



גזית-גלוב בע"מ
GAZIT-GLOBE LTD.

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Gazit-Globe: Subsidiary, Royal Senior Care acquires three senior housing communities in the U.S.A. for \$ 18.3 million

Gazit-Globe announces today that its U.S. subsidiary, Royal Senior Care, has acquired three senior housing communities in the suburbs of Atlanta for a total consideration of \$ 18.3 million.

The properties, which encompass 165 units, extend over an area of approximately 10 acres and have a Gross Leaseable Area of approximately 11,200 square meters. There is a potential for additional units to be added at some of the properties.

The properties are located in neighborhoods that have a strong growth rate and a higher than average household income level for the state of Georgia.

Based on the present occupancy rates and current rents, the Company estimates that the properties will yield a return of approximately 8.3% (before leverage).

The acquisition was made through Royal Senior Care (50% owned), which manages, acquires and develops 12 senior housing communities, encompassing approximately 1,450 units, in the southeastern United States.

Roni Soffer, the President of Gazit Group U.S.A., stated: “The properties have been acquired as part of the Company’s strategy to create a portfolio of quality properties and benefit from economies of scale at the management level in each of the states where we are active.”

About the Gazit-Globe Group

Gazit-Globe is the largest Israeli company operating in the property sector. Since July 2006, the Company has been included in the TA-25 Index (market value – approximately NIS 5.3 billion). The Group specializes – directly and through its subsidiaries – in the acquisition, development, and management of income-producing properties. Its primary focus is on supermarket-anchored shopping centers. In addition, the Company is active in the senior housing communities and the medical office buildings sectors in the U.S.A., and also continues to seek out and realize opportunities in its business and/or in synergetic businesses, both in regions where it operates and also in other regions.

The Group – directly and through an affiliate – owns and has interests in 501 commercial properties, comprising 470 shopping centers and stores, 17 shopping centers that are under development, 10 senior housing communities (encompassing some 1,030 units), 2 senior housing communities that are under development, a medical office building with a multi-story parking garage and an office building in Tel-Aviv. These properties have a Gross Leasable Area of some 4.2 million square meters and generate annual rental income of approximately NIS 3.2 billion.

Shopping center operations in North America are carried out through Equity One Inc., which is a REIT (Real Estate Investment Trust), as well as being a public company listed on the New York Stock Exchange under the symbol EQY, and through First Capital Reality Inc., which is a public company listed on the Toronto Stock Exchange under the symbol FCR.

Operations in Europe are carried out through Citycon – a Finnish public company listed on the Helsinki Stock Exchange under the symbol CTY1S, and through Gazit Europe, a wholly (100%) owned subsidiary, which is engaged in the European shopping centers sector and which owns two shopping centers in Germany.

Senior housing community operations in the southeastern U.S.A. are carried out through Royal Senior Care. The Company is also active in the U.S.A. through ProMed Properties Inc., which is engaged in the medical office buildings sector.

In Israel, the Company owns 85% of the share capital of Gazit-Globe Israel (Development) Ltd., which owns 7 shopping centers and 7 plots of land for the future development of shopping centers. In addition, the Company owns an office building in Tel-Aviv.