



“Shape the future. Grow in
ways not possible before.”



“100% emission-free logistics to and from the city of Amsterdam.”

Welcome!

Our challenge is known. Congestion and traffic volumes in and around Amsterdam are increasing. We must therefore work together to find innovative ways of keeping a growing city accessible. We must continue to think ahead in terms of solutions to the growing logistical challenges in and around the city, with due consideration for the world and the people around us.

Based on these principles, the most innovative and very first XXL last mile multistorey logistics city hub in the Netherlands is being developed. A unique project in the history of Dutch logistics. CTPark Amsterdam Logistic Cityhub (ALC) includes 120,169 sq m lettable floor area (LFA) of sustainable logistics business space and unique office space. A future-oriented location where users come together, collaborate and realise their ambitions, which is fully in line with CTP's objectives in creating its CTParks.

ALC will set a new standard in emission-free logistics over both road and water, thus contributing to the sustainability goals of the user, the municipality of Amsterdam and CTP.

We are ready to discover the possibilities with you.

On behalf of the entire CTPark Amsterdam Logistic Cityhub team,

A handwritten signature in black ink, appearing to read "Ralph de Munnik".

Ralph de Munnik
06 13 10 26 99



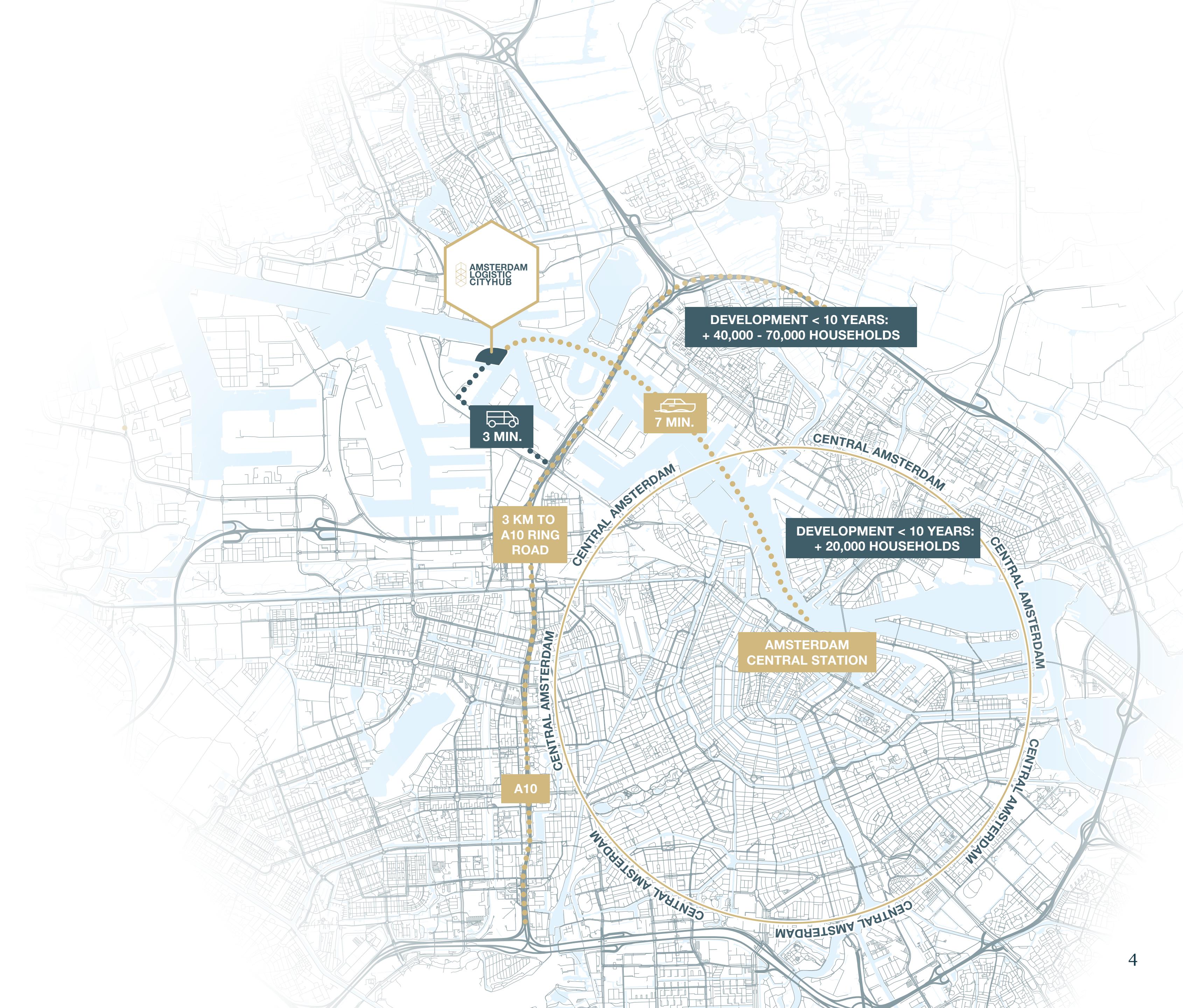
OPTIMALLY DESIGNED TO SHORTEN YOUR LAST MILE

- ◆ Unique and strategic last mile location with multimodal connections and direct access to the A10 ring road (3 min.) and Amsterdam city centre via the North Sea Canal.
- ◆ 120,000 sq m with the possibility of expanding to 220,000 sq m of sustainable one-stop solutions.
- ◆ Vertical integration: all your logistics under one roof and the ability to bundle your logistics flows with those of other users.
- ◆ High-quality headquarters to meet and collaborate.
- ◆ BREEAM Excellent certified and more, e.g. wind turbines and solar panels for maximum sustainability.
- ◆ Completion Q3 2022.

UNIQUE STRATEGIC LAST MILE LOCATION

Urban last mile logistics space is a growing necessity around the world's major cities. This has already led to the development of XXL logistics city hubs in Asian countries, such as South Korea, Singapore, Hong Kong and Japan (*Amagasaki Distribution Centre*).

The rest of the world is rapidly following suit, starting with the United States and the largest cities in Europe, such as London, Paris (*Paris Air2*) and Hamburg (*Four Parx*). Now it is the turn of another major European hub: Amsterdam Logistic Cityhub is the next essential multimodal facility, located in the economic heart of one of Europe's most densely populated areas.





**EVERYTHING
YOU NEED TO
ACCOMMODATE
YOUR GROWTH**

ALC is the first multistorey concept in the Netherlands, consisting of a 46,248 sq m ground floor with an additional 8,154 sq m mezzanine, a 46,224 sq m first floor with an additional 8,213 sq m mezzanine, and 11,330 sq m of total office space on the 3rd and 4th floors. For the best accessibility, the facility offers abundant parking for vans and cars, and a flexible design with different unit sizes to accommodate your growth. A USP for serving the city of Amsterdam and the wider region!



“All the space and facilities you need for optimal operations and sustainable growth.”

STATE-OF-THE-ART URBAN LOGISTICS DEVELOPMENT

General Specifications

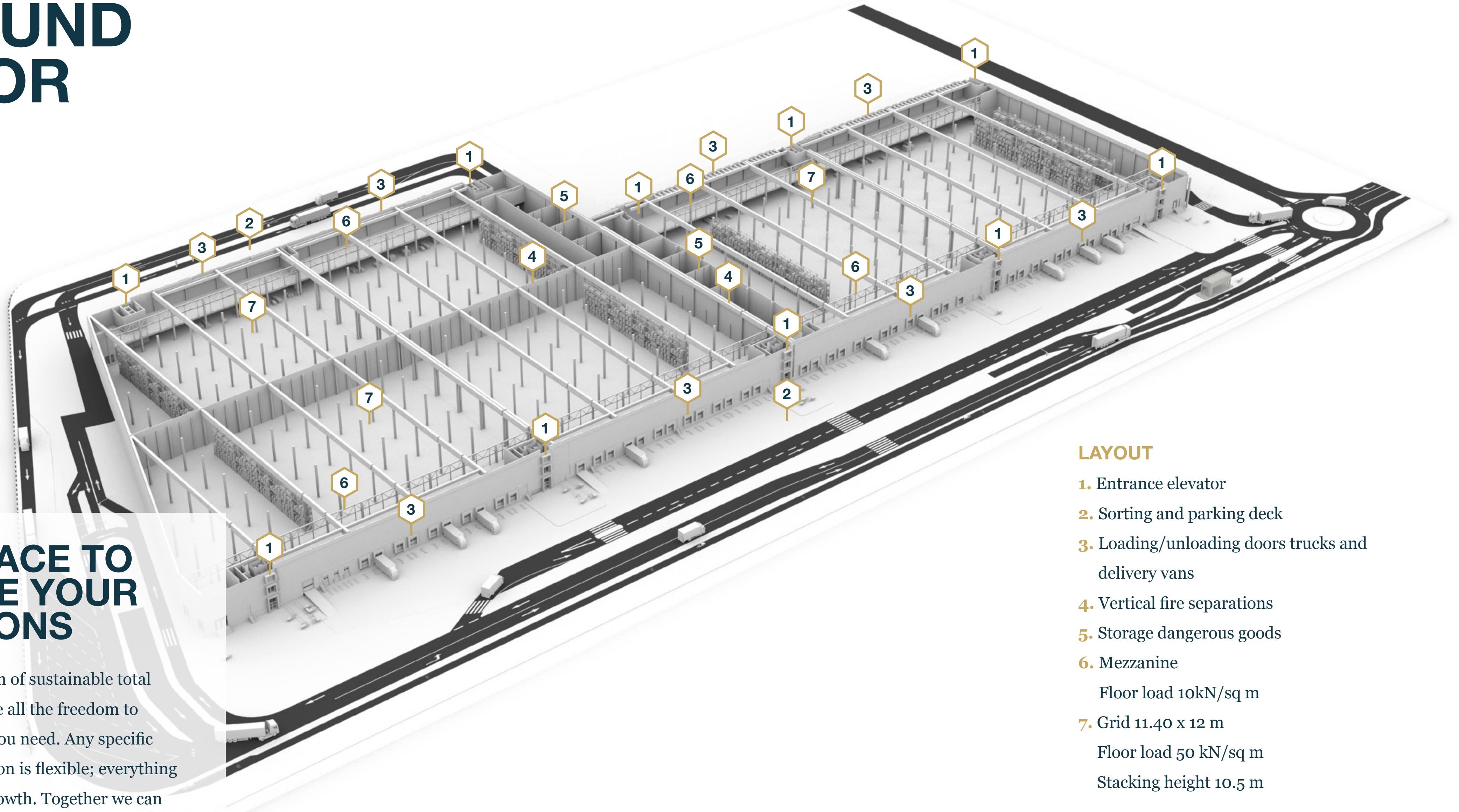
Construction	Reinforced concrete combined with steel structure
Loading docks trucks (#)	121
Loading docks vans (#)	79
Overhead doors (#)	15
Sprinkler	ESFR systeem
Ground floor warehouse floor loading (kN/sq m)	50
First floor warehouse floor loading (kN/sq m)	25
Mezzanine floor loading (kN/sq m)	10
Power Supply	5mVA, 10kV
Clear height (both ground floor and first floor)	10.50 m
Floor flatness	DIN klasse, Zeile 4
BREEAM rating	Excellent
Lighting	LED lighting and skylight
Heating	Gas
Data connection	Optical fiber

Measurements and numbers

Warehouse (sq m)	89,720
Storage space (sq m)	146
Warehouse office (sq m)	609
ADR space (sq m)	1,997
Mezzanine (sq m)	16,367
Office (sq m)	11,330
Total Lettable Floor Area (sq m)	120,169
Car and van parking (#)	1,680 parking spaces also suitable for vans
Truck parking (#)	24
Potential additional mezzanine space upon request (sq m)	Up to 74,500



GROUND FLOOR



THE PLACE TO REALIZE YOUR AMBIITIONS

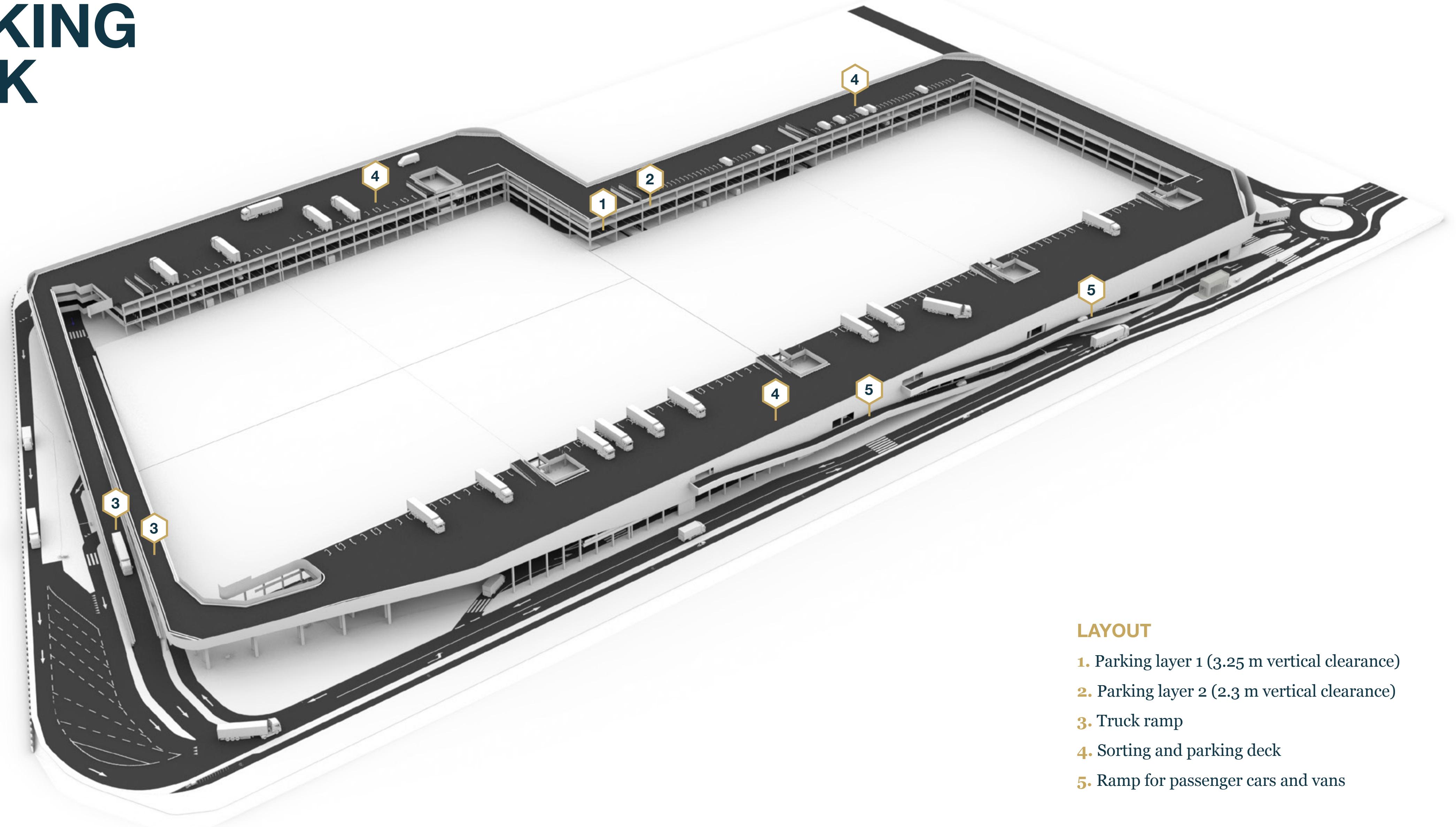
With 220,000 sq m of sustainable total solutions, you have all the freedom to choose the space you need. Any specific wishes? The location is flexible; everything to support your growth. Together we can create the perfect place for your business.

LAYOUT

- 1. Entrance elevator
- 2. Sorting and parking deck
- 3. Loading/unloading doors trucks and delivery vans
- 4. Vertical fire separations
- 5. Storage dangerous goods
- 6. Mezzanine
 - Floor load 10kN/sq m
- 7. Grid 11.40 x 12 m
 - Floor load 50 kN/sq m
 - Stacking height 10.5 m



PARKING DECK

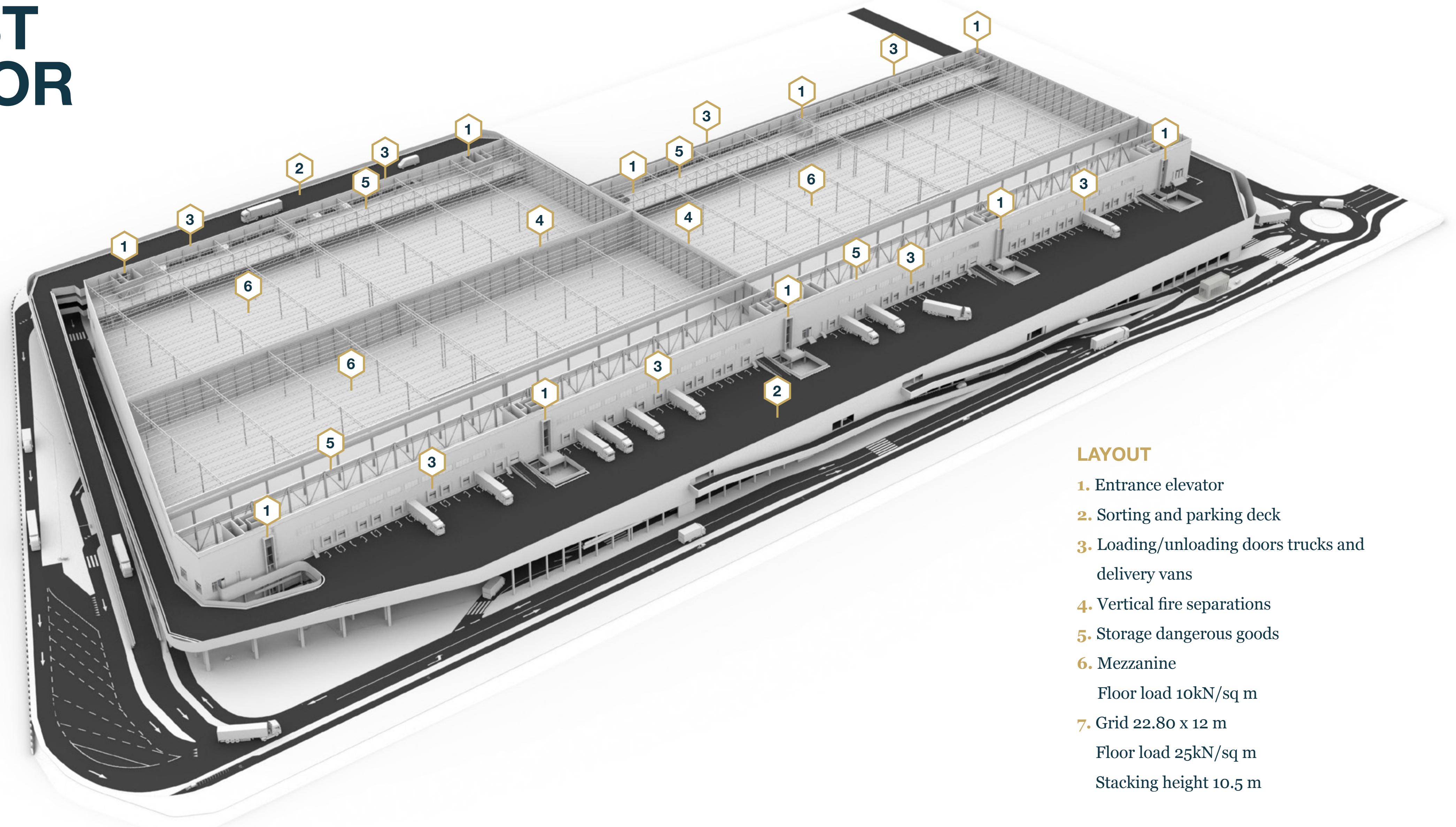


LAYOUT

1. Parking layer 1 (3.25 m vertical clearance)
2. Parking layer 2 (2.3 m vertical clearance)
3. Truck ramp
4. Sorting and parking deck
5. Ramp for passenger cars and vans

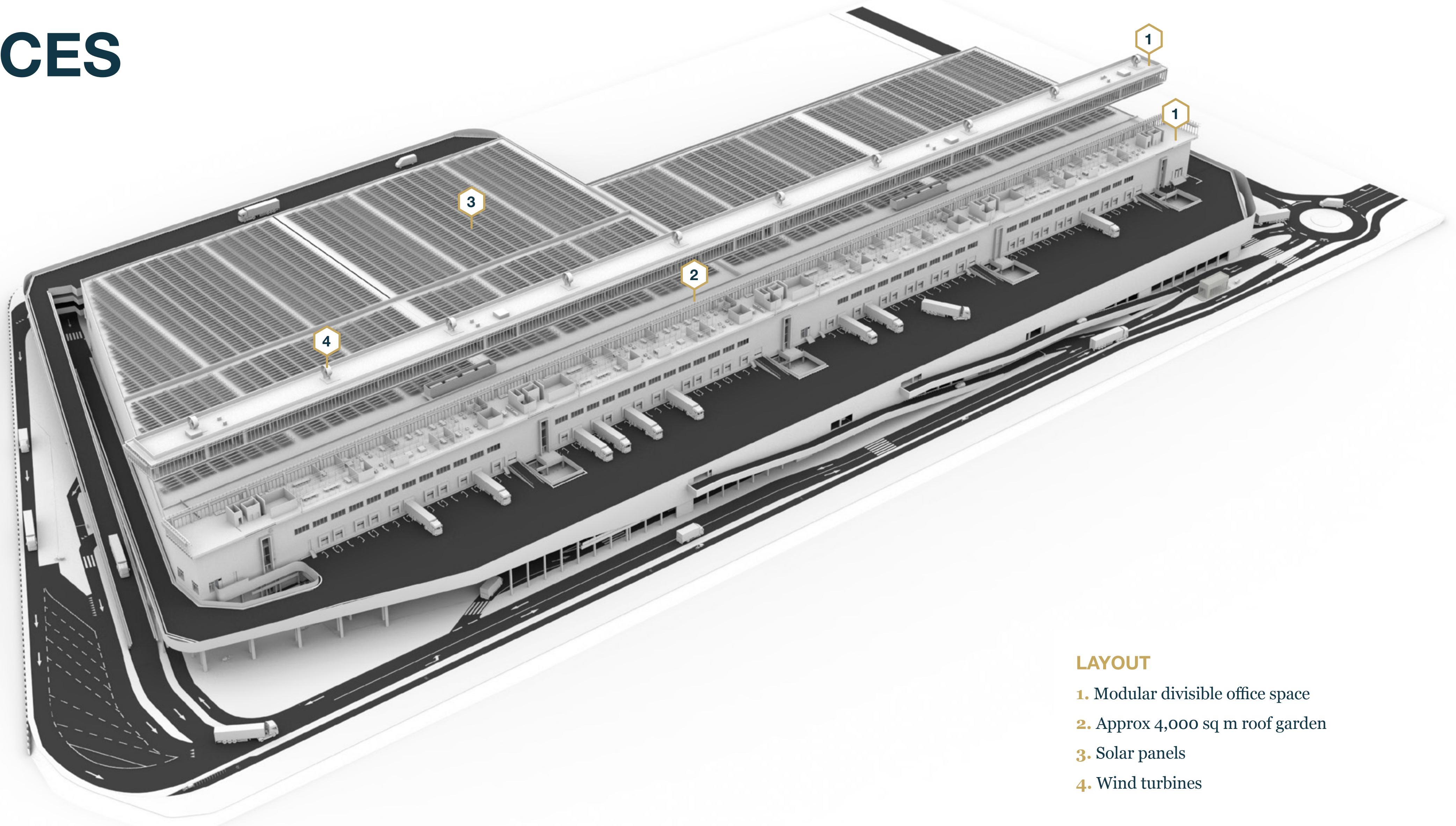


FIRST FLOOR





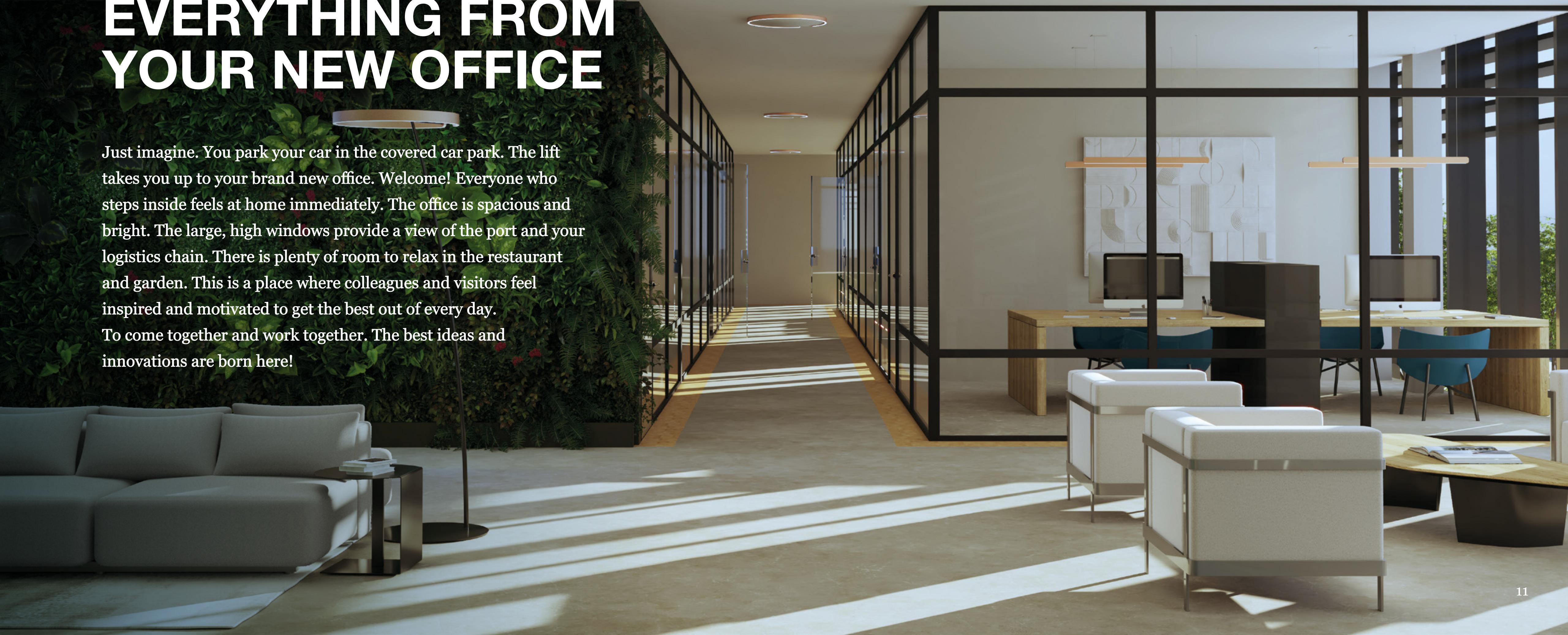
OFFICES



YOU CAN SEE EVERYTHING FROM YOUR NEW OFFICE

Just imagine. You park your car in the covered car park. The lift takes you up to your brand new office. Welcome! Everyone who steps inside feels at home immediately. The office is spacious and bright. The large, high windows provide a view of the port and your logistics chain. There is plenty of room to relax in the restaurant and garden. This is a place where colleagues and visitors feel inspired and motivated to get the best out of every day.

To come together and work together. The best ideas and innovations are born here!





MULTIMODAL SET-UP

With its strategic last mile location, the city of Amsterdam has never been this close and accessible. Amsterdam Logistic Cityhub offers you the opportunity to smarten-up your logistics process and transport, meeting your sustainability goals and those of the municipality.



BY WATER

With a private 180-meter quay equipped with its own loading and unloading facilities, Amsterdam Logistic Cityhub enables sustainable transport by water. By making smart use of Amsterdam's centuries-old canal network, goods and people can be transported into the city center within 7 minutes.

BY ROAD

Cars and vans

- ◆ North side: two entrance ramps. During rush hour the second entrance ramp can be transformed into an exit ramp. Both ramps go from ground level to both parking decks. Steel grids. Width ± 3,800 mm (between guard rails). Inclination angle: 7°
- ◆ South side: entrance from parking deck 1 to parking deck 2 and exit from parking deck 2 to parking deck 1. Steel grids. Width ± 3,800 mm (between guard rails). Inclination angle: 7°
- ◆ East side: combined entrance and exit ramp from ground level to parking deck 1 with a double exit. Concrete with underfloor heating. Width 6,400 mm (between columns). Inclination angle: 5°
- ◆ Steel with anti-slip press gratings
- ◆ Concrete with underfloor heating
- ◆ 200 electrical charging points

Trucks

- ◆ Ramps on the east side with separate entrance and exit
- ◆ Underfloor heating
- ◆ Width from ground level: approx. 6.3 m (capacity 150 PAE)
- ◆ Width to ground level: approx. 7.0 m (capacity 150 PAE)
- ◆ Inclination angle: 4°
- ◆ Designed for truck-trailer 16.5 m as well as the future longer variant. LHV type E only at ground level

Loading deck

- ◆ Concrete
- ◆ Width: 19.8 m and 35.0 m



“Emission-free last mile distribution to and from Amsterdam city centre.”

SUSTAINABILITY

Due to the ever growing population and the indomitable growth of e-commerce, logistics movements in and around the city are increasing. A major challenge for your business. As an organization constantly looking to improve, you understand the impact of your operations on your environment and you take responsibility to become more sustainable. We share this mission. Amsterdam Logistic Cityhub contributes to your ambition to operate CO₂-neutral in 2040.

By facilitating emission-free last mile distribution by road and water, we are also supporting the ambitions of the municipality of Amsterdam, tackling congestion and pollution in the city.

For maximum sustainability, ALC is equipped with solar panels that generate approximately 5.8GWh per year and wind turbines that generate approximately 110MWh per year. A great addition to your portfolio! We are not only going for sustainable growth today, but tomorrow as well.

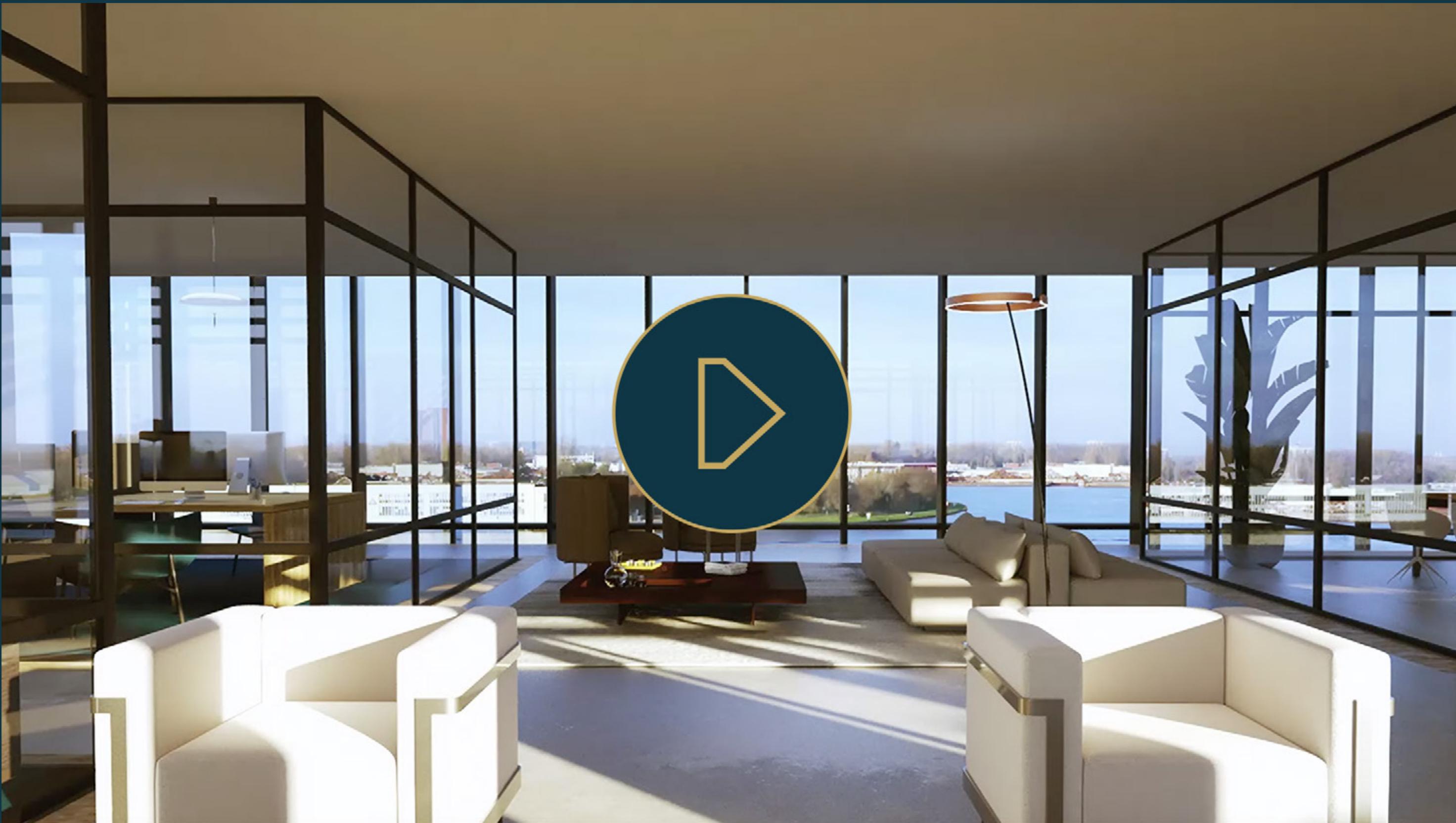
Grow sustainably with us!

THE PLACE TO MAKE YOUR AMBITIONS COME TRUE

- ◆ A unique last mile location
- ◆ Smarter, faster and cleaner transport
- ◆ Great accessibility
- ◆ Sustainable cooperation with other services & partners
- ◆ A great, healthy workplace for every colleague
- ◆ Everything comes together in one place
- ◆ Completion in Q3 2022

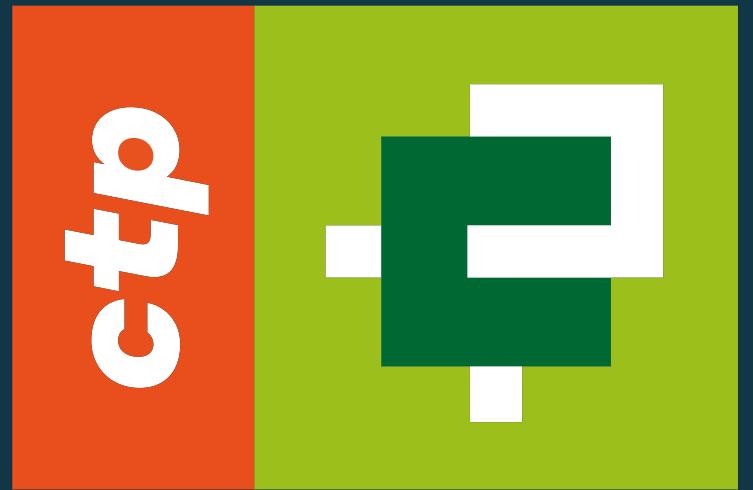
WE LOOK FORWARD TO SEEING YOU THRIVE HERE!





Glimpse of the future?
Click play.

LINK OPENS IN NEW WINDOW



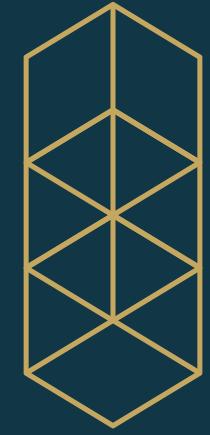
Award-winning developer

CTP invest is a top-5 European developer of premium industrial and office parks in Central Europe and is owner and manager of a portfolio of over 7.1 million sq m of lettable area, employing over 400 real estate professionals across seven countries. As a full-service developer, CTP provides end-to-end development services in-house, from site selection, permitting & legal to design, engineering, construction and property management.

CTP is an award-winning developer with a strong track record for delivering high-quality, custom-built facilities for lease to over 2050 clients active in a wide variety of sectors, including high-tech manufacturing, logistics & e-commerce.

With its entire portfolio BREEAM certified, CTP claims the position of most sustainable developer in the region and is on track to reach carbon neutrality this year.

At the end of March 2021 CTP listed on the Euronext Amsterdam Stock exchange.



The future is here.

WWW.AMSTERDAMLOGISTICCITYHUB.NL

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