

The land is not available for construction.

The CLIFF

HaTzuk Beach, Tel Aviv

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TRIGO
REAL ESTATE GROUP

About Us

The Trigo Group was founded in 2009 by Tal Perez. The group was established to create a range of financial solutions for his unit members. Today, Trigo is a leading investment group specializing in locating, managing, and improving properties in key demand areas.

SOUTH GATE, HERZLIYA PITUAH
STATUS: *Under Construction*

70K sqm of office space

128 residential units

26 floors



THE NEW NORTH, TEL AVIV & RAMAT HASHARON
STATUS: *Approved for deposit with the VATMAL (National Planning Committee)*

1.3M sqm for employment and commercial use

1,750 dunams

20K residential units



HERZLIYA VALLEY, HERZLIYA
STATUS: *Preparing for submission to the National Planning Committee*

500K sqm for commercial use

1,500 dunams

15.5K residential units



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Case Studies

THE NEW NORTH

GLILOT COMPLEX

437% Return / Price per Land unit



SOUTH GATE

HERZLIYA PITUACH

282% Return / Price per meter designated commercial area



"Happiness *is not*
something ready made,
it comes from your
own actions"

(Dalai Lama)



A New Chapter *in the History of Tel Aviv*

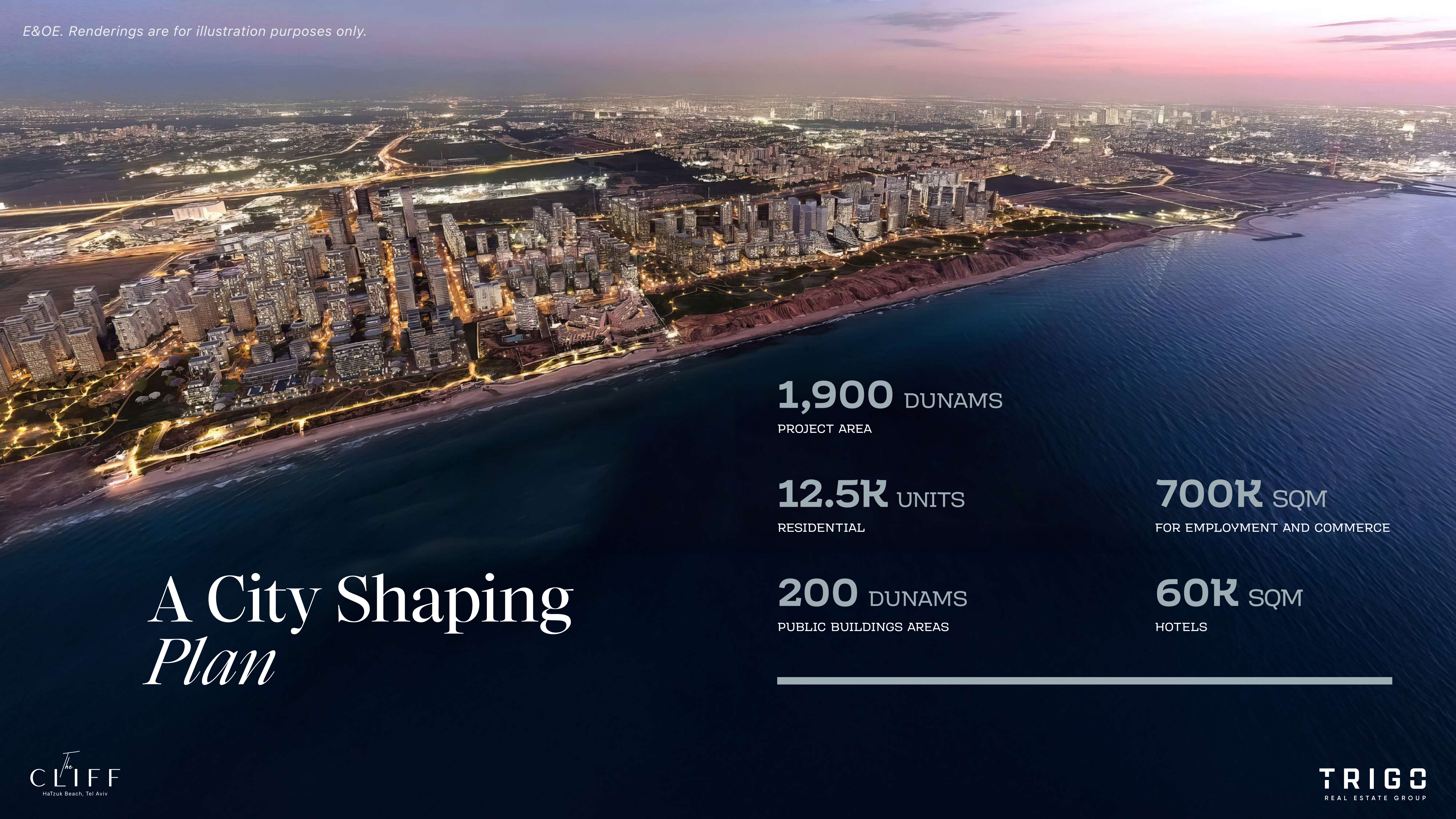
**NORTH OF THE SDE DOV DISTRICT, A NEW
CHAPTER IS BEING WRITTEN IN THE
DEVELOPMENT OF TEL AVIV.**

After decades during which the city's waterfront was closed to development, a new urban continuum has emerged that embodies the Tel Aviv lifestyle at its best: the sea as part of everyday life, centers of culture and employment, seamless accessibility, and leading culinary destinations.

The rarity of the land and the ability to plan an entire neighborhood from scratch position the area as a strategic anchor for investment in a city that continues to lead Israel's economy and innovation.



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A City Shaping *Plan*

1,900 DUNAMS

PROJECT AREA

12.5K UNITS

RESIDENTIAL

700K SQM

FOR EMPLOYMENT AND COMMERCE

200 DUNAMS

PUBLIC BUILDINGS AREAS

60K SQM

HOTELS

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Seamless Urban Connectivity

The site is located on the continuation of *Ibn Gabirol Street*, the city's vibrant cultural and commercial axis.

Public transport accessibility includes the Light Rail and the Metro network.

Future stations of the Green Line are planned approximately 400 meters from the complex, alongside direct access to Ayalon Highway and route 2.



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100 Steps *From the* Shoreline



The Unreachable Line

Complex 4 (Plan TA-3700) preserves a rare opportunity:
thanks to a historic planning approval,
construction is permitted here at a distance of approximately 160 meters from the shoreline,
a distance no longer approved in any new land reserves in Tel Aviv.

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HaTzuk Beach, Tel Aviv

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“A unique complex in northern Tel Aviv, on one of the last lots along the coastline. A place offering a vibrant urban living experience, with direct pedestrian access to the beach, open views, with a focus on wellness, and a genuine connection to nature.”

(Architect Dana Oberson)



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Shaped *By The* Sea

The Cliff is part of Complex 4 in the master plan.

The complex is designed as a heterogeneous, open and welcoming living environment, incorporating sustainable development, diverse materials and mixed uses in the spirit of the urban vision.

The planning reference point of the complex is the seafront and its surroundings, connected to the residential areas through a network of boulevards, a continuous sequence of open spaces and a vibrant promenade that weaves together restaurants, cafés, retail, residential units and hospitality.

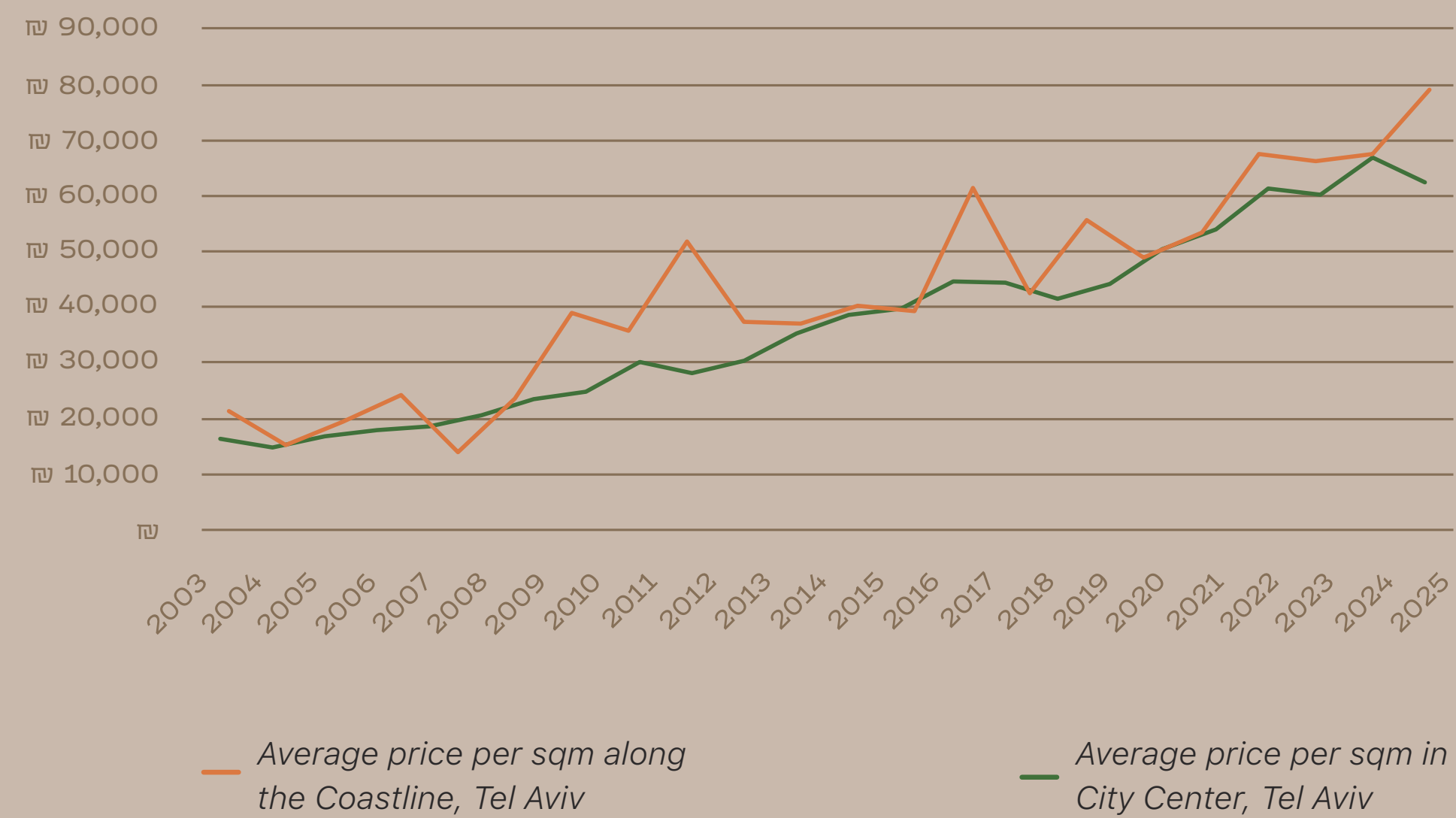
The Timeline



*The timeline shown is an estimate only and is subject to statutory approvals, planning conditions and circumstances beyond the company's control.

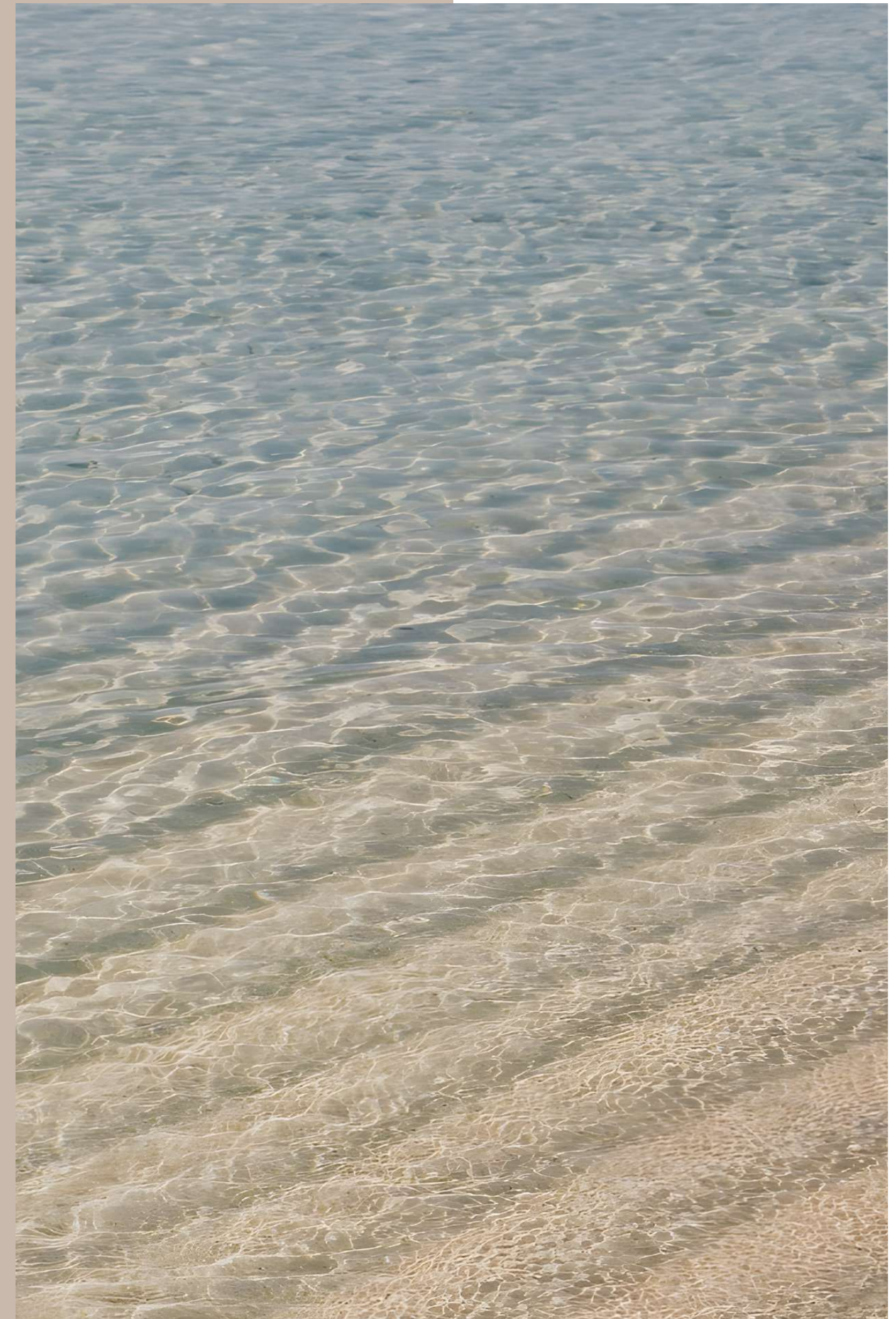
The Waterfront factor

Average Price per sqm - Coastline vs. City Center



* Comparison between apartments of the same type.

* Source: Government Real Estate Database (NADLAN.GOV.IL).





Built *on* Trust

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All funds are deposited in a trust account (Adv. Sigy-Lagrisi)

A cautionary note registered in the buyer's name and private ownership registered in the Land Registry (Tabu)

Management by Trigo Investments with full transparency and ongoing reporting

Once *in a* Lifetime Opportunity

INVESTMENT IN PRIVATE OWNED LAND IN COMPLEX 4 UNDER PLAN TA-3700, THE NEW COASTAL DISTRICT OF TEL AVIV.



Title registration in the Land Registry and funds held in an Escrow Account



Significant value appreciation potential



Full transportation accessibility



Approximately 160 m from the shoreline

The land is not available for construction.

Be Part *of* History Own *Your* Legacy

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