



**TRADEPOINT
ATLANTIC**

INDUSTRY IN MOTION

HISTORY FORGED IN STEEL

After 125 years as a major producer and symbol of American industrial might, Sparrows Point, once the world's largest iron and steel making facility ceased operations in June 2012. In 2014, under new ownership, and what is today known as Tradepoint Atlantic, a fresh vision for the 3,300-acre industrial site was envisioned and made reality.

Steelmaking began in 1898 and experienced a massive expansion from 1916 – 1929 including several furnaces, mills and the creation of the short line railroad.

1900

Changes in the steel industry led to a decline in the use of the steel mill during the 1970s and 1980s.

1953

1970s & 1980s

Following a series of acquisitions and mergers over the course of 10 years, the property was purchased by Tradepoint Atlantic with plans to complete environmental cleanup of the site and begin redevelopment.

2000s

2014

WWII jumpstarted another expansion and by 1953 “the point” was the world's largest iron producer. By 1958, it was the largest steelmaking facility in the US.

Despite multiple investments into the steel mill through the 1990s, Bethlehem Steel filed for bankruptcy in 2001 and the company was dissolved in 2003.



SPARROWS POINT THEN & NOW



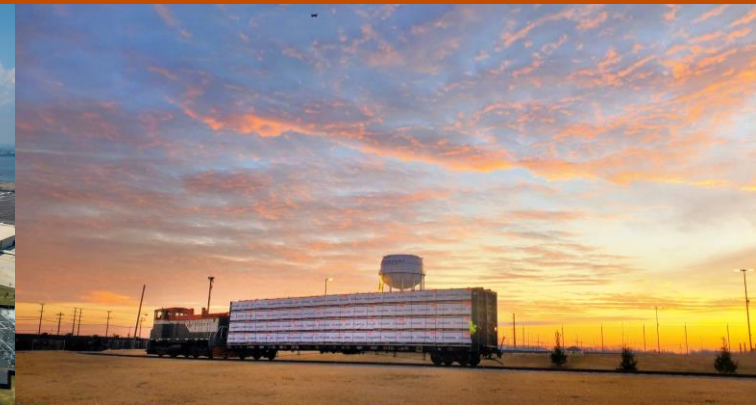
1995



2023

A MODERN INDUSTRIAL REVIVAL

- Demolished 17 million square feet of old industrial complex
- Environmental remediation continues and is on track
- Developed and leased 13.5 million sf. of distribution, warehousing & industrial facilities since 2014
- Completed 9 million sf. of new development since 2019
- Emerging 21st century global logistics and supply chain platform
- Modernized deep water port facilities
- Over \$2.0 billion of private investment to date
- 36 world class tenants and growing
- Over 15,000 new, permanent jobs and counting



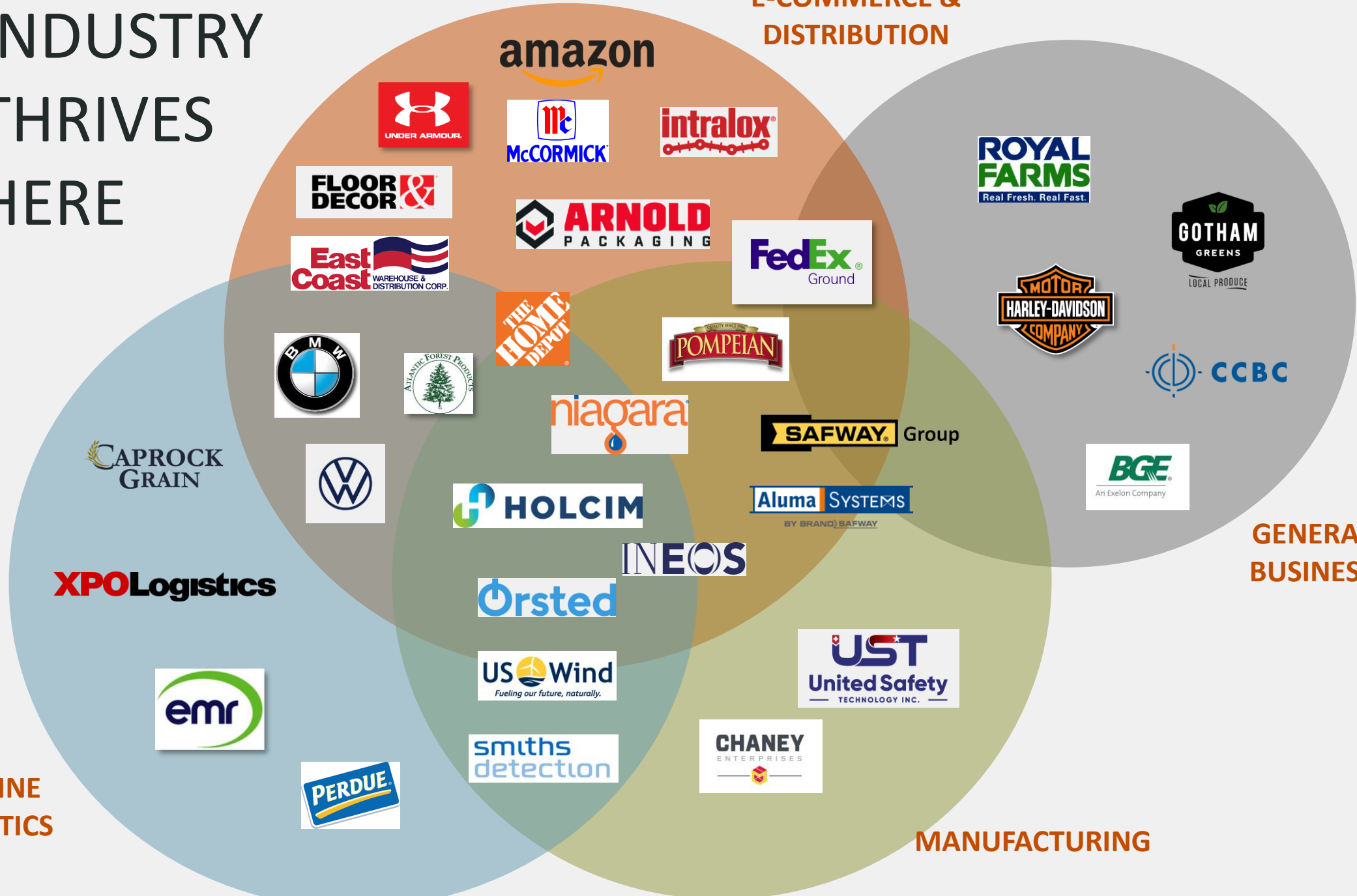
INDUSTRY THRIVES HERE

E-COMMERCE &
DISTRIBUTION

GENERAL
BUSINESS

MANUFACTURING

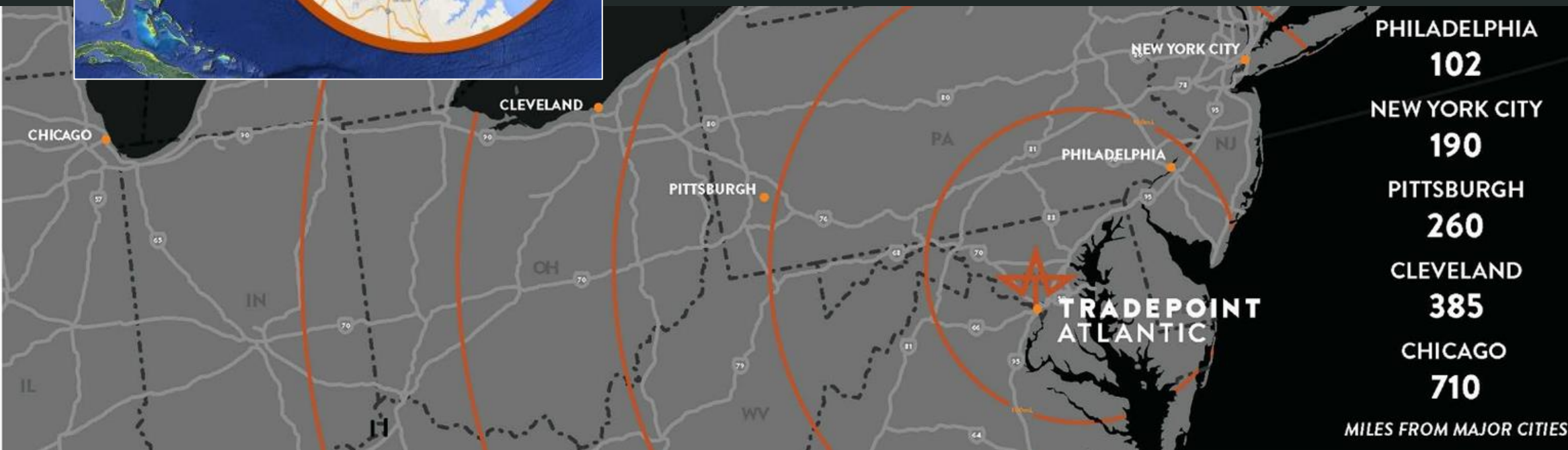
MARINE
LOGISTICS



STRATEGIC REGIONAL CONNECTIVITY

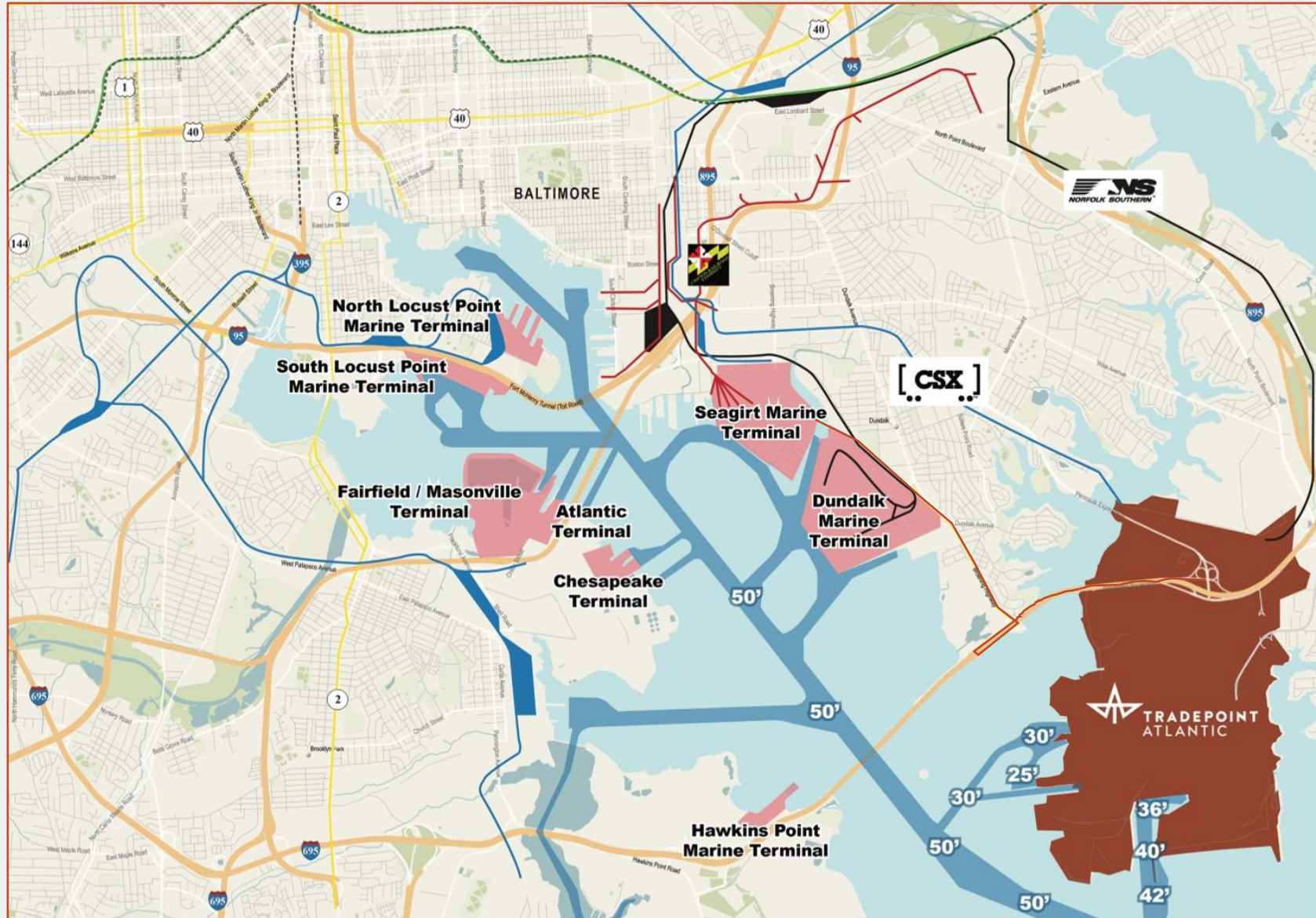


- Direct access to Washington D.C. and Baltimore metro areas
- Immediate access to interstate and regional road network
 - I-95, I-695, I-895 / Harbor Tunnel Thruway, I-295 / Baltimore-Washington Parkway, I-70 & I-83
- Proximity to Baltimore – Washington International Airport



THE PORT OF BALTIMORE

A DIRECT CONNECTION TO THE PORT OF BALTIMORE



From Seagirt Container Terminal to TPA:

- 4.4 CSX rail miles
- 7.3 road miles





BUILD IT



LOAD IT



MOVE IT

KEEPING INDUSTRY IN MOTION
WE HAVE YOU COVERED

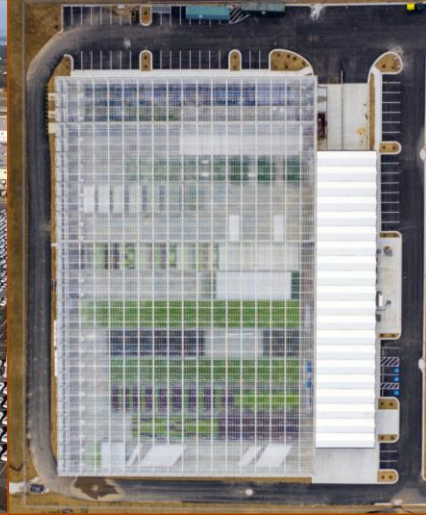


TRADEPOINT DEVELOPMENT



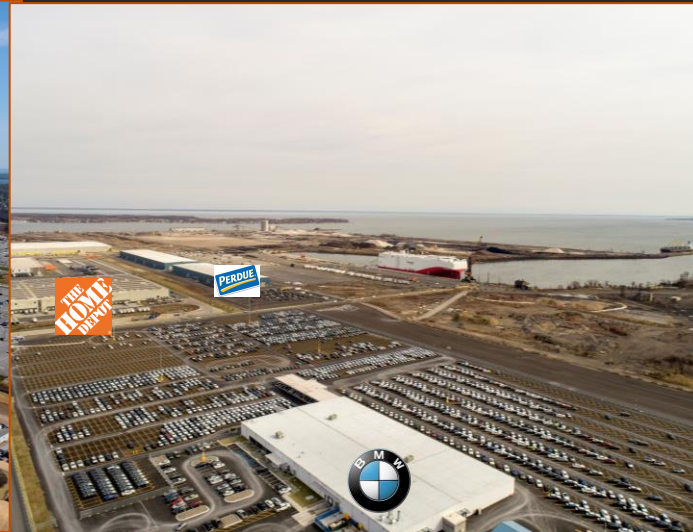
DEVELOPMENT PORTFOLIO

DEVELOPED AND LEASED 14 MILLION SF IN THE LAST 7 YEARS



EXPERIENCED TEAM. PROVEN RESULTS.

BUILDING AND DELIVERING FOR OUR CUSTOMERS





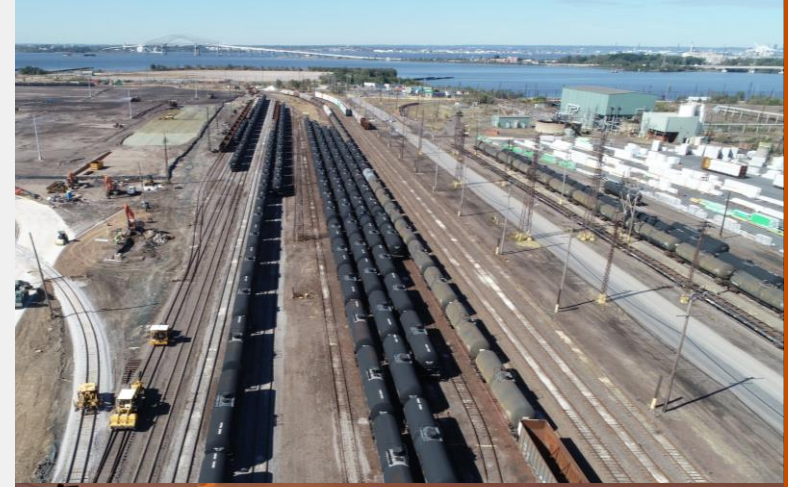
TRADEPOINT RAIL



SHORTLINE RAILROAD

FLEXIBILITY & VERSATILITY OF SERVICE FOR MULTIPLE COMMODITIES

- Largest privately owned rail yard on the East Coast with direct connections and switching service to CSX and Norfolk Southern
- 70 miles of rail on property and opportunity for expansion
- Storage capacity of 2,500 cars
- Team of 20 professionals providing tailored solutions and full-service switching operations
- 21 active rail served customers
- Service to multiple on-site operations





TRADEPOINT MARINE





OPTIONALITY. VERSATILITY.

TRADEPOINT TERMINALS SPECIALIZES IN THE EXPERT HANDLING OF MULTIPLE COMMODITIES & CARGOES, OFFERING A FULL SUITE OF PORT SIDE LOGISTICS SERVICES



- Vessel discharge & loading
- Customized storage solutions
- Material Processing
- Foreign Trade Zone operations
- Inventory management

BULK | BREAKBULK | RO/RO | PROJECT CARGO | OFFSHORE WIND



MULTI-COMMODITY MARINE TERMINAL

East Berth – Break Bulk Operation



INNER (East/West) BERTH

- 2,200' Inner Berth in protected turning basin with 38' of water
- Newly constructed 20-acre berth designed for auto ro-ro, breakbulk and project cargo
- Heavy uniform quayside bearing capacity of 3,000 psf
- 85-ton Gottwald shore crane with multiple grab types
- Significant existing FTZ footprint
 - 200,000 sf warehouse
 - Over 30 acres of secured outdoor storage yards
 - Direct rail service
 - Ability to expand based on customer needs

Finger Pier - Project Cargo



FINGER PIER

- 1,150' Finger Pier with 43' of water
- Adjacent to over 100 acres of existing dry bulk & future liquid bulk storage areas
- Ability to dock and work vessels on both sides of the Finger Pier

West Berth – Auto Ro-Ro



Finger Pier - Bulk Cargo





A Joint Venture between [Terminal Investment Limited \(TiL\)](#) and [Tradepoint Atlantic \(TPA\)](#).



NEXT MAJOR PHASE OF REDEVELOPMENT

Approximate Timeline

Permitting and Design
Q2 2023 to Q2 2025

Construction
Q3 2025 to 2028

Target date to commence operations: 2028



Tradeport Atlantic and Terminal Investment Limited Announce Partnership, Commencing Next Major Phase of Redevelopment at Sparrows Point *Direct Private Investment Will Support Hundreds of New Jobs & Massive Economic Growth at Sparrows Point Facility and Within Baltimore's Port Community*

BALTIMORE, MD (October 25, 2022)—Tradeport Atlantic, the 3,300-acre global multimodal logistics hub and industrial center located at the iconic Bethlehem Steel site in Sparrows Point, today announced a joint investment and partnership with Terminal Investment Limited (TIL) to establish an on-site 165-acre container terminal with an on-dock rail facility at Coke Point that will dramatically enhance and support the long-term growth of the local port and the State of Maryland. The project is the next major phase of the redevelopment of the former steel mill site and is expected to create hundreds of new jobs throughout the multifaceted permitting and construction process. Tradeport Atlantic executives were joined at the announcement by Governor Larry Hogan, Baltimore County Executive Johnny Olszewski, Baltimore City Mayor Brandon Scott, and numerous other state and local public officials and business and community leaders.

An international company, TIL is a world leader in the creation and development of container terminal sites and will give Baltimore's port a major competitive advantage up and down the Eastern Seaboard. The agreement highlights the massive development opportunities that remain at Tradeport Atlantic and signals the start of a multi-year public engagement, design, permitting, and construction phases.

In addition, Governor Hogan, County Executive Olszewski, and Baltimore City Mayor Brandon Scott have signed a Memorandum of Understanding (MOU) between the State of Maryland, Baltimore County, and Baltimore City to promote a collaborative process between the three jurisdictions and continue supporting the growth of the port.

"This is one of the most important and consequential announcements we have made since setting out with our initial plans to redevelop the former Sparrows Point Steel Mill," said Kerry Doyle, Tradeport Atlantic Managing Director. "This strategic partnership with TIL is only possible because of the tremendous investment in the expansion of the Howard Street Tunnel and highlights the lasting and growing opportunities here at Tradeport Atlantic. Today's announcement means that not only will Baltimore and Maryland remain competitive with other major East Coast ports for years to come, but that we will gain a substantial advantage over them."

"We are thrilled to invest alongside Tradeport Atlantic in a new strategically located container terminal at Sparrows Point," said Ammar Kanaan, CEO of Terminal Investment Limited. "This investment is an exciting opportunity to create much needed additional container handling capacity in Baltimore and will be a driver of economic growth for its direct hinterland. At the same time, we are confident that the new container terminal will constitute an important contribution to the development of Baltimore as a gateway for intermodal transport."

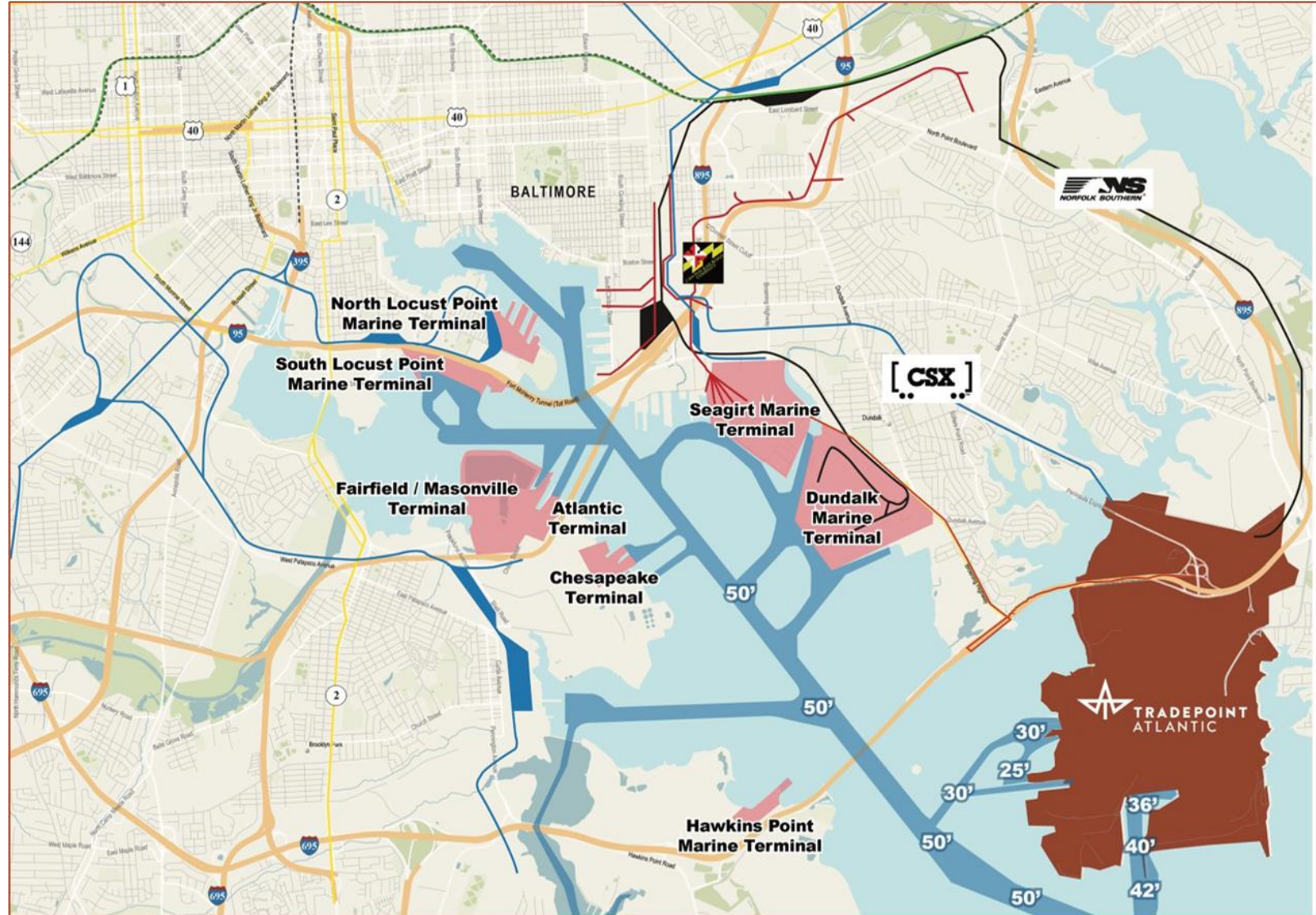
"The development of this new terminal fits well in our investment strategy to develop the much-needed additional container handling capacity in a sustainable way," said Tom Van Eynde, TIL Terminal Investment Director for North America. "This terminal will be one of the greenest terminals in the U.S. But apart from minimizing the carbon footprint of its operations, this terminal will also allow to reduce emissions further down the supply chain, since its location within less than 50 miles from Washington will allow us to serve the third biggest consumer market in the US with a minimum of road miles, while at the same time its rail product will also offer the closest rail connection from any port to the Midwest."



INVESTING IN THE PORT OF BALTIMORE

Sparrows Point Container Terminal

- JV Partnership committing the world's largest shipping company to the Port of Baltimore for the next century
- Over \$1 Billion of Additional Investment
- 1,100 New Union Paying Jobs
- Solidifies Baltimore as a Top Tier Port on the East Coast



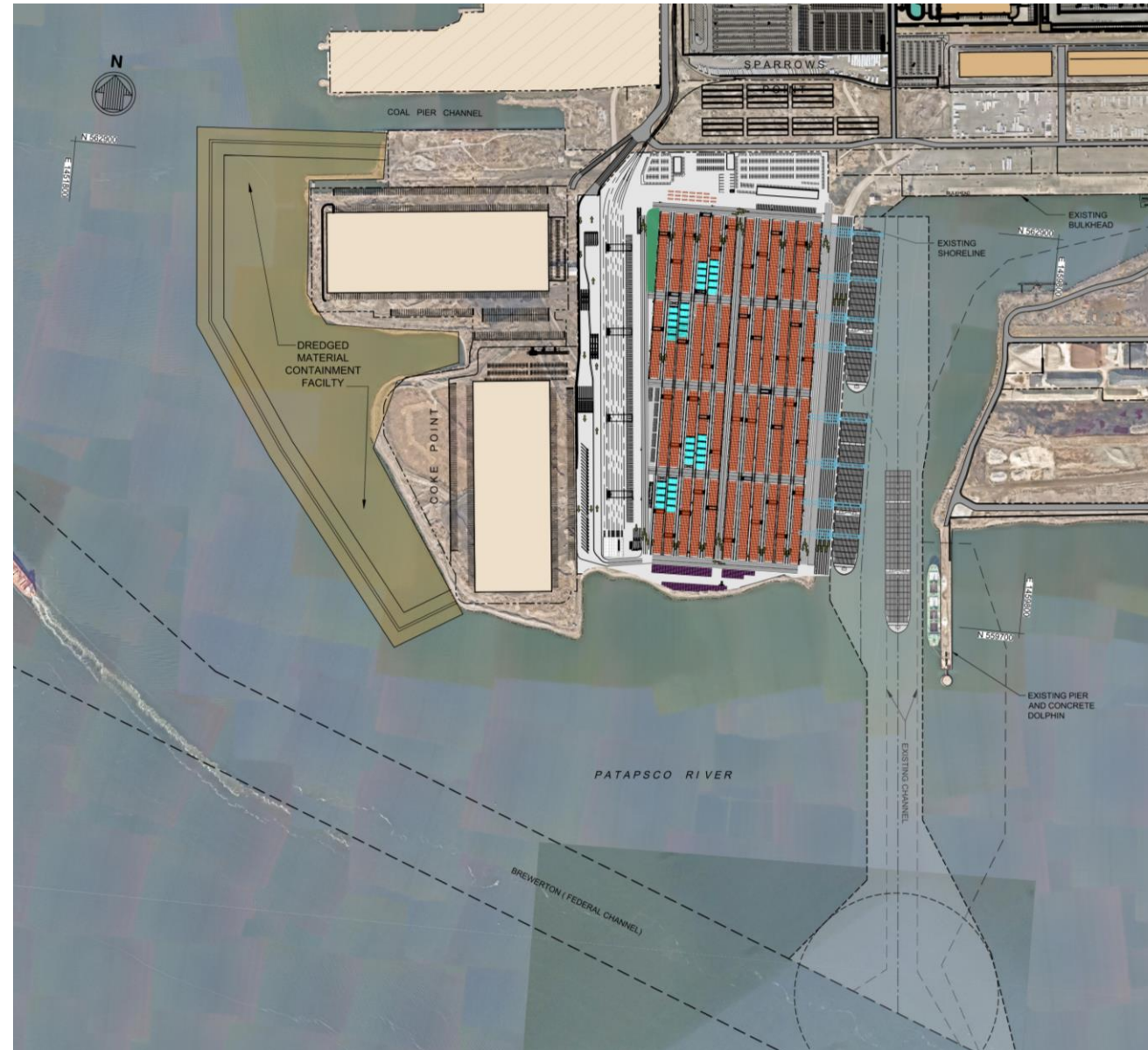
Images shown are concept only



PROPOSED SPCT CONCEPT

330-acre site, including:

- Access channel dredging to -50 ft MLLW
- 168-acre container terminal and vessel berth
- 162-acres with two adjacent warehouses for storage of import and export goods
- Offshore sand dike 100-acre DMCF



SCOPE & KEY ELEMENTS – LAND SIDE



168-acre terminal, including:

- +/- 3,000 linear foot marginal wharf face
- 9 ship-to-shore cranes
- +/- 120-acre container yard
- Intermodal Yard with 2,900-foot-long rail loading zone
- Gate entry complex for road transport
- Administrative, maintenance and longshoreman buildings
- Provision for vessel shore power and terminal electrification

Images shown are concept only



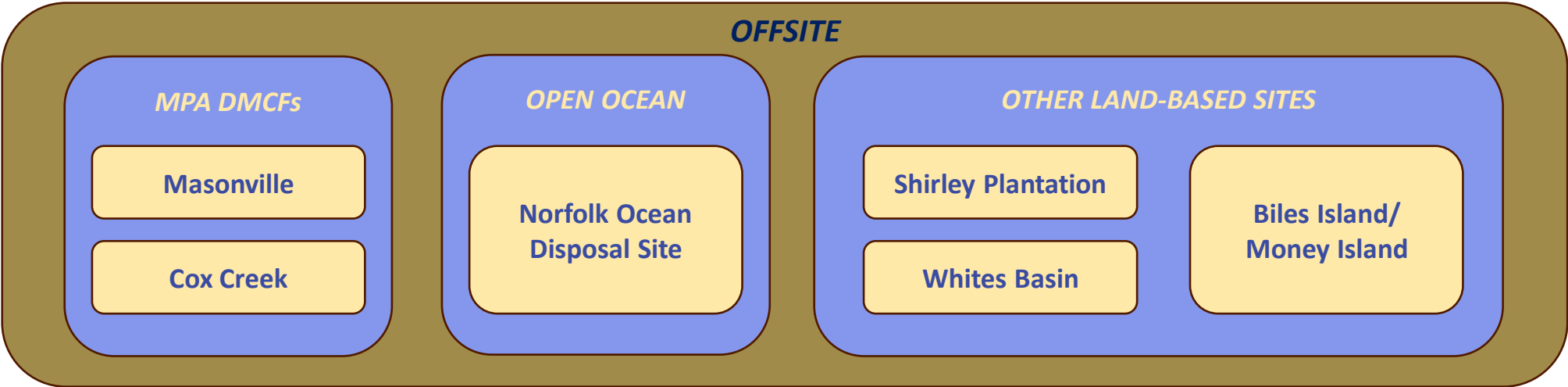
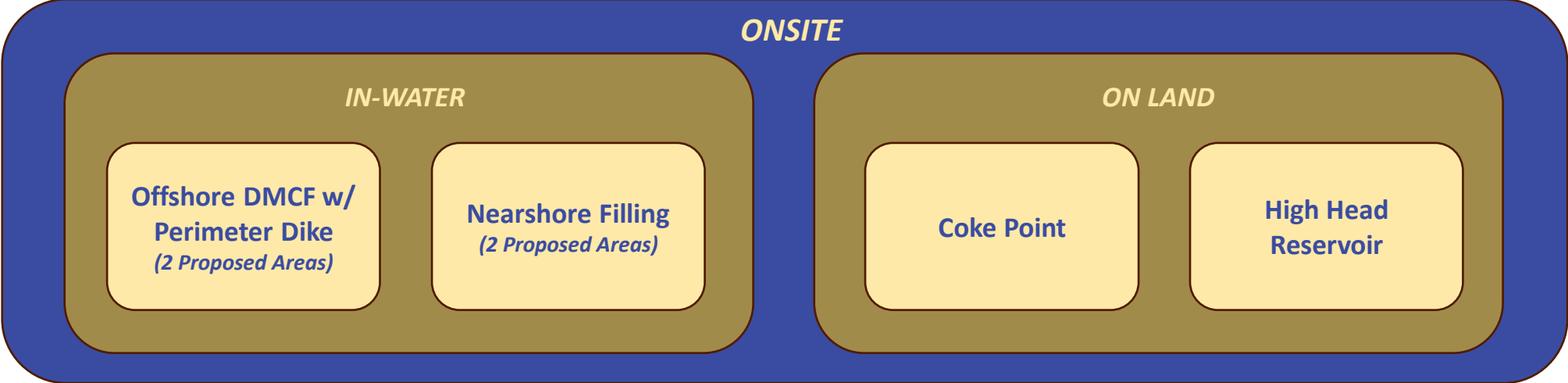
SCOPE & KEY ELEMENTS – WATER ACCESS



Vessel Access Areas:

- Channel coordinating with Maryland Pilots
- Dredge Depth will be -50' MLLW to match existing Brewerton Channel and Baltimore Approach channels
- Two berths to accommodate ultra large container vessels
- Berth face on east side of Coke Point
 - Take advantage of existing channel to limit dredging
 - Active shipway for Sparrows Point
- Channel width and turning areas tested by ship simulation

OVERVIEW OF DREDGED MATERIAL PLACEMENT OPTIONS



STAY INFORMED



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