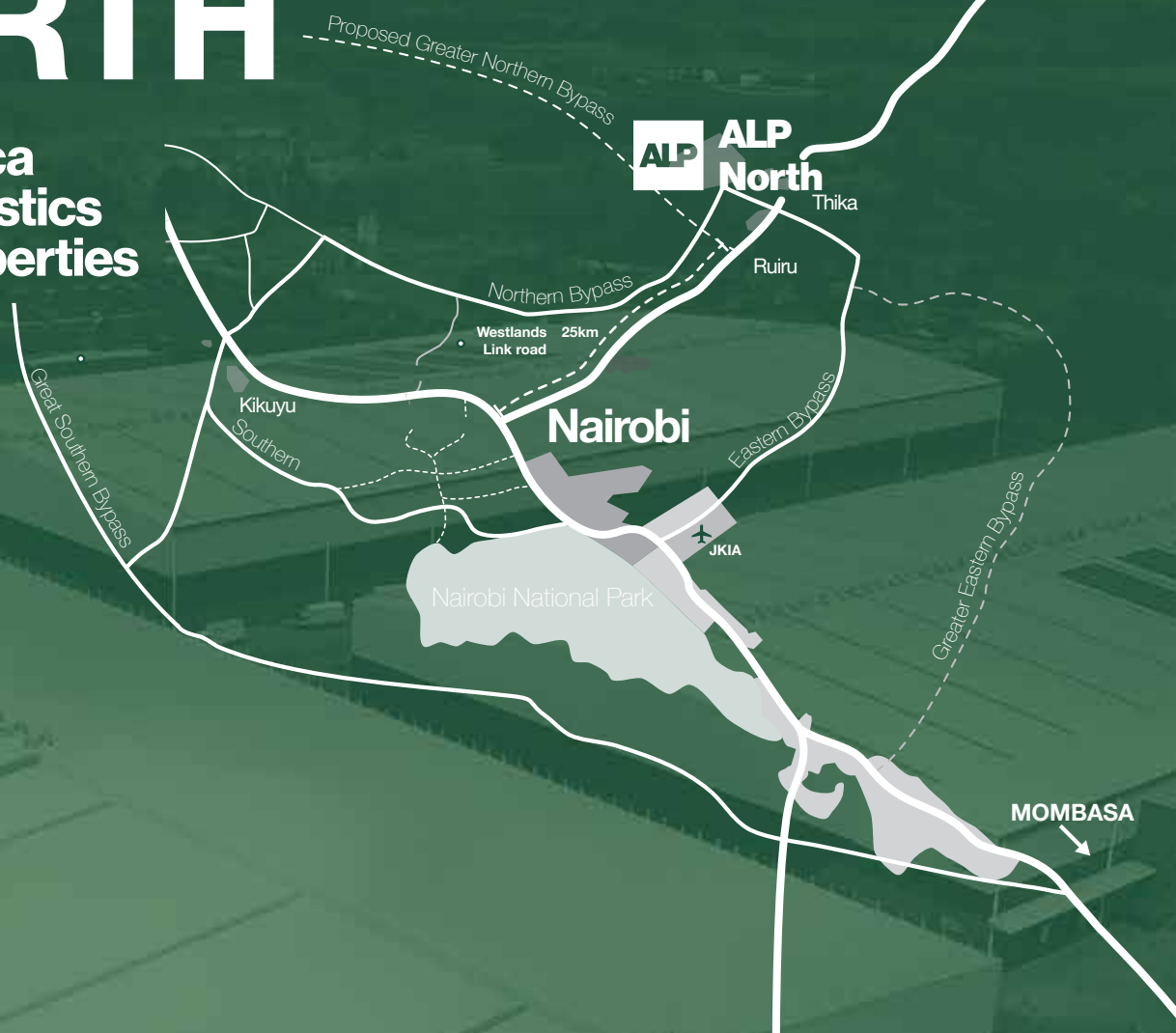


ALP NORTH

ALP 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

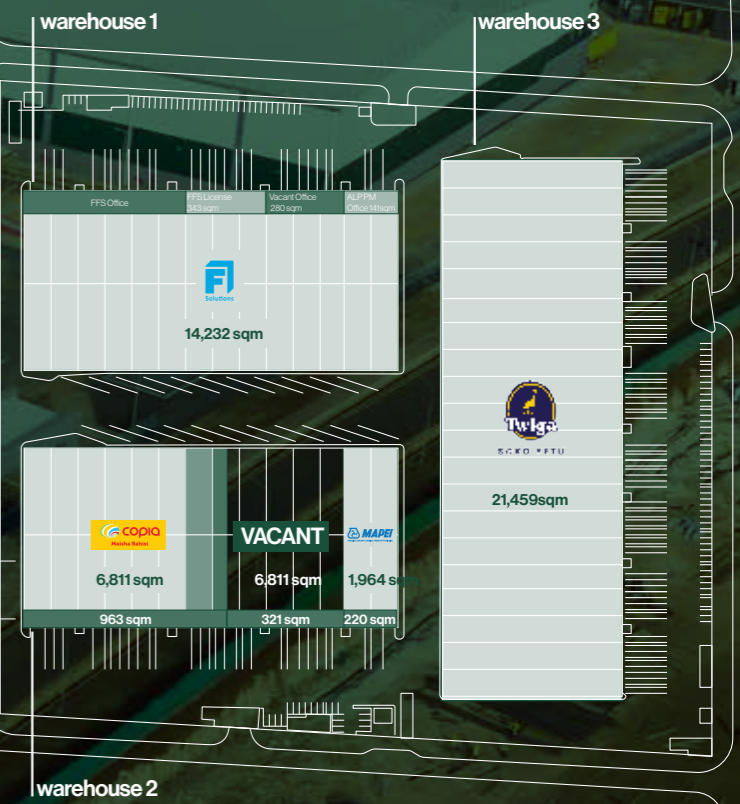
51%
water savings

50%
less embodied energy in materials



ALP NORTH MASTERPLAN

- Tenants
- LOI submitted
- Commercial proposal submitted
- Vacant



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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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.



Our tenants



Some of our investors



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