



גזית-גלוב בע"מ
GAZIT-GLOBE LTD.

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Gazit Globe: Third Quarter Results for 2007

- Continued Growth in All Operating Metrics

Tel Aviv, Israel (November 26, 2007) Gazit-Globe Ltd. ("Gazit" or "the Group") today announced its financial results for the third quarter of 2007, reflecting continued strong growth in all of the Group's operations.

Financial Highlights:

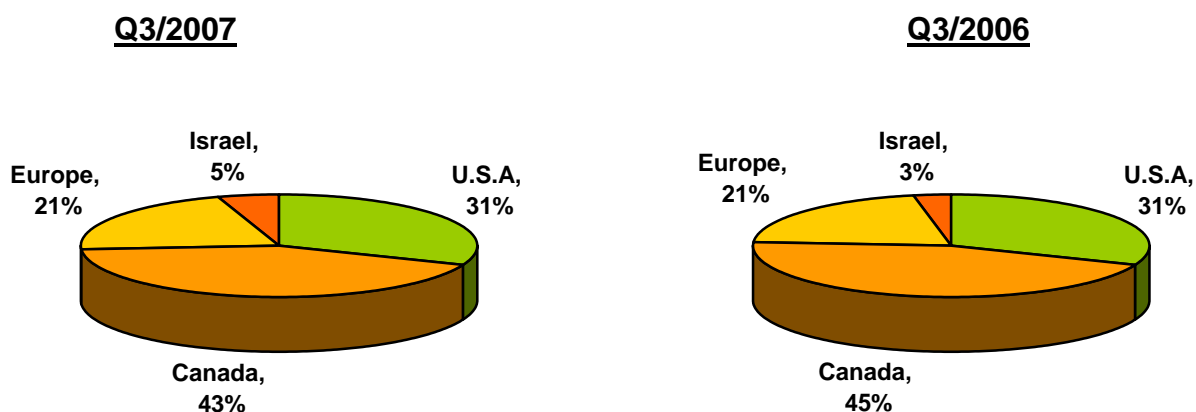
- Net income of NIS 101 million, an increase of 102%
- Investments of NIS 2.8 billion in acquisitions and development
- Property rental revenue increased by 18%, NOI by 19% and FFO by 11%
- Cash flow from operating activities totaled NIS 164 million
- Same property NOI for the first nine months of the year increased on average by 4% for Equity One and First Capital Realty and 9.1% for Citycon
- Average rent from lease renewals increased by 14.3% for Equity One and First Capital Realty
- At the end of the quarter, the Group had 23 properties under development with a total GLA of 306,000 sqm; 30 properties being redeveloped; and land for future development that cost NIS 2.2 billion. The estimated cost to complete the projects that are currently under development and redevelopment is NIS 3.2 billion.

Data for the third quarter of 2007 (NIS in millions):

	Q3 2007	Q3 2006	Growth Rate
Total assets	37,010	23,360	58%
Property rental revenue	727	618	18%
Net Operating Income (NOI) ^(*)	492	412	19%
Gross profit	490	298	64%
Income from operations	451	233	93%
Net income for the period	101	50	102%
FFO	79.6	71.7	11%
FFO per share (in NIS)	0.67	0.66	3%

^(*) NOI is a key measure of property-level performance and measures property rental revenue net of property operating expenses. This calculation excludes the operations of the Group's non consolidated affiliate, Citycon).

The following is the Company's NOI by geographic region (on a proportional consolidation basis):

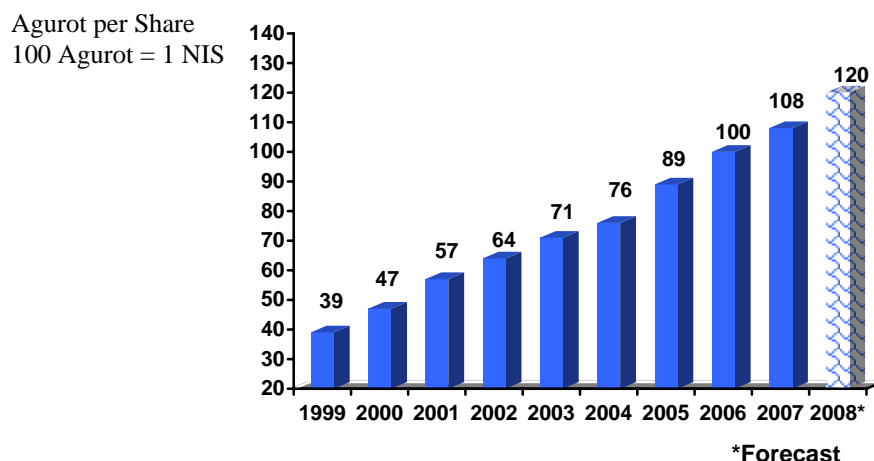


Operational highlights for the second quarter of 2007:

- The Group and its Finnish affiliate, Citycon, invested approximately NIS 2.8 billion in new acquisitions and development activities, approximately the same as in the third quarter of 2006.
- Property rental revenue totaled NIS 727 million, an increase of 18% compared to the third quarter last year as the result of acquisitions,, development properties coming on-line and the increase in the average rental rates per square meter received on the Group's properties.
- NOI totaled NIS 492 million on a consolidated basis, an increase of 19% compared to the third quarter last year. Using a proportionate share accounting method, the Group's share of the NOI of all the Group's subsidiaries and affiliates totaled NIS 312 million, an increase of 27% compared to the third quarter of 2006.
- FFO totaled NIS 79.6 million or NIS 0.67 per share, compared to NIS 71.7 million or NIS 0.66 per share, an 11% increase compared the third quarter of 2006.
- On September 30, 2007, the average occupancy rate of Equity One and First Capital Realty's core properties was 94.5%, compared to 95.3% as at September 30, 2006. The occupancy rate of Citycon's properties was 96.3%, compared to 96.7% on September 30, 2006.
- On September 30, 2007, the occupancy rate of Royal Senior Care's properties was 90%, compared to 94.9% on September 30, 2006.
- Net income totaled NIS 101 million or NIS 0.81 per share, compared to NIS 50.1 million, or NIS 0.39 per share, a 102% increase compared the third quarter of 2006.
- Debt to Market Capitalization (derived from the market value of the Group's holdings) as of September 30, 2007 was 54.8%, compared to 49.4% as at December 31, 2006.
- Cash inflows from operating activities totaled NIS 164 million, approximately the same as in the third quarter of 2006.
- Same property NOI in the first nine months increased on average by 4% for Equity One and First Capital Realty and 9.1% for Citycon, compared to the third quarter last year.

In accordance with its dividend policy, the Company has announced that the dividend to be declared in 2008 will not be less than NIS 0.30 per share per quarter (NIS 1.20 per share on an annualized basis).

The following graph shows the dividend growth for the years 1999 through 2008:



Chaim Katzman, Gazit-Globe's Chairman, stated:

“The results for the quarter continue to demonstrate the success of our strategy. On the one hand, the continued performance of our existing portfolio and the quality of our tenants is reflected in the growth in rent and creates strong cash flows and increases in the net operating income from the Group's core activities. On the other hand, the Group continues to execute on development and redevelopment activities as well as selective acquisitions. since the beginning of the year, we have invested in excess of NIS 6.3 billion in such activities. We believe that these investments will continue to be the main driver for Gazit's organic growth.”

Mr. Katzman added:

Along our core activities, we are putting considerable attention to identifying new opportunities, both in new regions and also in new business activities. During this quarter, the Group acquired 50% of Acad Building & Investments Ltd, the controlling shareholder of Dori Engineering, one of Israel's leading construction companies. In addition, the Group made its first investment in the Indian market and opened its first office in Brazil. We believe that the combination of further development of our core business together with the execution of investments into new businesses will create significant long term value to our shareholders.”