



ASHTROM Excellence in Construction

Presentation for The Capital Market

Based on financial statements from
June 30, 2023

August 2023

Convenience Translation into US\$



Disclaimer

This presentation is not to be construed as an offer to buy Company securities or an invitation to accept such offers, being solely intended for conveying information to investors.

Statements made in this presentation referring to analysis of the Company's activity only constitute a synopsis. For a complete picture of the Company's operations and the risks faced by the Company, please review the annual report of the Company for the year 2022 published by the Company on March 22, 2023 (Ref. 2023-01-029811), and the company's report for the second quarter of 2023 published on August 27, 2023 (Ref. 2023-01-079798).

This presentation is a convenient translation of the company's presentation in Hebrew as published on August 27, 2023 (Ref. 2023-01-079798). For the convenience of the reader, the financial data presented in this presentation is presented in US\$, according to the exchange rate of the US\$ to the US\$ as of June 30, 2023. In addition, in case of any contradiction between this presentation and any of the company's reports in Hebrew, the company's reports will prevail.

This presentation includes forward-looking information as defined in the Securities Law, 5728-1968. Such information covers, among other things, forecasts, evaluations and estimates, including information shown in illustrations, graphs, reviews and all other information pertaining to the Company presented in any form, referring to future events or affairs whose materialization is uncertain and beyond the Company's control. Forward-looking information cannot be regarded as established fact and is only based on the Company management's subjective point of view and estimation, based, inter alia, on analysis of general information available to the Company's management at the time of preparing this presentation, including statistical data published by various bodies and authorities, professional and public publications, as well as research and surveys - with no guarantee as to the correctness or completeness of the information included therein; its correctness has not been independently verified by the Company.

Forward-looking information is naturally subject to considerable non-materialization risks and is uncertain, cannot be estimated in advance

and is often out of the Company's control.

The materialization or otherwise of forward-looking information will be affected, among other things, by risk factors characterizing the Company's activities as well as developments in the general environment and external factors having an impact on the Company's operations - these cannot be evaluated in advance and by their nature are not controlled by the Company.

It should be made clear that the Company's preparedness, including activities in the various sectors and changes in the regular sequence of operations, are based on the Company's estimations comprising forward-looking information. These estimations are likely to fail to materialize, in all or in part, or in a manner differing from that envisaged, among other things in view of this being an extraordinary and extended occurrence outside the Company's control.

The presentation may include information that is indicated in a manner differing from that in the Company's reports to the public thus far, therefore data could be present that is set out in a form and/or categorization and/or layout and/or breakdown other than those employed in the Company's previous statements and reports. The presentation offers a collection of data - including such as is used in the presentation but is yet to appear in the Company's reports or that is arranged for the first time in the format adopted in this presentation and is correct in the Company's best estimation as of the date it is presented.

Accordingly, readers of this presentation are cautioned that the Company's actual results and achievements in the future may be materially different from what is indicated in the forward-looking information cited in this presentation.

Moreover, forecasts and predictions are based on details and information in the possession of the Company on the date of preparing this presentation and as of June 30, 2023 and the Company is under no obligation to update or modify any forecast and/or estimation of this information in order to reflect events or circumstances coming about after the date of preparing the presentation.

Alpha Tower, Tel Aviv



Continuing Journey of Excellence

2.2

US\$ billions

Group's orders backlog
as of August 2023

680

US\$ millions

Income
01-06.2023

44

US\$ millions

Net profit attributable
to shareholders
01-06.2023

1.3

US\$ billions

Equity attributable to
shareholders as of
June 30, 2023

TA-35

Traded on the index

A-Rating

With a stable outlook
by Maalot



Clear ESG strategy and
corporate responsibility

Hi-Tech Park, Hod Hasharon

A Decade of Remarkable Growth

Increase in equity over time

Equity attributable to shareholders
December 31, 2014

~0.4 US\$ billions

Equity attributable to shareholders
June 30, 2023

~1.3 US\$ billions

After payment of dividends of

~0.4 US\$ billions

since year 2015



2014

Ashtrum Group IPO was launched on Tel Aviv Stock Exchange

2016

Entry into the field 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 Ashtrum Properties and integrating it as a privately held reporting company (bonds)

2021

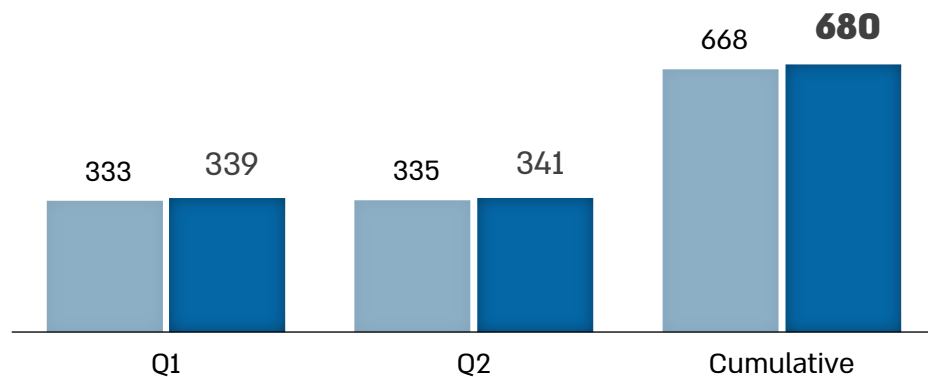
- Ashtrum Group enters the TA-35 index
- Entrance into the field of Renewable Energy

2022

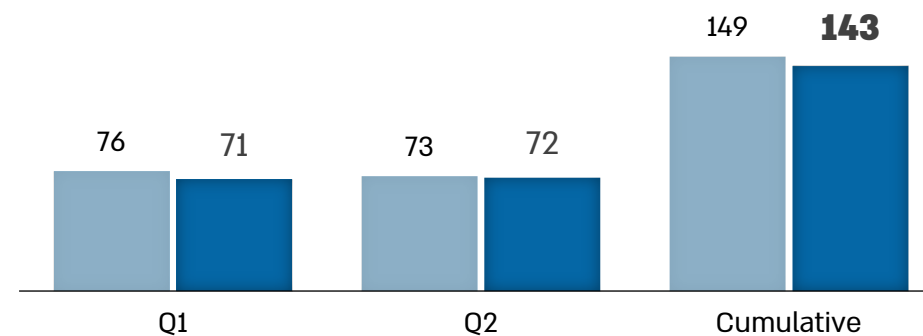
Ashtrum Group and companies move to LYFE Tower

2023 Financial Overview

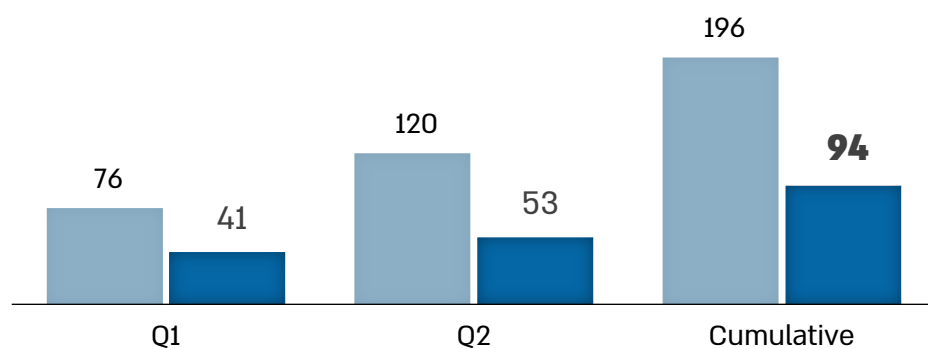
Income (US\$ millions)



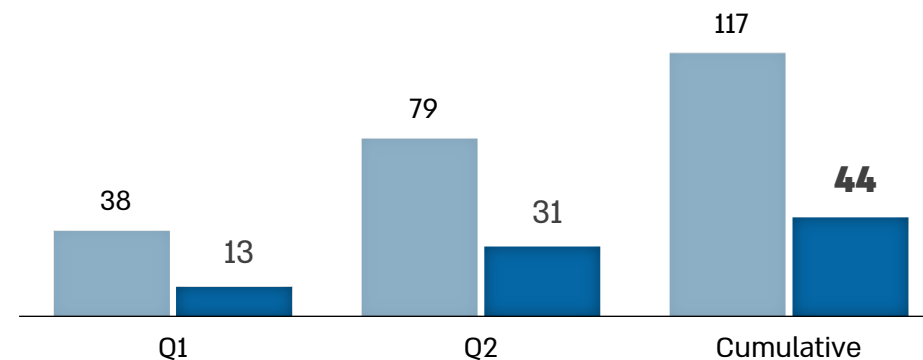
Gross Profit (US\$ millions)



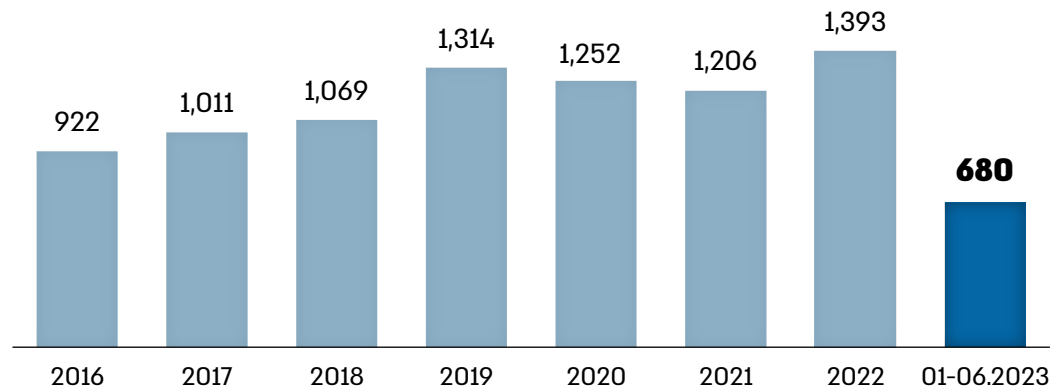
Operating Profit (US\$ millions)



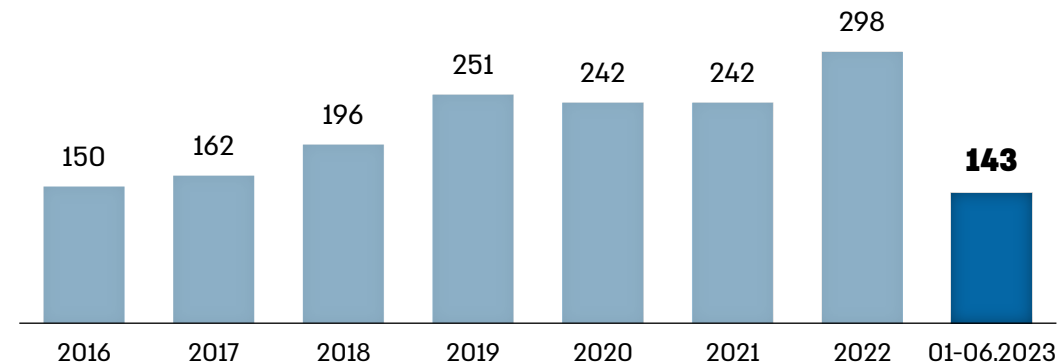
Net profit attributable to shareholders (US\$ millions)



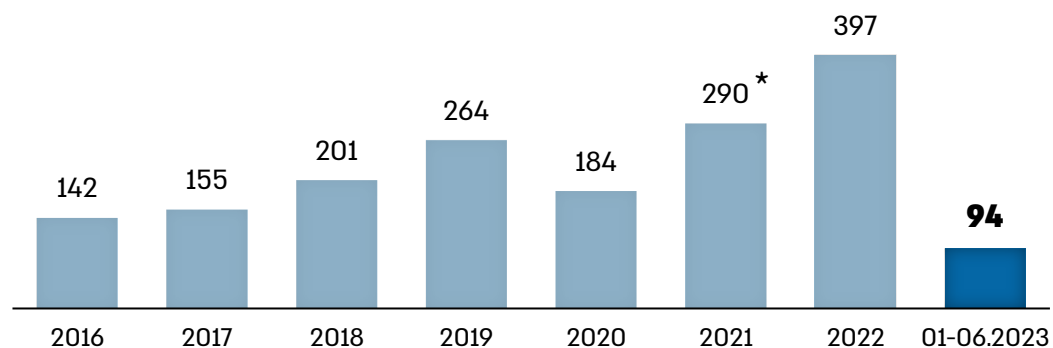
Income (US\$ millions)



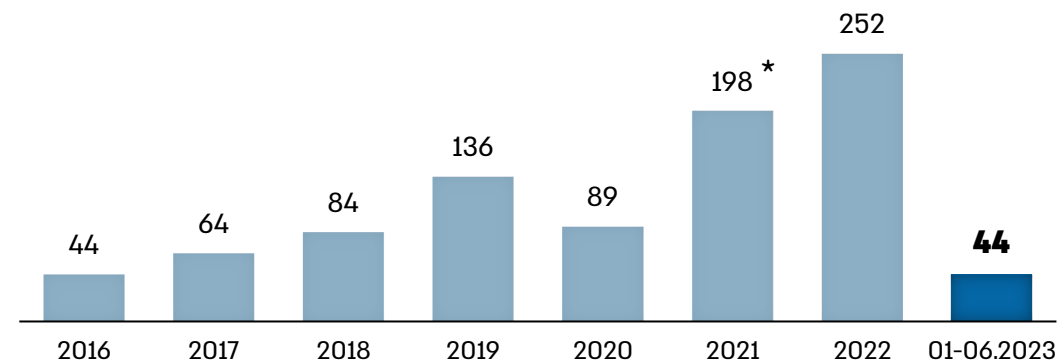
Gross Profit (US\$ millions)



Operating Profit (US\$ millions)



Net profit attributable to shareholders (US\$ millions)

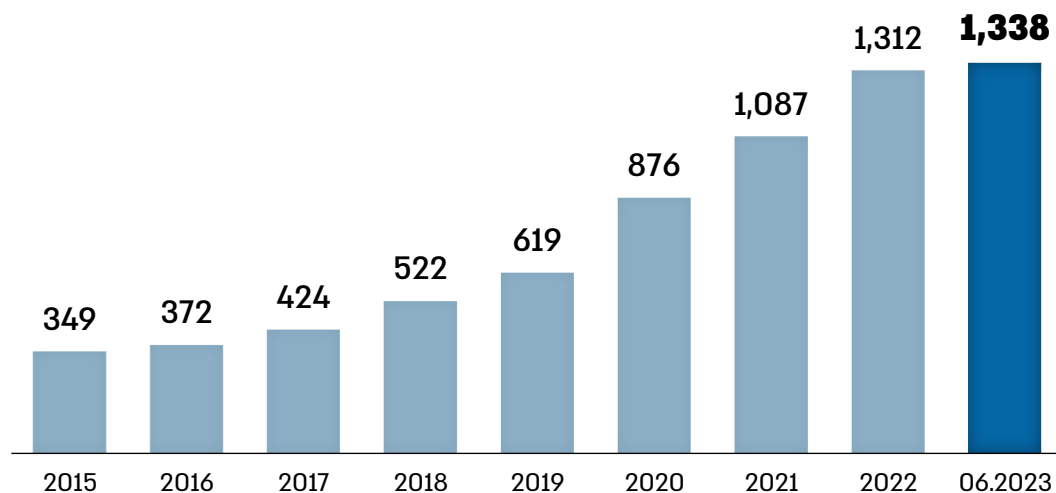


* Excluding the profit of US\$ 135M attributable to the Buyback in the Jerusalem LRT project

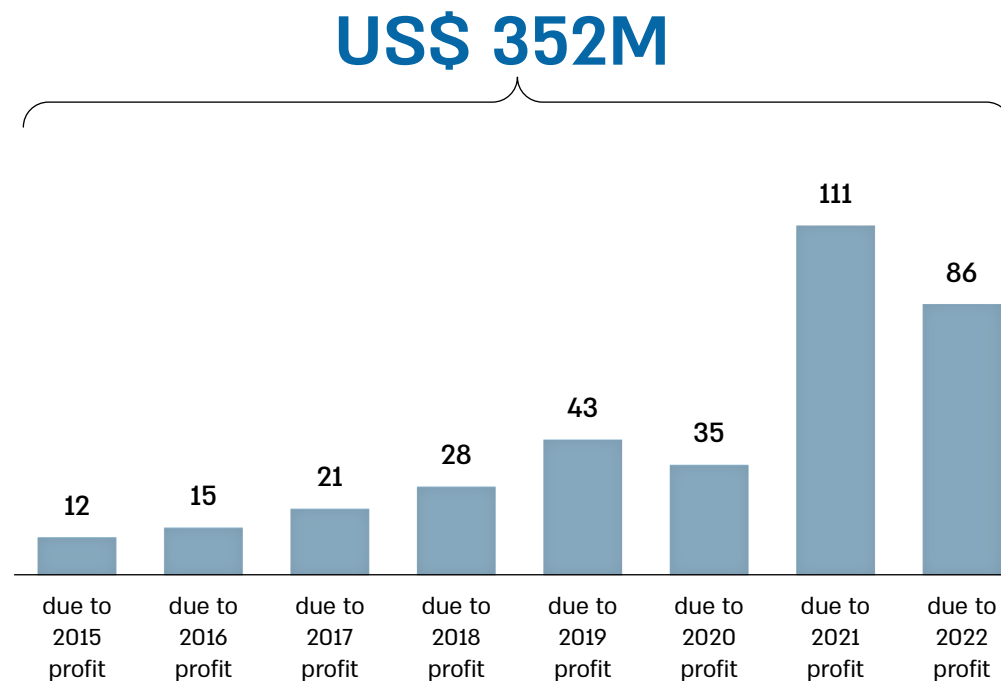
Ashtrom Group

Multi-year Financial Overview

Equity attributable to shareholders (US\$ millions)



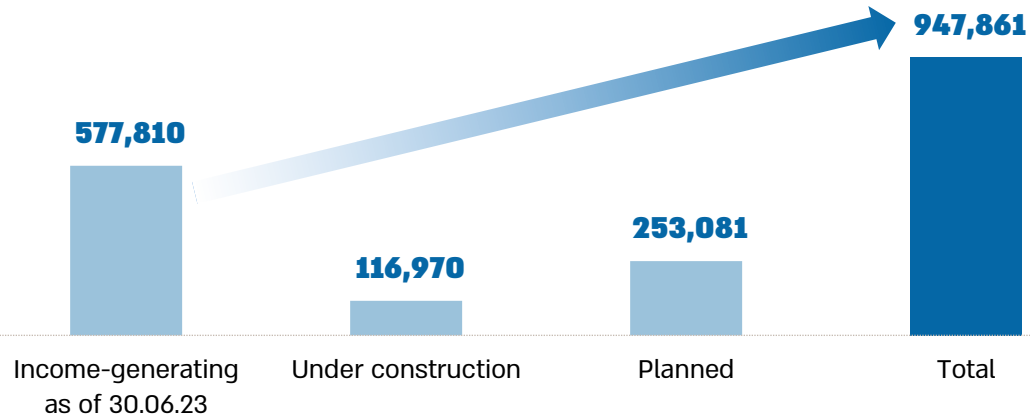
Group Dividend (US\$ millions)



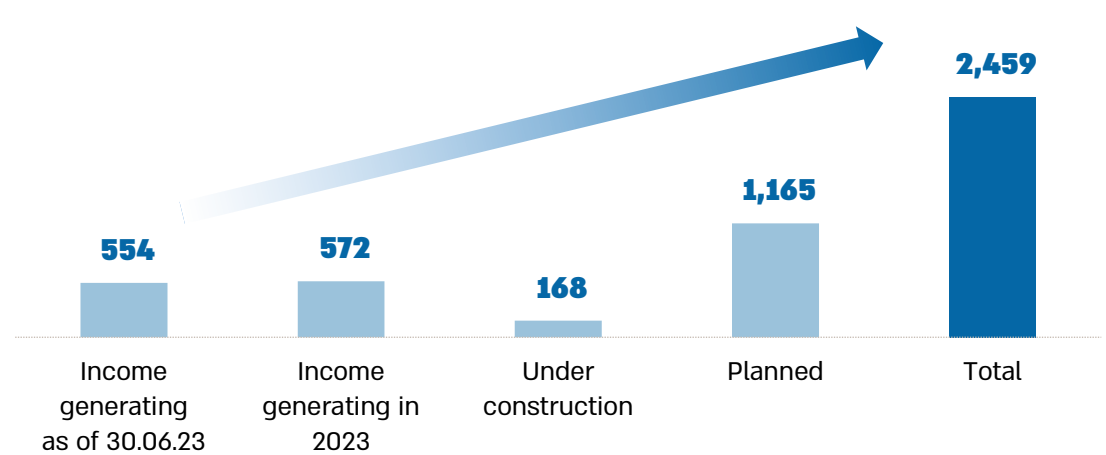
Dividend distribution policy: the Company will distribute dividends at a cumulative annual rate of no less than 25% of the net annual profits. Based on the profits from 2015-2022, the company distributed dividends at an annual rate ranging from 32% to 40%.

Looking to the Future

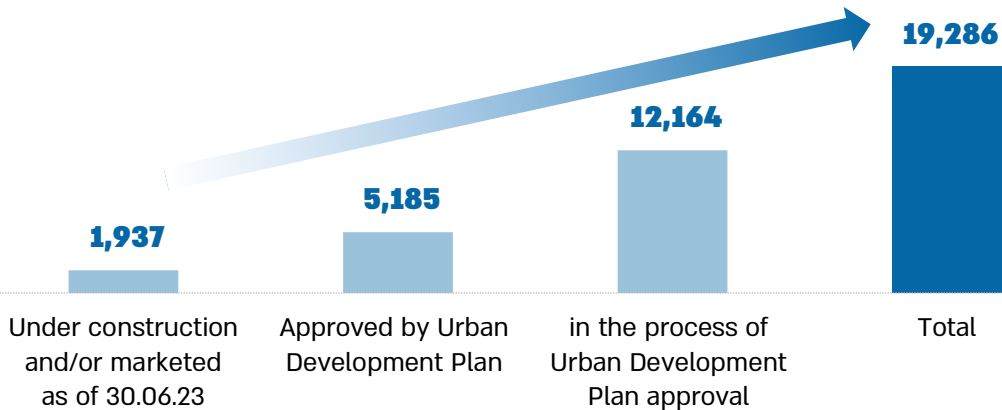
Ashtrom Properties |
Scope of income-generating properties in m²



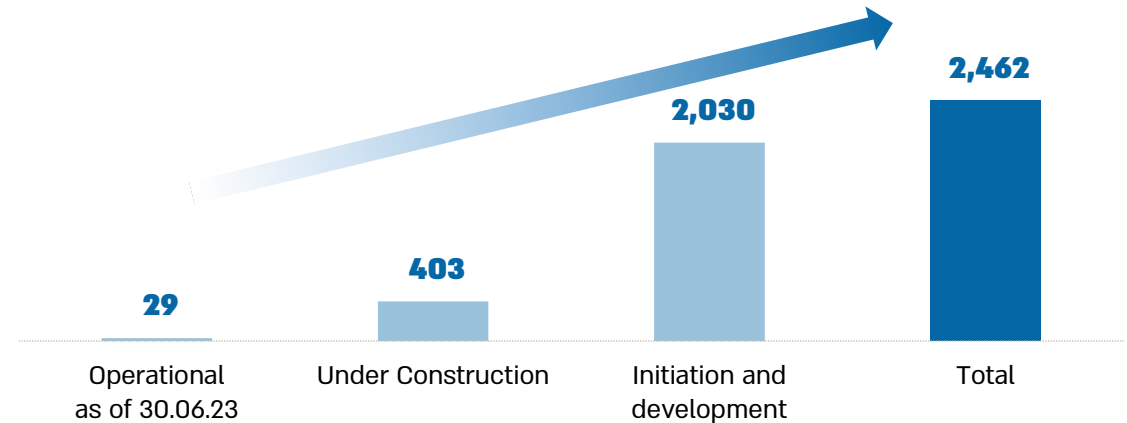
Ashtrom Rental Housing | Housing units for rent



Ashdar | Housing units to be marketed
(including partners and units for landowners)



Renewable Energy | Project backlog in MW*



* There is no certainty that the planned capacity will be achieved in full.

Ashtrom Group

8 Autonomous Areas of Activity operating with optimal synergy,
enabling continued growth while taking advantage of operational and financial flexibility



Ashtrom Construction

Experience. Professionalism. Quality.

▲ Executing all types of construction and infrastructure projects

▲ Control over all production chain elements to execute projects and making use of advanced technologies

▲ Commitment to deadlines while offering uncompromising quality

1.9 US\$ billions

Orders backlog as of June 30, 2023

~70

Projects under construction

US\$ millions	Income	Gross Profit	Gross Profit Margin	Segment Profit	Segment Profit Margin
01-06.2023	379	36	9.4%	19	4.9%
01-06.2022	336	35	10.3%	15	4.6%
2022	736	72	9.7%	35	4.8%

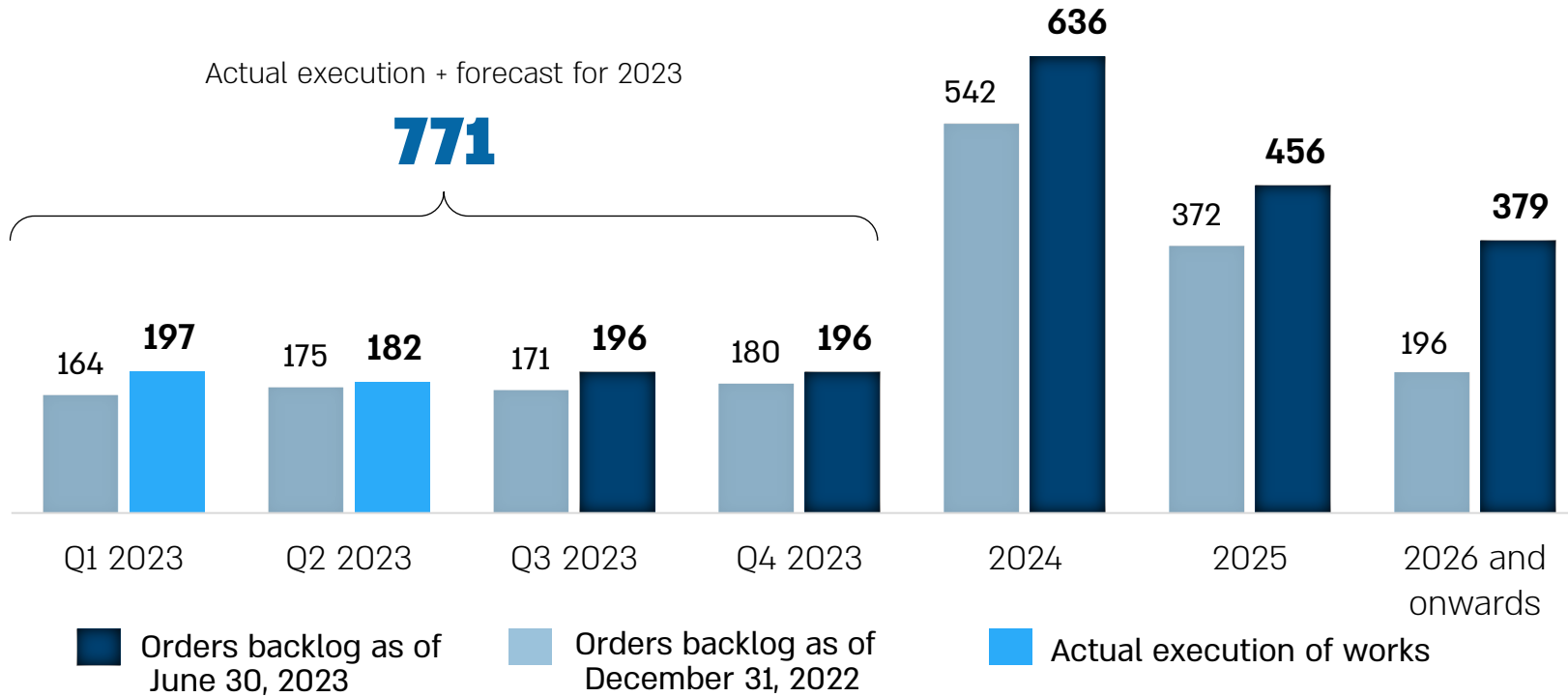
Kikar HaMedina Project, Tel Aviv

Construction in Israel

Orders Backlog (US\$ millions)

1,863 US\$ millions

Backlog as of June 30, 2023 by anticipated period of projected income

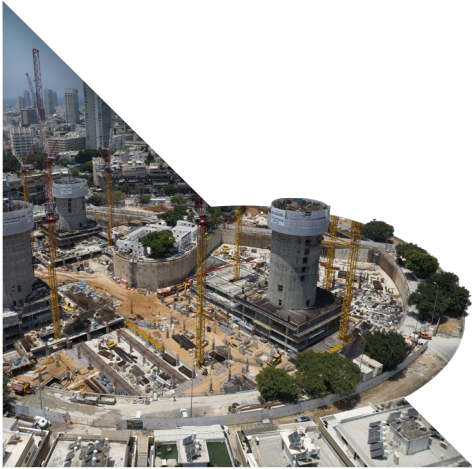


LYFE, Building, Bnei Berak



Construction in Israel

Selected projects under construction



Kikar HaMedina, Tel Aviv

Entrepreneurs	Property Owners
Extent of project	453 housing units
Financial scope	~US\$ 150M (50%)
Company's share	50%
Exp. completion date	2027
Perc. of completed work	~17%



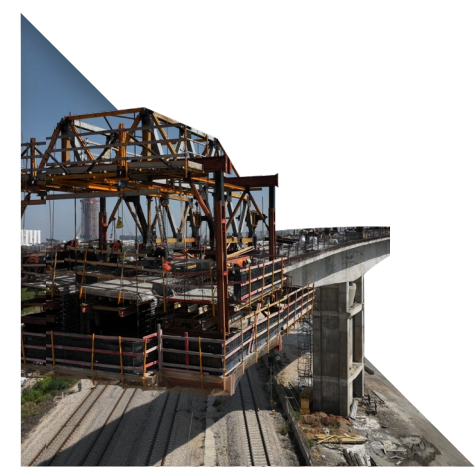
1000 Complex Rishon LeZion

Entrepreneurs	The Phoenix & Ashtrom Properties
Extent of project	~269.000 m ²
Financial scope	~US\$ 270M
Company's share	100%
Exp. completion date	2027
Perc. of completed work	~32%



The Pardes, Kiryat Ono

Entrepreneurs	Ashdar
Extent of project	813 housing units
Financial scope	~US\$ 178M
Company's share	100%
Exp. completion date	2024
Perc. of completed work	~78%



Fast Lanes Project

Entrepreneurs	Ayalon Highways
Extent of project	-----
Financial scope	~US\$ 89M
Company's share	100%
Exp. completion date	2024
Perc. of completed work	~74%

Ashtrom Properties*

A leader in acquisition, development, construction and management of income-generating properties

Ownership of assets in the office, commercial, retail and logistics sectors nationwide

Owning, managing and upgrading properties in Israel, Germany and UK

578,000 M²

Real Estate Scope

US\$ 1.9B

Real Estate Value

US\$ 0.7B

Total Equity

US\$ 84M

Annual NOI

US\$ 29M

Annual FFO Management Approach⁽¹⁾

US\$ 9M

Annual FFO Authority's Approach⁽¹⁾

US\$ millions	Income	Gross Profit	Appreciation of property	Segment Profit	Net profit attributable to shareholders
01-06.2023	56 Rent 56	42	5	35	8
01-06.2022	80 Rent 48 / Sales 32	43	61	97	50
2022	135 Rent 100 / Sales 35	77	120	180	97

(1) Main changes of the management's approach to the Authority's approach arise from the costs of accrued credit linkage differentials, securities revaluation profits and taxes for previous years being discounted. See Par. 10.1.8.17 of Periodical Report for 2022

* Based on the data in the consolidated report from June 30, 2023, including proportionate consolidation

Comm-U, Jerusalem



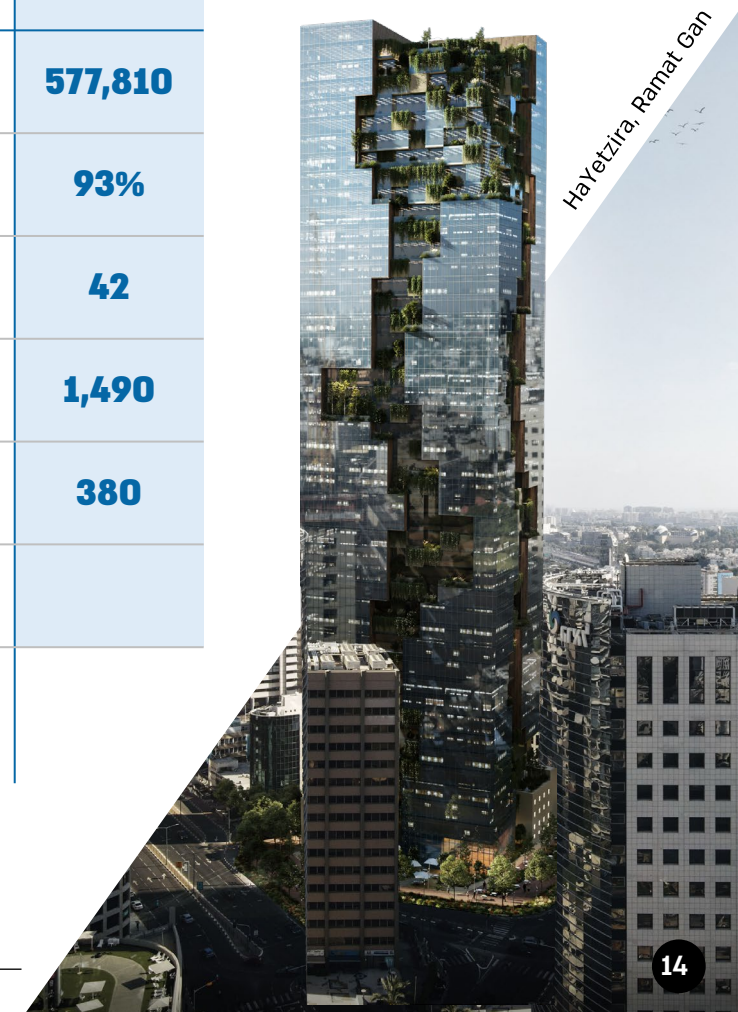
Ashtrom Properties*

Distribution of Properties

US\$ millions	Israel					Germany	UK	Total
	Commerce	Offices	Industry & Logistics	Mixed Use & Others	Total			
Extent of properties m ²	95,550	44,230	200,193	-	339,973	166,846	70,991	577,810
Occupancy	90%	93%	94%	-	93%	96%	84% ⁽¹⁾	93%
NOI 01-06.2023	12	5	8	-	26	10	6	42
Value of Income-Generating	427	154	223	46	850	432	209	1,490
Value of Rights & Development	40	157	21	116	334	-	46	380
Weighted Cap Rate	7.0%	7.0%	7.2%	-	7.05%	5.5%	7.1%	
Loans - Average Interest						2.59%	3.02%	
Loans – LTV						36.2%	43.6%	

(1) Not including a property intended for upgrading (The occupancy rate is 73% including)

* Based on the data in the consolidated report from June 30, 2023, including proportionate consolidation



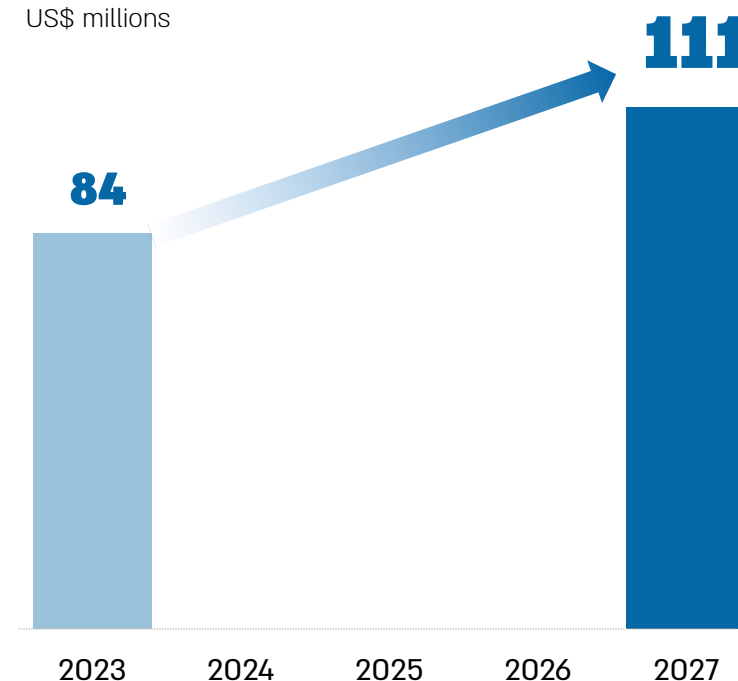
Ashtrom Properties*

Expected NOI growth from projects in planning and construction phases in Israel:

US\$ **27M** | **32%**

	Extent m ²	Annual NOI US\$ millions
As of June 30, 2023	577,810	84
Projects in planning & construction phases (to be completed in years 2025-2027)	116,970	27
Total	694,780	111
Percentage growth	+20%	+32%
Projects in the process of Urban Development Plan approval	253,081	
Total	947,861	
Total percentage growth	+64%	

Expected NOI Growth from projects in planning and construction phases in Israel
US\$ millions



It should be made clear that the above company estimations of expected growth in the NOI from projects under construction, are forward-looking information as defined under the Securities Law, based on information in the possession of the management at the time of its presentation. These estimations might not materialize in whole or in part, or might materialize in a different manner, either minor or substantial, from that predicted, for various reasons, such as: a deferred project completion date and/or delay in receiving the required occupation approvals, as well as changes in the market conditions that may affect the expected NOI and/or as a result of the full or partial materialization of the risk factors set out in Parts. 10.3.5 and 22 of Section A of the 2022 Company Periodic Report.

* Including proportionate consolidation

Ashtrom Properties - Growth Engines

Selected projects in initiation & development



OLIO, Bat Yam

Building rights (100%): ~34,000 m²
Ownership: 50%
Status: Planning and Construction



Ashtrom Campus, Yavneh

Building rights (100%): ~86,000 m²
Ownership: 100%
Status: Planning and Construction



LYFE, Building C, Bnei Berak

Building rights (100%): ~90,000 m²
Ownership: 50%
Status: Planning and Construction



1000 Complex Rishon LeZion

Building rights (100%): ~305,000 m²
Ownership: 26.07%
Status: Planning and Construction



Hi-Tech Park, Hod HaSharon

Building potential (100%): ~59,000 m²
Ownership: 42.3%
Status: UDP validated



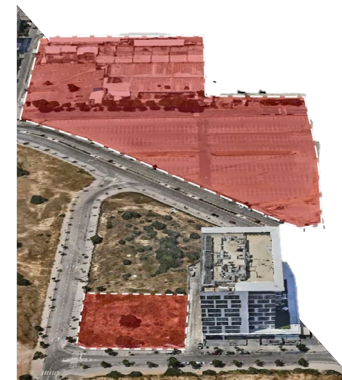
HaYetzira, Ramat Gan

Building rights (100%): ~54,000 m²
Ownership: 80%
Status: In the process of UDP approval



Nes Ziona

Building rights (100%): ~17,000 m²
Ownership: 44%
Status: In the process of UDP approval



Petach Tikva/Givat Shmuel

Building rights (100%): ~83,000 m²
Ownership: 50%
Status: In the process of UDP approval

Leading Company in residential initiatives and Urban Renewal

▲ A leader in planning, initiating and marketing high-quality residential neighborhoods

▲ Pioneer and leader in diverse areas of Urban Renewal

~120

Projects nationwide

1,937

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

17,349

Housing units in planning phase (including partners and landowners)

~0.7 US\$ billions

Expected gross profit yet to be recognized (See page 19 Gross profit forecast)

US\$ millions	Income	Gross profit	Gross profit margin	Segment profit	Segment profit margin	Net profit attributable to shareholders	Units sale (including partners)
01-06.2023	184	40	21.8%	46	24.8%	32	64 units
01-06.2022	247	52	21.1%	44	17.7%	28	171 units
2022	504	108	21.5%	115	22.8%	84	261 units

Recanati Residence, Ramat Aviv



Gross Profit Forecast | ~US\$ 2.8M Expected gross profit yet to be recognized (US\$ millions)

	Number of units to be marketed ⁽¹⁾	Number of units sold as of June 30, 2023 ⁽¹⁾	Total revenue expected from projects that have yet to be recognized ⁽²⁾	Expected gross profit yet to be recognized ⁽²⁾	Expected gross profit	Expected date of completion
Projects under construction, completed projects and projects whose construction is expected to begin by the end of 2023	1,568 units	1,023 units	680	175	25.7%	2023-2025
Future projects expected during 2023-2027 ⁽³⁾	3,167 units	-	2,779	574	20.6%	2026-2030
Total	4,735 units	1,023 units	3,459	749	21.6%	

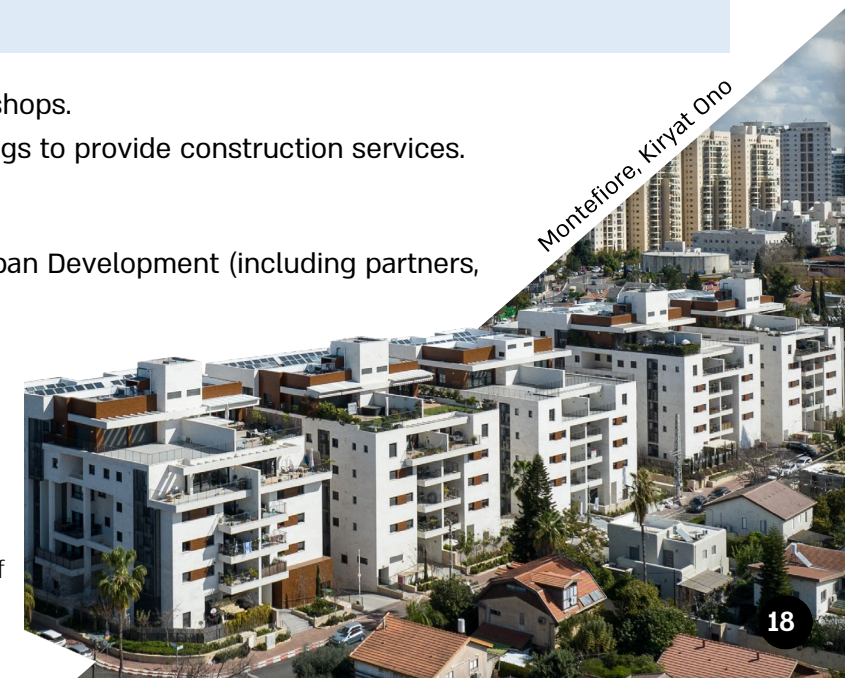
(1) Housing units to be marketed, (including registered partnerships) not including units for landowners and leasing, and 10 shops.

(2) The data represents the Company's share (including its share in registered partnerships) and does not include undertakings to provide construction services.

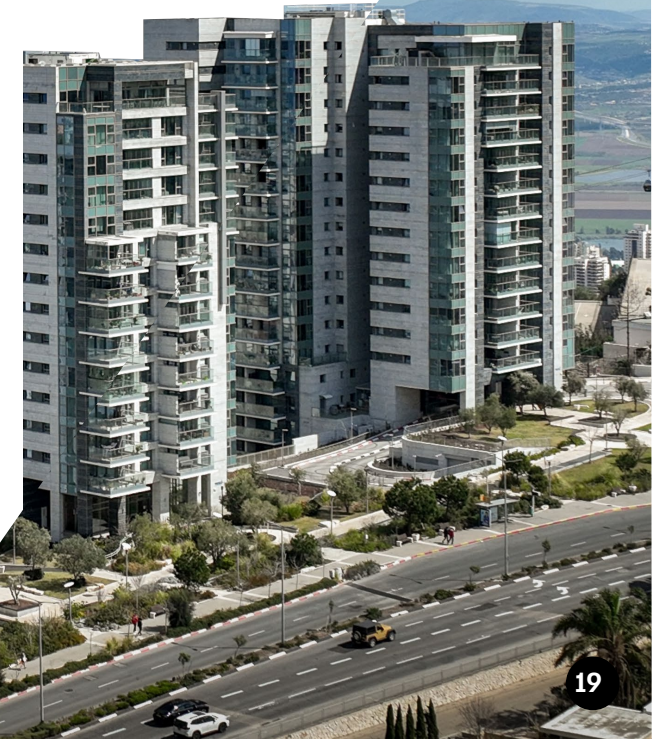
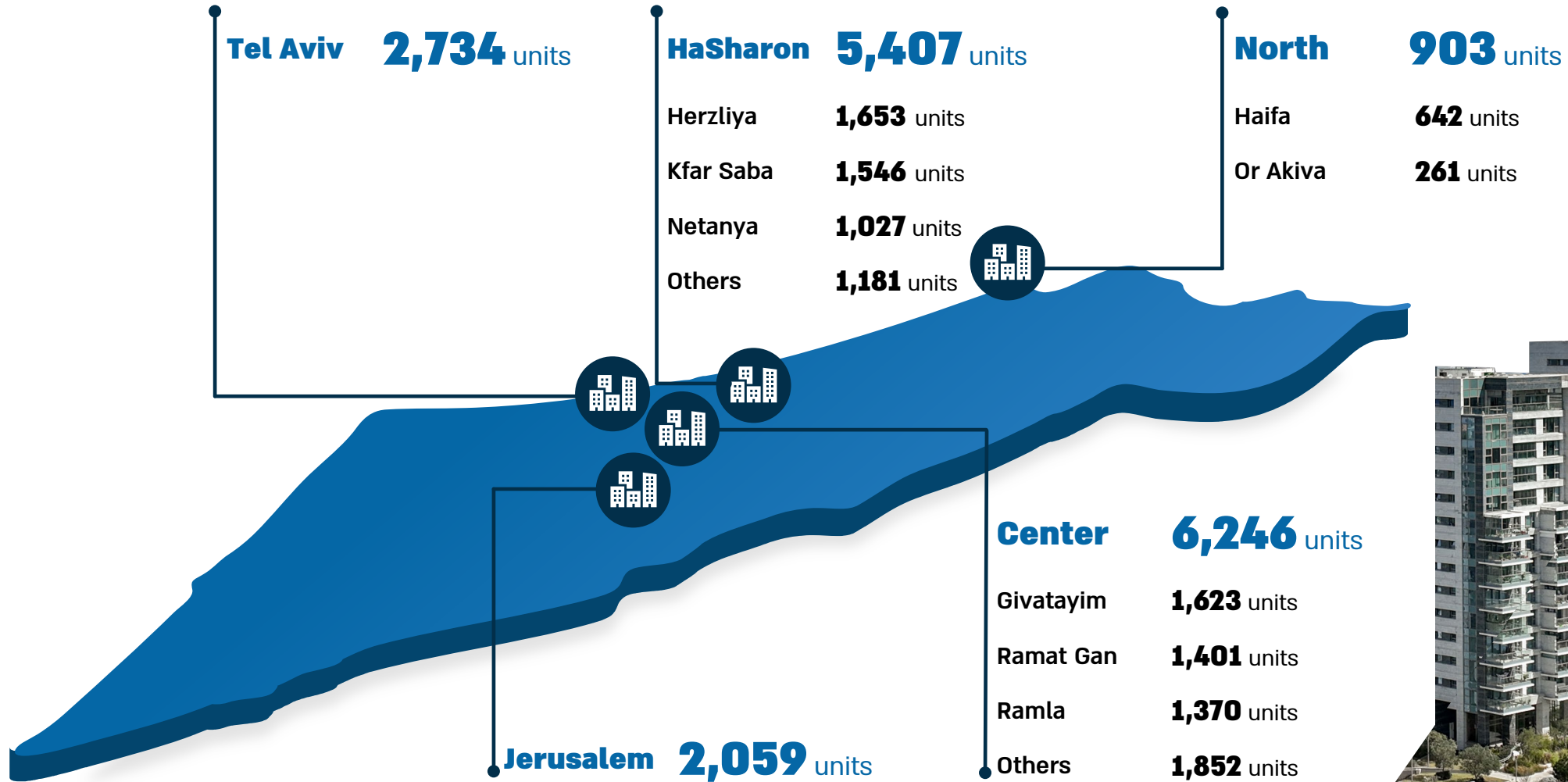
(3) The data includes projects approved by Urban Development at various stages of planning.

- In addition, the company has 8,400 housing units intended to be marketed and are in the process of being approved by Urban Development (including partners, among them registered partnerships, and excluding landowners)
- The data does not include expected incomes from the sale of 87 housing units intended for rental in the coming years

It should be made clear that the above company estimations regarding gross profit forecast are forward-looking information as defined under the Securities Law, based on information in the possession of the management at the time of its presentation. These estimations might not materialize in whole or in part, or might materialize in a different manner, either minor or substantial, from that predicted, for various reasons, such as: pace of selling units, change in the development costs and/or as a result of the full or partial materialization of the risk factors set out in articles 11, 16 and 22 of Section A of the 2022 Company Periodic Report.



17,450 Housing Units in Planning Phases *

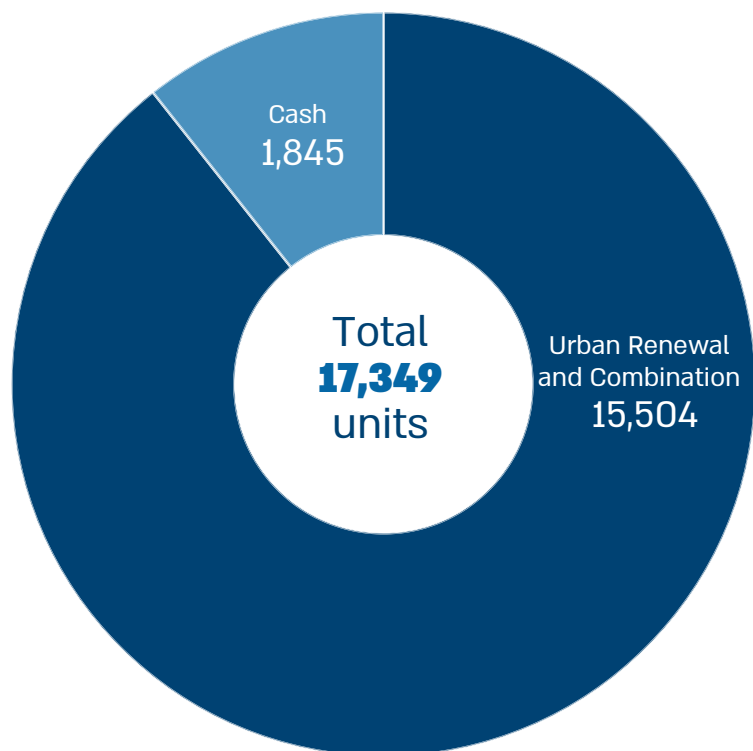


Trio, Haifa

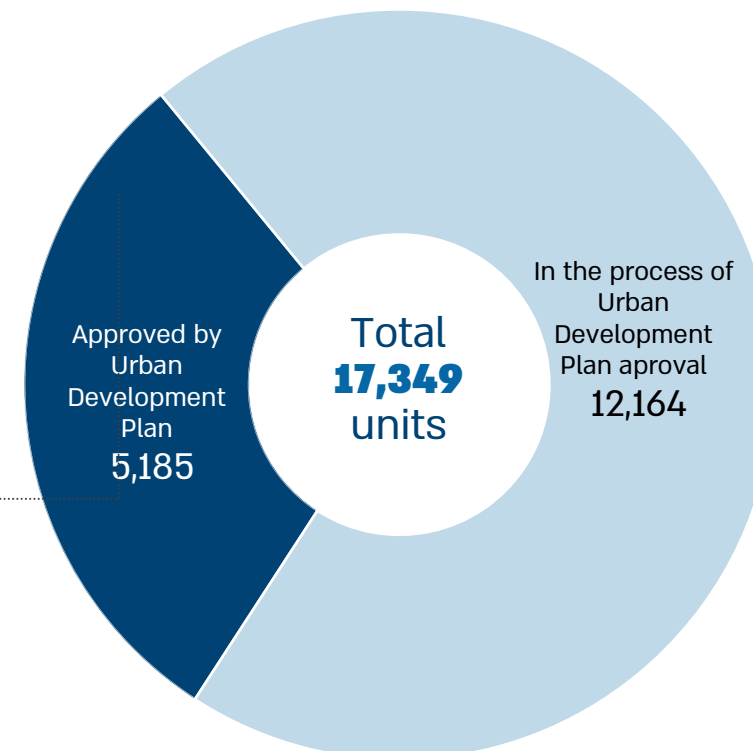
* Includes partners and housing units for landowners in Urban Renewal projects and plot and combination deals.

Housing Units in Planning Phases*

Type of Transaction



Status of Planning Process



Includes:

Building permits for 400 housing units whose construction has not started yet, and permits for 686 housing units that are expected to be received in 2023.

Ashtrom Rental Housing

Building Vibrant Communities

▲ A pioneer in the field of rental housing in Israel - Established and started operating in 2016

▲ Planning, developing and operating 10 rental housing projects in high-demand locations

▲ ~100% occupancy in long-term leases

~2,500 housing units

At various stages of development

US\$ 1.1B

Value of assets
inventory of buildings for sale,
investment property under
construction, investment property

US\$ 0.6B

Net Financial Debt*

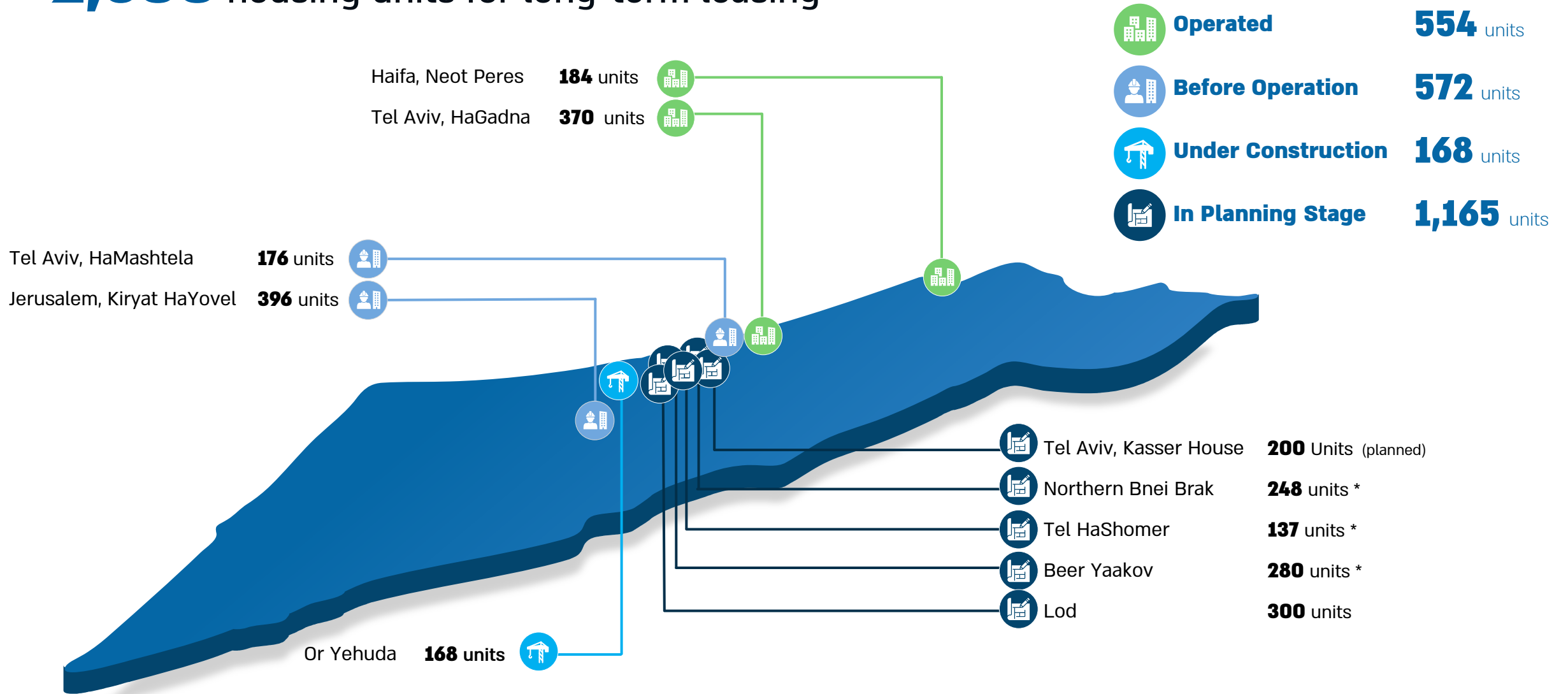
US\$ millions	Income	Gross Profit	Gross Profit Margin	Appreciation of property	Segment Profit
01-06.2023	20 Rent 5 / Sales 15	9	43.8%	(8)	(1)
01-06.2022	11 Rent 5 / Sales 6	6	55.9%	43	48
2022	39 Rent 10 / Sales 29	16	41.8%	62	75

Kiryat Hayovel Project,
Jerusalem



Ashtrom Rental Housing

~2,500 housing units for long-term leasing



- Operated** **554** units
- Before Operation** **572** units
- Under Construction** **168** units
- In Planning Stage** **1,165** units

Rental Housing

Projects being Operated and Before Operation | Rental Housing Only (US\$ millions)



Operated

Neot Peres, Haifa



Operated

HaGadna, Tel Aviv



Before Operation

HaMashtela, Tel Aviv



Before Operation

Kiryat HaYovel, Jerusalem

Total

	Neot Peres, Haifa	HaGadna, Tel Aviv	HaMashtela, Tel Aviv	Kiryat HaYovel, Jerusalem	Total
Rental Units *	184 units 100% occupancy	370 units 100% occupancy	176 units contracts for 150	396 units	1,126 units
Value as of 30.06.23	88	242	144	228	702
Average Value per unit	0.48 (Avg. apartment 92 m ²)	0.65 (Avg. apartment 82 m ²)	0.82 (Avg. apartment 74 m ²)	0.58 (Avg. apartment 79 m ²)	
Investment as of 30.06.23	44	131	105	155	435
Appreciation of Property	44	111	39	73	267
Discount Rate	5.5% operation / 5% terminal	5.5% operation / 5% terminal **	5.5% operation / 5% terminal **	5.5% operation / 5% terminal **	
NOI 01-06.2023	1.2	3.4	Expected Occupancy in 2023	Expected Occupancy in 2023	
Terms of loans taken	Loans in the amount of US\$ 361 million (LTV of 51.4%) for a period of 16-20 years, with an average interest of 2.7% indexed				

* Of the housing units for long-term rental, 25% are designated to be leased to eligible tenants to be determined by the Ministry of Housing at a controlled rental price.

** The discount rate as of June 30, 2023 increased from 5.25% to 5.5% for the operation period, and from 4.75% to 5% for the value at the end of the operation period

Ashtrom Rental Housing

Property Value (US\$ millions)

	Number of Projects	Housing Units	Value as of June 30, 2023
Rental housing being operated	2	554	320
Rental housing to be operated	2	572	372
Housing under construction	1	168	120
Rental housing in planning stage	5	1,165	186
Total Rental Housing	10	2,459	1,008
Commerce and office space			55
Housing for sale			15
Total Value of Assets			1,078
Net Financial Debt *			660
Net Value			418

The fair value is determined by an independent valuer.

A discount rate of 5.5% is used for the rental housing during the operation period, and a discount rate of 5% for the value of the property at the end of the operation period.

Discount rates of 7% to 7.75% are used for the commerce and offices areas.

* Excluding the equity investment of US\$ 260M



Ashtrom Industries*



Comprehensive Value Chain Solutions Under One Roof

Signing an agreement to purchase 50% of a quarry in a central location

Development, production, import, marketing and sale of raw materials and products for the construction industries

Setting of new plants to expand the concrete supply network

Expansion to additional networks using M&A activity

us\$ 0.3B

Orders backlog

9 Dedicated Companies

Supplying a range of industrial products for construction and infrastructure

US\$ millions	Income	Gross Profit	Gross Profit Margin	Segment Profit	Segment Profit Margin
01-06.2023	148	21	14.1%	4	2.7%
01-06.2022	121	18	15.0%	5	4.0%
2022	257	37	14.4%	8	3.1%



White blocks



Concrete & Architectural Concrete



End-to-end solutions for the building industry



Raw materials and aggregates



Raw materials and asphalt



Perfect Sealing & Insulating Systems



Gypsum blocks



Ceramics and finishing materials



Gypsum studs and complementary products



* Including proportionate consolidation

Translation: Amounts have been converted into US\$ equivalent at the exchange rate of **3.70** (NIS/US\$) as of June 30, 2023

Ashtrom Concessions

Mastering Planning, Development, Operation, Funding, and Maintenance of PPP Projects

▲ Specialization in complex PPP projects as part of the Company's activities

▲ Operation of five courthouses and Ben-Gurion University postgraduate residence

▲ Tendering for more concession projects

US\$ millions	Income	Gross Profit	Gross Profit Margin	Segment Profit	Finance income Receivables from concession arrangements
01-06.2023	2.4	0.4	18.4%	(0.8)	3.2
01-06.2022	2.2	0.5	20.6%	(0.1)	3.6
2022	4.5	0.9	20.0%	(0.9)	6.6

▲ The Group continues to participate in tenders for a variety of PPP projects in its fields of activity



Ashtrom Renewable Energy

Renewable Energy Development and Investment in Israel and Worldwide

▲ The Company operates as an Independent Power Producer (IPP)

▲ Focus on investments and development of renewable energy projects at various stages

▲ The Company currently works with solar and wind energy worldwide and in Israel

2021
Start of activity

4
Countries
USA, Poland, Greece and Israel

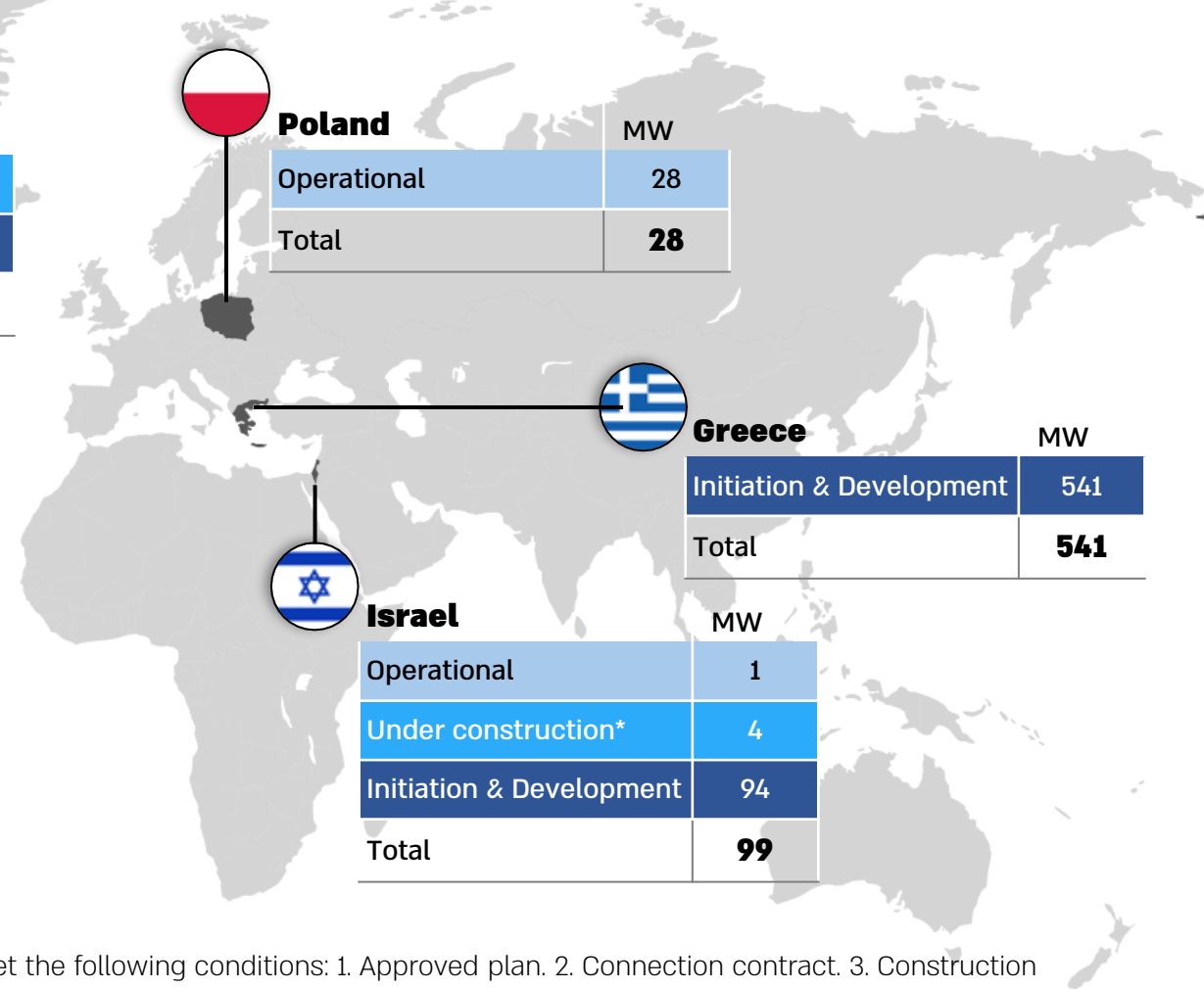
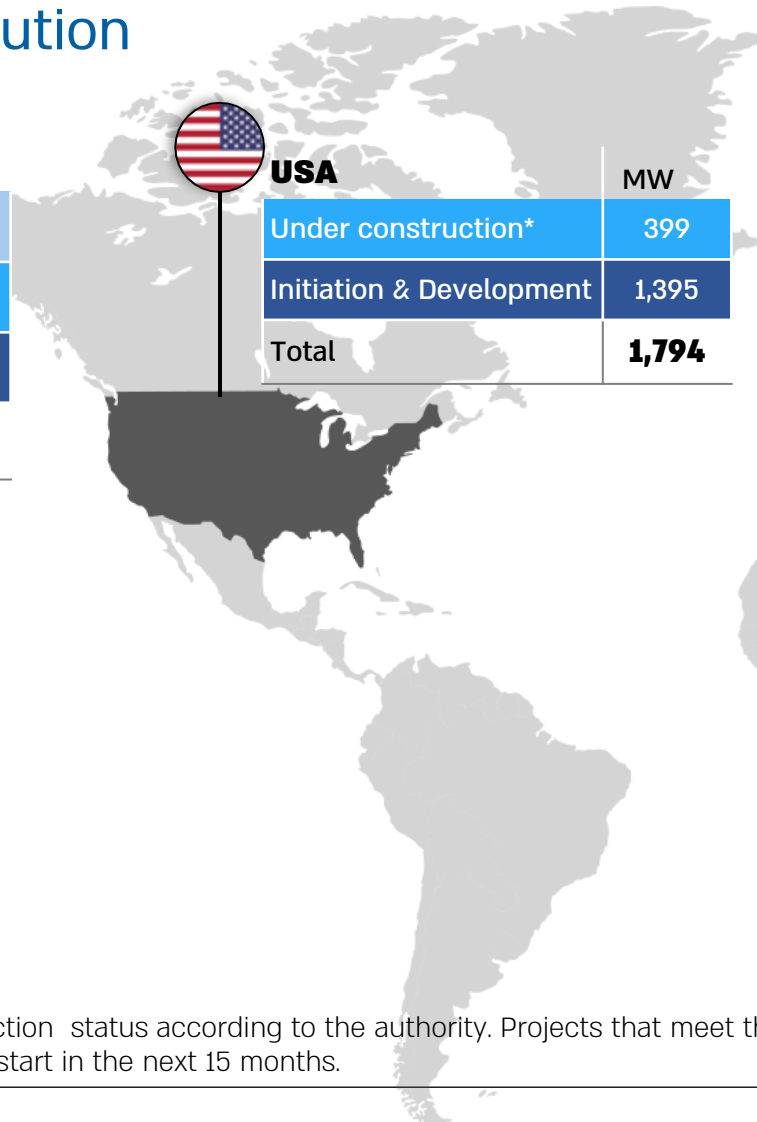
2.5 GW (Ashtrom share)
Cumulative scope of projects in development, construction and operation
29 MW operational / **403** MW under construction / **2,030** MW in development

US\$ millions	Income Roofs in Israel	Gross Profit	Gross Profit Margin	Segment Profit	Finance income Financial asset-Poland
01-06.2023	0.5	0.05	9.3%	(1.8)	8.6
01-06.2022	0.1	(0.02)	(18.8%)	(0.8)	0.6
2022	1	0.10	10.1%	(2.6)	5.5

Ashtrom Renewable Energy

2.5 GW (Ashtrom share)
With a global distribution

Total Global	MW
Operational	29
Under construction*	403
Initiation & Development	2,030
Total	2,462



* Construction & Pre-construction status according to the authority. Projects that meet the following conditions: 1. Approved plan. 2. Connection contract. 3. Construction has started or expected to start in the next 15 months.

Ashtrom Renewable Energy

Project initiated in the USA

	Tierra Bonita	El Patrimonio	Whitethorn	Soles Rest	Rolling Sun	Greasewood IV	Total
Location	Texas	Texas	Texas	Idaho	Texas (SPP)	Texas	
Planned output ⁽¹⁾	399 MW	188 MW	352 MW	196 MW	366 MW	293 MW	1,794 MW
Phase of project development ⁽²⁾	Construction	Initiation	Initiation	Initiation	Initiation	Initiation	
Construction costs ⁽³⁾	\$440M ⁽⁴⁾	\$188M	\$352M	\$196M	\$366M	\$293M	\$1,835M

(1) Planned output (MWdc) in line with the current development scheme. At the present stage, there is no certainty of the projects' completing the development phase or of the planned output being fully achieved

(2) Construction & Pre-construction status according to the authority. Projects that meet the following conditions: 1. Approved plan. 2. Connection contract. 3. Construction has started or expected to start in the next 15 months

(3) The construction costs are based on an initial estimate of the work, acquisition and development

(4) The construction cost for Tierra Bonita project according to the construction budget, procurement, development, financing and financial closure

Ashtrom Renewable Energy

TIERRA BONITA project, Texas, USA

Planned Output ~**400** MWdc (over an area of ~9,000 dunam)

Total Investment ~**\$440M**

Expected commercial operation Towards the end of 2024

Power Purchase Agreement 20-year PPA with CPS, the electric company serving San Antonio (rated Aa2 by Moody's), for **60%** of the power to be generated

Principal signed agreements EPC
Panels purchase
Main transformers purchase

Production Tax Credit In the process of signing an agreement for the sale of the project's tax benefits

Financial Closure In the process of financial closure



Ashtrom International

Contracting, Entrepreneurship and Income-generating Real Estate Overseas

Over 50 years of experience in the construction of complex projects and infrastructures worldwide

Land inventory in the USA and entrepreneurial activity in Portugal

Income-generating property in Eastern Europe, the most prominent of which are a mall and hotel in Belgrade, Serbia

Construction

US\$ **11M**

Orders backlog

Residential Real Estate



USA

US\$ **85M**

Land and inventory value

Plots **730** & Houses **224***

Of which **469** Plots and **54** houses have been sold
Will be recognized in 2023-2024



Portugal

US\$ **29M**

Land and inventory value

638 units

Of which **116** are under construction & **53** have been sold
Will be recognized in 2023-2024

Income-Generating Real Estate

US\$ **117M**

Value of assets

US\$ millions	Income	Gross Profit	Gross Profit Margin	Appreciation of property	Segment Profit	Segment Profit Margin
01-06.2023	51.9	12.9	24.9%	0.54	7.0	13.5%
01-06.2022	45.2	10.8	24.0%	(0.14)	3.5	7.8%
2022	80.0	19.6	24.5%	(0.25)	7.3	9.1%

Gaia Residential Project, Portugal



ASHTROM * Houses in various stages of construction and plots of land intended for the construction and independent marketing of houses

Convenience Translation: Amounts have been converted into US\$ equivalent at the exchange rate of **3.70** (NIS/US\$) as of June 30, 2023

Profit and Loss Statement (US\$ thousands)

	01-06.2023	01-06.2022	Q2 2023	Q2 2022	2022
Income	679,733	668,059	340,686	335,411	1,392,679
Gross profit	142,800	149,174	71,650	73,112	298,085
Gross profit margin	21.0%	22.3%	21.0%	21.8%	21.4%
Gain from change in designation from inventories to investment property	15,615	2,172	15,615	-	28,563
Appreciation of investment property, net	(10,406)	79,142	(9,324)	54,882	152,829
Selling, administrative and general expenses	64,430	58,404	32,602	29,580	119,069
Group's share of earnings of associates, net	10,261	26,618	7,369	23,691	33,958
Other incomes (expenses), net	558	(3,037)	245	(2,298)	3,031
Operating profit	94,397	195,665	52,954	119,808	397,396
Operating profit margin	13.9%	29.3%	15.5%	35.7%	28.5%
Financing costs, net	43,615	54,193	15,978	30,852	94,409
Income Taxes	5,636	19,114	5,009	9,755	42,457
Net profit	45,145	122,357	31,967	79,200	260,531
Net profit attributable to shareholders	44,072	117,235	31,394	79,319	251,580



Balance Sheet & Cash Flow Summary (US\$ millions)



Exchange Tower, Ramat Gan

	30.06.2023	30.06.2022	31.12.2022
Total cash and short-term investments	469	585	503
Current Assets	1,310	1,443	1,399
Non-current Assets	4,180	3,201	3,529
Total Assets	5,490	4,644	4,928
Current Liabilities	1,295	1,123	1,212
Non-current Liabilities	2,802	2,296	2,351
Total Equity	1,393	1,225	1,365
Cash flow from operating activities before purchase of lands	61	155	174
Purchase of lands for construction	(213)	(47)	(136)
Cash flow from operating activities	(152)	108	38

Leveraging & Debt

Solo level analysis



Equity

1,338

US\$ millions

Total Assets

2,473

US\$ millions

Equity Ratio

54.1%

Cash Balance &
Short-term Investments

122

US\$ millions

Financial Debt,
net

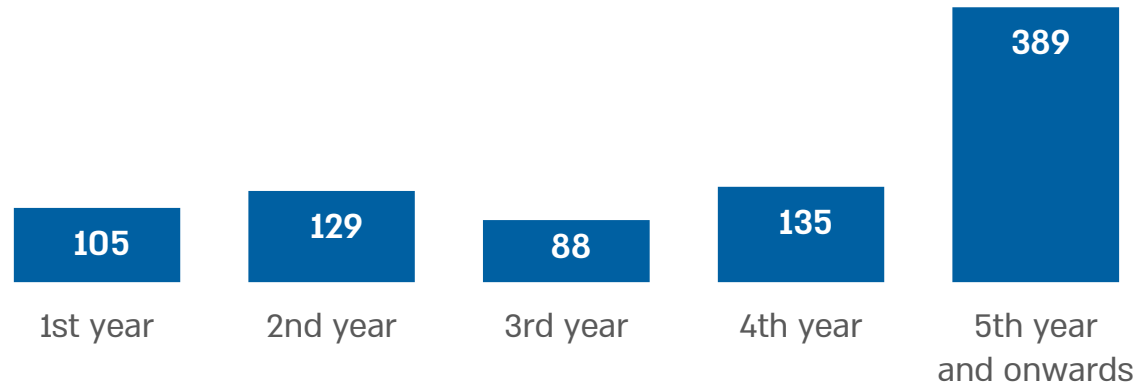
811

US\$ millions

Debt to CAP,
net

37.6%

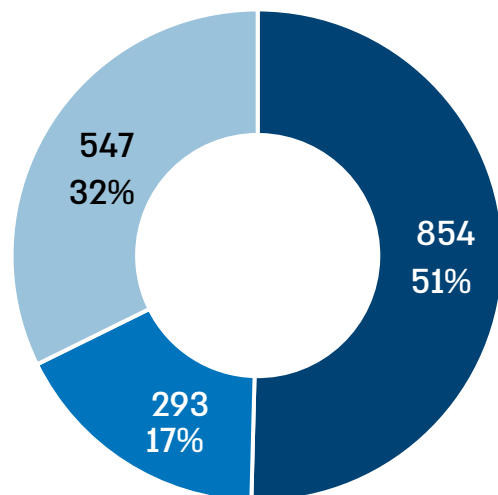
Bonds Repayment -principal only (US\$ millions)



Gross Financial Debt

(US\$ millions)

June 30, 2023: **1,694**



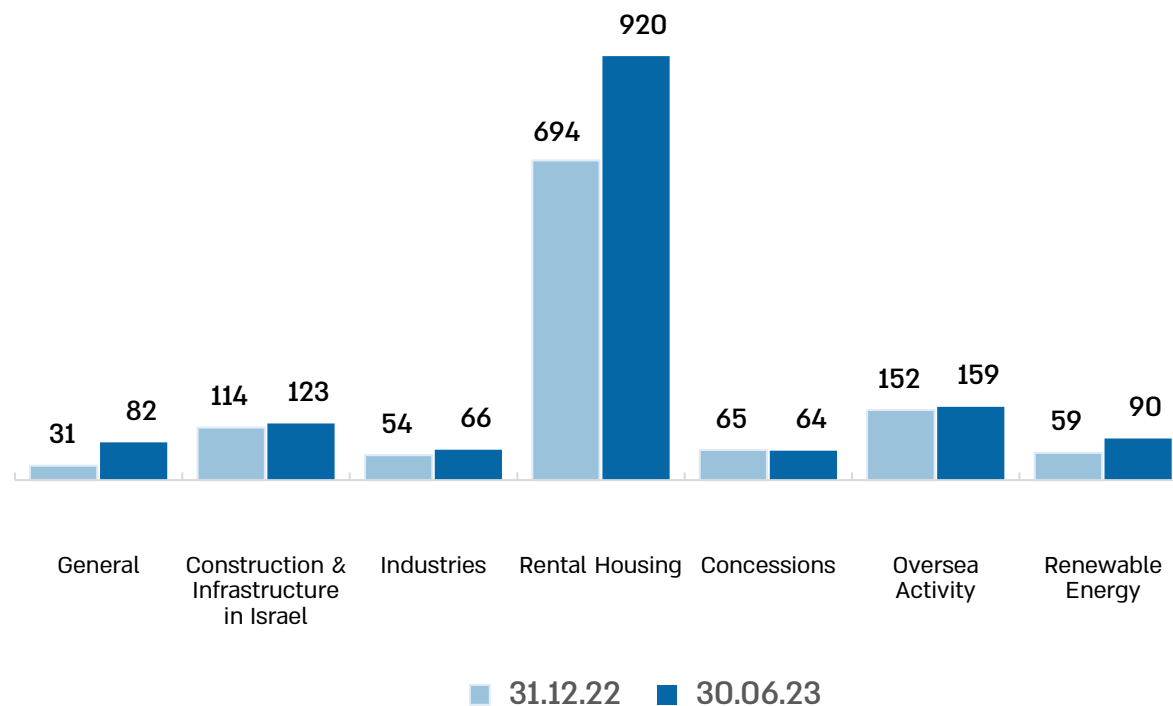
■ Bonds ■ Bank credit ■ Non-bank credit

Net Financial Debt**

(US\$ millions)

June 30, 2023: **1,504**

Dec 31, 2022: **1,168**



■ 31.12.22 ■ 30.06.23

* Excluding Ashdar Building Company LTD and Ashtrom Properties LTD.

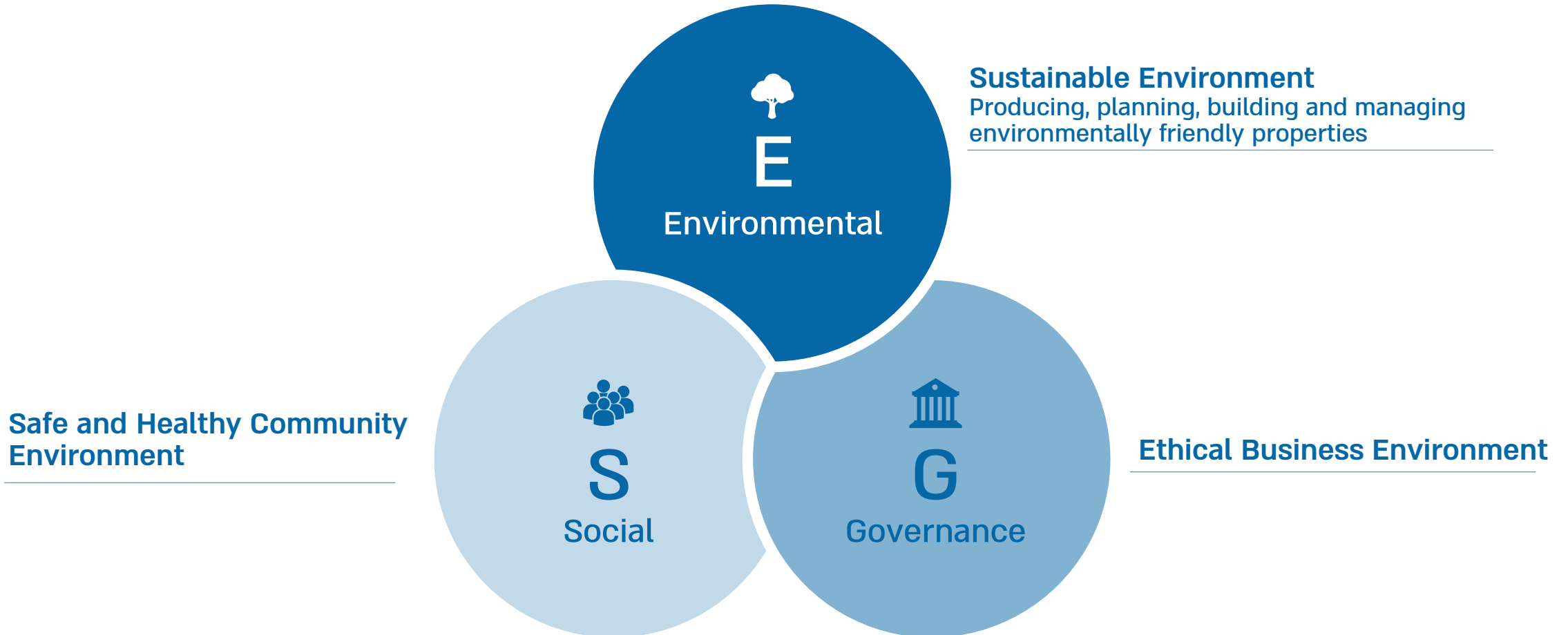
** Credit excluding cash, deposits, short-term and long-term investments and inter-sectoral credit



ESG Strategy

At the Ashtrom Group we are committed to the advancement of ESG.

In May 2023 our first ESG Report was launched, giving expression to significant and widespread activity undertaken in the Group



ASHTROM

Thank You

