

Date: 19/07/22  
Mole no.: 3123/22

**Re: Summary of a comprehensive real estate assessment in  
accordance with Standard 17  
Block 6123 Plots 402,403,404,405,406,407  
Lot 3 according to plan 501-0246629  
Land in various designations  
Har Shalom neighborhood, Bnei Brak.**

**1. Details of the summary order**

The summary of the assessment was ordered by Mr. Yechiel Porush, the company's CEO, from the company "Meidar Gan Eden" on 19.07.2022.

**2. Appraiser's Details**

Expert Name: **Shalom Steinberg License No. 4136489**

A Certified real estate appraiser, real estate consultant and business coach. Member of the board of directors of the 'Association of Mortgage Consultants' and a member of the Courses Committee and the Banks Committee of the Real Estate Appraisers' Association.

**Office address:** 15 Michael St., Haifa.

**And these are the details of my education:** A certified real estate appraiser by the Council of Real Estate Appraisers in the Ministry of Justice. A multidisciplinary general BA combined with the Department of Economics from the University of Haifa. In addition, is a mortgage consultant, a licensed real estate broker, and a lecturer in economic and real estate fields in many forums.

**And these are the details of my experience:** For the past decade I have been managing a mortgage consulting firm, for the past three years I have been operating additional

departments in the field of architecture, real estate appraisal and marketing of real estate property projects. I issue many property assessments which are accepted regularly in the various banks in Israel and in non banking funds. As well as for the Real Estate Tax Authority and local committees.

As an independent real estate entrepreneur and a service provider in the real estate field, for the past decade I have developed skills and acquired extensive experience in examining real estate properties with all their characteristics and complex valuations adapted to this report.

And below is my opinion – this opinion is prepared as a real estate appraisal according to the appraisal standards.

### **3. The effective date of the assessment**

The effective date for the assessment is December 31<sup>st</sup>, 2021.

The date of the visit to the property was held on November 11<sup>th</sup>, 2021, by Shmuel Wiener – economist and real estate appraiser.

Due to the purpose of the assessment and its treatment as empty land, no meticulous visit was made inside the existing buildings.

At the same time, a sample visit was made to some of the buildings within them in order to understand the land.

### **4. Property Details**

Type of identification	Description / Notes
Property type	Land for commerce and employment – with residential potential
Block	6123
Plot	402,403,404,405,406,407
Plots size	About 1.7 dunams*
Built area	Approximately 600 Sqm
Rights	Ownership
Lot	3, according to TPS 501-0246629
Location of the property	West Bnei Brak

\*Dunam - a unit of land area used especially in the state of Israel equal to 1000 square meters or about ¼ acre.

According to the document written by architect Matti Kreisman, the following is a description of the complex and the project:

The complex is 1,700 sqm of land at the corner of Herzog and Jabotinsky Streets in the city of Bnei Brak. There is a master plan approved on the land for the construction of a 10-story office building above a commercial floor and above 2 parking lots. The project is adjacent to the Lightrail station, the Red Line. Currently, the infrastructure work of the lightrail is progressing.

The proposed plan for the project is the construction of two 6.5-story residential buildings above a commercial floor and above 2 basement floors. The upper basement floor will be used for commerce and the lower basement floor will be used for parking.

According to the above outline, an application for a permit was submitted to the local committee for the construction of 2 basement floors and the construction of the commercial floor. When a decision of a committee approving the above has been made.

After receiving a permit for the above levels, a zoning plan will be submitted by district authority for rezoning the upper floors from employment to residence, as well as for changing the use of the upper basement floor from parking to commercial.

After the plan is approved and validated, the permit process will be completed according to the approved zoning plan.

The following are the building rights in accordance with plan 501-0246629:

Plot area:	1,711.17 sqm.
Main above-ground building area:	7,200 sqm (commercial estimated at 500 sqm)
Service area above ground:	4,800 Sqm.
Service area Underground:	5,150 Sqm.

The height of the building above the determining entrance: 52 m (including shelters for technical facilities).

Number of floors above the determining entrance: 11 (11 floors + a technical floor).

Number of floors below the determining entrance: 3

Building lines: right side—3 m, left side—2 m, rear- 6 m  
(6 m for commerce, 8 m for employment), front—4 m.

## 5. History of the property, assessments and transactions:

- In accordance with a sale agreement, half of the plot rights were purchased by the company on October 22<sup>nd</sup>, 2020 From "Savyon Central Ltd." company in the amount of 27,000,00 NIS.
- I was presented with a real estate assessment conducted by appraiser Gil Lazar on February 1<sup>st</sup>, 2018 for the effective date of February 1<sup>st</sup>, 2018. In accordance with his opinion. The value of the entire lot is 52,855,000 NIS.
- I was presented with a Standard 19 real estate assessment conducted by appraiser Reli Triestman-Agami and appraiser Gilat Moshe on February 1<sup>st</sup>, 2018 for the effective date of September 13<sup>th</sup>, 2018. In accordance with his opinion. The value of the entire lot is 27,100,000 NIS.
- I was presented with a determining assessment for an improvement levy that was conducted by the appraiser David Tiggerman on August 19<sup>th</sup>, 2018. In accordance with the decision of the appraiser deciding on the tax payer's lot, an improvement levy rate was set for a variety of plans totaling approximately 1,300,000 NIS, excluding indexation.
- An IFRS assessment was conducted by our firm for the effective date of December 31<sup>st</sup>, 2020. In which, the value of the entire lot was determined at 37,400,000 NIS and an additional value that includes a potential of 62,500,000 NIS.
- Regarding the discrepancy between the assessments below and the value set forth in this assessment. This difference is due to the purpose of the various assessments, when the assessments presented to me are assessments according to Standard 19, while the aforementioned assessment is according to Standard 17 and relates to a full market value including all the characteristics of the property and potential. In addition, in the last year there has been a progress was made in the preparation of the plan that grants additional building rights to the property.

## 6. Details of the value of the assets

The value includes 2 components, a value in an existing situation according to an approved plan and a value as a potential after the approval of the zoning plan.

1. The market value of the entire property in accordance with a potential plan is within the limits of 75,300,000 NIS.  
(This value is after subtracting the estimated payment of an improvement levy of 6,000,000 NIS)

The market value of Meidar's share in the property, in accordance with such a potential plan, is within the limits of 37,650,000 NIS.  
(This value is after subtracting the estimated payment of an improvement levy of 3,000,000 NIS)

2. The market value of the entire property in accordance with the approved plan is within the limits of 43,400,000 NIS.

The market value of Meider's share, which constitutes half, in accordance with an approved plan, is within the limits of 21,700,000 NIS.

## 7. Declarations and signatures

**I declare that I have no personal interest in the reas estate that is the subject of the assessment, in the owners of the rights in it or in the commissioner of the work. The report was prepared in accordance with the Real Estate Appraiser Regulations (Professional Ethics), 5726-1966 and in accordance with the professional standards of the Appraiser's Standards Committee.**

And I sign hereto