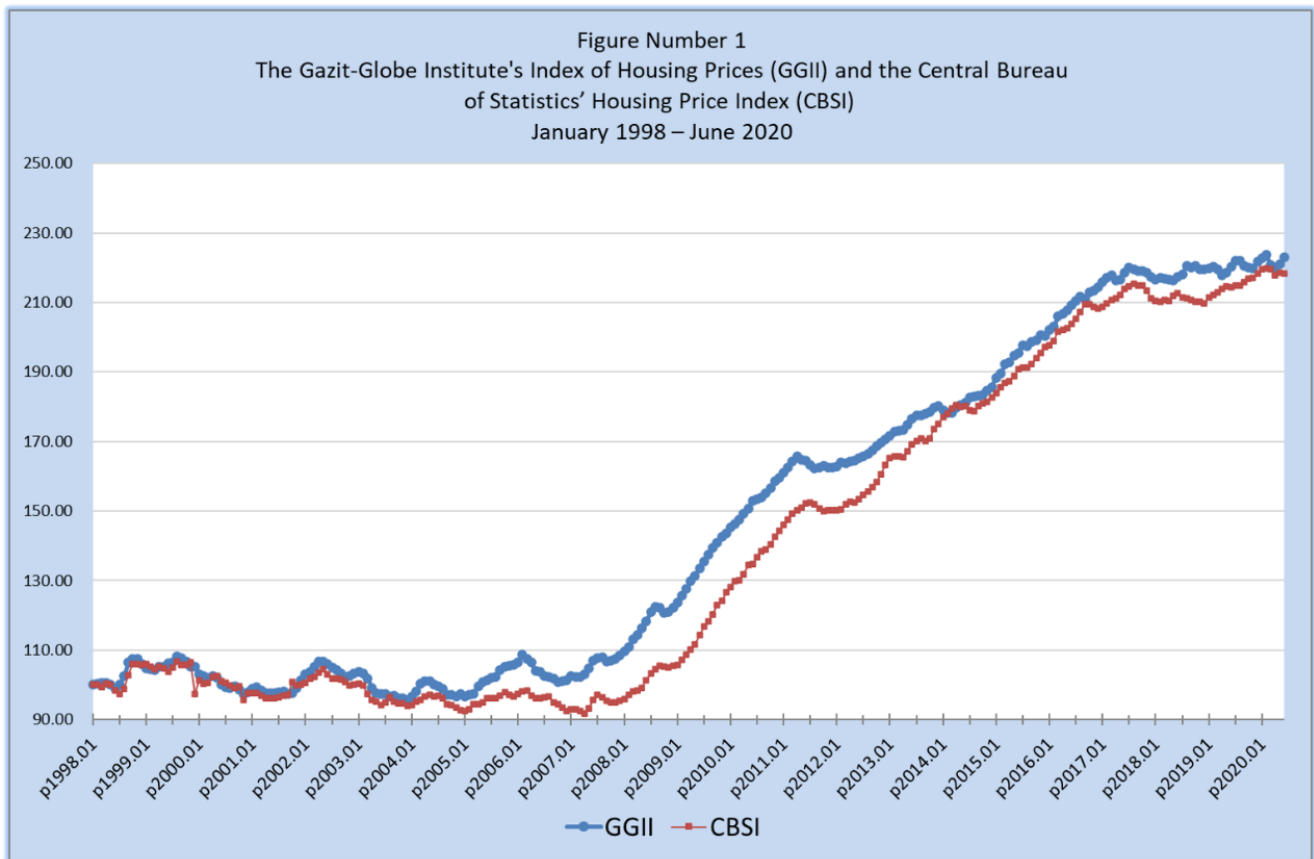
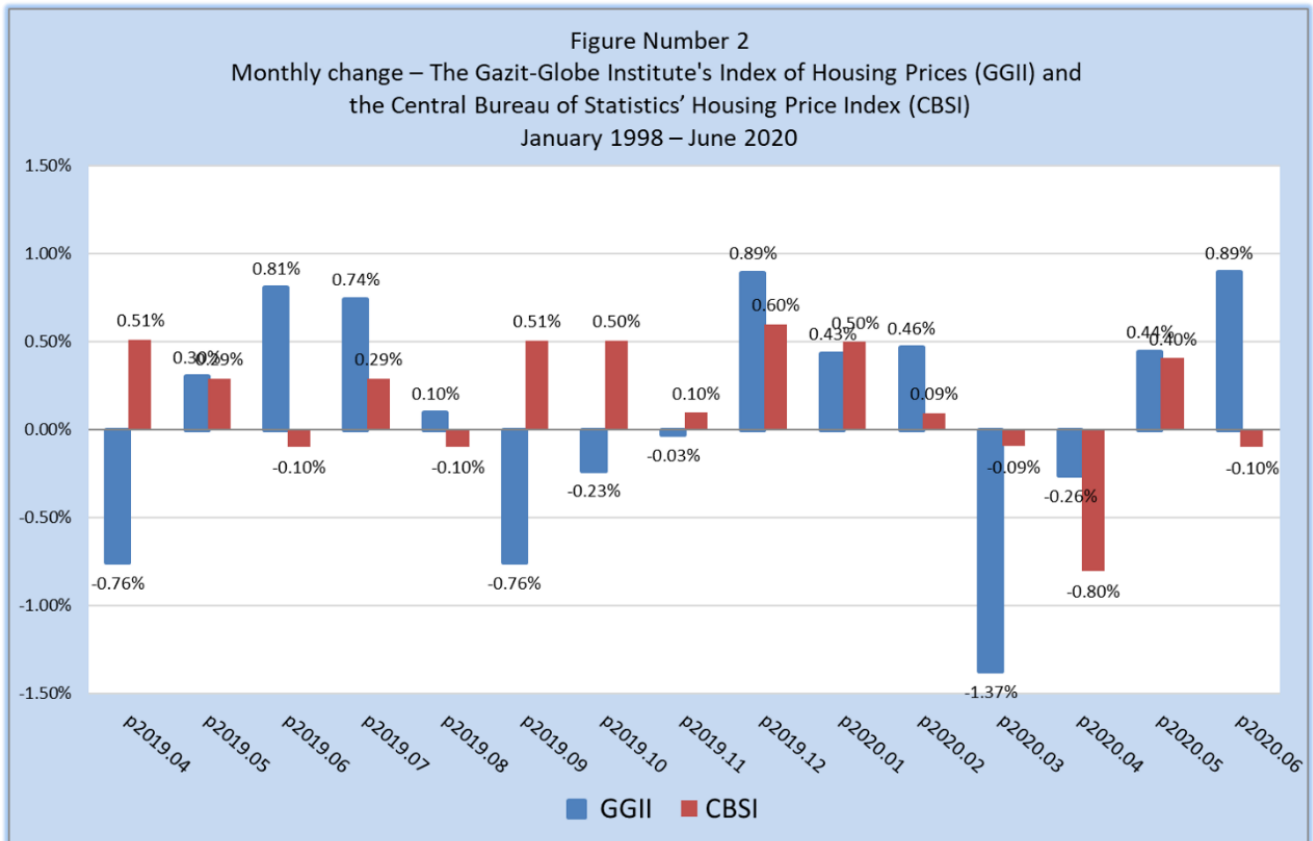


Gazit-Globe Institute's Index of Housing Prices - GGII
National and local results for the period ending in June 2020

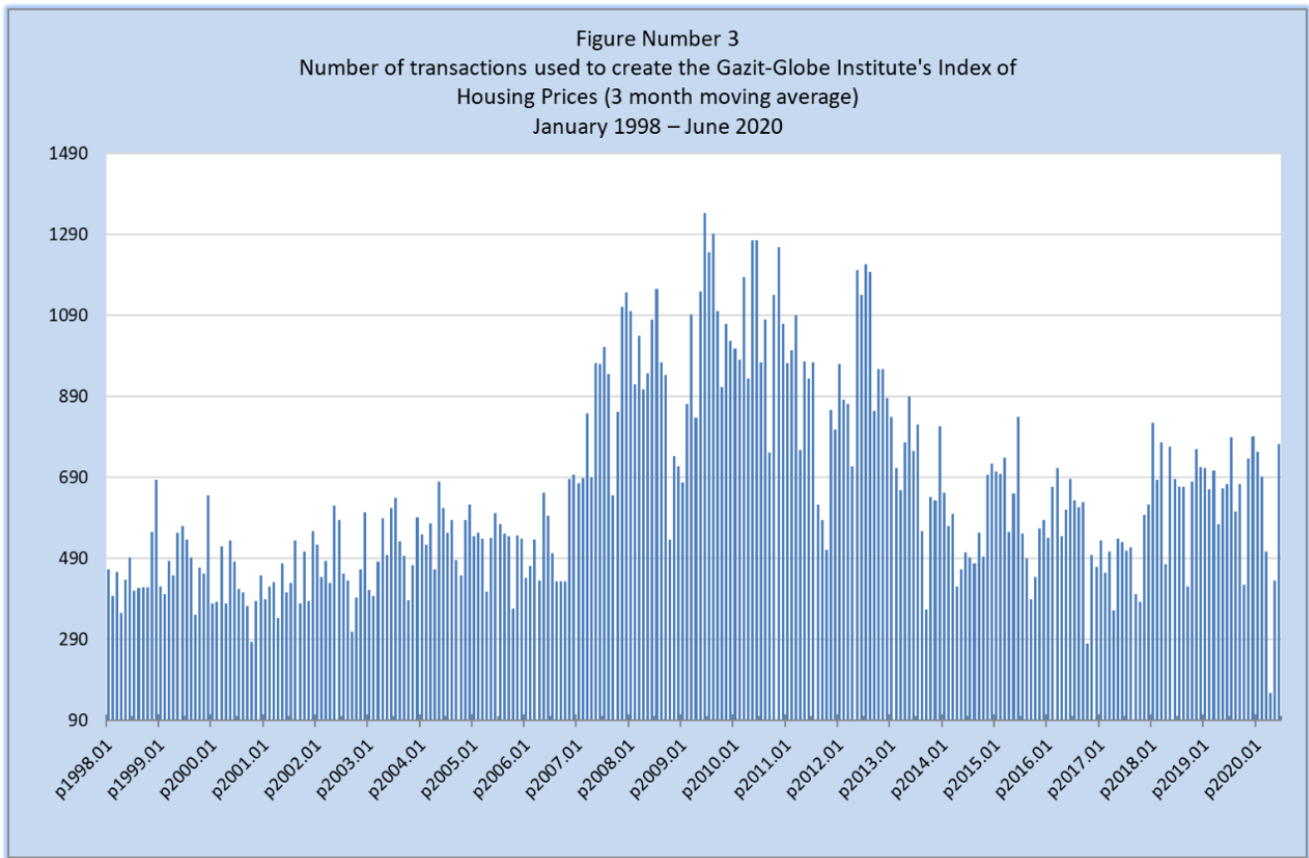
The Gazit-Globe Institute's Index of Housing Prices (GGII) shows that the rise in prices on the national level during the 12-month period ending in June 2020 amounted to 1.29%, and in the second quarter of 2020 to 1.08%. In contrast, the Central Bureau of Statistics' Housing Price Index rose at a rate of 2% in the 12-month period ending in June 2020, with a decline of 0.4% in the second quarter of 2020.



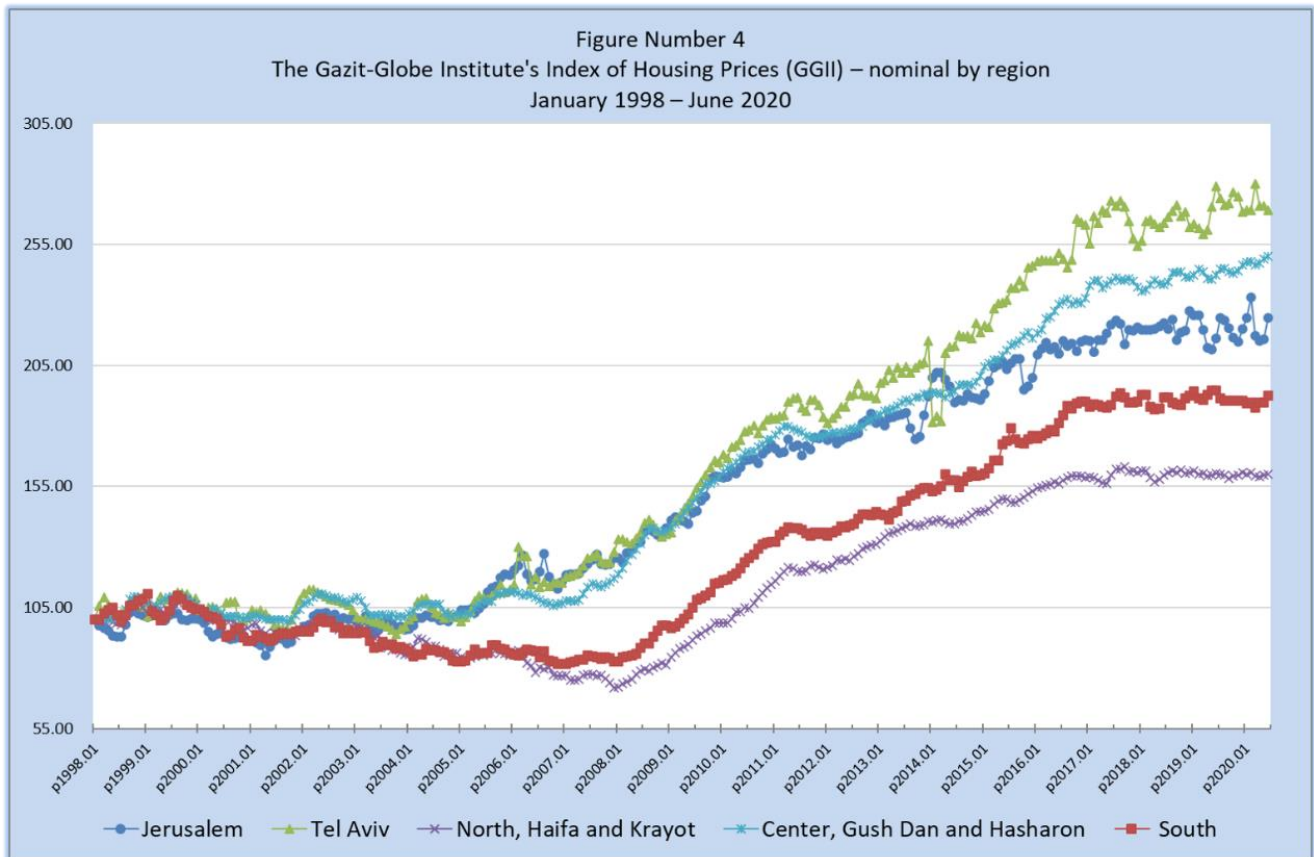
In the 12 months preceding June 2020, the monthly rate of change in housing prices at the national level as measured by the Gazit-Globe Institute's Index of Housing Prices differed from the rate of change as measured by the Central Bureau of Statistics.



The volume of transactions used for the index (that is, second-hand transactions) stood at 1,394 transactions in the second quarter of 2020, compared to 1,996 transactions in the second quarter of 2019 and 2,011 transactions in the first quarter of 2020. The volume of transactions is low and is probably the beginning of the reflection of the coronavirus. April 2020 was the month with the lowest number of transactions the index has seen since 1998. The number of transactions in June 2020 reflects a return to the monthly average of the last four years.



The Gazit-Globe Institute's Index of Housing Prices also shows changes in house prices by region:



	Jerusalem	Tel Aviv	North, Haifa and Krayot	Center, Gush Dan and Hasharon	South
Q3-2019	1.98%	-2.52%	-1.21%	0.56%	-2.24%
Q4-2019	-0.14%	-1.27%	1.43%	1.13%	-0.04%
Q1-2020	-1.38%	4.34%	-0.72%	0.09%	-1.36%
Q2-2020	3.46%	-3.93%	0.34%	1.42%	2.59%
12 month to Q2 2020	3.92%	-3.53%	-0.18%	3.23%	-1.11%

About the Index

The Gazit Globe Institute Index (GGII) is based on the repeat-sales house price technique used by the Case Shiller Index in the United States. The repeat-sales measurement technique enables the adjustment of prices to reflect the changes in housing prices, rather than the changes in composition. The Gazit Globe Institute Index (GGII) is based on the measurement of the prices of apartments that were traded twice during a period. This way, the index measures changes in the prices of apartments between one trade date and a second trading date, which is published once a quarter. This is calculated monthly on a national level and presents the changes in housing prices across geographical areas throughout Israel. The measurement technique employed by the index, and its ability to present data from different geographical areas in Israel, are what make it unique.

The Gazit-Globe Real Estate Institute

The Gazit-Globe Real Estate Institute was established with the mission of serving as Israel's central academic platform for the study of real estate. The Institute was launched at IDC Herzliya in October 2011 thanks to a generous donation from Gazit-Globe. The Institute operates in the spirit of academic excellence, innovation and entrepreneurship for which IDC Herzliya is renowned.

The Institute aims to achieve the following goals in the area of Israeli real estate:

- Advancement of academic research
- Building of academic programs
- Building of training programs for managers
- Strengthening of the connection between academia and the world of real estate
- Influence on public discourse

Along with its degree programs, the Institute conducts extensive activities that include the conducting of academic research, the creation of new indices, training programs for managers in the real estate world, regular conferences, symposia, forums, roundtables and seminars, and the hosting of delegations.

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