The GREAT* Trust

From a Demolished Iranian Proxy to a Prosperous Abrahamic Ally

^{*} Gaza Reconstitution, Economic Acceleration and Transformation





The GREAT Trust

- ✓ The Gaza Reconstitution, Economic Acceleration and Transformation (GREAT)

 Trust will fundamentally transform Gaza (spatial design, economy, governance)

 and integrate it into the Abrahamic fabric and the broader IMEC initiative.
- ✓ A US-led multi-lateral Custodianship leading to a reformed Palestinian selfgovernance. It can start as a US-Israel bilateral agreement taking control from Israel to the US (once Hamas is disarmed) and evolve to a formal multilateral trusteeship.
- √ \$70B-\$100B in public investment, triggering a \$35-\$65B private investment.

 Funding covers all aspects, including 10 Mega construction projects,

 humanitarian assistance, economic development, generous voluntary relocation
 packages, and a top-tier security. This plan does not rely on donations.
- ✓ Innovative funding model based on a land trust and tokenization. Returns above a defined IRR could be reinvested in a future Wealth Fund for Gaza.
- ✓ Social Impact (over 10 years): 1M jobs created (250k direct + 750k indirect), 11X increase in Gaza's 2022 \$2.7B GDP/year (\$200B cumulative GDP produced), 13K new hospital beds, 100% in permanent housing, >85% of children in schools, Gaza's value>\$300B (compared to \$0 today).
- Financial ROI (10 years): \$324B in assets, \$37B in taxes (from \$185B revenue of investing countries' companies), \$24B in direct revenue (Total: \$385B return on a \$100B investment). Trust's Annual revenue to exceed \$4.5B by year 10.
- ✓ US Strategic Benefits: Massive \$ gains, accelerate IMEC, solidify the Abrahamic regional architecture, strengthen hold in the east Mediterranean, and secure US-industry access to \$1.3T of rare-earth minerals from the Gulf.

THE GOAL

A thriving Gaza at the crossroads of a New Abrahamic Architecture

THE RISK Gaza is an Iranian outpost in a moderate part of the region that will threaten IMEC / Abrahamic architecture and undermine any future Palestinian self-governance.

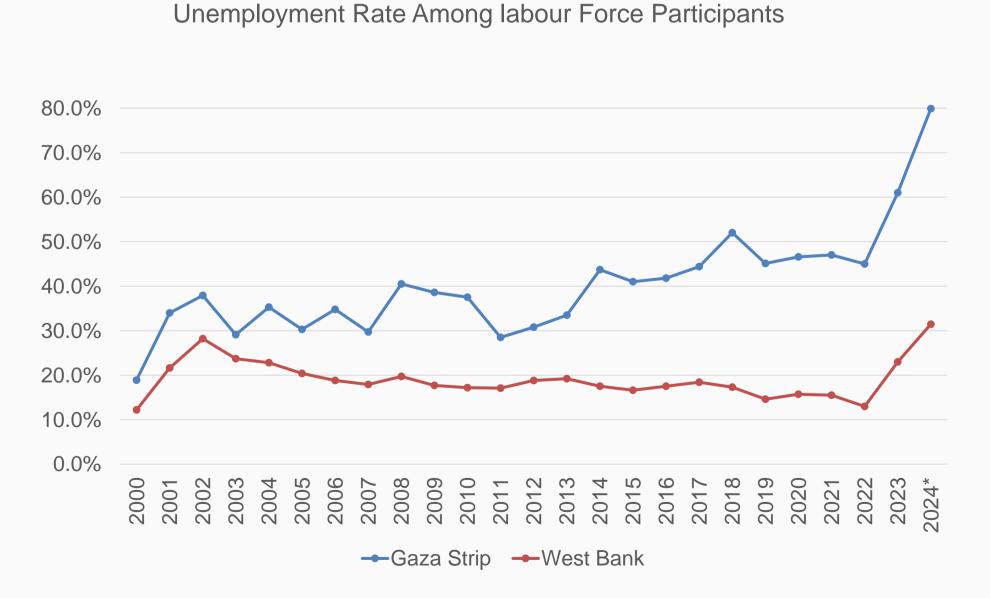
THE OPPORTUNITY

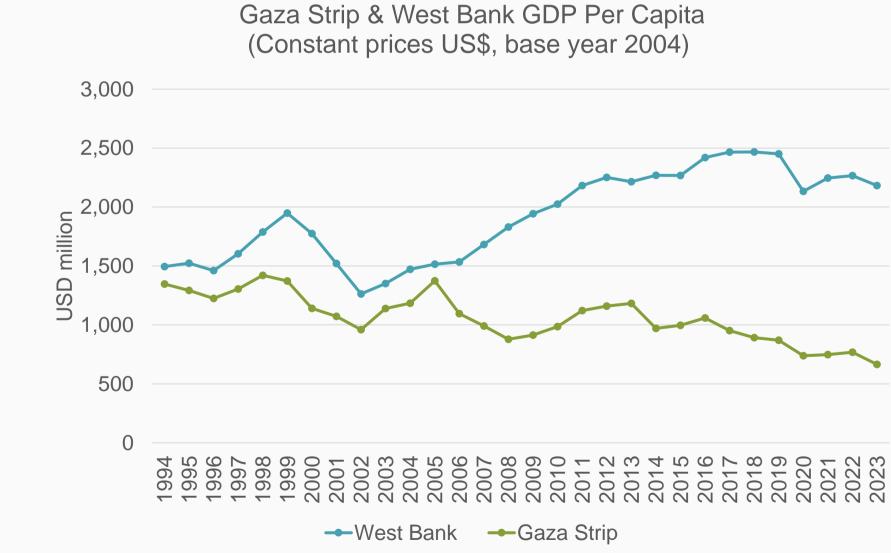
Gaza is a regional trade hub at the crossroads of the ancient Sea Route (Egypt ->> Gaza ->>> Babylon) and the Incense Trade Route (India ->>>> Yemen ->>> Arabia ->>> Europe). It can thrive once again at the center of pro-American regional architecture.



Gaza's Economy Todau: Total Collapse Post Hamas Takeover

- . Two separate economies emerged once Hamas took over Gaza.
- . The West Bank (where Israel controls security) exhibits modest growth through relative stability.
- Gaza faces long-term contraction, poverty, and extreme aid dependency as long as Hamas rules reducing its worth to practically \$0.
- . Recovery in Gaza depends on dismantling Hamas and reintegrating it into the region.





*The data excludes East Jerusalem

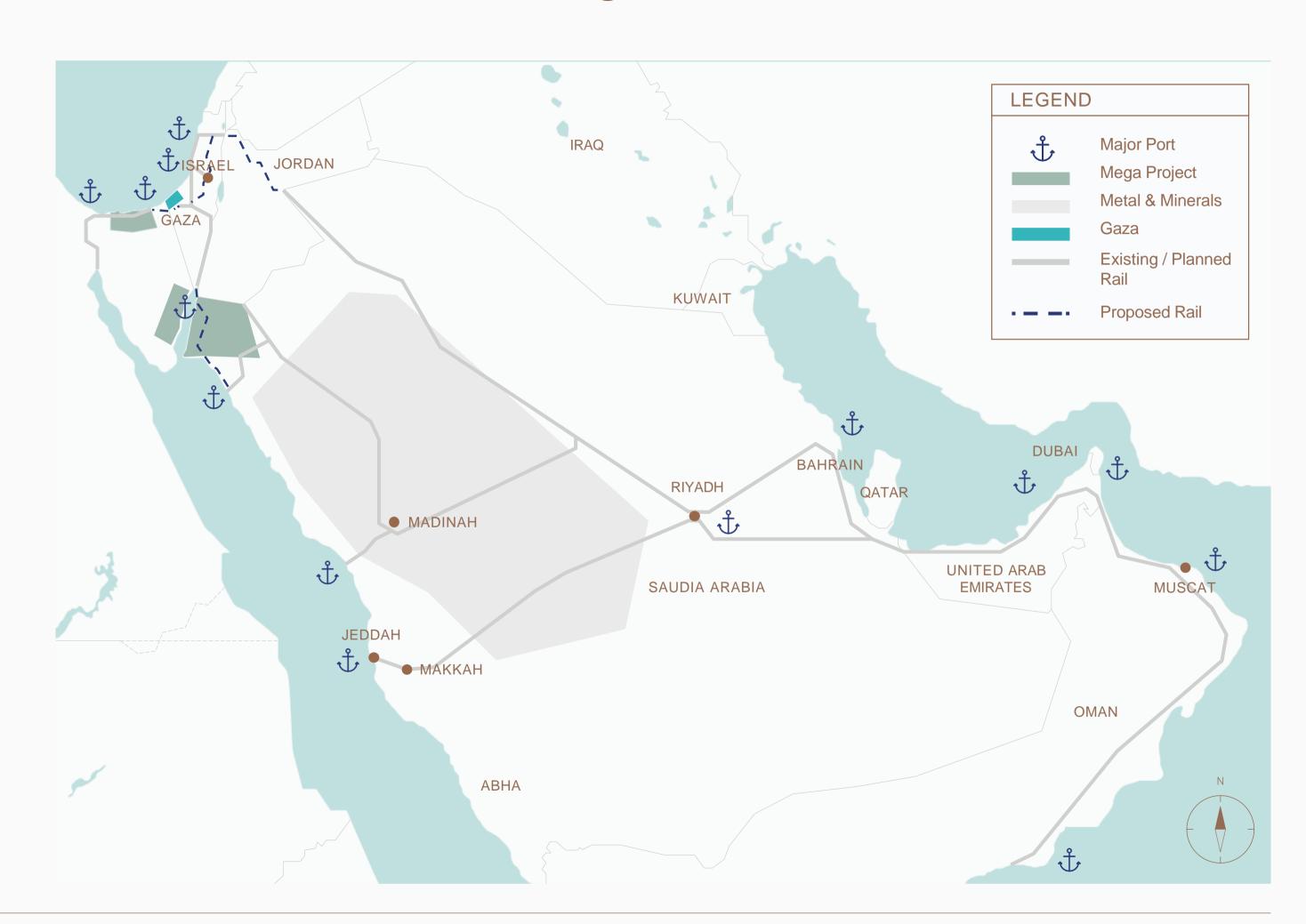
Source: Palestinian Central Bureau of Statistics

Gaza 2035 Regional Vision: The IMEC's Bridge to the Mediterranean

While Iran spreads instability & radicalism from the northeast, the Middle East is pivoting south:

- 1. Mega projects in KSA, Egypt, and throughout the region.
- 2.\$1.3T of rare-earth minerals in western KSA
- 3. Global trade & finance hubs in UAE
- 4. Potential connectivity through the IMEC Initiative
- 5. Global tech and defense hubs in Israel.

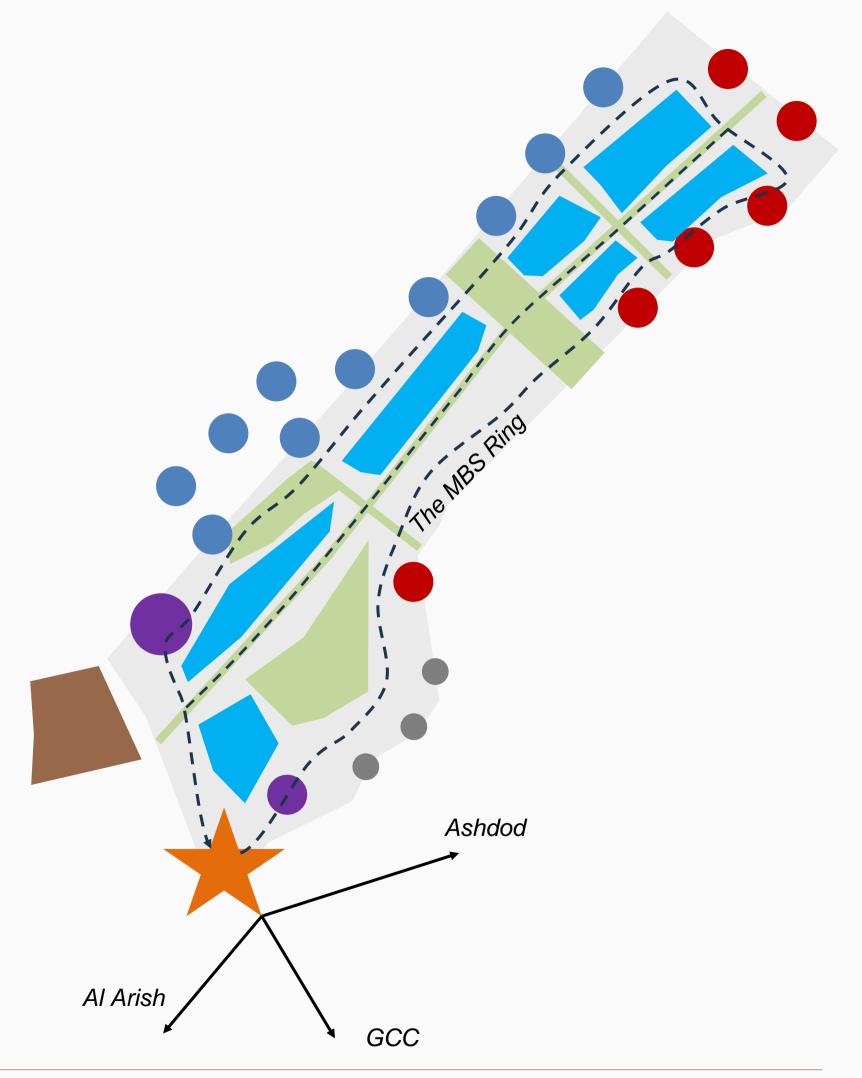
Gaza can transform into a
Mediterranean hub for manufacturing,
trade, data, and tourism, benefiting
from its strategic location, access to
markets (Europe, GCC, Asia),
resources, and a young workforce, all
supported by Israeli tech and GCC
investments.



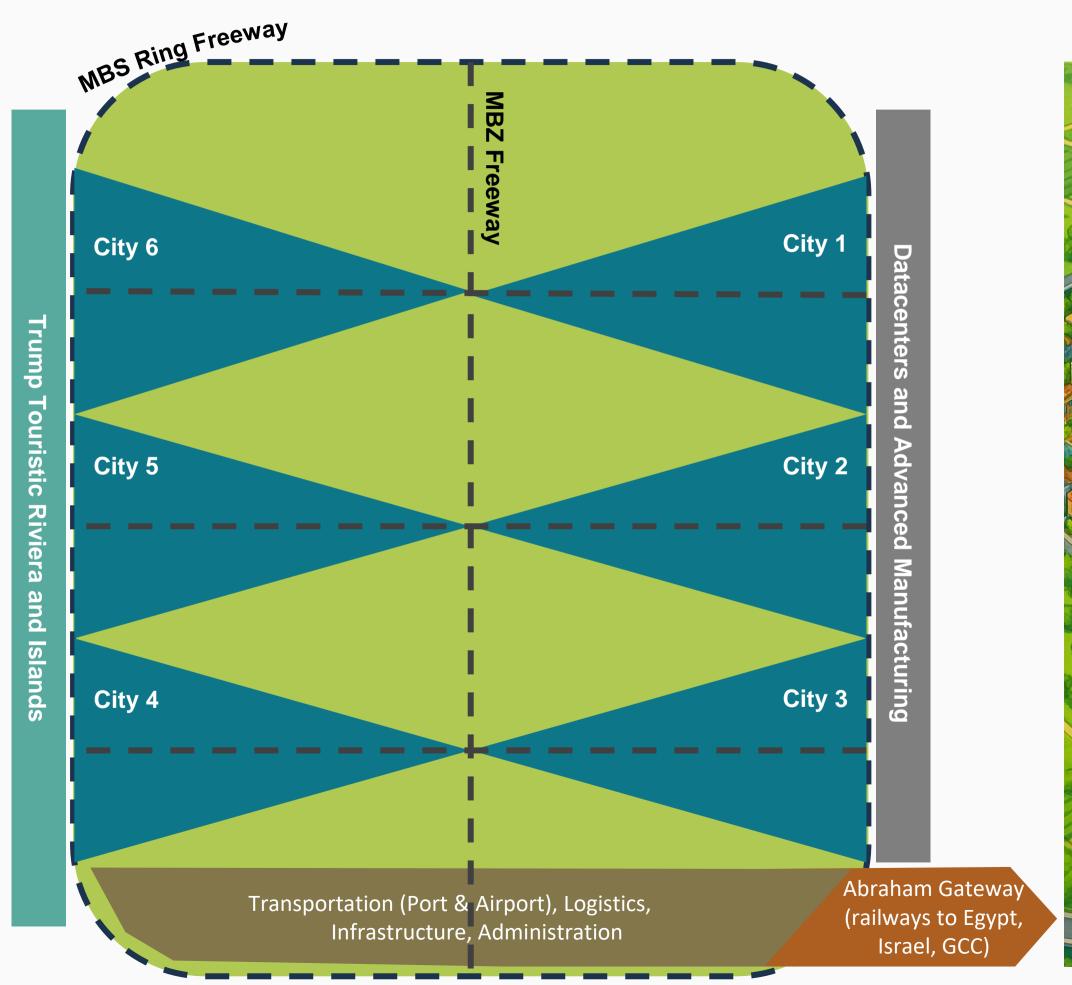
Reimagining Gaza: 10 Mega Projects

The **Gaza-Arish-Sderot Special Economic Zone** will be established with **free trade** to Europe, GCC, and the US. In it, the GREAT Trust will spearhead **10 ambitious mega-projects** (PPPs):

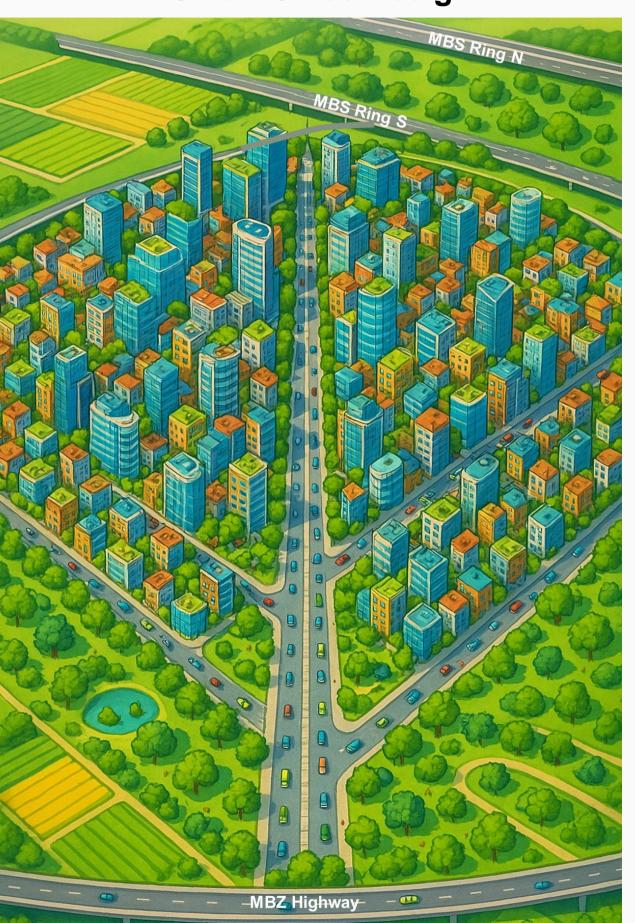
Project	Description	
Gaza Infra. Rebuild	UXO clearance, Debris removal, Utilities and grid rebuild	
The Abraham Gateway	Regional Logistic Hub in Rafah. Connected to Gaza's manufacturing zone, port & airport through the Gaza Ring. Connected to ports in Egypt, Israel, and GCC through the Abrahamic Infrastructure Corridor.	
The MBS Ring and MBZ Central Highway	Pave the MBS Ring highway and Tram around Gaza. Replace Salah-a-din road with MBZ highway crossing the ring	
Abrahamic Infrastructure Corridor	Massive railway, pipelines and fibers build to connect the Abraham Gateway to regional hubs across the IMEC: KSA/UAE, Egypt, Israel and Jordan	
Gaza Port and Airport	A small-scale RORO port in Gaza (extension of Al-Arish port) + small airport in Dahaniya.	
Regional Water Hub	Large-scale solar and desalination plants in Sinai	
The Elon Musk Smart Manufacturing Zone	Industrial zones along the Gaza-Israel boarder feeding from and to the Abrahamic Gateway through the Gaza Ring	
The American Data Safe Heaven	Regional Datacenters with special US AI regulation Protected by the GREAT Trust and serving Israel and GCC through Abrahamic Infrastructure Corridor's Fiber	
Gaza Trump Riviera & Islands	World-class resorts along the coastline and on small artificial islands (similar to the Palm Islands in Dubai)	
Gaza Planned Cities	Zero-ground construction of 6-8 dynamic, modern and AI-powered, smart planned cities on the inner side of the Gaza Ring. All services and economy in these cities will be done through ID-based digital system.	



Gaza's Urban Design: Fostering Stability and Quality of Life



Smart Cities Design



Like Haussmann's strategy in 19th-century Paris, this plan aims to address one of Gaza's ongoing insurgency's root causes: its urban design.

The new design envisions 6-8 pie-slice-shaped smart cities with mixed-use residences, commerce, light industry, and other facilities, including clinics and hospitals, schools, and more.

With large alleys at their center, the cities will be interconnected through a ring, a tram, and a highway, enabling excellent access to industrial, tourism, and logistic areas.

Green areas, including agricultural land, parks, and golf courses, will separate the cities.

All services and economy in these cities will be done through ID-based Alpowered digital systems

Advanced Manufacturing Example: EV Industrial Zone

American electric vehicle companies build factories and facilities for employees in northern Gaza and Southern Israel

Minerals and Materials shipped from KSA and UAE

Assembled into batteries and cars by skilled (low-cost) personnel in factories powered by Gas from Gaza- Marine and PV energy

Cars delivered in Europe with low shipping costs via El-Arish Port and 0% tax (free trade zone) – competing with Chinese EVs

EV Companies gain profits - while giving a better future for Palestinians and Israelis



Innovative Funding Model: Land Trust and Tokenization

- Goal: Create a self-financing and sustaining development fund to reconstruct Gaza and finance humanitarian efforts and development
- Mechanism: Gaza Land Trust
- Initial Capital and Assets: 30+% of Gazan land that is public (will be leased to the Trust for 25-99 years) and any investments
- **Upside**: >\$300B asset value with selfgenerating revenue streams.
- Profit Sharing: Returns above a certain IRR could be reinvested in a new dedicated Palestinian Wealth Fund for the benefit of future Gazans.
- Technology Opportunity: Develop a blockchain registry for land and tokenization to enhance liquidity.

How GREAT Trust will leverage RE capital asset value chain

Deal structuring

Token origination Investor mgmt. & primary distribution

Portfolio/ asset management

Secondary trading

Define main objectives Convert RE asset into [Potentially]: Issue and rationale of RE security

digital asset and split into tokens

tokens to investors as fractional owners

potential investors

Sell and distribute

public trading

Record fractional

ownership of each

blockchain registry

investor in digital

platform

tokens via own or

Market asset to

Manage and track RE asset performance & development

- Automate certain asset mgmt. activities (e.g. dividend distribution
- Land parcels aggregated and prepared for redevelopment
- Enable Gazans to redeem their tokens for ownership of rebuilt residences

[After Reconstruction]: Facilitate trading of tokens in secondary market

- Enable secondary trading of tokens, e.g. via operation of trading platform
- Record all token transactions in blockchain register

- Estimate valuation of Digitize asset underlying assets
- Stand up the **GREAT Trust**
- Structure tokenized security
- Define digital asset implications, terms and conditions
- information in blockchain as record of ownership (e.g. digital land title registration)
- Create and register tokens for fractional ownership
- Place public lands (~30% of Gaza in the trust)
- Offer Gazans to place their privately owned land in the Trust in exchange for token that gives right for permanent housing unit

• Leverage assets to borrow for reconstruction and humanitarian efforts

Blue Text = Potential Options for expanding tokenization of Gazan RE assets

Governance Framework: A Custodianship

6-12 MONTHS

Humanitarian Operations

- Israel fights to dismantle Hamas*.
- The Gaza Humanitarian
 Foundation (GHF) is created to provide Hamas-free secure aid and temporary housing.
- GHF operates under a humanitarian mandate to secure its humanitarian operations and personnel.
- Hamas-free Humanitarian Transition Areas are established.
- * This phase could be skipped if Hamas agrees to disarm voluntarily

Year 1

Transfer of Administrative Responsibilities

- The GREAT Trust is Created. GHF folds under the GREAT Trust.
- At the beginning of this phase, Israel transfers Administrative Authorities and Responsibilities in Gaza to the GREAT Trust under a bilateral US-Israel agreement.
- Israel maintains overarching rights to meet its security needs.

Multi-Year Transition Period

Multilateral Custodianship

- The Trust Governs Gaza for a transition period until a reformed and deradicalized Palestinian Polity is ready to step in its shoes.
- Ideally, Arab and other countries invest in the Trust, making it a multilateral institution.
- Potentially, the Trust's authority is expanded to a formal Trusteeship

End State

Self Governance under the Abraham Accords

- The Trust will build local capacity for self-governance.
- Once Gaza is demilitarized and deradicalized, the Trust will transfer authorities to an independent Palestinian Polity.
- Protections will remain in place to secure the Trust's assets and ensure long-term stability.
- Potentially, Gaza will sign a Compact of Free Association (COFA) with the Trust for long-term financial support in exchange for the Trust retaining some plenary powers.
- The reformed Palestinian Polity will join the Abraham Accords.

Hybrid Security Framework: Self funded force gradually building local capacity

6-12 MONTHS

Humanitarian Operations

- The GHF hires private contractors to distribute aid security and build and operate temporary housing zones.
- Private contractors and vetted Gazans maintain public order.
- The GHF coordinates with the IDF, which maintains responsibility for overall security.

Year 1

Transfer of Administrative Responsibilities

- GHF contractors fold under a new security force that derives its mandate from the Trust.
- Vetted Gazans are trained by the GHF and gradually increase their share of the security forces.
- Israel continues to maintain responsibility for overall security.

Multi-Year Transition Period

Multilateral Custodianship

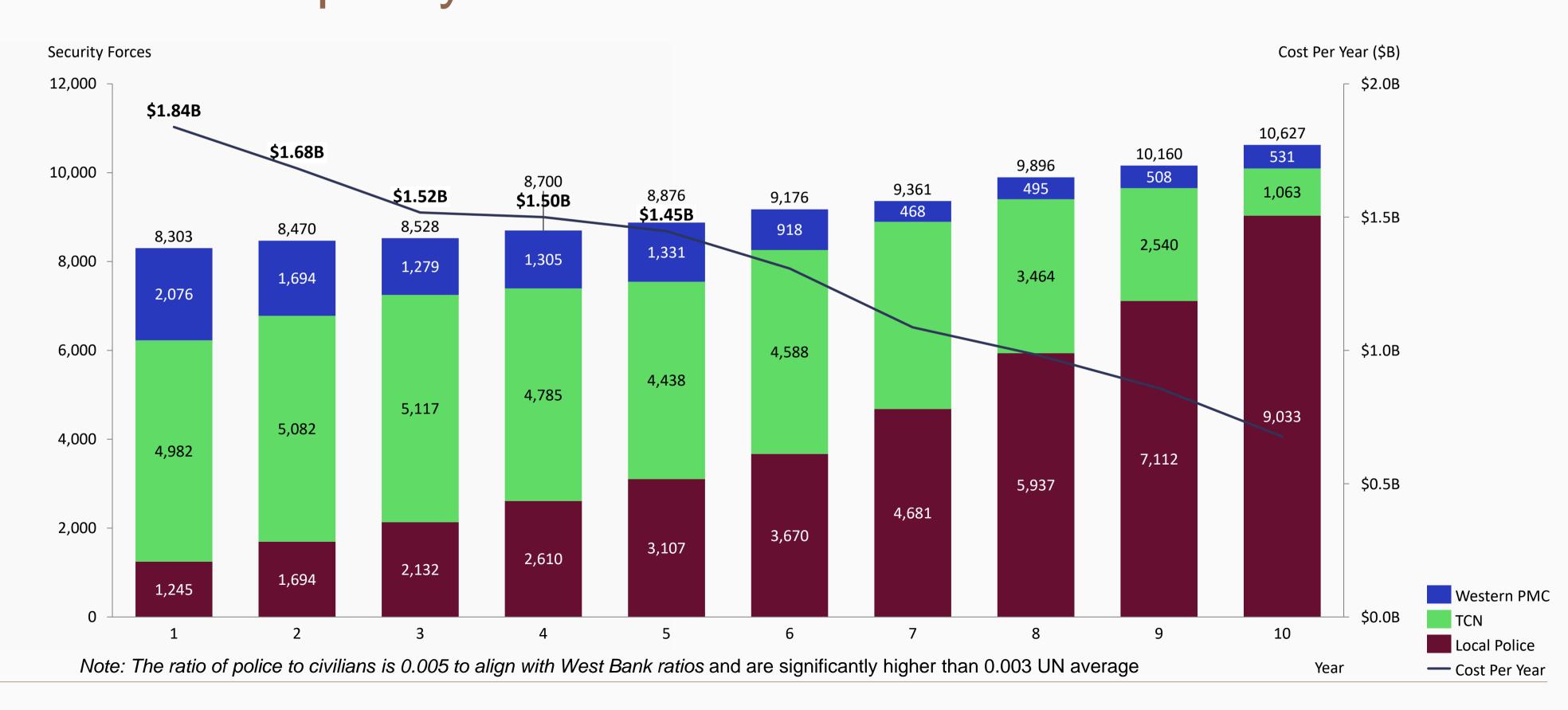
- The security force gradually transitions to being primarily local.
- Contractors remain in advisory and supervisory roles.
- Israel gradually reduces activity inside Gaza as the new force shows capacity to secure it.
- Israel maintains overarching rights to meet its security needs.

End State

Self Governance under the Abraham Accords

- The new force moves under the new self-governed Palestinian polity.
- Some contractors remain to secure critical Trust assets.
- The trust might retain some plenary security powers under a COFA with self-governed Gaza.
- As a precondition to transfer of authority from the Trust to the independent Palestinian polity in Gaza, both sides (Israel and the Palestinians) would have to agree to long-term security arrangements in Gaza.

Gaza 2035 Plan Calls for Major-Investment in Western PSC to Ensure Near-Term Security and Build Gazan Police Capacity



Effective Hamas-free Aid-delivery and Shelters while Gaza is Being Rebuilt: The Gaza Humanitarian Foundation (GHF)

GHF Guiding Principals

- ✓ GHF is a humanitarian assistance-driven organization whose focus is securely distributing aid and housing the population during reconstruction efforts
- ✓ GHF is an international organization that operates in an apolitical manner and is committed to neutrality
- ✓ GHF coordinates its efforts with all NGOs and humanitarian partners operating in the Gaza Strip
- ✓ GHF efficiently allocates donor contributions by aligning funding with well-informed, strategic aid efforts to support the people of Gaza
- ✓ GHF's humanitarian experience, regional expertise, and key stakeholder relationships enable successful aid delivery and significantly de-risk the humanitarian effort

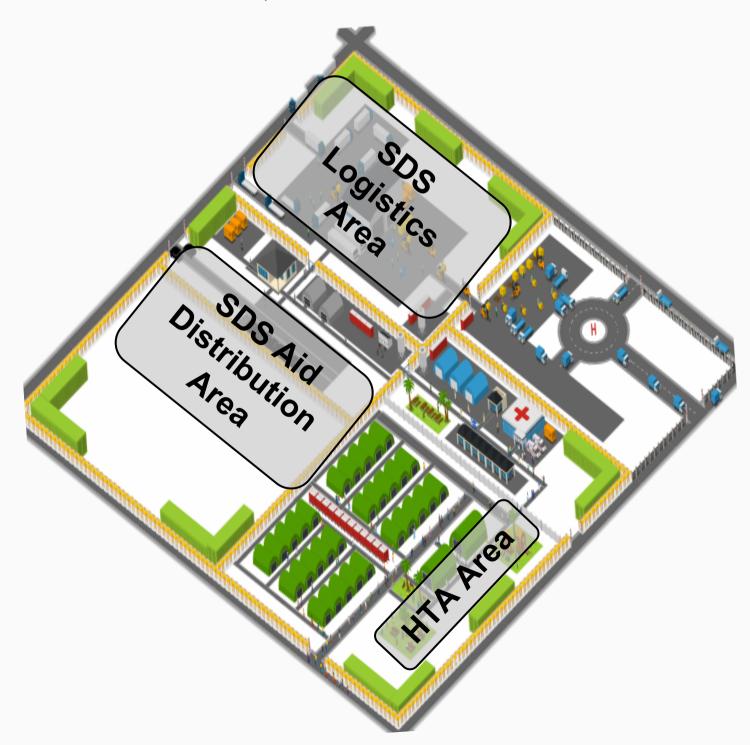
Humanitarian support managed and facilitated by GHF

\$10.8B
in temporary housing support

\$6-10B
in donor
provided lifesaving
requirements

Effective Hamas-free Aid-delivery and Shelters while Gaza is Being Rebuilt: The Gaza Humanitarian Foundation (GHF)

Sample SDS & HTA Layout – specific layout to be defined based on operational locations chosen



Contraband Free Aid Shipments

- Restricting Hamas's access to weapons and military equipment is paramount to degrading their capabilities
- GHF will facilitate effective and secured aid shipping into Gaza.

Secure Aid Distribution Network

- GHF will secure aid routes throughout Gaza to prevent interdiction of aid by Hamas or other hostile actors,
- GHF aid convoys will operate across IDF cleared routes and will maintain armed security throughout transit
- This approach runs **counter to historically unsuccessful aid delivery mechanisms** that were subject to luting and divergence.

Safe Distribution Site (SDS)

- GHF will utilize a system of SDS's within Gaza to facilitate secure aid distribution
- SDS sites will provide warehousing storage, NGO facilities, and security
- Each SDS site will provide aid to over 300k individual Gazans through a secure process, which reduces Hamas's ability to compile bulk aid for resell and future funding and assures every Gazan gets the aid they need.

Humanitarian Transition Area (HTA)

- In combination with the SDS system for aid distribution, GHF will provide safe and secure shelter for Gazans via HTAs
- The HTA system lays the foundation for rebuilding Gazan communities free from Hamas interference, while providing for critical human needs
- HTAs use a combination of external security and local leaders to provide a safe area for rebuilding and human flourishing free from Hamas

Accelerating Reconstruction: Voluntary Relocation Programs

Temporary housing option: Gazans remain in Gaza during reconstruction

- ✓ Receive temporary housing hardened structures set up in communities with life support (e.g., education, WASH, food)
- ✓ Assumes ~75% of Gazans remain in Gaza
- ✓ Assumes ~90% of Gazans who remain will require temporary housing

~\$6B

In temporary housing support in Gaza

Gazans relocate to a different country

- ✓ Receive \$5K/person relocation package
- ✓ Rent subsidized for 4 years (100% in year 1, 75% in year 2, 50% in year 3, 25% in year 4)
- ✓ Food subsidized for year 1
- ✓ Assumes that of the 25% of Gazans who leave the country, 75% choose not to return to Gaza

~\$5B

In relocation support outside Gaza

\$23k

Savings on every Palestinian relocating (costs \$9k outside Gaza and saves \$32k inside Gaza)

\$500M

Savings on every 1% relocating

Along with generating ~\$185B in revenue for industry in the first 10 years, expect plan to increase value of Gaza to ~\$324B from \$0 today

~\$133B investment over the first 10 years will...

Investment type	Category	Investment
GREAT Trust	Permanent residential housing	\$35,329,804,447
	Infrastructure ¹	\$26,753,130,684
	Debris removal + temporary housing ²	\$19,801,039,194
investments	Security	\$12,899,079,835
	Education + workforce development	\$2,611,142,424
	Total GREAT Trust investments	\$97,394,196,582
	Permanent residential housing	\$15,141,344,763
	Rail hub	\$1,800,000,000
Private investments	Deep port construction	\$1,395,000,000
(PPP)	Broadband	\$1,030,512,899
	Medical facility construction	\$990,812,500
	Total PPP investments	\$20,357,670,162
Private industry CAPEX (non-PPP)	Advanced manufacturing	\$12,000,000,000
	Tourism	\$2,682,409,327
	Data center	\$1,000,000,000
	Total non-PPP investments	\$15,682,409,327
Total investments		\$133 <i>434 27</i> 6 071

...generate ~\$185B in revenue in 10 years

Category	Revenue
Permanent housing	\$65,963,257,697
Infrastructure ³ and Utilities	\$36,023,074,533
Construction ⁴	\$20,232,409,327
Debris removal + temporary housing ⁵	\$15,097,536,204
Security ⁶	\$11,880,928,640
Manufacturing / Data Center / Tourism	\$25,746,666,667
Healthcare System	\$9,566,127,292
Port and Rail	\$697,500,000
Total industry revenue	\$185,207,500,360

Reconstruction will also increase value of Gaza by ~\$324B and dramatically improve quality of life

\$133,434,276,071

^{1.} Includes investments in the following categories: Medical Facility Construction, Infrastructure + Broadband, Rail Hub, Deep Port Construction, Infrastructure + Broadband, Rail Hub, Medical Facility Construction, and Deep Port Construction 4. Includes revenue from UXO clearance, debris removal, NGOs providing camp O&M, and shelter purchase 6. Includes revenue from private security companies, weapons manufacturing companies, and security PPE and uniform manufacturers

Levers to Reduce the Trust's Investment

- ✓ Increase the number of Gazans who volunteer to leave Gaza during the reconstruction
- ✓ Increase the % of PPP investments and/or expand the categories where PPP investments are used
- ✓ Use debt to finance a portion of the investment. Public land can be used as collateral. The Trust's annual returns (expected to exceed \$4.5B in year 10) can be used to serv debt.
- ✓ International aid contributions to lower expenses (e.g., donations of temporary shelters or medical supplies)
- ✓ Expedite construction timelines (Reducing temporary housing costs, shifting economic recovery / self-funding earlier)

Asset Valuation

Gaza 2035 ~\$320B 'Asset Value' by Year 10 will create significant value for all involved stakeholders

The GREAT Trust

- \$100B-\$130B in Value for the Trust's 30-40% ownership of Gaza's lands
- >\$4.5B in annual revenues

Gazans remaining/returning

- ~380k families (2.1M people by year 10)
- Ownership of ~1800 sq ft residence
- Residences valued at ~\$200k each (~1/10 price of Tel Aviv)
- Cumulative value of >\$75B

Gazans permanently relocating

- ~90k families (500k people by Year 10)
- Each family will receive ~\$55K relocation package plus subsidized rent for 4 years

Advanced manufacturing

- Similar capacity to TSMC Arizona or Nevada Tesla Gigafactory
- Construction costs of \$6-12B
- Annual revenues of up to \$10B

Broadband

- Provide full broadband needs to all of Gaza and leading standards (400 MBPS and 5G NSA)
- ~\$1.4B constructions costs
- \$100M annual ROIC by Year 10

Rail

- ~\$3B mix of high-speed rail and freight corridor capacity
- Gaza to serve as major hub for IMEC
- Typical 10-year payback period for rail projects
- Expect ~\$500M annual revenue after completion

Tourism industry

- ~\$3B / year tourism industry (~30% larger than Oman), at 40% maturity by year 10
- \$2.7B value of construction by year 10
- \$1.2B annual revenues by year 10
- 30-40 luxury hotels completed

Hospital System

- Repair of all current facilities (36 hospitals, including 1 specialty cancer treatment center, ~3500 total hospital beds)
- Creation of ~13K new hospital beds (5 new major hospitals) and 2 advanced specialty centers
- ~\$2.1B total construction costs
- Year 10 annual revenue of \$6B, Gross Margin of ~\$3B

Deep Port

- Similar ports to Chancay Peru and Machilipatnam Port, India
- \$1.3-1.9B upfront investment
- ~\$700-850M annual revenue upon completion

Data center

- Completed 50-100MW Hyperscale data center
- ~\$500M 1.5B upfront investment
- \$300M-700M annual revenue

Primary investment categories

An unprecedented publicprivate partnership to rebuild Gaza



Gaza Permanent Residential Housing

Category Description

✓ Permanent residential housing: Construction of medium-sized (323 sq ft per person) housing for residents of Gaza accounting for expected population growth and assuming minimal housing is needed for non-Gazans

Assumptions

✓ Cost: \$70 per sq ft

✓ Size: 323 sq ft per person

✓ **Timing:** Construction starts in year 2 and is completed by year 8; buildings can be built within a year

✓ PPP: Assumes 70% GREAT Trust, 30% private investors

Metrics			
Sub-category	Year investment starts	First year investment (\$)	Total investment (\$)
Permanent residential housing	2	\$5.2B	\$35.3B





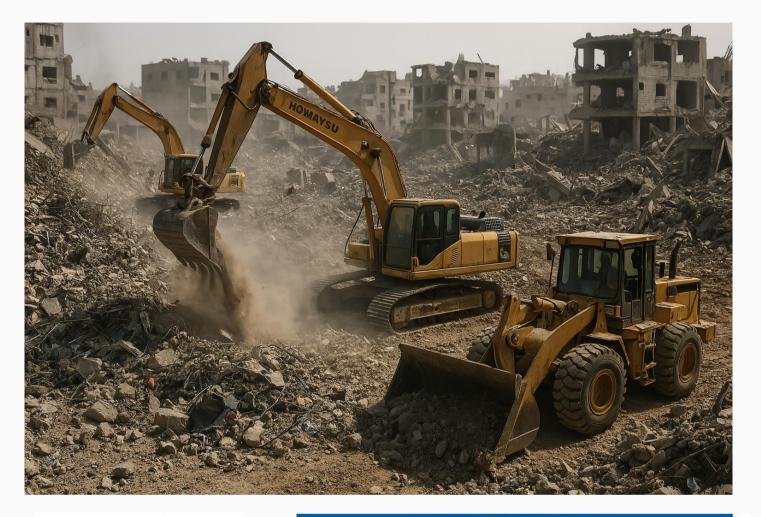
Gaza Initial Infrastructure Rebuild

Category Description:

In years 0-5, the Trust will invest in foundational activities required to prepare Gaza for long-term infrastructure and economic development investments

- ✓ UXO clearance: Includes detection, removal, and safe disposal of unexploded ordnance, including (aircraft bombs, mortars, anti-tank weapons, rockets, and rifle grenades. Completed by year 5
- ✓ **Debris removal**: Large-scale clearing and disposal of rubble, collapsed buildings, and hazardous materials. Assumes 100% removal of debris in 4 years
- ✓ Temporary housing: Includes 1) the provision of short-term modular shelter solutions to house displaced people who remain in Gaza; 2) financial support for 4 years for Gazans to relocate (relocation package, rent, food). Assumes 100% Gazans in Gaza have permanent housing by year 10
- ✓ Basic infrastructure: Roads, bridges, tunnels, public transport, an airport, temporary and long-term power/electricity, water, sewage, waste management, and emergency response infrastructure. Projects take between 2-10 years to complete

Financial Metrics			
Sub-category	Investment in year 1	Total investment required	
UXO clearance	\$560M	\$4.9B	
Debris removal	\$2B	\$4.1B	
Temporary housing/relocation	\$6.0B	\$10.9B	
Basic infrastructure (e.g., roads, sewage, power)	\$2.7B	\$23.7B	











NOTE: Includes only the Trust's portion of investments; does not include private portion of PPP

Gaza Security

Category Description

✓ Security: Includes estimated cost of security forces, including Western PSC, TCN, peacekeeping force (optional), and local police needed to ensure security within Gaza. Cost includes salary, weaponry (e.g., rifle, pistols, ammo), and body armor/uniforms

Assumptions

- ✓ Western PSC, TCN, peacekeepers: Costs are fully burdened and include life support and housing
- ✓ Local police: Costs cover salary, weaponry, and body armor/uniforms but does not include life support and housing
- ✓ Weaponry: Assumes rifles and pistols are procured for all security forces and refreshed on a 3-year cycle; each security personnel receives 1 rifle and 1 pistol
- ✓ Body armor: Body armor and uniforms only need to be procured for local police; armor is provided for other security personnel by security company

Metrics					
Sub-category Year investment starts First year investment (\$) Total investment (\$)					
Security	1	\$1.8B	\$12.9B		





Education and Workforce Development

Category Description

✓ Education and Workforce Development: Includes CAPEX (e.g., construction of schools) and OPEX (e.g., teachers) costs for students aged 5 – 14 to attend grade school and for students 15+ to attend vocational schools. Assumes Gazans of working age (18 – 59) are able to find employment in the following industries/locations: tourism, security, medicine, advanced manufacturing, public sector (e.g., government), regional data center, rail, port, education, and other construction

Assumptions

- ✓ **Grade school:** Assumes all students aged 5 14 attend grade school with a student to teacher ratio of ~17 students per teacher and ~421 students per school. Construction starts in year 3 with 100 schools constructed per year at a cost of \$2M per school
- ✓ Vocational school: Assumes 20% of Gazans aged 15 39 attend vocational school. With 1,176 students per campus, ~42 campuses are needed to support expected students. 40 schools are constructed per year with a cost of ~\$5.6M

Metrics			
Sub-category	Year investment starts	First year investment (\$)	Total investment (\$)
Education and Workforce Development	3	\$423.5M	\$2.6B











Public Private Partnership (PPP) investments

Category Description

By leveraging a PPP model for key infrastructure investments, the Trust can leverage private capital, industry technical experts, and shared accountability to accelerate project delivery, improve efficiencies, and deliver high quality sustainable infrastructure to support long-term economic recovery. PPP investments will be made for:

- ✓ Medical facility construction
- ✓ Broadband infrastructure
- ✓ Rail infrastructure
- ✓ Deep port construction

Financial Metrics				
Sub-category	% Trust, % Private	Year investment starts	First year investment (\$)	Total investment (\$)
Medical facility construction	50%, 50%	Year 1	\$475M	\$2.1B
Broadband construction	25%, 75%	Year 1	\$275M	\$1.4B
Rail	40%, 60%	Year 5	\$500M	\$3B
Deep port construction	10%, 90%	Year 5	\$310M	\$1.6B











Private Industry CAPEX (non-PPP)

Category Description

Private industry investment can be leveraged to build out key infrastructure that will drive long-term economic growth in Gaza. Private industry investors will support the building of necessary tourism infrastructure (e.g., hotels), a regional data center for Cloud Service Providers, and advanced manufacturing facilities (e.g., gigafactories). Non-PPP investment will fund infrastructure to support:

- ✓ Tourism
- ✓ A regional data center
- ✓ Advanced manufacturing



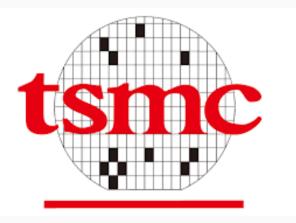






Metrics				
Sub-category	Year investment starts	First year investment (\$)	Total investment (\$)	
Tourism Build Out	Year 3	\$72.8M	\$2.7B	
Data Center	Year 5	\$333.3M	\$1.0B	
Advanced Manufacturing	Year 5	\$2.0B	\$12.0B	





Financial Modeling



Key financial model assumptions

Population assumptions

- ✓ Baseline Gazan population is ~2.14M, with a 2.02% annual growth rate
- √ ~75% of Gazans will remain in Gaza during reconstruction
- ✓ Of the estimated 25% who choose to relocate during reconstruction, 75% will decide to not to return to Gaza

Investment assumptions

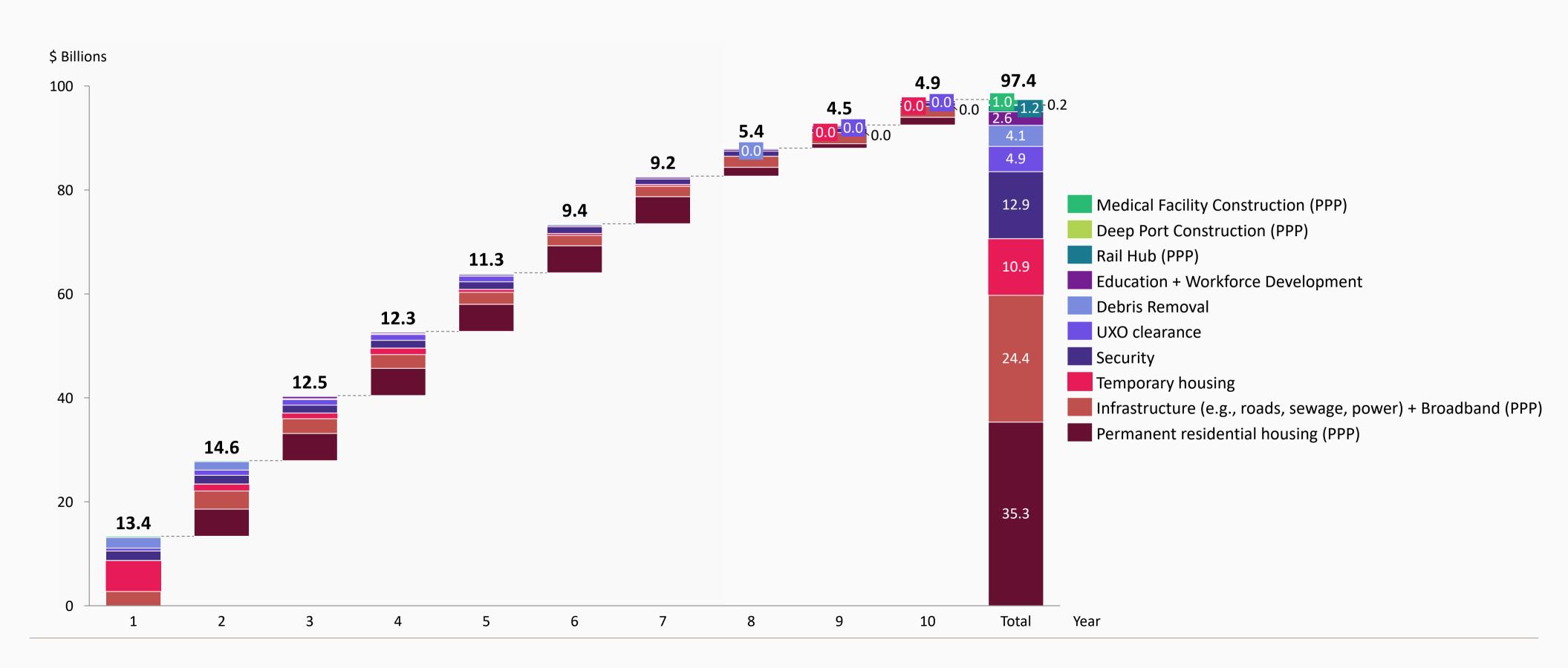
- ✓ Trust provides 100% investment in: UXO, debris removal, temporary housing, security, basic infrastructure, and workforce development
- ✓ Trust and private companies enter PPPs to invest in: medical construction, permanent housing, broadband, rail, and deep port construction

Levers to Reduce the Trust's Investment

- ✓ Increase the number of Gazans who volunteer to leave Gaza during the reconstruction
- ✓ Increase the % of PPP investments and/or expand the categories where PPP investments are used
- ✓ Use debt to finance a portion of the investment. Public land can be used as collateral. The Trust's annual returns (expected to exceed \$4.5B in year 10) can be used to serv debt.
- ✓ International aid contributions to lower expenses (e.g., donations of temporary shelters or medical supplies)
- ✓ Expedite construction timelines (Reducing temporary housing costs, shifting economic recovery / self-funding earlier)

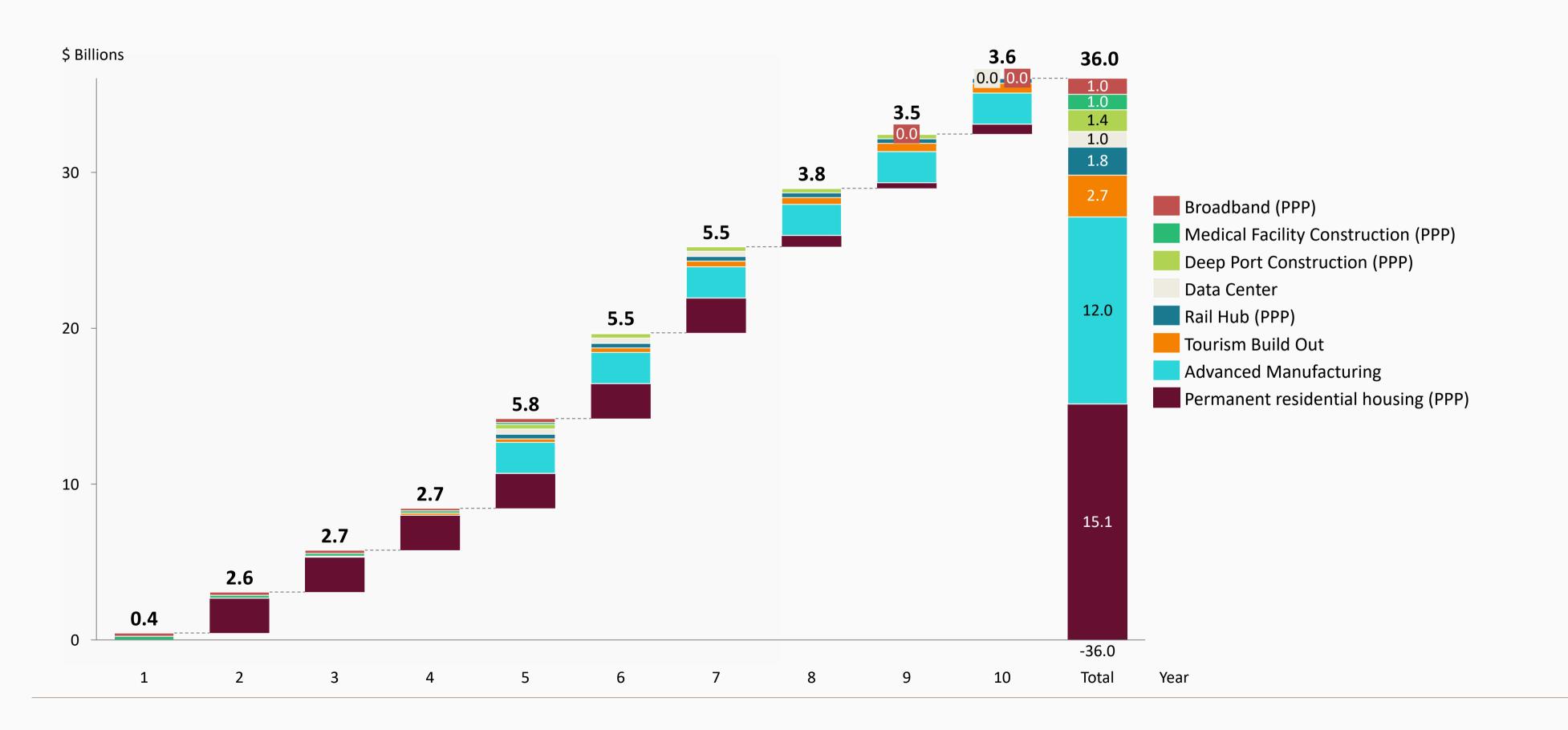
Investments

Gaza 2035 ~\$97B Expected in Trust Investments in first 10 years



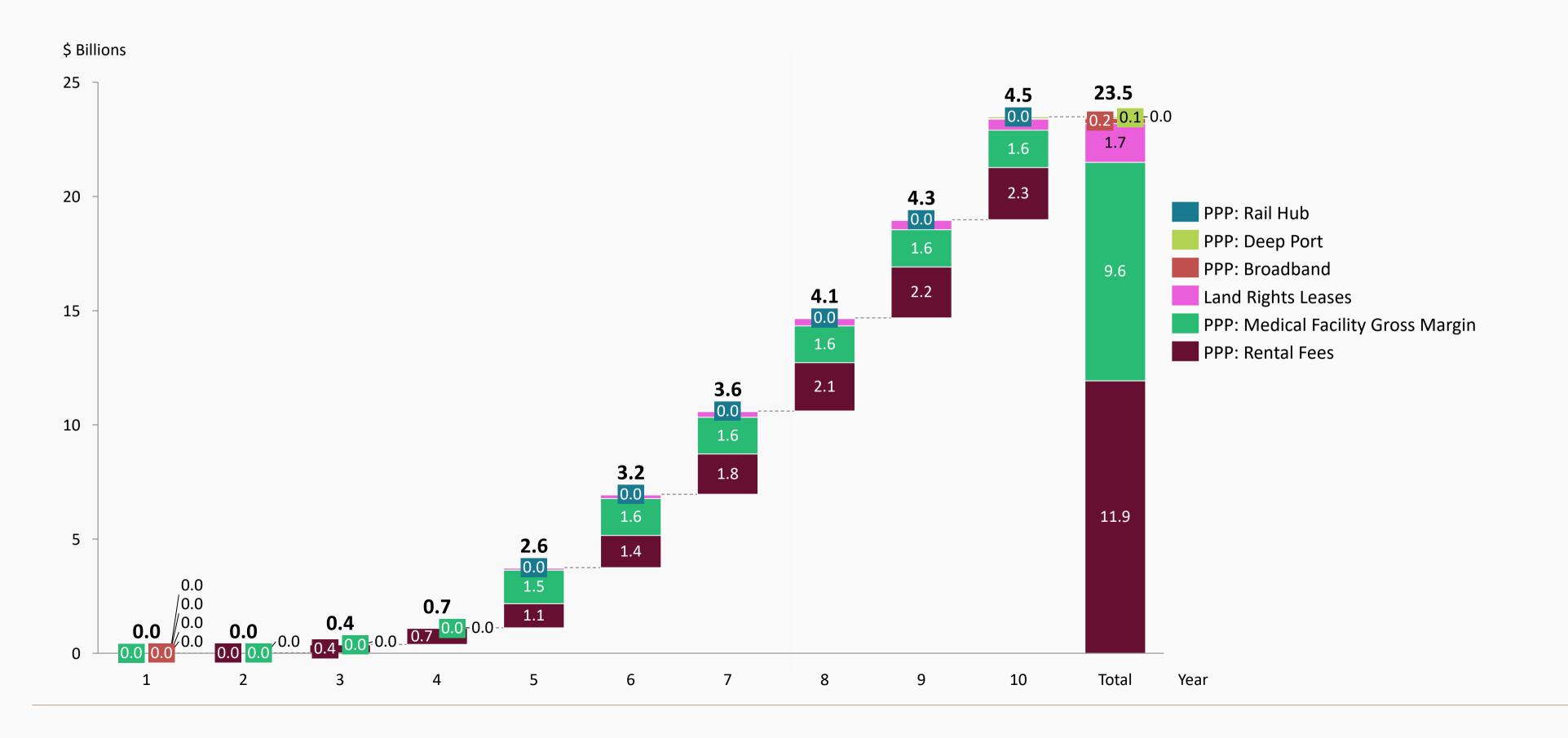
Investments

Gaza 2035 ~\$36B Expected Investment from Private Industry in First 10 years



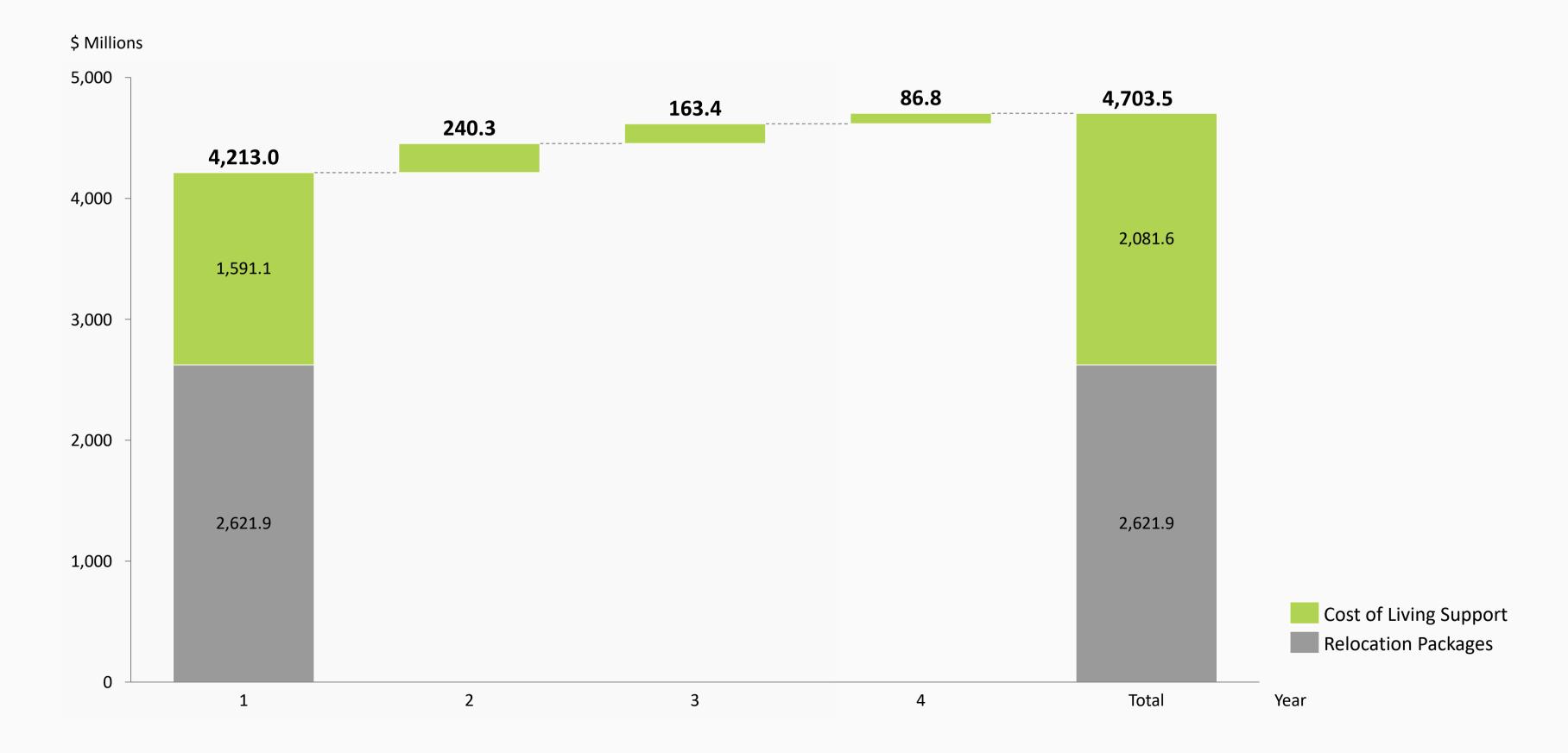
Returns

Gaza 2035 ~\$24B in Direct Revenue for GREAT Trust in First 10 Years



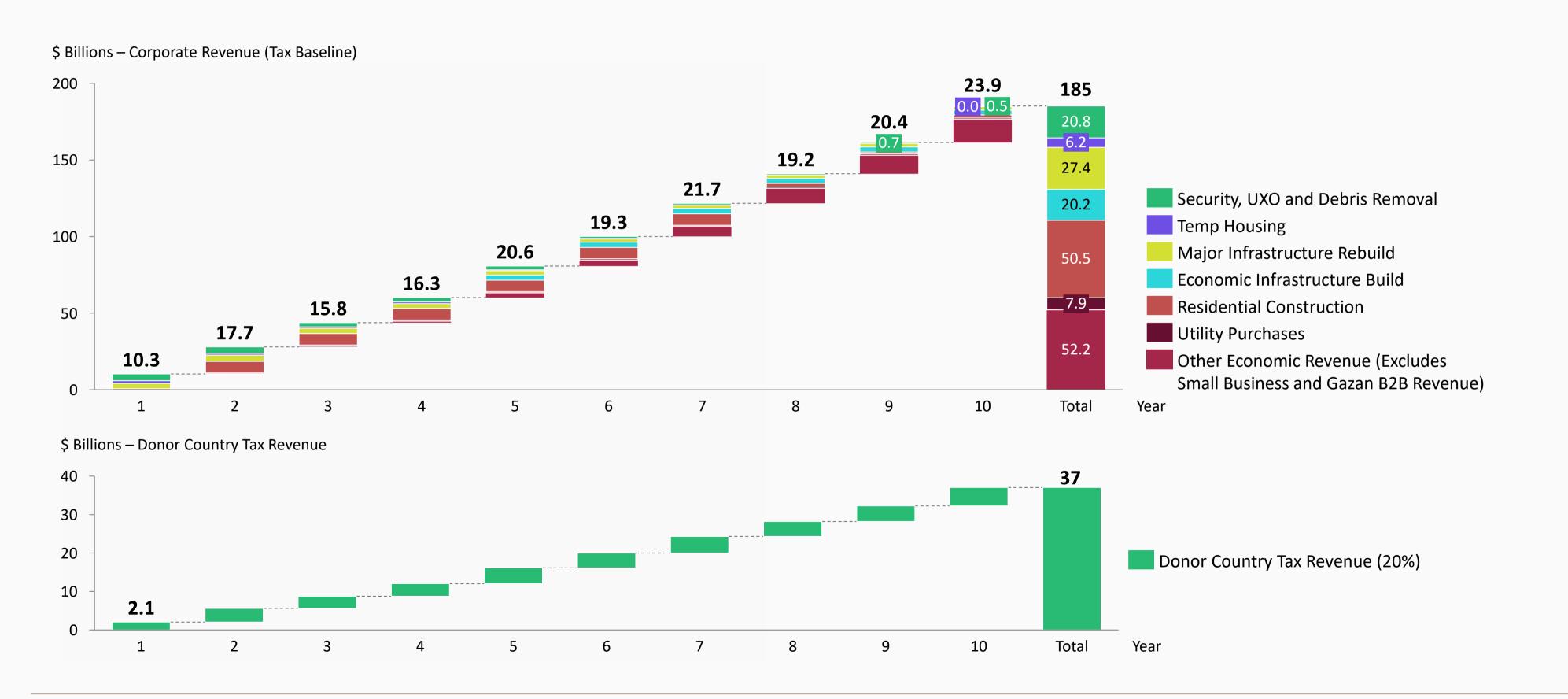
Returns

Gaza 2035 ~\$4.7B in Economic Benefits to Nations that Host Gazans During the First Four Years



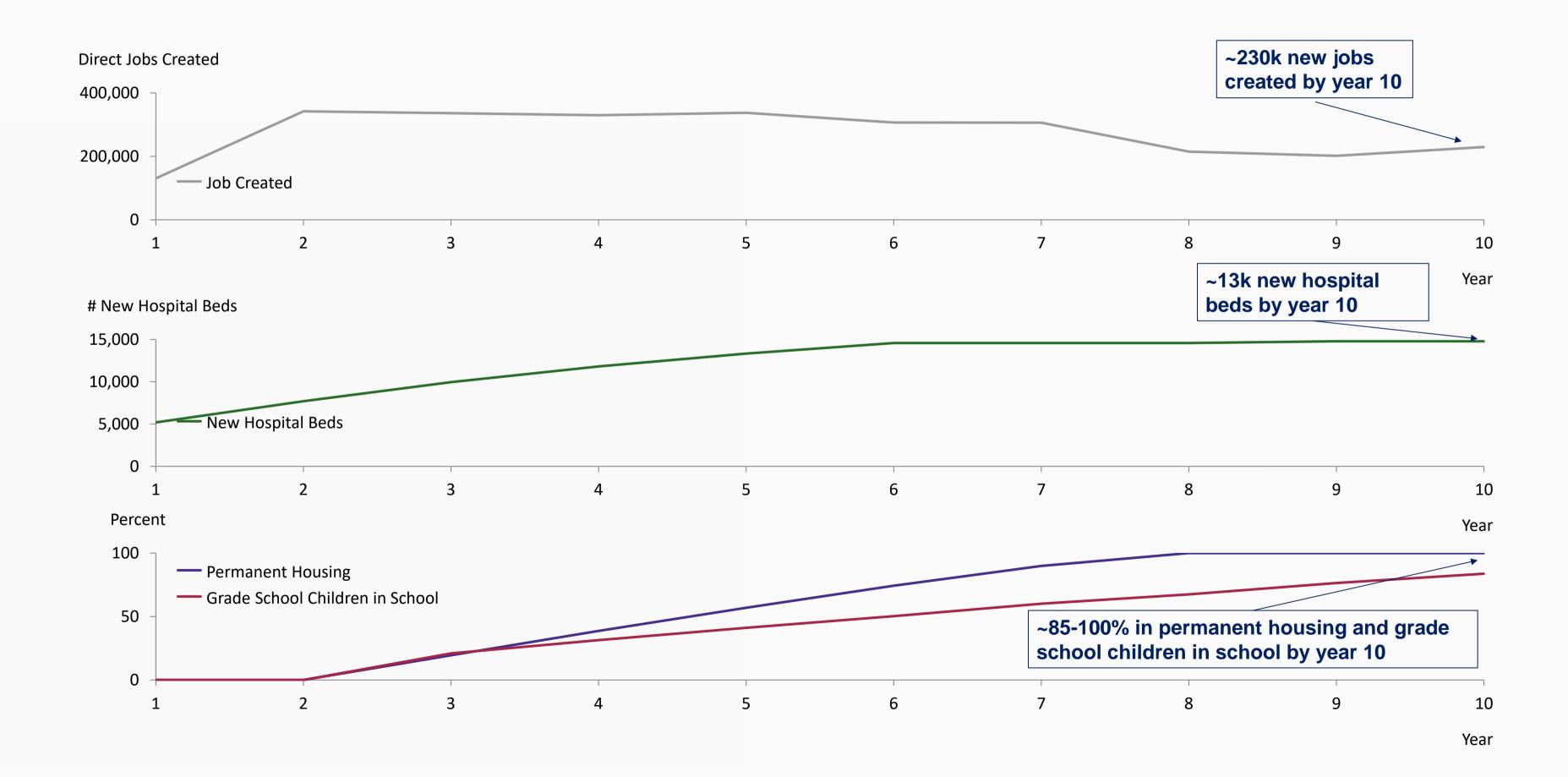
Returns

Gaza 2035 ~\$185B in Industry Revenue from First 10 Years and ~\$37B in Donor Country Tax Revenue

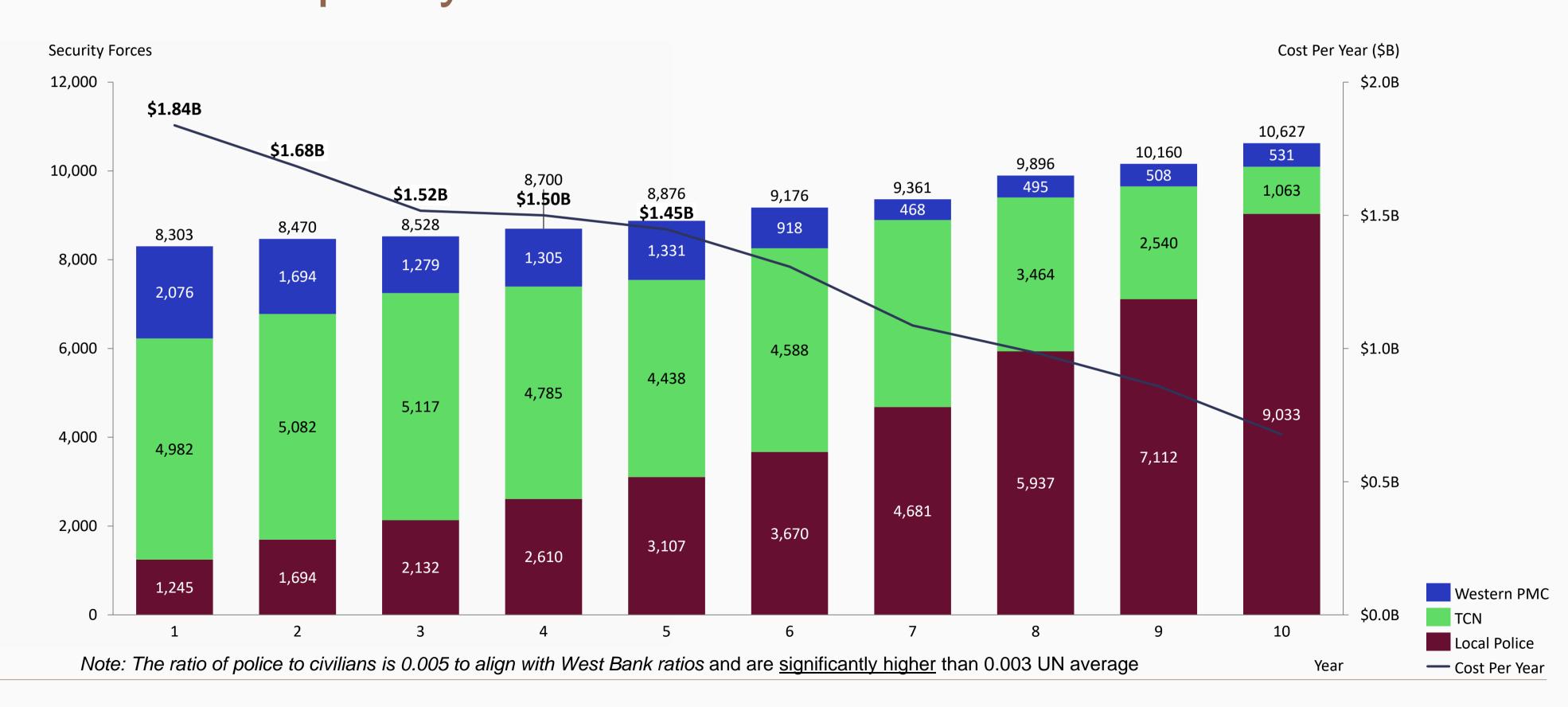


Social Impact

Gaza 2035 Engine For Job Growth and Social Improvements Far Beyond pre-war Levels

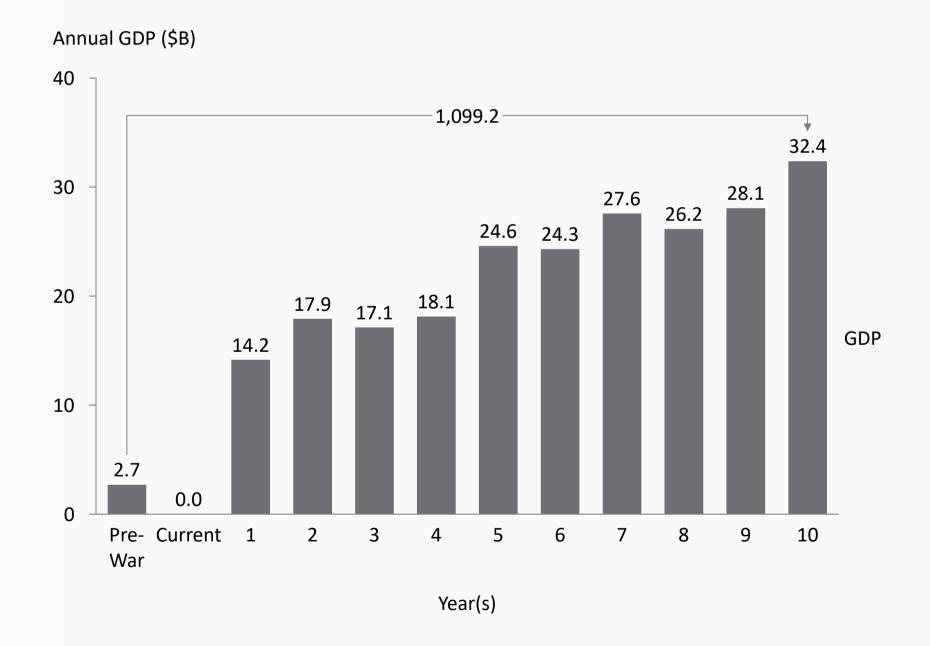


Gaza 2035 Plan Calls for Major-Investment in Western PSC to Ensure Near-Term Security and Build Gazan Police Capacity

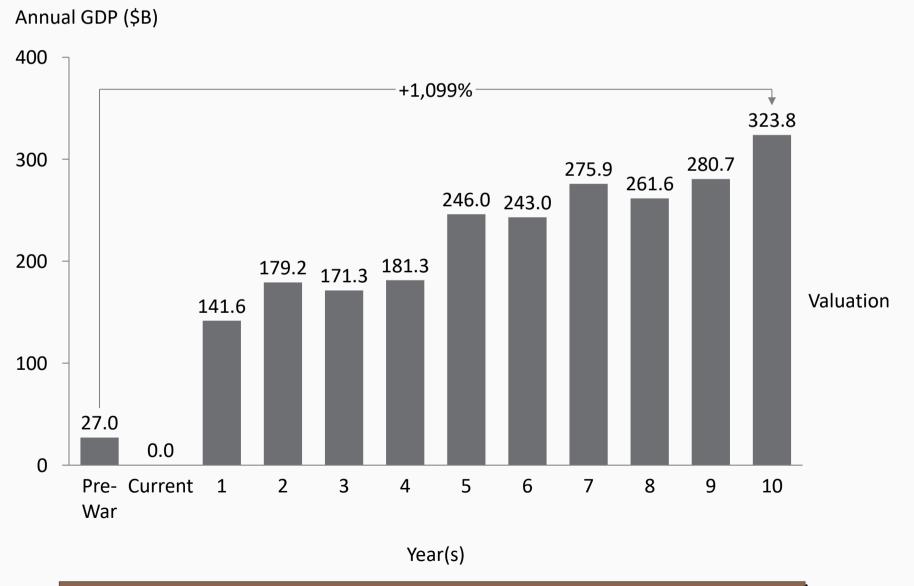


Gaza 2035 GDP and Valuation Expected to Increase 10X Compared to Pre-War Levels

GDP: ~11X growth compared to pre-war levels



Valuation by year 10 of ~\$324B



NOTE: Many potential methodologies to value asset (including Buffett indicator), for simplicity assumed ~10X multiple from current year

Asset Valuation

Gaza 2035 ~\$320B 'Asset Value' by Year 10 will create significant value for all involved stakeholders

The GREAT Trust

- \$100B-\$130B in Value for the Trust's 30-40% ownership of Gaza
- >\$4.5B in annual revenues

Gazans remaining/returning

- ~380k families (2.1M people by year 10)
- Ownership of ~1800 sq ft residence
- Residences valued at ~\$200k each (~1/10 price of Tel Aviv)
- Cumulative value of >\$75B

Gazans permanently relocating

- ~90k families (500k people by Year 10)
- Each family will receive ~\$55K relocation package plus subsidized rent for 4 years

Advanced manufacturing

- Similar capacity to TSMC Arizona or Nevada Tesla Gigafactory
- Construction costs of \$6-12B
- Annual revenues of up to \$10B

Broadband

- Provide full broadband needs to all of Gaza and leading standards (400 MBPS and 5G NSA)
- ~\$1.4B constructions costs
- \$100M annual ROIC by Year 10

Rail

- ~\$3B mix of high-speed rail and freight corridor capacity
- Gaza to serve as major hub for IMEC
- Typical 10-year payback period for rail projects
- Expect ~\$500M annual revenue after completion

Tourism industry

- ~\$3B / year tourism industry (~30% larger than Oman), at 40% maturity by year 10
- \$2.7B value of construction by year 10
- \$1.2B annual revenues by year 10
- 30-40 luxury hotels completed

Hospital System

- Repair of all current facilities (36 hospitals, including 1 specialty cancer treatment center, ~3500 total hospital beds)
- Creation of ~13K new hospital beds (5 new major hospitals) and 2 advanced specialty centers
- ~\$2.1B total construction costs
- Year 10 annual revenue of \$6B, Gross Margin of ~\$3B

Deep Port

- Similar ports to Chancay Peru and Machilipatnam Port, India
- \$1.3-1.9B upfront investment
- ~\$700-850M annual revenue upon completion

Data center

- Completed 50-100MW Hyperscale data center
- ~\$500M 1.5B upfront investment
- \$300M-700M annual revenue

