



STATE OF ISRAEL

THE INTER-MINISTERIAL TENDER COMMITTEE FOR LPG STORAGE BOT PROJECTS

July 28, 2026

To:

All Participants

Re: **Invitation for Pre-Qualification No. 12/2025 in relation to Participation in a Tender for Finance, Design, Construction, Operation and Maintenance of an LPG Storage Facility at Yavor (the "Invitation")**

Clarifications and Addendum No. 4

1. Pursuant to the Invitation issued on December 31, 2025, and in accordance with the provisions thereof, the Participants are hereby notified of the clarifications and addenda to the Invitation, as set forth in and attached hereto as **Annex A**.
2. The final date for the Submission of Requests for Clarifications in accordance with Section 2.9 (*Requests for Clarification*) of the Invitation is postponed to **31.8.2026**.
3. The Pre-Qualification Submission Date is hereby postponed to **23.09.2026**.
4. The issuance of this Addendum shall not derogate from, waive, prejudice, or otherwise limit any of the Tender Committee's rights, powers, remedies, or prerogatives under the Invitation or applicable Law.
5. All capitalized terms used herein and not otherwise defined shall have the meanings ascribed to such terms in the Pre-Qualification Documents.

Respectfully yours,

A handwritten signature in blue ink, appearing to read 'Gal Lando', written over a circular stamp.

Chairman of the Tender Committee

CC: Members of the Tender Committee



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THE INTER-MINISTERIAL TENDER COMMITTEE FOR LPG STORAGE BOT PROJECTS

Annex A

A. Pre-Qualification Documents; Clarifications

Item No.	Q/A	Questions and Answers	Reference
1.	Q	The Tender Committee was requested to confirm that a regional natural gas distribution network developed under a statutory license may be presented as an "Infrastructure Project" under Section 5.1.1 of the Invitation.	Invitation – Sections 1.1.45 and 5.1.1
	A	The Tender Committee clarifies that a regional natural gas distribution network, where the proposed Entity assumed full and integrated responsibility for both the Design and Construction of the entire infrastructure project as well as bore the risks related thereto, under a statutory license, may be presented as an "Infrastructure Project" for the purposes of Section 5.1.1, provided that all other applicable requirements of the Invitation are satisfied.	
2.	Q	The Tender Committee was requested to confirm that a natural gas distribution network developed and implemented progressively under a single license may be regarded as a single "Infrastructure Project" for the purposes of Section 5.1.1.	Invitation – Sections 1.1.45 and 5.1.1
	A	The Tender Committee clarifies that where the proposed Entity assumed full and integrated responsibility for both the Design and Construction of a gas distribution network as well as bore the risks related thereto, under a single specific statutory license may be regarded as a single "Infrastructure Project" for the purposes of Section 5.1.1, provided that all other applicable requirements of the Invitation are satisfied.	
3.	Q	The Tender Committee was requested to confirm that a licensee who acts as the developer and the entity bearing overall responsibility for the design, procurement and construction of a project satisfies the	



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Item No.	Q/A	Questions and Answers	Reference
		requirement of a "Main Contractor under an EPC Contract" under Section 5.1.1.	Invitation – Sections 1.1.31, 1.1.52 and 5.1.1
	A	The Tender Committee rejects the request.	
4.	Q	The Tender Committee was requested to confirm that, for a progressively completed Infrastructure Project, the 24-month operational requirement under Section 5.1.1 may be satisfied with 50% of the Infrastructure Project, operating for less than 24 months.	Invitation – Section 5.1.1
	A	The Tender Committee rejects the request.	
5.	Q	The Tender Committee was requested to confirm that, for the purposes of Section 5.1.1, where a project was implemented as regulated utility infrastructure without a conventional contract price, the Contract Value may be calculated based on the aggregate relevant costs incurred by the entity up to Completion.	Invitation – Sections 1.1.19 and 5.1.1
	A	The Tender Committee rejects the request.	
6.	Q	The Tender Committee was requested to amend Section 5.6(iii) to limit the "joint and several accountability" requirement to unincorporated joint ventures, or to amend Section 5.6(iv) to permit direct holdings of at least 50% of the Means of Control of the relied-upon Entity.	Invitation – Sections 5.1.1 and 5.6(iii)–(iv)
	A	The Tender Committee rejects the request.	
7.	Q	The Tender Committee was requested to reduce the minimum continuous operational period applicable to the Design Experience Provider and the Construction Experience Provider under Sections 5.2.1.3 and 5.3.1.3 from twenty-four (24) months to twelve (12) months.	Invitation – Sections 5.2.1.3 and 5.3.1.3



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Item No.	Q/A	Questions and Answers	Reference
	A	The Tender Committee rejects the request.	
8.	Q	The Tender Committee is requested to provide the registration number of each Advisor that is an incorporated entity.	Invitation – Annex B
	A	Annex B is hereby amended as follows (the words appearing with a strikethrough indicate text deleted from the Invitation and underlined words indicate text added to the Invitation): ***** Arnon, Tadmor-Levy, Law Firm, <u>(Company No. 513311175)</u>, Legal Advisors <u>Goldfarb Gross Seligman & Co., Law Offices, (Partnership No. 540113743), Legal Advisors</u> M.L.G.R – Urban, Transportation & Infrastructure Planning & Projects Management Ltd., <u>(Company No. 514437094)</u>, Statutory Advisors BK Management and consulting <u>Avi Bizman Financial Consulting Ltd. (Company No. 514613579)</u>, Financial Advisors Adan – Technical and Economic Services Ltd., <u>(Company No. 511309957)</u>, Technical Advisors <u>"PAZ" Engineering and Management (1980) Ltd., (Company No. 510861768)</u>, Technical Advisors	



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Item No.	Q/A	Questions and Answers	Reference
9.	Q	The Tender Committee was requested to denominate the EPC Expert's Contract Value thresholds under Section 5.1.1 in fixed USD figures instead of NIS.	Invitation – Sections 4.2.6.1.4 and 5.1.1
	A	The Tender Committee rejects the request.	
10.	Q	The Tender Committee was requested to amend the definition of "Infrastructure Project" in Section 1.1.45 to expressly include (i) complex water treatment and water supply systems; and (ii) industrial processing and manufacturing facilities, or a complex of such facilities.	Invitation – Sections 1.1.45 and 5.1.1
	A	Section 1.1.45 of the Invitation is hereby amended as follows (the underlined words indicate text added to the Invitation): ***** “Infrastructure Project” Shall mean a project for the Design and Construction of a large-scale infrastructure, including without limitation any of the following: LPG storage facility, power generation facility, rail project, highway project, tunnel, water desalination facility, <u>water treatment and water supply system, industrial processing and manufacturing facility</u>, hospital, port, airport, or a complex of buildings such as government, military or police training base. *****	
11.	Q	The Tender Committee was requested to clarify the conversion mechanism to NIS for Contract Values denominated in currencies other than EUR, USD, or GBP, particularly where the Bank of Israel does not publish a representative exchange rate.	Invitation – Sections 4.2.6.1.4 and 4.2.6.2
	A	Section 4.2.6.2 of the Invitation is hereby amended as follows (the underlined words indicate text added to the Invitation): *****	



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Item No.	Q/A	Questions and Answers	Reference
		4.2.6.2. An Entity whose financial data is presented in currencies other than the currencies presented in Section 4.2.6.1 is required to submit a specific request to the Tender Committee for other currency conversion to NIS based on exchange rates as published by the Bank of Israel, at least 30 days prior to the Pre-Qualification Submission Date provided, <u>however, that where the Bank of Israel does not publish a representative exchange rate for the relevant currency, a Participant may submit, as part of such request, supporting documentation from the central bank of the country in which the relevant project was carried out, with respect to the relevant exchange rate, including without limitation an Excel file with all the exchange rates published during the applicable year, calculation of the average exchange rate and the calculation of the Contract Value. Such request may be submitted until thirty (30) days prior to the Pre-Qualification Submission Date (or in the event of a requested change pursuant to Section 9.5 below at the applicable time). Such a request shall contain all the relevant information, including exchange rate tables and a reference to the source thereof with supporting evidence thereof. The Tender Committee will consider each request on a case-by-case basis and may issue an Addendum as a result thereof.</u> *****	
12.	Q	The Tender Committee was requested to publish clean MS-Word format versions of the Pre-Qualification forms in Annex C.	Invitation – Section 2.3; Annex C
	A	MS-Word format versions of the Pre-Qualification forms in Annex C, is published together with this Addendum No. 4.	



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B. Pre-Qualification Documents; Addenda

Item No.	Reference	Amendment
1.	Invitation - Section 1.6.2	Section 1.6.2 of the Invitation is hereby amended as follows (the words appearing with a strikethrough indicate text deleted from the Invitation and underlined words indicate text added to the Invitation): ***** 1.6.2 Final date for the Submission of Requests for Clarifications in accordance with Section 2.9 (<i>Requests for Clarification</i>) of this Invitation – 15.07.26<u>31.08.26</u>. *****
2.	Invitation - Section 1.6.3	Section 1.6.3 of the Invitation is hereby amended as follows (the words appearing with a strikethrough indicate text deleted from the Invitation and underlined words indicate text added to the Invitation): ***** 1.6.3 Pre-Qualification Submission Date – 17.8<u>23.9</u>.26. *****
3.	Invitation - Section 1.1.81	The definition of “SPV” or “Special Purpose Vehicle” in Section 1.1.81 of the Invitation is hereby amended as follows (the underlined words indicate text added to the Invitation): ***** “SPV” or “Special Purpose Vehicle” Shall mean a SPC or a special purpose <u>limited</u> partnership incorporated under the Laws, that the sole purpose of which shall be the participation in the Tender Process, the submission of a Bid therein and the execution of the Project (if eventually selected to do so), all in accordance with the provisions of the Tender Process Documents. *****



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4.	Invitation - Section 5.1.1	Section 5.1.1 of the Invitation is hereby amended as follows (the words appearing with a strikethrough indicate text deleted from the Invitation and the underlined words indicate text added to the Invitation): ***** 5.1.1. Each Participant is required to demonstrate that the EPC Expert on its behalf meets the following requirements: During the ten (10) fifteen (15) years immediately preceding the Pre-Qualification Submission Date, the EPC Expert had Completed, as a Main Contractor under an EPC Contract, the Design and Construction of Infrastructure Projects, which meet the following criteria: 1. (a) at least two (2) Infrastructure Projects in Israel, out of which one is of a Contract Value of at least three hundred million (300,000,000) NIS, and the other of at least two hundred million (200,000,000) NIS <u>each of a Contract Value of at least two hundred million (200,000,000) NIS;</u> or: (b) at least one (1) Infrastructure Project in Israel of a Contract Value of at least four hundred million (400,000,000) NIS <u>three hundred million (300,000,000) NIS.</u> 2. the referenced Infrastructure Project(s) have been successfully operating for at least twenty-four (24) consecutive months following their Completion. *****
5.	Invitation	An updated version of the Invitation is published together with Addendum No.4 and replaces the Invitation published together with Addendum #3, in its entirety. As set forth in the answer to question number 12 in table A above, Annex C to the Invitation is also published in MS-Word format.