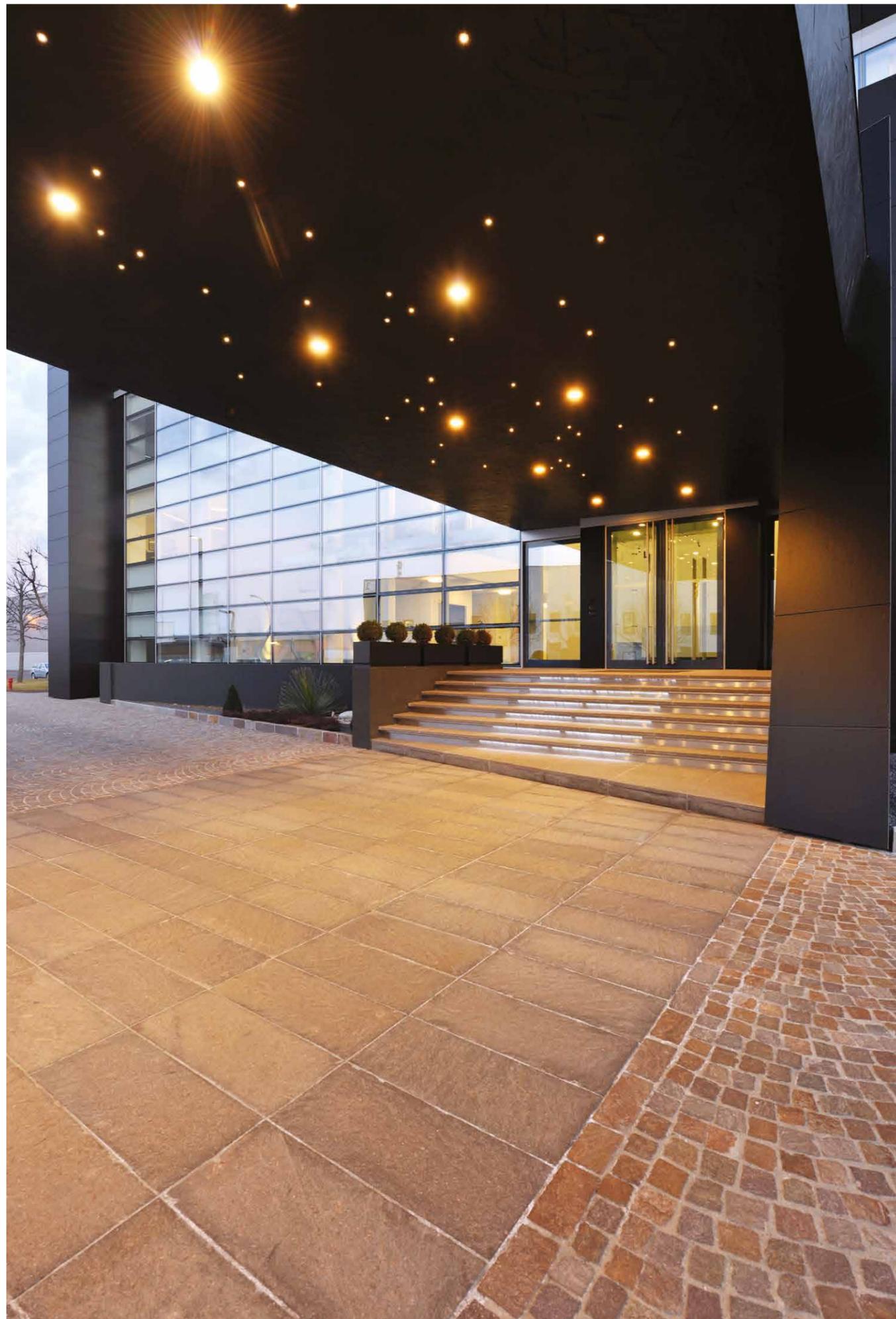


KE
TER
ITALIA

A RARE INVESTMENT
OPPORTUNITY IN
VENETO, ITALY



01

INVESTMENT HIGHLIGHTS

The Italian region named Veneto, where the industrial sites of Keter Italia are located, is one of the most wealthy and industrialized regions in all Europe and is well connected with the northern Europe and countries in the Adriatic, Mediterranean and East regions.

- Standalone units comprising of a total of 147.707 sqm, including offices 7.194 sqm with adjoining warehouse/ production space of 73.579 sqm
- Freehold
- A new (Italian) triple-net 20-year lease with no break. Real estate taxes, extra ordinary and ordinary maintenance expenses and insurance costs will be non-by the tenant
- Let to KETER ITALIA S.P.A. a company with an outstanding a credit rating and part of a group with a total turnover of 1,3 billion €
- We are instructed to seek offers in excess of € 50,000,000.00 plus VAT
- The annual rent is € 3,400,000.00 plus VAT
- Rent indexed by 100% of the variation in the ISTAT index

02

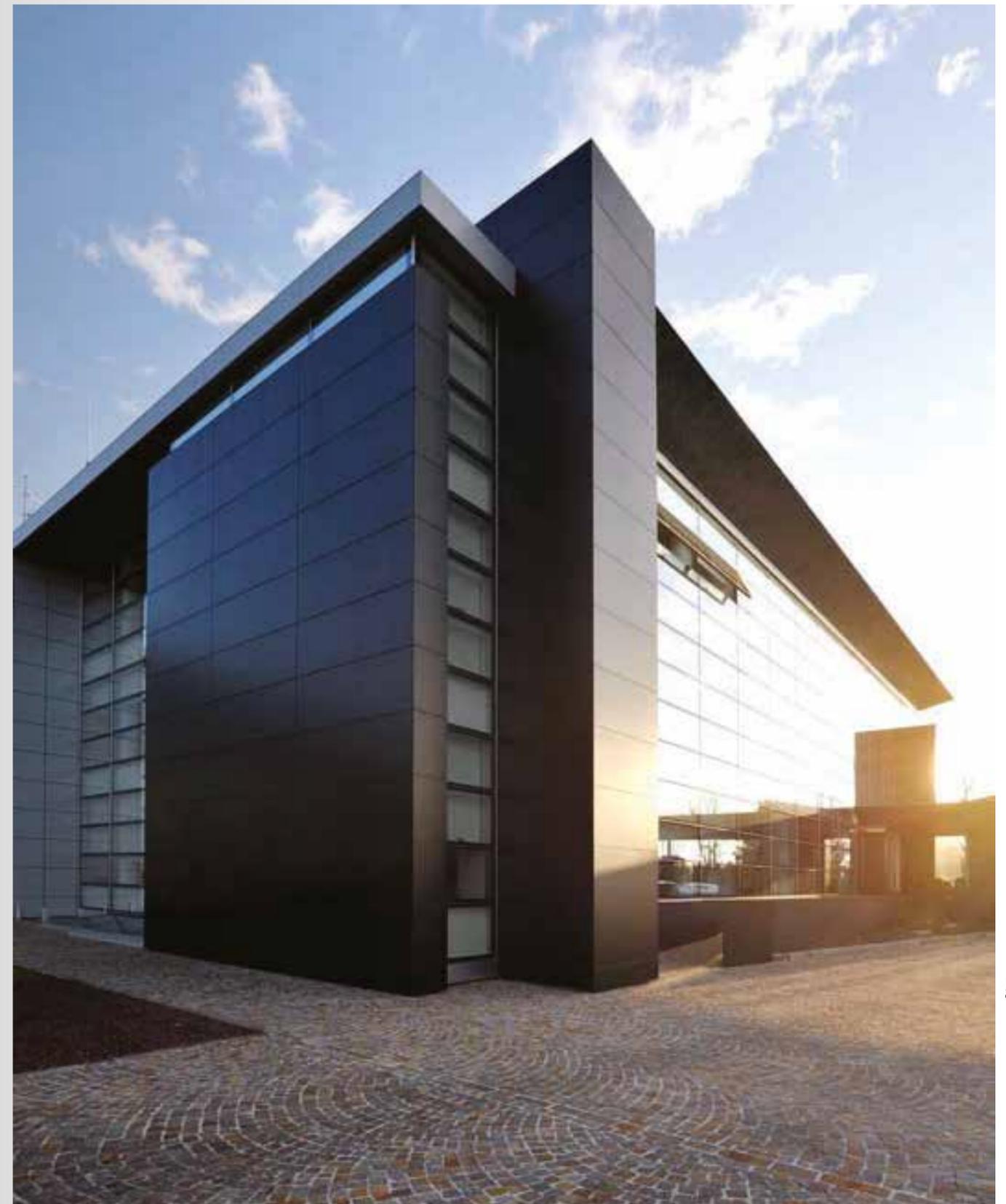
THE LOCATION



Keter is located in the heart of the Veneto region with a population of 4,9 million inhabitants. Veneto is a striking example of what in the sixties was called "Italian economic

miracle". Until the mid-fifties Veneto was agricultural, while later on it became one of the leading Italian industrial regional economies. In 2016, the value of the regional nominal GDP was

€155,515m (Eurostat, 2018), and it currently accounts for 9.25% of the Italian GDP. GDP PPS per capita amounted to €32,300 in 2016, which is equal to approx. 114% of the Italian average

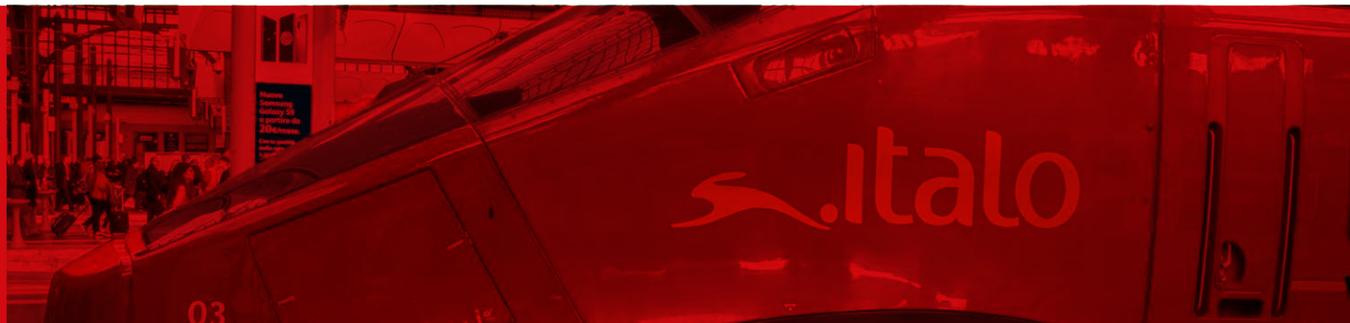
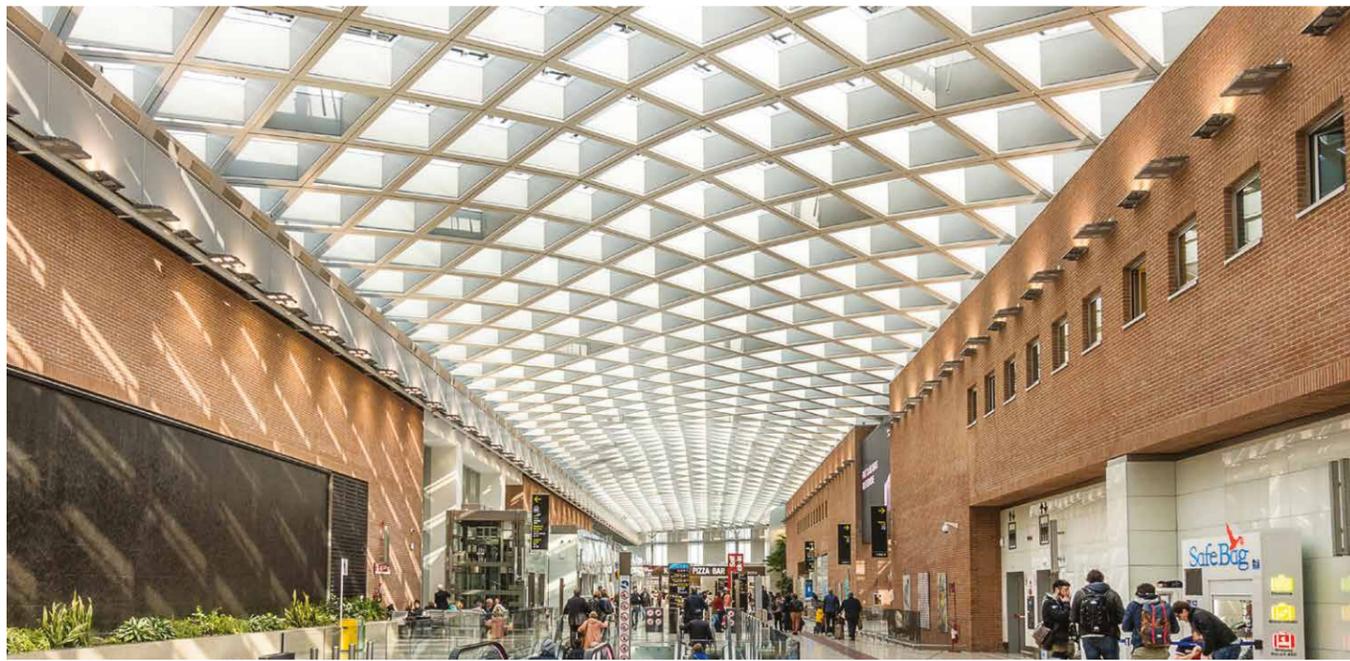


and to 111% of the one for EU average. The industrial sector has a highly specialised and competitive manufacturing base, mostly comprised of SMEs. According to Union-

camere Veneto data, in the 2nd quarter of 2018 the region had almost 486,000 registered companies: 12% in industry, 14% in construction and 56% in the service sector. Agriculture is also

important and agricultural companies, almost all mechanised and with a high level of specialisation, are very competitive. In 2017, the employment rate was higher (66%) than

the national average (58%) although still below the European level (67.6%). The employment rate increased between 2016 and 2017 by +2%.



03

ACCESSIBILITY



AIRPORTS

There are 9 different airports in Veneto. Venice airport is the biggest one in the Veneto Region: it handled almost 7 million people per year while 2 million were handled at Treviso airport.

The principle airports are: Treviso international airport, Venice international airport, Aeroporto Trieste Friuli Venezia Giulia and are served by 8 different airlines and have at least 11 flights per day...

RAILWAY NETWORK

Veneto railway net is about 1.200 km long. The total length of track is of 1 809 km. Only 57 km are high speed rails. 66 % of lines are electrified. The ratio between inhabitants and track length is lower than the national average (2,43 vs 2,76).

REGIONAL HIGHWAYS

Veneto has more than 10 000 km of roads made up of:

- 493 km of Highways
- 9 517 km of regional and provincial roads
- 808 km of national roads

The average index of highways density is higher than the national one (2,68 vs 2,2)

04

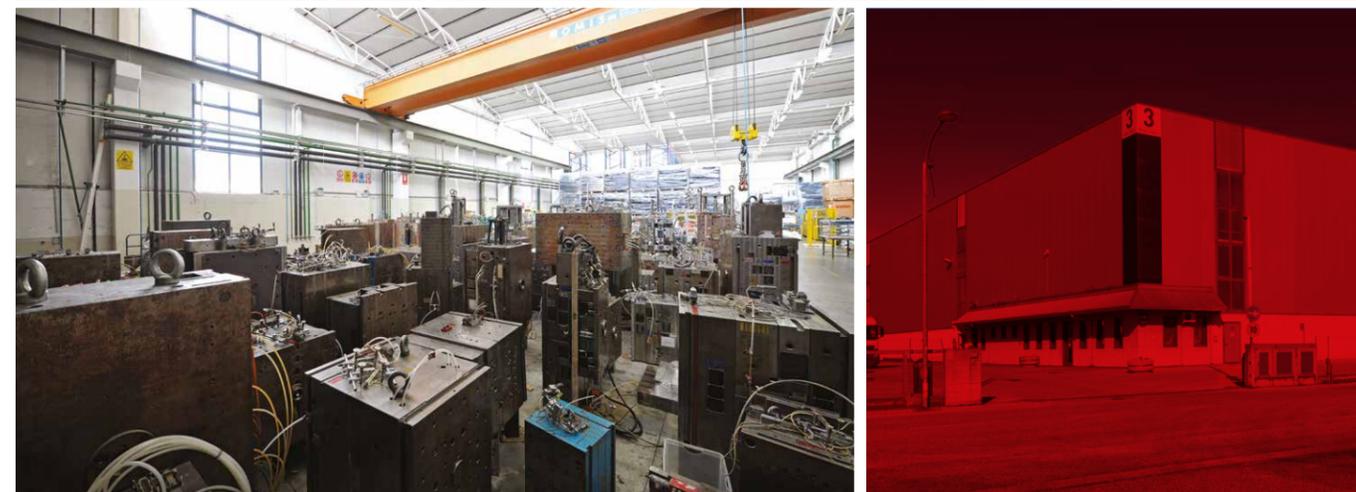
BUILDING DESCRIPTION

1.

KETER ITALIA S.P.A.									
NAME	INFO	DATE OF CONSTRUCTION	DATE OF EXPANSION	SURFACE SQ M	BULDING SQ M	OPEN SQ M	OFFICES/ OTHERS SQ M	PRODUCTION SQ M	WAREHOUSE SQ M
Shed 1	MAG. 1 AP Medical	1993	2000 2005 2014	12.273	6.345	5.928	1.154	2.100	3.091
Shed 2	MAG. 2 Kis	1989-1990	1991-1993- 1996-2002- 2004-2009	35.846	13.250	22.596	3.650	9.600	
Storage 3	MAG. 3 FP	2003		17.817	10.372	7.445	80		10.292
Storage 4	MAG. 4 FP	1998-1999		18.017	10.463	7.554	120		10.343
Storage 5	MAG. 5 Assembly	2009 2010	2011 2012-2014	19.839	11.283	8.556		2.800	8.483
APPRaisal DATA			TOTAL	103.792	51.713	52.079	5.004	14.500	32.209



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The premises are located respectively the following industrial areas:

- via Ing. Taliercio 2, 31024, Ormelle, TV
- via Marche, 12 and via Campania 7 and 23, 31045 Canova, Motta di Livenza, TV

2.

PLASTITECNICA S.P.A.									
NAME	INFO	DATE OF CONSTRUCTION	DATE OF EXPANSION	SURFACE SQ M	BULDING SQ M	OPEN SQ M	OFFICES OTHERS SQ M	PRODUCTION SQ M	WAREHOUSE SQ M
Site1	Via Marche 12	2001	2005-2007	34.895	20.640	14.255	2.190	8.020	10.430
Site2	Via Campania 23	1985	1987	4.910	4.910			4.910	
APPRaisal DATA			TOTAL	39.805	25.550	14.255	2.190	8.020	10.430
Site3	Via Campania 7			3.510	3.510			3.510	
NEW AMOUNT			TOTAL	43.315	29.060	14.255	2.190	16.440	10.430
TOTAL			TOTAL	147.107	80.773	66.334	7.194	30.940	42.639



9



05

TENANCY



The property will be let to KETER ITALIA S.P.A.
(which is going to incorporate the fully owned Plastitecnica S.p.A.).



ABOUT KETER



Founded in 1948 by the Sagol Family, with its first workshop in Jaffa (Israel), and a rich history of success and growth.



Keter is home to a group of talented, enthusiastic, product entrepreneurs with a track record of innovation unmatched in the industry.



Through a series of disciplined, value-enhancing acquisitions, Keter now boasts an operational footprint of 23 manufacturing & 2 distribution sites in 11 countries, global sales and support centers, and over 4500 employees.



Over the next 6 decades, the Group has grown into the world's leading manufacturer of high-quality consumer plastic products, with a diversified portfolio of highly recognized brands and products and leadership positions in most Western markets.



The company is poised for double digit, profitable growth for many years to come.

KETER GROUP AROUND THE WORLD

Europa:
c. 2,000 employees

North America:
c. 900 employees

Israele:
c. 1,600 employees

- **23** manufacturing sites
- Over **4.500** employees around the world
- Global sales and support centres in almost all markets where Keter is active

KETER HISTORY

- 1948**
Keter was founded in the same year as the state of Israel, in a small workshop in Jaffa
- 1965**
Introduction of the Injection Moulding technology
- 1971**
The Sagol family acquires full ownership of Keter
- 1985**
Introduction of the Monoblock chair demonstrating Keter's expertise in innovative injection technology
- 1990**
First use of the core injection technology serving as a significant competitive advantage
- 1994**
Acquisition of Curver brand
- 1996**
Introduction of Core Extrusion
- 2006**
Introduction of IML/foil finishes
- 2009**
Launching the Rattan style surface finish, demonstrating leading technological expertise
- 2014**
Introduction of Knit products representing significant potential new surface finish
- 2015**
Net sales exceed €750m
- 2016**
80% stake acquired by funds advised by BCP
- 2017**
Acquisition of ABM and Stewart

KETER BRANDS

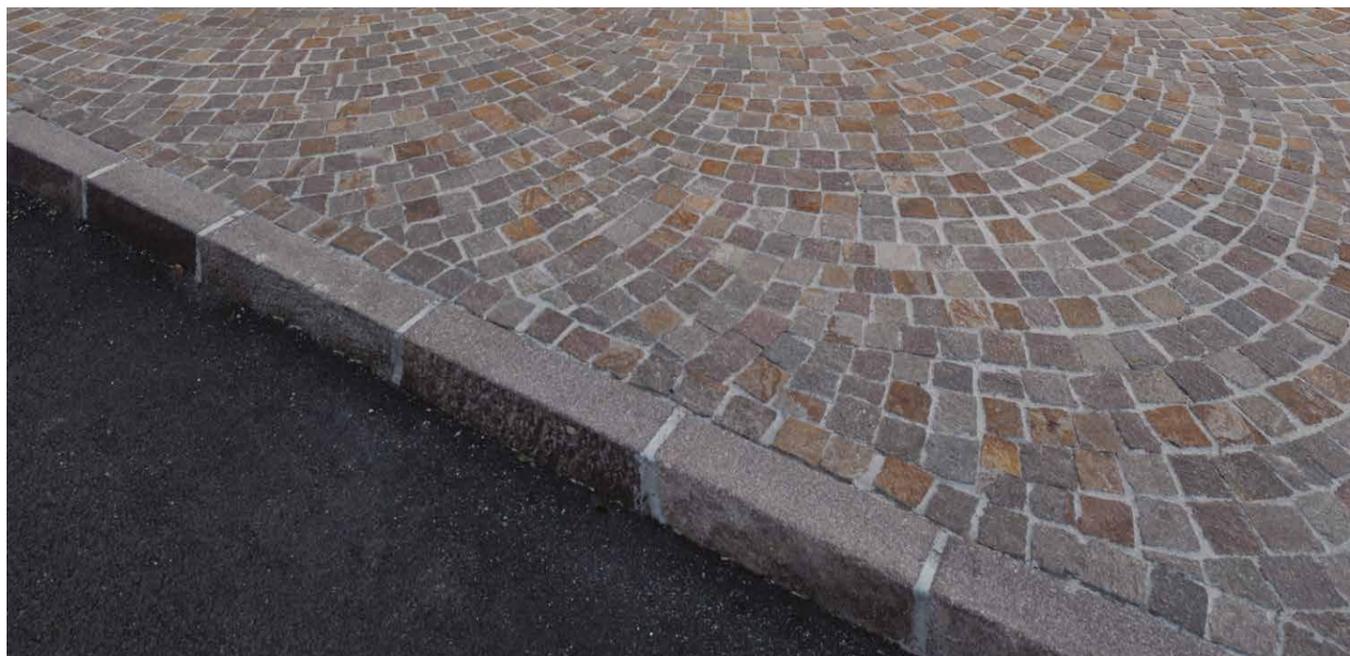
Stewart

JARDIN®

KIS

ALLIBERT

AP medical
your safety choice



06

PROPOSAL

We are seeking offers in excess of **€50,000,000** plus VAT.

Triple net lease at an annual rent of **€3,400,000** plus VAT.

CONTACTS

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