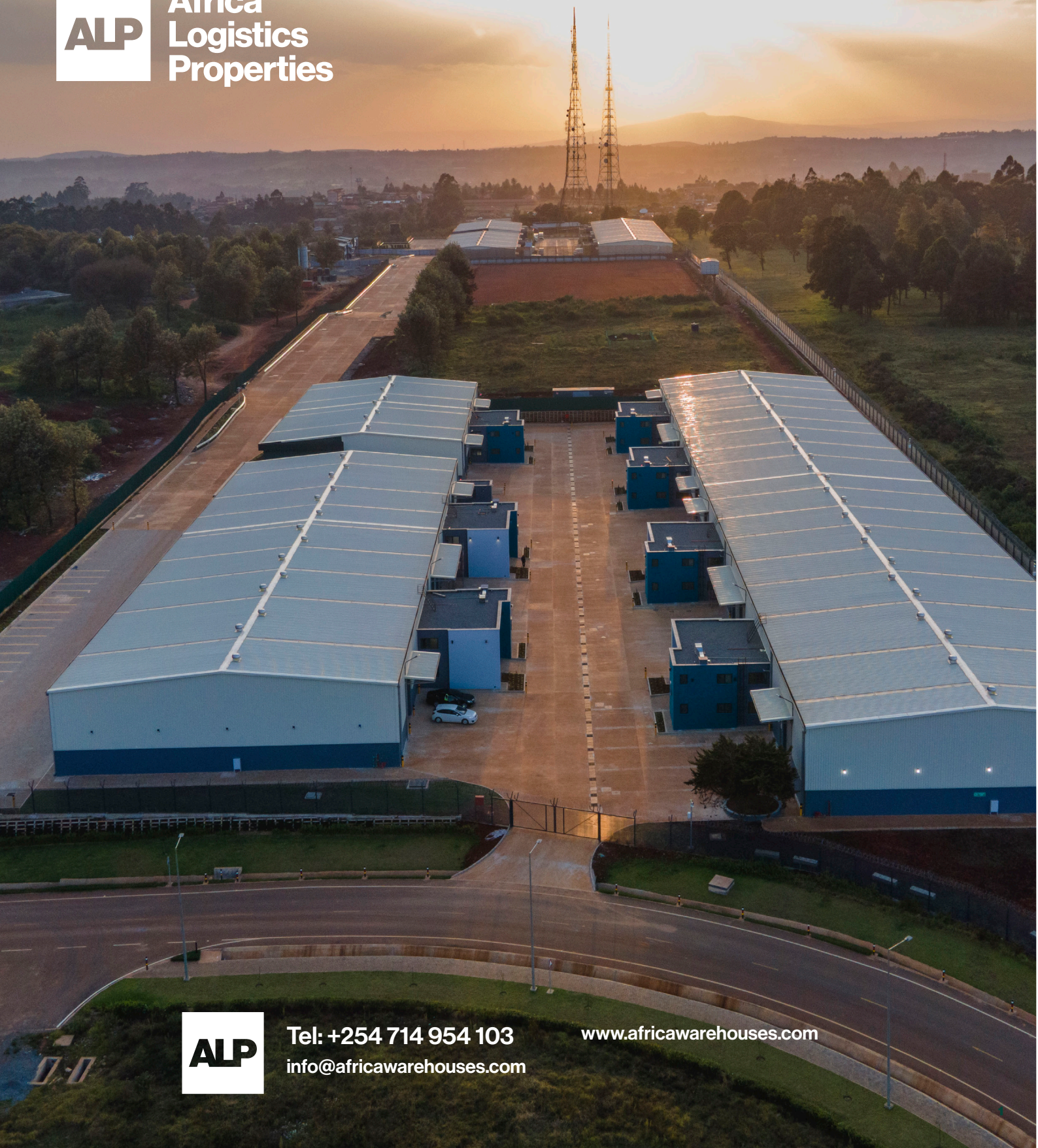


# ALP WEST



Africa  
Logistics  
Properties



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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.**



# About Us

**Africa Logistics Properties (ALP) is a specialist integrated property investment and development company that acquires, develops and manages modern Grade A light-industrial across Sub-Saharan Africa.**

Headquartered in Nairobi, ALP has a dedicated team of international and local professionals with track records in the delivery and management of both speculative warehouse development for the occupier market and build-to-suit ('BTS') solution for land owners seeking specific development requirements across the Eastern African Region.

The ALP management team has developed over 2 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 within the region. Our mission is to assist business grow organically throughout East Africa without having to lock up capital in real estate.

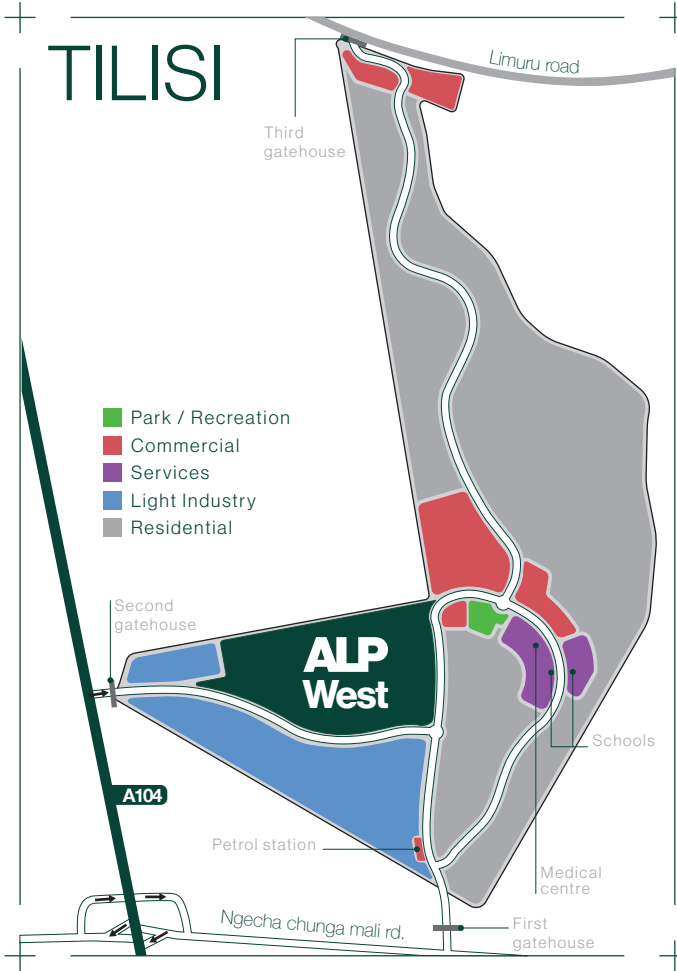
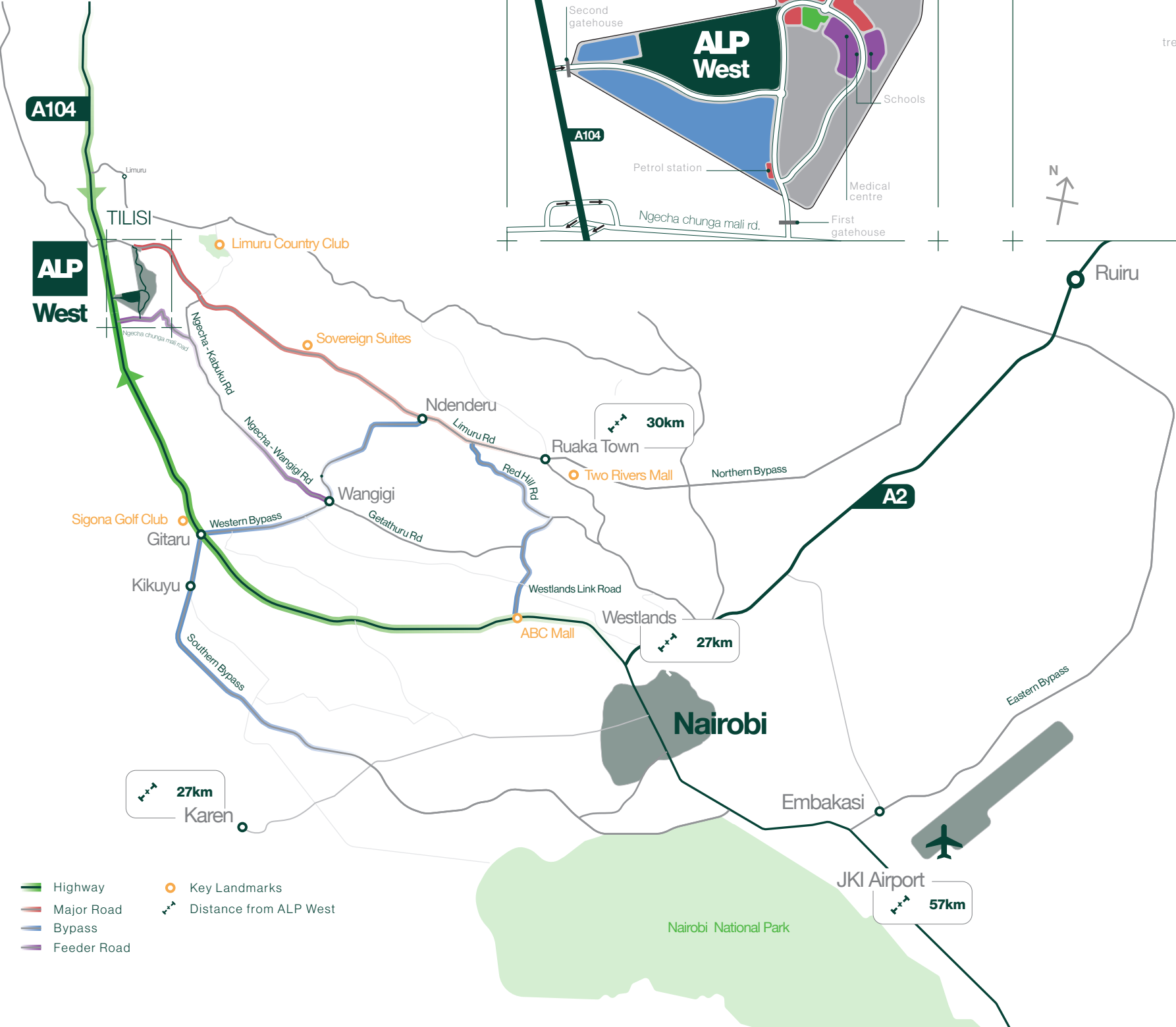
## Some of our investors



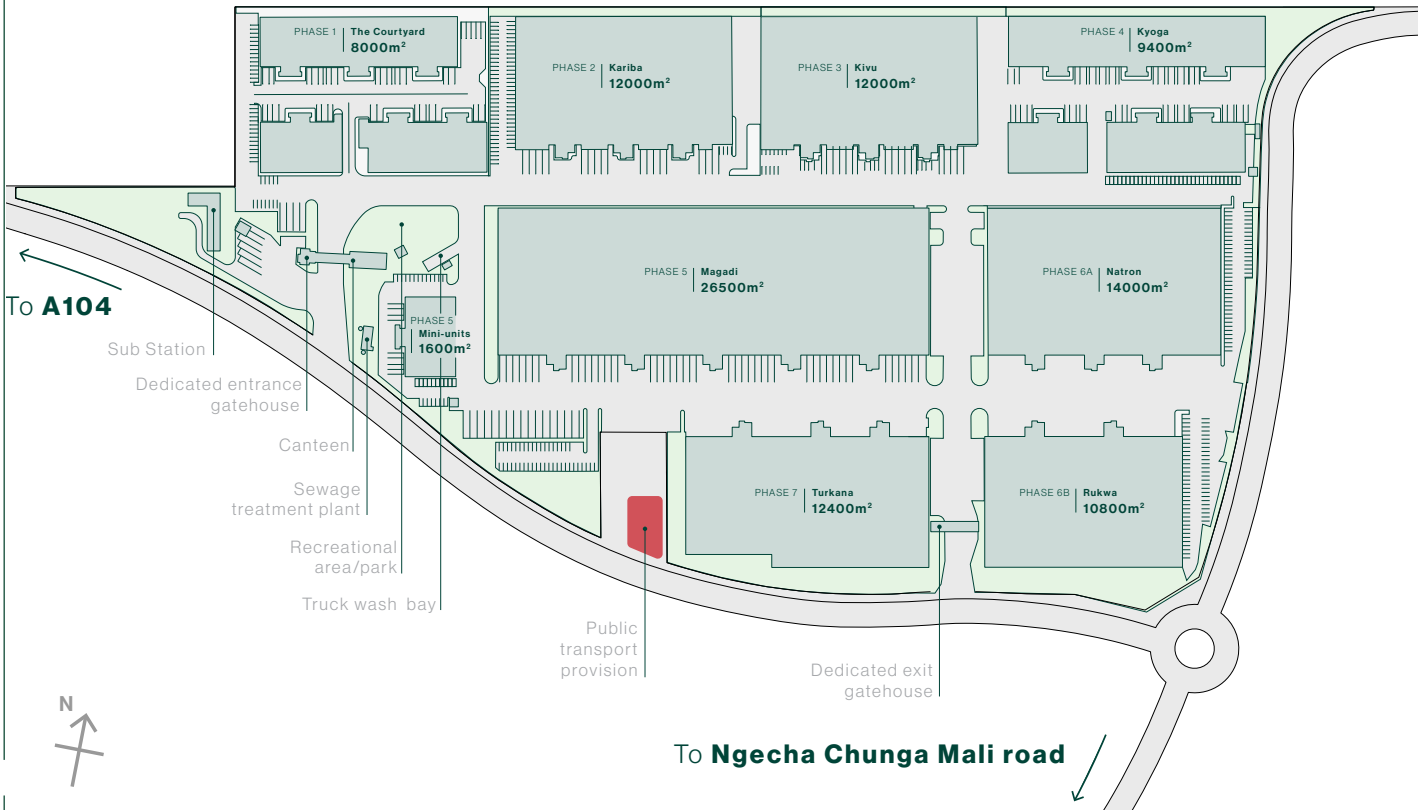
# ALP West

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



## + External Specifications

- 24/7 auto-mated & manned access control
- CCTV installations
- Dedicated 4-lane entrance provisions
- Dedicated 4-lane exit provisions
- 3.5 MVA substation
- Secure perimeter fence
- Sewer treatment plant
- Back-up water storage
- ICT connectivity
- Centralised canteen provisions
- 10% green area
- Waste management provisions

## Sustainability

**44%**  
energy savings

**51%**  
water savings

**50%**  
less embodied  
energy in materials





PHASE 1

# Courtyard

8,000sqm of A-grade light-industrial & modular units designed for small medium enterprises. Units from 550sqm (5920 sq. ft) are available to lease immediately.

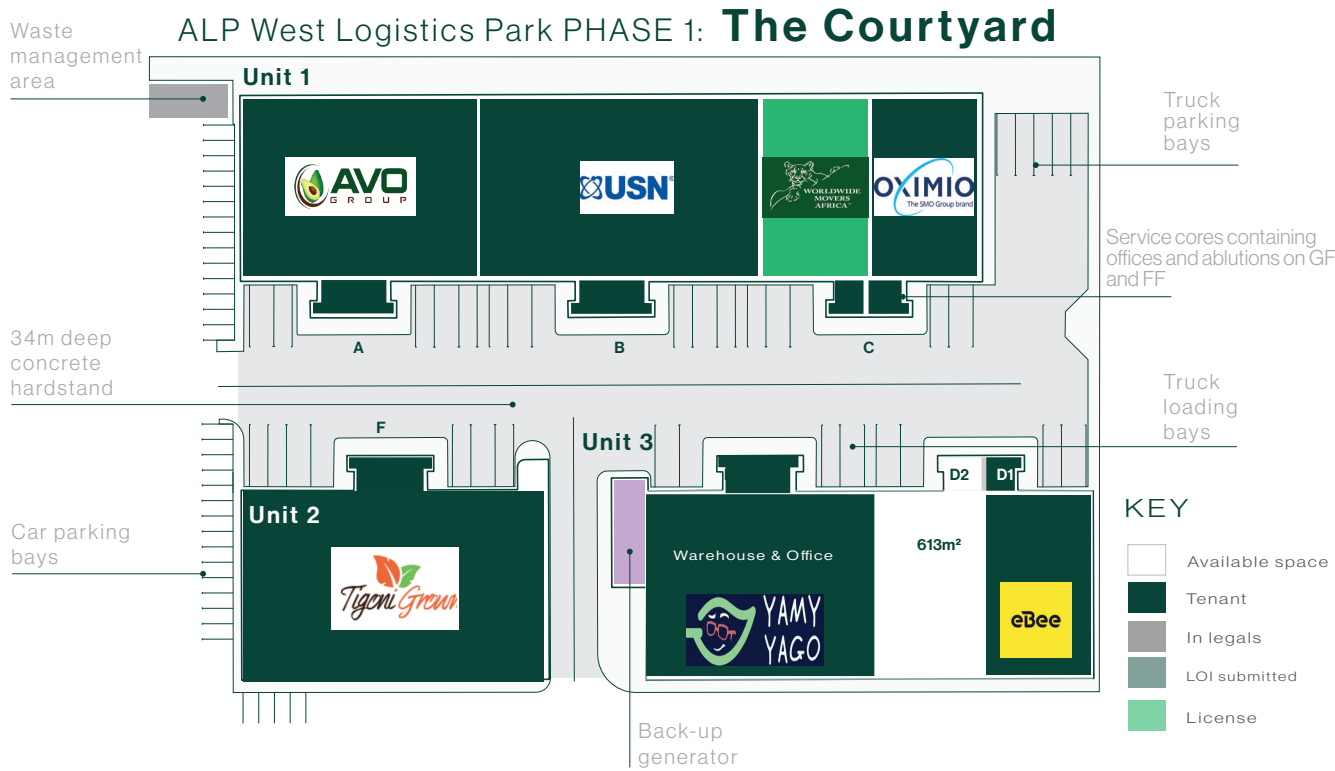


Completely column free warehouse space

+ Internal Specifications

- Modern warehouse with office & ablution facilities
- No internal warehouse columns
- 7m free clearance height
- FM3 specified floor
- 5 ton per/sqm floor load
- Automated 5m (high) by 4.2m (wide) sectional door
- LED roof lighting
- Solar provisions
- Natural light harvesting
- Independent water and power meters
- Back-up generator
- Dedicated truck and light vehicle provisions
- Dedicated fire hose reels & fire extinguishers
- Smoke-detection provisions
- Visible tenant signage provisions

+ Site plan

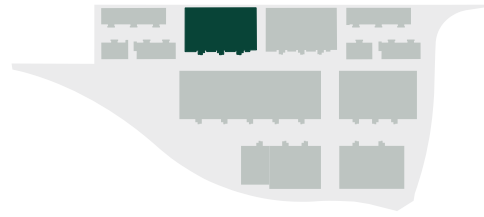


Ground floor offices open directly onto the warehouse floor





# PHASE 2 Kariba



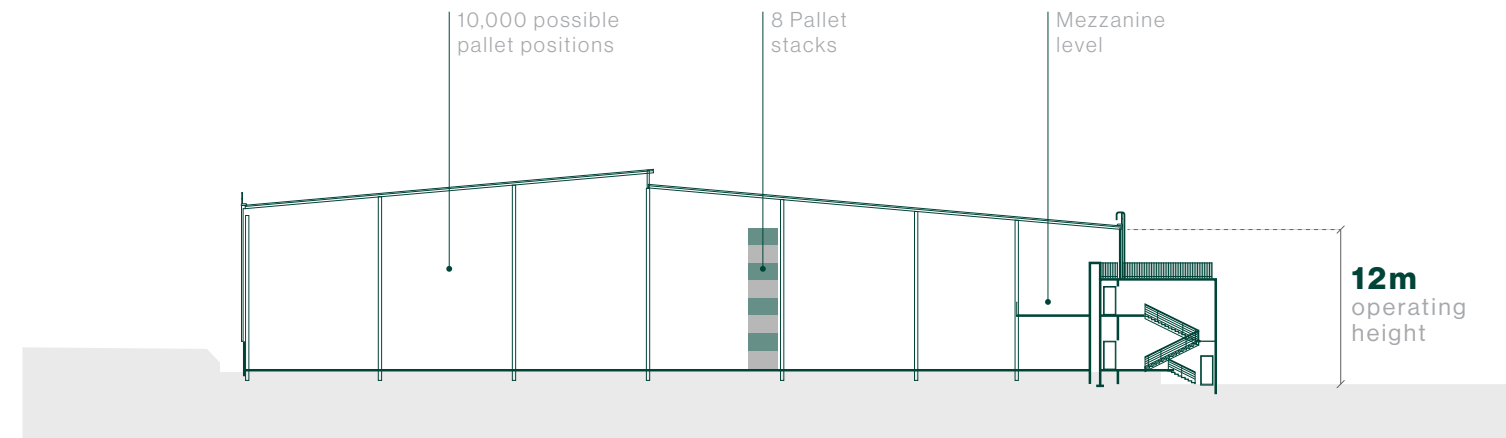
12,000sqm (129,200sq. ft) of grade A highbay light-industrial space. Construction due to begin in Q3:2021 and completion in Q4:2022. Pre-leasing underway



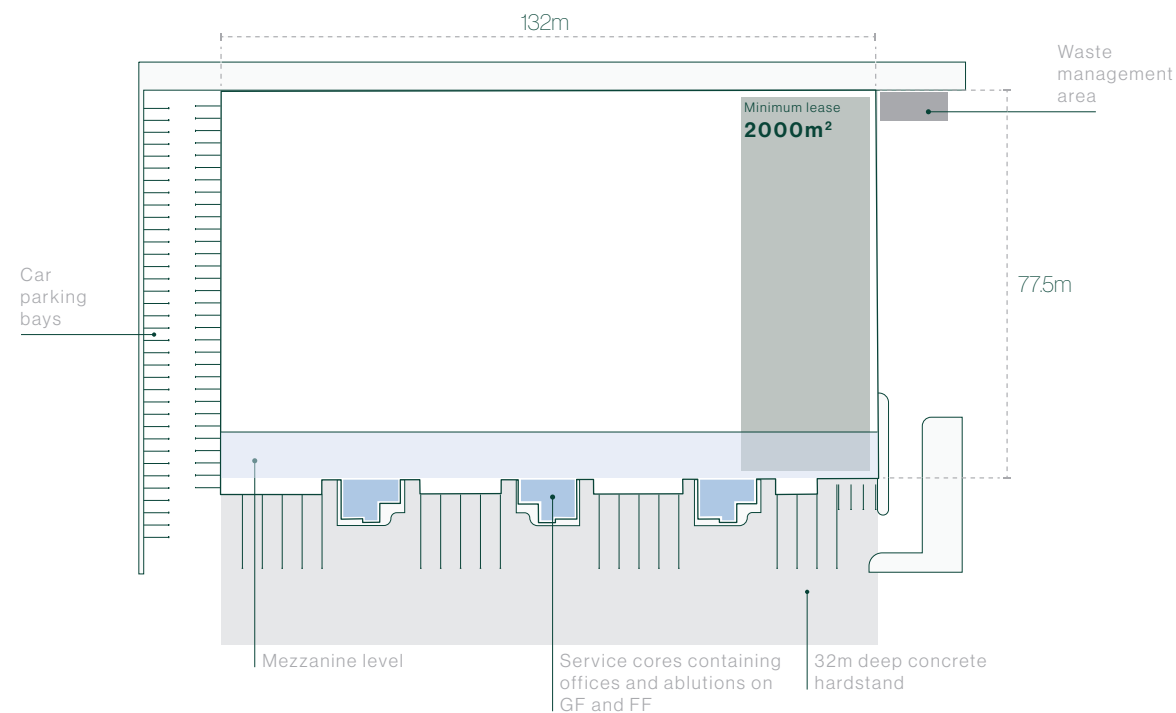
## + Internal Specifications

- Modern warehouse with office & ablution facilities
- No internal warehouse columns
- 12M clearance height
- FM2 specified floor
- 5 ton per/sqm floor load
- Automated 5m (high) by 4.2m (wide) sectional door
- LED roof lighting
- Solar provisions
- Natural light harvesting
- Independent water and power meters
- Back-up generator
- Dedicated fire hose reels & fire extinguishers
- Smoke-detection provisions
- Visible tenant signage provisions

## + Section/ Elevation



## + Site plan





# PHASE 4 Kyoga

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



## + Internal Specifications

- Modern warehouse with office & ablution facilities
- No internal warehouse columns
- 7m free clearance height
- FM3 specified floor
- 5 ton per/sqm floor load
- Automated 5m (high) by 4.2m (wide) sectional door
- LED roof lighting
- Solar provisions
- Natural light harvesting
- Independent water and power meters
- Back-up generator
- Dedicated truck and light vehicle provisions
- Dedicated fire hose reels & fire extinguishers
- Smoke-detection provisions
- Visible tenant signage provisions

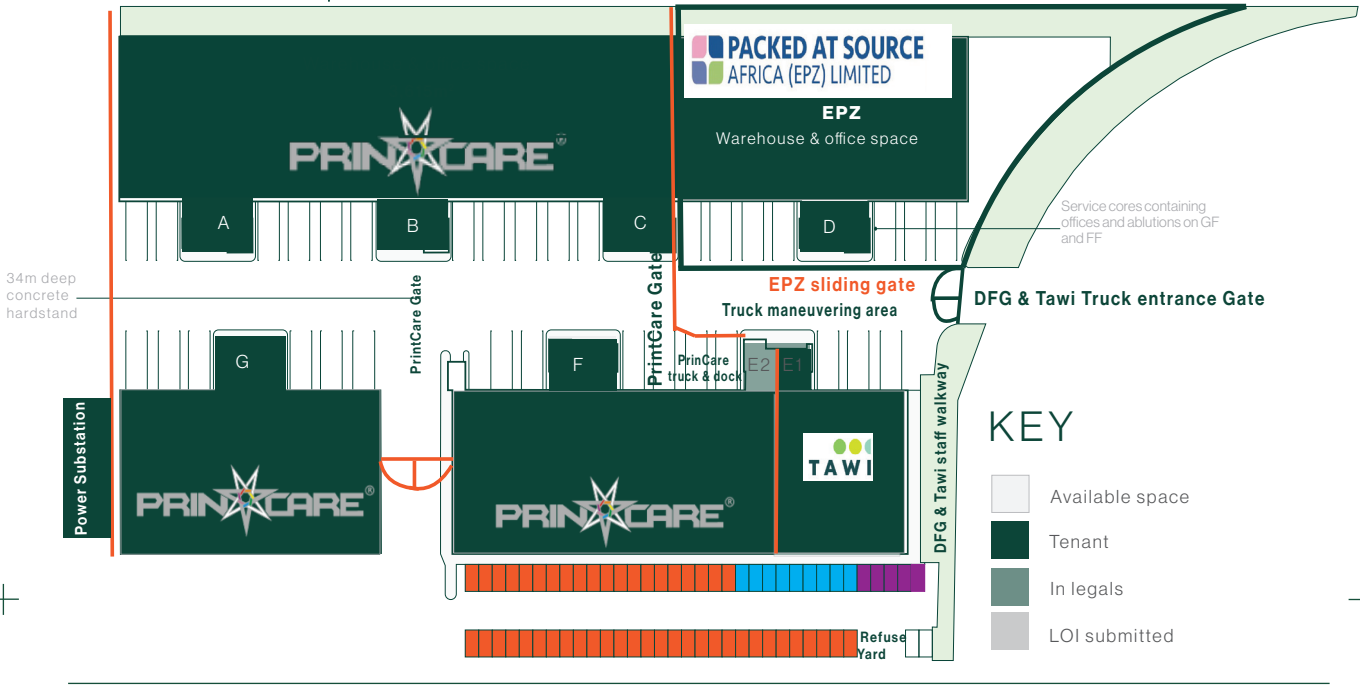
## + Section/ Elevation



## + Site plan

### ALP West Logistics Park

#### PHASE 4 | Kyoga





# 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.

## 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

## 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





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