ASHTROM Group

Over 60 Years of Excellence

PRESENTATION FOR CAPITAL MARKET

August 2026

Based on June 30, 2026

Financial Statements

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 2025 published by the Company on March 25, 2026 and the Company's report for the second quarter of 2026 published on August 26, 2026 .

This presentation is a translation for your convenience of the Company's presentation in Hebrew as August 26, 2026. In addition, in the event of any conflict between this presentation and any of the Company's reports in Hebrew, the Company's reports shall prevail.

This presentation includes forward-looking information as defined under the Securities Law, 5728-1968. Such information covers, among other things, forecasts, evaluations and estimates, including information shown in illustrations, graphs, reviews and any 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.

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The presentation may include information that is organized differently from that in the Company's reports to the public thus far, so that data could be present that is set out in a form and/or classification method and/or layout and/or breakdown other than those employed in the Company's previous statements and reports. In this connection see Slides 12, 14, 16, 18, 20, 22,24. 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. In this connection see Slides 5-10, 13, 15, 19, 21, 23.

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, 2026 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 developing after the date of preparing the presentation.

THE STRENGTH IN NUMBERS

1963
Year of Foundation

TA-90
Traded on the Index

A Rating
With a **Stable** Outlook by S&P – Maalot

Commitment to ESG & Corporate Responsibility

2,374 Million NIS Revenues H1 2026	**477** Million NIS Gross Profit H1 2026	**298** Million NIS EBITDA H1 2026
(115) Million NIS Net Loss Attributable to Shareholders H1 2026	**5,104** Million NIS Equity Attributable to Shareholders as of 30.06.2026	**9,296** Million NIS Orders Backlog Construction & Industries as of 30.06.2026 *

* Not including orders from the Group's companies in the amount of ~**NIS 2 Billion** which do not meet the definition of backlog, and that the Company expects to receive in 2026-2027

BUSINESS STRATEGY

ASHTROM Group

Expansion of the assets portfolio & orders backlog

Location of business opportunities & participation in large scale tenders

Engagement of Partners

Reduction of Leverage

Expansion of Capital Base

NATIONAL INFRASTRUCTURE INVESTMENTS PREDICTED TO EXCEED NIS 250 BILLION IN FORTH COMING YEARS *

The Group possesses the ability, experience and financial competence to obtain a significant part in the projects

Ashtrom Concessions

Ashtrom Construction

Ashtrom Industries

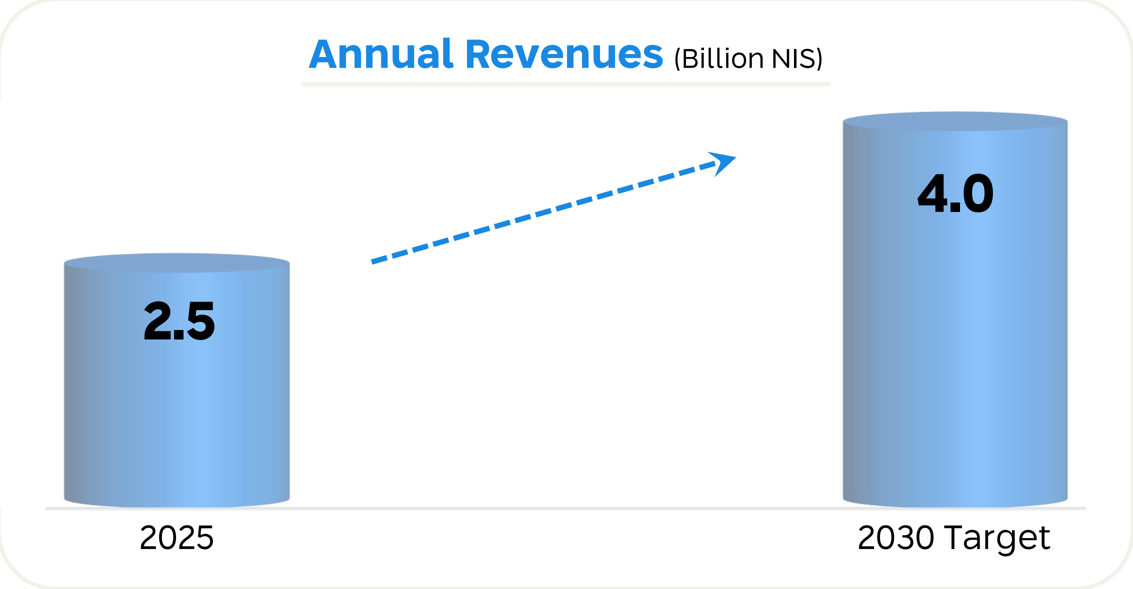
The synergy comprises a competitive advantage, providing for control of the value chain and enhanced profitability

* Projects in which construction should begin between 2026 and 2030, based on information provided by NTA, the Ministry of Transportation and the Government of Israel

GROWTH ENGINES | Construction & Industries

Ashtrom Construction

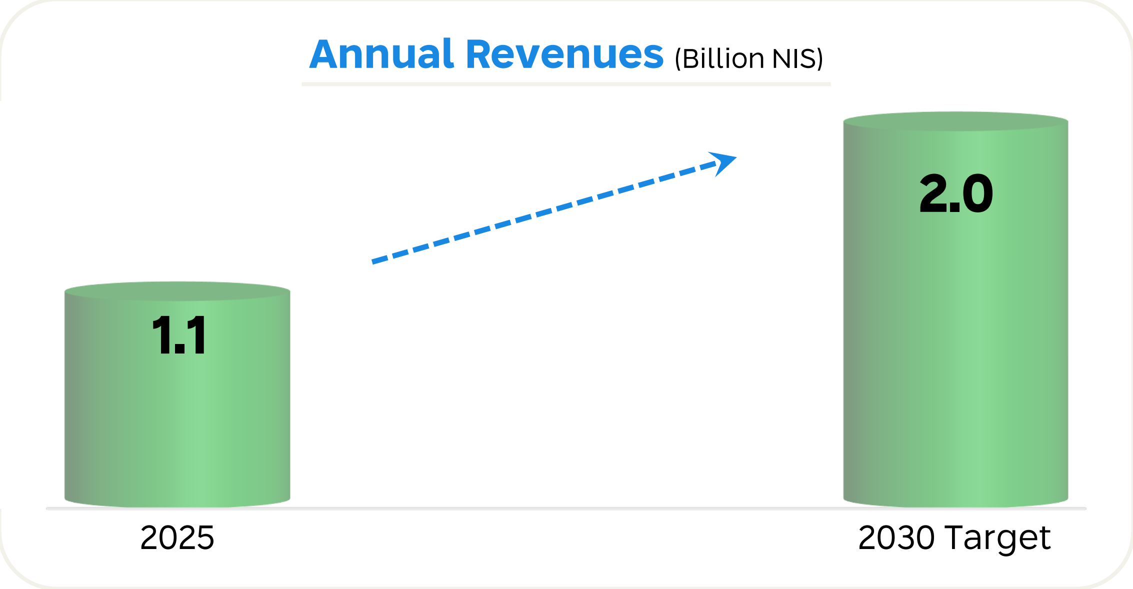
Revenues target for 2030: **NIS 4 Billion**



- ☑ Existing orders backlog
- ☑ Projects in the process of signing
- ☑ Potential of metro and infrastructures projects

Ashtrom Industries

Revenues target for 2030: **NIS 2 Billion**



- ☑ Putting of two quarries into full operation
- ☑ Construction and expansion of additional plants
- ☑ Supply of raw materials for national infrastructure projects

GROWTH ENGINES | Ashtrom Properties *

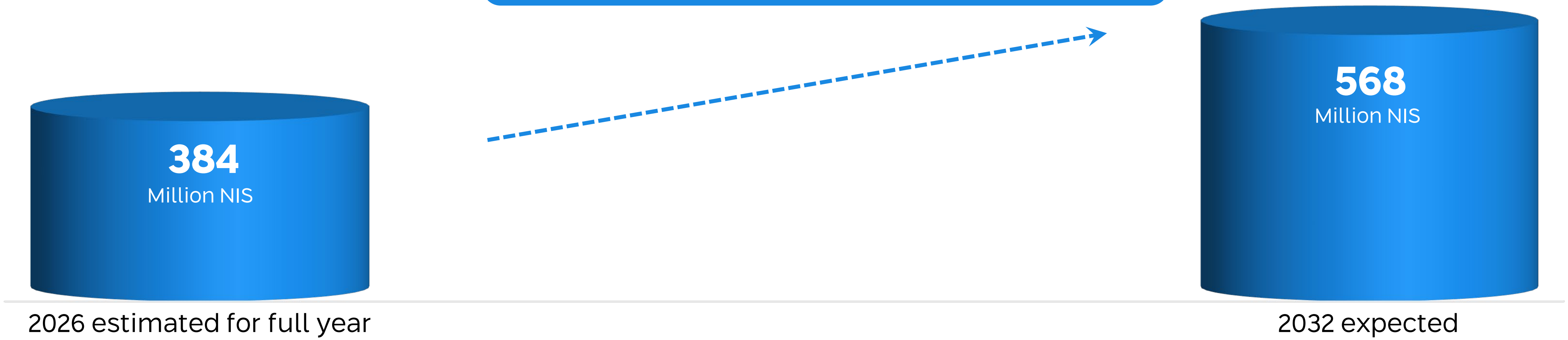
Portfolio Expansion

592 thousand m² Scope of Real Estate as of 30.06.2026
\+ **160** thousand m² Under Planning & Construction **
\> **752** thousand m² Scope of Real Estate 2032
\+ **337** thousand m² In the Process Of UDP Approval
\> **1,089** thousand m² Total Expected Scope of Real Estate

Expected Increase in NOI by year 2032

~48%

From projects under planning & construction



* Based on the data in the consolidated report, including proportionate consolidation

** Total expected investment in projects under construction & planning : **NIS 2.4 Billion**

GROWTH ENGINES | Ashtrom Residences

19,142 Units *

11,450 Units Ashtrom Residences Share

2,196 Units *
Under Construction and/or Marketing

6,383 Units *
Approved under UDP

10,563 Units *
In the Process of UDP Approval

10,454 Units * Tel Aviv & Central Area	**5,604** Units * HaSharon	**2,181** Units * Jerusalem	**903** Units * Northern Area

NIS **2,431** Million

Unrecognized Gross Profit **

* Including partners (registered partnerships and companies) and housing units for landowners in Urban Renewal projects and combined transactions, and construction services

** From projects under construction and/or marketing and projects expected to begin by the end of 2029 (Ashtrom Residences share, excluding partners and landowners)

GROWTH ENGINES | Ashtrom Residences for Rent

NIS **5.1** Billion
Value of Assets

NIS **1.8** Billion
Equity Invested

1,302 Units
Operational

1,978 Units
Planning
& Construction

3,280 Units
Total Portfolio

A Strategic Step

- ☑ Realization of 20% at book value
- ☑ Plans to take on additional partners
- ☑ The Group intends to take steps to cease being considered the controlling interest holder
- ☑ Ashtrom will function as the contractor for all the projects
- ☑ Exploit business opportunities and expansion of activities in the sector

Implications for the Group

Reduction of Leverage

Expansion of Capital Base

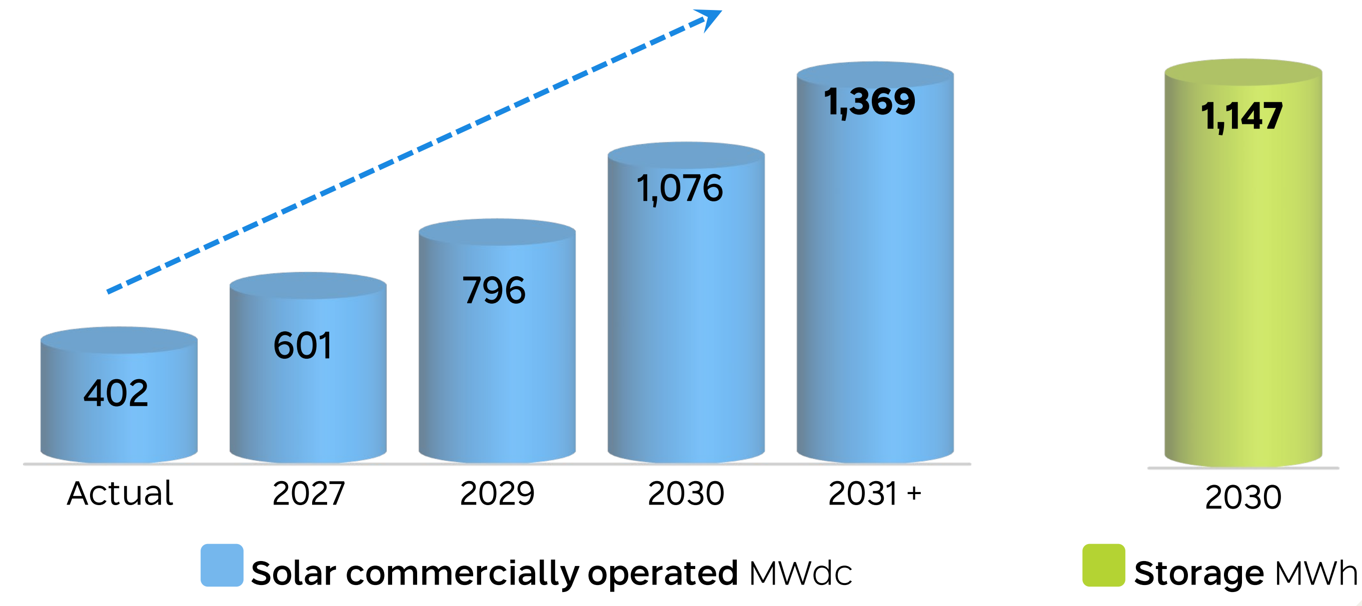
Improvement of Financial Ratios

GROWTH ENGINES | Ashtrom Renewable Energy

Expected accelerated growth in the volume of commercially operated projects

402
MWdc **Solar** Operational

1,369
MWdc **Solar**
+
1,147
MWh **Storage**



Facing Forward

USA | ~ 1,000 MWdc
The Company examines acquiring a number of additional solar projects

Israel | ~ 830 MWdc (our share 33%)
A conventional power station on private land, preparing a national infrastructure plan

AREAS OF ACTIVITY

8 Areas of Activity Providing for Business Flexibility, Financial Strength and Risk Diversification

Ashtrom Construction

Ashtrom Industries

Ashtrom Properties

Ashtrom Residences

Ashtrom Residences for Rent

Ashtrom Concessions

Ashtrom Renewable Energy

Ashtrom International

ASHTROM CONSTRUCTION

Execution of Construction and Infrastructure Projects

ASHTROM Construction

NIS **8** Billion

Orders Backlog
as of 30.06.2026 *

Facing Forward

- Increasing orders backlog & maintaining adequate profitability
- Participation in large-scale tenders

Revenues Million NIS		
H1 2026	H1 2025	2025
1,349	1,284	2,544

Gross Profit Million NIS		
H1 2026	H1 2025	2025
95	125	230
7.1%	9.7%	9.1%

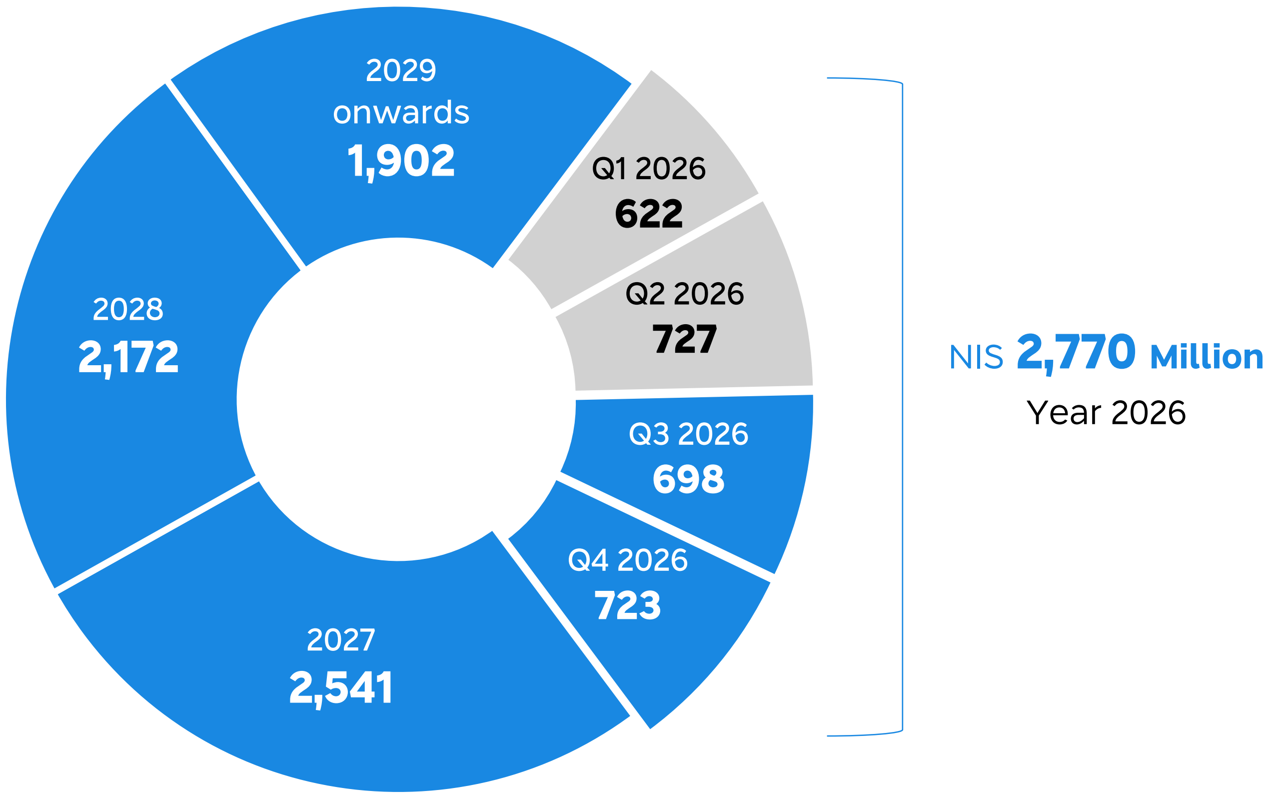
Segment profit Million NIS		
H1 2026	H1 2025	2025
53	87	151
4.0%	6.8%	5.9%

* Not including orders from the Group's companies in the amount of ~**NIS 2 Billion** which do not meet the definition of backlog, and that the Company expects to receive in 2026-2027

ASHTROM CONSTRUCTION | Orders Backlog Distribution

ASHTROM Construction

NIS **8,036** Million **Backlog as of June 30, 2026** *



Subsequently to 30.06.2026 new works were undertaken totaling ~NIS **400** Million, not shown in the graph

* Not including orders from the Group's companies in the amount of ~**NIS 2 Billion** which do not meet the definition of backlog, and that the Company expects to receive in 2026-2027

ASHTROM INDUSTRIES *

Development, Production, Import and Marketing of Materials for the Construction Industry

NIS **1.3** Billion
Orders Backlog
as of 30.06.2026

Facing Forward

Construction & expansion of quarries and plants | Increasing the scope of activity & improving profitability

Revenues Million NIS		
H1 2026	H1 2025	2025
607	549	1,114

Gross Profit Million NIS		
H1 2026	H1 2025	2025
96	80	159
15.8%	14.6%	14.3%

Segment Profit Million NIS		
H1 2026	H1 2025	2025
31	18	34
5.1%	3.3%	3.1%


Sorek Quarry

* Including proportionate consolidation

ASHTROM INDUSTRIES | All Construction Solutions

ASHTROM Industries

8 Activities

ISRABETON
Concrete & Mortar

ASHKALIT
White Blocks

ASHBOND
Gypsum Blocks

ITUMIT
Sealing Solutions

B.G. BOND
Finishing, Paint & Sealing Products

ZAHAVI ATZMON
Flooring, Cladding & Sanitaryware

NITZAVIM
Gypsum Construction Products

QUARRIES
Raw Materials & Aggregates

2 Quarries under construction

SOREK & HANATON QUARRIES

68 million tons
Capacity

37.5% *
Quarries Ownership

Expected EBITDA Company's share in the quarries

~ NIS 650 Million
Cumulative for an average operating period of ~23 years

~ NIS 28.5 Million
Annual average

Increasing revenues and profitability

Enhancement of the synergy

* The Company owns **50%** of the Sorek land

ASHTROM PROPERTIES *

Initiation, Acquisition and Management of Income-Generating Properties

ASHTROM Properties

NIS **2.6** Billion
Total Equity

NIS **8.2** Billion
Real Estate Value

Facing Forward

- Setting up income-generating properties in Israel
- Acquisition & upgrading of properties worldwide

Revenues Million NIS		
H1 2026	H1 2025	2025
288	250	522

Gross Profit Million NIS		
H1 2026	H1 2025	2025
198	180	370

Property Appreciation Million NIS		
H1 2026	H1 2025	2025
22	59	208

Segment Profit Million NIS		
H1 2026	H1 2025	2025
170	188	472


OLIO | Bat Yam

* Based on the data in the consolidated report, including proportionate consolidation

ASHTROM PROPERTIES | Properties Distribution *

ASHTROM Properties

NIS 8.2 Billion Real Estate Value

Israel

NIS 4.9 Billion

NIS 3.5 Billion Income-Generating
NIS 1.4 Billion Rights & Development

Area Thousand m²	**315**
Occupancy	**94%**
NOI H1 2026 Million NIS	**111**
Weighted CAP Rate	7.1%
Average Interest	2.7%**

Germany

NIS 1.6 Billion

NIS 1.6 Billion Income-Generating

Area Thousand m²	**162**
Occupancy	**87%**
NOI H1 2026 Million NIS	**32**
Weighted CAP Rate	5.0%
Average Interest	3.7%

UK

NIS 1.7 Billion

NIS 1.4 Billion Income-Generating
NIS 0.3 Billion Rights & Development

Area Thousand m²	**115**
Occupancy	**88%**
NOI H1 2026 Million NIS	**49**
Weighted CAP Rate	8.5%
Average Interest	4.8%

* Based on the data in the consolidated report, including proportionate consolidation

** Index-linked, calculating the interest rate by neutralizing 2.0% inflation of the non-indexed loans

ASHTROM RESIDENCES *

Initiation and Marketing of Residential and Urban Renewal Projects

NIS **1.2** Billion
Total Equity

Facing Forward

19,142 Units
at various stages **
11,450 Ashtrom Residences share

Expansion of entrepreneurial residential projects

Revenues Million NIS		
H1 2026	H1 2025	2025
434	352	840

Gross Profit Million NIS		
H1 2026	H1 2025	2025
60	84	191
13.8%	23.8%	22.7%

Segment Profit Million NIS		
H1 2026	H1 2025	2025
23	50	111
5.4%	14.3%	13.2%

Units' Sold Units including partners		
H1 2026	H1 2025	2025
123	112	350

* Including proportionate consolidation
** Including partners (registered partnerships and companies) and housing units for landowners in Urban Renewal projects and combined transactions, and construction services

ASHTROM RESIDENCES | Unrecognized Gross Profit

Projects under construction and/or marketing and projects in which construction is expected to begin by the end of 2029

The data reflects Ashtrom Residences share, excluding partners and landowners

4,290	NIS **13,857** Million	NIS **2,431** Million
Units to be marketed	Expected Revenues	Expected Gross Profit

	Year 2026 Under construction, marketing or expected beginning of construction	**Year 2027** Expected beginning of construction	**Years 2028–2029** Expected beginning of construction
Expected end of construction	2026–2029	2029–2031	2031–2033
Units to be marketed	**1,433** (502 sold)	**1,182**	**1,675** (12 sold)
Expected Revenues Million NIS	3,650	4,323	5,884
Expected Gross Profit Million NIS	466	724	1,241

In addition
(not included in the above data)

974 Units to be marketed
Construction to begin in 2030 onwards

6,186 Units to be marketed
In the process of UDP approval

ASHTROM RESIDENCES FOR RENT

Initiation, Marketing and Management of Residential Projects for Long-Term Rental

ASHTROM Residences for Rent

NIS 5.1 Billion
Value of Assets

Facing Forward

1,978 Units
Under planning & construction

Engaging additional partners into the activity

Revenues Million NIS		
H1 2026	H1 2025	2025
60	63	117
	Sales 11	Sales 11

Gross Profit Million NIS		
H1 2026	H1 2025	2025
53	49	95

Appreciation Million NIS		
H1 2026	H1 2025	2025
(49)*	103	160

Segment Profit Million NIS		
H1 2026	H1 2025	2025
(7)	145	240


Kiryat HaYovel Project | Jerusalem

* The decrease in value is mainly due to a change in the classification of the Neve Ayalon project to real estate investment, and the long-term rental contracts of the apartments

ASHTROM RESIDENCES FOR RENT | Projects

ASHTROM Residences for Rent

3,280 Units for Rent at various stages

In Operation	Under Construction	In Planning
	Expected Completion: **2028**	Expected Completion: **2031–2032**
5 Projects	**4 Projects**	**Shikun HaRofim**
1,302 Units for Rent	**979** Units for Rent	**999** Units for Rent
100% Occupancy		**190** Units for Sale
		23,000 m² commercial space
NIS **3,700** Million Value as of 30.06.2026	NIS **1,078** Million Value as of 30.06.2026	NIS **263** Million Value as of 30.06.2026
	NIS **1,084** Million Balance to Invest	NIS **1,917** Million Balance to Invest
NIS **1,234** Million Cumulative Appreciation	NIS **327** Million Cumulative Depreciation, net	

In addition, the Company has land under planning in Tel Aviv, with a value of **NIS 51 Million**

ASHTROM RENEWABLE ENERGY

Initiation, Development and Operation of Renewable Energy Projects

ASHTROM Renewable Energy

402 MWdc
Solar in Operation

Facing Forward

967 MWdc
Solar under construction, development & initiation

1,147 MWh
Storage In development

Revenues Million NIS		
H1 2026	H1 2025	2025
30	32	71

Gross Profit Million NIS		
H1 2026	H1 2025	2025
14	12	34

Segment Profit Million NIS		
H1 2026	H1 2025	2025
30	20	68

EBITDA Million NIS		
H1 2026	H1 2025	2025
51	40	98

Tierra Bonita Project | Texas, USA

* As defined in Sections 9.12–9.14 of Chapter A of the Company's Periodic Report for 2025

ASHTROM RENEWABLE ENERGY | Global Portfolio

ASHTROM Renewable Energy

Solar Portfolio MWdc

1,369 MWdc Solar

Operational	**402**	
USA	399 **	
Israel	3	
Construction*	**199**	
USA	195	
Israel	4	
Development*	**475**	
USA	390	
Israel	85	(100%:252)
Initiation*	**293**	
USA	293	
Israel	–	

Storage Portfolio MWh

1,147 MWh Storage

Construction*	**80**	
USA	–	
Israel	80	
Development*	**1,067**	
USA	600	
Israel	467	(100%:1,400)

USA Projects

In Operation

TIERRA BONITA

Solar Output	**399** MWdc **
Investment	**$435** Million
PPA(1)	**60%** of the power | 20 years
PTC (1)	**$300** Million | 10 years

Financial Outlook (2)

~**$2.5** Billion Revenues | ~**$2.1** Billion EBITDA

Under Construction

EL PATRIMONIO

Expected commercial operation **H1 2027**

Solar Output	**195** MWdc
Exp. Investment	**$250–255** Million
PPA(1)	**100%** (years 1–10) | **70%** (years 11–20)
PTC (1)	**$135–140** Million | 10 years

Financial Outlook (2)

~**$1.4** Billion Revenues | ~**$1.1** Billion EBITDA

(1) **PPA** with CPS, the San Antonio electric company, rated Aa2 | **PTC** with an American institutional entity, rated Aa3 | From operation

(2) For a period of 40 years from operation

* As defined in Sections 9.12–9.14 of Chapter A of the Company's Periodic Report for 2025

** Our share: **64%**

ASHTROM INTERNATIONAL

Construction, Entrepreneurship and Income-Generating Real Estate Overseas

ASHTROM International

NIS 364 Million
Land & Inventory Value

NIS 366 Million
Income-Generating Real Estate Value

Facing Forward

Expansion of entrepreneurial activity in Europe and the USA

Revenues Million NIS		
H1 2026	H1 2025	2025
144	144	320

Gross Profit Million NIS		
H1 2026	H1 2025	2025
51	53	116
35.8%	36.8%	36.3%

Segment Profit Million NIS		
H1 2026	H1 2025	2025
36	33	79
24.9%	23.1%	24.6%

Gaia Residential Project | Portugal

FINANCIAL RESULTS FOR THE REPORTING PERIOD

ASHTROM Group

	Revenues Million NIS	Gross Profit Million NIS	Operating Profit Million NIS	EBITDA Million NIS
H1 2026	2,374	477 20.1%	199 8.4%	298 12.6%
Q2 2026	1,252	254 20.3%	149 11.9%	161 12.8%
Q1 2026	1,122	223 19.9%	50 4.5%	137 12.3%

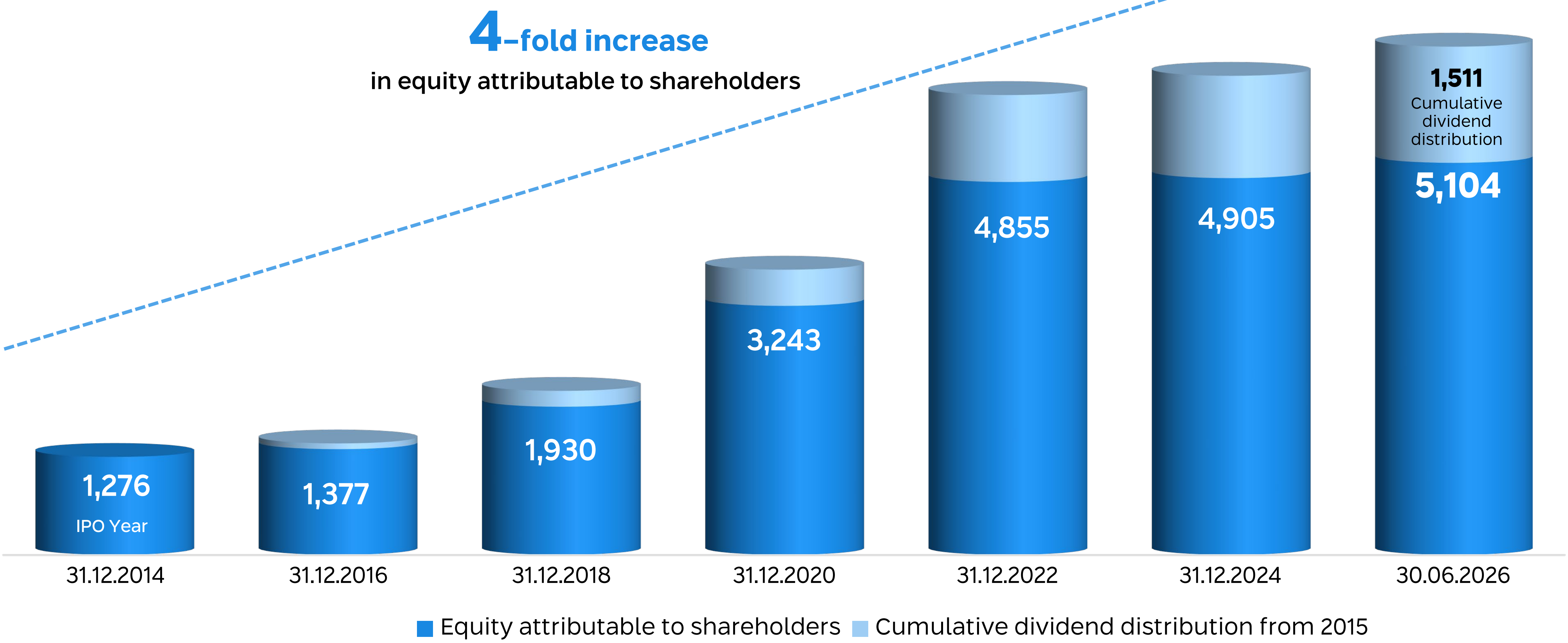
PROFIT & LOSS STATEMENT | Consolidated

Million NIS	H1 2026	H1 2025	2025
Revenues	**2,374**	2,262	4,652
Gross profit	**477**	**496**	**1,021**
Gross profit margin	**20.1%**	**21.9%**	**21.9%**
Operating profit	**199**	**428**	**904**
Net profit (loss)	**(116)**	**98**	**287**
Net profit (loss) attributable to shareholders	**(115)**	**96**	**271**
EBITDA	**298**	**313**	**671**

Exchange Tower | Ramat Gan

INCREASE IN EQUITY WITH TIME Million NIS

Increase in Equity Combined with Significant Investments



FACING FORWARD

Business Strategy

Reduction of leverage & improvement of the capital base

Growth Engines
Construction & Industries

Increasing the scope of activity & competing for mega-tenders

Growth Engines
Real Estate Companies

Expansion of the portfolio & improving profitability while exploiting business opportunities

ASHTROM Group

Over 60 Years of Excellence

ASHTROM Construction

ASHTROM Industries

ASHTROM Properties

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