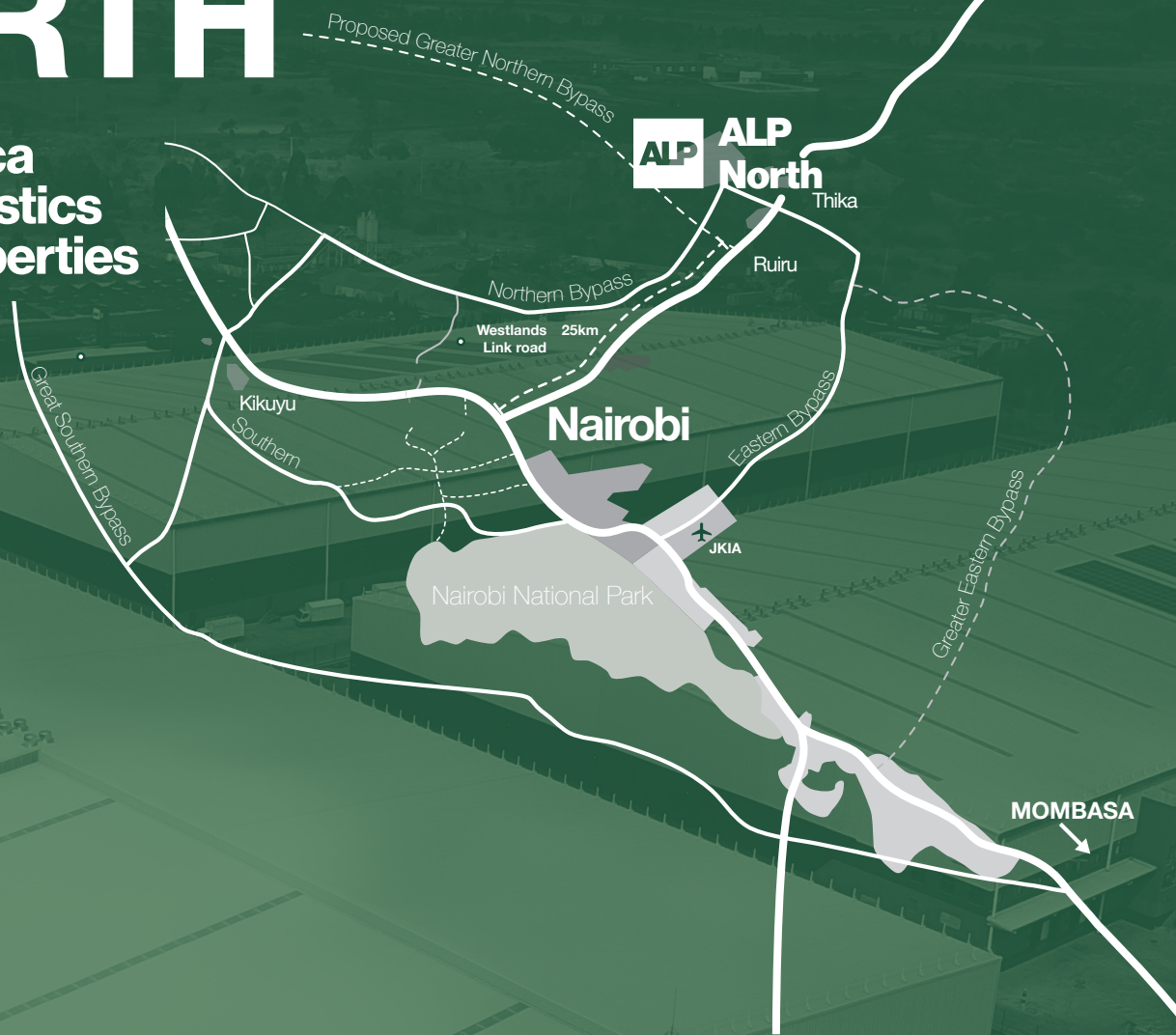


ALP NORTH



**Africa
Logistics
Properties**



ALP North is a 47,000sqm international warehouse development located in Ruiru, Kenya within the Tatu City industrial area, less than 5km from the Thika/A2/Eastern Bypass intersection and 2km from the Northern Bypass. The development allows 5 alternative access/egress routes into Nairobi metropolitan and surrounds.

ALP North is the first green sustainable industrial building in Africa and received a world bank EDGE certification certificate in 2018. ALP North provides modern distribution, storage, assembly, and light manufacturing companies for both local and international. Completed in September 2018, the development is now at 75%.



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Internal specifications

- FM2 joint-less concrete floor with anti-dust coating
- FM2 specified 8 tonne load bearing capacity floor
- Operating height 12m
- Column grid 12 x 24m
- 1 dock leveler and sectional door shutter per 1,000 sqm (10,764sqft)
- 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 access control RFID and tag control security system.
- Independent gatehouse with secure entry and exit
- Independent power and water supply with solar and generator back up.
- 50% site coverage with 40m deep concrete hard stand (yard) allowing truck reticulation
- Waste management handling, environmental audits and recycling systems
- Prominent occupier signage
- abundant private vehicle and truck parking available
- Ongoing property management by ALP in-house local team



Sustainability

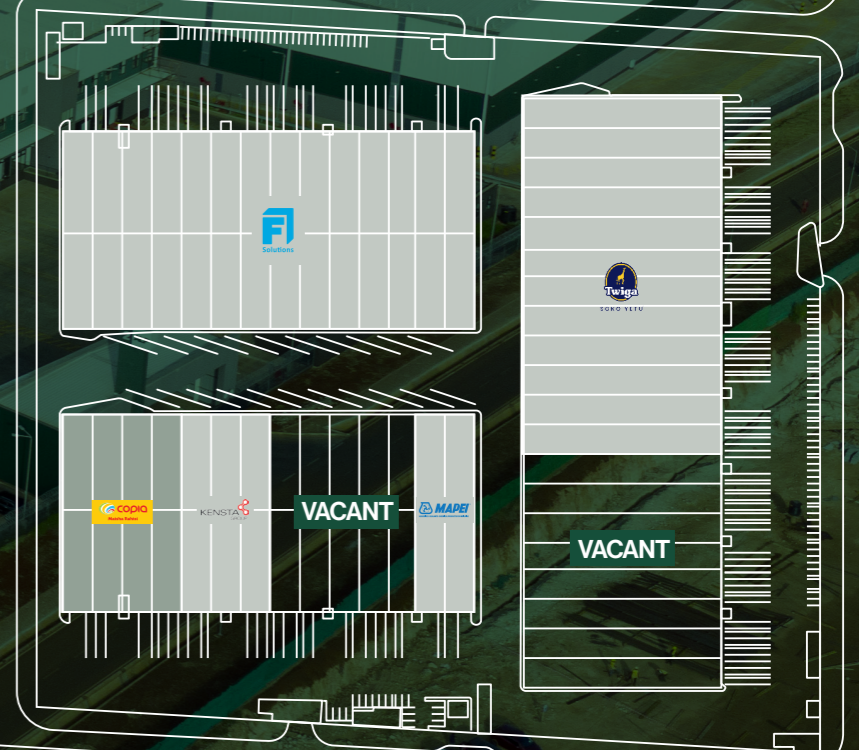
44%
energy savings

51%
water savings

50%
less embodied energy in materials



ALP NORTH MASTERPLAN



Special economic zone benefits:

10% corporate tax reduced from 30%



0% VAT on rental obligations



Preferential withholding & dividend tax rates and favorable customs provisions'



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

Our tenants



Some of our investors



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