

REGIONAL DEVELOPMENT PLATFORM

HaBayta Corporation



A Regional Development Platform with Structural Advantage

HaBayta is a unified economic development corporation representing **14 communities** located within 7 km of the Gaza border. Following October 7, the region was designated a **national priority zone** — unlocking unprecedented regulatory support, capital incentives, and infrastructure investment.

HaBayta consolidates land, zoning power, and execution capacity into a single scalable platform. This is not a single project. **This is a regional investment engine.**





Regional Control Across Four Councils

HaBayta operates across four regional councils, unifying **14 communities** under one coordinated development structure. This multi-council architecture creates a rare strategic advantage — enabling land aggregation, planning leverage, and cross-jurisdiction scale that no single municipality could achieve alone.

Eshkol

- Be'eri
- Nir Oz
- Ein HaShlosha
- Kissufim
- Nirim
- Kerem Shalom
- Holit
- Sufa
- Re'im
- Nir Yitzhak

Sha'ar HaNegev

- Kfar Aza
- Nahal Oz

Hof Ashkelon

- Netiv HaAsara

Sdot Negev

- Alumim

Strategic Advantage

- **Multi-council land aggregation** across the entire Gaza envelope
- **Planning leverage** through coordinated zoning authority
- **Political alignment** with national reconstruction priorities

One Platform, One Entry Point

Investors engage with a single coordinated entity — not 14 separate communities with competing agendas. This dramatically simplifies due diligence, capital deployment, and governance oversight.



National Priority Zone Designation

The **Tkumah Region** has been declared a strategic national redevelopment zone by the Israeli government — a designation that fundamentally reshapes the investment landscape. The regulatory environment is currently **expansionary**, and the timing advantage is significant for early capital deployment.



Accelerated Statutory Processes

Expedited permitting and planning approvals reduce time-to-development across all project categories.



Capital Grants & Infrastructure Subsidies

Direct government funding for infrastructure buildout, reducing upfront capital requirements for investors.



Tax Incentives & Energy Prioritization

Favorable tax treatment and renewable energy prioritization enhance project-level economics and long-term returns.



Government-Backed Commitment

Long-term national commitment provides policy stability and de-risks the macro environment for institutional investors.

Asset Base & Immediate Pipeline

HaBayta controls a substantial and diversified land bank — representing **development-ready supply in a constrained national market**. With approved zoning already in place and critical infrastructure connectivity secured, the platform is positioned for near-term activation across multiple sectors.

~650

Dunams Approved

Industry, employment, and logistics zoning in place

~350

Dunams Convertible

Additional assets available for rezoning and development

>5K

Dunams Renewable

Allocated for renewable energy generation and storage

Infrastructure Readiness



Natural Gas

Direct connectivity



Fiber Optics

High-speed data



Highway Access

Major corridors



Rail Expansion

Planned connectivity



Investment Structure

HaBayta operates under a disciplined **two-layer investment model** designed to balance strategic oversight with project-level flexibility. This architecture provides institutional-grade governance while enabling targeted capital deployment across a diversified pipeline.

Platform Level

Strategic regional management arm overseeing land aggregation, regulatory coordination, and pipeline development across all four councils.

Project Level (SPVs)

Each project structured as a **separate Special Purpose Vehicle**, enabling ring-fenced risk and targeted capital allocation with clear exit pathways.

Benefits to Investors

1

Ring-Fenced Risk

Isolated exposure per project through SPV structuring

2

Targeted Allocation

Deploy capital to specific sectors and asset classes

3

Clear Exit Pathways

Flexible equity structures with institutional co-investment potential

4

Transparent Governance

Elected board, cooperative ownership, professional management

Industrial & Logistics Play

Industrial supply in southern Israel remains **fundamentally limited relative to projected demand**. HaBayta's approved zoning accelerates deployment into high-demand sectors, positioning the platform to capture significant land value uplift and recurring income.



Data Centers

Growing demand for sovereign data infrastructure and edge computing capacity



Logistics Hubs

Strategic southern corridor positioning for national and cross-border distribution



Clean Manufacturing

Advanced manufacturing and agri-tech operations with energy and space advantages



Energy Storage

Grid-scale battery storage leveraging renewable energy allocation and incentives

 **Investment Thesis:** Land value uplift → Build-to-suit long-term lease structures → Sale to institutional REIT / infrastructure funds → Yield-based income model

Assisted Living & Wellness Campus

A **~58,000 sqm mixed-use real estate development** designed to capture Israel's accelerating demographic shift toward senior living and wellness. This defensive asset class benefits from powerful demographic tailwinds and delivers long-term recurring income with institutional exit potential as a stabilized income-producing asset.

245 Assisted Living Units

Purpose-built residential units for aging population

Commercial Center

Retail and services supporting residents and community

Wellness & Country Club

Membership-based wellness and recreation amenities

Cultural Facilities

Community arts, education, and gathering spaces



Revenue Profile

- **Long-term recurring** rental income from residential units
- **Membership-based** wellness and country club revenues
- **Commercial lease** cash flow from retail and services

Tourism & Experiential Hospitality

A ~130 dunam integrated tourism complex positioned to capitalize on the scarcity of high-quality rural hospitality in southern Israel. Growing domestic tourism, national and memorial-related visitation, and emerging international experiential travel create a compelling demand thesis with blended yield and brand positioning upside.

200-Room Rural Hotel

Premium hospitality with conference and event capability

Equestrian Center

Sports, recreation, and experiential tourism anchor

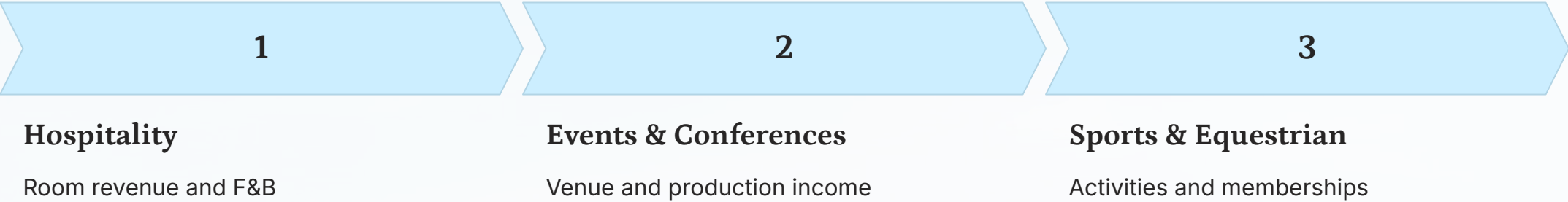
Wellness Facilities

Spa, fitness, and holistic health programming

Event Arena

Multi-purpose venue for conferences, cultural events, and gatherings

Revenue Streams





✓ EXECUTION

Execution Capacity

HaBayta's competitive edge lies in its **materially reduced execution risk** relative to greenfield speculative development. The platform benefits from unified land control, embedded community support, and direct coordination with local governance — creating an execution environment that is both efficient and resilient.



Unified Land Control

Consolidated land bank eliminates fragmented acquisition risk and accelerates project timelines across all sectors.



Governance Coordination

Direct relationship with four regional councils enables streamlined permitting, planning alignment, and political support.



Skilled Community Base

Embedded population with management expertise and deep community support ensures operational continuity and local buy-in.



National Alignment

Full political alignment with national reconstruction priorities provides policy stability and sustained institutional backing.

An Early-Entry Platform in Structural Transformation

HaBayta represents a rare opportunity to deploy capital into a **regional development vehicle** at the inflection point of a nationally-backed structural transformation. The platform combines real asset fundamentals with policy tailwinds that are unlikely to repeat.



Land Aggregation at Scale



Statutory Momentum



Government-Backed Priority



Structured SPV Flexibility



Multi-Sector Pipeline



Real Asset Upside

Capital deployed now benefits from **policy tailwind**, **supply constraint**, **land value appreciation**, and **institutional exit potential**.

HaBayta is positioned as a long-term regional development vehicle. The window for early-entry advantage is open now.

Government Incentives & Benefits for Investors and Enterprises

Investing in the Tekuma region offers a unique combination of strategic opportunity and substantial governmental backing, making it an attractive hub for both businesses and residents.

	Unmatched Corporate Tax Benefits Reduced Corporate Tax: Eligible "Preferred Enterprises" pay only 7.5% corporate tax (standard 23%). Personal Income Tax Credit: Residents receive a 20% tax credit on earned income (up to a defined ceiling).
	Substantial Capital Grants Capital Investment Track: Grants of up to 50% for investments in equipment, machinery, buildings, and environmental development. Negev Development Grants: Industrial plants and buildings may qualify for grants covering up to 30% of the investment. Upcoming Opportunities: New application window expected in 2026.
	Land and Infrastructure Advantages Tender Exemptions: Industrial zones in confrontation lines are exempt from land tenders and lease fee payments. Development Cost Subsidies: Ministry of Economy provides benefits for infrastructure development costs. Property Tax Discounts: A 39% discount on business municipal taxes (Arnona) for Gaza envelope businesses through 2026.
	Market Competitiveness & Support Government Procurement Preference: Goods produced in the Gaza envelope receive a 20% price preference in government tenders. Business Support Envelope: Access to "Tekuma Business" program with up to 60 hours of subsidized consulting and financial guidance.

Investing in Tekuma combines strong financial incentives with participation in the national rebuilding effort of Israel’s southern communities.

Strategic Investment Opportunities: Supporting Gaza Reconstruction

The reconstruction of Gaza is expected to generate significant demand for logistics, services, and operational infrastructure in the surrounding region. HaBayta Corporation, representing communities in the Gaza Envelope, is uniquely positioned to support these activities.

Location Advantage



Central Operational Corridor

The four regional councils represented by HaBayta Corporation form the primary operational corridor surrounding the Gaza Strip.



Key Transit Hub

Most personnel, equipment, and construction materials for Gaza’s reconstruction are expected to transit through this region.



Direct Road Access

Direct access to major regional roads and operational routes serving the Gaza border area.

Local Assets



Available Land

Suitable land within community jurisdictions for logistics hubs, storage facilities, and operational compounds.



Experienced Workforce

Local workforce with practical experience in operations, logistics, maintenance, and field services.



Strong Local Support

Community-based operational capabilities and robust local support systems.



Existing Infrastructure

Agricultural and rural infrastructure that can support large-scale operational activities.

Investment Opportunities

The reconstruction effort is expected to generate demand for:

- Logistics hubs and storage facilities
- Contractor accommodation compounds
- Medical and emergency service centers
- Equipment yards and maintenance facilities
- Operational offices and service centers for contractors and international organizations

Investors partnering with HaBayta Corporation communities can position themselves at the center of a major regional reconstruction ecosystem.

CONTACT US

Ready to explore strategic investment opportunities with HaBayta Corporation?

We look forward to partnering with you in the structural transformation of the Tekuma region and Gaza's reconstruction.



Uzy Rozenthal

CEO



Phone

+972-52-4269833



Email

uzy.r@habayta-corp.co.il



Website

www.habayta-corp.co.il

