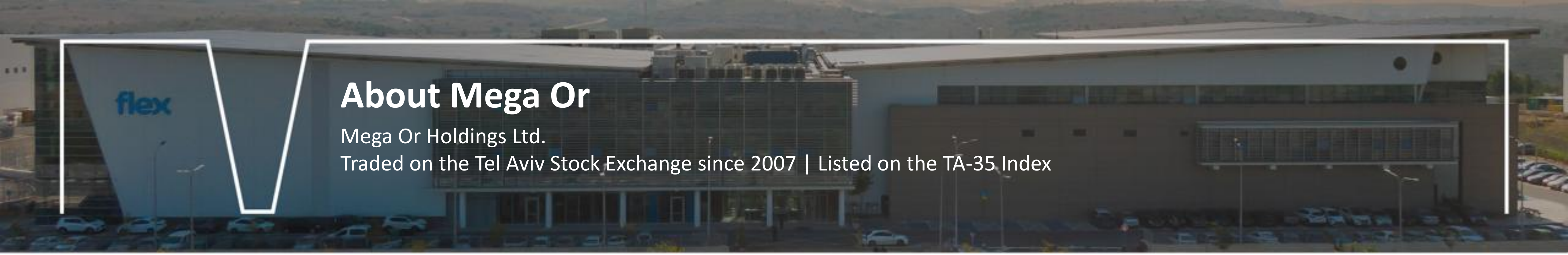
Bringing Potential To Light

MEGA OR

Mega Or grows from financial resilience, responsible entrepreneurship, and enduring vision - bringing tomorrow's opportunities to light, and working to make them real today.



About Mega Or

Mega Or Holdings Ltd.

Traded on the Tel Aviv Stock Exchange since 2007 | Listed on the TA-35 Index

Mega Or’s core activities:

Development of income-producing industrial and logistics real estate	Development, construction and long-term lease of industrial, storage and logistics centers.
Development of income-producing commercial real estate	Development, construction and leasing of open shopping centers as well as single-tenant commercial properties (such as Ikea).
Development and operation of data centers	Initiation, development, construction and operation of data centers through Mega D.C. Ltd., a fully owned subsidiary of the Company.
Energy operations in Israel and abroad	Construction of solar (photovoltaic) systems on the rooftops of Mega Or Group properties, as well as development and construction of wind farms abroad (through a company held 50% by the Group). The Company is also working to develop energy storage activity at its properties.
Holding of 29.9% of the shares of Discount Investment Corporation Ltd. (DIC)	DIC holds Property & Building Corp. and Gev Yam Lands Corp.

A Solid Foundation for **Realizing Potential and Driving Growth**

34
industrial and logistics Properties
totaling approx. **618** thousand sqm

26
commercial centers
totaling approx. **225** thousand sqm

1
operating data center
with a capacity of 9.5MW IT

4
income-producing lots
totaling approx. **158** thousand sqm

1,005 **thousand sqm**
Gross Leasable Area (GLA)

99%
occupancy rate

Lightning the Way to Success

Mega Or’s financial resilience is reflected in strong cash flows, operational profitability, and responsible leverage, enabling secure growth.

Total Capital
NIS **5.4** billion

Total assets
NIS **13.4** billion

Cumulative dividends distributed
NIS **742** million

Stabilized NOI, company share
NIS **483** million

Stabilized management's FFO approach
NIS **340** million

Net income attributable to company shareholders 1-6/2026
NIS **941** million

Financial strength and responsible debt management

NIS **919** million
liquid balances (cash and marketable securities)

NIS **8.4** billion
Value of unencumbered assets

50%
debt to CAP ratio

40%
net financial debt to total assets ratio

41%
Capital to total assets ratio

2.27%
weighted average effective interest rate (cost of debt - CPI-Linked Debt

2.68
years
weighted average duration of financial debt

NIS **335** million
unutilized credit facilities

ilAA-
Issuer rating

ilAA
Bond rating

Continuing to Grow

With significant land reserves and advanced development plans, Mega Or is well-positioned to continue bringing new opportunities to light.

Ongoing growth of renewable energy and investment real estate

7	Data centers under construction with a total capacity of approx. 311 MW IT
7	Logistics, industrial and commercial centers under construction totaling approx. 218 thousand sqm
1	Wind farm with a total capacity of 102 MW in Romania
NIS 1,939 million	Construction costs incurred to 30.06.2026
NIS 6,640 million	Remaining estimated construction costs
NIS 3,081 million	Book value
NIS 1,135 million	Expected additional NOI

Development and Construction of **Data Centers**

Mega D.C, a dedicated, fully-owned subsidiary of the Company, designs and constructs data centers, leveraging synergies across the Company's various activities (income-producing property holdings, power availability, renewable energy, and more). Development of this business constitutes a significant growth engine for the Company's continued growth.

Development and Construction of Data Centers**				
Name of Project	**Location**	**Contracted Capacity**	**Construction Completion Date**	**Capacity (MW IT)**
MDCIL-1	Modi'in – Phase B	100%	Q4/2026	9
MDCIL-2	Yoav Regional Council (Lot 200A)	75%*	Q4/2026	42
MDCIL-3	Haifa	50%	Q2/2027	20
Mevo Carmel	Yokne'am	100%	Q4/2027	64
MDCIL-4 – Phase A	Beit Shemesh	100%	Q2/2027	58
MDCIL-4 – Phase B	Beit Shemesh	-	**	60
MDCIL-5 – Phase A	Bnei Shimon Regional Council	100%	Q1/2028	58
*** Remaining 25% reserved for a customer under a signed agreement**			**Total**	**311**

**Further to a temporary order issued by the Electricity Authority and published after the reporting period, on July 20, 2026, in connection with the suspension of the System Administrator's review process and responses to connection requests for server farm facilities with a capacity of 8 MW or more (the "Temporary Order") — as of the date of this report, the Company is unable to assess the potential impact, if any, of the Temporary Order, including its effect on the timelines for obtaining electricity approvals, with respect to projects that are under construction or in advancement and planning stages for which binding hosting agreements with end users have not yet been signed (for additional information regarding the Temporary Order, see the Company's immediate report dated July 20, 2026 (Ref. No. 2026-01-068730), which information is included herein by reference).

Development and Construction of **Data Centers (cont'd)**

Mega D.C, a dedicated, fully-owned subsidiary of the Company, designs and constructs data centers, leveraging synergies across the Company's various activities (income-producing property holdings, power availability, renewable energy, and more). Development of this business constitutes a significant growth engine for the Company's continued growth.

Potential Future Development – Data Centers*				
Name of Center	**Location**	**Contracted Capacity**	**Construction Completion Date**	**Capacity (MW IT)**
MDCIL-4 – Phase C	Beit Shemesh	-	-	80
MDCIL-5 – Phase B	Bnei Shimon Regional Council	-	-	120
MDCIL-6 – Phase A	Yoav Regional Council (Lot 502)	-	-	40
MDCIL-7	Yoav Regional Council (Lot 201)	-	-	-
MDCIL-8	Hadera	-	-	-
			Total	**240**

*As of the date of this report, the Company is unable to assess the possible extent of the impact, if any, of the Temporary Provision, including its impact on the timeline for obtaining electricity connection approvals in relation to projects under construction or in advancement and planning stages for which binding hosting agreements with end-users have not yet been signed.

Projects at the Initiation and Development Stage

Main Logistics and Distribution Center: AIRFox 1

The Company's share: 33.3%
Location: Beit Shemesh Industrial Zone
Leasable area: 74,000 sqm
Estimated partial occupancy date: Q1/2027
Expected NOI - Company's share: NIS 16 million

Employment and Offices: Aeronautics

The Company's share: 50%
Location: Modi'in Technological Park
Leasable area: 40,600 sqm
Estimated occupancy date: Q3/2026
Expected NOI - Company's share: NIS 16 million

Development and Construction of Wind Farm in Romania

Vacareni

Capacity: 102 MW
A financing agreement has been signed with two international banks. The Company is working toward replacing this financing with credit from an Israeli banking corporation.
Signed PPA for a term of 10 years.
Status: Initial construction stages.
Estimated date of operation: Q3/2027.

Lighting New Horizons

Expanding growth engines through entry into the data center and energy sectors, leveraging the Company's strengths and assets that are adjacent to these Fields

Construction of **Energy Storage Systems**

The Company has entered into an agreement with an unrelated third party for cooperation in the advancement, initiation, development, construction, and operation of high-voltage electricity storage facilities at the Group's properties, with a potential aggregate storage capacity of approximately 1 gigawatt-hour (GWh) by 2028..

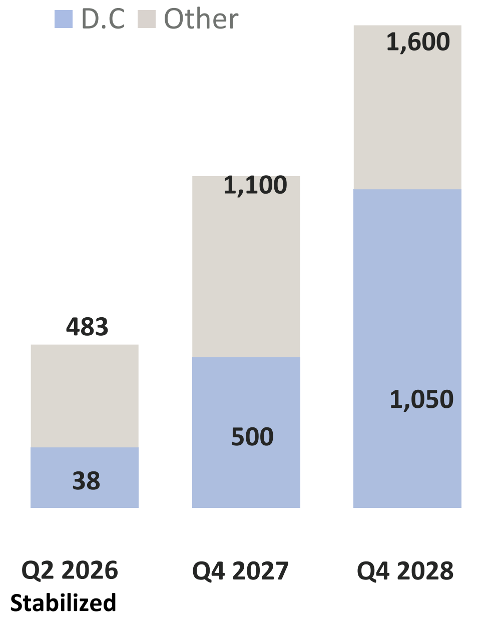
Future Development **Potential**

Industry, Commerce and Logistics					
Name of Center	**Company's Share**	**Location**	**Area (dunam)**	**Estimated Built-Up Area (sqm)**	**Status**
Employment, industrial and office centers	74%	Echo Park, Drom HaSharon	60	70,000	In the process of allocation by the Israel Land Authority (ILA) – approved and valid TPS
Employment, industrial and office centers	100%	Echo Park, Drom HaSharon	40	50,000	In the process of allocation by the ILA – approved and valid TPS
Ein Tzurim Logistics Center	74%	Industrial Zone, Kibbutz Ein Tzurim	47	23,000	In the process of allocation by the ILA – approved and valid TPS
Beit Shemesh Open Storage	39%	Beit Shemesh	112	112,000	Building permit issued
Holit Logistics Center	74%	Kibbutz Holit	50	35,000	In the process of allocation by the ILA approved and valid TPS
Mazor Logistics Center	100%	Moshav Mazor	27	18,000	In the process of allocation by the ILA – approved and valid TPS
Hagor Commercial Center	74%	Moshav Hagor	18	15,000	In the process of allocation by the ILA – approved and valid TPS
Total			**354**	**323,000**	

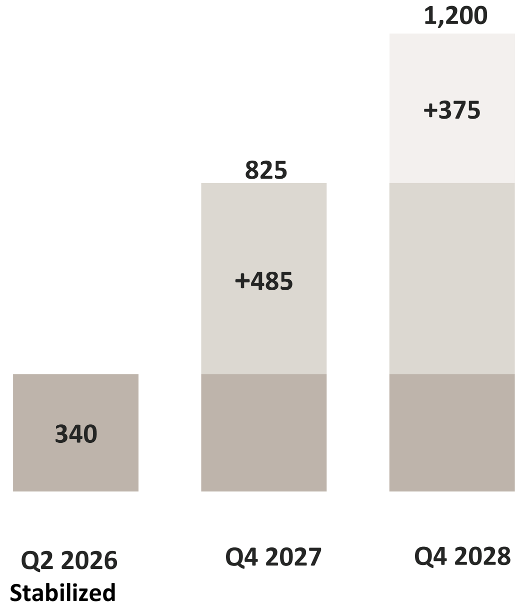
Future Development to Increase FFO/NOI

(NIS in millions)

Projected NOI



Projected FFO



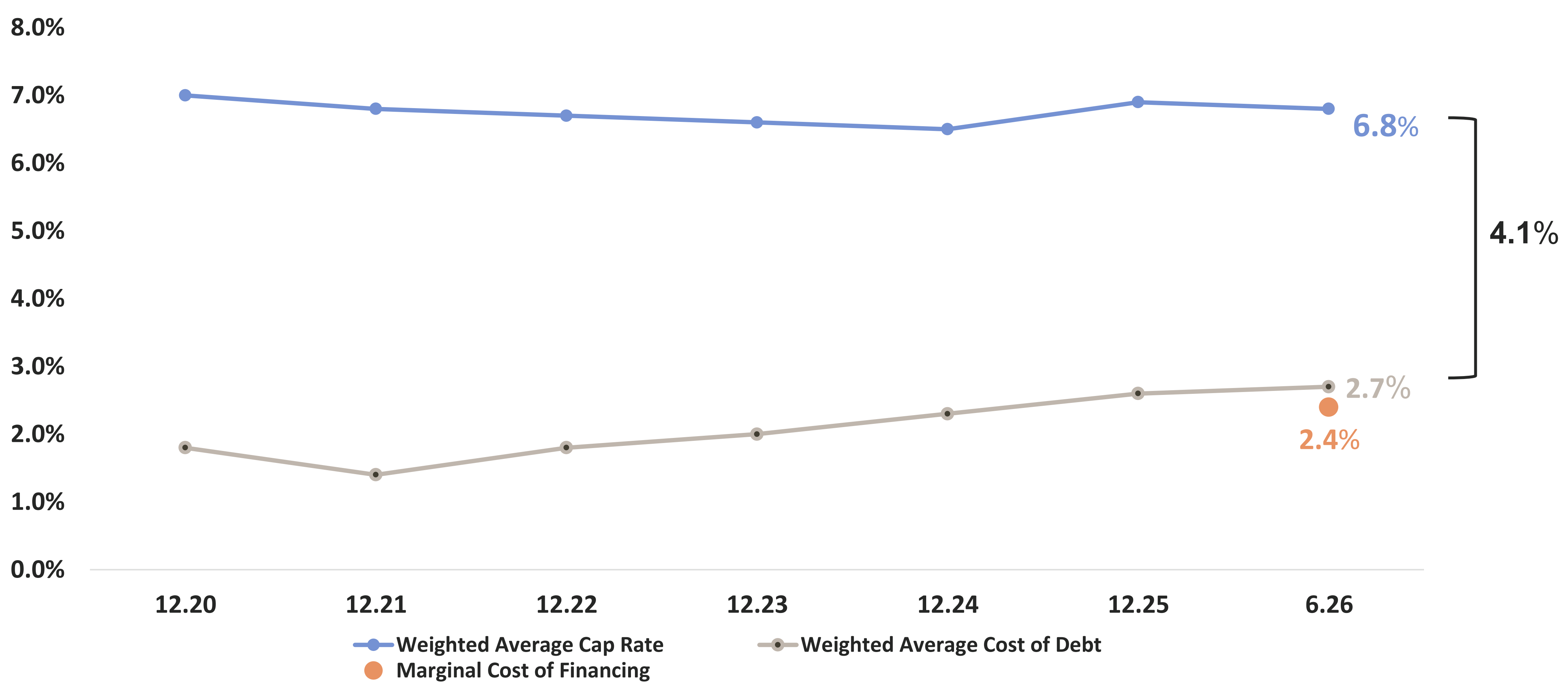
The forecasted FFO/NOI following the occupancy of projects under construction does not include the occupancy of projects in the planning, development, and licensing stages, and does not account for future changes resulting from CPI linkage differentials or lease renewals, nor does it account for the disposal of assets.

The information included in this section regarding the forecasted NOI/FFO constitutes forward-looking information, as defined in the Israeli Securities Law. This information is based on data existing and known to the Company as of the date of publication of this report, and on the Company's estimates as of this reporting date. Actual results may differ materially, including due to risk factors affecting the Company's operations as detailed in Chapter A of the 2025 Periodic Report, as well as due to factors beyond the Company's control, and accordingly, there is no certainty in connection therewith.

Not just seeing the potential. Knowing how to **unlock it**

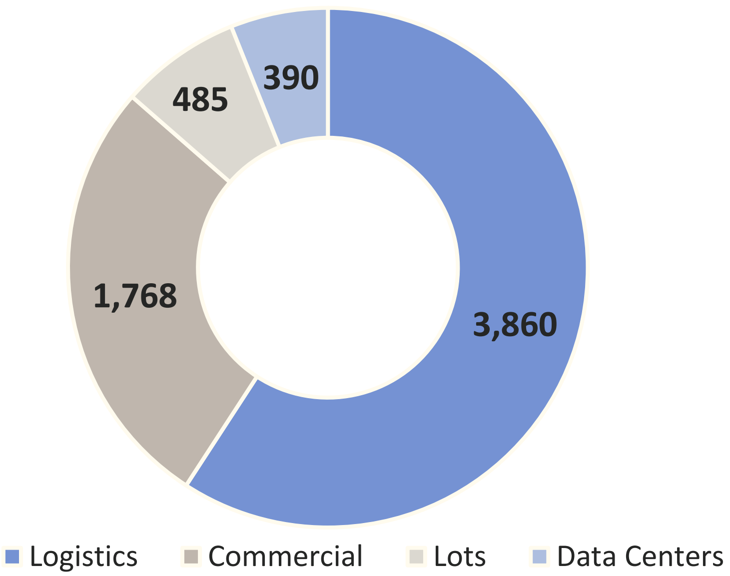
Mega Or continues to identify, illuminate, and unlock potential — with responsibility, stability, and boldness

Spread Between Weighted Average Cap Rate and Weighted Average Cost of Debt



Data Breakdown by Use Type

By asset value (NIS in millions)



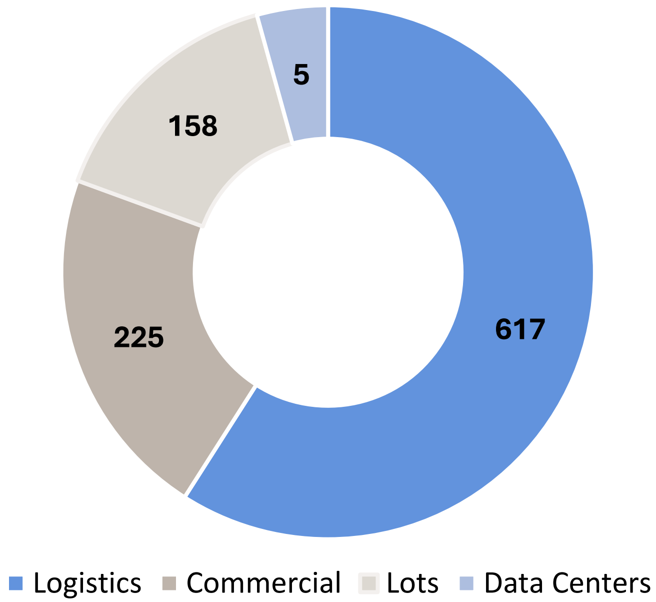
59% Logistics

6% Data Centers

27% Commercial

8% Lots

By Gross Leasable Area (sqm in thousands)



61% Logistics

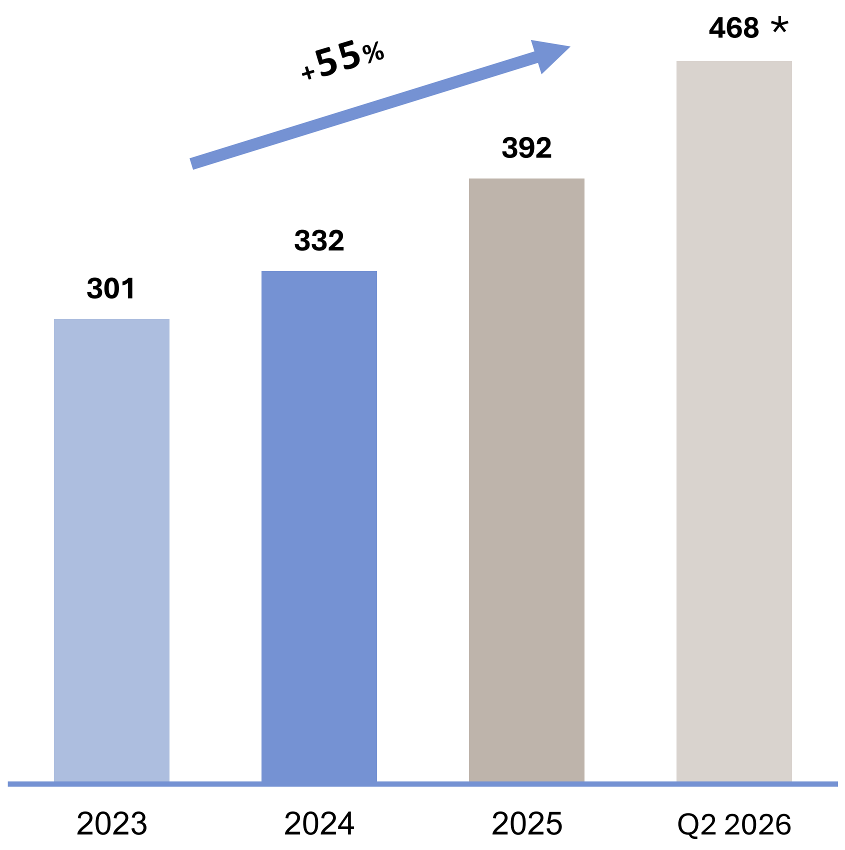
1% Data Centers

22% Commercial

16% Lots

Breakdown of NOI from Existing Properties by Uses

(Company's share)

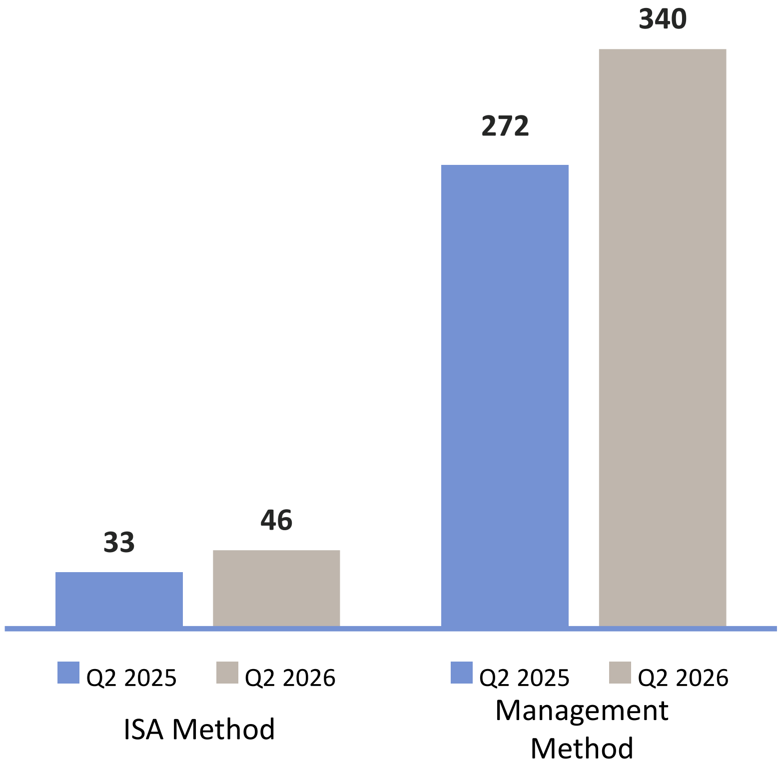


	Q2 2025	Q2 2026
Logistics	59	64
Commercial	29	30
Lots	3	5
Data Centers**	-	10
Other	3	8

* Figures are presented on an annualized basis, NIS in millions.
** The facility has been income-generating since September 2025.

FFO (Funds From Operations) Development

(NIS in millions)

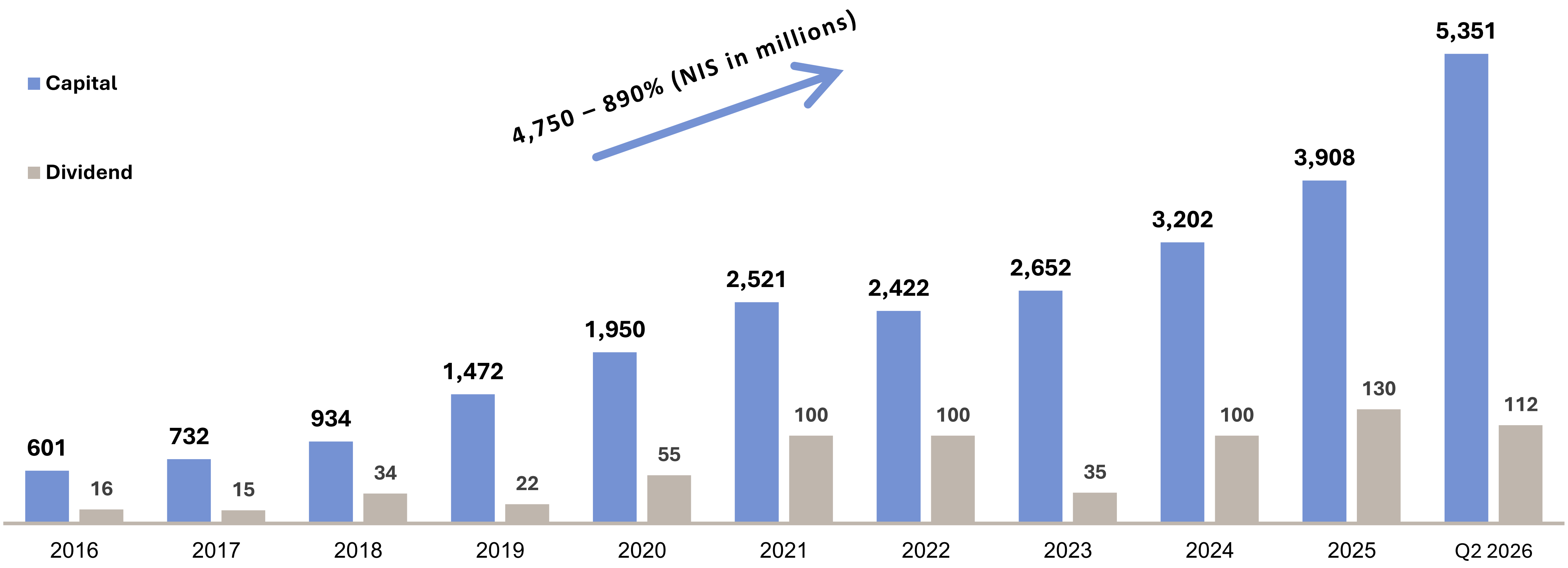


	2023	2024	2025	2026*
FFO: management approach	210	253	292	340
FFO: ISA approach	71	107	177	46
CPI change in the period	3.3%	3.5%	2.4%	1.2%

* Based on Q2 data, annualized and normalized.

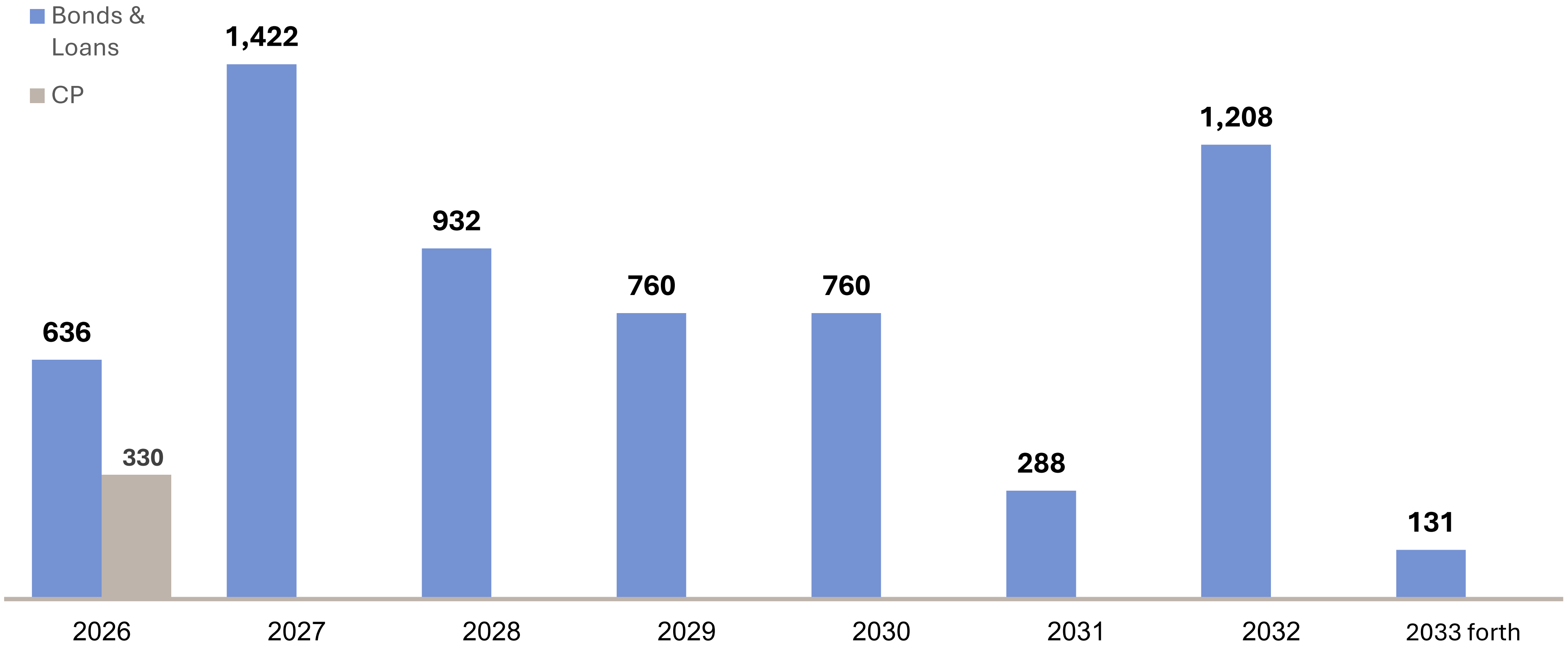
Capital and Dividends **to Shareholders**

(NIS in millions)



Expected **Principal Repayments**

(NIS in millions)



	2026	2027	2028	2029	2030	2031	2032	2033 forth
Effective interest rate	**3.47%**	**2.77%**	**3.18%**	**2.14%**	**2.14%**	**2.56%**	**1.91%**	**3.27%**

Key Milestones
in the Company's Growth

2007
Company's IPO on the Tel Aviv Stock Exchange at a value of approximately NIS 24 million, with its main activity being the initiation and establishment of developing open Shopping centres

2009
Expands operations into the development and construction of industrial and logistics properties

2013
The Company has achieved an A rating - for the first time by Maalot

2019
The Company's market value exceeds NIS 2 billion. The Company enters the Tel Aviv 125 index for the first time

2020
The Company acquires 29.9% of the shares of DIC

2021
The Company's market cap exceeds NIS 4 billion. Maalot raises its issuer rating to +ilA

2022
Expansion into the renewable energy sector in Europe

2024
Expansion into the Data Centers sector

2026
Inclusion in the TA-35 Index for the first time

2026
Maalot upgrades issuer rating to ilAA-

Disclaimer

This presentation, including any accompanying oral explanations,to the extent such explanations were provided may contain forward-looking information as defined in the Securities Law, including forecasts, estimates, projections, and other information regarding future events and matters. The forward-looking information in this presentation is based on current estimates and assumptions of the Company’s management as of the date of this presentation, which, although believed by the Company to be reasonable, are inherently uncertain. Forward-looking information involves risks and uncertainties, including factors beyond the Company’s control, any of which, or a combination thereof, may cause actual results to differ materially from the information presented herein.
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This is an English translation of a Hebrew report of the company, that was published on August 10, 2026 (reference No. 2026-01-074714) at the ISA reporting website (magna.isa.gov.il) (hereafter: “The Hebrew Version”). This English version is only for convenience purposes. This is not an official translation and has no binding force. The translation in any case cannot perfectly reflect the Hebrew Version. In the event of any discrepancy between the Hebrew Version and this translation, the Hebrew Version shall prevail.

MEGA OR

Thank You

Mega Or Holdings Ltd.
Mega Or House, Shilat Industrial Zone | 08-9744880

Annex – Condensed Balance Sheet, Based on the Expanded Balance Sheet Report, as of June 30, 2026 (NIS in thousands)

Assets		Liabilities & Equity		Financial Assets
Current assets	1,078,717	Current liabilities	1,781,380	
Long-term receivables	984,773	Long-term liabilities	6,129,113	Equity-to-assets ratio: 41%
Investment property	6,625,085	Equity including minority interest	5,441,254	
Investment property under development	4,650,755			
PP&E, net	7,511			
Goodwill	4,906			
Total	**13,351,747**	**Total**	**13,351,747**	

Annex – Condensed Statement of Income, Based on the Expanded Report, as of June 30, 2026 (NIS in thousands)

	1-6/2026	2025	2024	2023	2022	2021
Rental & property management income	238,285	417,300	345,805	299,492	280,558	223,484
Gross profit	226,434	399,416	337,383	304,545	269,930	213,408
Fair value gain on investment property	1,176,085	430,376	342,375	445,310	367,782	304,833
Operating income	1,351,385	832,100	649,323	619,694	502,777	619,511
Financing income (expenses), net	(139,030)	222,775	140,389	(237,592)	(731,217)	157,084
Profit (loss) before income taxes	1,212,355	1,054,874	789,712	382,102	(228,440)	776,595
Income taxes	(267,738)	(205,874)	(122,780)	(104,808)	(22,463)	(134,482)
Profit from discontinued operations, net	-	-	-	-	102,213	100,045
Net profit (loss)	**944,617**	**849,001**	**666,932**	**277,294**	**(148,690)**	**742,158**