

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 self-governance. 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

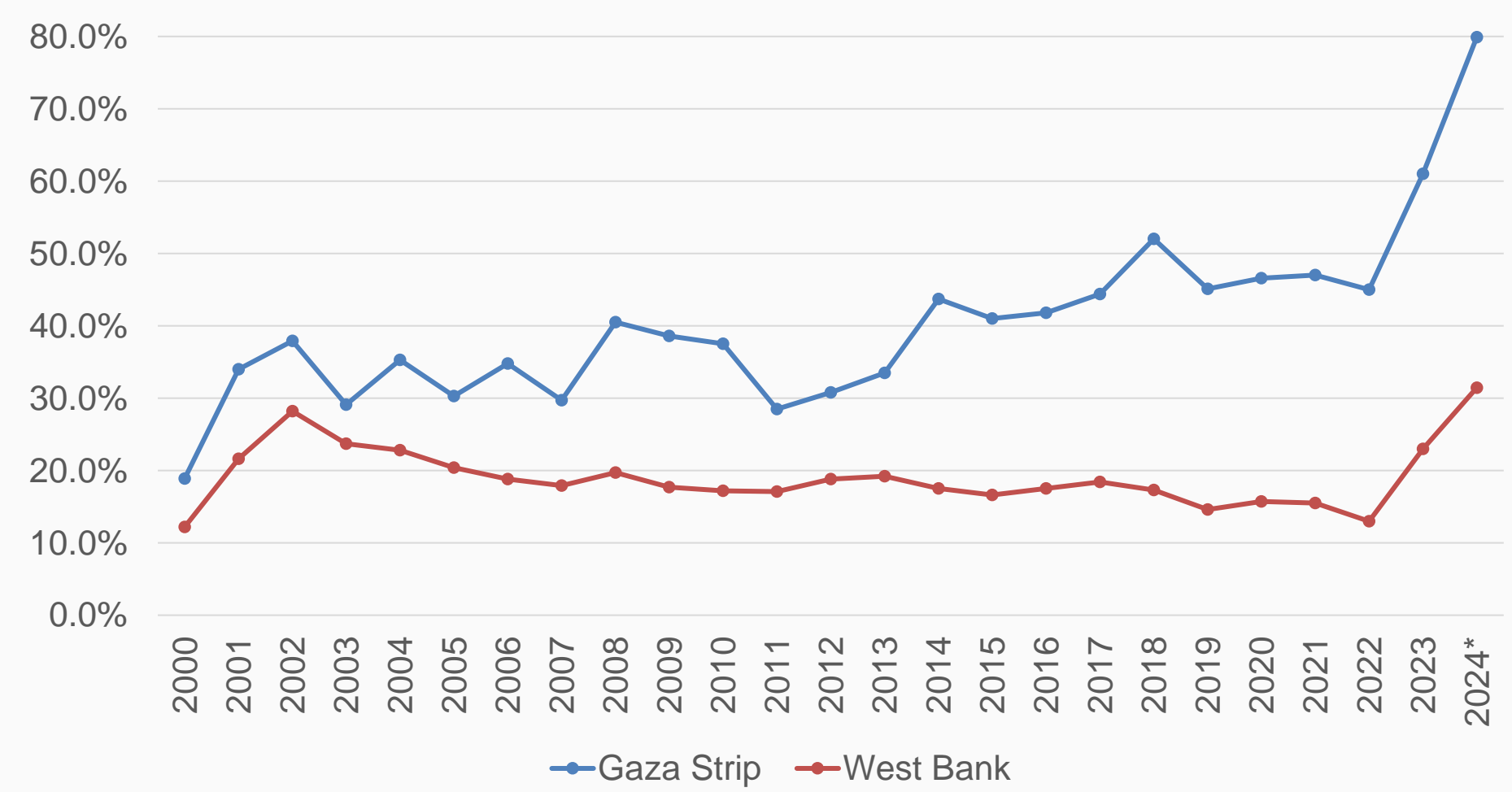
Gaza is a regional trade hub at the crossroads of the ancient **Sea Route** (Egypt → Gaza → Babylon) and the **Incense Trade Route** (India → Yemen → Arabia → Europe). It can thrive once again at the center of pro-American regional architecture.



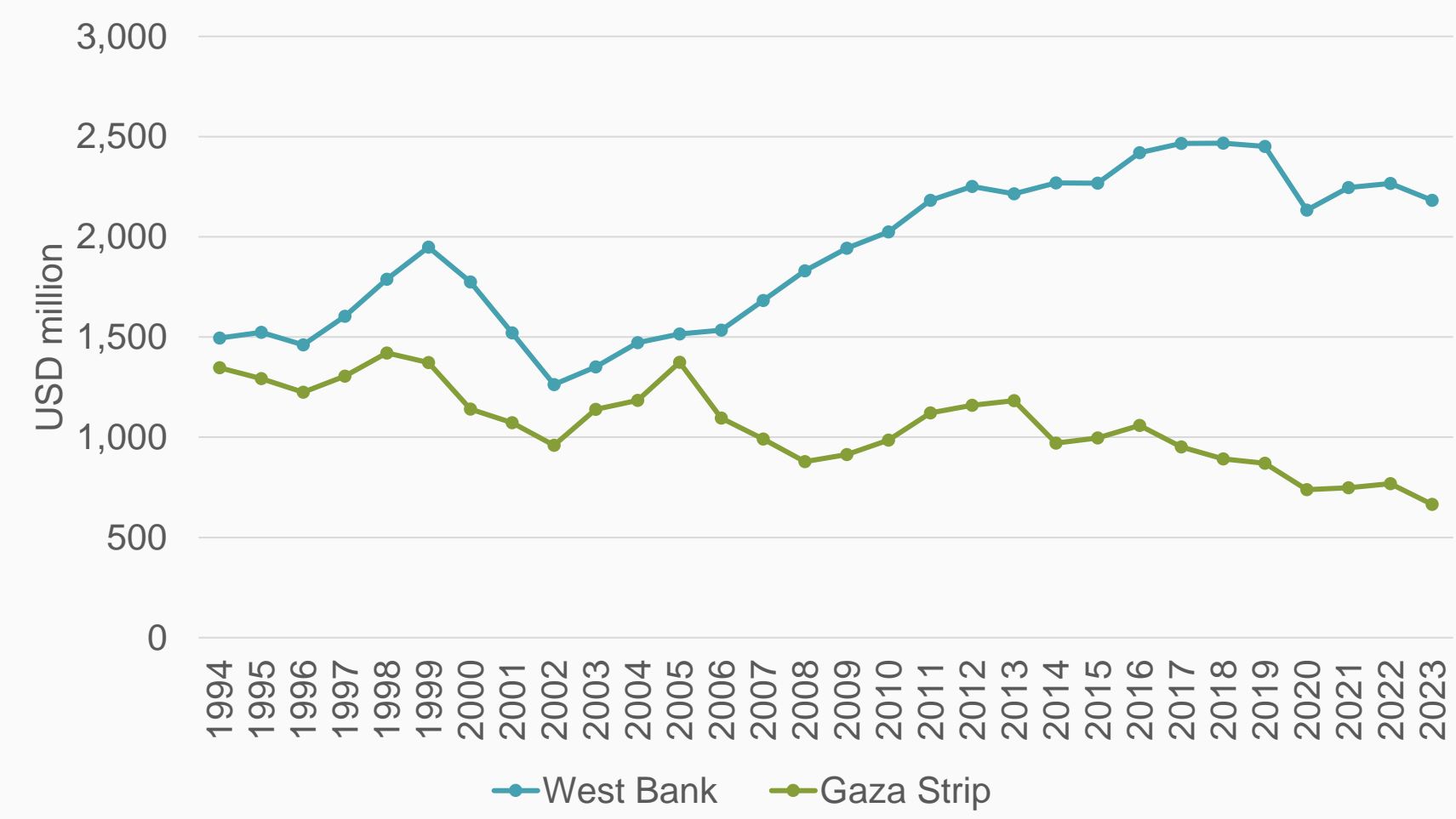
Gaza's Economy Today: Total Collapse Post Hamas Takeover

- . 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.

Unemployment Rate Among labour Force Participants



Gaza Strip & West Bank GDP Per Capita
(Constant prices US\$, base year 2004)



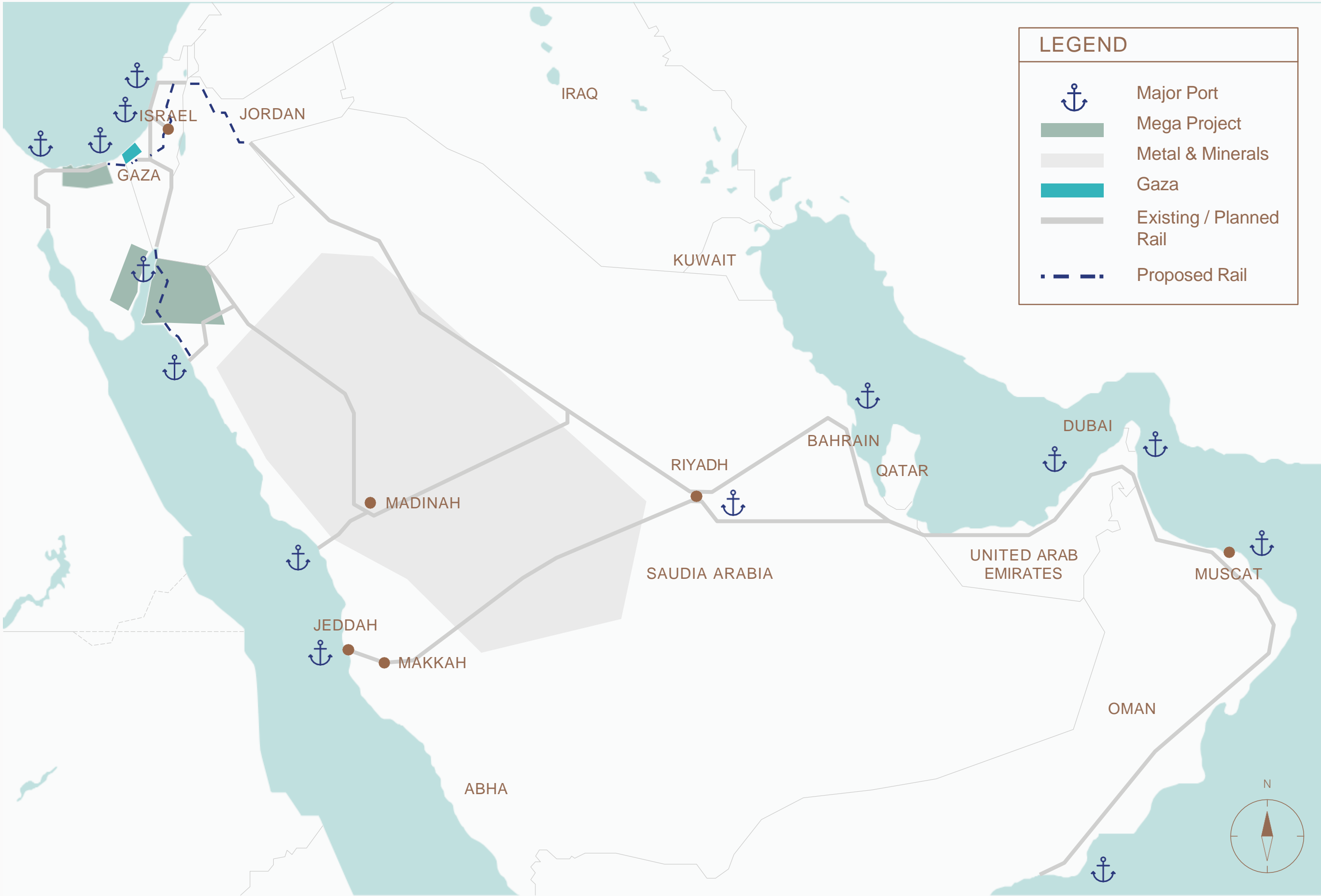
*The data excludes East Jerusalem

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.

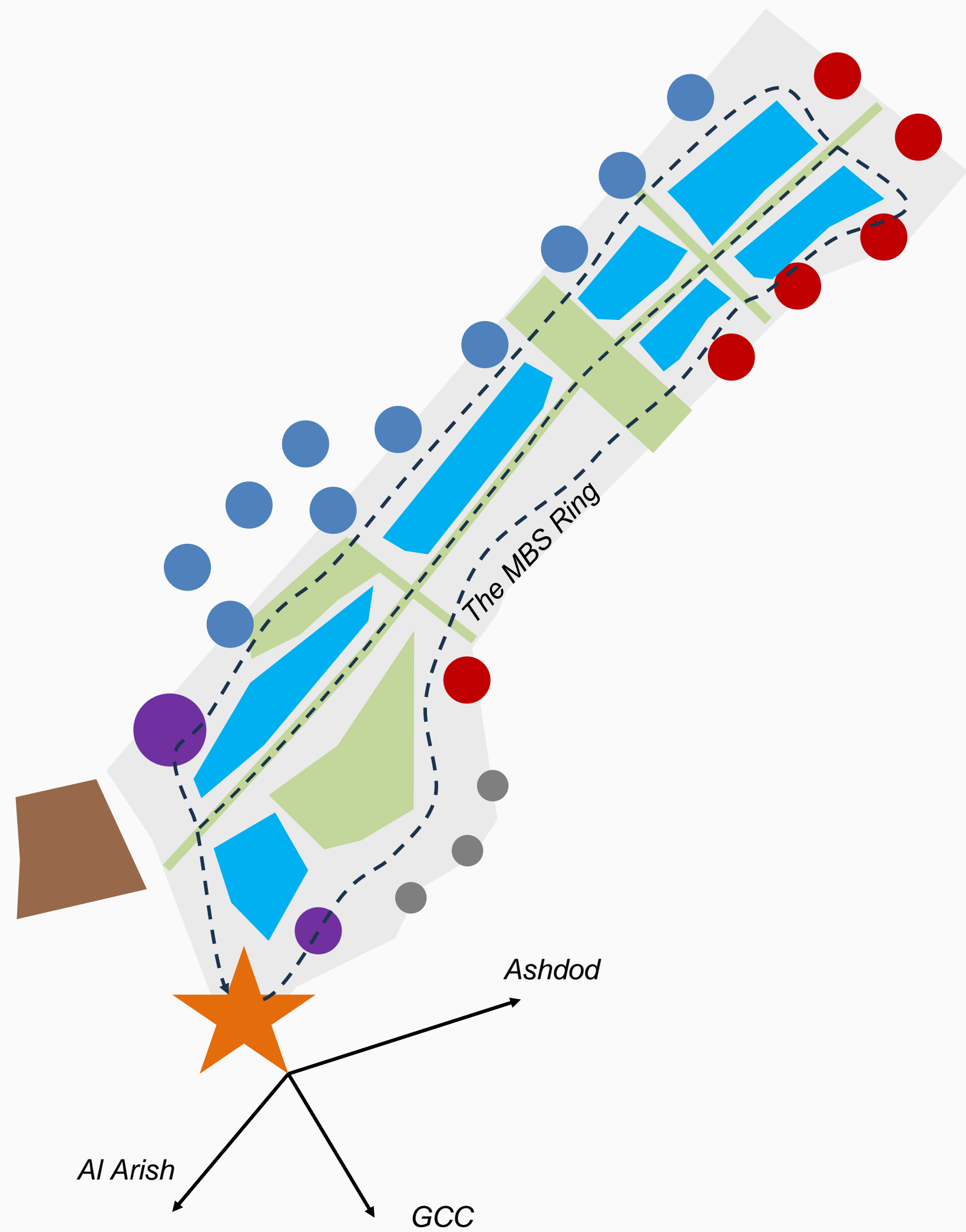
Gaza can transform into a Mediterranean hub for manufacturing, trade, data, and tourism, benefiting from its strategic location, access to markets (Europe, GCC, Asia), resources, and a young workforce, all supported by Israeli tech and GCC investments.



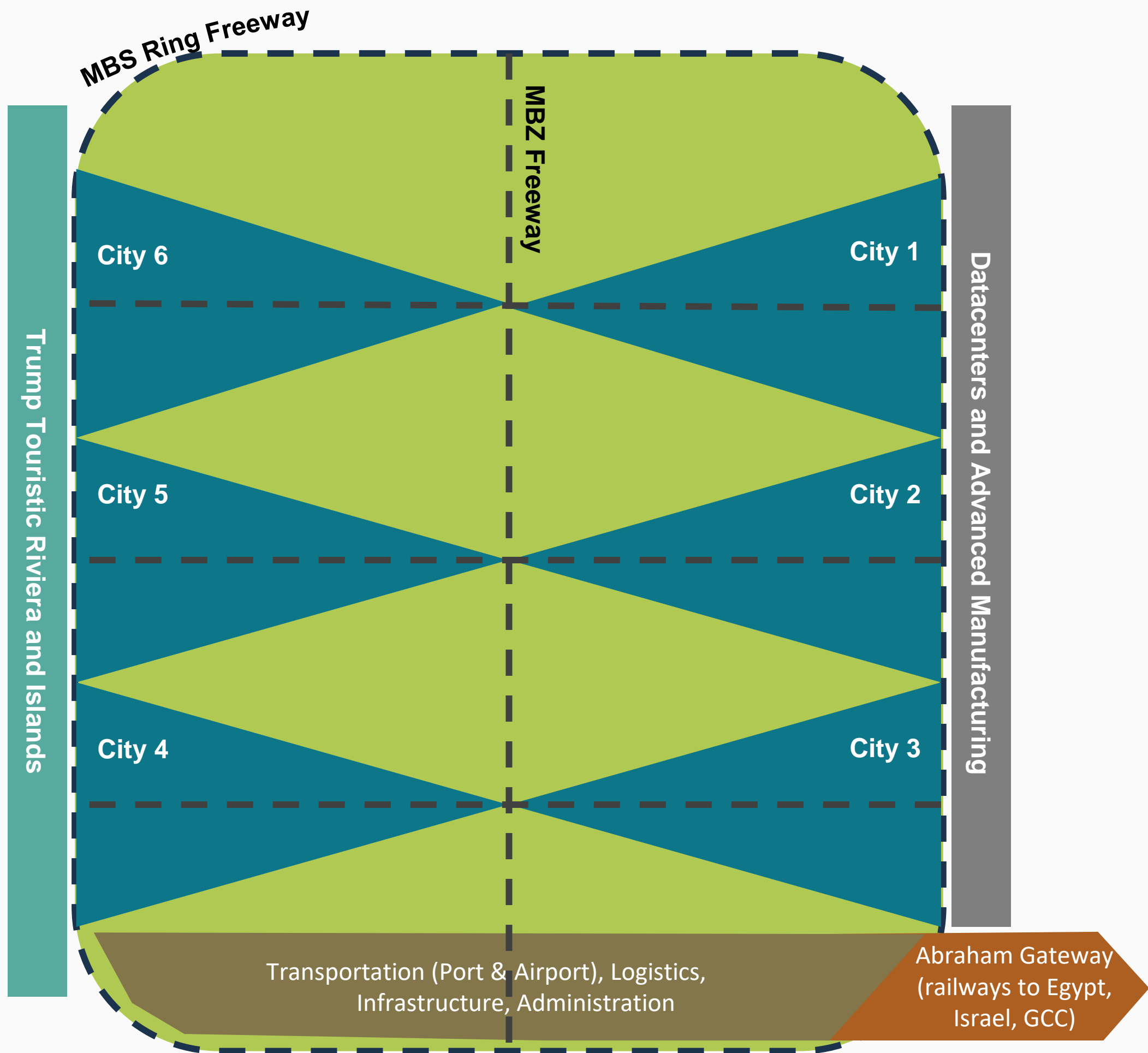
Reimagining Gaza: 10 Mega Projects

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	<i>UXO clearance, Debris removal, Utilities and grid rebuild</i>
The Abraham Gateway	<i>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.</i>
The MBS Ring and MBZ Central Highway	<i>Pave the MBS Ring highway and Tram around Gaza. Replace Salah-a-din road with MBZ highway crossing the ring</i>
Abrahamic Infrastructure Corridor	<i>Massive railway, pipelines and fibers build to connect the Abraham Gateway to regional hubs across the IMEC: KSA/UAE, Egypt, Israel and Jordan</i>
Gaza Port and Airport	<i>A small-scale RORO port in Gaza (extension of Al-Arish port) + small airport in Dahaniya.</i>
Regional Water Hub	<i>Large-scale solar and desalination plants in Sinai</i>
The Elon Musk Smart Manufacturing Zone	<i>Industrial zones along the Gaza-Israel border feeding from and to the Abrahamic Gateway through the Gaza Ring</i>
The American Data Safe Heaven	<i>Regional Datacenters with special US AI regulation Protected by the GREAT Trust and serving Israel and GCC through Abrahamic Infrastructure Corridor’s Fiber</i>
Gaza Trump Riviera & Islands	<i>World-class resorts along the coastline and on small artificial islands (similar to the Palm Islands in Dubai)</i>
Gaza Planned Cities	<i>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.</i>



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



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 AI-powered 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

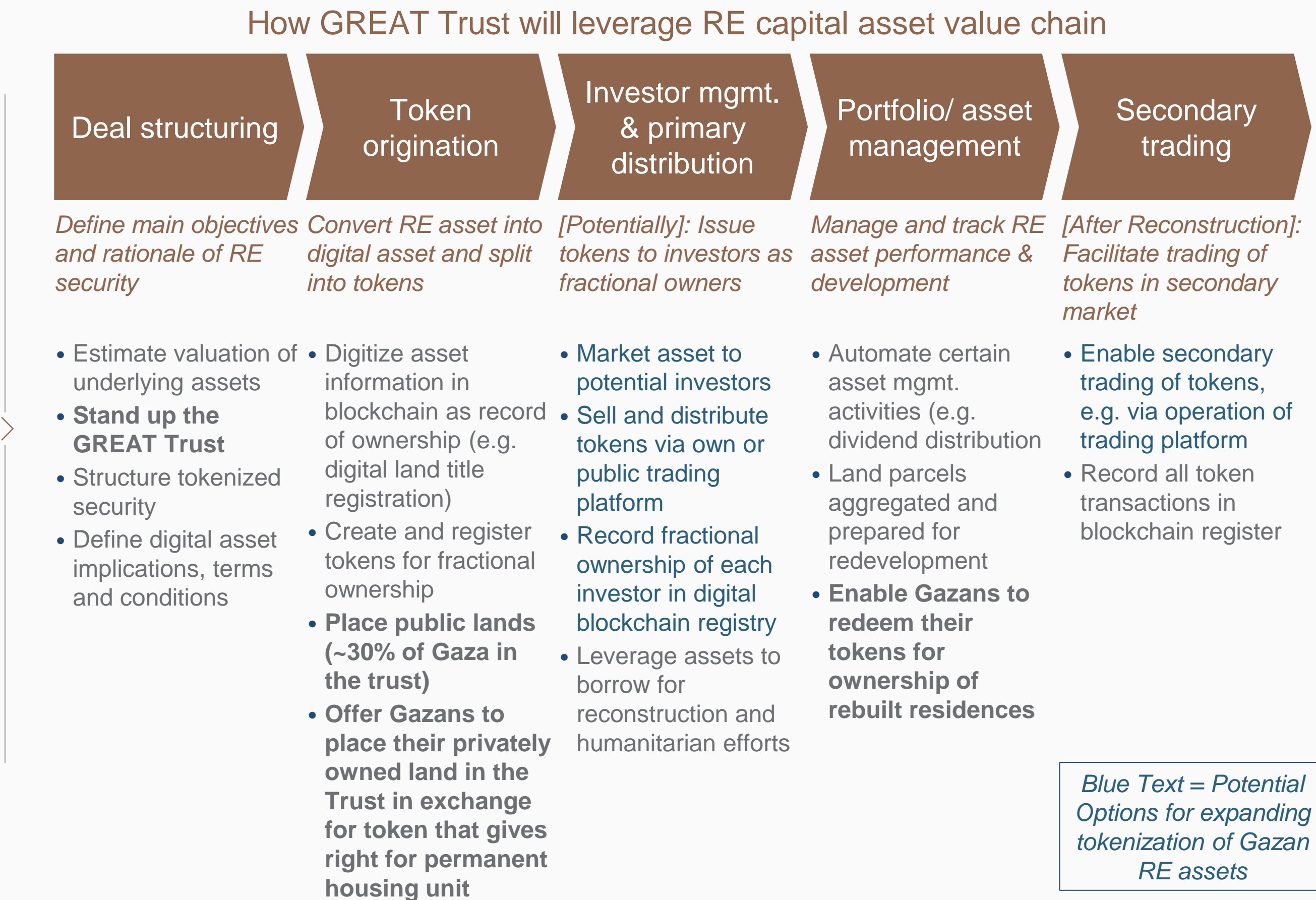


EV Companies gain profits - while giving a better future for Palestinians and Israelis

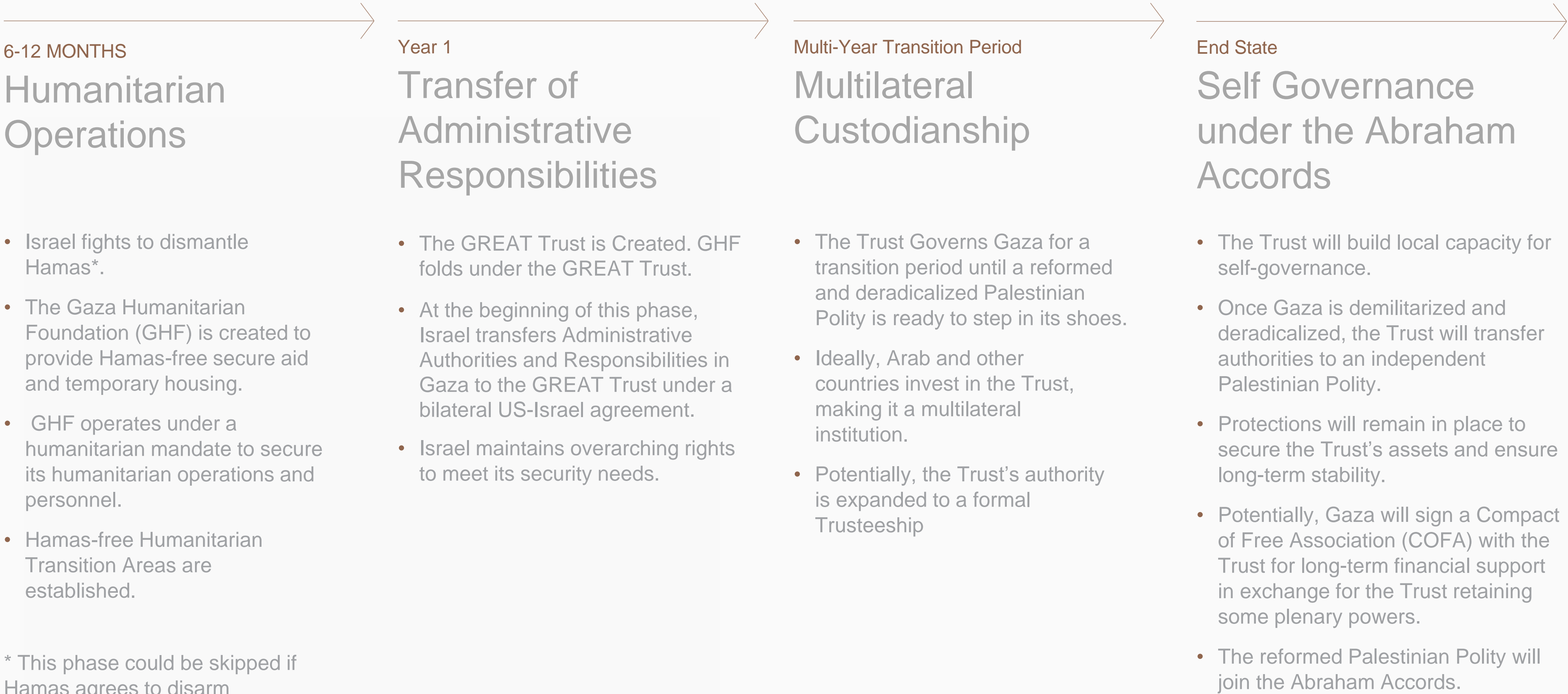


Innovative Funding Model: Land Trust and Tokenization

- **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 self-generating 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.



Governance Framework: A Custodianship

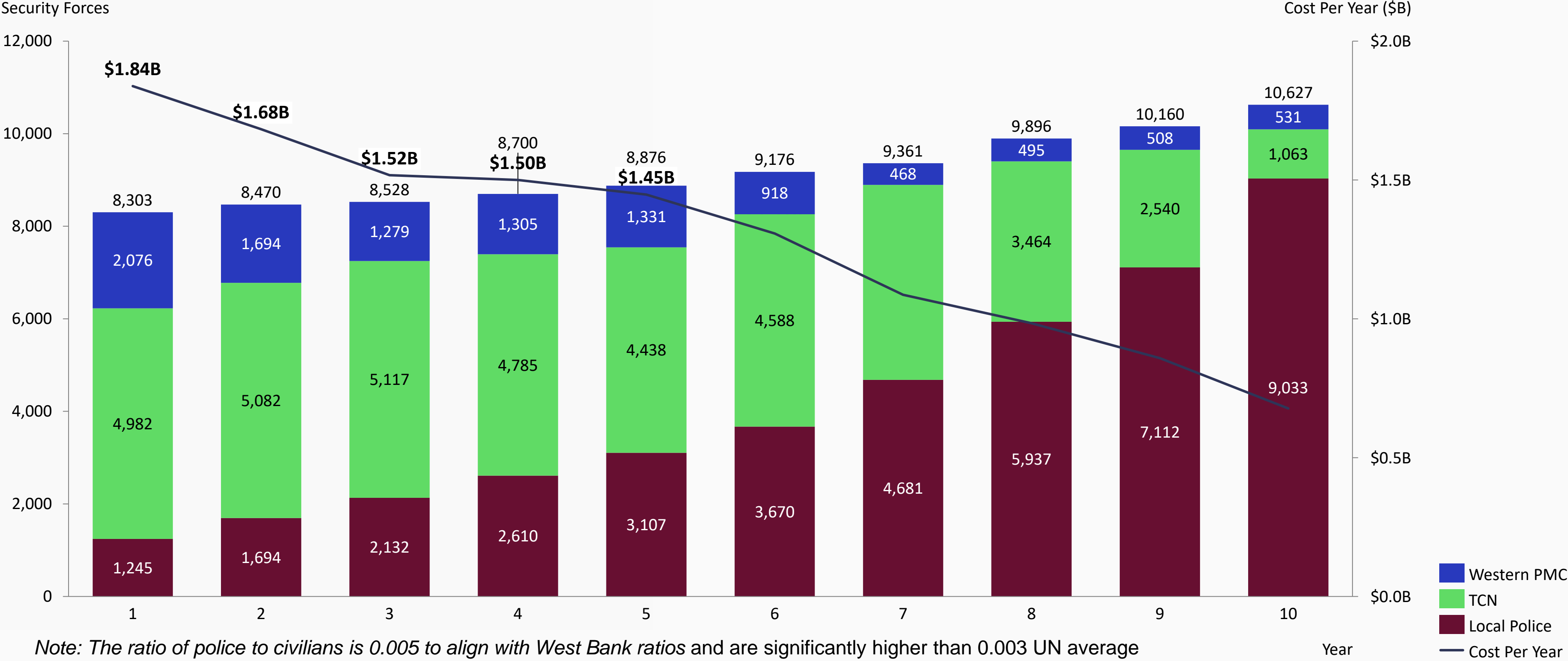


* This phase could be skipped if Hamas agrees to disarm voluntarily

Hybrid Security Framework: Self funded force gradually building local capacity



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



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 looting 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 investments	Permanent residential housing	\$35,329,804,447
	Infrastructure ¹	\$26,753,130,684
	Debris removal + temporary housing ²	\$19,801,039,194
	Security	\$12,899,079,835
	Education + workforce development	\$2,611,142,424
	Total GREAT Trust investments	\$97,394,196,582
Private investments (PPP)	Permanent residential housing	\$15,141,344,763
	Rail hub	\$1,800,000,000
	Deep port construction	\$1,395,000,000
	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		\$133,434,276,071

...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

1. Includes investments in the following categories: Medical Facility Construction, Infrastructure + Broadband, Rail Hub, Deep Port Construction 2. Includes investments in the following categories: UXO clearance, Debris Removal, and Temporary housing 3. Includes revenue from Infrastructure, Rail Hub, Medical Facility Construction, and Deep Port Construction 4. Includes revenues from construction of advanced manufacturing, tourism, and data center 5. 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 service 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)

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 public-private 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



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

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

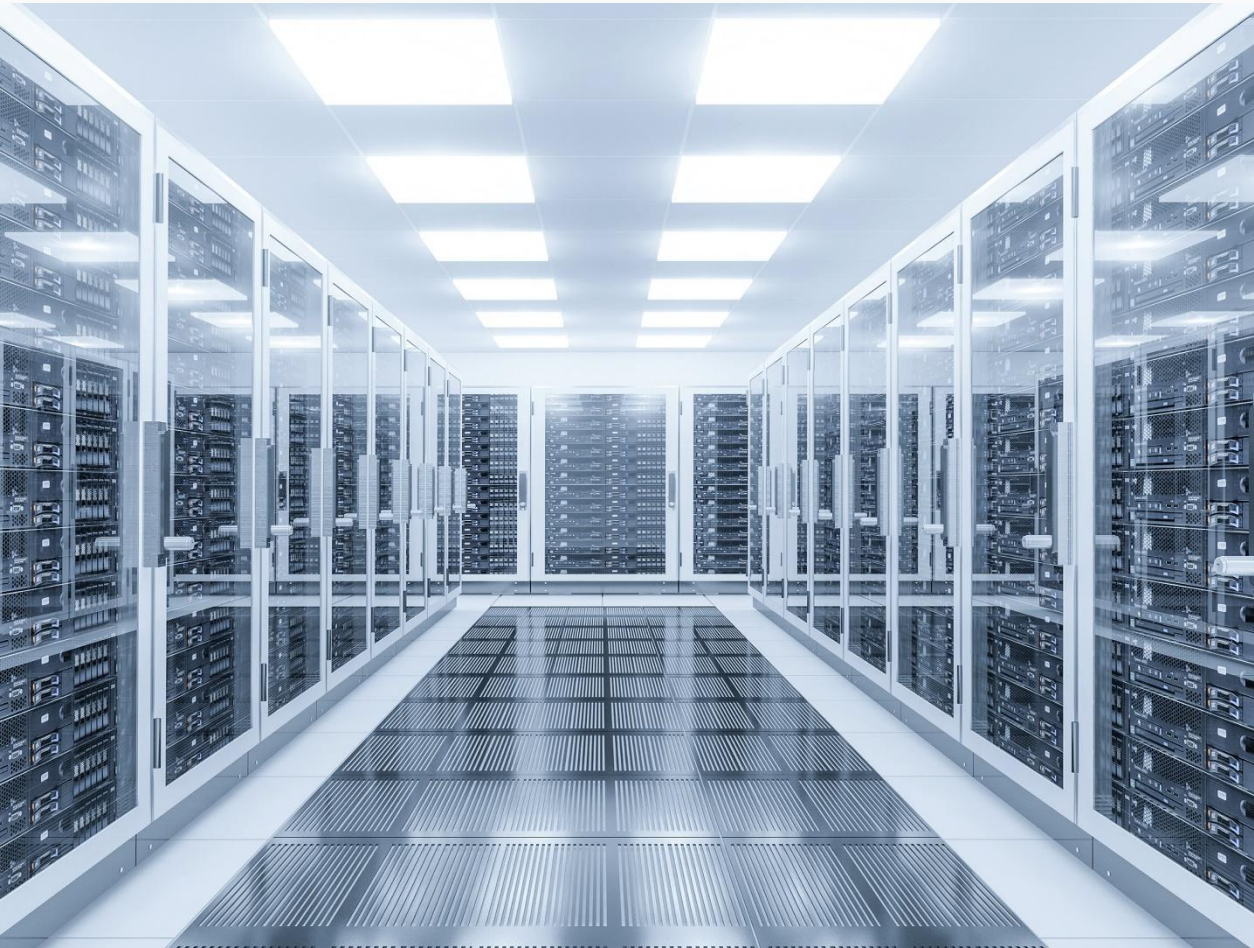


Private Industry CAPEX (non-PPP)

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

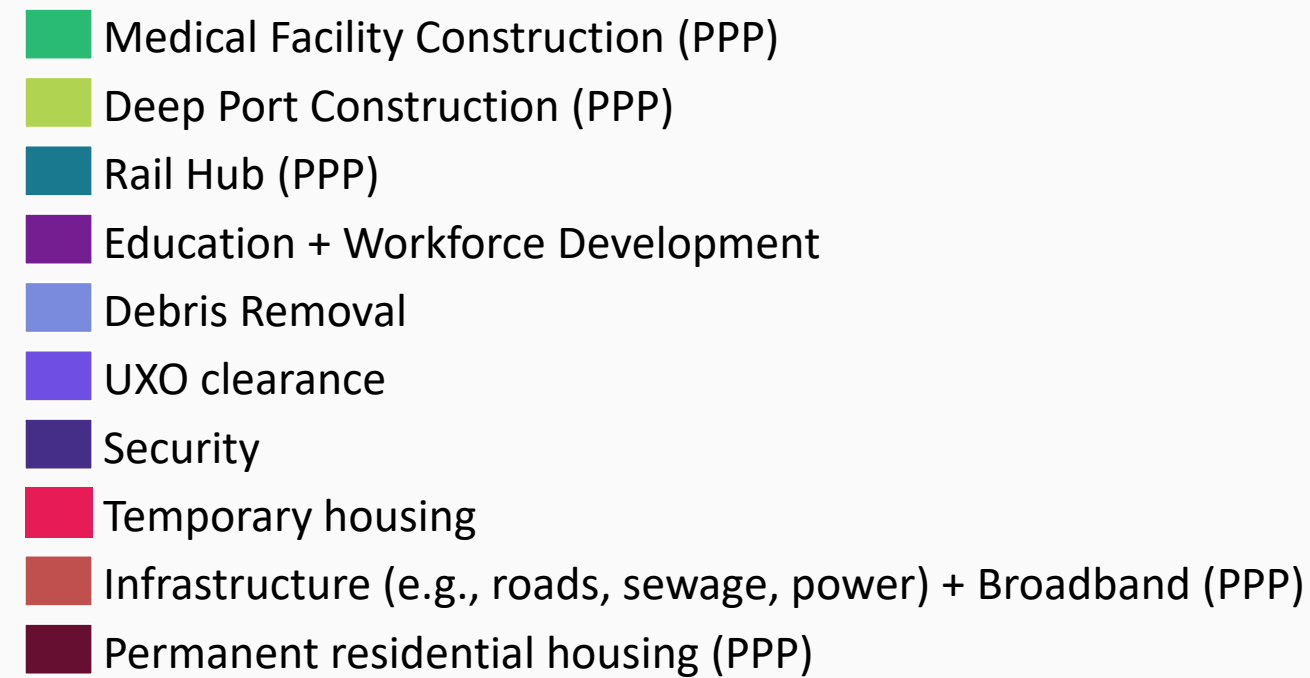
Investment assumptions

- ✓ 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

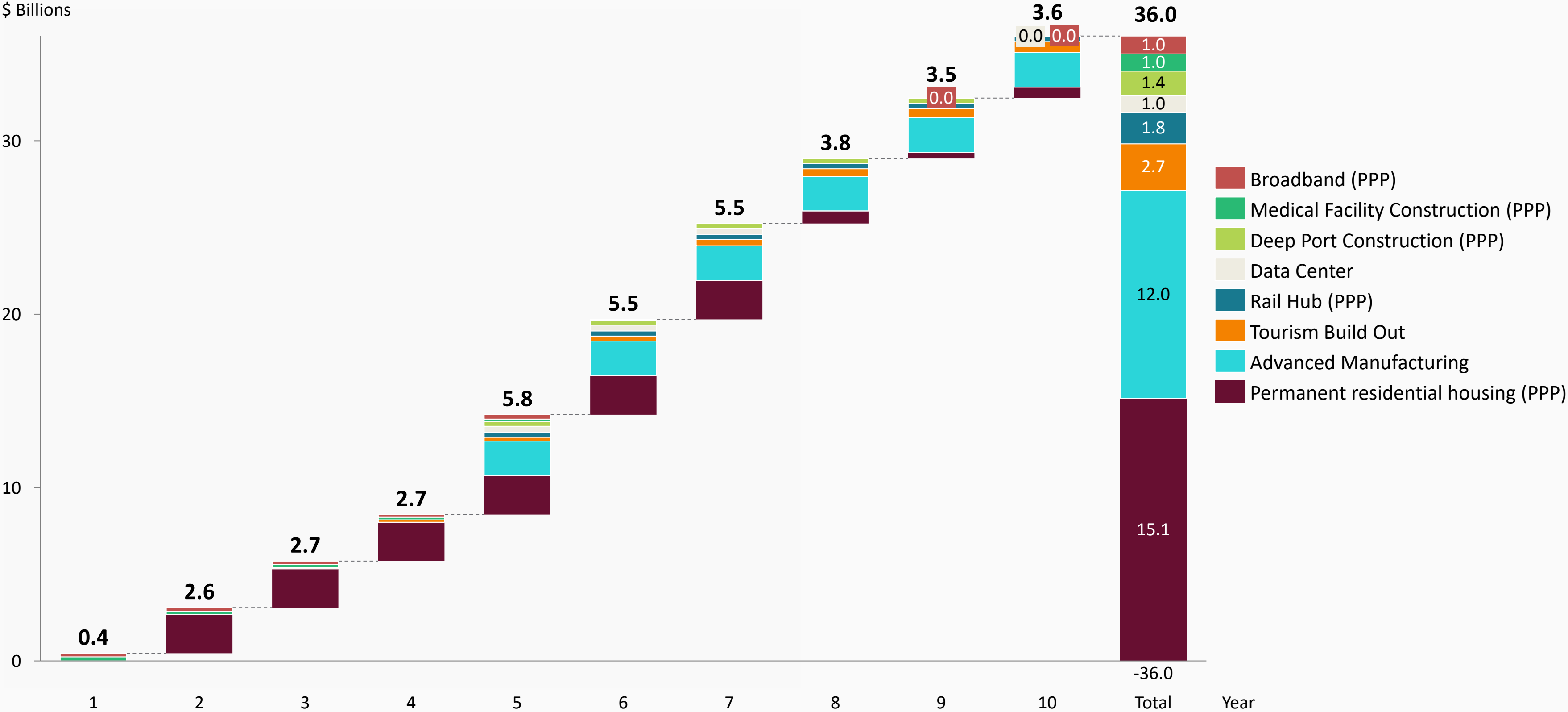
Levers to Reduce the Trust's Investment

- ✓ 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 service 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)

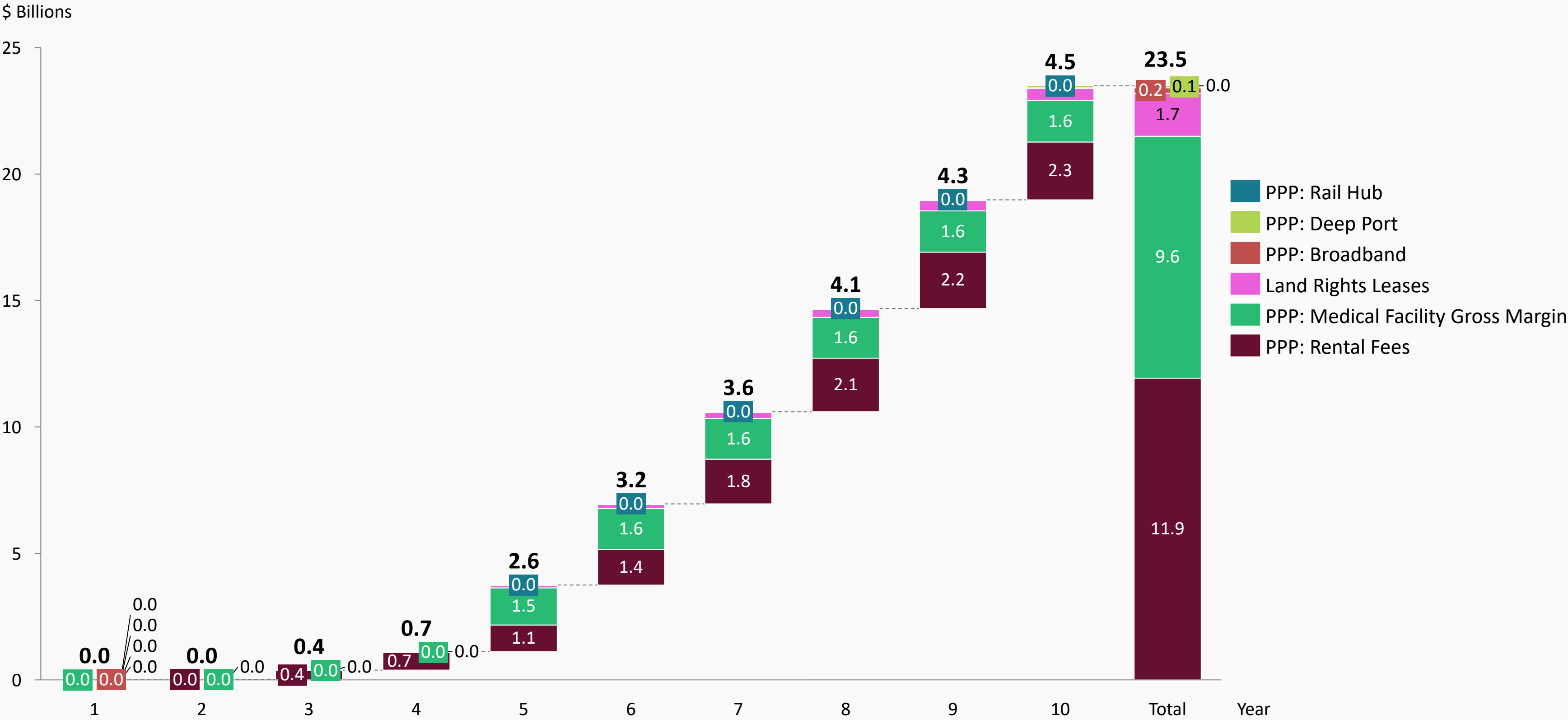
Gaza 2035 ~\$97B Expected in Trust Investments in first 10 years



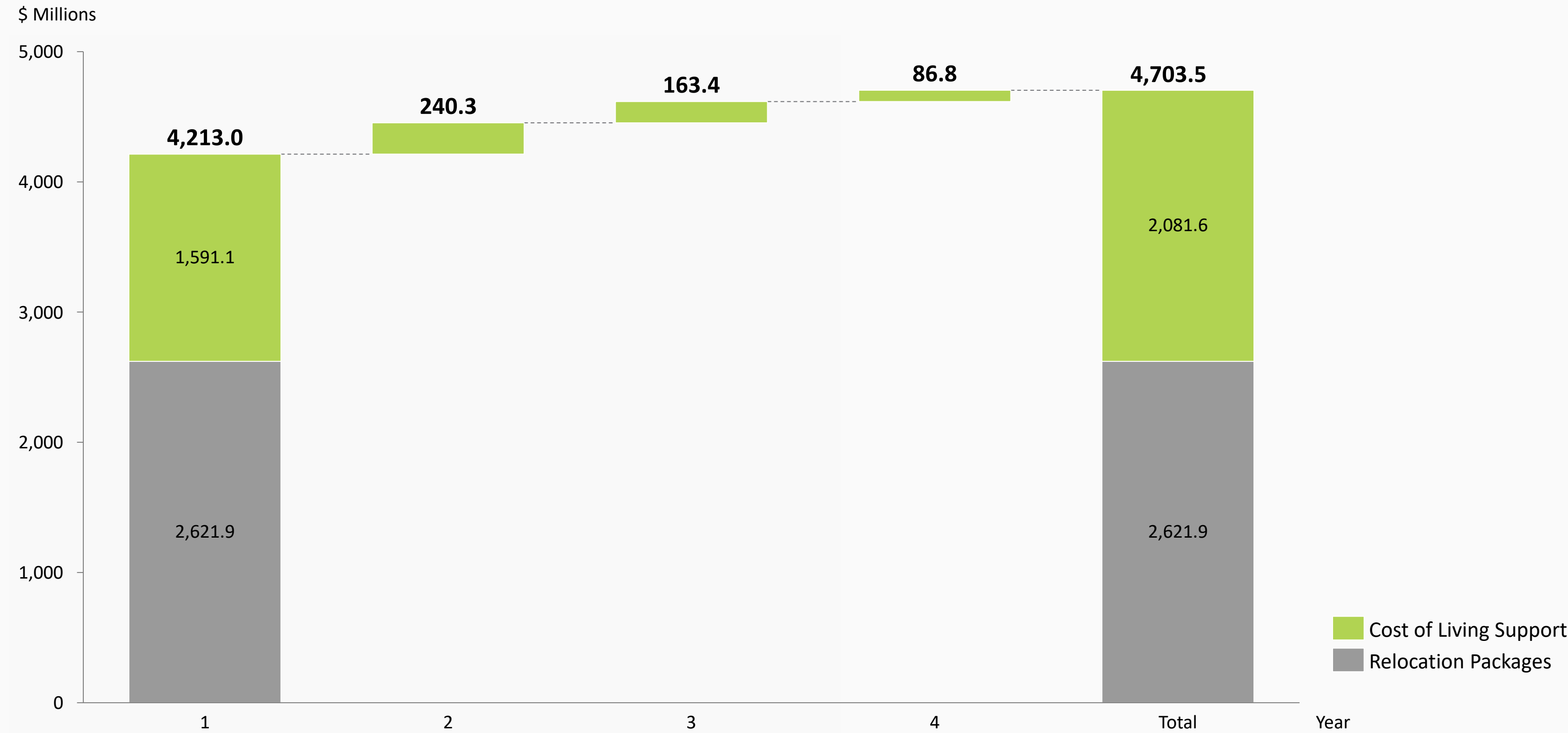
Gaza 2035 ~\$36B Expected Investment from Private Industry in First 10 years



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



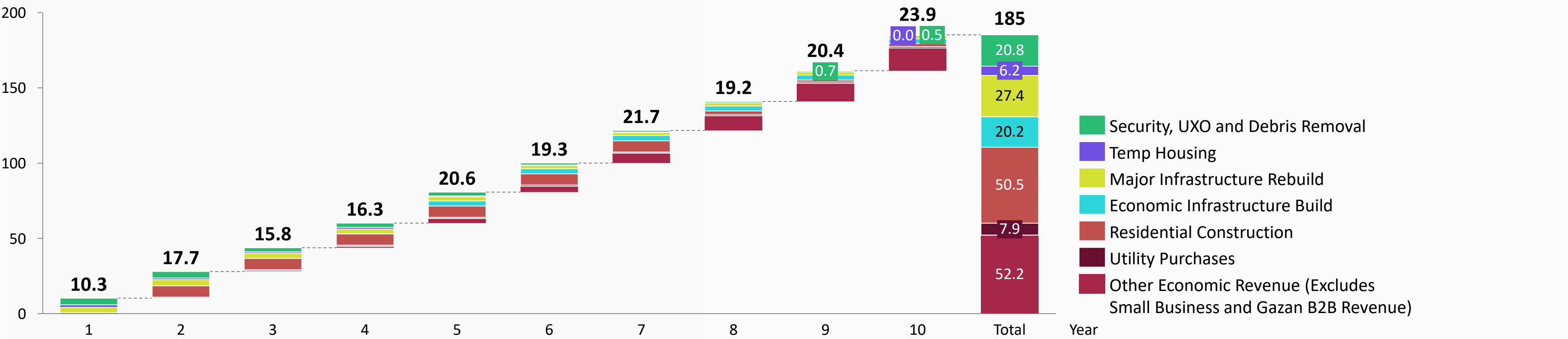
Gaza 2035 ~\$4.7B in Economic Benefits to Nations that Host Gazans During the First Four Years



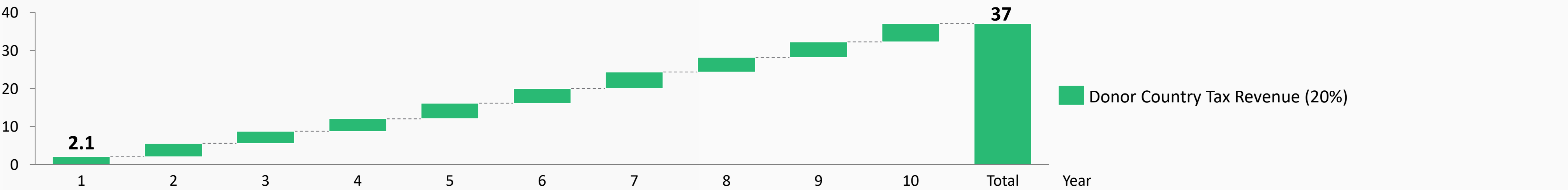
1. Assumes a one-time relocation package payment in year 1 for every Gazan who voluntarily relocates; Assumes funding to cover 1 year of food and rent subsidies for 4 years

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

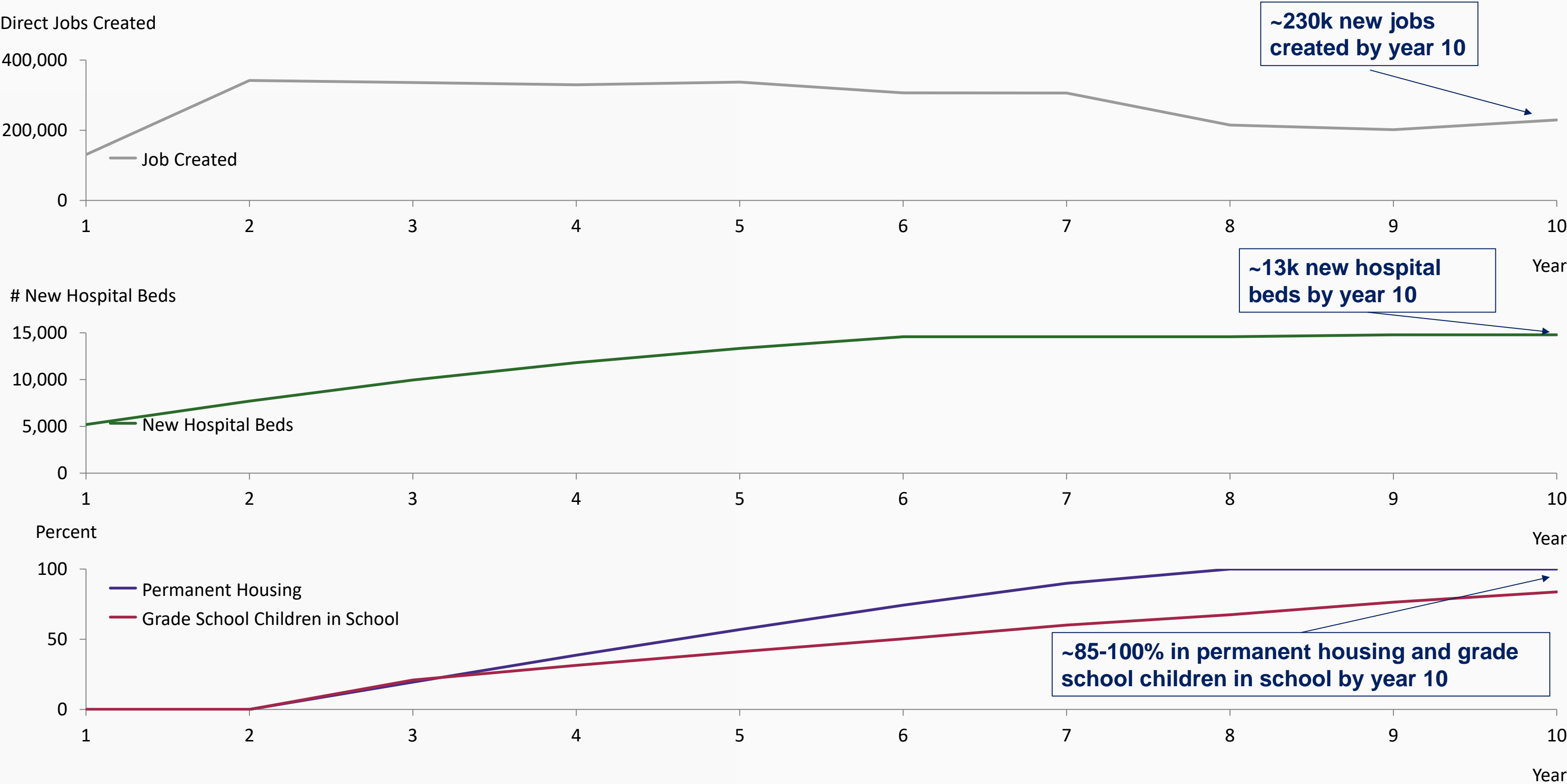
\$ Billions – Corporate Revenue (Tax Baseline)



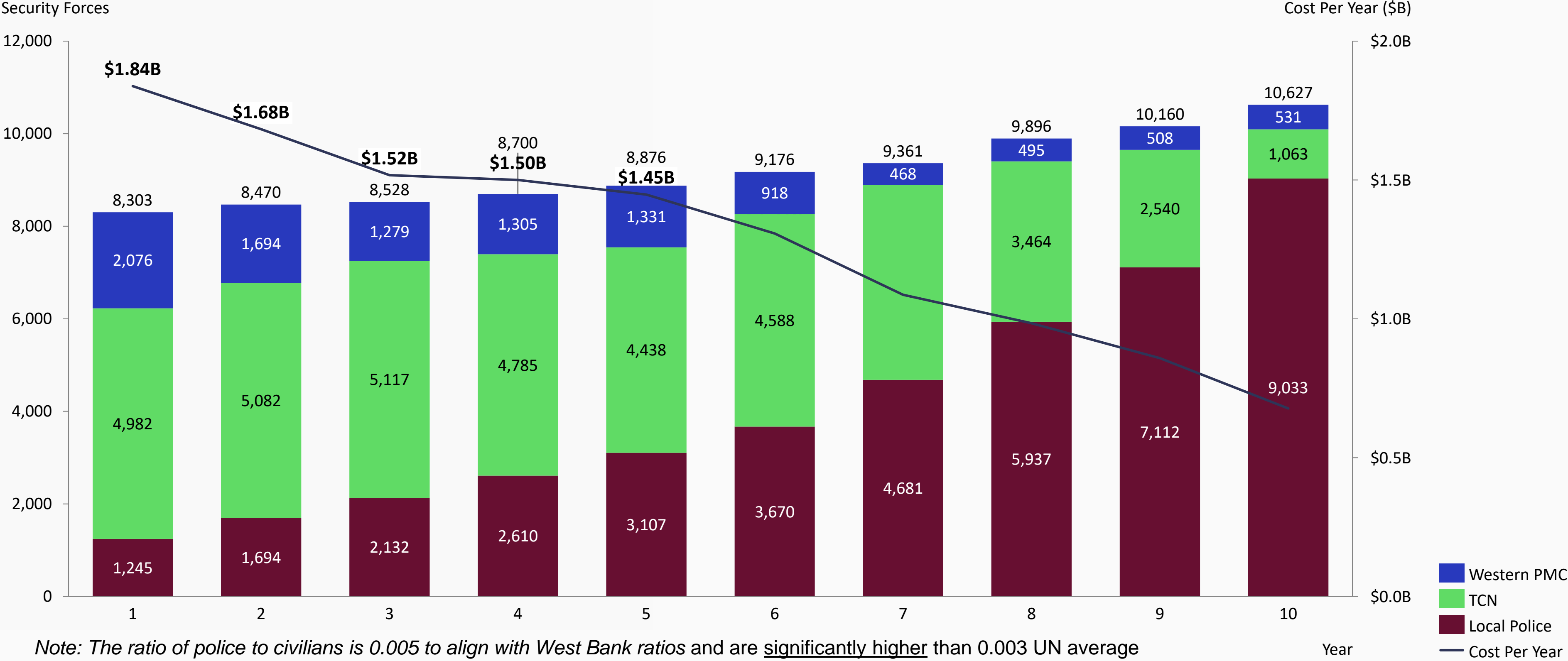
\$ Billions – Donor Country Tax Revenue



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

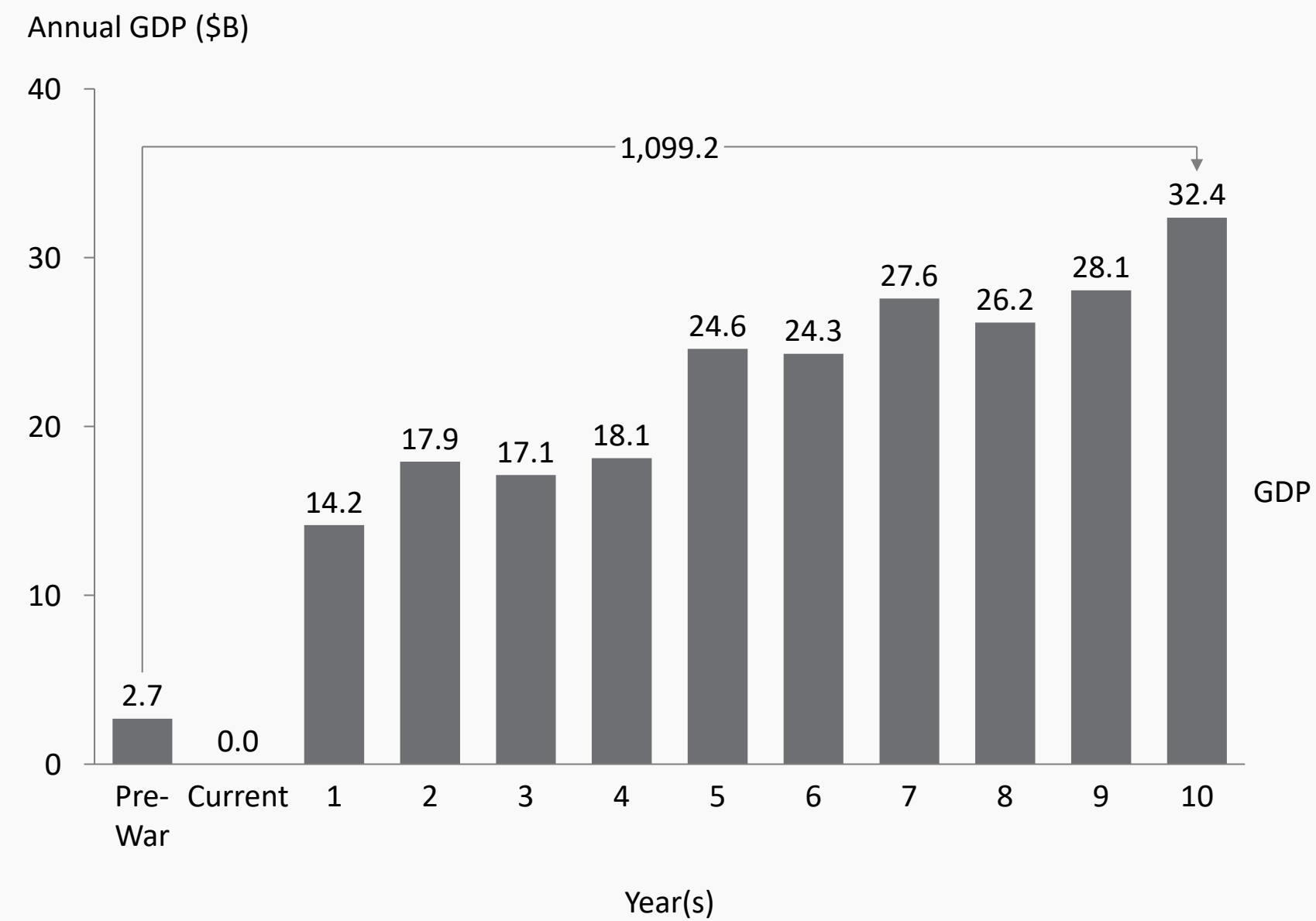


Gaza 2035 Plan Calls for Major-Investment in Western PSC to Ensure Near-Term Security and Build Gazan Police Capacity

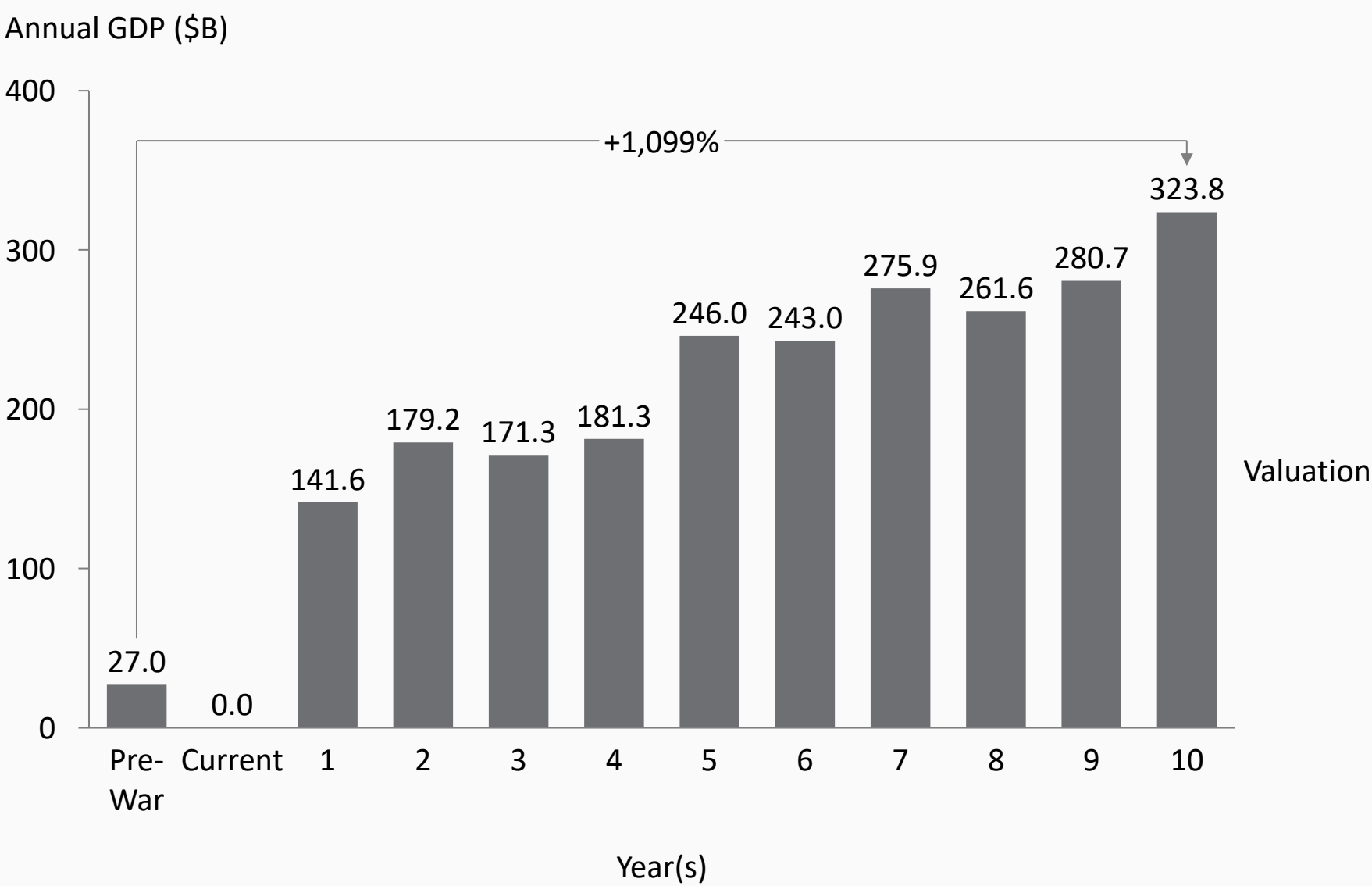


Gaza 2035 GDP and Valuation Expected to Increase 10X Compared to Pre-War Levels

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

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

