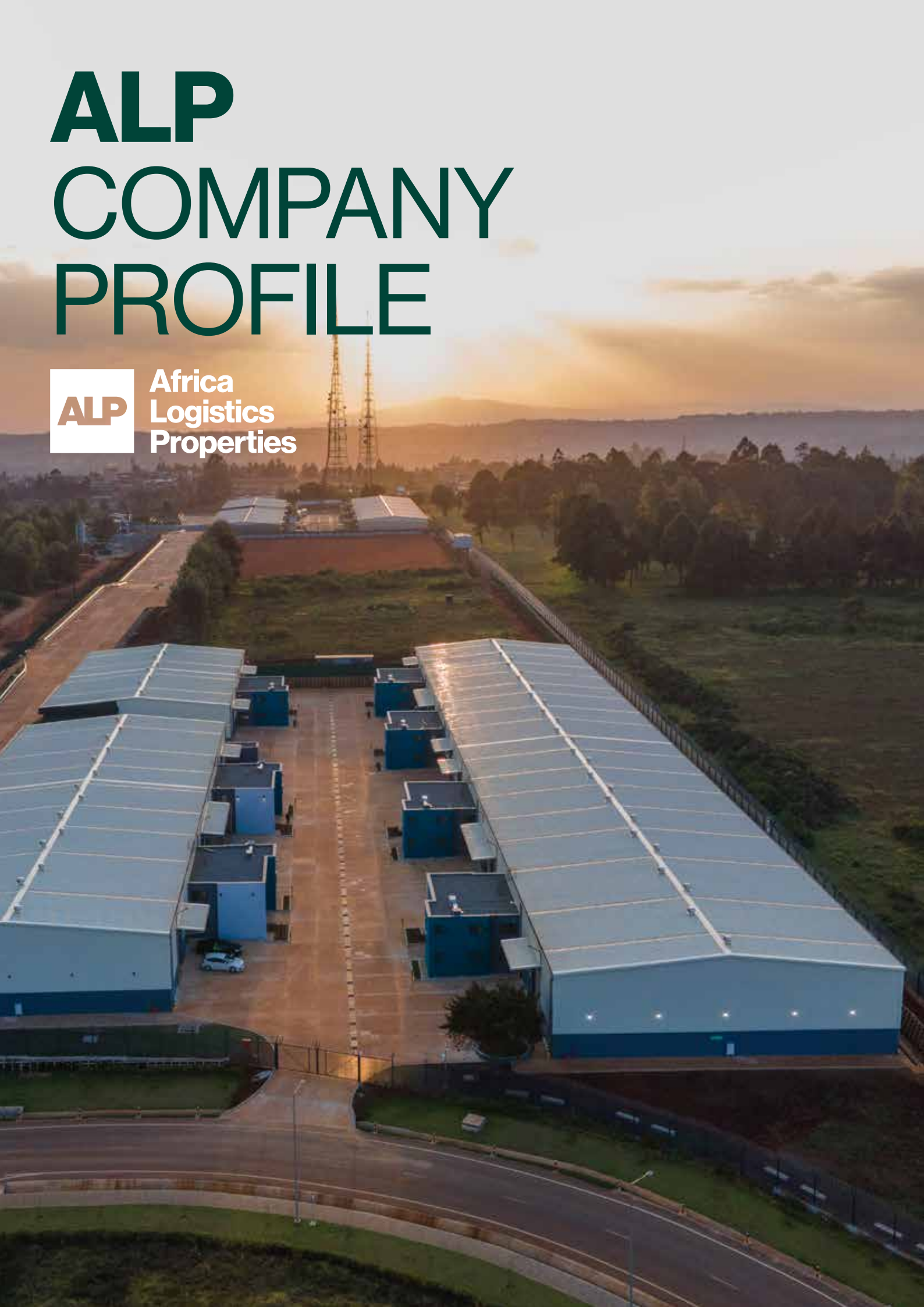


# ALP COMPANY PROFILE



Africa  
Logistics  
Properties



We develop, own and manage Grade-A international specification logistics and distribution centres across Eastern Africa for the rental occupier market.



# About Us

Africa Logistics Properties (ALP) is a specialist integrated property investment and development company that acquires, develops and manages modern Grade A warehousing across East Africa.

ALP is headquartered in Mauritius but has a dedicated team of international and local professionals in Kenya with track records in the delivery and management of grade-A logistics and distribution facilities across the Eastern African region.

The ALP management team has developed over 1.5 million square metres of modern warehousing in emerging markets over the last 11 years.

ALP has a strong balance sheet and its shareholders comprise major global institutional investors including CDC, the International Finance Corporation, UK Pension Funds and European private equity groups. The company operates to UK public company governance standards.

ALP is working with existing tenants and new customers to develop modern, Grade A facilities beyond our base in Kenya. Our mission is to help businesses develop throughout East Africa without having to lock up capital in their industrial property. Our focus markets: Rwanda, Ethiopia, Uganda, Tanzania, etc

## Our investors



# Our Nairobi Locations

ONGOING  
6-lane road expansion on the 25-kilometre stretch of Waiyaki Way from James Gichuru Road Junction to Mai Mahiu turnoff on the Nairobi-Nakuru highway

ONGOING  
Dual carriageway on Ngong road between Kenyatta Hospital and Karen.

ONGOING  
Construction of Upper Hill - Mbagathi Link Road.

Limuru Road  
(To be converted to dual carriage way)

**ALP West**

**ALP North**

Proposed Kenya Railways Commuter Station.

PLANNED  
Dualling of Eastern and Northern Bypass, Nairobi and Kiambu County.

PLANNED  
Construction of the Greater Eastern Bypass.

SECTIONS COMPLETE  
Outer ring road expansion - the connection between Mombasa Road and Thika Superhighway via industrial area yet to be completed.

- MAIN INDUSTRIAL AREA
- SECONDARY INDUSTRIAL AREA



# Track Record

We work with three key groups of customers who want to occupy our international standard logistics and distribution centres:

## MULTINATIONAL COMPANIES

seeking grade-A supply chain facilities to enable cost-efficient entry into growth markets and / or consolidation of existing poor quality warehousing into a purpose built distribution hub.

## REGIONAL COMPANIES

seeking distribution centres in order to expand locally and across borders.

## MEDIUM SIZED LOCAL COMPANIES

now have the opportunity to rent affordable international quality warehousing with ALP from 500 sqm upwards in order to grow their businesses.



# Our Customers

The ALP management team have developed, leased and managing modern logistics and industrial parks for local, regional and international companies within the Eastern African region.





# Sector Expertise

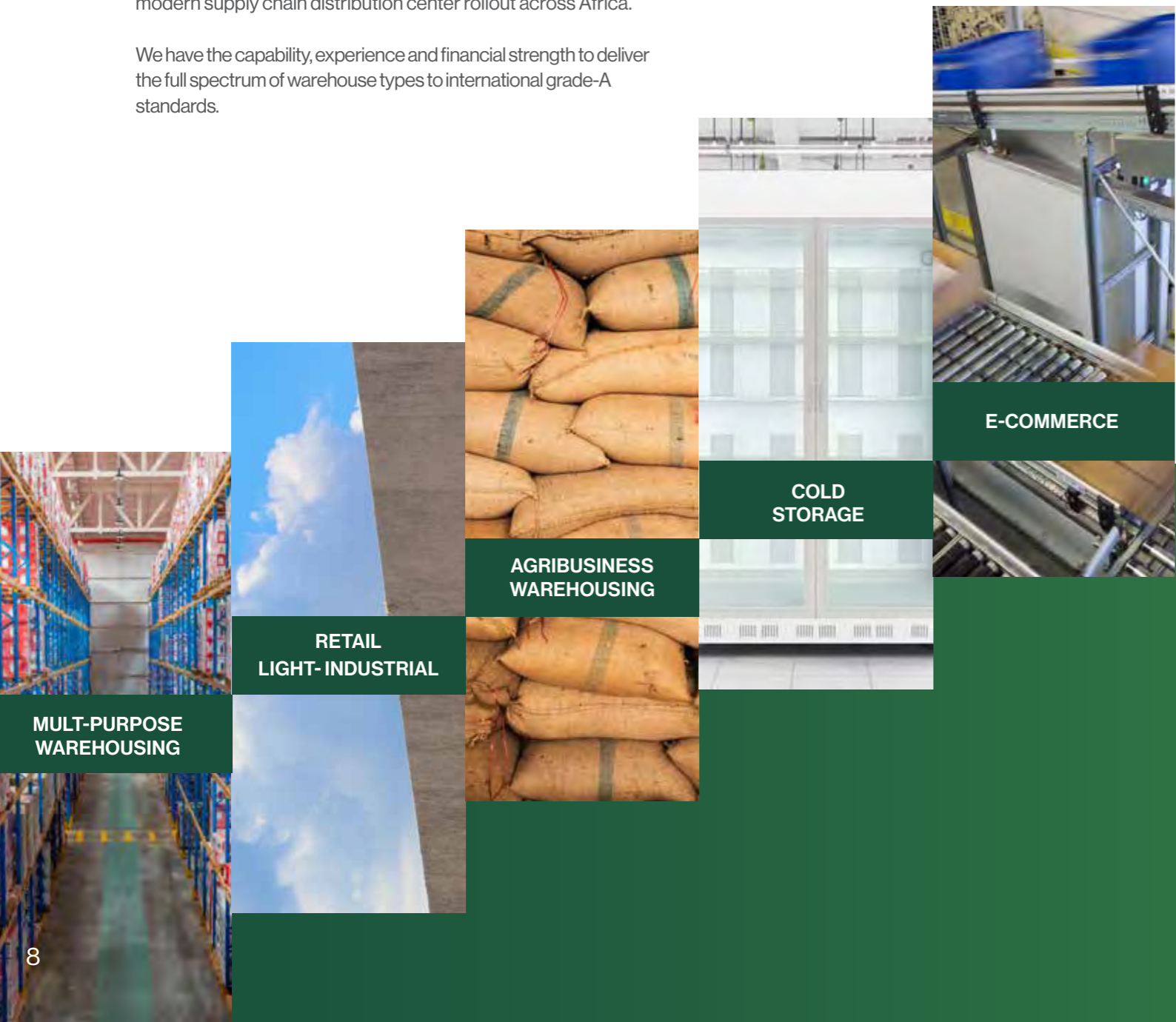
We are developing a portfolio of modern grade-A warehouse assets, across targeted African cities through:

**Development** of new facilities which can include occupier built-to suit requirements.

**Acquisition** of suitable modern yielding assets via sale and leasebacks.

**Tenant partnering** and joint ventures with occupiers seeking a modern supply chain distribution center rollout across Africa.

We have the capability, experience and financial strength to deliver the full spectrum of warehouse types to international grade-A standards.



MULT-PURPOSE WAREHOUSING

RETAIL LIGHT- INDUSTRIAL

AGRIBUSINESS WAREHOUSING

COLD STORAGE

E-COMMERCE

# Sustainability

ALP's warehouse units are the first light- Industrial in Africa to meet World Bank EDGE efficiency and sustainability standards. These enable lower occupier operating costs through features such as:

**Energy:** 41% energy savings achieved by installing skylights, LED Highbay lamps, roof insulation, reflective paint, Solar Photovoltaics with generator and mains back up to allow 24/7 operations

**Water:** 52% water savings through rain water harvesting, dual flush water closets and low flow water fixtures

**Building Materials:** 50% reduction of the total embodied energy required for the extraction, processing, manufacture and delivery of building materials used in the construction of the ALP light- Industrial.

ALP is a member of the Kenya Green Building Society.

ALP has received an IFC EDGE champion for its commitment to sustainable initiatives and commitment to achieving net Zero by 2030



# Awards & Recognition







# ALP North Logistics Park

47,000m<sup>2</sup> of modern grade A international standard warehouse space

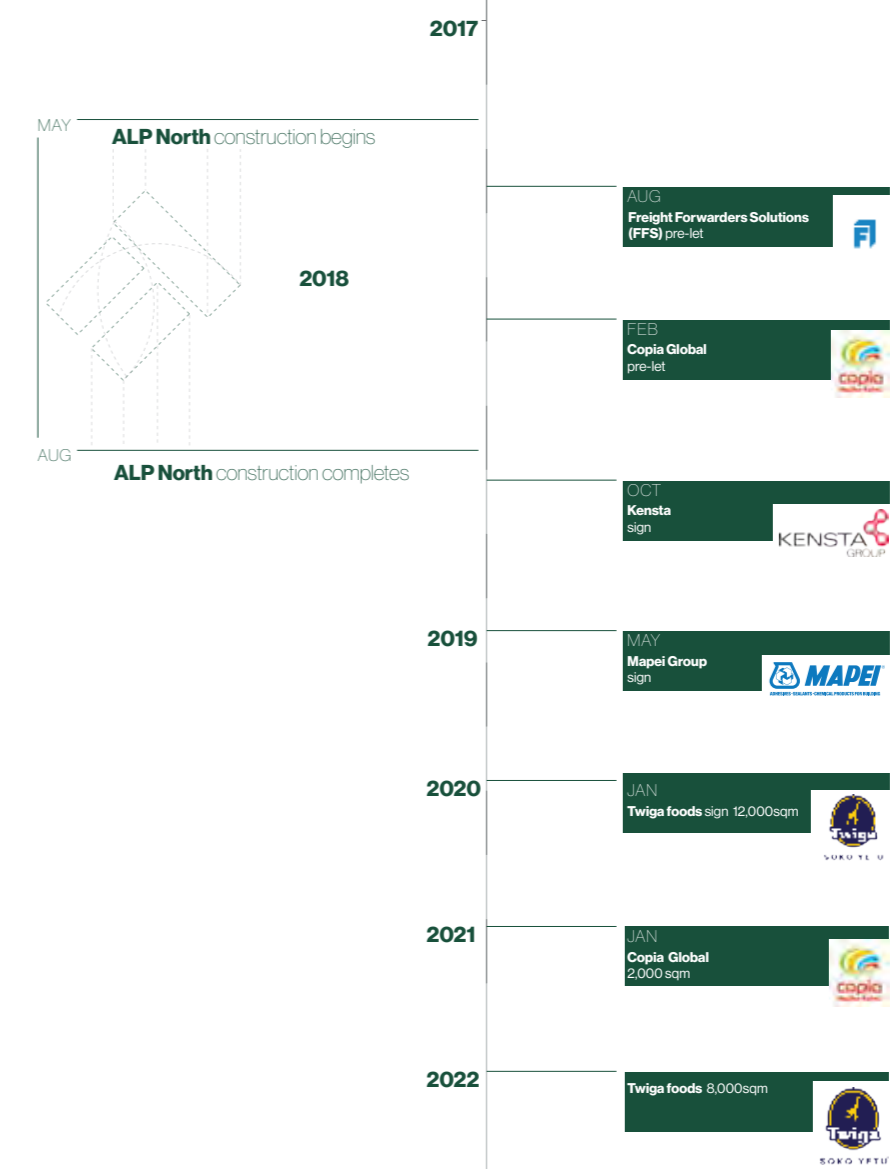
ALP acquired 22.4 acres of industrial zoned land at Tatu Industrial Park situated 22km north from Westlands and the Nairobi CBD. The site is 3 km from the Northern and Eastern bypass junctions and 5 km from the Thika highway.

ALP North development is certified in the Excellence in Design for Greater Efficiencies (EDGE) green building rating system as the first green sustainable warehousing in Africa.

ALP commenced warehouse construction in April 2017 and delivered the first two light- Industrial each measuring 13,600sqm in September 2018. The third measuring 19,600sqm warehouse was delivered in April 2019. All units are designed as multi-tenant facilities. Leasing ongoing



WINNER OF BEST INDUSTRIAL PROPERTY AT THE 2018 AFRICA PROPERTY AWARDS





# Internal specifications

- Jointless concrete floor with anti-dust coating
- Floor load bearing capacity 5 ton/m2 (8 ton point load)
- Operating height 10-12 m
- Column grid 12 x 24 m
- 1 dock leveler and automated sectional door per 1,000 sqm
- Sprinkler firefighting system and fire alarms
- Built-in grade-A 1st floor office premises
- Intelligent LED lighting and natural light systems
- Modern integrated fibre optic telecommunication
- Centralised security video surveillance systems
- Internal and external access control systems



# External specifications

- International grade-A warehouse design and layout
- 24/7 security, CCTV and ClearVu Fencing
- Independent gatehouse with secure entry and exit
- Independent power and water supply with solar and generator back up.
- Large concrete paved vehicle yard (50% site coverage) with truck hard standings.
- Waste management handling, environmental audits and recycling systems
- Prominent occupier signage
- Truck and car parking spaces to international ratios
- Ongoing property management by ALP in-house local team



## ALP NORTH MASTER PLAN

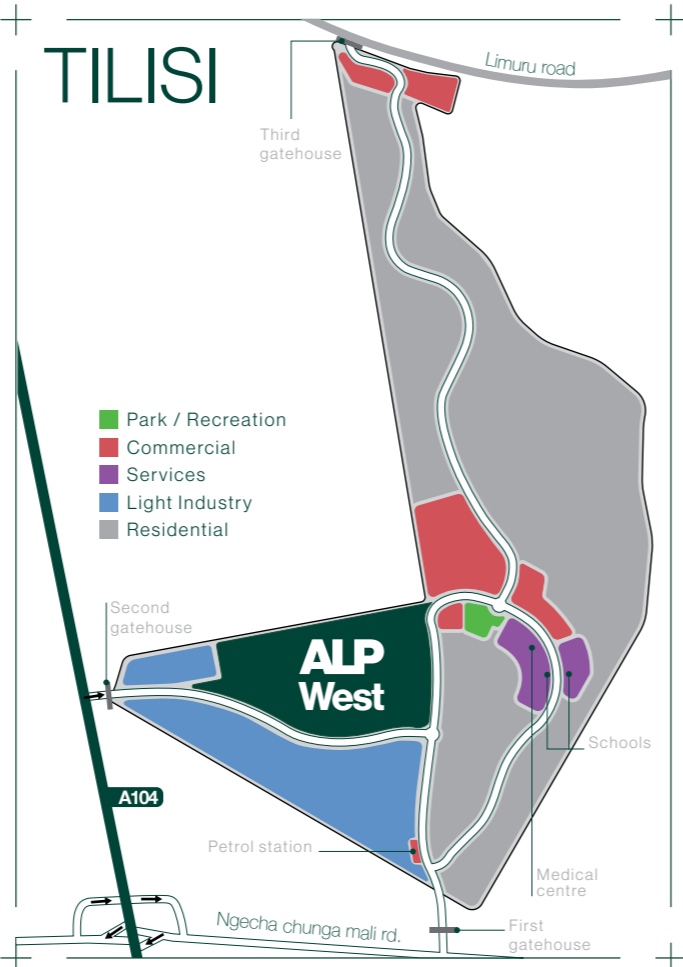
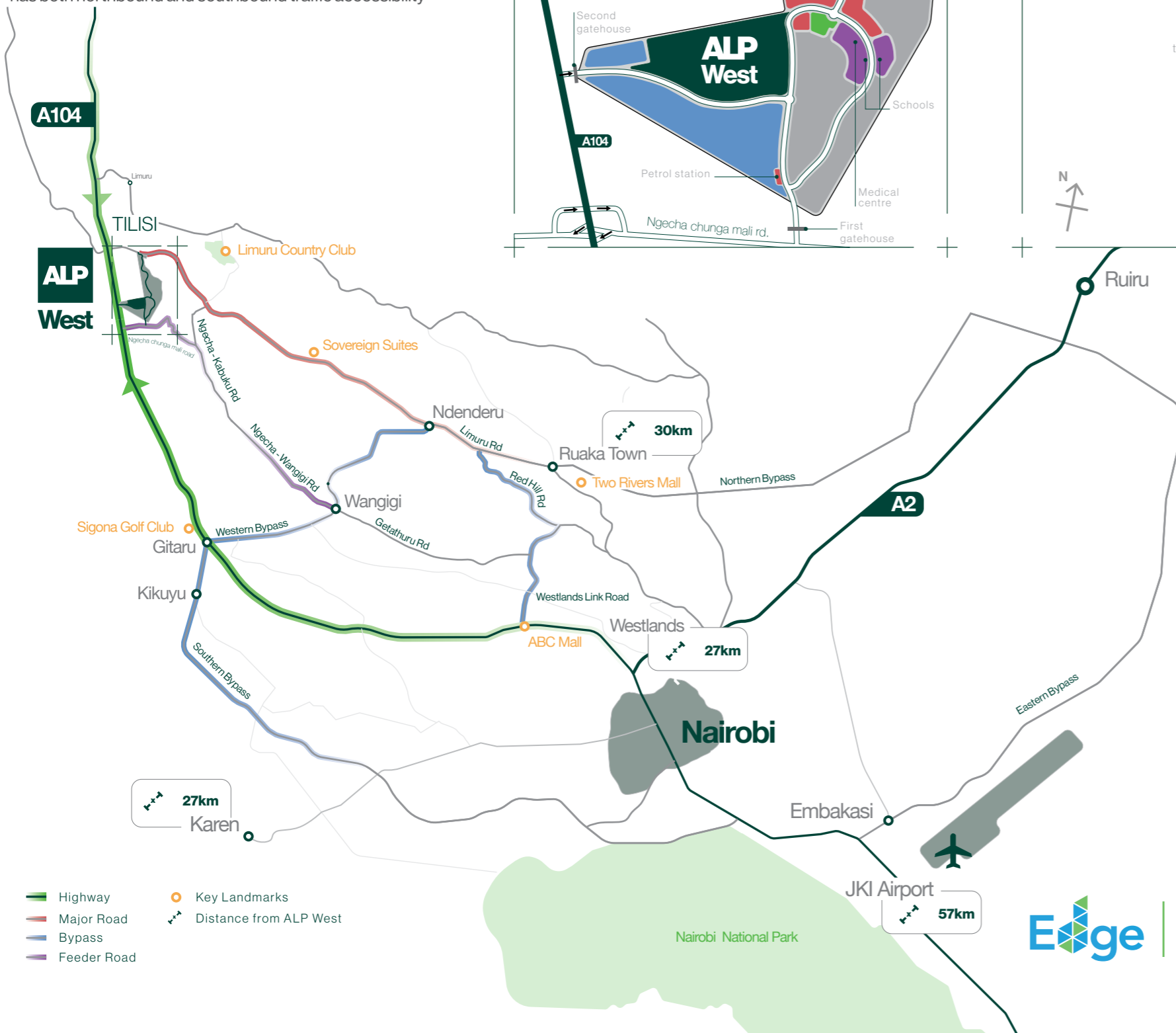




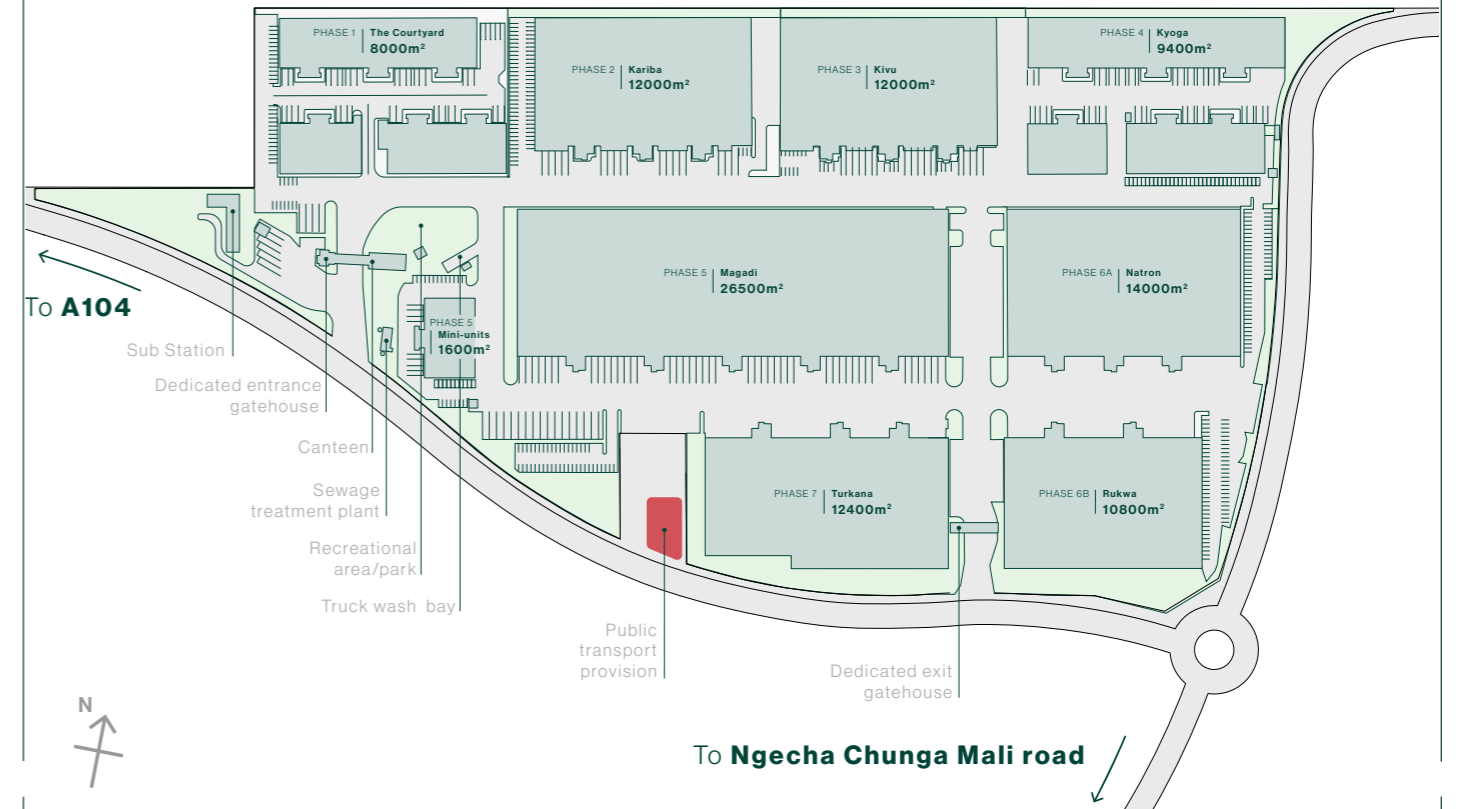
# ALP West

Up to 100,000m<sup>2</sup> of modern grade A sustainability developed light-industrial

ALP West Logistics Park is the first master-planned sustainability developed logistics park in East Africa. The 49 acres of zoned and serviced land sits within the 440 acre mixed-use Tilisi development approximately 25km from Westlands. Located adjacent to the Nairobi-Nakuru 6-lane super highway, ALP West Logistics Park has both northbound and southbound traffic accessibility



## MASTERPLAN



## Sustainability

**44%**  
energy savings

**51%**  
water savings

**50%**  
less embodied energy in materials









# Internal specifications

- Concrete floor with anti-dust coating
- Floor load bearing capacity of 5 ton/sqm
- Operating height 7,9 & 12 metres
- Automated sectional doors per 500 sqm
- Fire equipment and fire alarms system
- Built-in and fitted 1st floor office premises with open plan shared kitchenette
- Intelligent LED lighting and natural light systems
- Modern integrated fibre optic telecommunication
- Centralized security video surveillance systems
- Internal and external access control systems



Completely column free warehouse space



Ground floor offices open directly onto the warehouse floor



## Courtyard PHASE 1



# External specifications

- 24/7 security, CCTV and ClearVu Fencing
- Single entry gatehouse with secure entry and exit point into ALP West.
- Independent power and water supply with generator back up.
- Large concrete paved vehicle yard with truck hard standings.
- Prominent occupier directory signage.
- Ample car and truck parking yards.
- Adequate car parking spaces to international ratios of 1 parking per 500sqm occupied and 1 truck parking per 500sqm occupied.
- Ongoing property management by ALP in-house local team

## Kariba PHASE 2

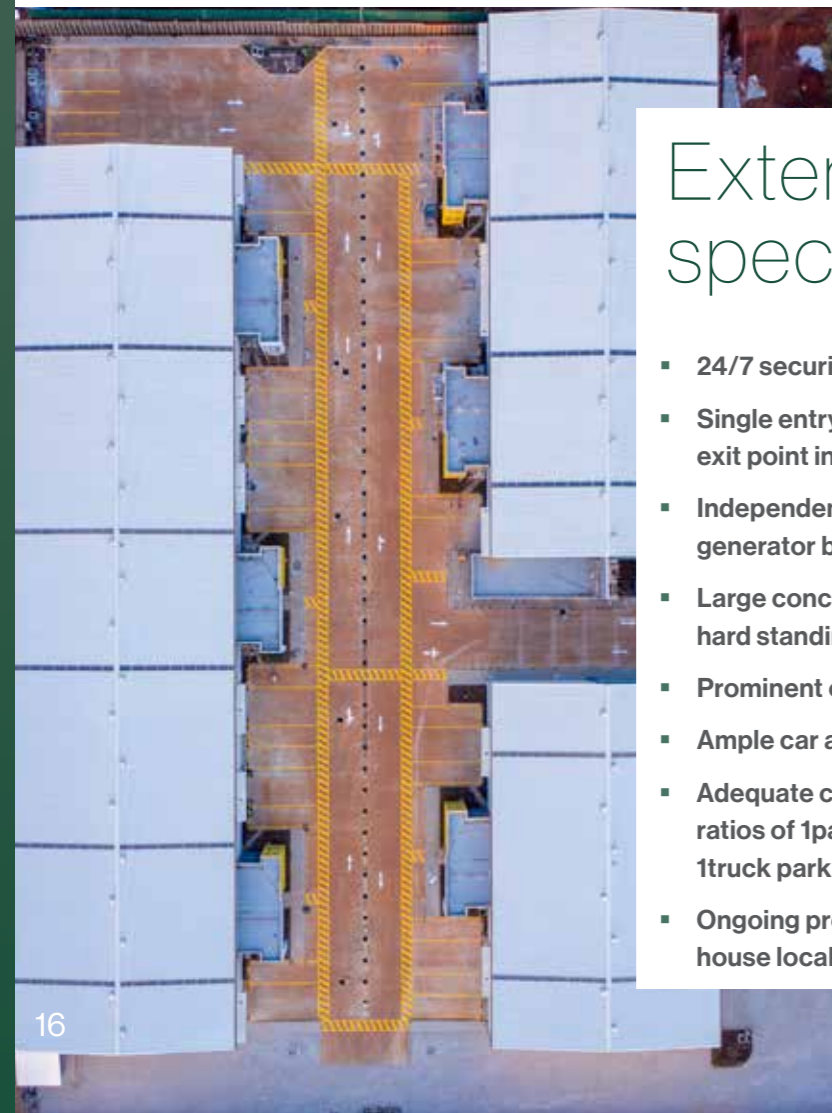
12,000sqm (129,200sq. ft) of grade A highbay light-industrial space. Construction due to begin in Q3:2021 and completion in Q4:2022. Pre-leasing underway

## Kivu PHASE 3

10,000sqm (100,000sq.ft) of grade A highbay light industrial space. Pre-leasing underway

## Kyoga PHASE 4

8,200sqm of A-grade light-industrial & modular units designed for small medium enterprises with height of 7 meters. Units from 550sqm (5920 sq. ft) are available to lease immediately.





# ALP Built-to-Suit Solutions

A build-to-suit investment is a warehouse facility designed and constructed specifically for a dedicated user.

ALP delivers build-to-suit ('BTS') where occupiers have specific requirements. BTS projects, in contrast to available speculative space, are highly flexible in terms of:

## LOCATION

The tenant can choose desired location keeping in mind the support infrastructure in the catchment. ALP will coordinate land acquisition, design, construction and property management of the development till end of lease period.

## SIZE

ALP can design and develop facilities from 5,000sqm upwards depending on clients operations needs.

## PURPOSE

ALP will study the customer requirements, digest and resolve all concerns, overcome challenges, and deliver BTS solutions as agreed on time and within budget.

## CAPITAL INVESTMENT

ALP funds and develops BTS solutions as per clients specifications where the client does not want to inject capital into the investment.

## DESIGN & PLANNING

## CONSTRUCTION



## BENEFITS

### TO THE CLIENT

- Development is off Client's balance sheet
- No capital outlay
- Focus on core business
- No construction risk
- Choice of desired location
- Building is designed to clients specifications
- Flexible lease duration (10 years plus)
- Dedicated ALP team to handle construction and development costs from start to finish
- Plug & play facility guaranteed
- Property management throughout the entire lease period

## OPERATION



### WE SPECIALIZE IN

- Any sector
- Distribution centers
- Multi-purpose facilities
- Pharma compliant facilities
- Light industry facilities
- Manufacturing facilities
- Transport and cross-border hub facilities
- Cold storage facilities





## Contact

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