

BAST FIBRE TECH

BAST
FIBRE
TECH



INDUSTRIAL SALE LEASEBACK | 1000 NOIR STREET, LUMBERTON, NC | \$19,160,000 | 15 YEAR TERM | 8.0% CAP | ABSOLUTE NNN



KWEKEL
COMPANIES

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BAST FIBRE TECH

EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of Bast Fibre Tech's 383,133 square foot industrial building located on a 66 acre site. Bast Fibre Tech will execute a new 15 year absolute NNN lease at closing.

- PRICE: \$19,160,000
- CAP RATE: 8.0%
- 15 YEAR TERM
- NOI: \$1,532,532
- 2.0% ANNUAL INCREASES
- ABSOLUTE NNN
- MARKET BASED RENT | \$4.00 PSF
- 383,133 SF
- 1000 NOIR STREET, LUMBERTON, NC 28358

STRATEGIC OVERVIEW

NATURAL FIBRE PURIFICATION PLATFORM

Bast Fibre Technologies (BFT) is a technology-driven specialty materials company focused on the production of high-purity natural fibres for performance-critical applications. The Company combines natural materials and proprietary chemistry to deliver consistent, specification-driven fibre inputs to global manufacturers.

The Company's commercial focus today is on the high-end purified cotton market. BFT's core value lies in its natural fibre process platform, which is designed to be adaptable across multiple natural fibre inputs and end markets providing further opportunities to grow into new future market segments.

PROCESS-LED DIFFERENTIATION

BFT has developed a proprietary fibre purification and automated processing system designed to compete with traditional synthetic materials. The process delivers controlled purity, consistency, and performance, enabling customers to meet increasingly stringent regulatory and product requirements.

This platform-based approach enables BFT to extend beyond a single raw material and support a broader range of natural fibres over time.

DIVERSIFIED END MARKET OPPORTUNITIES

The Company is strategically focused on high-value, nonwoven and engineered material applications, including:

- Baby care (diapers and wipes)
- Feminine care
- Medical-grade disposables
- Filtration
- Specialty apparel
- Automotive applications

BFT is currently commercialized in hygiene and personal care markets, with additional sectors such as filtration and automotive representing near- to medium-term expansion opportunities.

These categories require repeatability, safety, and material integrity, positioning purified natural fibres as a premium input material.

ESTABLISHED COMMERCIAL RELATIONSHIPS WITH LEADING GLOBAL MANUFACTURERS

BFT is currently supplying several of the world's leading consumer products companies, supporting ongoing production requirements across hygiene and personal care applications. The Company is now focused on expanding volumes within existing accounts while continuing to onboard additional global customers.

In parallel, BFT is advancing new commercial relationships with major multinational manufacturers, with initial commercial supply programs expected to commence in the near term, including programs expected to begin in 2026. These engagements reflect increasing demand for high-purity, performance-consistent natural fibre inputs in regulated applications.



BAST FIBRE TECH | STRATEGIC OVERVIEW CONTINUED

SUPPLY CHAIN ADVANTAGE AND NEAR-SHORING TAILWINDS

Global consumer products companies are increasingly prioritizing supply chain resilience, traceability, and regional sourcing. This shift is being driven by a combination of regulatory requirements, risk mitigation, and the need for consistent, high-quality inputs in performance-critical applications.

BFT's U.S.-based manufacturing platform is well aligned with these trends. The Lumberton facility provides:

- Proximity to key raw material sources
- Reduced reliance on offshore supply chains
- Improved supply security and lead time reliability
- Alignment with customer initiatives around near-shoring and supply chain consolidation

This positioning enhances BFT's role as a strategic supplier to multinational customers seeking greater control, transparency, and reliability within their supply chains.

DOWNSTREAM PERFORMANCE INTEGRATION

BFT designs its fibres to perform through the full conversion process, from fibre preparation to fabric formation and end-use performance. This systems approach reduces variability, improves manufacturing efficiency, and supports consistent product quality at scale.

SPECIALTY MATERIAL POSITIONING

- BFT operates within the specialty segment of the natural fibres market, where value is driven by:
- Purity specifications
- Process consistency
- Application-specific performance

This positioning supports premium pricing and deep integration with customers' product development and regulatory frameworks.

SCALABLE PROCESS INFRASTRUCTURE

The Company's manufacturing assets are designed around process control and repeatability, supporting scalable production of purified natural fibres with consistent quality across batches.

Importantly, this infrastructure is designed to support multiple fibre inputs over time, reinforcing BFT's positioning as a platform rather than a single-product business.

STRATEGIC LOCATION

The Lumberton facility is located along the Interstate 95 corridor, providing efficient access to major manufacturing hubs across the eastern United States. Connectivity to key east-west routes further enhances distribution efficiency and customer responsiveness. Proximity to major ports also supports export markets.

SUMMARY POSITIONING

BFT is positioned as a process-driven specialty materials platform, delivering high-purity natural fibres into regulated, performance-critical applications.

With proven commercial traction in hygiene and personal care and a clear pathway to expand across additional fibres and end markets such as filtration and automotive, the Company offers both near-term revenue visibility and long-term platform scalability.

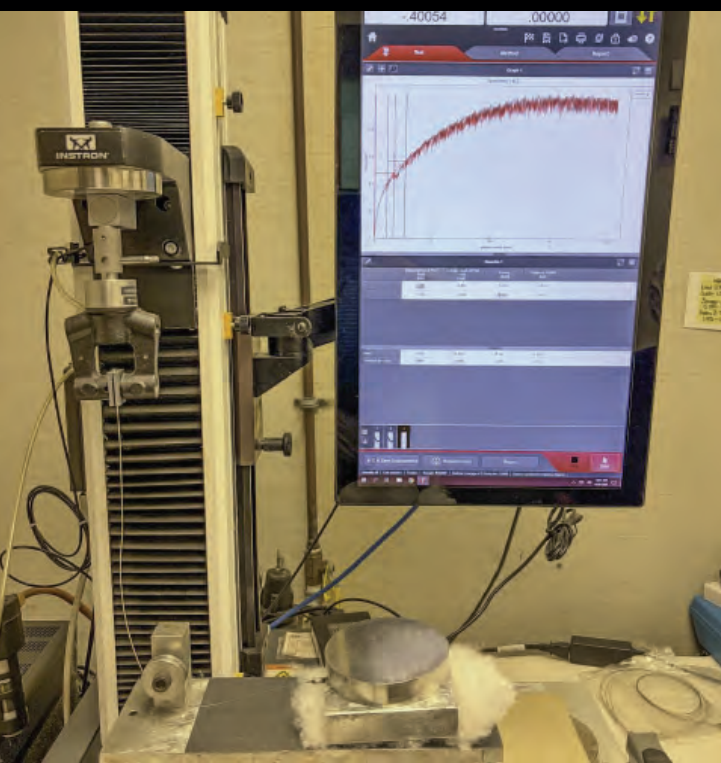
Its alignment with global supply chain restructuring and near-shoring trends further reinforces its role as a strategic supplier to leading multinational manufacturers.

PROPERTY DESCRIPTION

| | | | |
|-----------------|---------------------|----------------|--------------------|
| ADDRESS | 1000 NOIR STREET | CONSTRUCTION | CONCRETE STEEL |
| CITY, STATE | LUMBERTON, NC 28358 | ROOF | FLAT METAL |
| TOTAL SF | 383,133 | CLEAR HEIGHT | 20' - 35' |
| INDUSTRIAL SF | 370,258 | DOCK DOORS | 25 |
| LAB & OFFICE SF | 12,875 | OVERHEAD DOORS | 4 |
| ACRES | 66.53 | BUILDINGS | 13 |
| YEAR BUILT | 1968 2001 | ZONING | M2 MANUFACTURING |
| PARCEL NUMBER | 1014-03-001 | FLOOD ZONE | AE X |



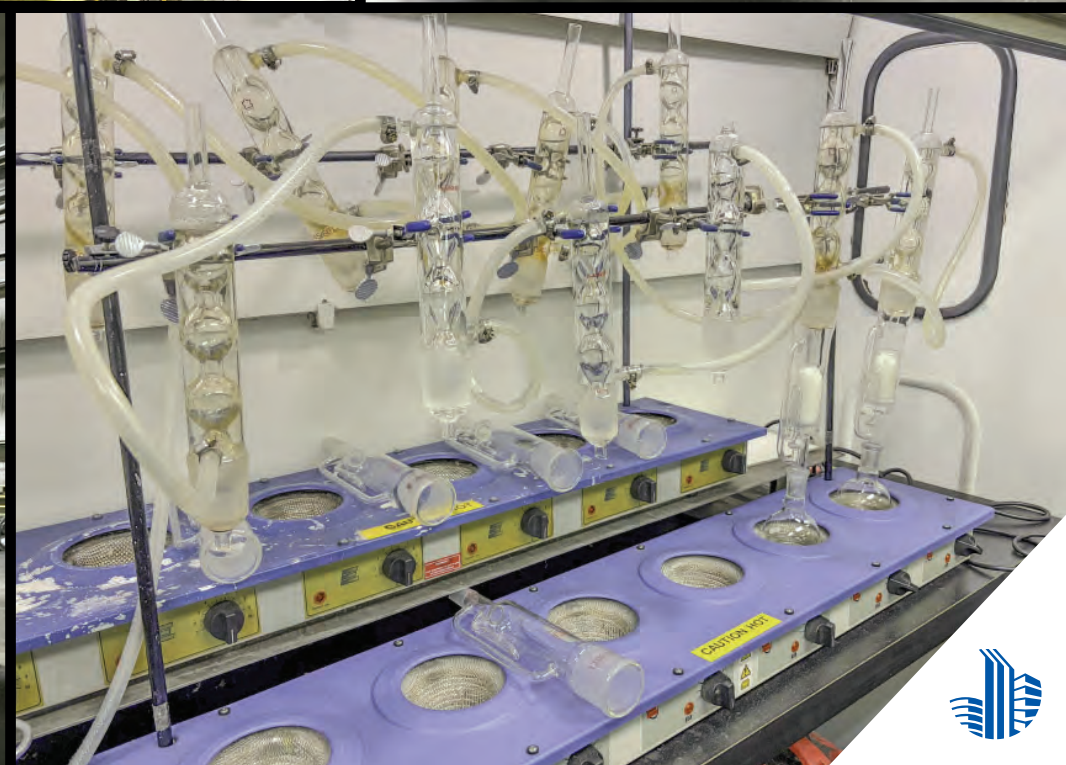
BAST FIBRE | INTERIOR PHOTOS



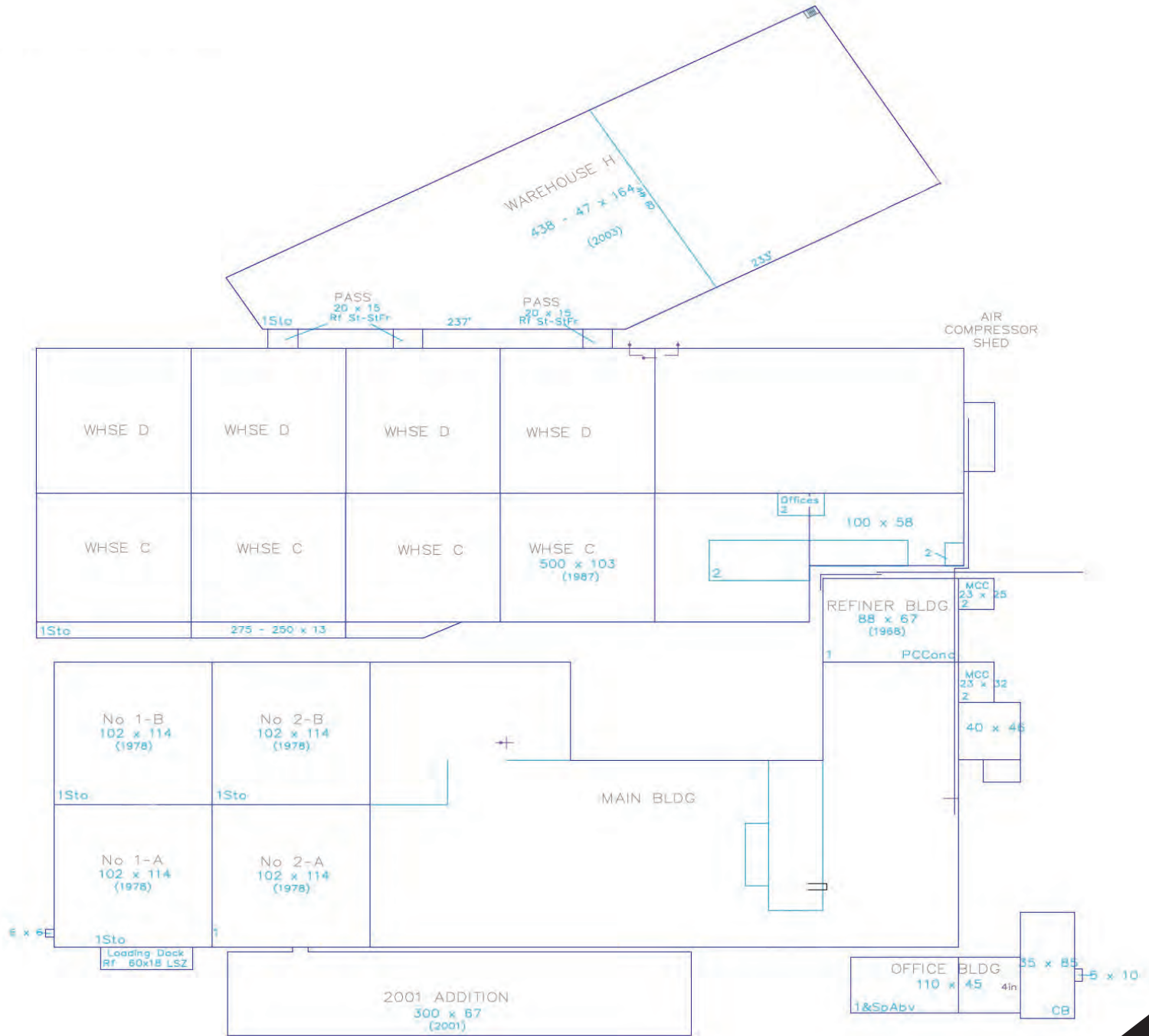
BAST FIBRE | INTERIOR PHOTOS



BAST FIBRE | INTERIOR PHOTOS



FLOOR PLAN



BAST FIBRE | EXTERIOR PHOTOS

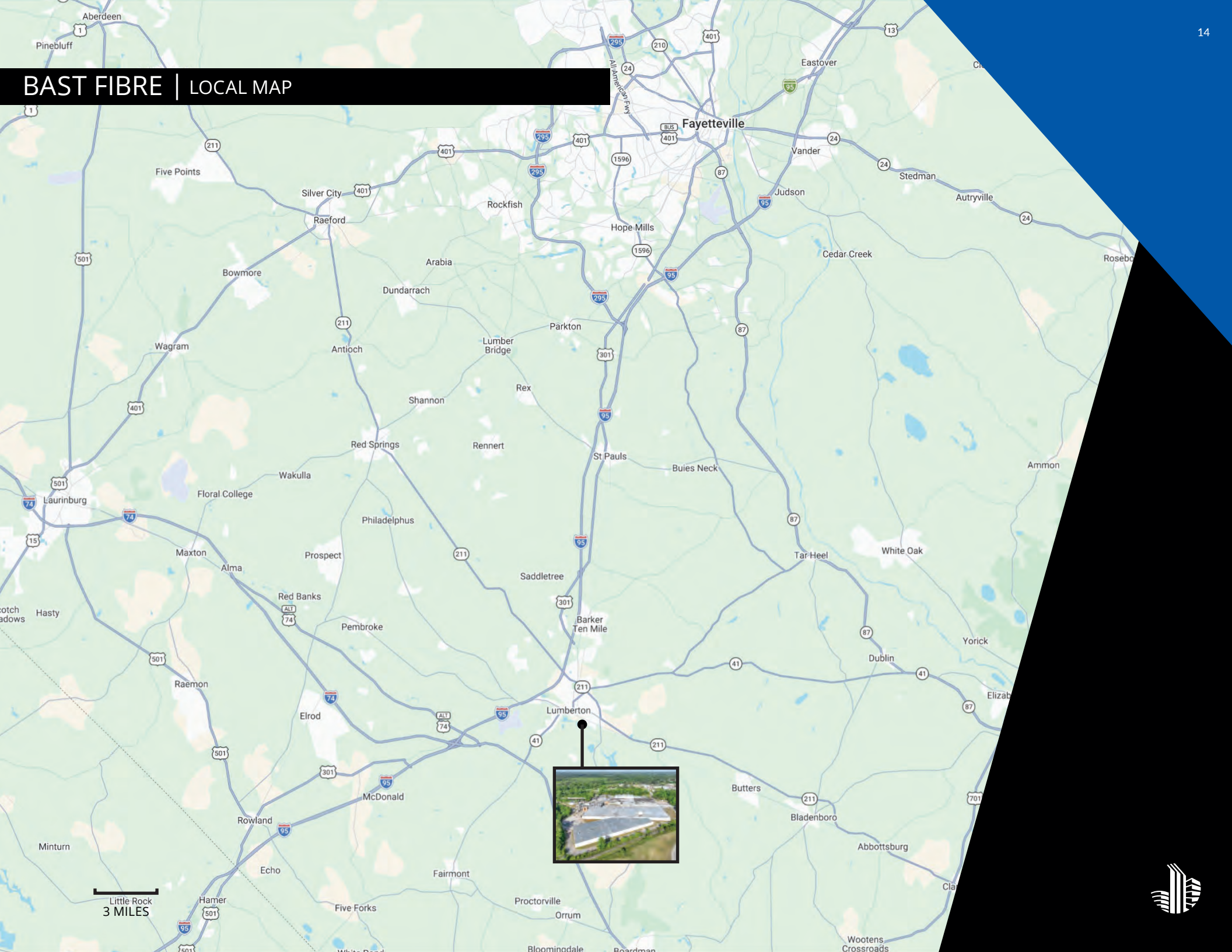




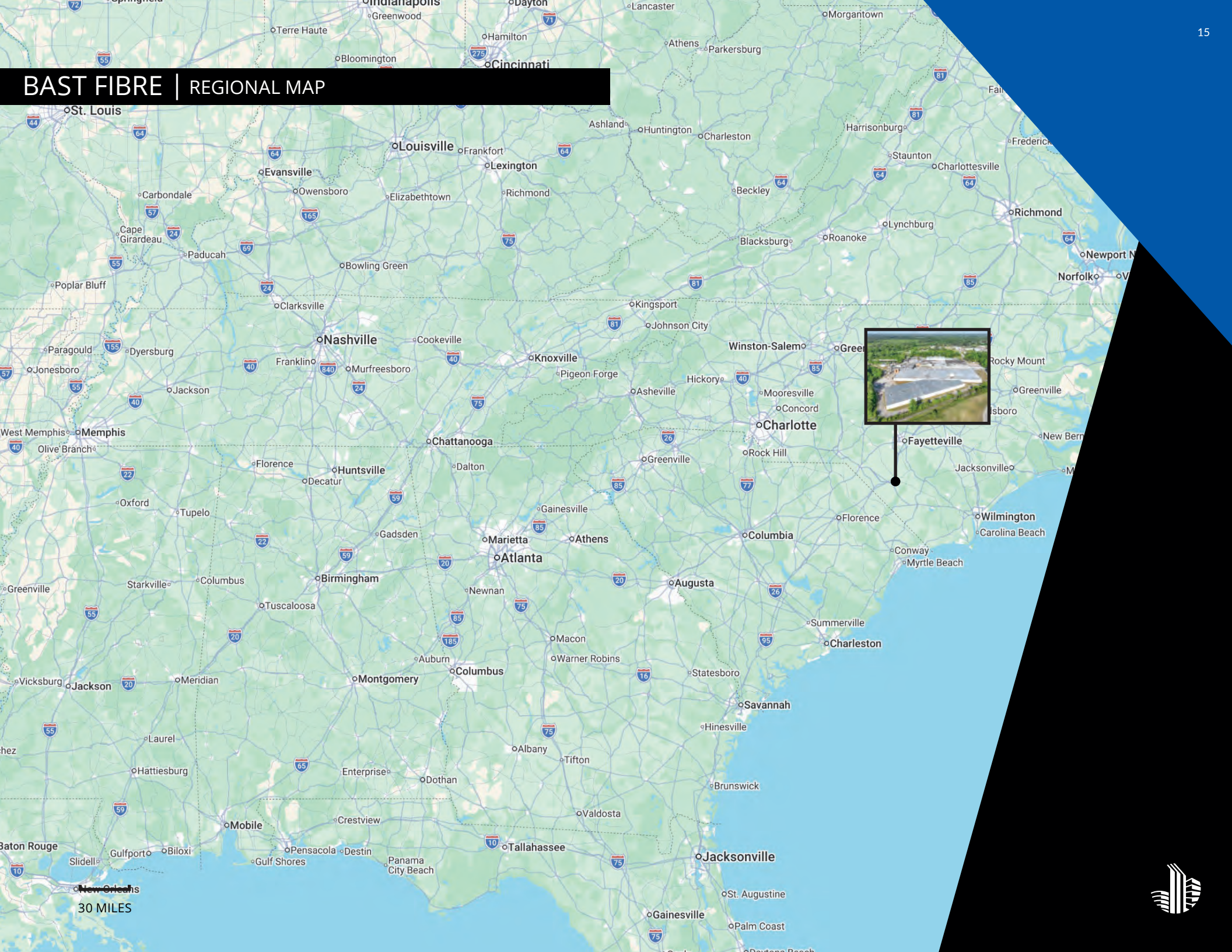
PARCEL BOUNDARY



BAST FIBRE | LOCAL MAP



BAST FIBRE | REGIONAL MAP



30 MILES



LUMBERTON, NC

The Lumberton industrial market has a vacancy rate of 7.0% as of the second quarter of 2026. Over the past year, the market's vacancy rate has changed by 3.2%, a result of no net delivered space and -370,000 SF of net absorption. Lumberton's vacancy rate of 7.0% compares to the market's five-year average of 5.2% and the 10-year average of 7.6%. Overall market vacancy is forecast to end 2026 at 7.4%.

The Lumberton industrial market has roughly 1.0 million SF of space listed as available, for an availability rate of 8.8%. As of the second quarter of 2026, there is no industrial space under construction in Lumberton. In comparison, the market has averaged 55,000 SF of under construction inventory over the past 10 years.

The Lumberton industrial market contains roughly 11.4 million SF of inventory. The market has approximately 6.5 million SF of logistics inventory, 540,000 SF of flex inventory, and 4.4 million SF of specialized inventory.

Market rents in Lumberton are \$5.20/SF. Rents have changed by 3.3% year over year in Lumberton, compared to a change of 1.4% nationally. Market rents have changed by 3.7% in logistics buildings year over year, 3.2% in flex buildings, and 2.5% in specialized buildings. In Lumberton, five-year average annual rent growth is 8.0% and 10-year average annual rent growth is 6.7%. Overall annual rent growth in the Lumberton industrial market is forecast to end 2026 at 2.3% compared to the national average of 1.2%.

Over the past year, 5 industrial properties traded in Lumberton, accounting for 320,000 SF of inventory turnover. Average annual inventory turnover in Lumberton is 180,000 SF over the past five years and 160,000 SF over the past 10 years. Industrial sales volume in Lumberton has totaled \$4.6 million over the past year. Average annual sales volume over the past five years is \$14.1 million and \$8.6 million over the past 10 years.



DEMOGRAPHICS

10-MILE RADIUS

\$62,878

AVERAGE HH INCOME

\$105,350

MEDIAN HOME VALUE

54,029

TOTAL POPULATION

20,678

TOTAL HOUSEHOLDS

POPULATION SUMMARY

| | 2 MILES | 5 MILES | 10 MILES |
|------------------|---------|---------|----------|
| 2020 CENSUS | 11,942 | 29,177 | 51,310 |
| 2025 ESTIMATE | 13,221 | 31,249 | 54,029 |
| 2030 PROJECTION | 13,798 | 32,399 | 55,811 |
| 2025-2030 GROWTH | 0.90% | 0.70% | 0.70% |

HOUSEHOLDS

| | 2 MILES | 5 MILES | 10 MILES |
|------------------------|----------|-----------|-----------|
| AVERAGE HH INCOME | \$50,668 | \$62,177 | \$62,878 |
| MEDIAN HOME VALUE | \$94,538 | \$120,540 | \$105,350 |
| 2025 TOTAL HOUSEHOLDS | 5,202 | 12,004 | 20,678 |
| 2030 TOTAL HH ESTIMATE | 5,436 | 12,464 | 21,376 |
| 2020-2025 HH GROWTH | 1.20% | 1.00% | 0.90% |
| 2025-2030 HH GROWTH | 0.90% | 0.80% | 0.70% |

LEASE COMPARABLES

BAST FIBRE TECH

| | ADDRESS | START DATE | SF LEASED/ AVAILABLE | NNN RENT | STATUS | CLASS | YEAR BUILT |
|--|--|------------|-------------------------|----------|--------|-------|-------------|
|  | 1000 NOIR STREET LUMBERTON, NC 28358 | - | 383,133 | \$4.00 | - | B | 1968 2001 |
|  | 9100 LACKEY ROAD NE LELAND, NC 28451 | NOV 2025 | 40,574 | \$5.00 | LEASED | B | 1969 |
|  | 100 PERFECTION WAY TIMMONSVILLE, SC 29161 | OCT 2025 | 94,680 | \$4.23 | LEASED | B | 1997 |
|  | 200 N 13TH STREET ERWIN, NC 28339 | SEP 2023 | 50,000 | \$4.00 | LEASED | B | 1976 |
|  | 146 W COUNTRY CLUB ROAD HAMER, SC 29547 | DEC 2024 | 625,000 | \$4.00 | LEASED | B | 1969 |
|  | 601 OLD WILMINGTON ROAD WALLACE, NC 28466 | OCT 2025 | 82,000 | \$4.00 | LEASED | C | 1951 |
|  | 240 SPINNING ROAD WHITEVILLE, NC 28472 | APR 2026 | 261,000 | \$4.00 | LEASED | C | 1959 |

SALE COMPARABLES

BAST FIBRE TECH

| | ADDRESS | SALE DATE | SIZE | SALE PRICE | PSF | CLASS | YEAR BUILT |
|--|---|-----------|---------|--------------|---------|-------|-------------------|
|  | 1000 NOIR STREET LUMBERTON, NC 28358 | - | 383,133 | \$19,160,000 | \$50.00 | B | 1968 2001 |
|  | 370 ALLIED DRIVE CONWAY, SC 29526 | AUG 2024 | 150,000 | \$11,500,000 | \$76.67 | B | 1972 |
|  | 4341 PRODUCTION DRIVE FAYETTEVILLE, NC 28306 | FEB 2025 | 60,030 | \$4,300,000 | \$71.63 | B | 1986 |
|  | 150 DIVISION DRIVE WILMINGTON, NC 28401 | JUL 2024 | 112,856 | \$7,970,000 | \$70.62 | B | 1969 |
|  | 2660 NC HIGHWAY 101 BEAUFORT, NC 28516 | MAY 2025 | 63,000 | \$3,500,000 | \$55.56 | B | 2000 |
|  | 1519 N 23RD STREET WILMINGTON, NC 28405 | FEB 2022 | 110,134 | \$6,100,000 | \$55.39 | B | 1959 REN. 2023 |
|  | 2509 COX MILL ROAD SANFORD, NC 27332 | OCT 2025 | 95,756 | \$5,015,000 | \$52.37 | B | 1973 |

DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

IN ASSOCIATION WITH
DAN SMITH
919 COMMERCIAL
NC LICENSE # 266034

TIM KWEKEL | PRESIDENT

Direct (616) 328-5222
Mobile (616) 293-6924
E-Mail tim@kwekelcompanies.com

DAMON ROOT | VICE PRESIDENT

Direct (616) 328-5116
Mobile (616) 723-1027
E-Mail damon@kwekelcompanies.com

