



LAND DEVELOPMENT
URBAN RENEWAL
NIMRODI GROUP

Capital Market Presentation | Q2, 2025 | September 2025

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Regarding urban renewal projects, it is hereby clarified that in view of such projects’ complexity and current status, there is no certainty that projects, whose execution has not yet commenced, will indeed be executed, nor is there certainty as to the number of housing units for construction and/or as to the expected construction commencement date.

The information included in this presentation, and any other information provided during its delivery, does not constitute a basis for making an investment decision, nor does it constitute a recommendation or opinion, and does not substitute the exercising of a potential investor’s independent judgment.

Unless expressly stated otherwise, the data included in the presentation are correct as of the consolidated financial statements as of June 30, 2025.

2025–2026 Realizing the Vision

From Forecasts to Reality



LAND DEVELOPMENT
URBAN RENEWAL

NIMRODI GROUP



More than **700** Housing units

Building permits / conditional permits since
the beginning of the year



Ben Gurion, Ramla | Phase A |
270 housing units



Hadror, Yavne |
244 housing units



Bavli Yerushalmi, Tel Aviv |
56 housing units



Nahal Oz 29, Tel Aviv |
106 housing units



Yerushalmi 12, Tel Aviv |
27 housing units

Note: The number of housing units includes the partners' share, if any
Including forward-looking information, as defined in the Securities Law, 1968

More than **450** Housing units

In projects for which evacuation notices were issued since the beginning of the year

Hankin Holon – 130 housing units | Ramla Phase A – 270 housing units | Bavli Tel Aviv – 56 housing units

Marketing and sales (61 housing units) since
the beginning of the year

Amounting to approx. **206** NIS millions*

Approx. **2.3** NIS billions

Signed financing agreements / under negotiations
since the beginning of the year



Ben Gurion, Ramla | Phase A |
NIS 500 million



Bavli Yerushalmi, Tel Aviv |
NIS 440 million



Gavriellov, Rehovot (*) | approx.
NIS 400 million



Kiryat Yam Phase A and B (*)
| approx. NIS 1 billion

Approval and promotion of zoning plans
since the beginning of the year

Over

1,000

Additional
housing units

Total to date approx. 8,700 housing units

with approved zoning plans!

Zoning plan has been approved – Histadrut Holon (408 housing units) |
submitted for objections – Kiryat Eliezer, Haifa (432 housing units) and Borochoy, Jerusalem (190 housing units)

Shaping a New Urban Reality



22 Cities | Approx. 70 Projects | Approx. 30,000 Housing units in various phases

ILD Urban Strength in Numbers

Being executed/marketed

722 Housing units

8 projects being executed and/or marketed expected to generate projected gross profit of approx. NIS 179 million*

2026

3,528 Housing units

13 further projects are expected to reach the marketing and commencement of execution phase in 2026 and generate projected gross profit of approx. NIS 930 million*

2027

5,211 Housing units

10 further projects are expected to reach the marketing and commencement of execution phase in 2027 and generate projected gross profit of approx. NIS 1.3 billion*

One of the largest urban renewal portfolios in Israel

Housing units nationwide

No land acquisition

Equity as of June 30 2025 NIS 133 million

Balance of accumulated losses for tax purposes totaling over NIS 350 million

Since the beginning of the year apartments totaling approx. NIS 206 million were sold and/or marketed

Project name	No. of marketable housing units (including the partners' share)	No. of housing units sold through December 31, 2024	No. of housing units sold and/or marketed*	Amount of sales and/or marketing in NIS millions (including VAT)*	Sales through the presentation date		Of which: January–June 2025 sales	
					No. of housing units sold and/or marketed*	Expected consideration from sales and/or marketing in NIS millions (including VAT)*	Remaining no. of marketable housing units as of the presentation date	Cumulative marketing % as of the presentation date*
Hankin, Holon	94	14	4	18	4	18	76	19%
Bavli–Yerushalmi, Tel Aviv	34	4	4	37	4	37	26	24%
Ben Gurion, Ramla (Phase A)	222	–	40	93	36	78	182	18%
Gavriellov 144, Rehovot	126	–	9	21	9	21	117	7%
Weizmann 131, Tel Aviv	16	–	3	31	3	31	13	20%
Bloch 13, Tel Aviv	8	1	1	6	1	6	6	25%
Total	500	19	61	206	57	191	420	

Additional strategic collaboration with Menora Mivtachim regarding 6 further projects is about to be launched*



200 NIS million

Cumulative investment of approx. NIS 200 million in the equity of 6 projects

Approx. 1,300 housing units

The projects in the transaction include approx. 1,300 housing units (including the partners' share and the owners' apartments)

80%

Menora's investments shall constitute 80% of the equity requirement of each project; ILD Urban shall provide 20% of the equity of each project

40%

Menora is expected to receive approx. 40% of ILD Urban's share in the profit of each project, with priority and protection mechanisms for Menora and upside mechanisms for ILD Urban and Menora

Projects in execution and marketing

Unrecognized gross profit of approx. NIS170million

The
Company's
share

NIS million	Project type	Status	The Company's share in profit (%)	No. of housing units in the project (including the partners' share)	No. of marketable housing units (including the partners' share)	No. of housing units sold through June 30, 2025 and as of the presentation date	% of sales through June 30, 2025 and as of the presentation date	Expected construction completion date	% of completion as of June 30, 2025	Balance of completion costs (including the partners' share)	Projected gross profit rate	The Company's share		
												Total expected gross profit	Gross profit recognized through June 30, 2025	Total expected unrecognized gross profit
Lessin 23, Tel Aviv	National Outline Plan 38/2	Under construction	80%	17	9	9	100%	Q3, 2025	97%	4	5%	2	2	**
De-Haas 7, Tel Aviv	National Outline Plan 38/2	Under construction	80%	43	20	20	100%	Q2, 2026	60%	34	14%	11	7	4
Hankin, Holon*	Raze and rebuild	In the lead-up to the execution stage	48.75%	130	94	18	19%	2029	-	180	15%	20	-	20
Bavli-Yerushalmi, Tel Aviv*	Raze and rebuild	In the lead-up to the execution stage	65%	56	34	7	21%	2029	-	114	35%	43	-	43
Ben Gurion, Ramla (Phase A)*	Raze and rebuild	Being marketed	65%	270	222	36	16%	2029	-	354	18%	52	-	52
Gavriellov 144, Rehovot	Raze and rebuild	Being marketed	50%	156	126	9	7%	2030	-	261	20%	32	-	32
Weizmann 131, Tel Aviv	National Outline Plan 38/2	Being marketed	80%	31	15	3	20%	2029	-	64	20%	13	-	13
Bloch 13, Tel Aviv	National Outline Plan 38/2	Being marketed	80%	19	8	2	25%	2029	-	40	15%	6	-	6
Total				722	528	104				1,051		179	9	170

Projects which are expected to reach commencement of marketing and execution in 2026

NIS million	Project type	The Company's share in profit (%)	No. of housing units in the project (including the partners' share)	No. of marketable housing units (including the partners' share)	Rate of signatures as of June 30, 2025	Expected start of construction	Projected gross profit (Company's share)	Projected gross profit rate	Project status
Tzva Keva, Kiryat Yam (Phase A*)	Raze and rebuild	65%	268	228	94%	2026	47	18%	Committee's resolution for conditional building permit
Tzva Keva, Kiryat Yam (Phase B)	Raze and rebuild	100%	210	178	94%	2026	57	18%	Committee's resolution for conditional building permit
Bar-Lev, Tel Aviv	Raze and rebuild	70%	103	71	100%	2026	30	21%	A building permit application has been created
Yerushalmi 12, Tel Aviv	National Outline Plan 38/2	100%	27	11	100%	2026	14	18%	A building permit application has been created
Nahal Oz 29, Tel Aviv	National Outline Plan 38/2	81%	106	58	85%	2026	32	18%	A building permit application has been created
Jabotinsky 134, Tel Aviv	National Outline Plan 38/2	51%	34	18	76%	2026	8	16%	A building permit application has been created
Hadror, Yavne	Raze and rebuild	100%	244	164	84%	2026	81	20%	A building permit application has been created
Ha-Tayasim, Ness Ziona	Raze and rebuild	100%	387	267	98%	2026	163	21%	The Company is advancing a construction and development plan and a building permit <i>vis a vis</i> the municipality
HaAliya HaShniya, Haifa	Raze and rebuild	50%	715	539	92%	2026	162	21%	A building permit application has been created
Ben Gurion, Ramla (Phase B)	Raze and rebuild	100%	578	442	97%	2026	151	15%	A building permit application has been created concurrently with the advancement of the signing of a development agreement with the Ramla municipality

Projects which are expected to reach commencement of marketing and execution in 2026 (continued)

NIS million	Project type	The Company's share in profit (%)	No. of housing units in the project (including the partners' share)	No. of marketable housing units (including the partners' share)	Rate of signatures as of June 30, 2025	Expected start of construction	Projected gross profit (Company's share)	Projected gross profit rate	Project status	
	HaGilad HaShomron, Holon	Raze and rebuild	100%	321	225	71%	2026	93	18%	Zoning plan authorized; a building permit is in process as part of the H-619 plan
	Borochoy, Jerusalem	Raze and rebuild	50%	190	146	75%	2026	39	19%	The plan was submitted for objections
	Weizmann 66-74, Holon	Raze and rebuild	50%	345	230	69%	2026	53	17%	A building permit is in process as part of the H-619 plan
Total				3,528	2,577			930		

Projects which are expected to reach commencement of execution in 2027

NIS million	Project type	The Company's share in profit (%)	No. of housing units in the project (including the partners' share)	No. of marketable housing units (including the partners' share)	Rate of signatures as of June 30, 2025	Expected start of construction	Projected gross profit (Company's share)	Projected gross profit rate	Project status
Yom HaKippurim 28, Rehovot	Raze and rebuild	50%	57	39	89%	2027	7	14%	Zoning plan authorized; a design plan has been approved; a feasibility supplementation grant from the Urban Renewal Authority has been approved; a building permit application has been submitted
HaHistadrut Complex, Holon	Raze and rebuild	100%	408	296	82%	2027	123	15%	A committee resolution validating the plan has been received
Herzl Bialik, Rishon LeZion	Raze and rebuild	55%	188	164	80%	2027	41	19%	The zoning plan was recommended for discussion at the district committee; the Company awaits the discussion at the district committee
Kiryat Eliezer Complex 16, Haifa	Raze and rebuild	100%	432	336	85%	2027	143	18%	A resolution was received for submission of the plan under conditions
Tor Sinai, Jerusalem	Raze and rebuild	50%	242	191	80%	2027	52	21%	The zoning plan papers were submitted to the district committee; the threshold conditions are under review in preparation for a discussion in the committee
Emek HaRefaim 59, Jerusalem	Raze and rebuild	50%	117	68	80%	2027	25	19%	A recommendation was received for submission under conditions
Commando Square, Lod	Raze and rebuild	50%	255	217	66%	2027	56	18%	Approved zoning plan; building permit in process
Tzva Keva, Kiryat Yam Phase C and onwards	Raze and rebuild	100%	972	820	94%	2027	312	20%	Zoning plan authorized; a design plan was approved
Ben Gurion, Ramla Phase C and onwards	Raze and rebuild	100%	2,180	1,420	89%*	2027	444	15%	Zoning plan authorized; a design plan was approved
Orot Complex, Be'er Sheva	Raze and rebuild	100%	360	281	76%	2027	88	19%	Building permit in process
Total			5,211	3,832			1,291		

Other projects in various stages of progress and planning Tenants' signatures rate higher than 60%

Project name	No. of housing units Current	No. of housing units under the plan	Planned no. of marketable housing units	The Company's share in profit (%)	Rate of signatures as of June 30, 2025 (%)
Yavne – Buchris South	62	260	198	50%	84%
Ashkelon – Eli Cohen / HaNasi	160	1,280	1,120	50%	82%
Migdal HaEmek – 5-7 Ha'atzmaut	37	296	259	100%	81%
Bat Yam – Herzl 44, 46	45	180	135	100%	80%
Ramat Gan – Meir Ba'al Ha'ness	90	276	186	100%	80%
Tel Aviv – Smaller Levanda Complex	90	270	180	50%	74%
Ramat Gan – Yehuda HaNassi 4-10	46	136	90	100%	73%
Yavne – Weizmann Complex, HaZayit, HaTe'ena	288	1,400	1,112	75%	72%
Rehovot – Kiryat Moshe (Stolvov)	32	72	40	100%	84%
Haifa – Kiryat Eliezer, Complex 4	78	358	280	100%	71%
Rishon LeZion – Jabotinsky, Smilchanski, Olei Hagardom	101	346	245	100%	70%
Jerusalem – Tchernichovsky 74-78-80	43	168	125	50%	69%
Ashkelon – Ort 4	96	700	604	100%	68%
Jerusalem – Hantke 50-52	68	270	202	50%	67%
Yavne – Buchris North	64	268	204	100%	67%
Bat Yam – Eilat St.	240	960	720	100%	62%
Jerusalem – Hillel 22 and Rabbi Akiva 3	25	66	41	50%	62%
Total	1,565	7,306	5,741		

De-Haas 7 | Tel Aviv

National Outline Plan 38/2 –
being executed

43

Housing units in project

20

Marketable housing
units

20

Sold housing units
100% of marketable
housing units

80%

The Company's
share in the
project's profits

Q2/2026

Expected construction
completion

Approx.

NIS 11 million

Expected gross profit

Approx.

NIS 4 million

Total expected
unrecognized gross profit

14%

Gross profit
rate



Hankin 96 | Holon

Raze and rebuild – in preparation for the execution stage, all tenants were evacuated and possession was delivered to the executing contractor

130

Housing units in project

94

Marketable housing units

18

Sold housing units
19% of marketable housing units

48.75%

The Company's share in the project's profits
The project is included in the Menora1 transaction

Q3/2025

Expected construction commencement
Expected construction completion – 2029

98%

Rate of signatures

Approx. NIS 20 million

Company's profitability
Projected gross profit

Approx. 15%

Gross profit rate

SÖLO
אייקון המגורים של חולון





Bavli-Yerushalmi 1,3,5 | Tel Aviv

Raze and rebuild – in preparation for the execution stage,
evacuation notices were sent to tenants

65%

The Company's share in
the project's profits
The project is included in the
Menora 1 transaction

Approx.

35%

Gross profit
rate

7

Sold housing units
(21% of marketable housing units)

Approx.

NIS 43 million

Company's
profitability Profit

34

Marketable
housing units

100%

Rate of signatures

56

Housing units in project

Q3/2025

Expected construction
commencement
Expected construction
completion: 2029

Ben Gurion Complex | Ramla

Raze and rebuild + upgrading and expansion

Phase A – being marketed; a building permit was obtained and a financing agreement was signed

Phase B – a building permit is in process; rate of signatures: Phase A – 100%,

Phase B – 97%, remaining project – 89%.

3,028

Housing units in project
(of which: Phase A 270,
Phase B 578)

2,084

Marketable housing units
(of which: Phase A 222,
Phase B 442)

36

Sold housing units (
16% of marketable housing
units in Phase A)

65% Phase A

The Company's share in the project's profits
Phase A is included in the Menora 1 transaction
All other phases – 100%

Q4/2025

Expected construction commencement (Phase A)
Expected construction commencement (Phase B): 2026
Expected construction completion (entire project): 2032

Approx.

NIS 52 million

Expected gross profit (Phase
A): Profitability rate 18%

Approx.

NIS 151 million

Expected gross profit (Phase
B): Profitability rate 15%

Approx.

NIS 647 million

Total expected gross profit
(The entire project)



Ir Galim | Kiryat Yam

Raze and rebuild

A committee resolution was received to approve a conditional building permit (Phase A + B)

Rate of signatures: Phase A – 94%, Phase B – 94%, remaining project – 94%.

1,450

Housing units in project
(of which: Phase A 268,
Phase B 210)

1,226

Marketable housing units
(of which: Phase A 228,
Phase B 178)

65% Phase A

The Company's share in the project's profits
Phase A is included in the Menora 1 transaction
All other phases – 100%

2026

Expected construction commencement (Phase A)
Expected construction completion (entire
project): 2031

Approx.

NIS 47 million

Expected gross profit
(Phase A):
Profitability rate 17%

Approx.

NIS 57 million

Expected gross profit
(Phase B): Profitability
rate 17%

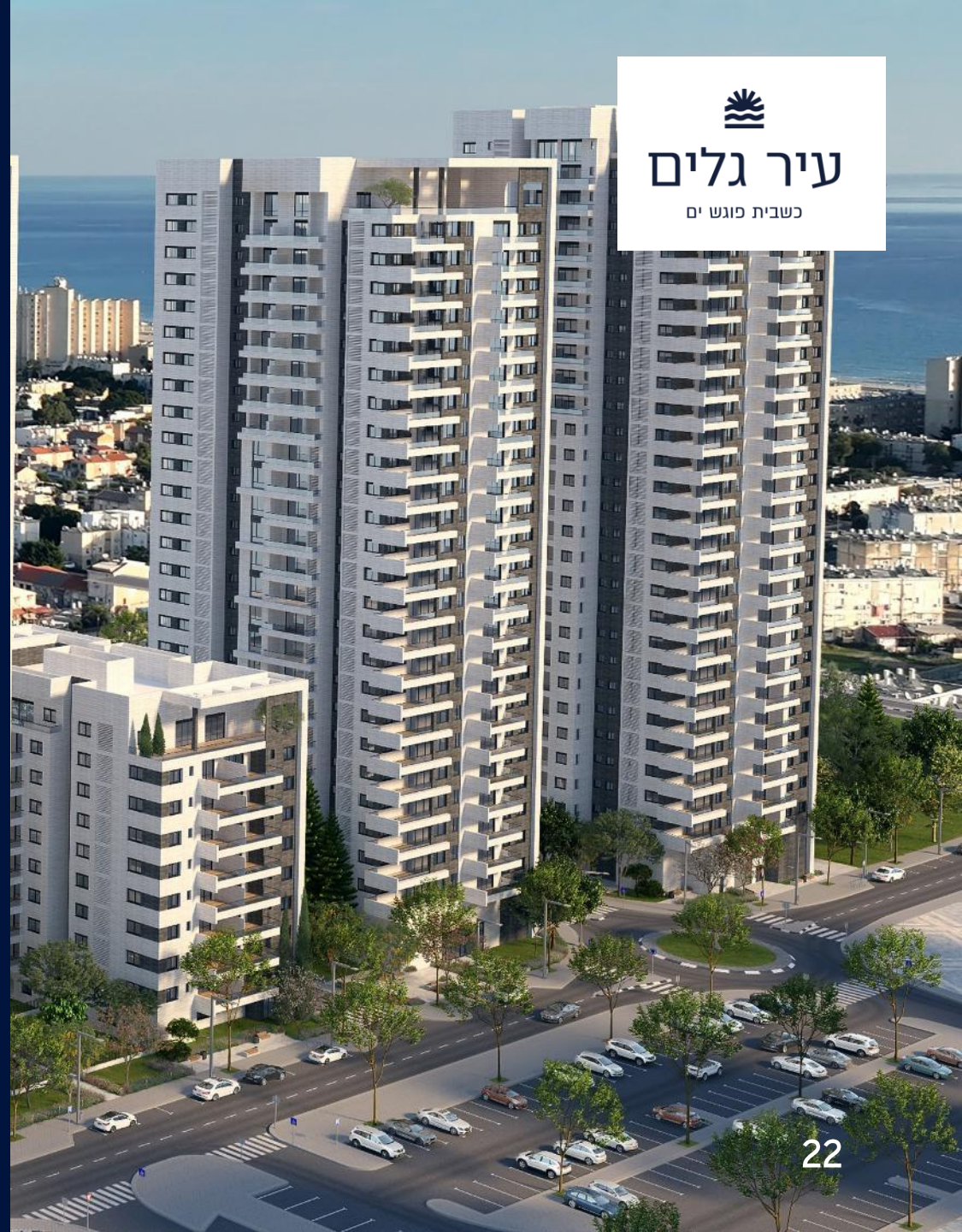
Approx.

NIS 416 million

Total expected gross profit
(The entire project)



עיר גלים
כשבית פוגש ים



Gavriellov 144 | Rehovot

Raze and rebuild – a conditional building permit was received

156

Housing units in project

126

Marketable housing units

9

Sold housing units
7% of marketable housing units

50%

The Company's share in the project's profits
In partnership with "Africa Urban Renewal"

2026

Expected construction commencement
Expected construction completion: 2030

93%

Rate of signatures

Approx.

NIS 32 million

Company's profitability
Projected gross profit

Approx. 20%

Gross profit rate

Note: The number of housing units includes the partners' share, if any including forward-looking information, as defined in the Securities Law, 1968

מגדלי
רחובות
הצעירה

הכשרת הישוב
ואפריקה התחדשות עירונית



Ha-Tayasim Complex | Ness Ziona

Raze and rebuild – approved zoning plan

A building and development plan is in process and a building permit is sought concurrently

387

Housing units in project

267

Marketable housing units

100%

The Company's share in the project's profits

98%

Rate of signatures

2026

Expected construction commencement
Expected construction completion: 2030

Approx.

NIS 163 million

Company's profitability
Projected gross profit

Approx. **21%**

Gross profit rate



TOPIA

העיר החדשה | בת גלים



Bat Galim | Haifa

Raze and rebuild – zoning plan authorized; a building permit application has been created

92%

Rate of signatures

50%

The Company's share in the project's profits
in collaboration with "Bait Vegag"

539

Marketable housing
units

715

Housing units in project

Approx.

21%

Gross profit
rate

Approx.

NIS 20 million

Company's
profitability Profit

Approx.

NIS 162 million

Expected gross profit

2026

Expected construction
commencement
Expected construction
completion: 2030

Thank you

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