

IndustriTech



Kiryat Gat

A DIGITAL ASSET OFFERING BY

SOLIDBLOCK



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This Presentation may include "forward-looking statements." To the extent that the information presented in this Presentation discusses financial projections, information, or

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GENERAL DISCLAIMERS

The tokens offered by the Company are highly speculative, and investing in the Company's tokens involves significant risks. The investment is suitable only for persons who can afford to lose their entire investment. Furthermore, potential investors must understand that such investment could be illiquid for an indefinite period of time. No public market currently exists for the tokens, and if a public market develops following the offering, it may not be active or continue. The Company intends to list its tokens on an alternative trading system ("ATS") and doing so entails significant ongoing corporate obligations including but not limited to disclosure, filing and notification requirements, as well compliance with applicable continued quantitative and qualitative listing standards. Additional information concerning risk factors related to the Company and the offering can be found in the Memorandum that will be made available prior to the offering. All pictures are for reference only

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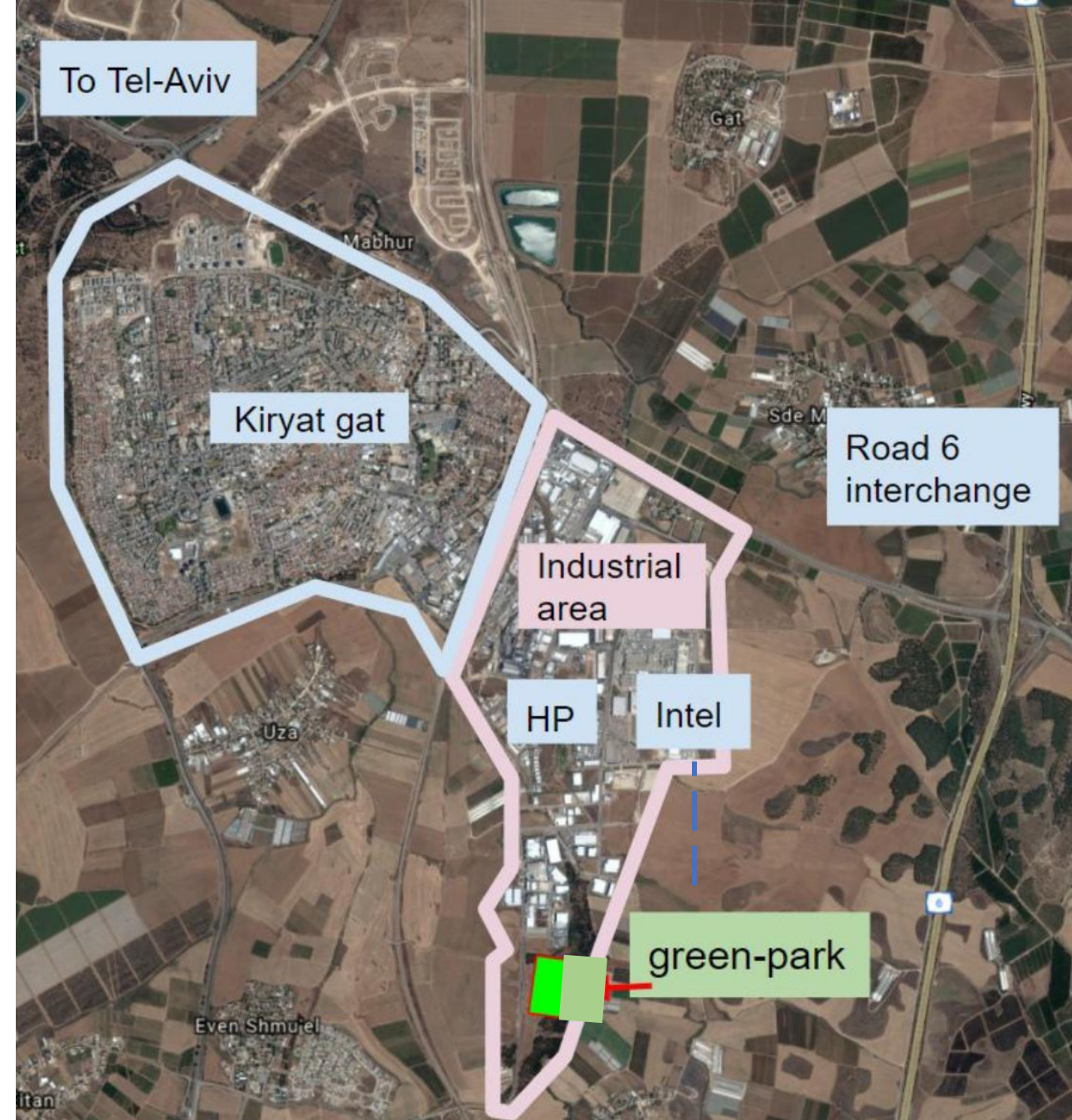
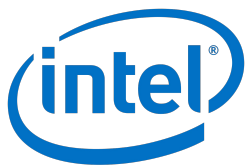
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Project Overview

A logistics project encompassing 11,000 sqm of advanced multifunctional logistics units of various sizes, spanning three stories. The project is ideally located in Kiryat-Gat's industrial park that constitutes a major center for economic activity in the country.

- ✔ Operation in the **heart of an industrial** ecosystem
- ✔ Immediate **proximity to Highway 6** Israel's cross-country highway, and to all major population centers
- ✔ A municipality that warmly **welcomes new business**



Project Highlights



At the Heart of the Industry

Located in the new Green Park industrial zone in Kiriyat Gat, only a few lots down from the Intel and HP compounds.



Green Park's Success Story

An Industrial zone well-known by many of Israel's top logistics real estate specialists. The project has pioneered a fitting solution for small and medium companies - offering full ownership of an advanced, tailor-suited logistics center, built with exceptional standards to propel the company's business forward



Investment Magnet

Green park has already been 100% sold out with tenants moving in throughout 2020. As part of a planning effort in cooperation with Kiryat Ggat's city municipality, the IndustriTech building is designated to be built on a northern land unit within the Green Park compound.



Target Industrial Companies

Units in the IndustriTech building will be marketed to small and medium companies from a variety of industries. They can be used as storage and work space for wholesalers and importers, light industries (such as print, packaging, manufacturing and fabrications), repairs and more. Our selling prices are attractive for maximizing our target client base

Project Plan

Plot identification: Block 3218, part of parcel 18 (Plot 562 in City Plan)

City plan: 606-0722371 South Industrial Area.

Above ground building rights: 100% main usage, 15% service

Underground building rights: 25% main usage, 80% service

Plot allowed usages: Constructing buildings for manufacturing factories, storage and logistics, offices, factory shops, showrooms

Also allowed - restaurants for the use of residents

Plot Size



9,010 sqm

Plot Zoning

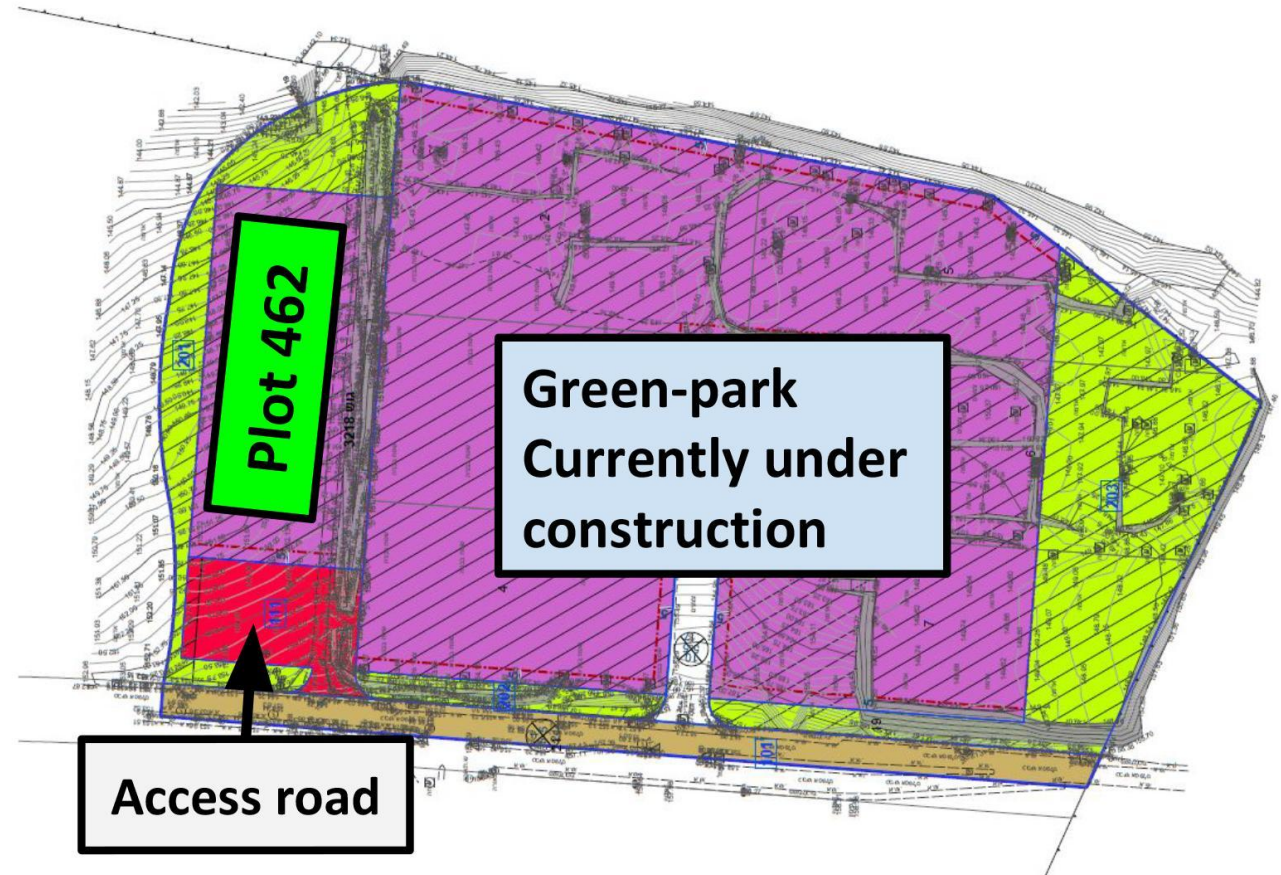


industry, storage, offices

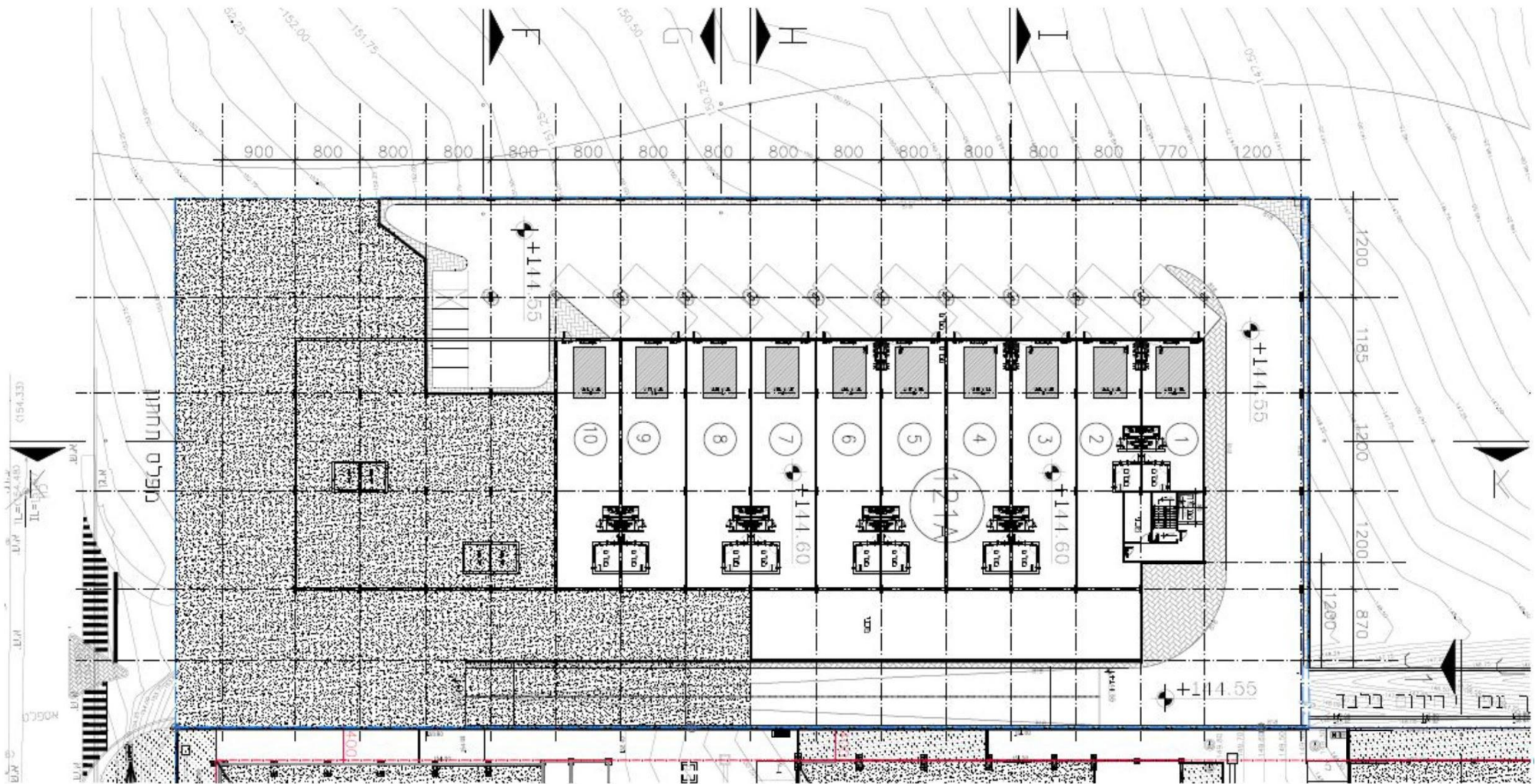


The Structure

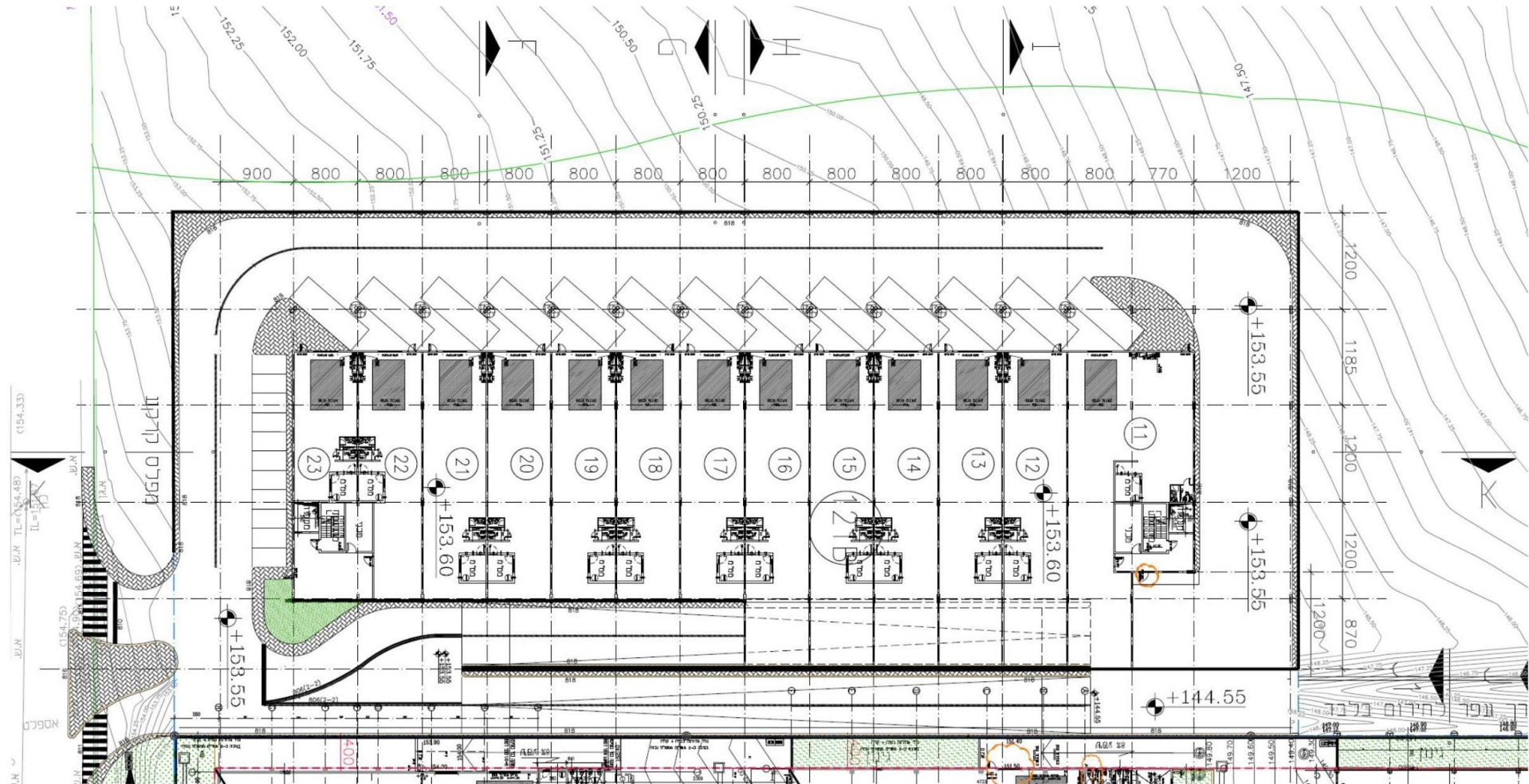
The building will offer three floors of logistics units. The project is designed to be an ecosystem for industrial businesses from different fields with varying scopes of operations that require different logistics spacing needs. The base unit size will be 230 sqm, with the option to combine several several units together to create a single large space. All floors will enjoy a 9 meter high operational ceiling and a direct access for SU9 trucks, as well as a front operations area



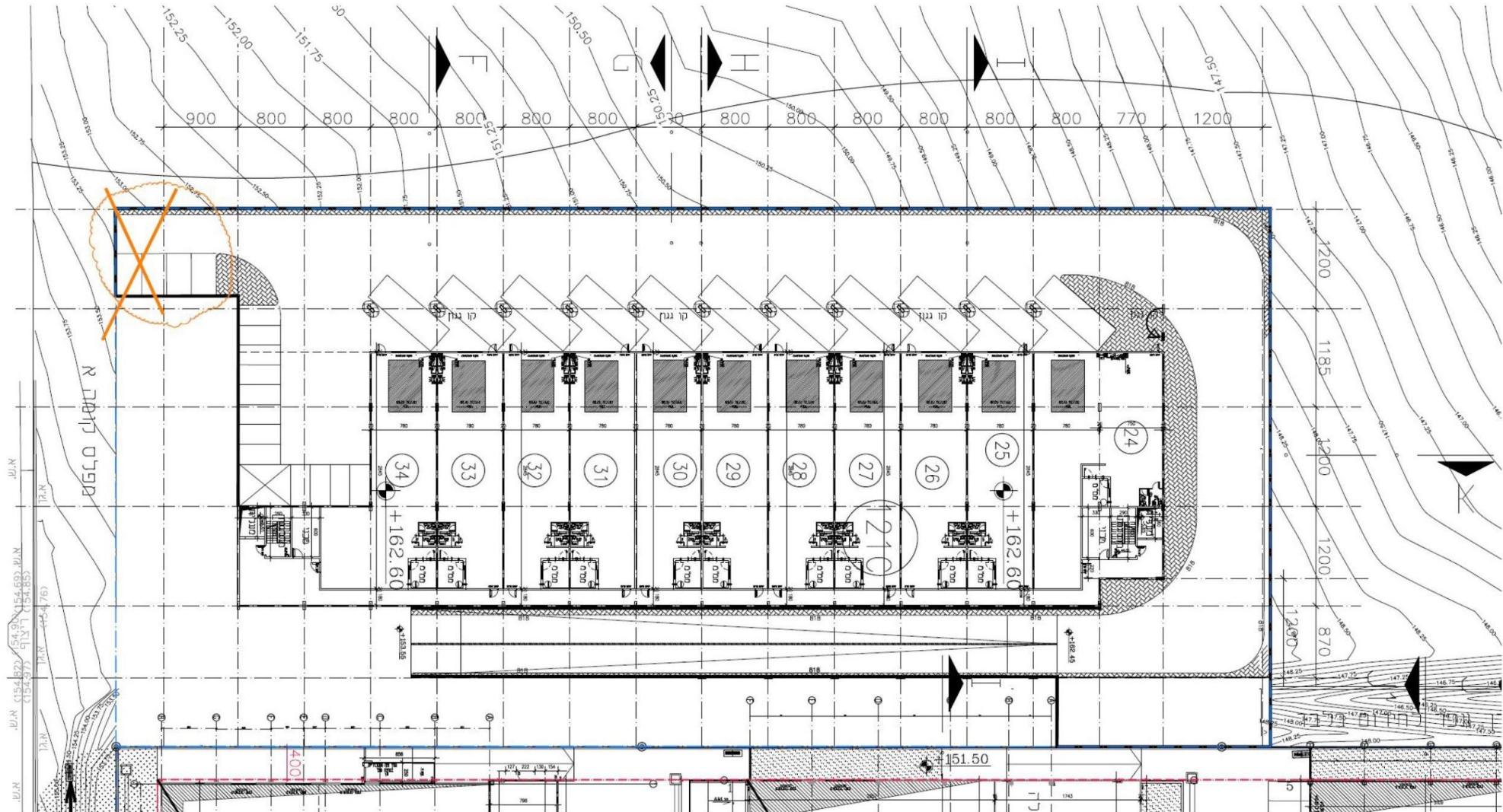
Underground Floor



Ground Floor



2nd Floor



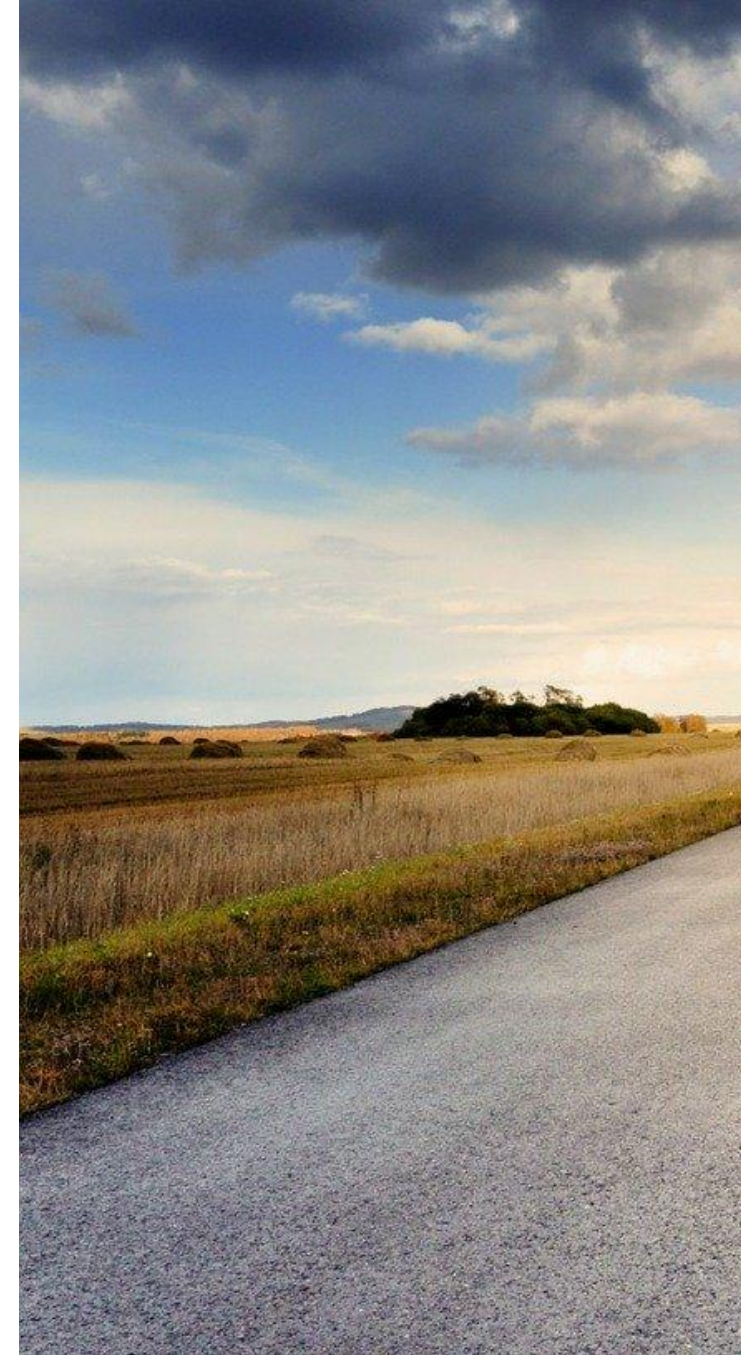
Advantages of Kiryat Gat



- Kiryat Gat, a city in the Southern District of Israel with a rich cultural heritage, currently has a population of 60,000 people and covers an area of 8.3 km / 5 mi
- The city holds many advantages allowing for its fast industrial growth:
 - It's conveniently located in central Israel, only 56 km / 35 mi away from Tel Aviv,
43 km / 27 mi from North of Beersheba, and about 70 km / 44 mi from Jerusalem
 - Its well-developed infrastructure allows for easy access via train (Kiryat Gat Railway Station) and road (Highway 6 and 40)
- It has a booming industrial zone with companies like Intel and HP setting up their own large-scale facilities there and are currently discussing significant expansion plans, including a logistics park known as the Green, which has great potential to attract more business to this area
- The area around the city and the city itself has a rich biblical and historical heritage and many significant archaeological finds were made there. For example, gold artifacts were discovered in a Canaanite Temple.
- The area is known for its splendid nature and is home to one of the most beautiful forests known as Ha-Mal'akhim-Skharya Forest.

Financial Overview

SoftCap	1M USD	Capital Stack	Equity
HardCap	5M USD	Project Type	Development
Launch Date	Oct 21	Asset Structure	Single Property
Target Closing Date	Dec 2020	Distribution	Upon Sale
Min. Inv. Amount	5000 USD	Target IRR	18 %
Property Type	Industrial	Target Inv. Period	4 Years



About CARVIL Ltd.

REAL ESTATE DEVELOPMENT

Carvil is a real estate development company with core activity in Israel. The company specializes in two main areas - real estate for logistics and for offices. Carvil has strong relations and fully cooperates with foreign investment funds such as WPI and the Israeli Lahav fund. Carvil is privately held, owned by Eric Lederman, who's been an architect and entrepreneur for the past 35 years and has developed and designed many real estate projects in Israel.

Carvil's team includes experts from a wide range of disciplines - entrepreneurship, economics, architecture, law, real estate appraisal, internal design and more. Carvil's creative and dynamic team; the proven experience in planning and permitting; past experience in development; strong marketing ability and overall knowhow, all contribute to the company in identifying and minimizing the inherent risks of the real-estate business, while at the same time maximizing any deal and project the company takes on. Carvil's experience allows for higher efficiency, shortening permitting times and maximize building rights and projects value and yield.

Corporations with leading investment banks in Israel and Europe, together with close work with institutional players in the Israeli market, allow Carvil to enjoy exceptional financing advantages



Additional Projects By **CARVIL** Ltd.

REAL ESTATE DEVELOPMENT



Holon, HaMerkava 50

A boutique office building in Holon's new business park, based on Carvil's new office concept "Buy What You Need, Share What You Use".

Carvil has purchased the land through a special deal and is working to issue a permit for 10,000 sqm. Work on the site is expected to begin in 6 months



Idan Hanegev

A multi level logistics center, located on a 5,200 sqm lot.

Carvil has purchased the land and been issued a building permit. Work on the site is expected to begin within 10 months.



Green Park, Kiryat Gat

A logistics park in Kiryat Gat's industrial zone, which includes 9 logistics platforms and two showroom buildings, covering an area of 28,000 built-up sqm. The company initiated the project and its execution via a limited partnership that was established with an investor's fund; Carvil is the acting General Partner. The project has been financed by Discount Bank and is currently under construction

Yonatan Palman



Carvil's CEO, a lawyer specialising in education, an expert in project management and business development who manages the company's business operations.

Eti Langermann



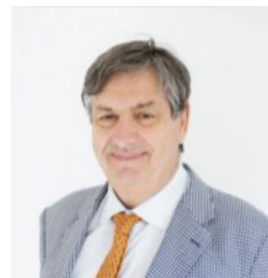
A financial and construction loans consultant with over 20 years of experience. Was the previous CEO at the Discount Mortgage Bank and is currently the director in the Israel Aerospace Industries. She is also a member of an investment fund committee and a counselor to the Treasury and holds other directorate roles

Israel Dahan



Owner of Nadlan Israel LTD, brokerage company. Highly experienced in marketing commercial and industrial real estate, selling tens of thousands of sqm, over the last 8 years. He is an integral part of Carvil, dealing with logistics and industrial real estate

Eric Lederman



An architect and entrepreneur with over several decades of experience. He holds a PhD in Green Construction and Solar Energy Planning. He has planned and built dozens of buildings in Israel, including residential, hotels, offices, industrial, logistics and commerce. He is an expert in planning and promoting city plans with local and regional councils

Why Invest Digitally?



Direct

Invest **directly** into a property-backed fixed income fund



Diversify

Have a large investment profile and de-risk via lower minimum investment amounts and transparent structures and governance



Decide

Trade and liquidate **on your own schedule**



Data Tools

Available **data tools** for market analysis and predictions



Follow Your Investment

Extensive investor reporting
Communication with asset manager



Security

Security, compliance and full **control** over your investment

About **SOLIDBLOCK**

SolidBlock is a smart contract development & management platform for tokenized securities

SolidBlock's technology enables you to:



Tokenize any asset and sell shares in exchange for fiat or cryptocurrency



Reduce overhead costs and get up and running quickly



Structure your security according to your business objectives



Get in Touch **SOLIDBLOCK**



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