

Date: 19/07/22
Assesment No.: 3122/22

**Re: Summary of a comprehensive real estate assessment in
accordance with Standard 17
Block 3703 Plot 169
Land in various designations
178 Herzl St., corner of 1 Yaakov St., Rehovot**

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-Lev Ha'ir" on July 19th, 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

date of this assessment summary.

6. Details of the value of the assets

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

1. The market value of the property according to a potential plan is within the limits of 41,550,000 NIS.
(This value is after subtracting the estimated payment of an improvement levy of 4,300,000 NIS)
2. The market value of the property in question in accordance with an approved plan is within the limits of 38,500,000 NIS.

7. Declarations and signatures

I declare that I have no personal interest in the real 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 Appraisers' Standards Committee.

And I sign hereto