

ASHTROM
Construction

ASHTROM
Properties

ASHDAR
ASHTROM GROUP

ASHTROM
Rental Housing

ASHTROM
Industries

ASHTROM
Renewable Energy

ASHTROM
Concessions

ASHTROM
International

ASHTROM Group

EXCELLENCE IN CONSTRUCTION

COMPANY PROFILE

Based on the Annual Financial Statements
as of December 31, 2022



Meet The Ashtrom Group

Israel's Leading Construction & Real Estate company since 1963

We're dedicated to delivering top-notch, all-encompassing solutions for our valued customers.

With a track record of excellence and a commitment to innovation, the Ashtrom Group stands as a formidable force in the real estate industry, ready to deliver extraordinary results and exceptional opportunities for its valued investors and partners.

Ashtrom's shares are traded on the Tel Aviv Stock Exchange, listed under the prestigious TA-35 Index.

nearly

123,000

Housing units

nearly

1,800,000

square meters of
commercial areas, offices,
hotels, and public Buildings

over

2,000,000

square meters of industrial
and logistical structures, in
addition to national and
international mega
infrastructure projects

Synchronized Success

Harnessing the Power of 8 Independent Areas for Optimal Synergy. 8 subsidiaries in Israel and abroad.

▲ **Ashtrom Construction**

Construction and infrastructure in Israel

▲ **Ashtrom Properties**

Development and management of real estate for investment in Israel and abroad

▲ **Ashdar**

Residential real estate development in Israel

▲ **Ashtrom Rental Housing**

Residential units for long-term rental

▲ **Ashtrom Industries**

Development, manufacturing, importation, marketing, and sales of raw and finishing materials for the construction industry

▲ **Ashtrom International**

Residential development, infrastructure contracting, and real estate investment abroad.

▲ **Ashtrom Renewable Energy**

Investment and development in renewable energy projects

▲ **Ashtrom Concessions**

Specializing in complex Public-Private Partnership (PPP) projects within the framework of the Group's activities.

**THE WHOLE IS GREATER
THAN THE SUM OF ITS PARTS**



60 Years Of Excellence

The Story Behind Ashtrom Group

Founded in 1963, the Ashtrom Group embarked on a remarkable journey, revolutionizing the construction industry in Israel. Our first milestone was the construction of 1,000 cutting-edge housing units in Ashdod's Gimmel District, introducing industrialized construction to the nation. The name "Ashtrom" signifies our deep roots in Ashdod and embraces the Hebrew term for prefab. Over the past 60 years, we have played a pivotal role in shaping Israel's development by constructing exceptional housing units and spearheading the expansion and enhancement of vital infrastructure nationwide. As a testament to our commitment to innovation, we proudly established the Ashcrete factory, solidifying our leadership in the realm of industrialized construction.

As the Group expanded, it successfully ventured into the dynamic world of residential and commercial real estate development. Through its prominent development arm, Ashdar, it has proudly constructed tens of thousands of modern and luxurious housing units, captivating the market with their exceptional design and superior quality.

The Group's vision extends far beyond national borders, as it embarked on international projects, initially in Jamaica and the Caribbean, and later expanded its reach to the thriving real estate market of the United States. Moreover, the Ashtrom Group's ever-growing portfolio now encompasses an impressive array of commercial properties, making strategic investments in retail, offices, industrial, and logistical properties. By diversifying its offerings, the Group ensures a comprehensive and lucrative investment portfolio for its discerning clients.

Building upon its solid financial foundation, established through a successful listing on the prestigious Tel Aviv Stock Exchange, the Ashtrom Group continues to flourish and evolve. Expanding its activities, the Group has taken on the exciting development of long-term rental units, catering to the evolving needs of modern living. Furthermore, the Group has also ventured into the renewable energy sector, establishing a remarkable presence in Israel, Europe, and the United States, aligning its operations with the sustainable future of the world.

A Legacy in Motion

Unleashing the past, shaping the future



1963

Foundation of the Ashtrom Group by Yehezkel Nussbaum, Haim Gueron, Lipa Meshorer and Elimelech Maybloom



1965

Aaron Gutwirth and Haim Rubin join the Group as investors



1966

Commencement of industrial manufacturing activities



1968

End of the Six Day War– Contracting activities have significantly increased throughout the country.



1969

Commencement of contracting activities overseas."



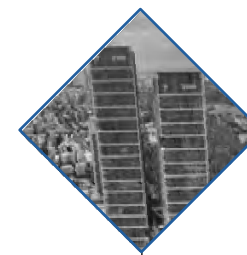
1973

The beginning of real estate development and entrepreneurship in Israel."



1981

The beginning of real estate entrepreneurship abroad



1987

The commencement of commercial real estate investment activities



1990-1998

A major immigration wave and extensive development of towns and neighborhoods throughout Israel."



2000-2005

Development of national infrastructure projects



2010-2011

The completion of the development of mega concession projects



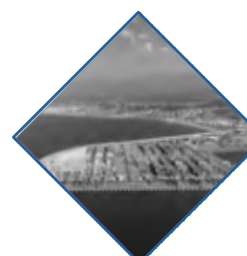
2014

The Ashtrom Group has gone public by issuing its shares on the TASE (Tel Aviv Stock Exchange).



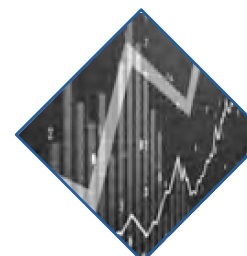
2016

Commencement of Rental Housing projects



2021

Completion of the new Haifa Bay Port



2021

The Ashtrom Group has entered the TA-35 Index, Entrance into the field of renewable energy.



2022

The group's headquarters are moving their offices to the LYFE Towers.

A Decade of Remarkable Growth: Equity Evaluation

Equity attributable to
shareholders 31.12.2014

~1.3 NIS billions

Equity attributable to
shareholders 31.12.2022

~4.9 NIS billions

After payment of dividends of

~1.1 NIS billions

since year 2015



2014

The Ashtrom Group's IPO
was launched on Tel Aviv
Stock Exchange

2016

Venturing into the
realm of Rental
Housing

2018

Acquiring the public shares of
Ashdar and integrating it as a
privately held reporting
company (bonds)

2020

Acquiring the public shares of
Ashtrom Properties and
integrating it as a privately held
reporting company (bonds)

2021

- The Ashtrom Group has
entered the TA-35 Index
- Entrance into the field of
renewable energy.

2022

The Ashtrom Group and
its affiliated companies
are relocating to the
LYFE Tower

Ashtrom Group's Management

Guiding and Directing Success



Avraham (Rami) Nussbaum
Chairman of the Board

Mr. Avraham (Rami) Nussbaum has been with the Group since 1979, serving as its joint CEO. He also holds the position of Chairman of the Board at Ashtrom Properties and serves as a board member for Ashdar and other affiliated companies within the Group. In addition, Mr. Nussbaum is a controlling shareholder of the Group. He holds a degree in economics from Tel Aviv University.



Gil Gueron
CEO

Mr. Gil Gueron has been an employee of the Group since 1985 and has held the position of joint CEO in the past. Currently, he serves as the Group's CEO and holds directorship roles at Ashtrom Properties, Chairman of the Board at Ashdar, and director positions at other subsidiary companies of the Group. In addition, Mr. Gueron is one of the controlling shareholders of the Group. He has a degree in building engineering from the Technion – Israel Institute of Technology.



Yaron Meshorer
Deputy Managing Director – Concessions – overseeing Marketing, Branding and Advertisement

Mr. Yaron Meshorer has been associated with Ashtrom Group in various capacities since 1989. Currently, he holds the position of Deputy Managing Director, overseeing Concessions and leading the Group's marketing, branding, and advertising initiatives. Mr. Meshorer has played a key role in spearheading major projects such as the development of the light rail project in Jerusalem and the Carmel Tunnels project in Haifa. Previously, he served as the CEO of Ashdar and as a member of the management team focusing on income-generating real estate. Prior to his career at Ashtrom, Mr. Meshorer served as a helicopter pilot in the Israeli Air Force and holds a degree in general studies from the Rhode Island School of Design.



Oren Nussbaum
Deputy Managing Director – overseeing Finance, Business Development and Renewable Energy

Mr. Oren Nussbaum joined the Group in 2006 as a manager responsible for property acquisitions, real estate business development in Israel and abroad, and fundraising at Ashtrom Properties. Prior to this, he worked as a finance professional assistant at Sphera Ltd. Mr. Nussbaum holds a Bachelor's degree (B.A.) in business administration with a specialization in finance from Reichman University.

Ashtrom Group 2022 – Continuing Journey of Excellence

7.5

NIS billions

Group's orders backlog as of March 2023

5.2

NIS billions

2022 income

931

NIS millions

2022 net profit attributable to shareholders

4.9

NIS billions

Equity attributable to shareholders as of December 31, 2022

TA-35

Traded on the index

A-Rating

With a stable outlook by Maalot



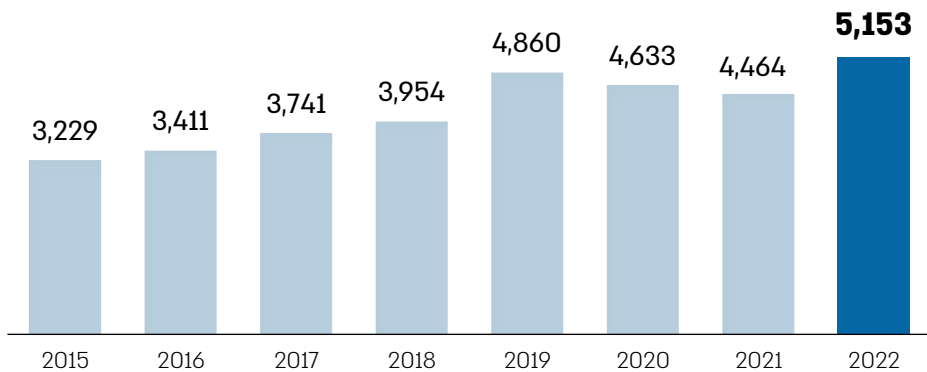
Clear ESG strategy and corporate responsibility

Kikar HaMedina Towers, Tel Aviv

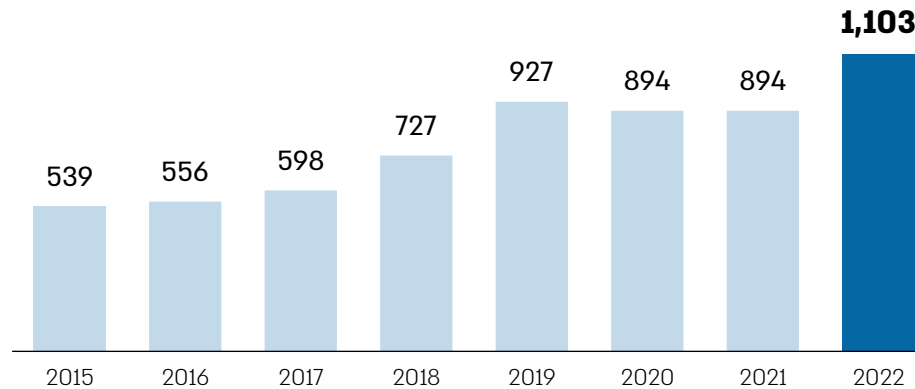
Ashtrom Group

Multi-year financial overview

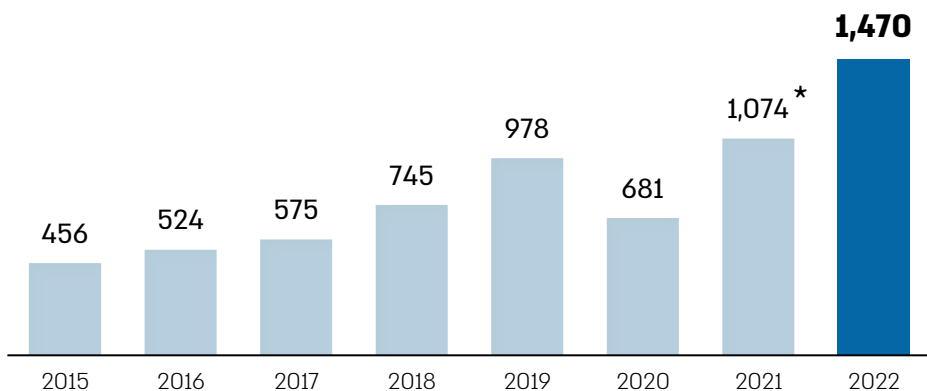
Income (NIS millions)



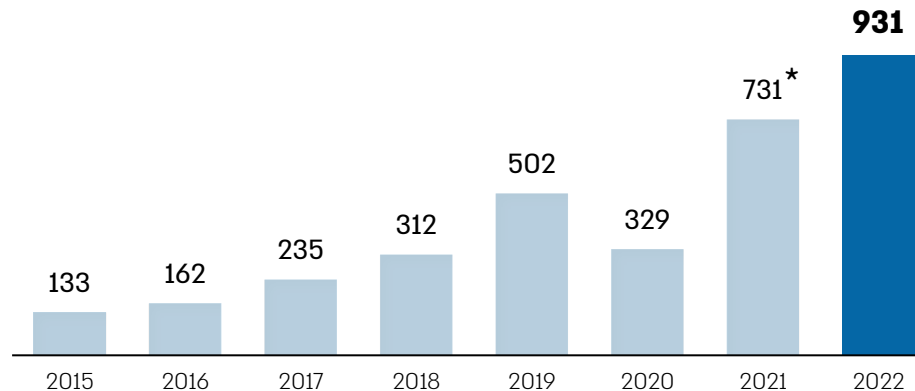
Gross Profit (NIS millions)



Operating Profit (NIS millions)

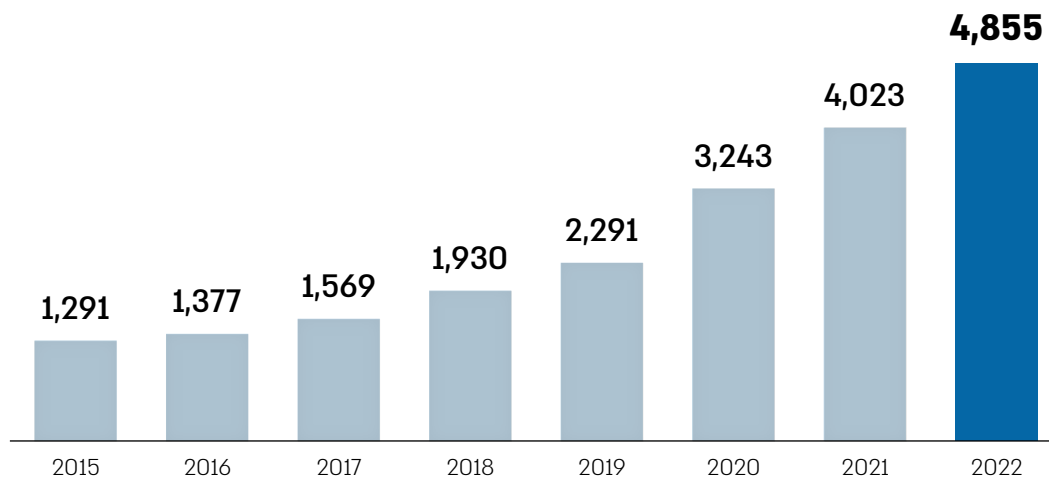


Net profit attributable to shareholders (NIS millions)



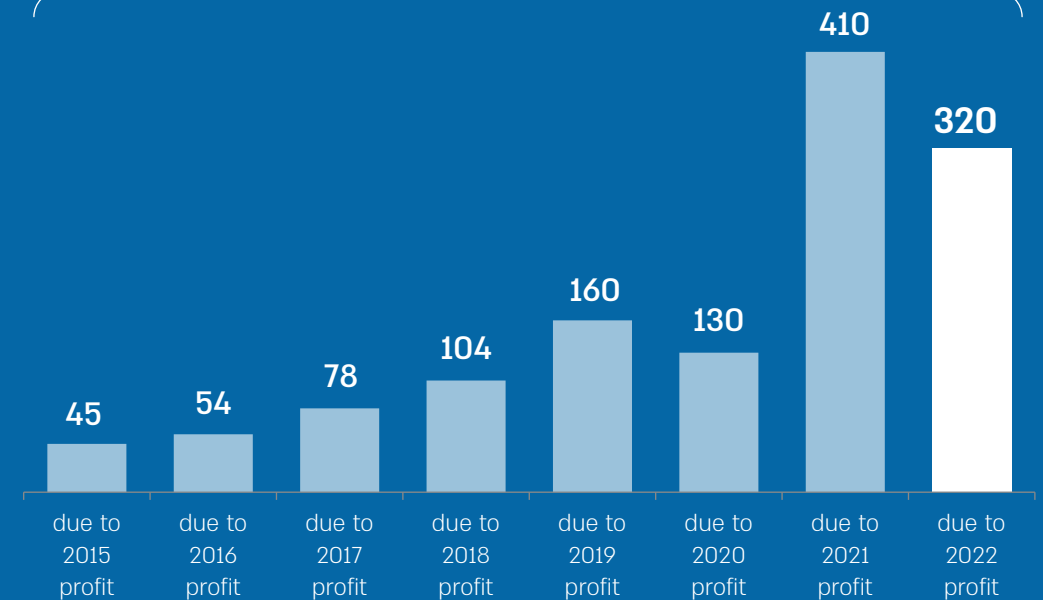
* Excluding the profit of NIS 500M attributable to the Buyback in the Jerusalem LRT project

Equity attributable to shareholders (NIS millions)











Group Dividend (NIS millions)

NIS 1,300M



Dividend distribution policy: The company will distribute dividends at a cumulative annual rate of no less than 25% of the net annual profits. Based on the profits from 2015-2022, the company distributed dividends at a cumulative annual rate ranging from 32% to 40%.

Income Data By Segment and Region

								
Segment	Construction of infrastructure, mega-projects, luxury towers, residential and office buildings, hotels, trade, industry and logistics complexes.	Real estate investment and development, including the acquisition, initiation, development, and management of income-generating properties.	Residential real estate Development, including urban renewal projects	Planning, Developing, and operating of residential units for long-term rental	Manufacture, marketing, and sale of raw and finishing materials for construction-related industries	Concession of infrastructure and public building projects, including PPP, BOT, and PFI	Planning, building, financing and operating renewable energy Projects	Residential real estate development in the United States and Portugal, including the construction of private, public, and infrastructure projects in Jamaica, Nigeria, and Zambia. Additionally, income-generating real estate in Serbia, Romania, and Bulgaria.
Locations								
Income* (in millions of NIS)	2,724	498	1,865	145	952	17	4	296

* The data refers to the year ending on December 31, 2022. The amounts are presented before adjustments and cancellation of cycles for the consolidated financial report. Please note that the information for Bulgaria is applicable until July 2022.

Excellence Unveiled: Where Experience, Quality, and Professionalism Converge

Ashtrom Construction stands as a premier construction and infrastructure company in Israel, renowned for its comprehensive range of services. Our expertise lies in flawlessly executing diverse projects, overseeing every step of the production chain, and harnessing cutting-edge technologies to achieve extraordinary outcomes.

At Ashtrom Construction, we hold steadfast to the pursuit of excellence. Our unwavering commitment to upholding the highest construction standards is upheld by our team of skilled professionals. We adhere to stringent safety protocols across all sites, ensuring the well-being of our workforce and project success. Moreover, we diligently adhere to budgets and schedules, prioritizing customer satisfaction above all else. **Additionally, we are staunch advocates for environmental preservation, integrating sustainable practices into our projects.**



SHAY ETROGY
CEO

Shay Etrogy, the esteemed CEO of Ashtrom Construction, brings a wealth of experience to the table. His remarkable career includes holding key positions at Solel Boneh within the Shikun & Binui Group, where he served as CEO, lead engineer, and regional manager in the roadways company. Furthermore, Mr. Etrogy's expertise extends to his roles as a project manager at "Nadir Contracting and Engineering" and "Malibu Construction Ltd."

Notably, he has actively contributed to the Standards Institute of Israel as a valued member of the chief standardization committee for paving and development. Mr. Etrogy's dedication to the industry is further evidenced by his directorship on various boards, including Derech Eretz CJV.

Academically, Mr. Etrogy holds a Bachelor's degree in civil engineering from the prestigious Technion - Israel Institute of Technology. To further enhance his leadership skills, he successfully completed the director's course offered by the Israeli Association of Engineers.



Exploring Ashtrom's Extensive Involvement in Construction and Infrastructure Projects



Infrastructure

Land, maritime, air and rail transportation



Residential

Regular, Premium and Ultra-Premium segments



Public

Public buildings, educational institutions, community centers, and security facilities.



Offices

Tier 1, large-scale spaces



Retail and Industrial

Retail trade, commercial, business, and industrial structures.



Hotels

Luxury hotels, from initial construction to the final details in the rooms and public areas.



Mixed Use

Multifunctional buildings that combine residences, offices, commercial spaces, hotels, and recreational areas.



Urban Renewal

Extensive activity in construction and evacuation projects



Excavation and Foundation

Complex underground operations, all types of foundation construction and groundwork



Industrialized Construction

Prefabricated elements for both private and public companies

~70

Ongoing parallel construction projects

NIS 6.7B

Orders Backlog as of December 31, 2022

NIS 2,724M

Year 2022 Income



ASHDOD MARINA, ASHDOD



BAIT BAPARK, OR YEHUDA



BERESHEET HOTEL, MITZPE RAMON

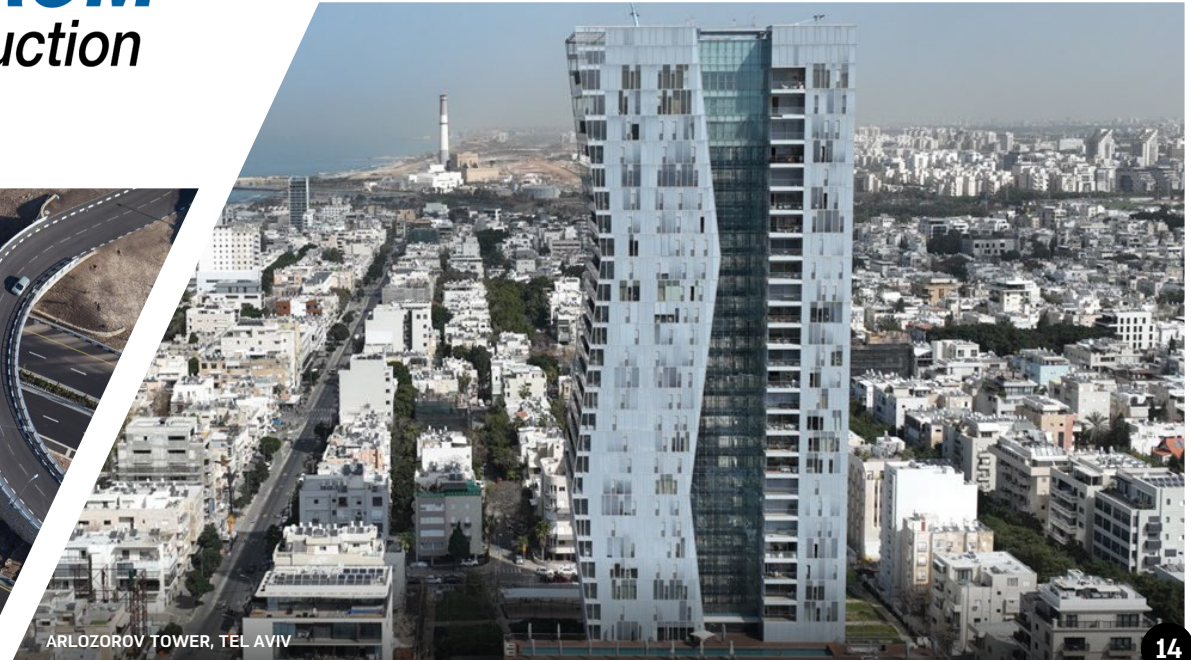
ASHTROM Construction



KIKAR HAMEDINA, TEL AVIV



CARMEL TUNNELS, HAIFA



ARLOZOROV TOWER, TEL AVIV

Ashtrom Properties

A leader in acquisition, development, construction & management of income-producing properties

Ashtrom Properties is a leading real estate company in Israel, specializing in the acquisition, development, construction, and management of income-producing properties. Our portfolio includes a diverse range of properties such as offices, commercial spaces, retail centers, and logistics facilities in Israel, Germany, and the UK. Our expertise extends beyond ownership, as we are dedicated to maximizing the value of our properties and unlocking their full potential. **Ashtrom Properties takes pride in our unwavering commitment to excellence and our proven ability to consistently deliver exceptional results.**



Yaron Rokman
CEO

Mr. Yaron Rokman has been serving as the CEO of Ashtrom Properties since 2017. He brings a wealth of experience and expertise to the position. Prior to his role at Ashtrom Properties, Mr. Rokman held various notable positions in the real estate and financial sectors. He served as the founding director of the IFI Company (Israel Financial Institute) and as the manager and founding director of the Sphera Company. Additionally, he served as the CEO of Rus Basilica Property & Investments Ltd., actively involved in real estate investments in Russia. Furthermore, he was a founding partner and CEO of the Rekah Group, which focuses on the initiation, development, construction, and management of real estate projects both in Israel and internationally. Earlier in his career, Mr. Rokman served as a director at Gan HaZafon Company and worked as an analyst at Singer Barnea and Co., Shipping Bank Israel, and Migdal Insurance Company Ltd.

Mr. Rokman holds a Master's degree in Business Administration (M.B.A.) from Tel Aviv University, and he earned his Bachelor's degree in Political Science, Accounting, and Economic Studies from Tel Aviv University as well. His educational background further enriches his abilities in leading Ashtrom Properties to success.

Ashtrom Properties*

Seizing Opportunities: Unlocking Growth through Core Activities and Strategic Expansion



Rental & Management

Efficient and high-quality management, improvement, and maintenance services are provided for each and every property in the company's extensive portfolio. This commitment ensures high occupancy rates and a steady return on investment.



Development & Construction

The company aims to expand through strategic acquisitions, development, and construction of projects in high-demand areas with significant potential. Additionally, the company actively promotes new schemes, leverages rights additions, and seeks zoning changes for existing lands and assets to maximize their value.



Acquisitions & Opportunities

The company focuses on identifying lucrative opportunities and acquiring income-producing properties in Israel, Germany, and the UK.



Ashtrom Port

The house brand name for co-working spaces is established within properties owned and managed by Ashtrom Properties.



Ashtrom Host

The company has developed an innovative tenant service and experience system, which will be implemented across its properties.

576 thousand M²

The scope of real estate in operation

129 thousand M²

The scope of real estate in planning and construction phases

253 thousand M²

The scope of real estate in the process of Urban Development Plan approval

NIS **304M**

Year 2022 Rentals

NIS **273M**

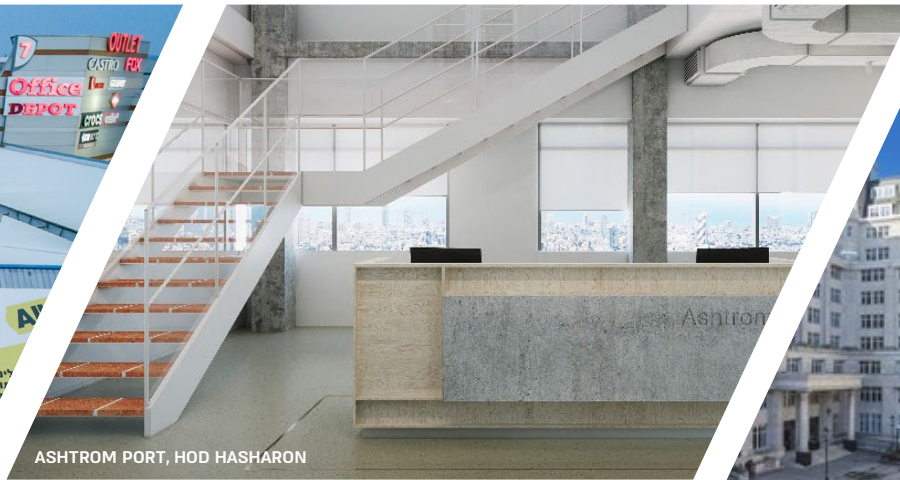
Year 2022 NOI

NIS **6.5B**

Real estate Value as of December 31, 2022



HUTZOT HAMIFRATZ OUTLET MALL, HAIFA



ASHTROM PORT, HOD HASHARON



OFFICE BLOCK - LIVERPOOL, ENGLAND

ASHTROM Properties



OFFICE COMPLEX - DUSSELDORF, GERMANY



HI TECH PARK, HOD HASHARON



LYFE TOWERS, BNEI BERAK

Leading the way in residential initiatives and urban renewal

Ashdar is at the forefront of residential real estate development in Israel. We are renowned for our expertise in planning, initiating, and marketing high-quality residential neighborhoods. As pioneers and industry leaders, we excel in revitalizing residential communities and transforming landscapes through our urban renewal projects. Our primary focus is on delivering exceptional living spaces that significantly enhance the quality of life for our tenants. **At Ashdar, we continually set the standard for innovative and sustainable residential developments.**



Arnon Fridman
CEO

Mr. Arnon Fridman has been serving as the CEO of Ashdar since 2008 and brings extensive experience in the construction and real estate sectors. Prior to joining Ashdar, Mr. Fridman held several key positions at Africa Israel Residences Ltd., including Senior Vice President of Business Development and Senior Vice President of Engineering and Real Estate Development. Before that, he served as the project manager of "Ramat Aviv Mall" and held the positions of Deputy Head of Engineering and Head of Engineering in the residential division of Africa Israel Investments Ltd. Furthermore, Mr. Fridman worked as a project manager at "Margolin Brothers" company and fulfilled various roles within the construction unit of the Israeli Air Force.

Mr. Fridman holds a Bachelor of Science (B.Sc.) degree in Civil Engineering with high honors from the Technion – Israel Institute of Technology. Additionally, he has achieved a Master's in Business Administration (M.B.A.) with high honors from the Reichman University (the Interdisciplinary Center of Herzliya).



Stability, experience and financial responsibility



Urban Renewal Pioneers

Leading and excelling the urban renewal field.



Wide Geographical distribution

Thousands of residential units are currently in various stages of planning in high-demand areas.



Specializing in a wide range of projects

Including cash transactions, combination deals, and target price projects. Additionally, we have expertise in all types of urban renewal initiatives.

~120

Projects nationwide

2,159

Housing units under construction and/or being marketed (including partners and landowners)

17,621

Housing units in planning phase (including partners and landowners)

NIS 1,865M

Year 2022 Income



TAGOR, TEL AVIV



RECANNATI, TEL AVIV



AGAMIM PROJECT, NETANYA

ASHDAR
ASHTROM GROUP



HA'PARDES, KIRYAT ONO



GO YAFO TEL AVIV



MONTEFIORE RENEWAL PROJECT, KIRYAT ONO

Building Vibrant Communities: From Initiation to Construction and Expert Management

Ashtrom Rental Housing is the leading company in Israel, boasting the largest rental portfolio and specializing in long-term rental homes. Since 2016, we have been steadfast in our commitment to develop and oversee outstanding rental housing projects in high-demand areas. With our expertise in constructing and fostering new communities, our achievements are evident through an impressive ~100% occupancy rate for long-term leases.

We are dedicated to delivering exceptional service and ensuring the utmost satisfaction of our tenants at every stage of their journey.



Shamai Kama
CEO

Mr. Shamai Kama has been serving as the CEO of Ashtrom Rental Housing since June 2022. With over 20 years of proven managerial and executive experience in the real estate sector in Israel and abroad, Mr. Kama brings a wealth of expertise to his role. Prior to joining Ashtrom Rental Housing, Mr. Kama held various significant positions, including director of construction and properties at the Bezeq Company, partner and CEO at Nadlan Tech Real Estate Company, and global director of real estate at Amdocs. He also previously worked as a manager of commercial real estate properties at Ashtrom Group.

Mr. Kama holds a Bachelor's degree in computer science from Queen's College and a Master's degree in business administration (M.B.A.) with a specialization in finance from Reichman University.



Neot Peres Haifa

Ashtrom Rental Housing

More than just a place to live

Discover a diverse range of sought-after rental units strategically located in high-demand areas. We pride ourselves on maintaining exceptional standards, ensuring that every unit meets our rigorous quality criteria. Moreover, our offerings extend beyond just a place to live, as we strive to foster a vibrant community and provide unique residential experiences that encompass social life, culture, sports, and leisure activities.



Purchasing

Participating in tenders for long-term rental housing in Israel



Planning & Building

High construction standards



Financing

Financial strength



Marketing

By targeting communities



Operating & Managing

Communities for long term relationship

~2,500 Units

554

Units being managed

572

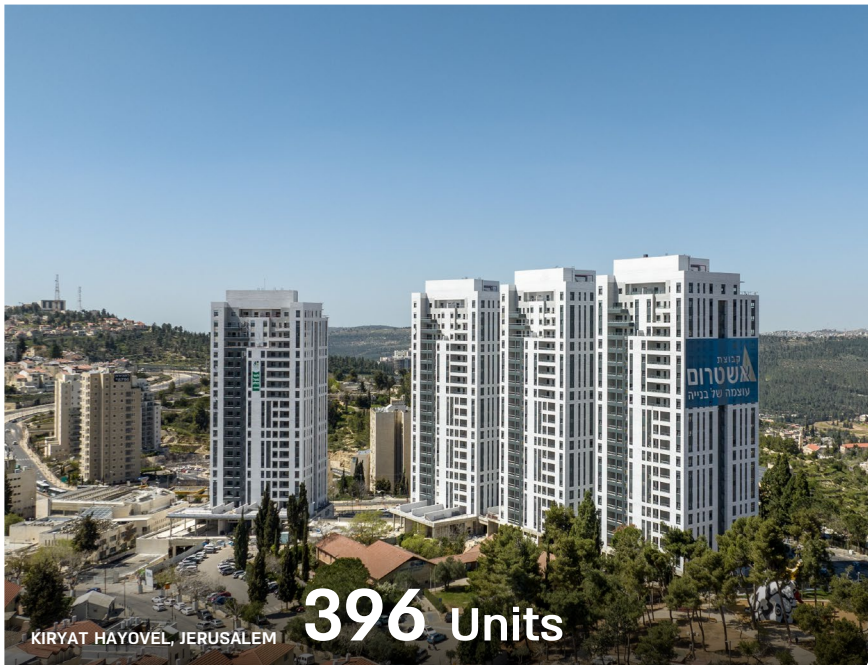
Units under construction

1,333

Units in planning stage

NIS 3.2B

Value of assets as of December 31, 2022



KIRYAT HAYOVEL, JERUSALEM

396 Units



NEOT PERES, HAIFA

184 Units

ASHTROM
Rental Housing



GADNA, TEL AVIV

370 Units



HAMASHTELA, TEL AVIV

176 Units

Comprehensive Value Chain Solutions Under One Roof

We specialize in developing, manufacturing, importing, marketing, and selling both raw and finishing materials for the construction industry. Our company, supported by the Standards Mark of the SII (Standards Institute of Israel), delivers efficient and high-quality solutions through a group of Israeli subsidiaries.

Experience Innovative Solutions and Reliable Support with Ashtrom Industries for Exceptional Construction Results



Sharon Leventer
CEO

Mr. Sharon Leventer serves as the CEO of Ashtrom Industries. He joined the Group in 2014 as the CEO of B.G. Technologies. Prior to that, he held leadership positions as the CEO of Afikim Electrical Vehicles, CEO of Biological Industries Israel Plant Breeding Beit HaEmek Ltd, and CEO of Netafim Korea.

Mr. Leventer holds a Bachelor's degree in life sciences (B.A.) from the Hebrew University of Jerusalem, Faculty of Agriculture (Agronomy), as well as a Master's degree (M.A.) in law studies from Bar Ilan University.



Ashtrom Industries

One stop shop for all construction materials



New Plants

Expanding the construction materials supply network through new plant installations.



M&A

Expanding to additional networks through M&A activity.



Innovation

In response to new regulations and the need for sustainable construction solutions.



Concrete & Architectural Concrete



Perfect Sealing & Insulating Systems



White blocks



Gypsum blocks



Gypsum studs & complementary products



Raw materials & aggregates



Raw materials & asphalt



End-to-end solutions for the building industry



Ceramics & finishing materials

9

Dedicated companies that supply a wide range of industrial products for construction and infrastructure projects.

NIS 1.1B

Orders Backlog as of December 31, 2022

NIS 952M

Year 2022 Income



ISRABETON CONCRETE PLANT



B.G. TECHNOLOGY



ITUMIT SEALING AND INSULATION

ASHTROM Industries



QUARRIES



ZAHAVI ATZMON



ASHBOND BLOCKS

Ashtrom Renewable Energy

Powering the Future: Exploring Renewable Energy Development and Investment in Israel and Worldwide

Join us on our mission to shape a sustainable future by harnessing the power of renewable energy. As a leading independent power producer (IPP), Ashtrom Renewable Energy is committed to creating innovative and sustainable energy solutions. With a strategic focus on solar and wind energy, we spearhead investments and developments in renewable energy projects at various stages, both locally in Israel and on a global scale.

Together, let's build a greener tomorrow and be a part of the renewable energy revolution.



Yitsik Mermelstein
CEO

Meet Yitsik Mermelstein, the visionary CEO of Ashtrom Renewable Energy and Concessions since 2021. With a remarkable background in government roles, including chairing water and energy cross-ministerial PPP committees, Mr. Mermelstein brings invaluable expertise to our organization. His international experience as an emissary for the Zionist Seminars in Australia and England has further enriched his perspective on global energy challenges.

Mr. Mermelstein' holds a Bachelor's degree in Philosophy, Economics, and Political Science, magna cum laude, from the prestigious Hebrew University in Jerusalem. Additionally, he has earned a Master's degree in Business Administration with a specialization in finance and banking from the same institution. His dedication to continuous growth and leadership excellence led him to complete the Maoz Leadership Program at Harvard Business School.

Ashtrom Renewable Energy

Propelling Capabilities into a New Era



Global Scale

Leveraging years of experience in the global arena, the Ashtrom Group has established itself as a formidable player



Massive Magnitude

Engaging in large-scale development and construction projects



Long-term Growth

Maintaining a solid ground for future growth



Financial Strength

Strong financial relationships abroad

Year 2021

The commencement of the Ashtrom Group's activities in renewable energy

4 Countries

USA, Poland, Greece and Israel

~2.5 GW

The cumulative scope of projects in development, construction, and operation (Ashtrom's share)

Ashtrom Renewable Energy

2.5 GW (Ashtrom share)
With a global distribution

Total Global		MW
Operational		29
Under construction*		399
Initiation & Development		2,032
Total		2,460



USA

	MW
Under construction*	398
Initiation & Development	1,395
Total	1,793




Poland

	MW
Operational	28
Total	28



Greece

	MW
Initiation & Development	541
Total	541



Israel

	MW
Operational	1
Under construction*	1
Initiation & Development	96
Total	98

According to the Israeli Security Authority, the construction and pre-construction status of projects is determined based on the following conditions:

1. The project has an approved plan/
2. There is a connection contract in place /
3. Construction has either commenced or is expected to start within the next 15 months.



ISRAEL



U.S.A



POLAND

ASHTROM

Renewable Energy



ISRAEL



POLAND

Ashtrom Concessions

Elevating Success: Mastering Planning, Development, Operation, Funding, and Maintenance of PPP Projects

Ashtrom Concessions - Your Trusted Partner for Complex Public-Private Partnership (PPP) Projects.

With our specialized focus in this domain, we consistently deliver exceptional outcomes, contributing to the diverse portfolio of our company. Our prowess is evident in the successful management of critical infrastructure projects, including five courthouses and a postgraduate residence for Ben-Gurion University.

In recent years, Ashtrom Concessions has accomplished notable triumphs such as the Jerusalem Light Rail Project and the Carmel Tunnels Project in Haifa. Our exceptional track record in securing concession projects highlights our commitment to upholding the highest standards of quality and efficiency.

Join us on a journey of excellence and seamless project execution, where your ambitions find their true potential.

Courthouse, Petach Tikva



Yitisk Mermelstein
CEO



Wide Range

PPP, BOO, PFI, DBOT in the infrastructure, transportation, energy, public buildings and other sectors



Proven Capabilities

Planning, financing, establishment, operation and maintenance of concession projects





CARMEL TUNNELS, HAIFA



LIGHT RAIL TRAIN, JERUSALEM

ASHTROM Concessions



DISTRICT COURT, LOD



CARMEL TUNNELS, HAIFA

Unlocking a World of Possibilities: Contracting, Entrepreneurship, and Income-Generating Real Estate Overseas

Experience the pinnacle of residential development, infrastructural contracting, and real estate investment with Ashtrom International. With a remarkable legacy spanning over 50 years, we have established ourselves as a leading global force, shaping skylines and creating thriving communities worldwide.

Our unrivaled expertise enables us to successfully execute projects of all scales and complexities across the globe. From constructing awe-inspiring landmarks to intricate infrastructural masterpieces, our commitment to excellence knows no bounds.

But we don't stop there. Ashtrom International holds a portfolio of income-producing properties in Eastern Europe, including a prestigious commercial complex and a luxurious hotel in the vibrant city of Belgrade, Serbia.

We leverage our local expertise into transformative global projects



Zachi Boneh
CEO

Mr. Zachi Boneh began his work at Ashtrom International in 2014 as a manager of the company's activities in Serbia and Portugal, and in 2017 was appointed to the position of CEO of the company. Previously, he served as the COO at the Amandi Investment company, as the head of the construction division at Solel Boneh and as the chief engineer at Malibu Construction Ltd. Mr. Boneh holds a Bachelor of Science (B.Sc.) in civil engineering, with specialization in construction and transportation from the Technion – Israel Institute of Technology.





MANIA SOKO HOSPITAL - Lusaka, ZAMBIA



COMMERCIAL COMPLEX AND HOTEL - Belgrade, SERBIA



WATER TREATMENT PLANT - Kingston, JAMAICA

ASHTROM International



RESIDENTIAL PROJECT - Orlando, Florida



INTERNATIONAL AIRPORT - Montego bay JAMAICA



APARTMENT HOTEL - TURKS & CAICOS

Making a Global Impact with a Legacy of Success



Seniority and experience

Decades of experience in worldwide projects



Global Approach

Every country has its own registered companies



On-Time Delivery

Precision in planning and execution



High Standards

Uncompromising Quality of Materials and Human Resources

Construction

 **Zambia**

 **Jamaica**

 **Nigeria**

Residential Real Estate

 **USA**
1,080 Plots*
239 Houses*

 **Portugal**
638 Units

Income-Generating Real Estate

 **Serbia**
Commercial complex & hotel

 **Romania**

* Houses in various stages of construction and plots of land specifically designated for the construction and independent marketing of houses are present.

Ashtrom Group

Profit and Loss Statement (NIS thousands)

HaMifratz Port | Haifa



	2022	2021
Income	5,152,913	4,464,260
Gross Profit	1,102,914	894,104
Gross Profit Margin	21.4%	20.0%
Gain from change in designation from inventories to investment property	105,683	16,577
Valuation gains of investment property	565,467	398,789
Sales, administrative and general expenses	440,554	360,499
Group's share of earnings of associates, net	125,643	*656,608
Other incomes (expenses), net	11,213	(31,595)
Operating Profit	1,470,366	*1,573,984
Operating Profit Margin	28.5%	35.3%
Financing Costs, net	349,312	198,388
Income Tax	157,091	122,716
Net Profit	963,963	*1,252,880
Net profit attributable to shareholders	930,846	*1,230,777

* Includes profit of NIS 500M on account of the Buyback in the Jerusalem LRT project.

Balance Sheet & Cash Flow Summary (NIS millions)



Azorov Tower, Tel Aviv

	31.12.2022	31.12.2021
Total cash and short-term investments	1,861	2,235
Current Assets	5,178	5,454
Non-current Assets	13,056	10,637
Total Assets	18,234	16,091
Current Liabilities	4,485	4,137
Non-current Liabilities	8,699	7,772
Total Equity	5,050	4,182
Cash flow from operating activities before purchase of lands	* 642	* 1,778
Purchase of lands for construction, net	(504)	(295)
Cash flow from operating activities	138	1,483

* Including profit of NIS 895M in 2021 and NIS 42M in 2022 on account of the Buyback in the Jerusalem LRT project.

Building a Sustainable Future

Ashtrom Group's ESG Strategy

E

Sustainable Environment

- Manufacturing, planning, constructing, and managing environmentally-friendly properties.
- Making efforts to minimize environmental impacts and implementing circular economy principles, including reducing, reusing, and recycling.
- Selecting properties for investment and entrepreneurship and effectively managing the portfolio.
- Innovative materials, methods and processes

S

Healthy & Safe Community Environment

- Safe and healthy construction of properties and communities
- Implementing a systematic and structured approach to managing worker health and safety, including effective enforcement and controls.
- Enhancing the local employment market
- Promoting long-term rental housing solutions

G

Ethical Business Environment

- Enforcing an ethical framework and safeguarding human rights
- Risk & opportunity management, including ESG risks
- Developing a responsible supply chain – local and environmental sustainability
- Ensuring the quality of performance, safety, and sustainability of outcomes.

Decoding Success: Unveiling The Ashtrom DNA



Professionalism

At Ashtrom, Excellence is Our Benchmark: Setting a Higher Standard in Every Vertical, Where Success Lies in the Smallest Details.



End-to-End Solution

We offer comprehensive solutions and possess the expertise to deliver a complete response to every aspect throughout the life cycle of any project, ensuring the highest level of service. Our capabilities span from project initiation and planning to execution and operation, providing end-to-end support at every stage..



The Power of Collaboration

Collaboration and partnership are ingrained in the DNA of every employee and unit within our organization. This is evident in our strong internal team spirit as well as our ability to effectively collaborate with external stakeholders. We approach every interaction with respect and a genuine commitment to achieving mutually beneficial outcomes—a true “win-win” mindset.



Human Capital

The people of Ashtrom possess a unique quality that sets them apart from the industry. We have a team of exceptional individuals who prioritize their work and demonstrate unwavering commitment for the long haul. They believe in letting the value of their work speak for itself, embodying our core belief in the power of quality and dedication.



Stability

As a company committed to long-term success, we embrace conservatism and stability as vital principles and as essential pillars of our approach. We prioritize thoughtful deliberation and foresight before taking any steps, ensuring that we always consider the implications and aim to secure a prosperous future.



Accountability

Our reputation has been meticulously crafted through years of consistently achieving goals and delivering exceptional performance. It is the responsibility of each and every one of us to ensure that we honor our commitments and fulfill our duties to the fullest extent.



Global Quality Standard

We hold ourselves to the highest standards, continuously striving to meet and exceed international benchmarks. Our yardstick for success is consistently set by the world's leading companies in our field.



Resilience

Our distinct advantage permeates every facet of our operations—our formidable strength, robust financial capabilities, and unparalleled ability to surmount obstacles. We possess the power to turn aspirations into realities, making the seemingly impossible, possible!

Innovation Redefined

Pioneering Advancements in Products, Processes, Construction, and Property Management

With over six decades of experience, Ashtrom Group stands as a leading innovator in the real estate value chain, spanning from construction materials to project management. We embrace and adapt to rapid industry changes, continuously exploring innovative applications to create a positive impact on businesses, society, and the environment. Our unwavering commitment to growth fuels our pursuit of innovative solutions in raw materials, products, building methods, workforce management, and tenant services.

Sustainability remains a top priority for us, as we strive to preserve natural resources and the environment. Innovation permeates every aspect of our business, with dedicated resources and organizational infrastructure built to support its application. Our primary focus areas encompass wellness, construction technologies, water resource management, digital interfaces, and environmentally friendly alternatives.

At Ashtrom Group, we stay at the forefront of innovation in our sectors, pursuing progressive solutions across multiple dimensions.



BuildTech

Resource Planning & Management

Tools and applications help enhance the way companies plan and execute projects, enabling them to tackle industry challenges, improve efficiency and resource management, and bring greater clarity to decision-making processes.



ConTech

Improving Building Outcomes

Construction technology facilitates on-site implementation, incorporating manpower controls and worker safety solutions, monitoring and control systems, innovative construction materials and methodologies, infrastructural technological applications, and collaborative management platforms.



PropTech

Digital Property Management

Advanced technological solutions for revolutionizing the purchase, sale, development, management, and operations of real estate properties. Key technologies encompass maintenance tools, collateral and insurance systems, marketing solutions, financial and investment platforms, as well as location-based services.

Thank You



ASHTROM

Excellence in Construction

