAA-**  
Corporate credit rating  
**iLAA**  
Bond series rating

# Map of Properties



- Regional malls (55% of NOI)**  
Ofer Ramat Aviv | Ofer Kiryon | Ofer Grand Canyon Haifa | Ofer Grand Canyon Petach Tikva | Ofer Rehovot | Ofer Grand Canyon Be'er Sheva
- Outlets and Power Centers (9% of NOI)**  
Ofer Billu Center | Ofer Hutzot Hamifratz | Ofer Hagiva'a | Ofer Center Nof Hagalil
- Neighborhood malls (6% of NOI)**  
Ofer Marom Mall | Ofer Kenyoter (Nes Ziona) | Ofer Ma'ale Adumim | Ofer Sirkin Mall | Ofer Har'el\* | Ofer Nahariya
- Urban malls (4% of NOI)**  
Ofer Hasharon Netanya | Ofer Lev Hadera
- High-tech parks and offices (21% of NOI)**  
Petach Tikva East | Petach Tikva West | Ofer Park Yokne'am | Ofer Park Carmel | Millennium House Ra'anana
- Single tenant properties (5% of NOI)**  
IKEA Rishon LeZion | Hamashbir Zion Square (Jerusalem) | Housing complexes in Ashdod | Country Sports Club, Haifa | BE, Eilat Boardwalk

\* Subsequent to balance sheet date, the Company completed the acquisition of the 12,000 sq.m Har'el Mall in Mevaseret Zion

# Breakdown of Melisron's Properties by Risk and Return

	GLA (Company's share) (Sq.m thousands)	Occupancy Rate (%)	Value attributed to income- generating (NIS million)	Value attributed to rights and construction (NIS million)	NOI for reporting period (NIS million)	Weighted capitalization rate (%)	Average length of Rentals	Percentage of NOI (%)
Regional malls	262	99.7 %	10,425	233	669	7.01 %	4.2	55 %
High-tech Parks and Offices <sup>(1)</sup>	319	98.2% <sup>(2)</sup>	4,543	1,918	262	6.86 %	3.6	21 %
Outlets and Power Centers	85	98.9% <sup>(3)</sup>	1,725	353	112	7.08 %	2.4	9 %
Single Tenant Properties	41	100 %	1,114	4	63	5.95 %	10.0	5 %
Neighborhood Malls	53	98.7 %	1,069	22	69	7.16 %	3.0	6 %
Urban Malls	40	99.2 %	719	104	49	7.49 %	2.9	4 %
<b>Total</b>	<b>800</b>	<b>98.7 %</b>	<b>19,595</b>	<b>2,634</b>	<b>1,224</b>	<b>6.95 %</b>	<b>3.65</b>	<b>100 %</b>

1) The figures for high-tech parks and offices also include the offices in the mall buildings or adjacent to them.

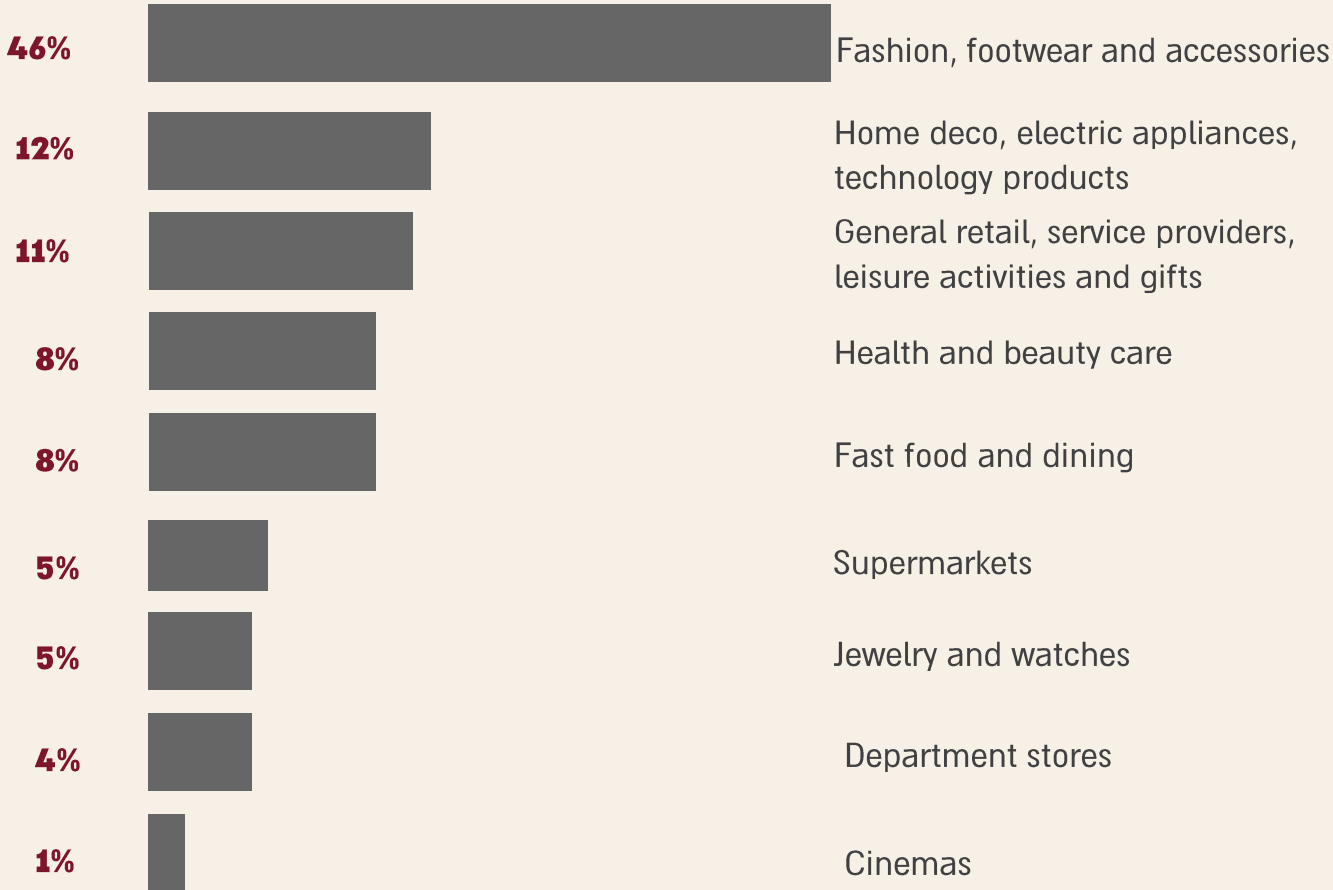
2) The construction of Buildings C and D in the Petach Tikva East Park was completed, and the buildings are in advanced stages of occupation. These buildings are not included in the occupancy rates in the above table.

3) The occupancy rate for the Outlets and Power Centers excludes an area of 5,000 sq.m in the Hutsot Hamifratz complex that was leased as an event venue, for which the contract was canceled due to the Covid-19 pandemic. Including this area, the occupancy rate is 96.4%.



# Tenant Mix of The Malls

Tenant mix by income based on retail segment



## Ofer Rehovot



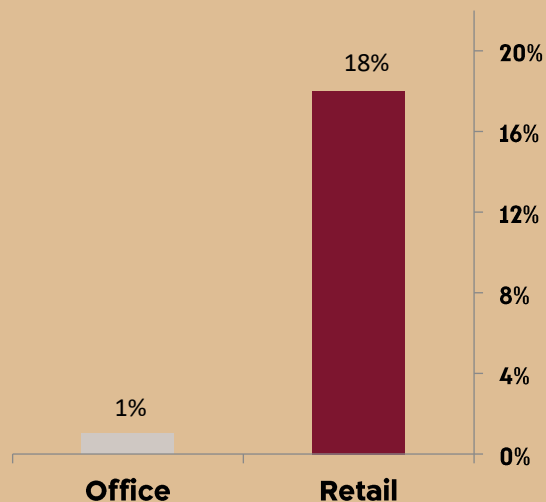
# Analysis of Retail Sales (by Segment)

- Growth continued in January 2023 and an increase of 8% & 13% was recorded in the sales of the Company's malls compared with 2022 and 2019, respectively
- Based on RIS data, the growth trend continued also in February 2023 with growth of 9% & 11% in the sales of the Company's malls, compared with 2022 and 2019, respectively
- Sales in the fashion, footwear and accessories segment exceeded this year for the first time NIS 3.5 billion
- Sales of some months in 2022 were higher than ever before

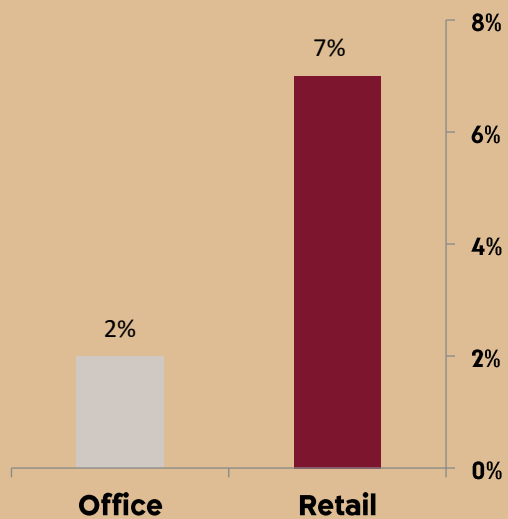
Change in retail sales Jan–Dec 2022 By retail segment in the malls	Compared with the corresponding period in 2019
Fashion, footwear and accessories	8%
Jewelry	(2%)
Leisure activities and gifts	2%
Home deco	12%
Electric appliances and technology products	(1%)
Health and beauty care	7%
Fast food and dining	10%
General retail and service providers	(8%)
<b>Total specialty stores</b>	<b>6%</b>
Department stores	(26%)
Cinemas	(35%)
Supermarkets	6%
<b>Total change (excluding cinemas)</b>	<b>5%</b>

Total retail sales in Ofer malls for 2022 amounted to NIS 9.1 billion

### New Contracts



### Exercise of Options and Renewal of Contracts



## New Contracts, Exercise of Options and Renewal of Contracts 2022 (Retail and Office)

	Retail		Office	
	Exercise of options and renewal of contracts	New contracts (tenant churn)	Exercise of options and renewal of contracts	New contracts (tenant churn)
Number of contracts	480	123	35	6
GLA rented (sq.m thousands)	76	16	29	1
Annual revenues (NIS million)	154	40	24	1
Real (above CPI) rental growth rate	7%	18%	2%	1%

New contracts for space unoccupied for over a year and new ventures	Retail		Office	
Number of contracts	117		25	
GLA leased (sq.m thousands)	13		52	
Annual revenues (NIS million)	21		69	





# Leading Rented Offices

**330 Tenants**  
Including leading companies traded on the stock exchange in Israel and worldwide

**357,000 sq.m**

Managed GLA

**6,000**

Parking spaces

**3.6 years**

Average length of rentals

**262 million NIS**

Annual NOI

**6.86%**

Weighted capitalization rate

**98.2%**

Occupancy rate

**4.5 billion NIS**

Value of income-generating properties (Company's share)

**214,000 sq.m**

Projects under construction (Company's share - 129,000 sq.m)

**NIS 211 million**

Expected NOI from projects under construction (Company's share)

**NIS 2 billion**

Value of properties under construction (Company's share)

Project  
**Histadrut Givatayim**



Rendering

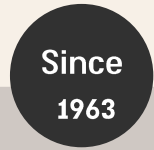
# Aviv Yizum at a glance



History of early identification of market demand



Focuses on residential projects in high demand areas, with emphasis on large-scale projects and urban renewal, development, maintenance and management of exclusive income-generating properties



60 years of experience in planning and development of iconic real estate properties in Israel



Top-class professional management staff under the joint guidance of the controlling shareholders, Dafna Harlev (CEO), Ophir Sarid and Doron Aviv (Co-CBOD)



Maintaining an outstanding reputation and leading in high building standards over decades



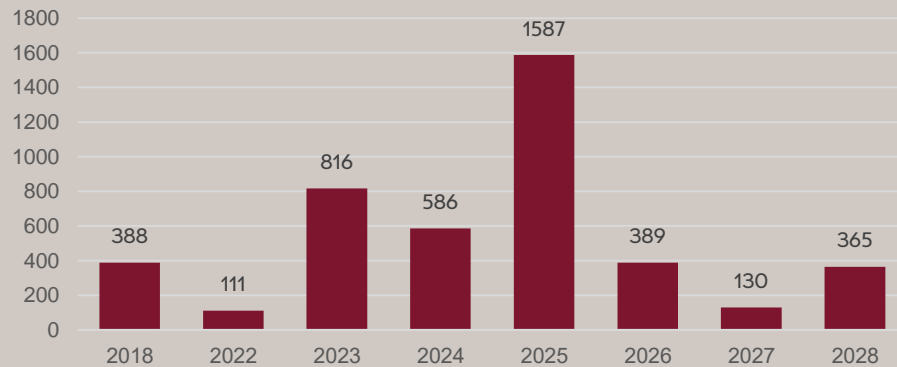
Control of entire value chain of real estate development and having the ability for in-house execution

# Aviv Yizum - Figures | Residential Units

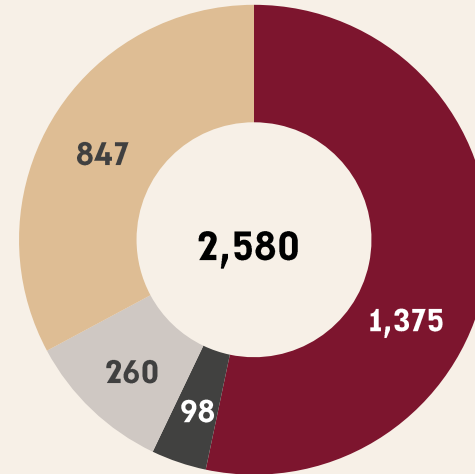
**93%**

Of the apartments located in Givatayim, Ramat Gan and Tel Aviv

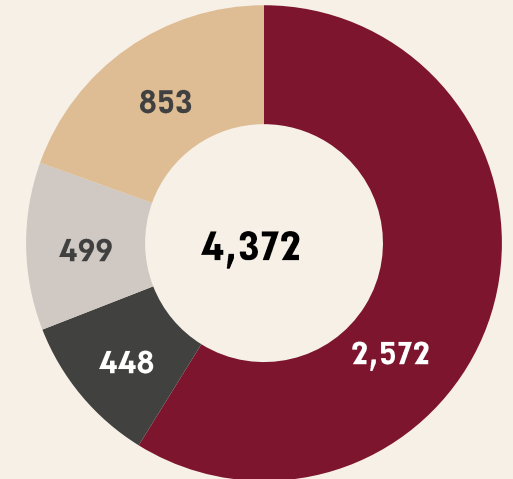
Expected construction starts (residential units)



Number of Apartments Expected to be Sold (Aviv Yizum's share)

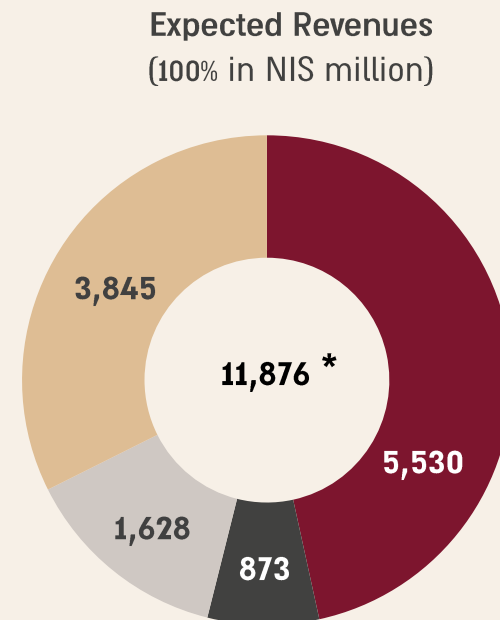
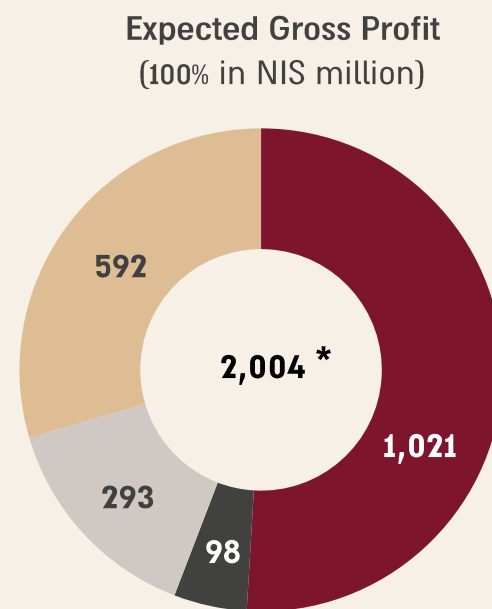
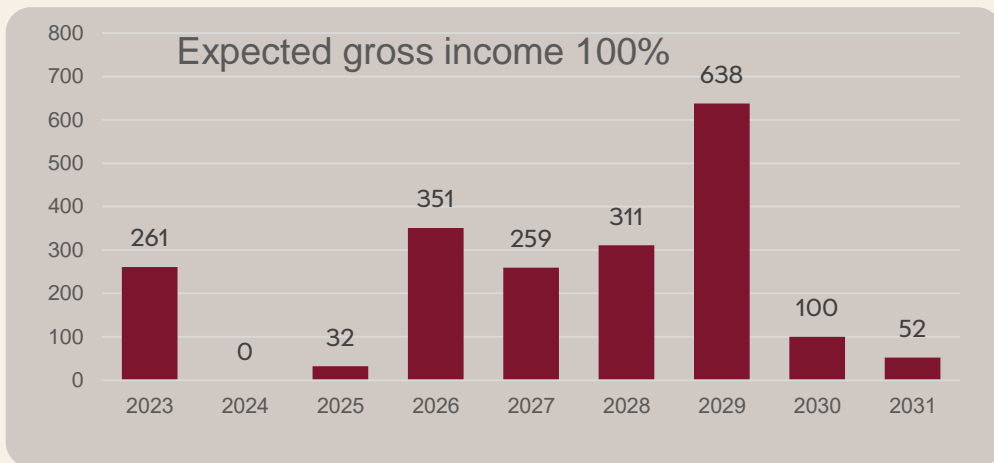


Number of Apartments Expected to be Built



- Projects with over 67% signatures
- Land purchased by the Company
- Projects with over 50% signatures (and under 67%)
- Projects under construction

# Aviv Yizum Figures - Expected Revenues and Gross Profit



- Projects with over 67% signatures
- Land purchased by the Company
- Projects under construction
- Projects with over 50% signatures (and under 67%)

**80%**  
Of the gross income is expected from 2025 through 2029

**15%**  
Of the gross income is from projects under construction

\* Throughout the life cycle of the projects Aviv Yizum's share of the revenues is NIS 9.9 billion and of the gross profit is NIS 1.6 billion.  
 \*\* The gross profit presented is adjusted for the year in which the entire project is expected to be completed and not based on GAAP. Furthermore, expected income from contractor operations is not included.  
 \*\*\* In addition, Aviv Yizum is promoting several projects that are not presented above, for which at this time there is no planning certainty and/or minimal signatures obtained. Total number of apartments expected in these projects (including apartments belonging to the residents) is 1,600 apartments.



Rendering



Rendering

# Ofer Yavne

Open commercial center in Yavne  
(Company's share 70%)

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Land cost **NIS 47 million**

GLA **24,300 sq.m**

Uses **Retail and office**

Expected NOI **NIS 28-30 million**

Total estimated construction cost

**NIS 380-390 million (including land)**

Carrying amount **NIS 67 million**

Planning status **Town Building Plan (TBP) approved**

**Excavation and disposal permit received**

Expected commencement of construction **2023**

Expected completion of construction **2026**



# Ofer Harel Mall

## Har'el Mall

Consideration **NIS 32 million + waiver of loan of NIS 157 million**

GLA **11,600 sq.m**

Uses **Retail**

Expected NOI **NIS 15 million**

Sales 2022 compared with 2019 **+22%**

Occupancy **97%**

Additional building rights

**7,400 sq.m for retail**

**1,300 sq.m residential**

**800 sq.m of public buildings and institutions**



# Land on Lincoln Street in Tel Aviv

## Lincoln Street plot

GLA **25,500 sq.m** after Town Building Plan is approved for transferring of rights

Uses **Office**

Land cost **NIS 298 million**

Total estimated construction cost **not yet determined**

Planning status **Town Building Plan is approved for 17,500 sq.m**, the Company is working to increase building rights

Expected commencement of construction **2025**

Expected completion of construction **2028**

Total estimated construction cost **NIS 700-710 million** (including land)

Expected NOI **NIS 56-60 million**





# Other transactions

## Land adjacent to Ofer Park Carmel

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GLA **18,000 sq.m**

Uses **Office**

Land cost **NIS 36 million**

Total estimated construction cost **not yet determined**

Carrying amount **NIS 36 million**

Planning status **Town Building Plan approved, planning before submitting permit application**

Expected commencement of construction **Yet to be set**

## Land in Kanot Junction area

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Plot area **20,000 sq.m**

Uses **In the process of rezoning for logistics**

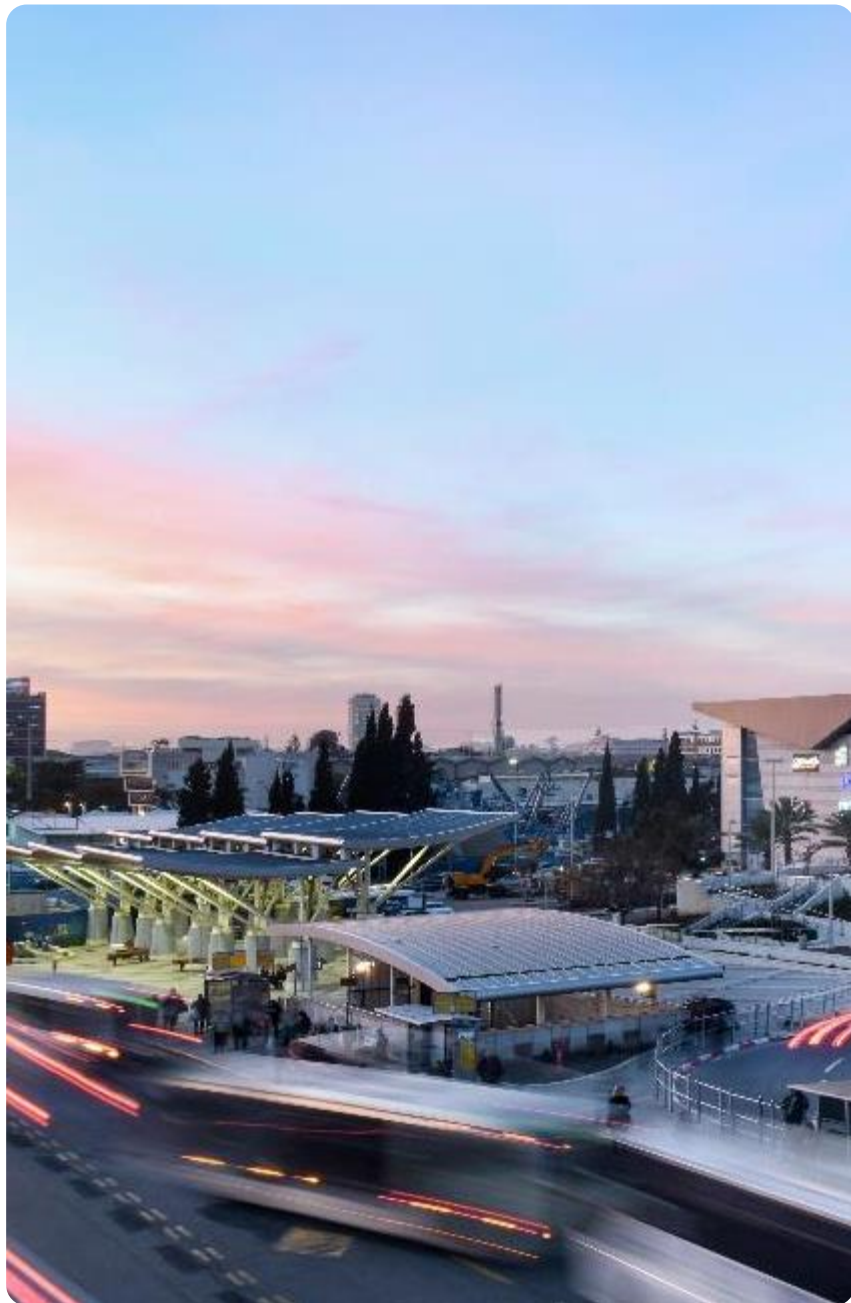
Land cost **NIS 34 million**

Total estimated construction cost **not yet determined**

Carrying amount **NIS 34 million**

Planning status **Town Building Plan (TBP) in process**

Expected date of commencement of construction **Yet to be set**





"Melisron has come to the end of a year of ongoing growth and development of additional significant growth engines.

In 2022 and the beginning of 2023, Melisron continues to implement its strategic plan for reinforcing its core operations by improving the malls and office parks, while at the same time developing operations in new areas of the real estate industry.

Melisron has financial robustness, first-rate properties and professional management that will allow it to successfully navigate this period of economic challenges".

**Liora Ofer, Chairperson of the Board of Directors**

## Review of Financial Results for 2022

**NIS 1,391 million (NIS 375 million in the fourth quarter)**

Decrease of NIS 82 million compared to the corresponding period last year

**Net profit**  
(Owners' share)

**NIS 1,270 million (NIS 329 million in the fourth quarter)**

Increase of 18% compared with corresponding period last year

**NOI**  
(same properties)

**NIS 1,224 million (NIS 318 million in the fourth quarter)**

Increase of 18% compared with corresponding period last year

**NOI**  
(Owners' share)

**NIS 887 million (NIS 226 million in the fourth quarter)**

Increase of 23% compared with corresponding period last year

(For information concerning FFO pursuant to the Securities Authority Guidelines see Slide 21)

**FFO**  
(Management concept)

**Increase of 5% in the Company's mall sales compared with the corresponding period in 2019.** Moreover, there was an increase of 13% in the Company's sales in January 2023 (actual figures) and 9% in the Company's sales in February 2023 (RIS figures) compared with the corresponding period in 2022

**Sales**  
(Jan. through Dec.)



"Melisron has come to the end of an active year with improvement of all the indicators, including buyer traffic, tenants' sales and operational indicators. The Company presented an increase in all operating parameters.

During the year, Melisron continued full speed ahead with implementing its strategic plan for growth and diversification of its sources of income, it acquired 50% of Aviv Yizum, the Harel Mall, land in Tel Aviv, land at the Kanot Junction and at Ofer Carmel. Alongside the new acquisitions, the Company is continuing construction and occupation of the projects under development: Landmark Tel Aviv, Ofer Carmel, Ofer Petach Tikva. In addition, Melisron is continuing to improve its properties by maximizing building rights and advancing planning stages for existing mixed-use plots that will constitute one of its substantial growth engines in the future.

We believe that together with our tenants and employees, our professional reputation and exclusive properties, we can continue growing, developing businesses and improving results, and confidently get through this challenging period due to the increase in interest and inflation".

Ophir Sarid, CEO

## Review of Financial Results for 2022

**NIS 927 million (NIS 260 million in the fourth quarter)**

Increase of NIS 193 million compared with the corresponding period last year

**98.9% in malls**

**98.2% in offices**

**NIS 22.5 billion**

Increase of NIS 2.1 billion compared with December 31, 2021

**NIS 22.2 billion**

Increase of 10.6% compared with December 31, 2021

**42.8%**

Decrease of 0.5% compared with December 31, 2021

**2.05%**

Increase of 0.08% compared with December 31, 2021

Cash flow from current operations

Occupancy Rates

Total investment property

Melisron's share of investment property

LTV

Weighted effective interest (cost of debt)

# 23%

Increase in FFO\*  
compared with 2021

## NIS 13,185 million

EPRA NAV as of December 31, 2022  
(NIS 277 par value)

## NIS 904 million

Annualized FFO\* based on Q4/2022  
(NIS 19 per share)

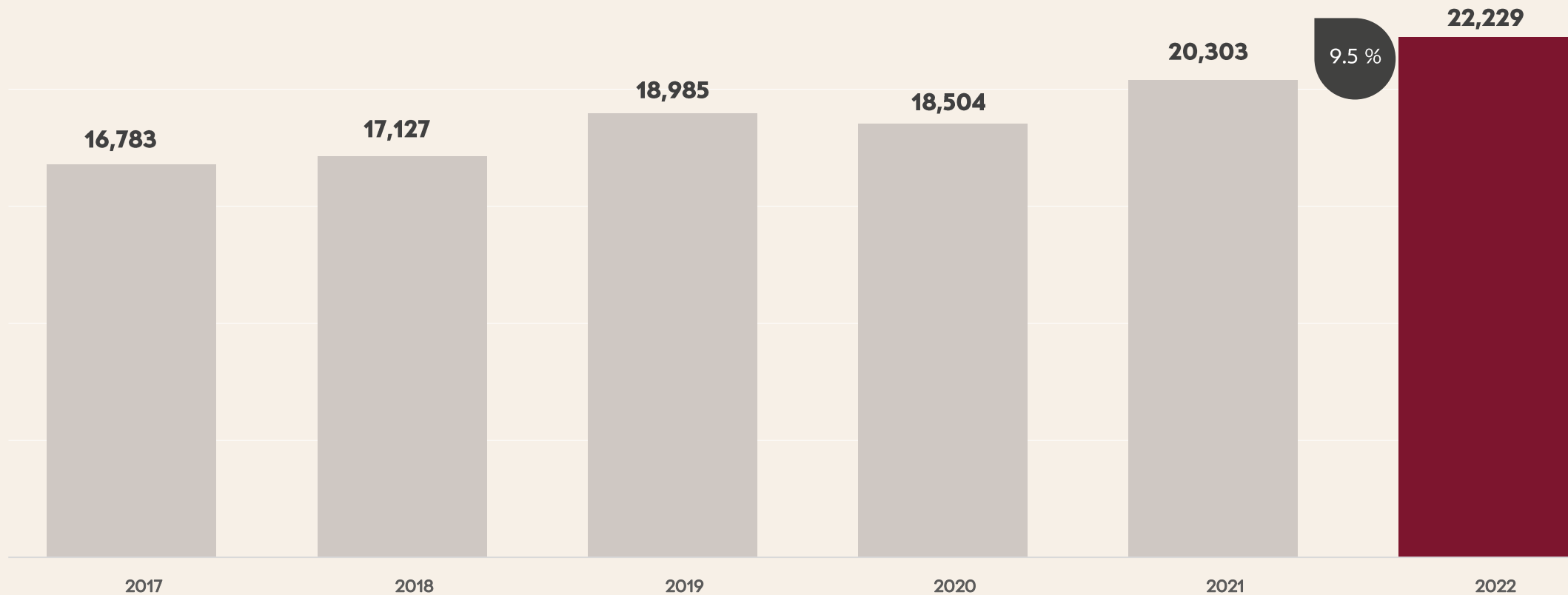
## FFO

NIS million	Year ended December 31, 2022	Year ended December 31, 2021
NOI - owners' share	1,224	1,034
General and administrative expenses	(78)	(62)
Advertising and marketing expenses	(18)	(7)
Net of other operating loss	11	4
Net of accounting depreciation and amortization	13	11
EBITDA	1,152	980
Real cost of interest on the financial debt net of financing expenses and amortization adjustments of surplus costs	(178)	(197)
Current taxes (unlinked)	(87)	(60)
<b>FFO as per management concept</b>	<b>887</b>	<b>723</b>
Adjustments to FFO based on Securities Authority concept: Financial assets and liabilities CPI linkage differentials	(423)	(205)
Net of effect of CPI on provisions for current taxes	27	21
<b>FFO based on Securities Authority concept</b>	<b>491</b>	<b>539</b>
Current dividend	(240)	-
Non-recurring dividend	(200)	-

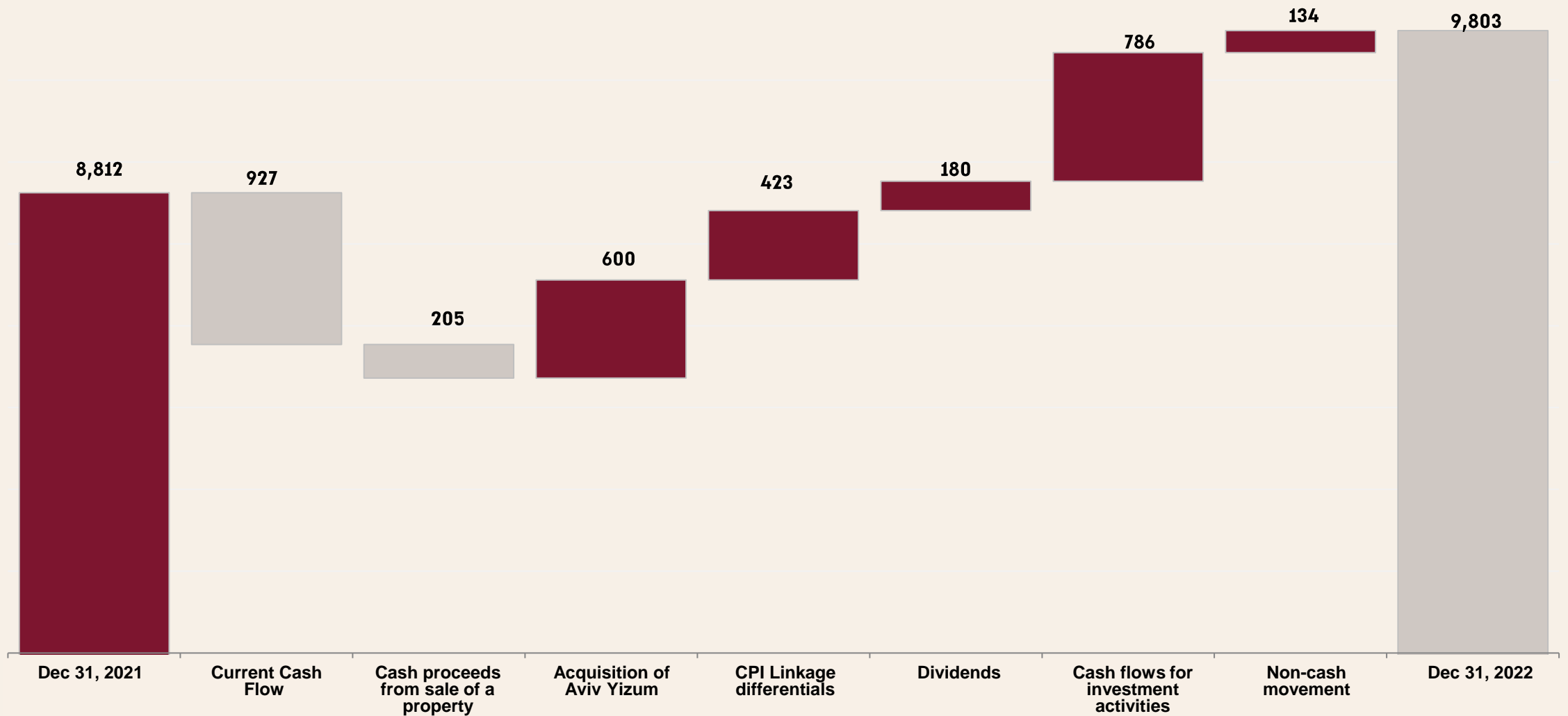
\*FFO as per management concept

## Value of Investment Property | Owners' Share, NIS million

In 2022, Melisron recorded an increase of NIS 1,224 million in the value of its commercial assets, which is mainly due to the effect of the CPI increase in the period, the real increase in NOI and the progress made in marketing and development of projects under construction, as well as from investments in properties and properties under construction at the amount of NIS 548 million and the purchase of new properties at the amount of NIS 161 million



# Net Debt | Owners' Share, in NIS million



**3.6 years**

Average life of the Company's debt

**NIS 995 million**

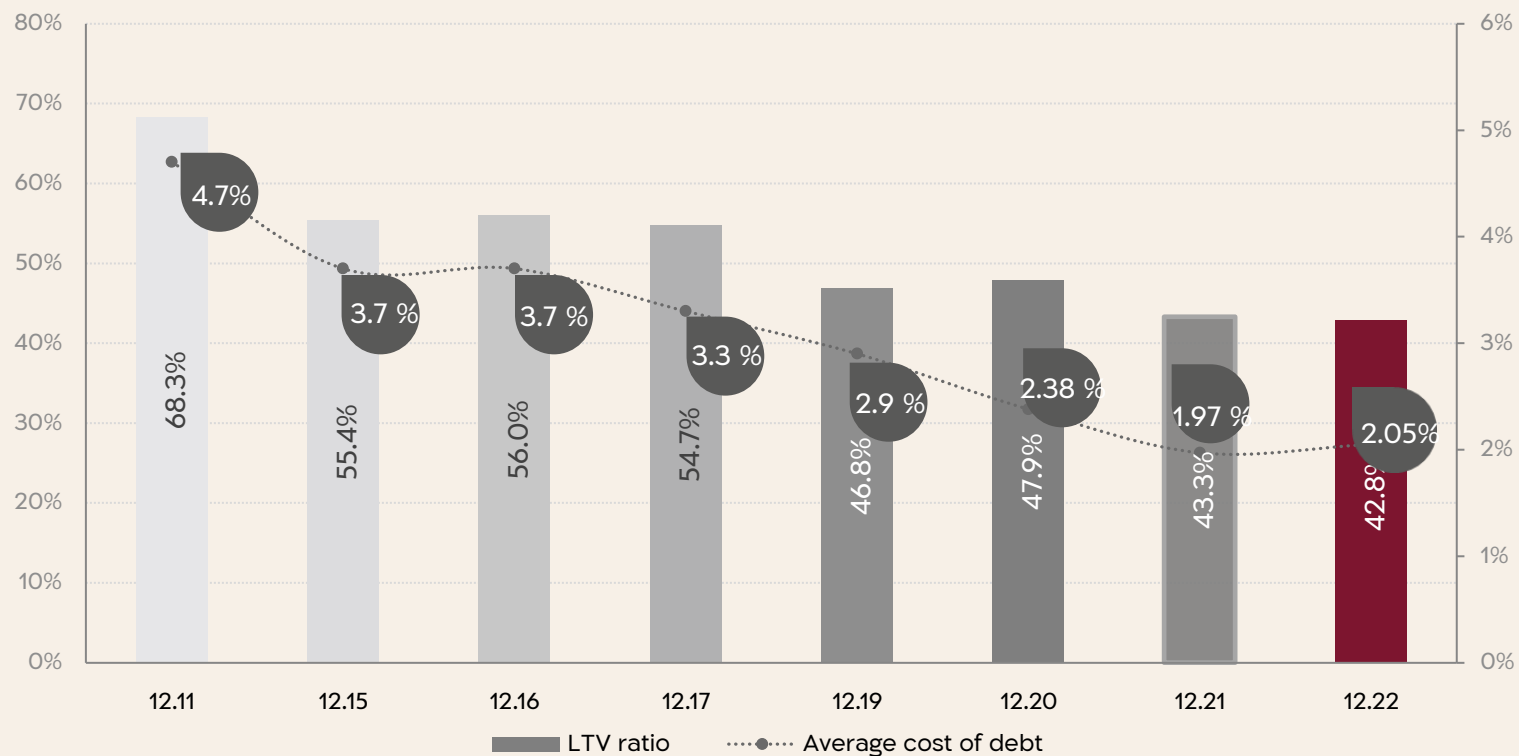
Debt to be repaid in 2023  
at effective interest of 2.98%

**2.89%**

Yield to maturity of  
secured bonds traded as at March 2023  
(Based on Bond (series 20), duration  
6.47 years)

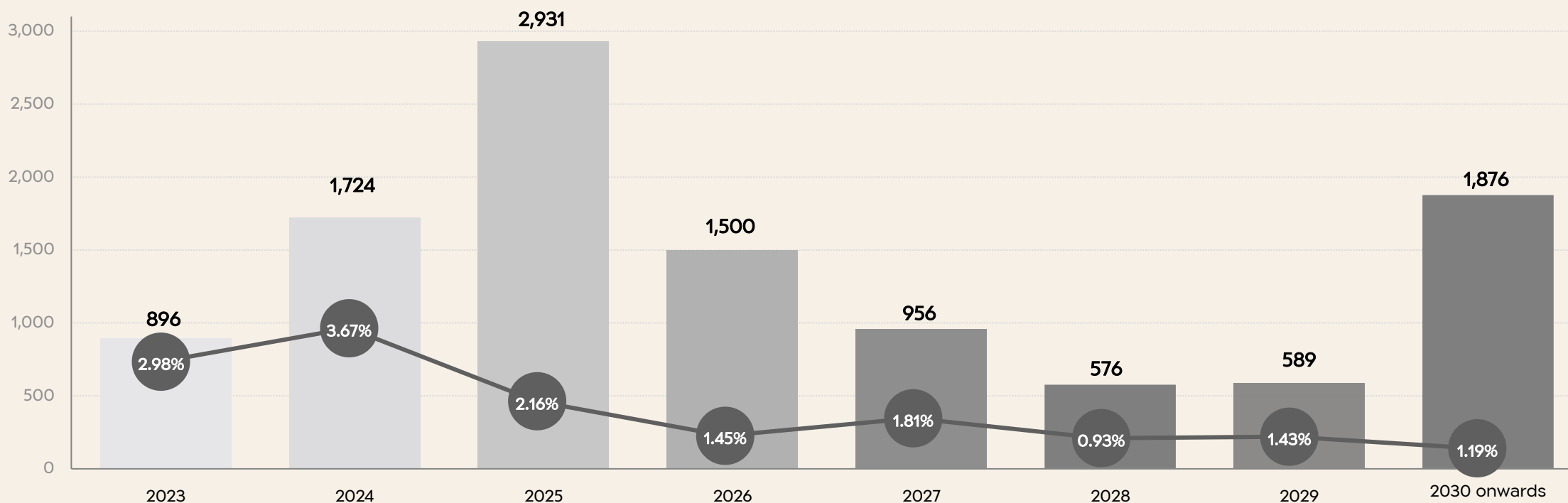
## Effective Utilization of Debt Costs

The Company's loan to assets' value ratio (LTV) and CPI linked cost of debt over the period 2011-2022



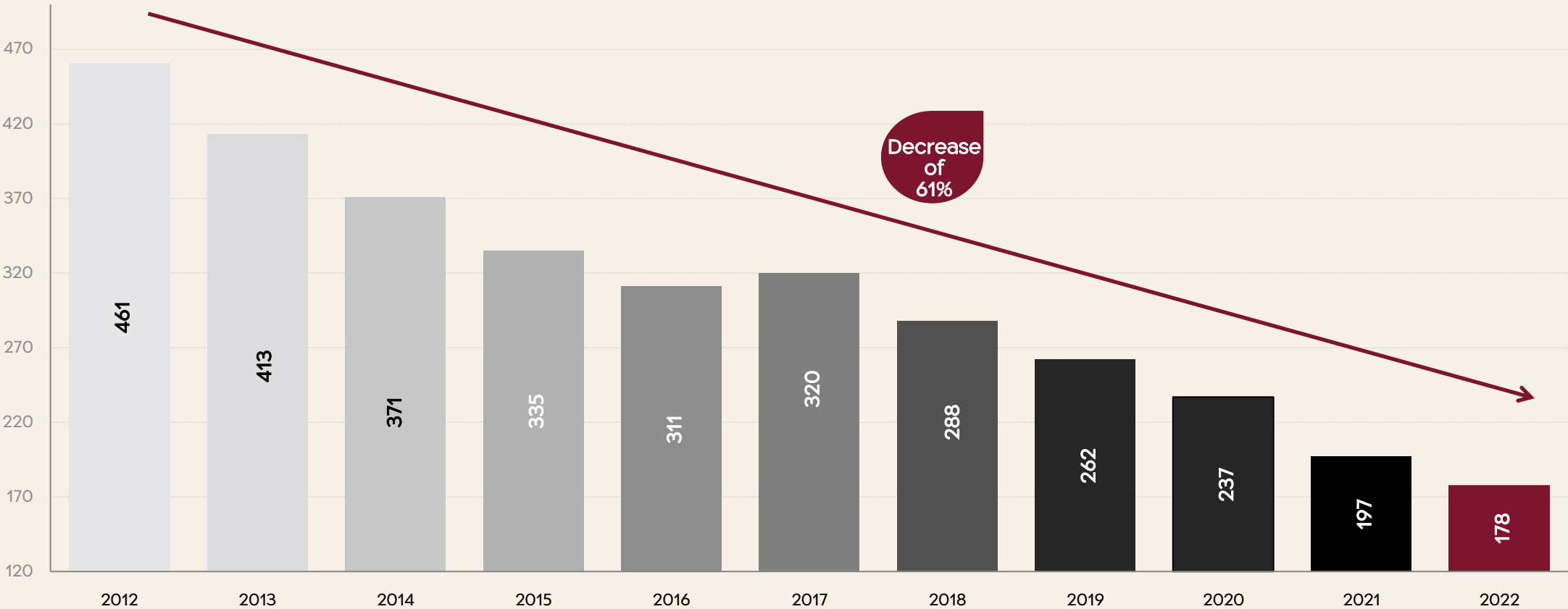


## Distribution of Debt Repayments over the Years and Effective Interest Rates on Debt



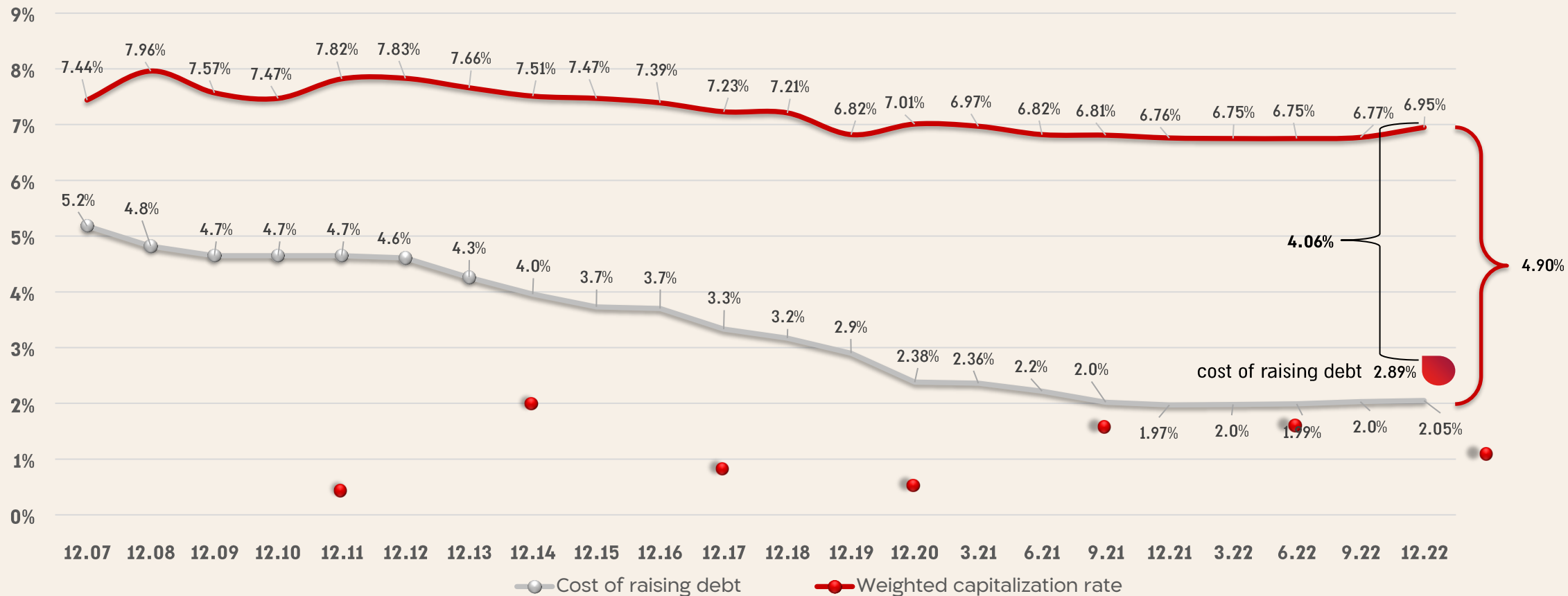
- As at December 31, 2022, the Company has cash and cash equivalents at the amount of NIS 0.9 billion, and is required to service debt (principal and interest) by December 31, 2023, at the amount of NIS 1.2 billion
- In addition, the Company has unutilized binding credit facilities at the amount of NIS 500 million and unencumbered assets at the amount of NIS 8.9 billion

# Real Interest on the Financial Debt Over the Years (Owners' Share) NIS millions



- Potential interest savings due to repayments by end of 2024 – NIS 13 million, at interest rate on debt raising of 2.89%

# Melisron's Weighted Capitalization Rate Compared to Weighted CPI Linked Cost of Debt



Based on debt raising cost of 2.89% (based on yield to maturity of Melisron bond (Series 20), duration 6.4 years) as of March 2023



Landmark Project



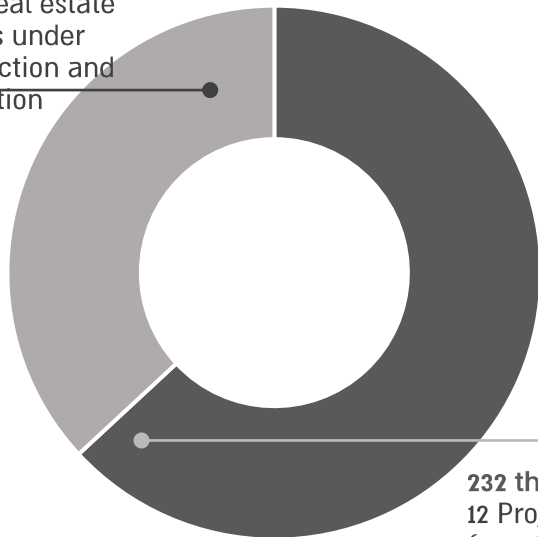
# Projects Under Development

# Summary of Development Activity

## GLA 376 thousand sq.m

(Company's share)

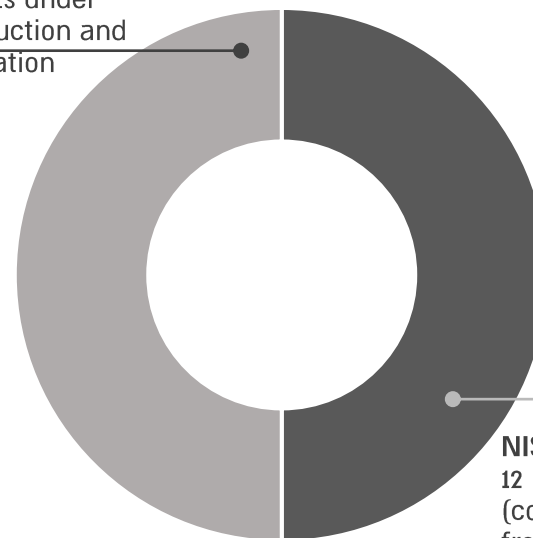
144 thousand sq.m  
7 new real estate  
projects under  
construction and  
occupation



232 thousand sq.m  
12 Projects in planning  
(construction expected  
from 2023)

## Additional expected NOI of NIS 458-484 million (Company's share)

NIS 238 million  
7 new real estate  
projects under  
construction and  
occupation



NIS 220-246 million  
12 Projects in planning  
(construction expected  
from 2023)

In addition, the Company is promoting 10 projects of 267,600 sq.m (Company's share) for future development, construction date not yet decided

# Projects Under Construction and in Process of Occupancy

Name of property	Rate of holding of property	Primary use of property	GLA	Development stage	Expected date of completion of construction (Form 4)	Estimate of costs of Project (NIS million)	Net carrying amount of Project as at December 31, 2022 (NIS million)	Estimated cost of completing construction (NIS million)	NOI at full occupancy (NIS million)	Actual NOI (NIS million)
Ofer Park East Petach Tikva Buildings C + D	74%	Offices	33,500	In process of occupancy	Completed	246	387	24	27	4
Ofer Carmel	100%	Offices	23,000	Occupancy completed	Completed	199	323	53	24	1
Ofer Kiryon (addition of commercial row)	100%	Retail	3,000	Under construction	2024	59	68	5	8	-
Ofer Ramat Aviv	100%	Retail	3,000	Under construction	2024	78	77	54	11	-
Landmark * Tel Aviv	50%	Offices and retail	151,000	Under construction	2023-2026	3,016	2,783	1,492	324	-
Hutsot Hamifratz	50%	Retail	19,000	Under construction	2024	148	95	140	17	-
Ofer Nof HaGalil - Building F	91%	Offices	6,000	Under construction	2024	50	14	47	5	-
Company's share			144,244			2,145	2,206	988	238	5
<b>Expected rate of return on cost of projects is 11%</b>										

\* Total cost of Project construction, including cost of construction of 116 apartments. Notwithstanding the NOI, the area and value do not include the apartments that are expected to yield NIS 0.5 billion when sold

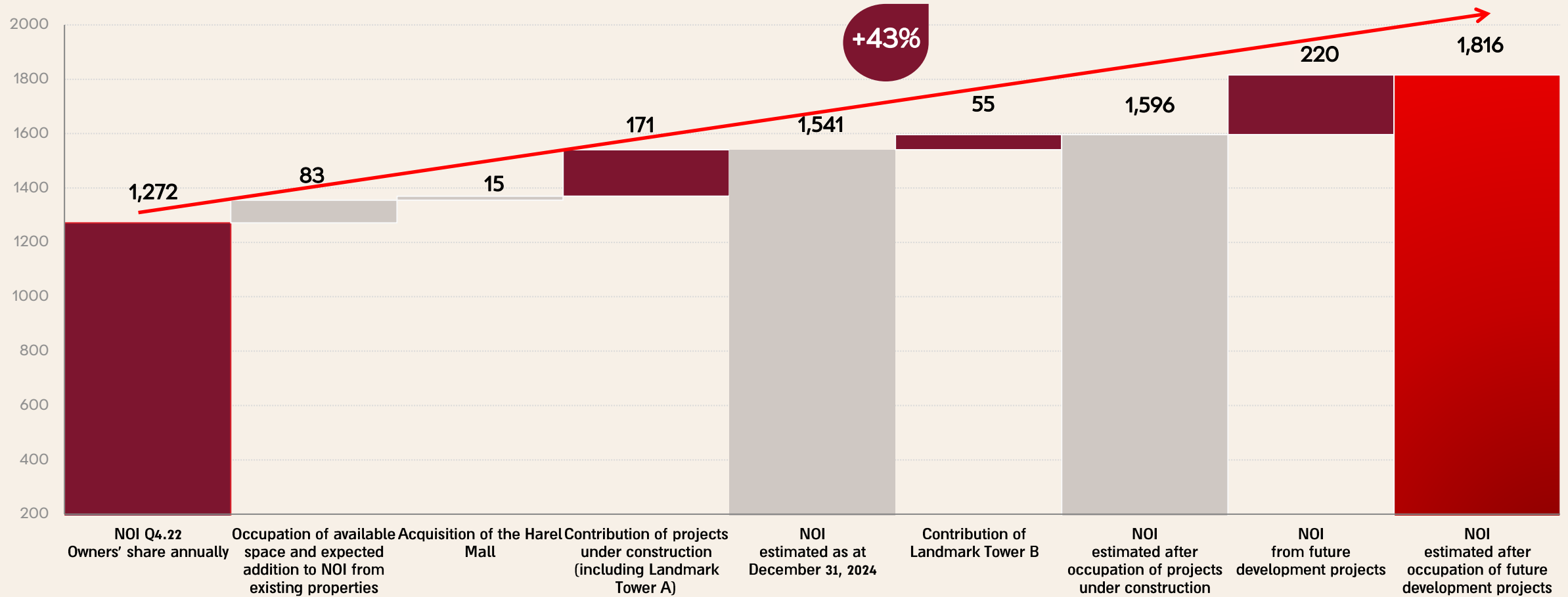
# Breakdown of Projects in Planning

Name of property	Rate of holding of property	Primary use of property	GLA	Status	Estimated date commencement of construction	Expected date of completion of construction	The Company's net Project carrying amount at December 31, 2022 (in NIS millions)	Estimated cost of the Project (NIS million)	Estimated NOI at full occupancy
Ofer Rehovot	100%	Offices	11,000	Urban Building Plan, before receiving permit	2023	2025	34	105-115	9-11
Ofer Be'er Sheva	100%	Offices and clinics	14,000	Permit received, preparing for start of construction	2023	2025	11	115-120	10-12
Ofer Hasharon	100%	Retail and offices	7,000	Urban Building Plan, before receiving permit	2023	2027	43	65-70	7-9
Ofer Nof HaGalil	91%	Retail	21,000	Urban Building Plan approved	2023	2025	55	300-310	24-26
Ofer Yavne	70%	Retail and offices	24,300	Permit received, preparing for start of construction	2023	2026	67	380-390	28-30
Ofer Carmel	100%	Offices	18,000	Urban Building Plan approved	2024	2026	36	195-205	16-18
Ofer Mall Petach Tikva	100%	Offices	24,000	Urban Building Plan approved	2024	2026	33	220-230	21-23
Ofer Yokne'am	100%	Offices	40,000	Urban Building Plan in process	2024	2027	-	390-400	27-29
Ofer Adumim	100%	Offices and retail	14,800	Urban Building Plan approved	2024	2026	9	135-145	12-14
Land on Lincoln Street in Tel Aviv*	100%	Offices	17,500	Urban Building Plan approved	2025	2028	298	700-710	56-60
Company's share in commercial and offices			182,400				561	2464-2550	199-221
Ofer Be'er Sheva	100%	Residential (297 apartments) (Designated for rental by the Company)	35,000	Urban Building Plan, before receiving permit	2023	2026	58	360-370	15-17
Ofer Hasharon	100%	Residential (92 apartments) (Designated for rental by the Company)	15,500	Urban Building Plan, in planning before submitting permit application	2023	2027	46	165-170	6-8
Company's share from apartments			50,500				104	525-540	21-25
Company's share from commercial, offices and apartments			232,900				665	2989-3090	220-246

\* Acquisition was completed subsequent to the balance sheet date. As at December 31, 2022, the balance reflects the amount paid by the Company up to that date. The land has an approved Urban Building Plan for the construction of 17,500 sq.m. Office space and the Company is working to increase the building rights to 25,500 sq.m. Estimated costs and NOI assume that the building rights will be increased accordingly.

# Potential Future Increase in NOI

NIS millions

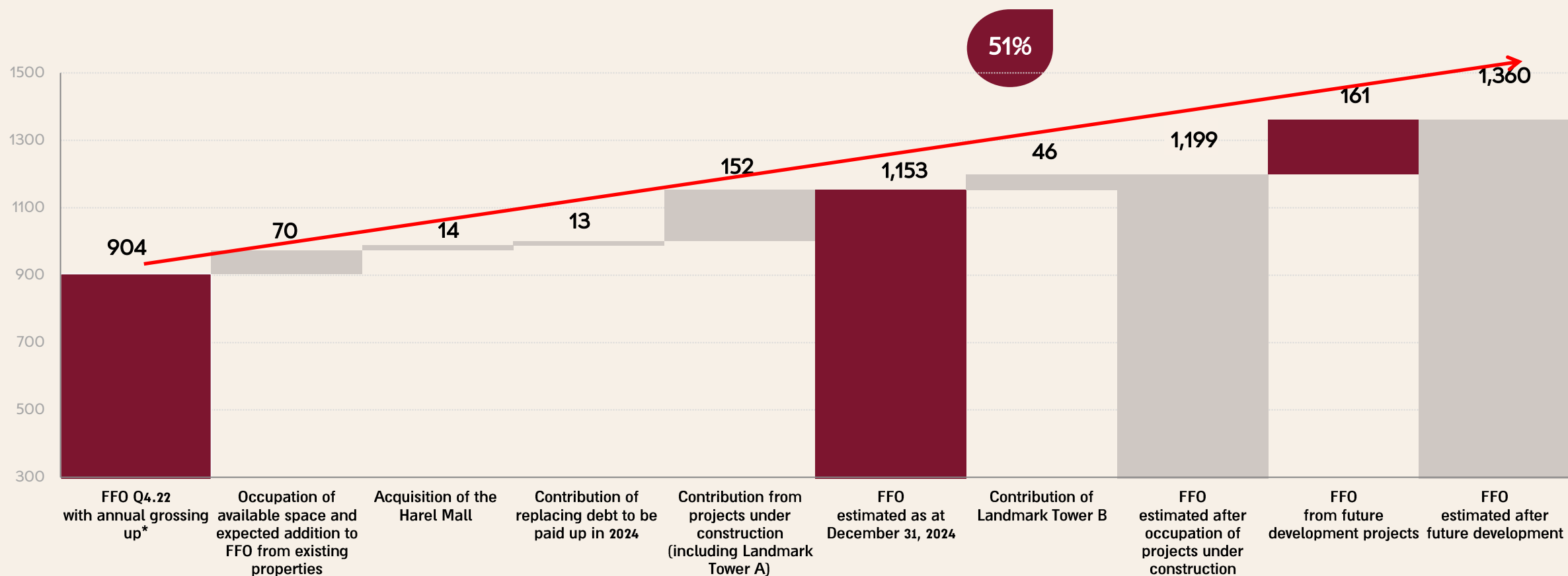


- The future NOI does not include the results of Aviv Yizum, for further information regarding the projections of Aviv Yizum see Slides 10-12
- The NOI from future development projects is based on the Company's current estimation. Actual results may differ substantially
- The future NOI does not take into account future growth resulting from CPI increases and contract renewals



# Potential Future Increase in FFO (Management concept)

NIS millions



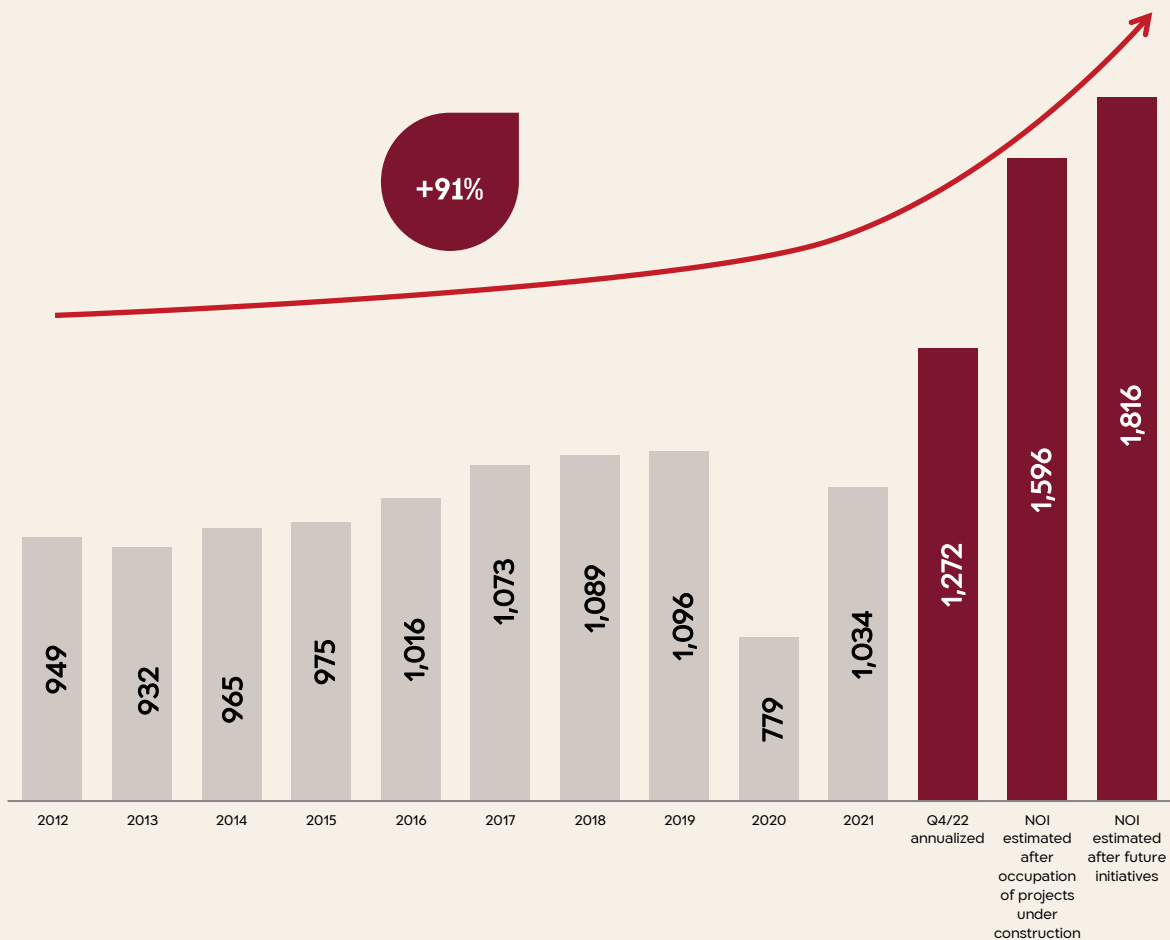
- The future FFO does not include the results of Aviv Yizum, for further information see Slides 10-12
- The Company's estimated tax effects were taken into account
- The effect of future Yizum project financing was taken into account based on 50% debt ratio and estimated interest of 2.89%
- The future FFO does not take into account future growth resulting from CPI increases and contract renewals

\* For information concerning FFO pursuant to the Securities Authority concept, see Slide 21

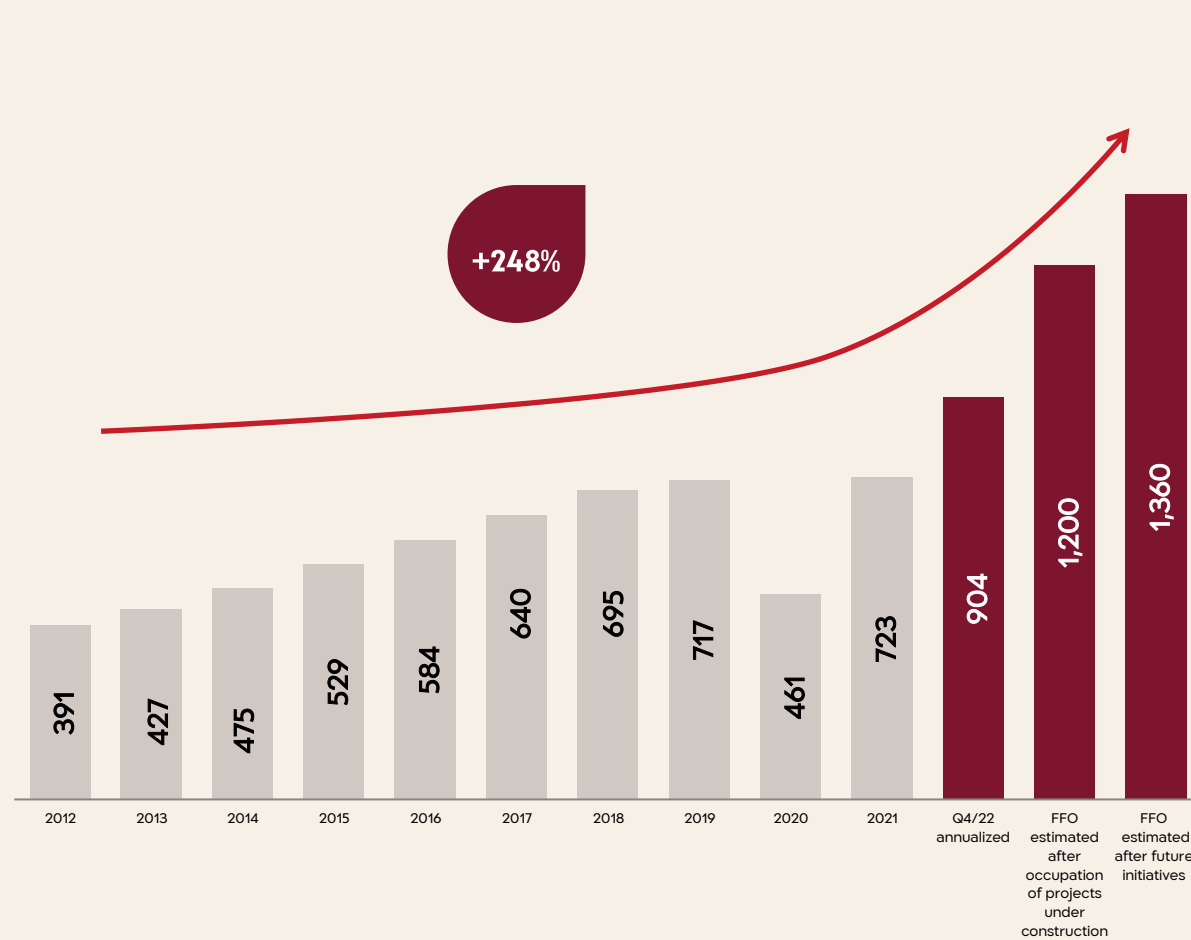
# NOI (Owners' Share) and FFO (Management Concept) Over Years

NIS million

## NOI (owners' share)



## FFO (management concept)



\* For information concerning FFO pursuant to the Securities Authority concept, see Slide 21

## Landmark Tel Aviv

Company's share 50%



# Projects Under Development

GLA **166,000 sq.m**

Offices, retail and residential **116 units**

Investment to date **NIS 1.5 billion**

Total estimated construction costs\* **NIS 3 billion (100%)**

Expected NOI **NIS 324 million (100%)**

Expected income from the sale of the apartments **NIS 500 million (100%)**

Tower A signed contracts **86%**

Construction status:

**Tower A - structure completed, concrete for balconies and patio completed**

**Tower B - upper structure up to 2<sup>nd</sup> floor**

Expected completion date of Tower A **2023**

Expected completion date of Tower B **2026**

Negotiations are underway with potential tenants with regard to the remaining space of Tower A, and advanced negotiations are underway for extensive areas of Tower B

\* Includes land, leasehold improvements and residential apartments



## Ofer Carmel

Company's share 100%

Rendering



## Completed Projects (in process of occupancy)

GLA **23,000 sq.m**

Uses **Office**

Investment to date **NIS 146 million**

Total estimated construction cost **NIS 200 million**

Expected NOI **NIS 24 million** (this year yielded NOI in amount of **NIS 1 million**)

Signed contracts **100% of the area**

Construction status **construction is completed, the building is in process of occupancy**

**Ofer Park East Petach Tikva  
Buildings C + D**

Company's share 74%



## Completed Projects (in process of occupancy)

GLA **33,500 sq.m**

Uses **Office**

Investment to date **NIS 222 million**

Total estimated construction cost **NIS 246 million**

Construction completed **In process of occupancy**

Expected NOI **NIS 27 million** (this year yielded NOI in amount of **NIS 4 million**)

Signed contracts **64% of the area**

Contracts were signed this year for an area of **14,300 sq.m**

## Hutsot Hamifratz

Company's share 50%



Rendering

# Projects Under Development

GLA **19,000 sq.m**

Uses of land **Retail**

Investment to date **NIS 8 million (100%)**

Total estimated construction cost **NIS 148 million (100%)**

Expected NOI **NIS 17 million (100%)**

Expected completion date of Jumbo and Fox **2023**

Expected completion date of Babylon **2024**

Expected completion date of Building 12 **2024**

Rental status - four contracts have been signed:

**Jumbo - 10,000 sq.m**

**Fox Home - 1,500 sq.m**

**Babylon - 2,700 sq.m**

**Adidas - 1,200 sq.m**

Status of construction - **Construction commenced**

## Addition of offices Nof HaGalil Mall

Company's share 90.9%



Rendering

# Projects Under Development

GLA **6,000 sq.m**

Uses **Offices**

Investment to date **NIS 3 billion**

Total estimated construction cost **NIS 50 million**

Expected NOI **NIS 5 million**

Expected construction completion date **2024**

Status of construction - **Construction commenced**



Rendering



# Projects in Planning



## Offices above Rehovot Mall



## Projects in Planning Process (medium term development)

GLA **11,000 sq.m**

Uses **Offices**

Expected NOI **NIS 9-11 million**

Total construction cost **NIS 105-115 million**

Carrying amount **NIS 34 million**

Planning status **Urban Building Plan approved, before receipt of permit**

Expected construction commencement date **2023**

Expected construction completion date of **2025**

**Offices above  
Ofer Grand Mall in Be'er-Sheva**



## Projects in Planning Process (medium term development)

GLA **14,000 sq.m**

Uses **Offices and clinics**

Expected NOI **NIS 10-12 million**

Estimated construction cost **NIS 115-120 million**

Carrying amount **NIS 11 million**

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Planning status **Permit received, preparing for start of construction**

Expected construction commencement date **2023**

Expected construction completion date of **2025**

Rental housing next to  
Ofer Grand Mall in Be'er-Sheva



Rendering

## Projects in Planning Process (medium term development)

GLA **35,000 sq.m**

Uses **297 apartments**

Expected NOI **NIS 15-17 million**

Estimated construction cost **NIS 360-370 million**

Carrying amount **NIS 58 million**

---

Planning status **Urban Building Plan approved, planning before submitting permit application**

Expected construction commencement date **2023**

Expected construction completion date **2026**

## Additional office tower Ofer Carmel



Rendering

## Projects in Planning Process (medium term development)

GLA **18,000 sq.m**

Uses **Offices and clinics**

Expected NOI **NIS 16-18 million**

Estimated construction cost **NIS 195-205 million**

Carrying amount **NIS 36 million**

Planning status **Urban Building Plan approved**

Expected construction commencement date **2024**

Expected construction completion date **2026**

Land adjacent to  
Hasharon Mall Netanya



Rendering

## Projects in Planning Process (medium term development)

GLA Office and Retail 7,000 sq.m (3,500 sq.m each segment)

Rental residential apartments 15,500 sq.m (92 units)

Expected Office and Retail NOI NIS 7-9 million

Expected Residential NOI NIS 6-8 million

Total estimated Office and Retail construction costs NIS 65-70 million

Total estimated Residential construction cost NIS 165-170 million

Office and Retail Carrying amount NIS 43 million

Residential Carrying amount NIS 46 million

Planning status **Urban Building Plan approved, planning before submitting permit application**

Expected construction commencement date **2023**

Expected construction completion date **2027**

**Additional office tower adjacent to  
Ofer Mall Petach Tikva**



Rendering

## **Projects in Planning Process** (medium term development)

**GLA 24,000 sq.m**

**Uses Offices and clinics**

**Expected NOI NIS 21-23 million**

**Estimated construction cost NIS 220-230 million**

**Carrying amount NIS 33 million**

**Planning status Urban Building Plan approved**

**Expected construction commencement date 2024**

**Expected construction completion date 2026**

## Addition of retail space Nof HaGalil Mall

Company's share 90.9%



Rendering

## Projects in Planning Process (medium term development)

GLA **21,000 sq.m**

Uses of land **Retail**

Expected NOI **NIS 24-26 million**

Estimated construction cost **NIS 300-310 million**

Carrying amount **NIS 55 million**

Planning status **Urban Building Plan approved, before receipt of permit**

Expected construction commencement date **2023**

Expected construction completion date **2025**

**Addition of offices  
Ofer Yokne'am**



Rendering

## Projects in Planning Process (medium term development)

GLA **40,000 sq.m**

Uses **Offices and clinics**

Expected NOI **NIS 27-29 million**

Estimated construction cost **NIS 390-400 million**

Carrying amount **0**

Planning status **Urban Building Plan in process**

Expected construction commencement date **2024**

Expected construction completion date **2027**



**Addition of offices  
Ofer Adumim**



Rendering

## **Projects in Planning Process** (medium term development)

**GLA 14,800 sq.m**

**Uses Offices and clinics**

**Expected NOI NIS 12-14 million**

**Estimated construction cost NIS 135-145 million**

**Carrying amount NIS 9 million**

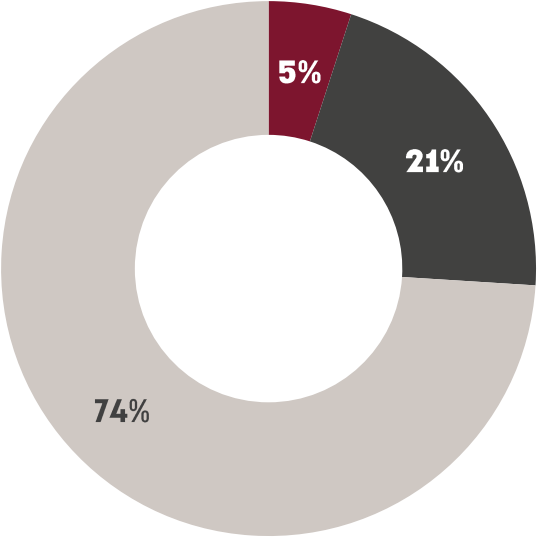
**Planning status Urban Building Plan approved**

**Expected construction commencement date 2024**

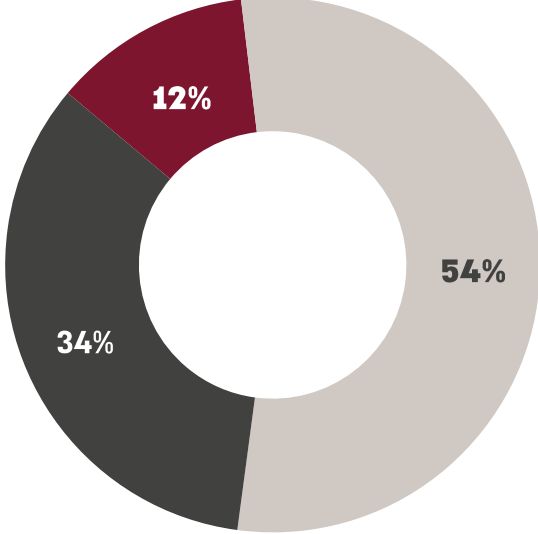
**Expected construction completion date 2026**

# Breakdown by the Company's Main Segments According to Current NOI and NOI after Completion of Existing Medium-term Development and Weighted Aviv Yizum Operations

Weight of current operating segments



Weight of operating segments after full occupancy of projects and weighted Aviv Yizum operations



● Retail ● Office ● Other

- The offices located in or adjacent to the malls are included under the office segment
- The operating segment Other refers to buildings rented to a single tenant and in the future, also to rental residential apartments and the Company's share in Aviv Yizum
- The Company's share in Aviv Yizum is accounted according to projected average gross income in 2025-2031

## Projects Intended for Construction for which Estimates Have Not Yet Been Determined

Name of property	Rate of holding of property	Primary use of property	GLA	Status	Estimated construction commencement date	The Company's net carrying amount of the Project as at December 31, 2022 (in NIS millions)	Estimate of Project costs (NIS million)	Estimated NOI at full occupancy
Ofer Ramat Aviv	100%	Retail, offices, hotels and rental housing	90,000	Urban Building Plan in process	Not yet determined	73	Not yet determined	Not yet determined
Ofer Grand Haifa	100%	Hotels	6,000	Urban Building Plan approved	Not yet determined	5	Not yet determined	Not yet determined
Ofer Kiryon	100%	Offices	23,000	Urban Building Plan approved	Not yet determined	42	Not yet determined	Not yet determined
Ofer Mall Petach Tikva	100%	Retail	7,000	Urban Building Plan approved	Not yet determined	-	Not yet determined	Not yet determined
Ofer Carmel	100%	Offices	23,000	Urban Building Plan approved	Not yet determined	22	Not yet determined	Not yet determined
Ofer Nof HaGalil	91%	Offices	16,000	Urban Building Plan approved	Not yet determined	19*	Not yet determined	Not yet determined
Hutsot Hamifratz	50%	Logistics and offices	100,000	Urban Building Plan approved	Not yet determined	296*	Not yet determined	Not yet determined
Land in Kanot Junction area	100%	Logistics	20,000	Urban Building Plan in process	Not yet determined	31	Not yet determined	Not yet determined
Land at Ofer Carmel	100%	Offices	16,000	Urban Building Plan approved	Not yet determined	16	Not yet determined	Not yet determined
Ofer Carmel	100%	Data Center	18,000	Urban Building Plan approved	Not yet determined	17	Not yet determined	Not yet determined
Company's share			267,060			371		

## Expansion of Ofar Ramat Aviv Mall



Rendering

## Projects in planning process (long term development)

GLA 90,000 sq.m

Mixed uses retail, rental residential, office and hotel

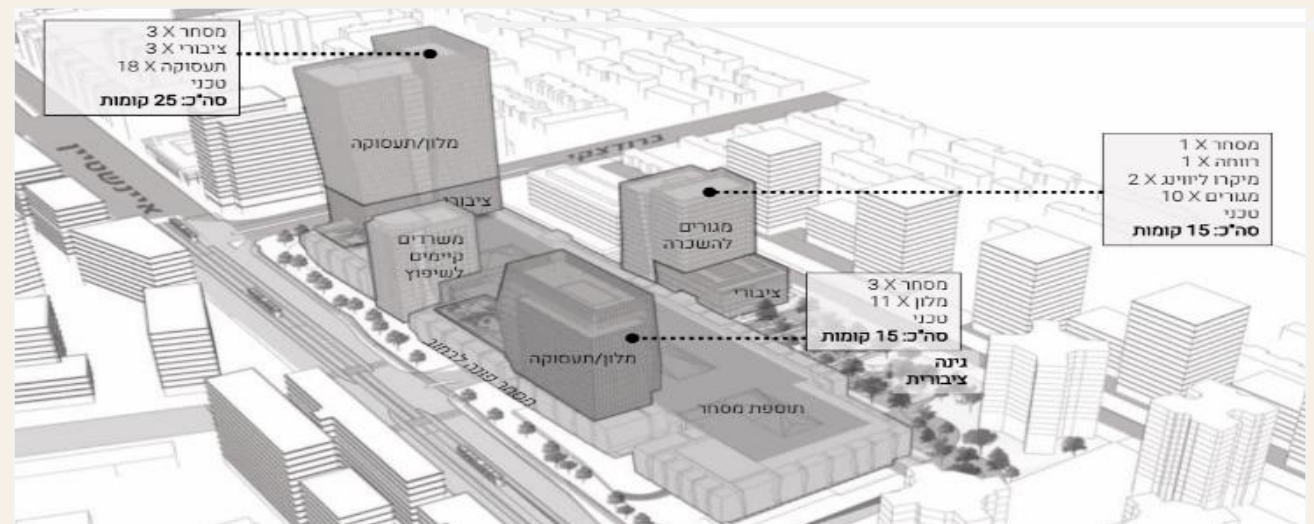
Expected NOI Not yet determined

Total estimated construction costs Not yet determined

Carrying amount NIS 73 million

Planning status Urban Building Plan being processed, Tel Aviv local committee recommendation accepted for submitting to the district committee

Expected construction commencement date Not yet determined





מליסרון  
מקבוצת עופר השקעות

Thank You

For additional information: Tal Frumer, Corporate Controller, 09-9525555 | [talfr@melisron.co.il](mailto:talfr@melisron.co.il)