



# Agility Distribution Parks, Tema, Ghana (ADP Tema)

Delivering International Standards

# Logistics Real Estate Solutions

**Agility is the leading investor, developer and operator of industrial real estate in emerging markets around the world**

- Agility develops logistics infrastructure to support integrated global solutions
- Agility owns and operates over **21 million m<sup>2</sup>** of logistics facilities around the world
- Agility owns **USD \$ 2 billion+** of real estate assets serving over **65,000** customers
- Agility understands emerging markets and the benefits of providing modern logistics infrastructure for both multinational corporations and local companies.





# ADPs: Around the World



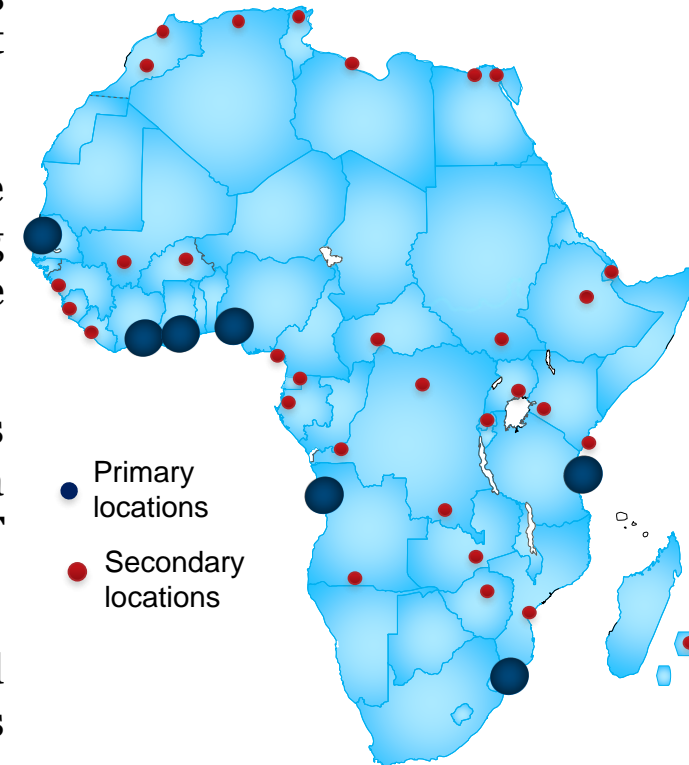
# Some of Agility's Global Customers





# ADPs: Supporting trade routes into, out of and across Africa

- **Agility** is investing in a network of **50** Agility Distribution Parks (ADPs) across Africa providing international standard warehousing solutions for distribution, storage, assembly, processing and light manufacturing.
- The pan-African network will provide the warehousing infrastructure for companies to access the burgeoning African market supporting imports and exports and enabling the development of trade internationally, domestically and regionally.
- Each ADP provides modern infrastructure and integrated services including logistics facilities and property management services in a secure environment where the power is consistent and the IT connectivity is fast and reliable.
- **ADPs** are a way for multinational and local companies to avoid capital investment in non-core assets and benefit from the synergies of a modern distribution park.
- **Agility also funds and develops Built-To-Suit** solutions to meet specific requirements for individual customers.



***“ADPs allow our customers to concentrate on operating and growing their business in a secure and efficient environment”***

# ADPs: Facilities to meet our Customers needs

## Facilities

### Ready built warehouses for lease

- Sizes from 500 sqm
- Ambient, Air-conditioned, Freezer / Chiller, Hazmat
- Bonded warehousing
- Variable lease lengths

### Built to suit facilities

- Warehouses and light industrial facilities built according to client specifications
- Sizes ranging from 5,000 sqm
- Flexible lease lengths

### Open storage, laydown, truck and car staging yards.

### Maintenance, repair and overhaul yards and facilities

## Services and Solutions

### 24/7 Property Management

- Estate Management
- Facility Maintenance

### Logistics Solutions

- Warehousing only or 3PL
- Industry-specific solutions for Oil & Gas, Life Sciences, Agriculture and FMCG
- Commercial and retail facilities including offices, banks, coffee shops, pharmacies
- Equipment rental and service



# ADPs: Providing Sustainable Standards

**Agility's real estate developments provide modern infrastructure to international standards**

## Utilities

- Power supply with backup
- Continuous water supply
- Broadband IT connectivity

## Road and drainage network

- Paved road network
- Drainage network

## Sewerage / waste management

- Eco-friendly waste management services
- Recycling of operational waste

## Secured compound

- Secure walls around the perimeter of the site
- Gated and highly secure point of entry
- CCTV monitoring

## Landscaping and greenery

## Other

- Passive fire protection system

## Standards followed

- ISO 9001:2015
- ISO 14001:2004
- OHSAS 18001:2007
- Carbon foot printing and energy audits for environmental programs



## Sustainability features *(varies per location)*

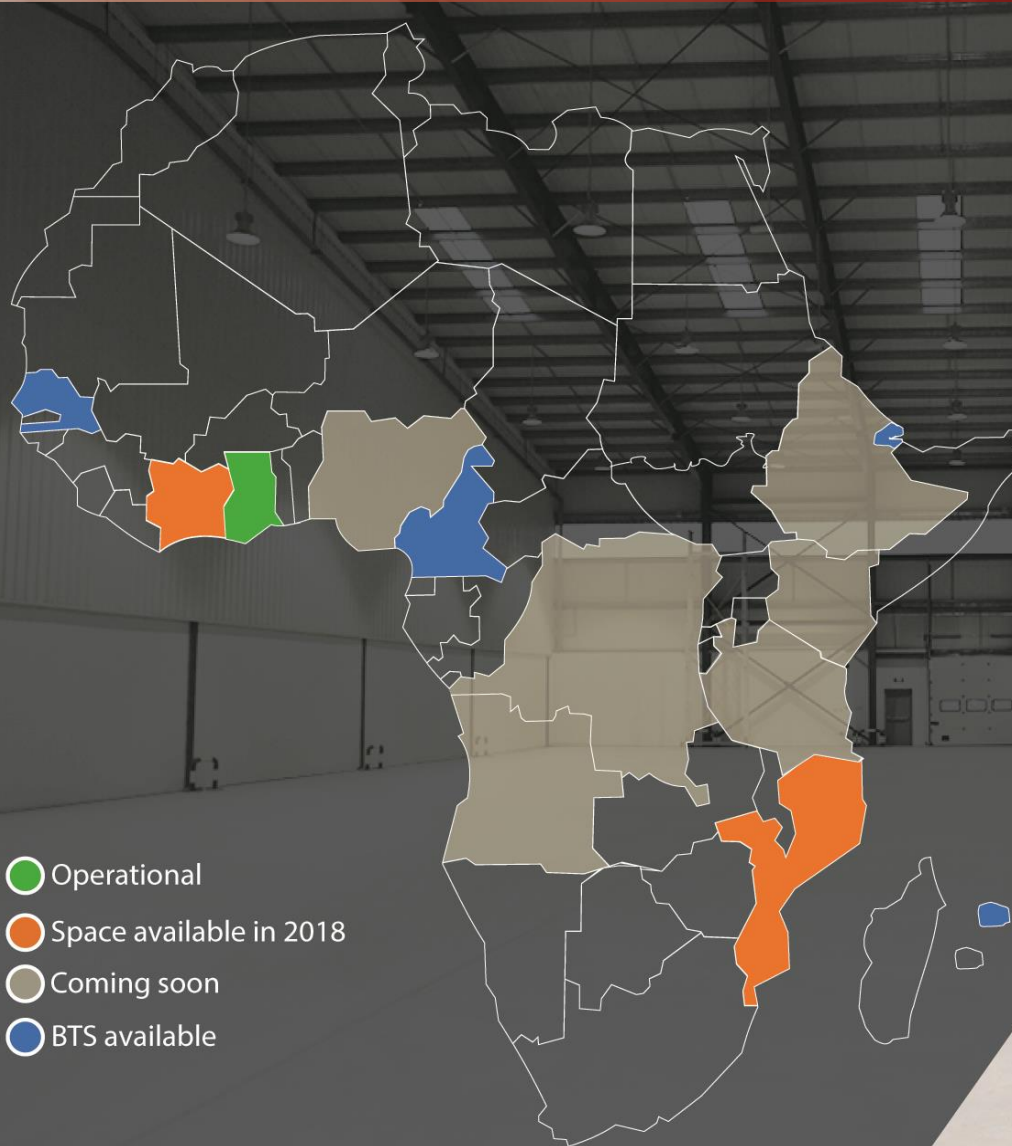
- Energy saving fittings – LED lamps, wind fans etc
- Skylights for natural lighting
- Solar lighting and heaters
- Grey water recycling & water conservation



**Reduce  
Reuse  
Recycle**

**THINK GREEN, ACT GREEN**

# Agility Distribution Parks In Africa : Progress Update



- Operational
- Space available in 2018
- Coming soon
- BTS available





# The Location: Tema ADP, Ghana

## Location

The location of the ADP is chosen to specifically benefit its occupants

- A 40 acre plot located in the gated Tema Free Trade Zone Enclave.
- Adjacent to the Aflao highway and several industries.
- Distance to:
  - Airport – 21 km
  - Port – 8 km
  - Accra CBD – 25 km
- An ideal location to setup a West Africa regional hub



***“Strategically located to service key regional markets, supply points and trade lanes”***



# The Master Plan – Phased developments

- The development will be in phases
- Once fully developed, the ADP will have a total built-up-area of 100,000 sqm
- This includes warehouses, offices, retail units and showrooms.

## Development Phases

- Phase 1 - Opened Aug 2016
- Phase 2 - Opening Q1 2018
- Phase 3 - Opening Q1 2019
- Phase 4 - Opening Q1 2020
- Over 40, 000 sqm of land available for Built to Suit and Open Yard solutions.





# Tema ADP: Phase 1

- **Phase 1 - Opened in August 2016 and is currently 100 % let.**
- Current Tenant solutions include a :
  - Light food processing plant.
  - Regional Distribution Centre.
  - FMCG Warehouse.
  - Dairy Packaging Plant.

Few of our existing customers:



## Tema ADP Phase 1:

- 5 x 1187 sqm Warehouses
- 9 x 75.6 sqm office space
- Total built area 5935 sqm





# Tema ADP Retail Commercial Units

## Leasing now!

Retail commercial units available for services such as:

- Corporate offices.
- Bank branches and agencies.
- Coffee shops and canteens.
- Showrooms and Display Units.
- Medical facilities.

## Retail commercial Units:

- **3 x 75.6 sqm space available .**
- Air conditioned “ Warm shell” retail commercial units.
- Common Area space.
- Dedicated car parking slots for tenants.
- 20 car parking slots for visitors
- Controlled access .
- Property and facility management.



# Tema ADP: Phase 2 – Opening Q1 2018

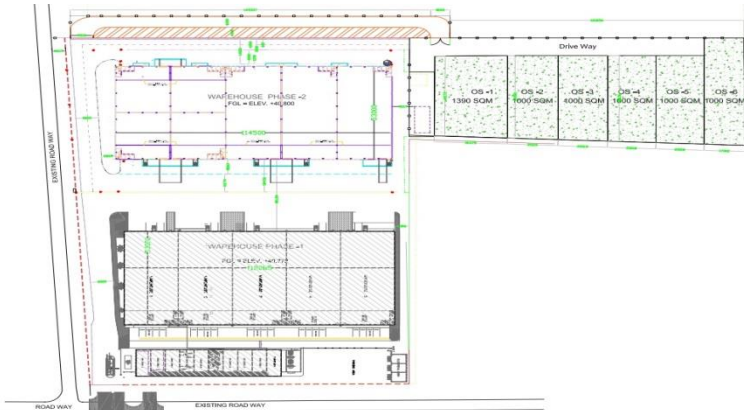
## Leasing now !

Tema ADP Phase 2 Warehouses:

- 3 x 1214 sqm warehouse space
- 4 x 607 sqm warehouse space
- Total built area will be 6070 sqm
- Bonded/Non- Bonded options.

## Open Yard Space: **Available now**

- **6390** sqm space available.
- Leveled and compacted or Concrete interlock flooring with onsite security, fencing and perimeter lighting as a standard offer.
- Bonded / Non-bonded options.



# ADP - Benefits

**Reduces the capital costs of working in Africa**

**“Safe pair of hands” with local knowledge and market understanding**

**No financial guarantees required for standard units**

**Entry cost is 3 months rent**

**Credible working environment supporting local companies to develop and grow**

**International standard secure warehousing and Light industry facilities with reliable power and connectivity**



# ADP Tema, Ghana– On completion ( 3D rendered image)





Thank you