



PRESENTATION FOR CAPITAL MARKET

**BASED ON JUNE 30, 2024
FINANCIAL STATEMENTS**

August 2024

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 2023 published by the Company on March 27, 2024 (Ref. 2024-01-032568) and the company's report for the second quarter of 2024 published on August 26, 2024 (Ref. 2024-01-088101).

This presentation is a convenient translation of the company's presentation in Hebrew as on August 26, 2024 (Ref. 2024-01-088122). 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 NIS as of June 30, 2024. 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. For this matter, see slides 8, 11-12, 15, 18-19, 21, 25-28.

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, 2024 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.

Arlozorov Tower | Tel Aviv



BUSINESS CARD

580

Million US\$

Income
01-06.2024

3

Million US\$

Net profit attributable
to shareholders
01-06.2024

1.3

Billion US\$

Equity attributable to
shareholders
as of June 30, 2024

2.1

Billion US\$ *

Orders backlog as of
June 30, 2024

943

Thousand M² **

Income Generating
Properties

17

Thousand Units **

Residential Real Estate

2,460

Units **

Rental Housing

2.5

GW **

Renewable Energy

TA-90

Traded on the Index

A-Rating

With a stable outlook
by S&P - Maalot



Clear ESG strategy and
corporate responsibility

* Not including orders within the Group's companies in the amount of approximately US\$ **0.3** billion to be received in 2024-2025

** Includes projects under construction, planning, development and in the process of UDP approval.
Residential units includes partners and units for landowners

A DECADE OF REMARKABLE GROWTH

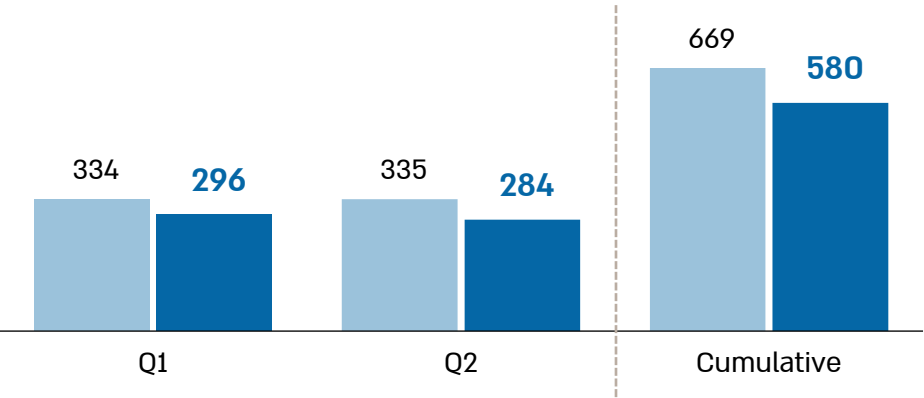
Increase in equity attributable to shareholders (Billion US\$)



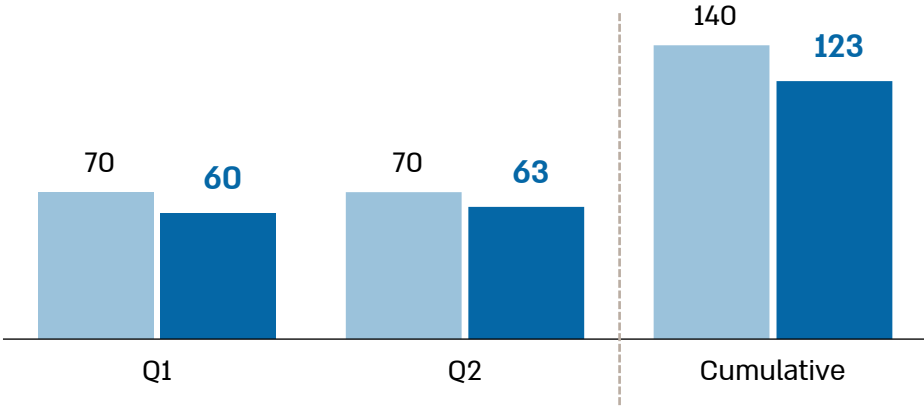
H1 2024 FINANCIAL OVERVIEW

(Million US\$)

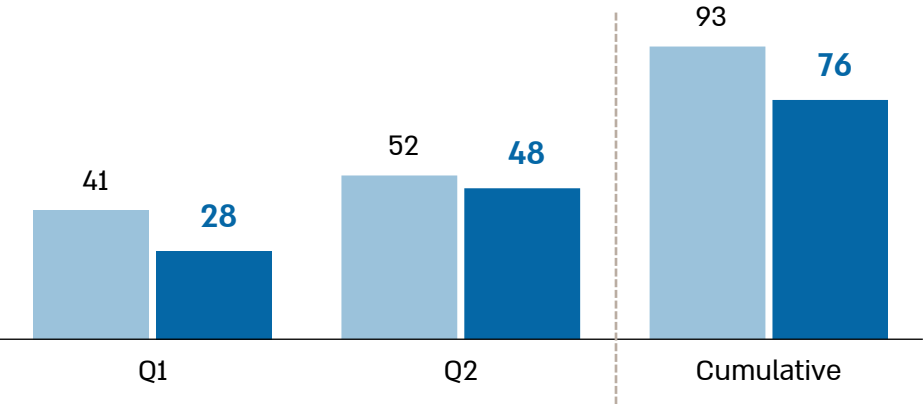
Income



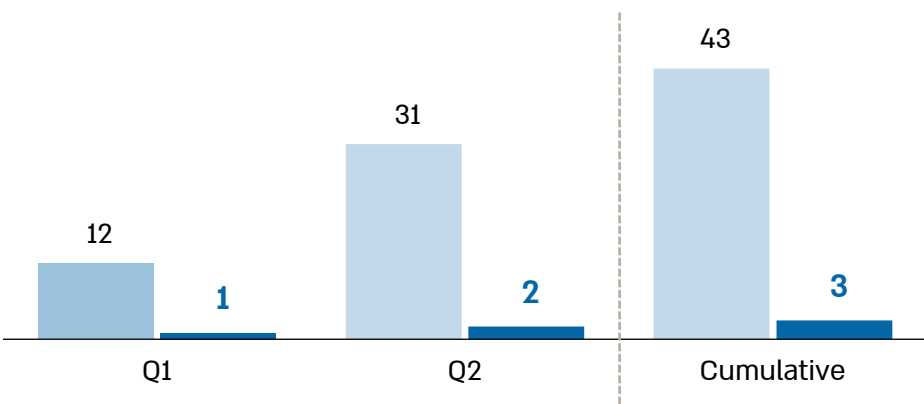
Gross Profit



Operating Profit



Net profit attributable to shareholders

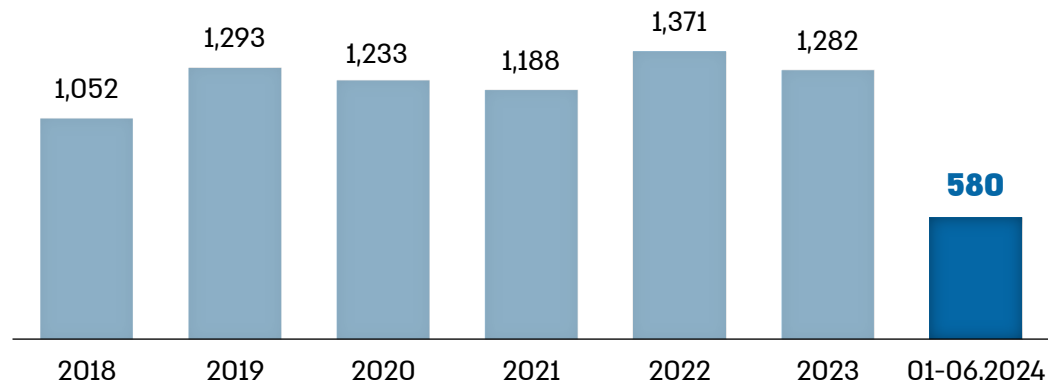


2023 2024

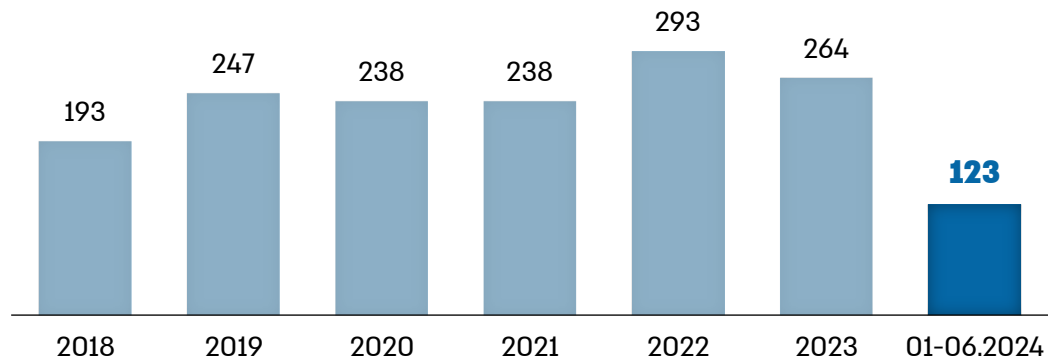
MULTI-YEAR FINANCIAL OVERVIEW

(Million US\$)

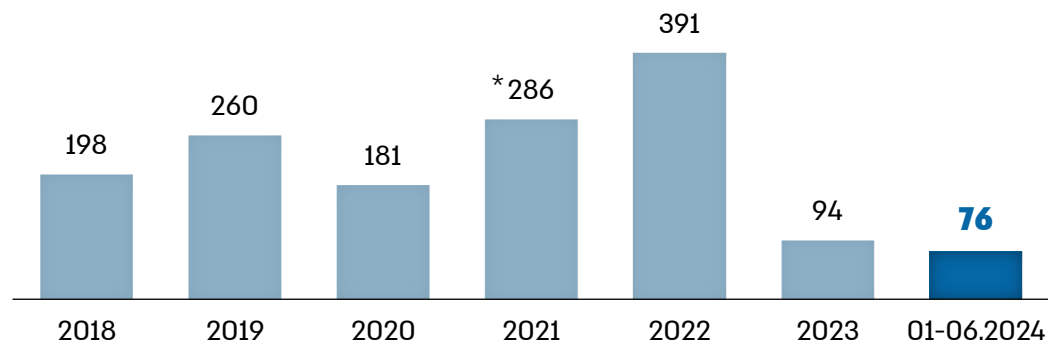
Income



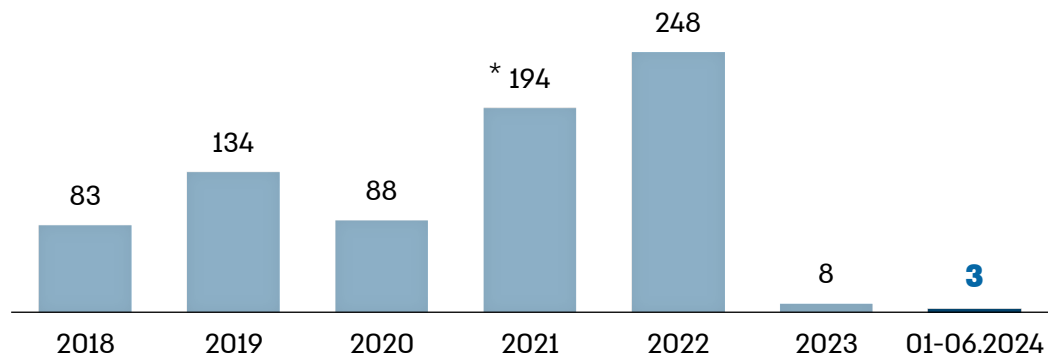
Gross Profit



Operating Profit



Net profit attributable to shareholders

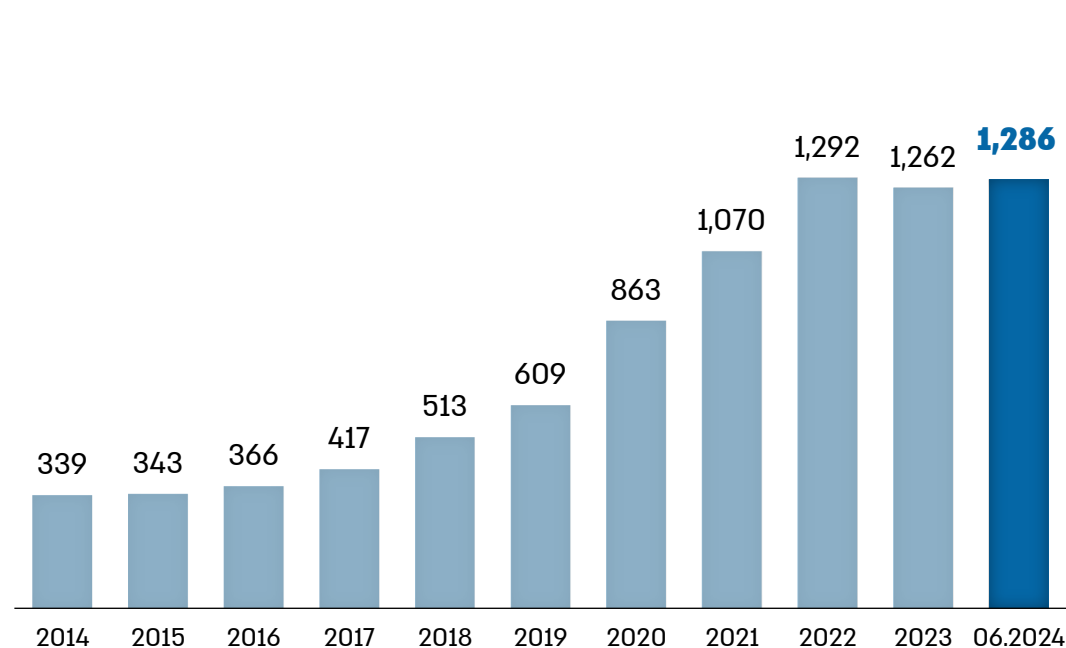


* Excluding the profit of US\$ 133M attributable to the Buyback in the Jerusalem LRT project

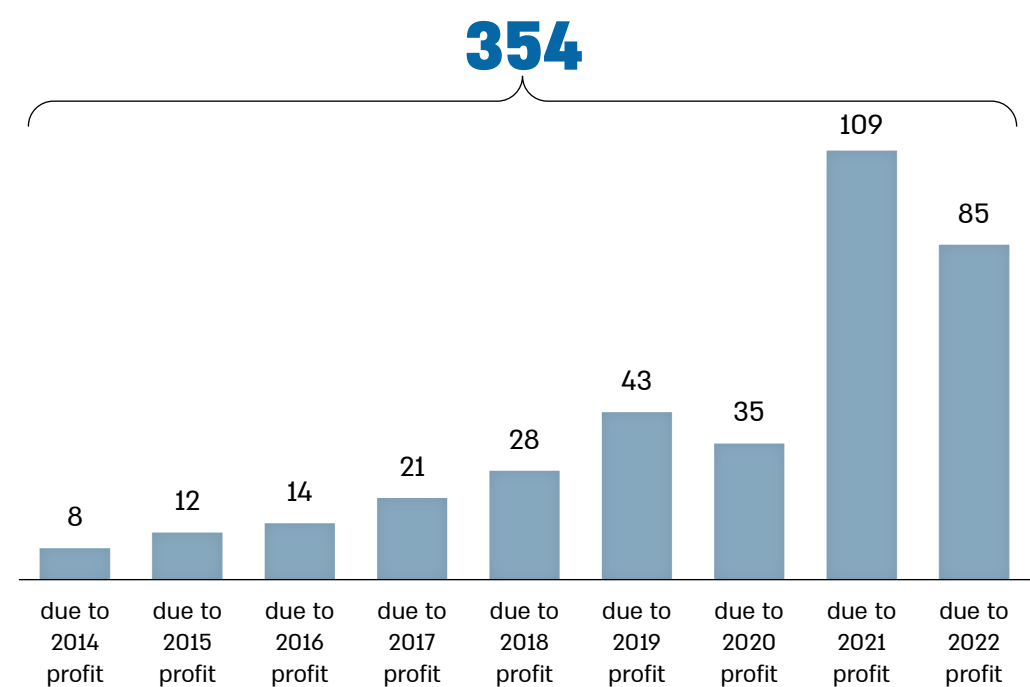
EQUITY AND DIVIDEND

(Million US\$)

Equity attributable to shareholders



Dividends distributed by the Company *



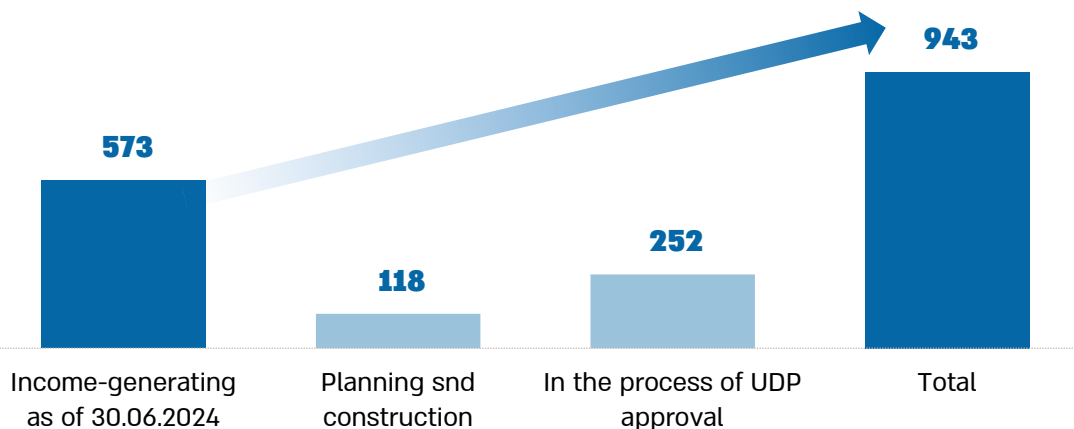
* As of the date of the presentation, the Company has not distributed and/or declared the distribution of dividend on the profits from the year 2023 and/or the first half of 2024

Dividend distribution policy: the Company will distribute dividends at a cumulative annual rate of no less than 25% of the net annual profits.

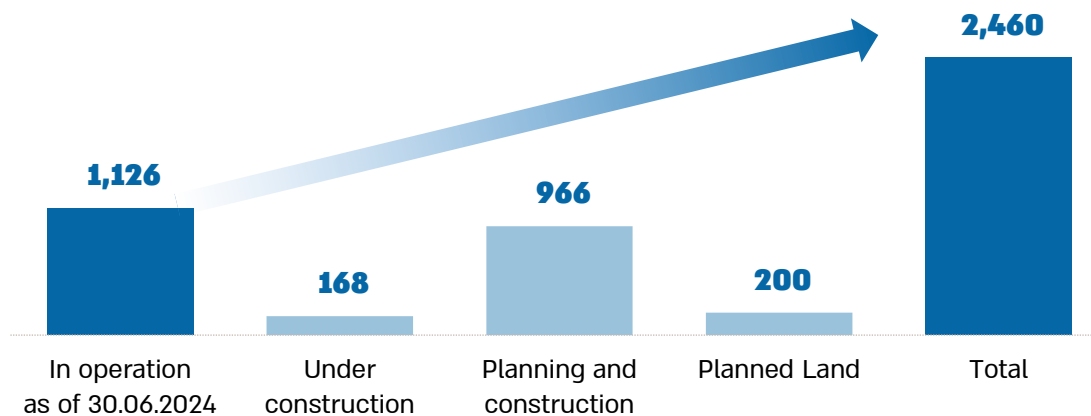
Based on the profits from 2014-2022, the company distributed dividends at an annual rate ranging from 32% to 40%.

WITH A VIEW TO THE FUTURE

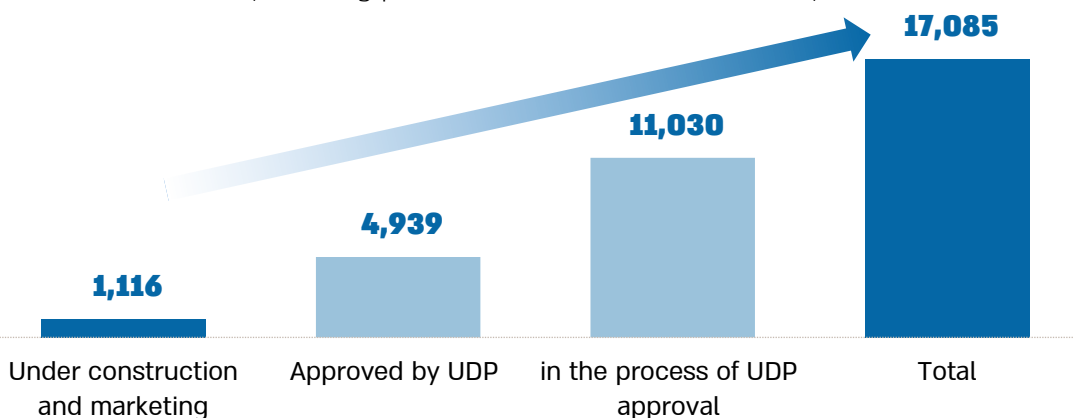
Ashtrom Properties | Income-generating – thousand m²



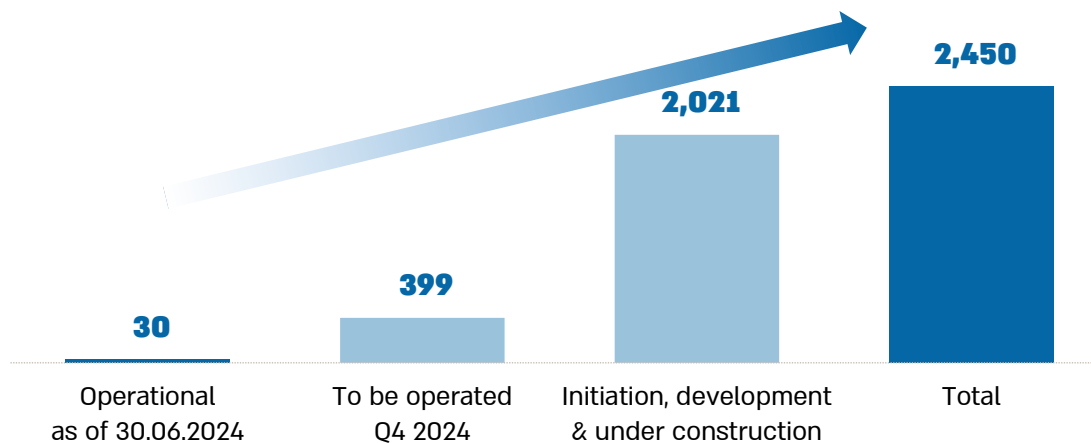
Ashtrom Rental Housing | Housing units for rent



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



Renewable Energy | Project backlog – MW**



* Not including projects added and/or subtracted after June 30, 2024

** It is uncertain whether the planned capacity will be attained in full

ASHTROM GROUP | Areas of Activity

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

~US\$ **1.7B**

Orders backlog as of June 30, 2024 *

~**70**

Projects under construction

| Million US\$ | Income | Gross Profit | Gross Profit Margin | Segment Profit | Segment Profit Margin |
|--------------|--------|--------------|---------------------|----------------|-----------------------|
| 01-06.2024 | 313 | 30 | 9.4% | 13 | 4.0% |
| 01-06.2023 | 373 | 35 | 9.4% | 18 | 4.9% |
| 2023 | 715 | 68 | 9.4% | 33 | 4.6% |

* Not including orders within the Group's companies in the amount of approximately US\$ 0.3 billion to be received in 2024-2025



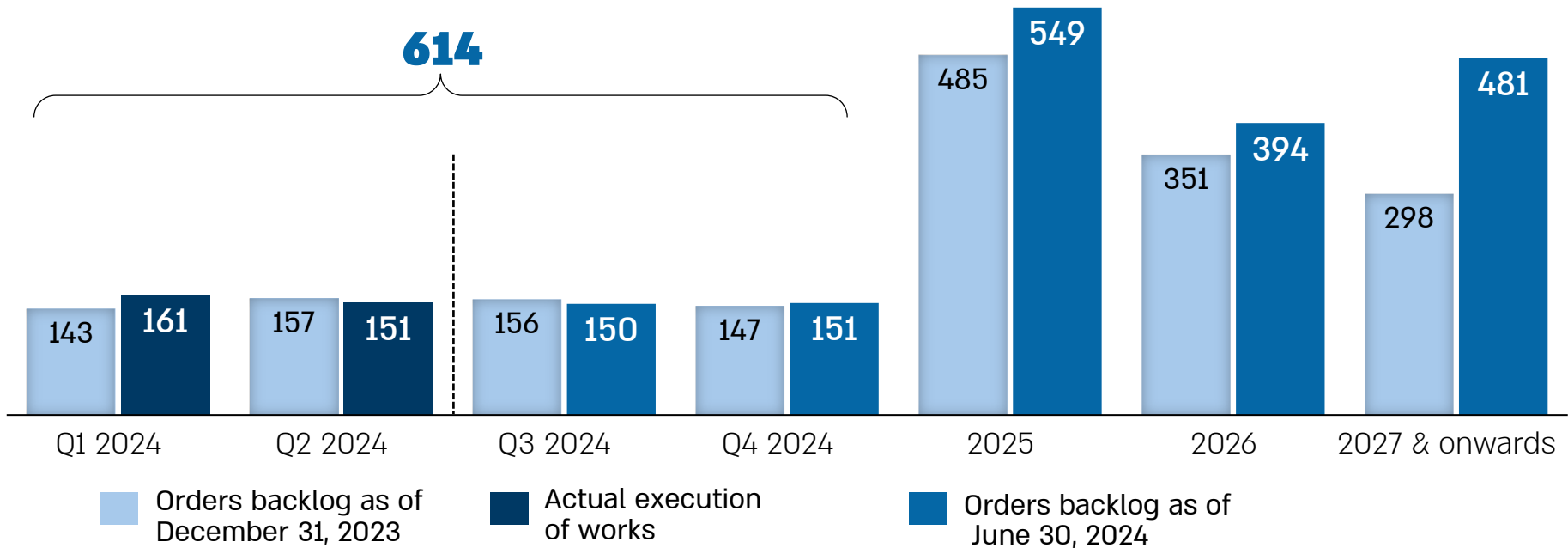
Kikar HaMedina Project | Tel Aviv

ASHTROM CONSTRUCTION | Orders Backlog

(Million US\$)

US\$ **1,725** Million *

Backlog as of June 30, 2024 by anticipated period of projected income



* Not including orders within the Group's companies in the amount of approximately US\$ **0.3** billion to be received in 2024-2025

ASHTROM CONSTRUCTION | Projects

Selected projects under construction



Kikar HaMedina, Tel Aviv



1000 Complex Rishon LeZion



Exchange, Ramat Gan



Fast Lanes Project

Entrepreneurs

Property Owners

The Phoenix & Ashtrom Properties

Azorim

Ayalon Highways

Extent of project

453 housing units

~269,000 m²

355 housing units

N/A

Financial scope

~US\$ **147M** (50%)

~US\$ **266M**

~US\$ **98M**

~US\$ **87M**

Exp. Completion

2027

2027

2025

2024

Completed work

~42%

~49%

~70%

~82%

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

Initiation, acquisition, and management of properties in Israel, Germany and UK

~573 thousand M²
Real Estate Scope

~US\$ 1.9B
Real Estate Value

~US\$ 0.7B
Total Equity

~US\$ 41M
NOI 01-06.2024

~US\$ 13M
FFO 01-06.2024
Management's Approach⁽¹⁾

~US\$ 5M
FFO 01-06.2024
Authority's Approach⁽¹⁾

| Million US\$ | Income | Gross Profit | Appreciation of property | Segment Profit | Net profit attributable to shareholders |
|-------------------|------------|--------------|--------------------------|----------------|---|
| 01-06.2024 | 55 | 40 | 11 | 40 | 9 |
| 01-06.2023 | 56 | 41 | 5 | 35 | 8 |
| 2023 | 112 | 84 | (44) | 18 | (22) |

(1) The main differences in approach between the Group's management and Public authority arise from the costs of accrued credit rate linkage differentials, securities revaluation profits and taxes for previous years being discounted. See Par. 10.1.8.17 of Periodical Report for 2023

* Based on the data in the consolidated report of June 30, 2024, including proportionate consolidation

ASHTROM PROPERTIES * | Properties Distribution

| Million US\$ | Israel Commerce | Israel Offices | Israel Industry & Logistics | Israel Mixed Use & Others | Israel Total | Germany | UK | Total |
|-------------------------------------|--------------------|-------------------|-----------------------------------|---------------------------------|-----------------|--------------------|--------------------|-------|
| Extent of properties m ² | 100 | 45 | 190 | - | 335 | 167 | 71 | 573 |
| Occupancy | 91% | 90% | 97% | - | 95% | 90% ⁽¹⁾ | 78% ⁽²⁾ | 91.7% |
| NOI 01-06.2024 | 14 | 5 | 7 | 1 | 27 | 9 | 5 | 41 |
| Value of Income-Generating | 440 | 146 | 225 | 46 | 857 | 434 | 171 | 1,462 |
| Value of Rights & Development | 41 | 173 | 30 | 123 | 366 | - | 40 | 406 |
| Weighted Discount Rate | 7.2% | 7.0% | 7.4% | - | - | 5.3% | 8.5% | |
| Loans - Average Interest | | | | | | 2.93% | 3.02% | |
| Loans – LTV | | | | | | 37% | 52% | |

(1) The occupancy rate considering the contracts signed after June 30, 2024 is 91%

(2) Not including a property due for upgrading - the occupancy rate including this property is 66%

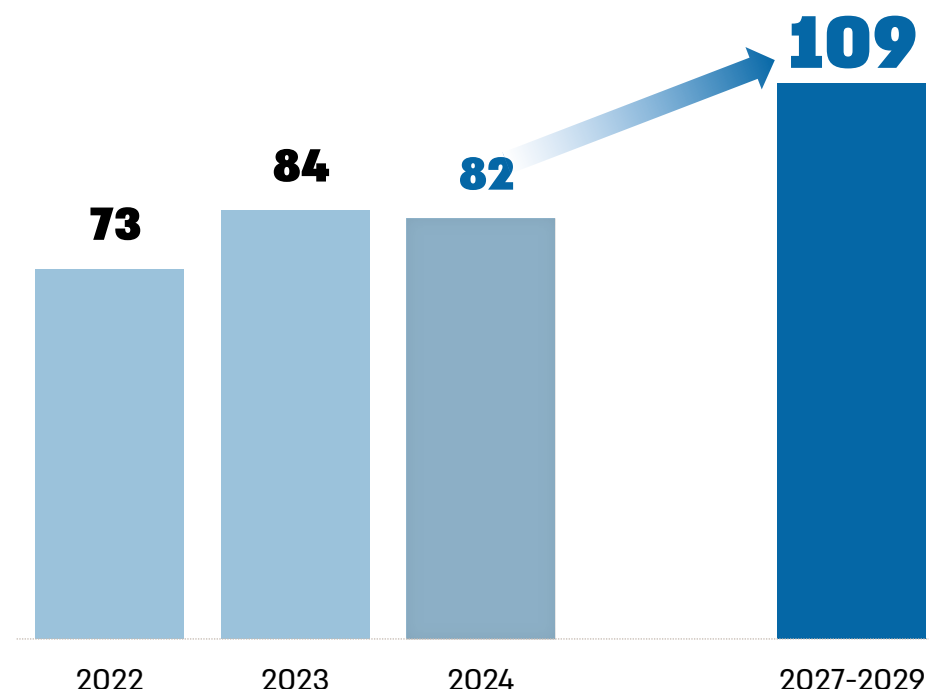
* Based on the data in the consolidated report from June 30, 2024, including proportionate consolidation

ASHTROM PROPERTIES * | Expected NOI

us\$ 27M Projected NOI growth due to projects in planning and construction phases
An increase of **32%**

| | Extent Thousand m ² | Annual NOI Million US\$ |
|--|-----------------------------------|----------------------------|
| As of June 30, 2024 | 573 | 82 |
| Projects in planning & construction phases (to be completed in years 2027-2029) | 118 | 27 |
| Total | 691 | 109 |
| Percentage growth | +21% | +32% |
| Projects in the process of UDP approval | 252 | |
| Total | 943 | |
| Total percentage growth | +65% | |

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



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 2023 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%



Ashtrom Campus, Yavneh

Building rights (100%): ~86,000 m²
Ownership: 100%



1000 Complex Rishon LeZion

Building rights (100%): ~305,000 m²
Ownership: 26.07%



LYFE, Building C, Bnei Berak

Building rights (100%): ~90,000 m²
Ownership: 50%



Hi-Tech Park, Hod HaSharon

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



HaYetzira, Ramat Gan

Building rights (100%): ~54,000 m²
Ownership: 80%



Nes Ziona

Building rights (100%): ~40,000 m²
Ownership: 33.2%



Petach Tikva/Givat Shmuel

Building rights (100%): ~83,000 m²
Ownership: 50%

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

~US\$ **625M**

Expected gross profit yet to be recognized

1,116

Housing units under construction and marketing *

15,969

Housing units in planning phases *

~120

Projects nationwide

| Million US\$ | Income | Gross profit | Gross profit margin | Segment profit | Segment profit margin | Net profit attributable to shareholders | Units' sale (including partners) |
|--------------|--------|--------------|---------------------|----------------|-----------------------|---|----------------------------------|
| 01-06.2024 | 114 | 26 | 22.9% | 18 | 15.5% | 9 | 124 units |
| 01-06.2023 | 181 | 39 | 21.8% | 45 | 24.8% | 32 | 64 units |
| 2023 | 293 | 61 | 20.7% | 55 | 18.9% | 33 | 127 units |

New Krintzi | Ramat Gan



* Includes partners and housing units for landowners in Urban Renewal projects and combination deals
The information is accurate as of June 30, 2024 and does not include projects added and/or subtracted after that date

ASHDAR | Gross Profit Forecast *

~US\$ **625M** Expected gross profit yet to be recognized

| | Number of units to be marketed | Number of units sold as of June 30,2024 | Total revenue expected from projects that have yet to be recognized Million US\$ | Expected gross profit yet to be recognized Million US\$ | Expected gross profit | Expected date of completion |
|---|--------------------------------------|---|---|--|-----------------------------|-----------------------------------|
| Projects under construction and completed projects | 1,458 | 1,016 | 511 | 138 | 27% | 2024-2027 |
| Projects in which construction is expected to begin by the end of 2024 | 498 | - | 458 | 86 | 19% | 2027-2028 |
| Future projects expected during 2025-2028 ⁽¹⁾ | 2,274 | - | 2,013 | 401 | 20% | 2027-2031 |
| Total | 4,230 | 1,016 | 2,982 | 625 | 21% | - |

* The data represents the Company's share (including registered partnerships) and does not include units for landowners and 87 units intended for rental. The information is accurate as of June 30, 2024 and does not include projects added and/or subtracted after that date

(1) The data includes projects approved by UDP at various stages of planning. In addition, the company has 3,405 units (Company's share) in the process of UDP approval

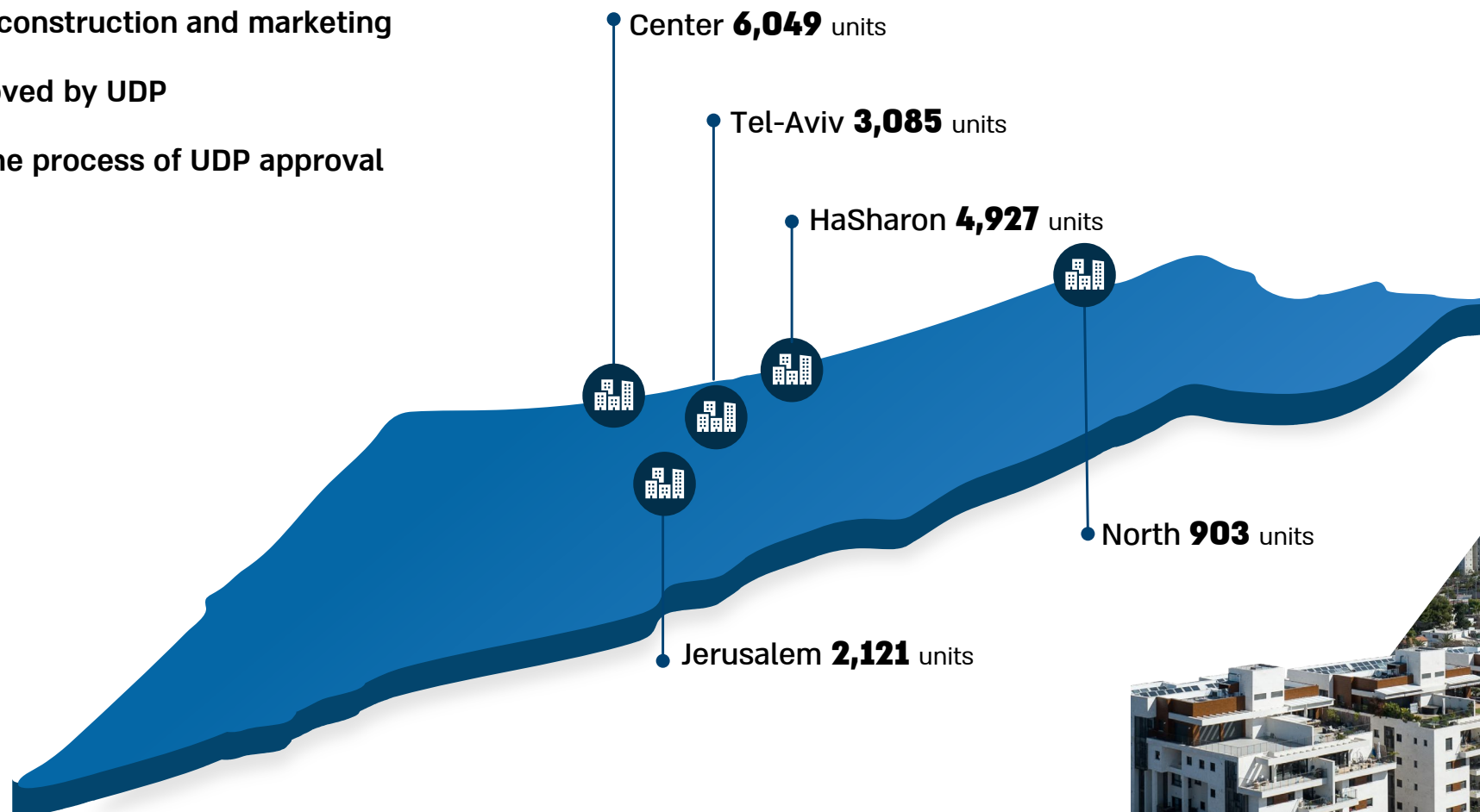
It should be made clear that the above company estimations regarding gross profit forecast are forward-looking information as defined under the Securities Law, based on information in the possession of the management at the time of its presentation. These estimations might not materialize in whole or 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 2023 Company Periodic Report.

17,085 Housing Units Under Construction & in Planning Phases*

1,116 units Under construction and marketing

4,939 units Approved by UDP

11,030 units In the process of UDP approval



Montefiore | Kiryat Ono



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

The information is accurate as of June 30, 2024 and does not include projects added and/or subtracted after that date

ASHTROM RENTAL HOUSING

Building Vibrant Communities



A pioneer in the Rental Housing field in Israel – started operating in 2016

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

Close to 100% occupancy under long-term leasing

2,460 units

At various stages

~**US\$ 1.1B**

Value of assets

~**US\$ 0.6B**

Net Financial Debt*

| Million US\$ | Income | Gross Profit | Gross Profit Margin | Appreciation of property | Segment Profit |
|--------------|---|--------------|---------------------|--------------------------|----------------|
| 01-06.2024 | 18 Rent 11 / Sales 7 | 10 | 56.8% | 5 | 11 |
| 01-06.2023 | 19 Rent 5 / Sales 14 | 9 | 43.8% | (7) | (1) |
| 2023 | 38 Rent 12 / Sales 26 | 17 | 45.3% | (17) |)4(|

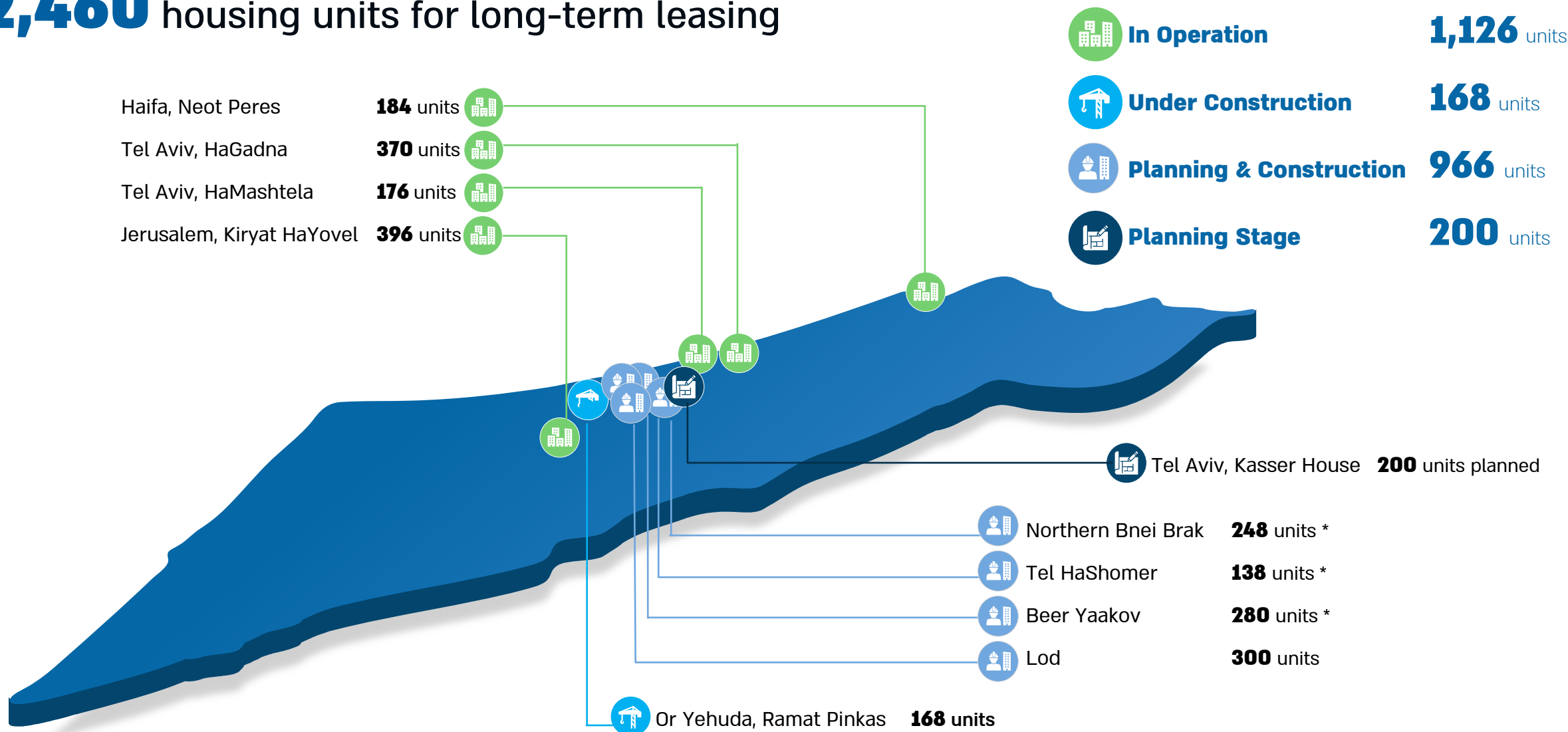
* Excluding the equity investment of US\$ **281M**

Kiryat HaYovel Project | Jerusalem



ASHTROM RENTAL HOUSING | Rental Units

2,460 housing units for long-term leasing



* Number of housing units subject to Sheves Addition.

ASHTROM RENTAL HOUSING | Operational Projects

Rental Housing Only (Million US\$)



| | 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 100% occupancy** | 396 units 100% occupancy** | 1,126 units |
| Value as of 30.06.24 | 93 | 255 | 149 | 240 | 737 |
| Average Value per unit | 0.5 (Avg. apartment 92 m ²) | 0.7 (Avg. apartment 82 m ²) | 0.8 (Avg. apartment 74 m ²) | 0.6 (Avg. apartment 79 m ²) | |
| Investment as of 30.06.24 | 44 | 129 | 107 | 160 | 440 |
| Appreciation of Property | 49 | 126 | 42 | 80 | 297 |
| Discount Rate | 5.5% operation / 5% conclusion | 5.5% operation / 5% conclusion | 5.5% operation / 5% conclusion | 5.5% operation / 5% conclusion | |
| NOI 01-06.2024 | 1.3 | 3.5 | 2 | 1.6 | |

Terms of loans taken

Loans in the amount of US\$ 1,374M (LTV of 50%) for a period of 15-19 years, with an average interest of 2.7% indexed

ASHTROM RENTAL HOUSING | Property Value

| | Units | Book Value Million US\$ |
|--|--------------|----------------------------|
| Housing being operated | 1,126 | 737 |
| Commercial being operated | - | 45 |
| Projects under construction, planning and land | 1,166 | 165 |
| Advances on account of real estate investment | 168 | 127 |
| Total | 2,460 | 1,074 |
| Housing for sale | 3 | 2 |
| Total Value of Assets | | 1,076 |
| Net Financial Debt * | | 649 |
| Net Value | | 427 |

HaGadna | Tel Aviv

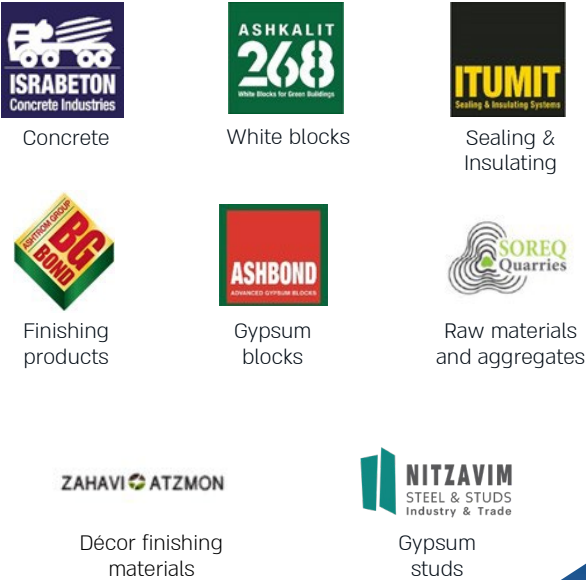


Comprehensive Value Chain Solutions Under One Roof

- ▲ Development, production, importing, 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\$ **338M**
Orders backlog as of June 30, 2024

11
Concrete Plants



| Million US\$ | Income | Gross Profit | Gross Profit Margin | Segment Profit | Segment Profit Margin |
|--------------|--------|--------------|---------------------|----------------|-----------------------|
| 01-06.2024 | 121 | 18 | 14.7% | 1 | 0.6% |
| 01-06.2023 | 146 | 20 | 14.1% | 4 | 2.7% |
| 2023 | 283 | 40 | 14.3% | 5 | 1.8% |

ASHTROM * Including proportionate consolidation

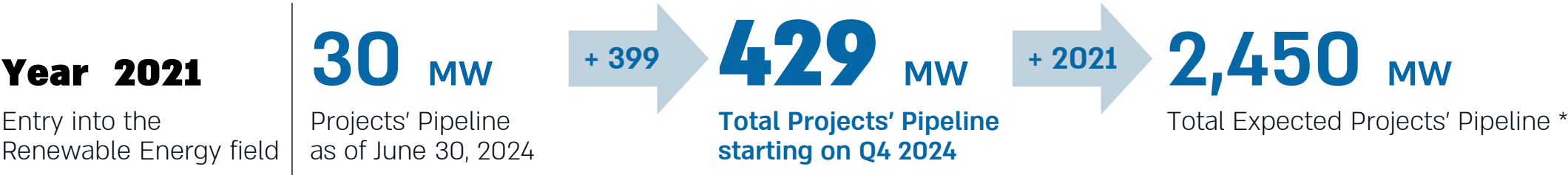


ASHTROM RENEWABLE ENERGY



Renewable Energy Investments and Development in Israel and Worldwide

- ▲ The Company operates as an Independent Power Producer (IPP)
- ▲ Focusing on investments and development of renewable energy projects at various stages
- ▲ The Company currently operates in the fields of solar and wind energy worldwide and in Israel



| Million US\$ | Income Roofs in Israel | Gross Profit | Segment Profit |
|--------------|---------------------------|--------------|----------------|
| 01-06.2024 | 0.4 | - | (2.2) |
| 01-06.2023 | 0.5 | - | (1.8) |
| 2023 | 0.9 | 0.1 | (3.4) |

Tierra Bonita project | Texas, USA

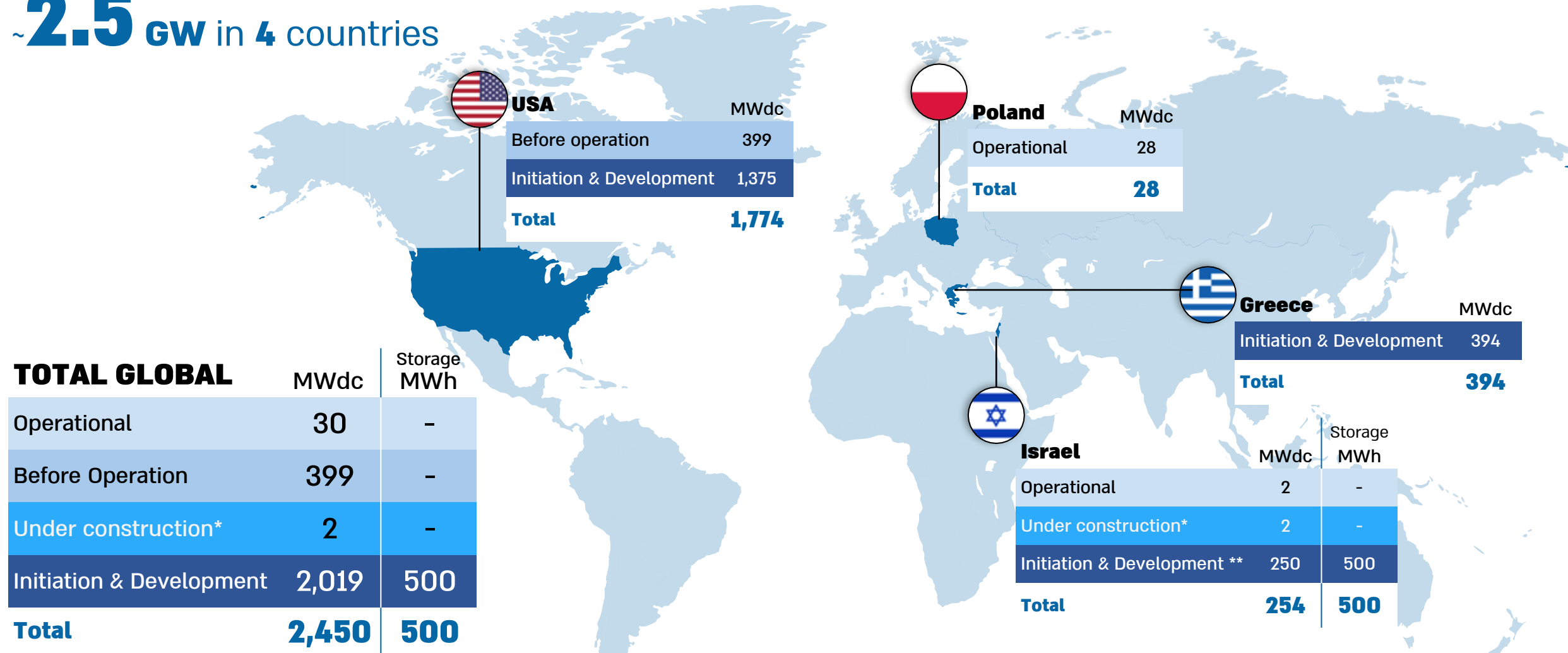


ASHTROM * Cumulative scope of projects in development, construction and operation

Convenience Translation: Amounts have been converted into US\$ equivalent at the exchange rate of 3.759 (NIS/US\$) as of June 30, 2024

ASHTROM RENEWABLE ENERGY | Projects Pipeline

~**2.5 GW** in **4** countries



* Construction & Pre-construction status according to the authority, projects that meet the following conditions: 1. Approved plan. 2. Connectivity contract. 3. Construction is in progress or is expected to start within the next 15 months.

** Ashtrom share : 83 MWdc and 167 MWh storage

ASHTROM RENEWABLE ENERGY | Project Highlight



Project to be operated **TIERRA BONITA, Texas, USA**

Planned Output

399 MWdc

Expected commercial operation

Q4 2024

Weighted engineering completion rate

~96% as of August 2024

Total Expected Income*

~\$60M

In the first year of operation

Expected EBITDA*

~\$55M

In the first year of operation

Production Tax Credit PTC

~\$300M

Over a ten-year period

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

10-year PTC with an American insurance company - **rated Aa3 by Moody's**

Tierra Bonita project | Texas, USA

ASHTROM RENEWABLE ENERGY | USA Projects

Project in Initiation and Development in the USA

| | Location | Project Phase | Planned output ⁽¹⁾ MWdc | Construction costs ⁽²⁾ Million \$ |
|-------------------|----------|---------------|---------------------------------------|---|
| Soles Rest | Idaho | Development | 176 | 176 ⁽³⁾ |
| El Patrimonio | Texas | Development | 188 | 188 |
| <hr/> | | | | |
| Whitethorn | Texas | Initiation | 352 | 352 |
| Rolling Sun (SPP) | Texas | Initiation | 366 | 366 |
| Larrea | Texas | Initiation | 293 | 293 |
| Total | | | 1,375 | 1,375 |

(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) The construction costs are based on an initial estimate of the work, acquisition and development, in the amount of \$1M per MW

(3) The Construction costs for Soles Rest does not include connection costs

Tierra Bonita project | Texas, USA



Contracting, Entrepreneurship and Income-generating Real Estate Overseas

Construction

Over 55 years of experience in the construction of complex projects and infrastructures worldwide

Residential Real Estate

Land inventory in the USA and entrepreneurial activity in Portugal

Income-Generating Real Estate

Income-generating properties in Eastern Europe, the most significant of which is a mall and hotel in Belgrade, Serbia

US\$ **113M**

Value of Land and inventory

US\$ **112M**

Value of income-generating Real Estate

| Million US\$ | Income | Gross Profit | Gross Profit Margin | Segment Profit | Segment Profit Margin |
|--------------|--------|--------------|---------------------|----------------|-----------------------|
| 01-06.2024 | 45 | 12 | 27.5% | 6 | 14.2% |
| 01-06.2023 | 51 | 13 | 24.9% | 7 | 13.5% |
| 2023 | 101 | 26 | 25.3% | 13 | 13.1% |

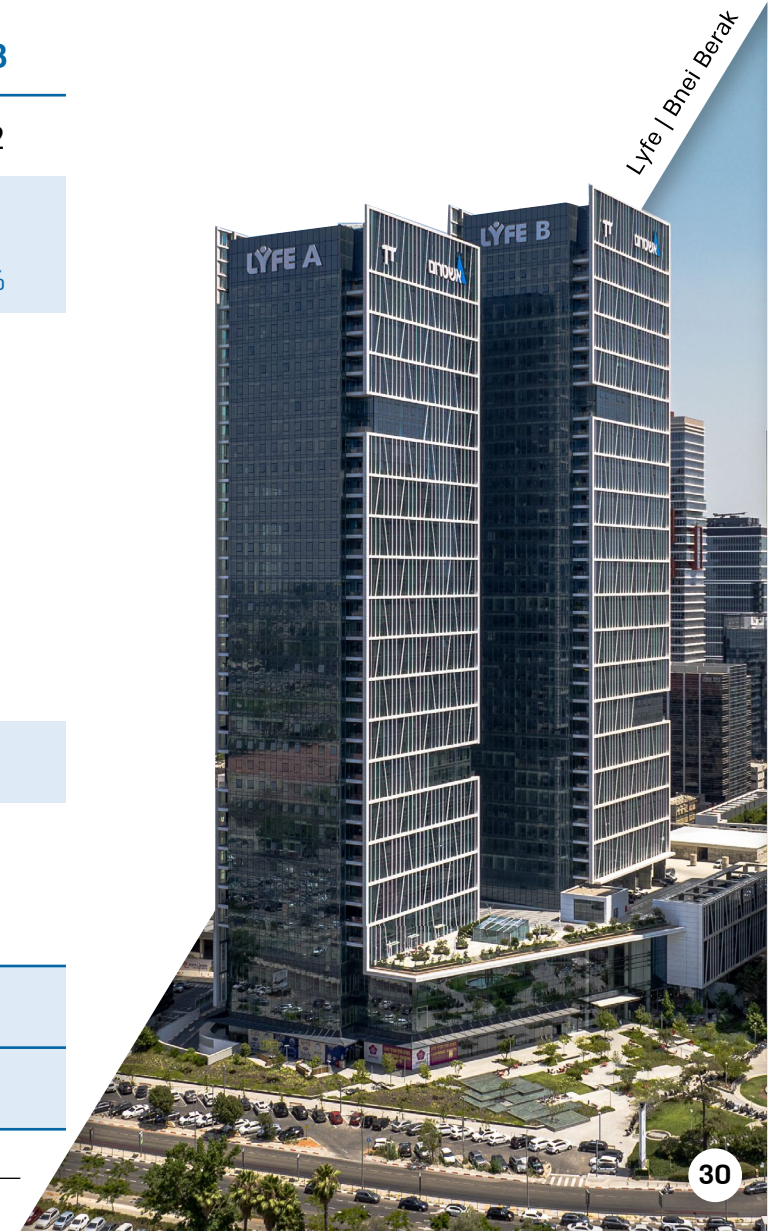


Gaia Residential Project | Portugal

PROFIT AND LOSS STATEMENT

(Million US\$)

| | 01-06.2024 | 01-06.2023 | Q2 2024 | Q2 2023 | 2023 |
|---|------------|------------|---------|---------|-------|
| Income | 580 | 669 | 284 | 335 | 1,282 |
| Gross profit | 123 | 140 | 63 | 70 | 264 |
| Gross profit margin | 21.1% | 21.0% | 22.3% | 21.0% | 20.6% |
| Gain from change in designation from inventories to investment property | - | 15 | - | 15 | 15 |
| Appreciation of investment property, net | 13 | (10) | 15 | (9) | (62) |
| Selling, administrative and general expenses | 64 | 63 | 32 | 32 | 130 |
| Group's share of earnings of associates, net | 6 | 10 | 4 | 7 | 11 |
| Other incomes (expenses), net | (1) | 1 | (2) | - | (4) |
| Operating profit | 76 | 93 | 48 | 52 | 94 |
| Financing costs, net | 76 | 43 | 51 | 16 | 93 |
| Income Taxes | (5) | 6 | (6) | 5 | (10) |
| Net profit | 5 | 44 | 3 | 31 | 10 |
| Net profit attributable to shareholders | 3 | 43 | 2 | 31 | 8 |



Lyfe | Bnei Berak

BALANCE SHEET & CASH FLOW SUMMARY

(Million US\$)

| | 30.06.2024 | 30.06.2023 | 31.12.2023 |
|---|--------------|--------------|--------------|
| Total cash and short-term investments | 482 | 461 | 568 |
| Current Assets | 1,172 | 1,289 | 1,312 |
| Non-current Assets | 4,467 | 4,115 | 4,375 |
| Total Assets | 5,639 | 5,404 | 5,687 |
| Current Liabilities | 1,150 | 1,274 | 1,225 |
| Non-current Liabilities | 3,145 | 2,759 | 3,145 |
| Total Equity | 1,344 | 1,371 | 1,317 |
| Cash flow from operating activities before purchase of lands, net | 133 | 60 | 259 |
| Sale (purchase) of lands for construction plus VAT, net | 68 | (210) | (221) |
| Cash flow from operating activities | 201 | (150) | 38 |

* In addition, the group has unused financial credit facilities in the amount of US\$ **0.3** billion as of June 30, 2024

FINANCIAL STRENGTH – Solo level

Cash Balance & Short-term Investments

US\$ **124M**

Financial Credit facilities for utilization

US\$ **122M**

Equity

US\$ **1,286M**

Equity Ratio

51.0%

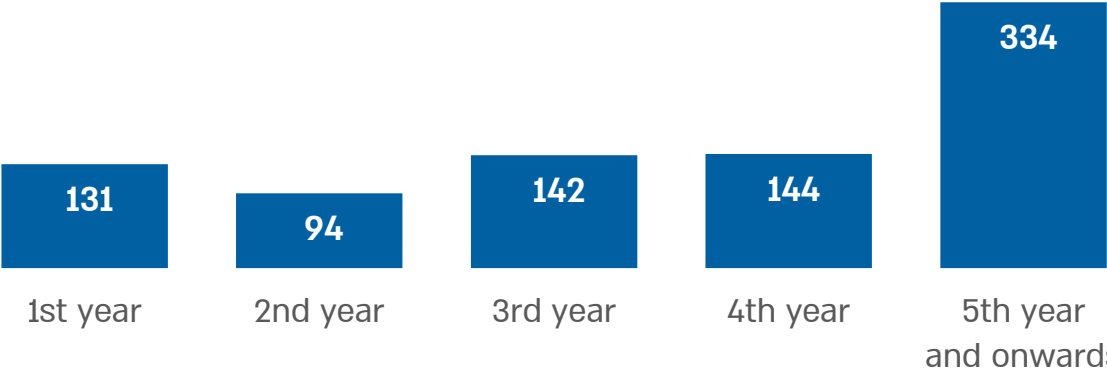
Net Financial Debt

US\$ **917M**

Net Debt to CAP

41.6%

Bonds Repayment – not including interest (Million US\$)



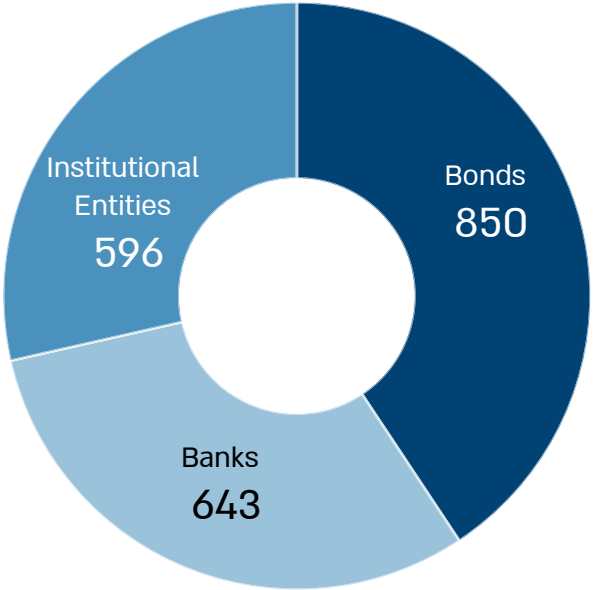
Acro Business Campus , Savon Junction



FINANCIAL DEBT *

(Million US\$)

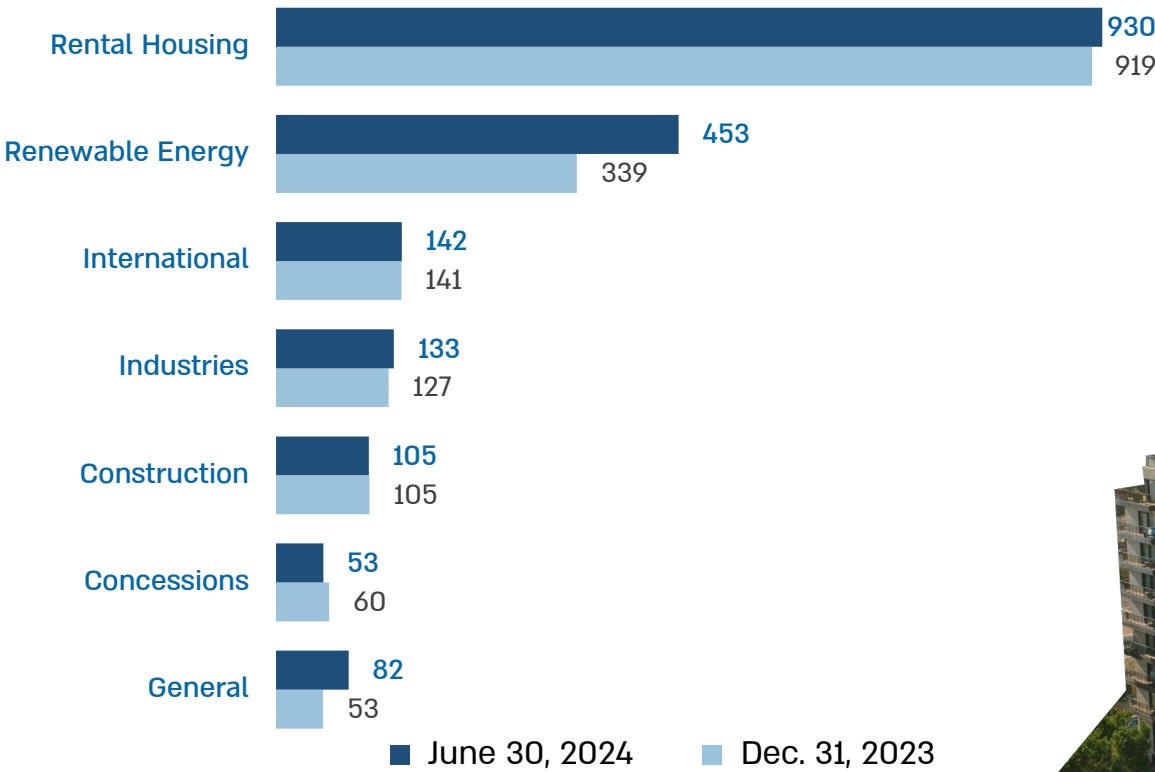
Gross Financial Debt
us\$ 2,089M



Net Financial Debt **

June 30, 2024: us\$ 1,897M

December 31, 2023: us\$ 1,744M



* Excluding Ashdar Building Company LTD and Ashtrom Properties LTD.

** Credit excluding cash, deposits, short-term and long-term investments and inter-sectoral credit
For more details regarding the company's financial debt, see the financial debt table in Section 7 of the Board of Directors' report of June 30, 2024



Orient Hotel | Jerusalem

ASHTROM GROUP ESG STRATEGY



Building a Sustainable Future

E

Sustainable Environment

- ✓ Specializing in the production, planning, and management of environmentally friendly properties
- ✓ Implementing strategies to minimize environmental impacts and foster a circular economy through reduction, reuse, and recycling
- ✓ Careful selection of assets for investments and entrepreneurship with effective portfolio management
- ✓ Incorporating innovation in selecting materials, methods, and processes

S

Safe & Healthy Environment

- ✓ Ensuring the safe and healthy construction of properties and communities
- ✓ Implementing systematic and structured policy for employee safety and health, with heightened enforcement and control measures
- ✓ Contributing to the strengthening of the local employment market
- ✓ Promoting long-term rental solutions

G

Ethical Business Environment

- ✓ Upholding an ethical infrastructure and safeguarding human rights
- ✓ Managing risks and opportunities, including ESG risks
- ✓ Developing a responsible supply chain, both locally and environmentally considerate
- ✓ Ensuring the quality of execution, safety, and sustainability of products



ASHTROM Group

EXCELLENCE IN CONSTRUCTION

ASHTROM
Construction

ASHTROM
Properties

ASHDAR
ASHTROM GROUP

ASHTROM
Rental Housing

ASHTROM
Industries

ASHTROM
Renewable Energy

ASHTROM
Concessions

ASHTROM
International