



GAZIT-GLOBE

THE EVOLUTION OF A GLOBAL RETAIL CHAMPION



Gazit-Globe - Conference Call Presentation

Q1 2016 Financial Results, May 26, 2016

LOCATION
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Rachel Lavine
CEO



Adi Jemini
CFO

Financial Results for Q1 2016



(in NIS million except per share data)	3 months ended March 31		
	2016	2015	Change %
Property rental income	1,539	1,527	0.8%
NOI	1,052	1,028	2.3%
NOI margin	68.4%	67.3%	-
FFO	135	160	(16%)
FFO per share (NIS)	0.69	0.90	(23%)
The number of shares used in calculating the diluted FFO per share (mm)	195.6	178.5	10%
Cash flow from operating activities	290	175	-
Fair value gain on investment property	249	107	-
Net income (loss) attributable to equity holders of the company	(278)	376	-
Diluted net income (loss) per share attributable to equity holders of the Company (NIS)	(1.44)	2.10	-

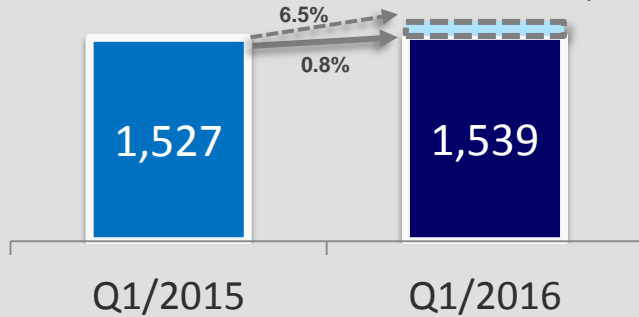


Operational Results – Q1/2016

Rental Income

NIS millions

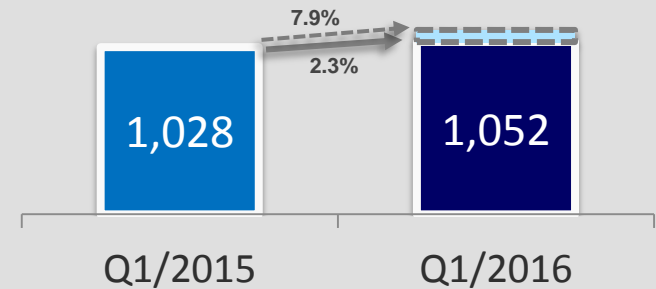
Based on Q1/2015 FX rates, Q1/2016 rental income increased by 6.5%



NOI

NIS millions

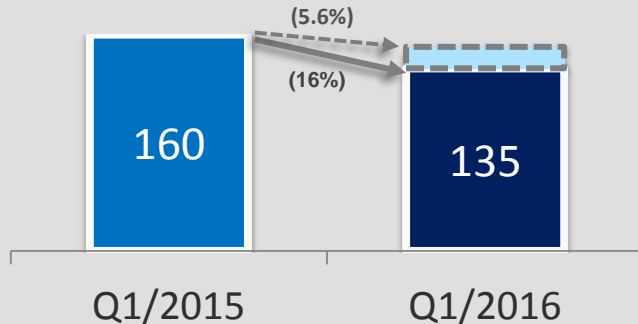
Based on Q1/2015 FX rates, Q1/2016 NOI increased by 7.9%



FFO

NIS millions

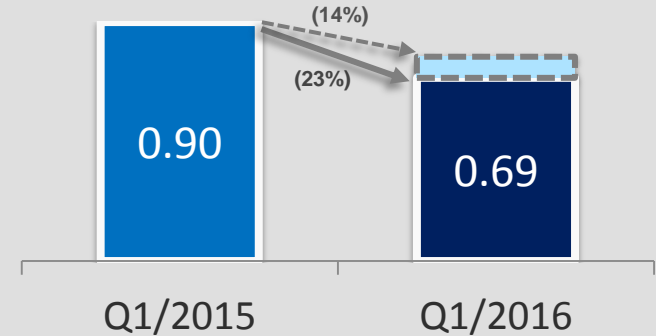
Based on Q1/2015 FX rates, FFO decreased by 5.6%



FFO Per Share

NIS

Based on Q1/2015 FX rates, FFO per share decreased by 14%

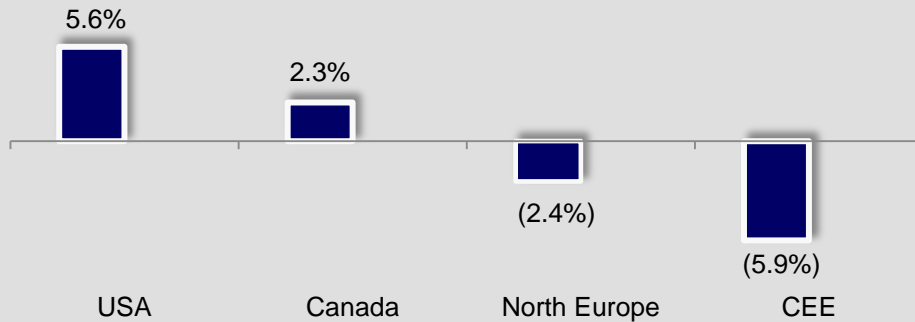


Operational Parameters

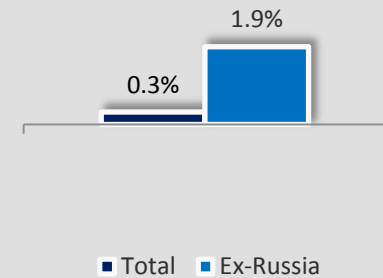


Q1 2016 Same Property NOI Growth (*)

Regional Breakdown

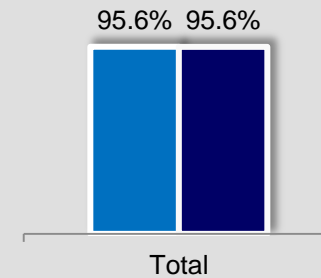
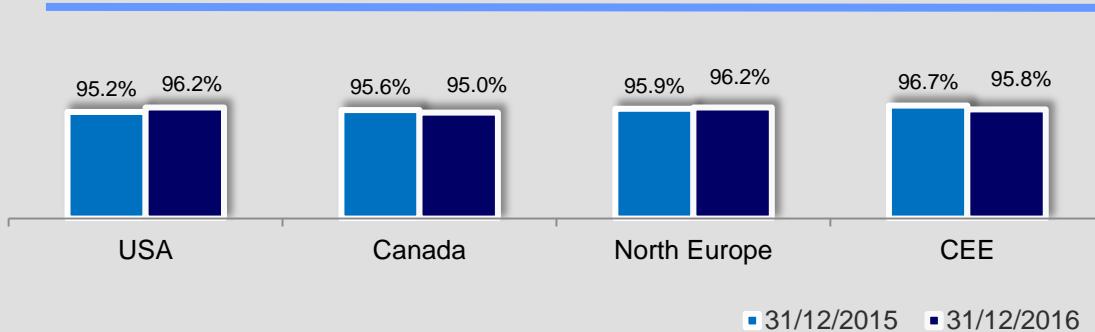


Total



Resilient Assets with Stable Occupancy

Regional Breakdown



(*) Excluding foreign exchange fluctuation.

Fair Value of Investment Property



Change in fair value (pre-tax, Consolidated)

Quarter ended March 31

(NIS million)

2016

2015



75

128



71

(1)



127

(14)



(14)

(2)



(10)

(4)



249

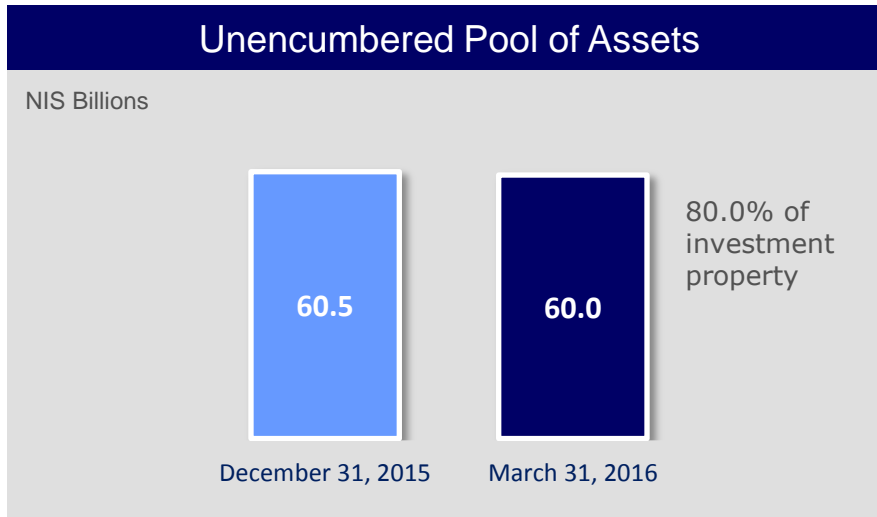
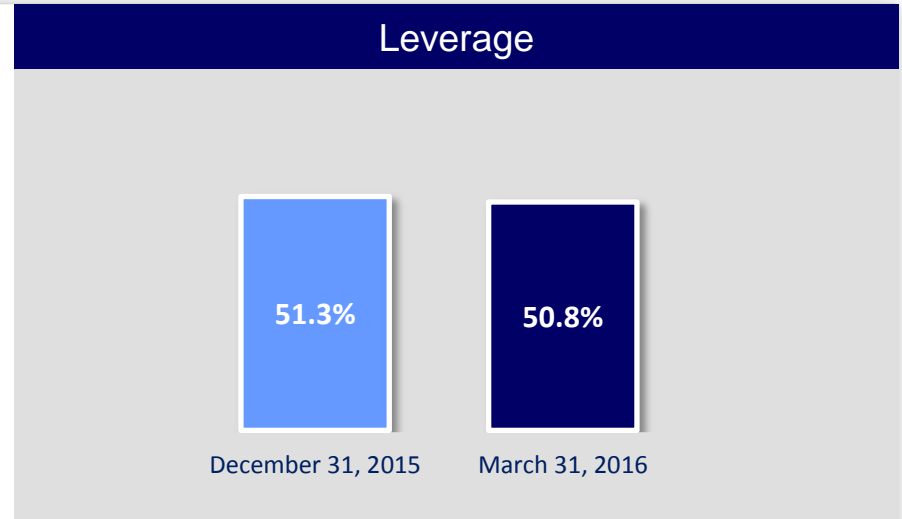
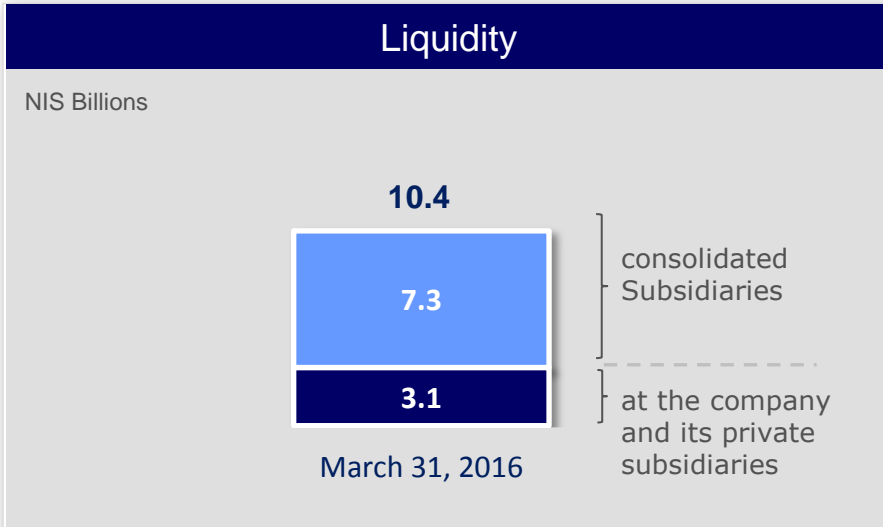
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Balance Sheet Highlights



	As of March 31	As of December 31
(in NIS million except per share data)	<u>2016</u>	<u>2015</u>
Total Assets	83,929	84,236
Investment Properties & Development	74,978	74,019
Interest Bearing Debt, Net	41,337	41,962
Total Equity	31,540	30,995
Shareholder's Equity	7,378	7,512
Shareholder's Equity Per Share	37.7	38.4
EPRA NAV per share	52.4	52.9
Net Debt to Total Assets (LTV)	50.8%	51.3%
Average nominal interest rate for the quarter	4.1%	3.5%

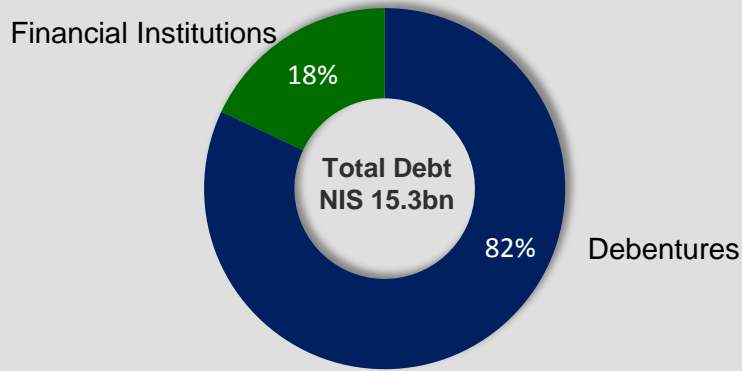
Liquidity and Financial Strength





Well Staggered Debt Maturity Schedule ⁽¹⁾

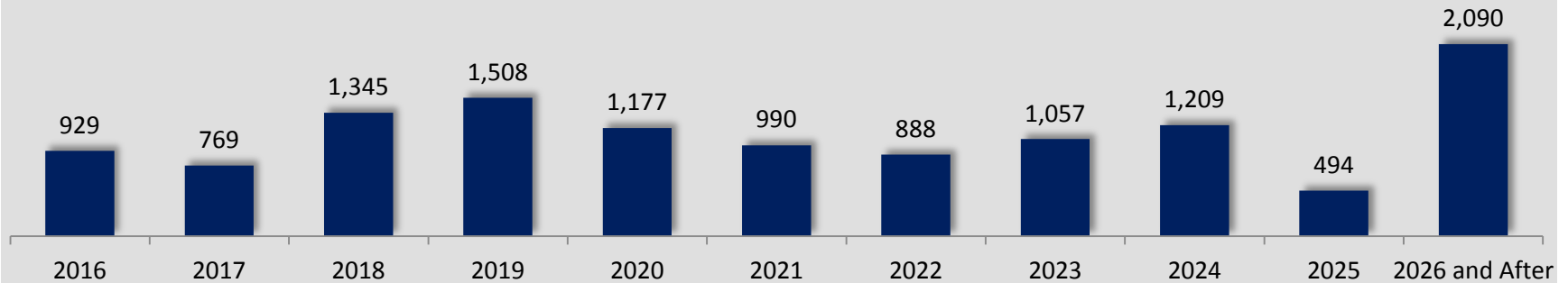
Debt Breakdown



- Weighted average debt maturity: 5.1 years
- Average interest rate: 4.9%

Debenture Maturity Schedule

NIS Millions



⁽¹⁾ As of 31 March 2016. Comprises financial liabilities at the Gazit-Globe parent level and its private subsidiaries.



GAZIT-GLOBE

**GOOD THINGS HAPPEN WHEN YOU
OWN GOOD REAL ESTATE**

G TZAMERET
Tel Aviv, Israel