

W | HERZLIYA V | VALLEY

TRIGO

REAL ESTATE GROUP

The Trigo Group was founded in 2009 by Tal Peretz, an officer in the elite unit "Shayetet 13". 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



The CLIFF, Tel Aviv
Status: Approved Master Plan District Plan
(TABA) Deposited

700K sqm for employment and commercial use

1,900 dunams

12.5K residential units

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



Herzliya Valley A Hub for Living and Growth

The 'Herzliya Valley' complex is set to be the central anchor of the Sharon region, with a smart construction concept that weaves an open ecological sequence from Herzliya Park to Ra'anana, alongside a dynamic community and first-rate educational institutions.

This is a complete urban environment that provides true peace of mind and a solid foundation for personal and family growth in the heart of Israel's high-demand area.

With the depositing of the plan in the VATMAL, a significant window of opportunity has been created to invest in the Sharon's last urban sequence, in a complex that promises to become a bustling ecosystem combining economic power with exceptional quality of life.

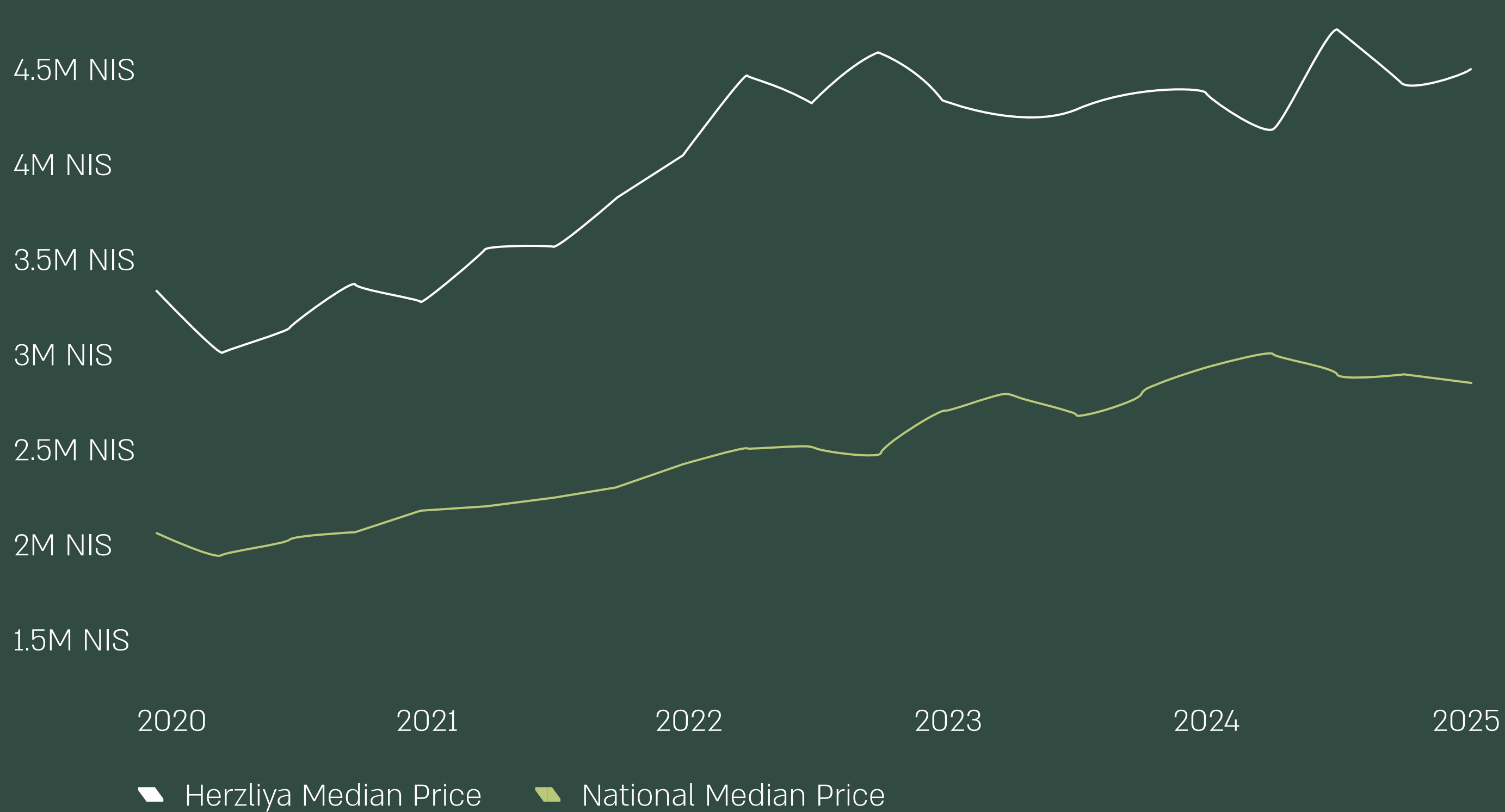


Herzliya: An Island of Stability

Consistent growth and a 58% premium over the national average

With massive capital gain potential by purchasing land below market price in the Northern District

5-Room Apartment Price Trends



Annual Median Purchase Price

Weighted for all apartment types 3.01M NIS
3 Rooms: 2.87M NIS
4 Rooms: 3.47M NIS
5 Rooms: 4.49M NIS

First Quarter 2025

Herzliya Median Price: 4.49M NIS
National Median Price: 2.84M NIS

Data is based on the Tax Authority database; information is for illustrative purposes and subject to updates or changes

The Northern District

Herzliya's New Growth Engine

Herzliya, a city leading Israel's residential market thanks to planning quality and rigid demand, is currently establishing its next center of gravity: a rare strategic meeting point between Herzliya, Ra'anana, and Kfar Saba.

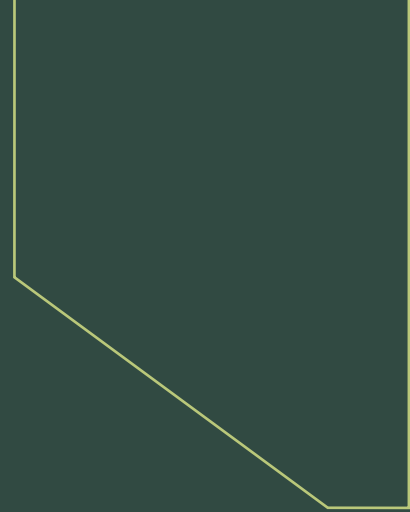
This flagship neighborhood redefines the concept of mixed-use development, combining residential, commercial, and leisure within a vast green landscape. It was declared a preferred housing site by the government in May 2019 and is being promoted by the Israel Land Authority through the VATMAL.

The Massive North Herzliya Plan Reaches the VATMAL: 15,000 Housing Units and 1.5 Million SQM of Commercial & Employment Space

The ILA (Israel Land Authority) plan is situated on the northern land reserves of Herzliya and Kfar Shmaryahu, including the vacated airfield site. The master plan features a bus terminal, public buildings, and a large park. The district will be supported by the Ra'anana West train station, planned Metro stations, and "Fast to the City" transport lanes.

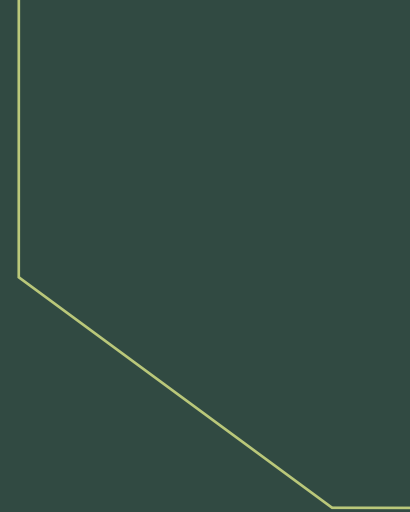
10 Billion NIS is Just the Beginning: The Deal Reflecting the Massive Value Potential of North Herzliya Land

Reality Fund's first acquisition for its fifth fund reflects a price of approximately 4.6 million NIS per dunam. Given the land is designated for significant large-scale development, this pricing is considered low relative to market value, signaling high potential for future value appreciation.



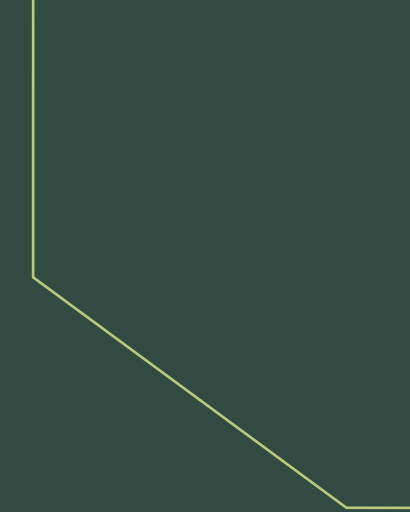
Plan Area:

Approx. 1,500 dunams designated for development



Construction Volume:

Approx. 14,900 residential units, 600 special housing units, and 500,000 sqm of commercial and employment space



Unit Mix:

A blend of residential units ranging from small apartments to luxury residences, commercial space, employment, and lifestyle

Project Profile: **Herzliya Valley**

Community Horizon:

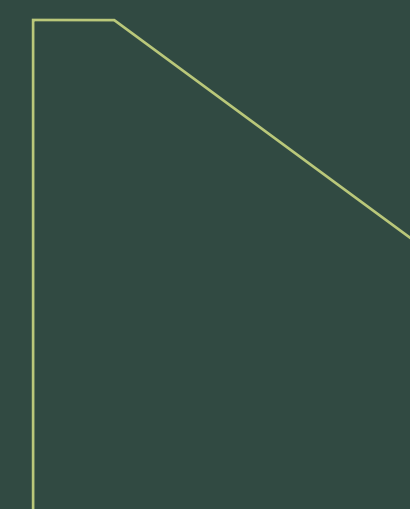
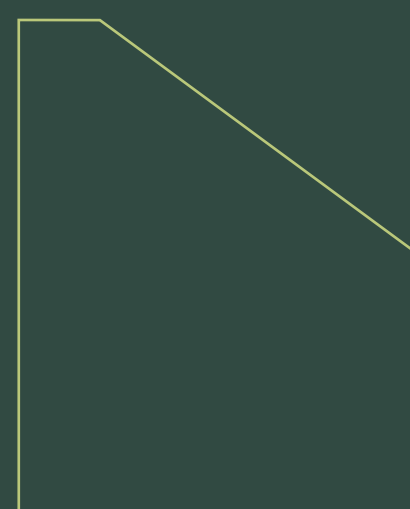
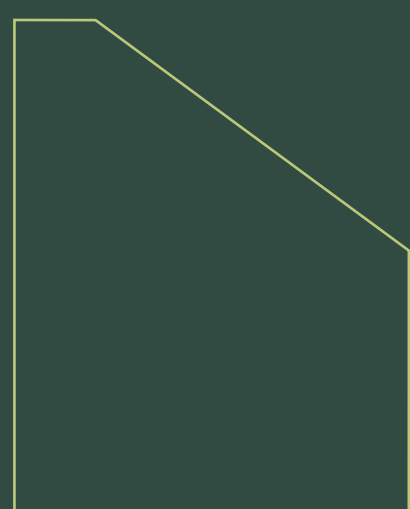
Integration of community wings within schools (1,500 sqm in primary and 2,500 sqm in secondary) for the benefit of clubs, youth movements, and leisure services

Infrastructure Investment:

An unprecedented approved development budget of approx. 6 Billion NIS

Current Status:

Following a Round Table discussion (March 2025). Advanced coordination with NTA (Metropolitan Mass Transit System) and Israel Land Authority (Remi)



Urban Ecosystem and Climate Resilience: **Sustainable Development at International Standards**

Maximum Accessibility to Nature:

The complex is designed based on the "Green Net" model, ensuring that every resident in the district will be within a maximum distance of 200 meters from a significant green space or a linear park.

Metropolitan Park Sequence:

A statutory connection to Herzliya Park, creating the largest leisure and sports anchor in the Sharon region

Landscape Connectivity:

A network of "Green Streets" dozens of meters wide, connecting the residential areas to the metropolitan system

Economic Impact:

Nature-based Solutions (NbS) planning is a proven growth engine for long-term asset value

[Click here](#) to view the study >>



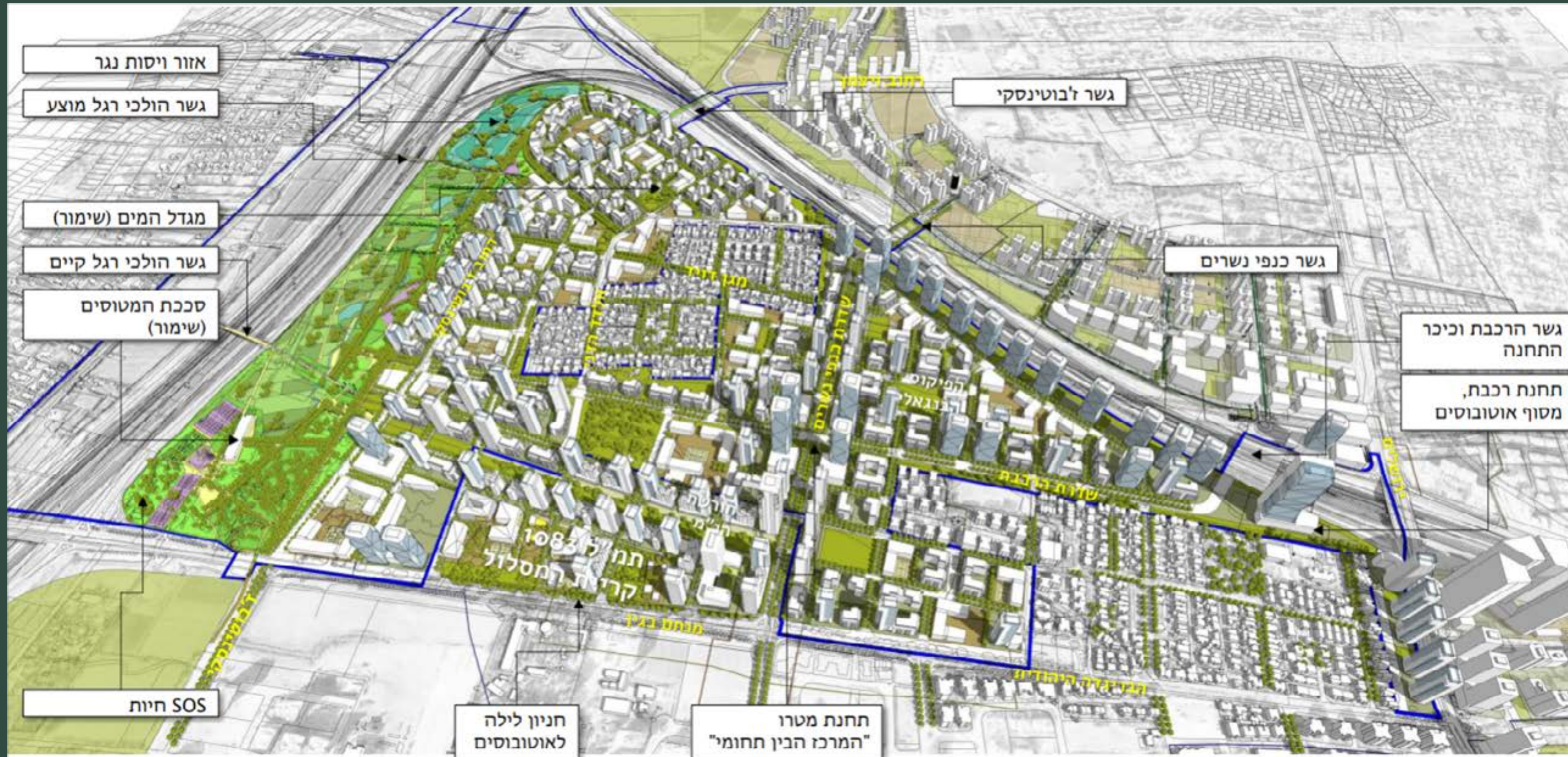
E&OE. Renderings are for illustration purposes only

Strategic Location

- High accessibility to Israel's main traffic arteries: Ayalon Highway and Route 531
- Proximity to the Metro and the Green Line
- Ideal location between the business districts of Herzliya Pituach and Ra'anana
- Ideal proximity to the beaches and the region's high-quality educational institutions
- The plan is situated within the jurisdictions of several local authorities: Herzliya | Kfar Shmaryahu | Ra'anana | Hof HaSharon



Strategic Location - General View from the South



TIME LINE

2024

2025

2026

2027

2028

2030

TML 3006 designated for the accelerated track by the Committee for Preferred Housing Sites (VATMAL)

Round Table Discussion, March 2025. Presentation of the plan by the developer and the planning team*

Plan deposition with the VATMAL - Expected Q1 2026

Publication of Allocation Tables (Reparceling Unification and Distribution) by the project appraiser - Expected early 2027

Detailed Plan Approval - Expected late 2027 / early 2028

Building and Development Permit - Expected 2030. We are currently post-"Round Table Discussion" and prior to the Plan Deposition stage

Investment Opportunity

The Most Attractive Residential Land Reserve in Herzliya



Significant Institutional Support:

The plan relies on the approved planning sequence of the "Glil Yam" and "Green Herzliya" neighborhoods; there is a high level of commitment from planning institutions to promote the complex as part of the city's final residential land reserves



Rigid Demand and Prestige:

A premium location minutes away from leading educational institutions, Herzliya Park, and major leisure centers, ensuring high liquidity and peak demand from both tenants and buyers



National Transportation Anchor:

A strategic location adjacent to the future Metro terminal and train station, which serves as a proven "value appreciation engine" for Israeli real estate over the coming decade



Entrepreneurial Appreciation Potential:

Entry as a land owner at the Pre-Sale stage, allowing for significant profit throughout the project's lifecycle by leveraging the price gap between land in the planning stage and a completed apartment

Executive Summary

The Investment Opportunity in Herzliya Valley

The Opportunity

Land for office and residential use in the Sharon's future luxury neighborhood

Entry Terms

Starting from self-equity of approx. 800,000 NIS

Government Backing

Accelerated promotion via the VATMAL and an infrastructure development budget of approx. 6 Billion NIS designated for the complex

Appreciation Potential

Projected surge in land value, based on past projects that yielded hundreds of percent in returns

Location and Accessibility

Premium location between Kfar Shmaryahu and Reichman University, adjacent to Ayalon Highway and Route 531

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Thank You!

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