



High Performance Buildings



“We were extremely satisfied and pleased to have worked with BULK, they provided excellent levels of support throughout.”

Geir Mosether
Warehouse & Logistics Manager
Nille AS

Contents

BULK EIENDOM - The story so far	05
Customers First	07
BULK PARKS - Nordic Focus	08
BULK ENGINEERING	10
- BULK MODULE - Logistics	12
- BULK CROSS-DOCK	15
- BULK OFFICES	16
- Operational	18
- Environmental	19



High Performance Buildings





BULK EIENDOM - The story so far...

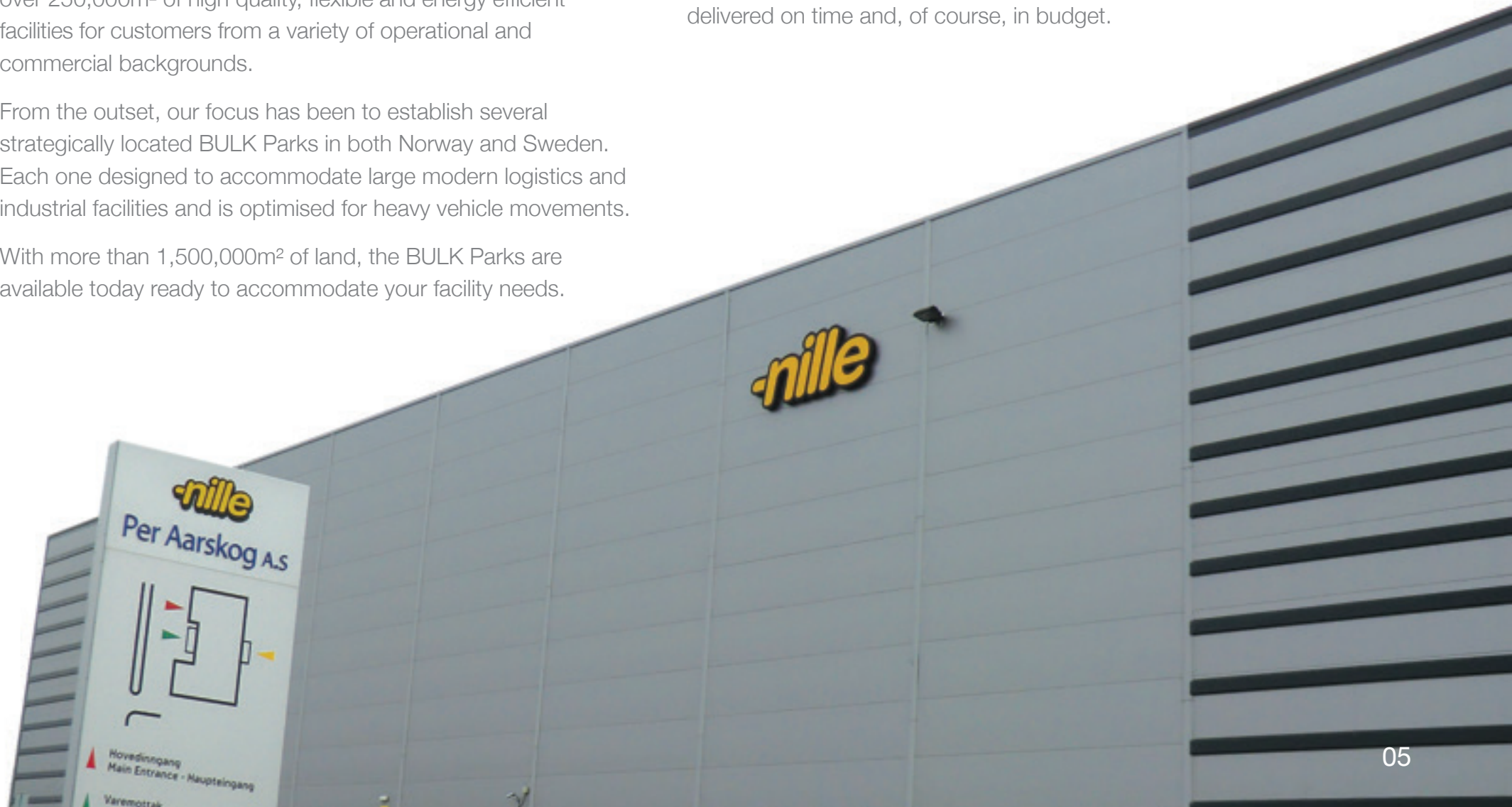
BULK EIENDOM is a leading Nordic real estate developer, specialising in large modern warehouses, industrial buildings and logistics parks.

Established in 2006, we have already developed and delivered over 250,000m² of high quality, flexible and energy efficient facilities for customers from a variety of operational and commercial backgrounds.

From the outset, our focus has been to establish several strategically located BULK Parks in both Norway and Sweden. Each one designed to accommodate large modern logistics and industrial facilities and is optimised for heavy vehicle movements.

With more than 1,500,000m² of land, the BULK Parks are available today ready to accommodate your facility needs.

In addition, we have also worked with individual customers to provide tailored property solutions. This has included the identification of individual sites in specific locations, right through to providing a total 'turnkey' property development solution, delivered on time and, of course, in budget.





“Working with BULK has enabled us to accelerate our rapid expansion plans throughout the Nordic region.”

Geir Nielsen
Nordic Warehouse Manager
XXL

Customers First

At BULK EIENDOM, we are committed to provide all our customers with a consistently excellent service.

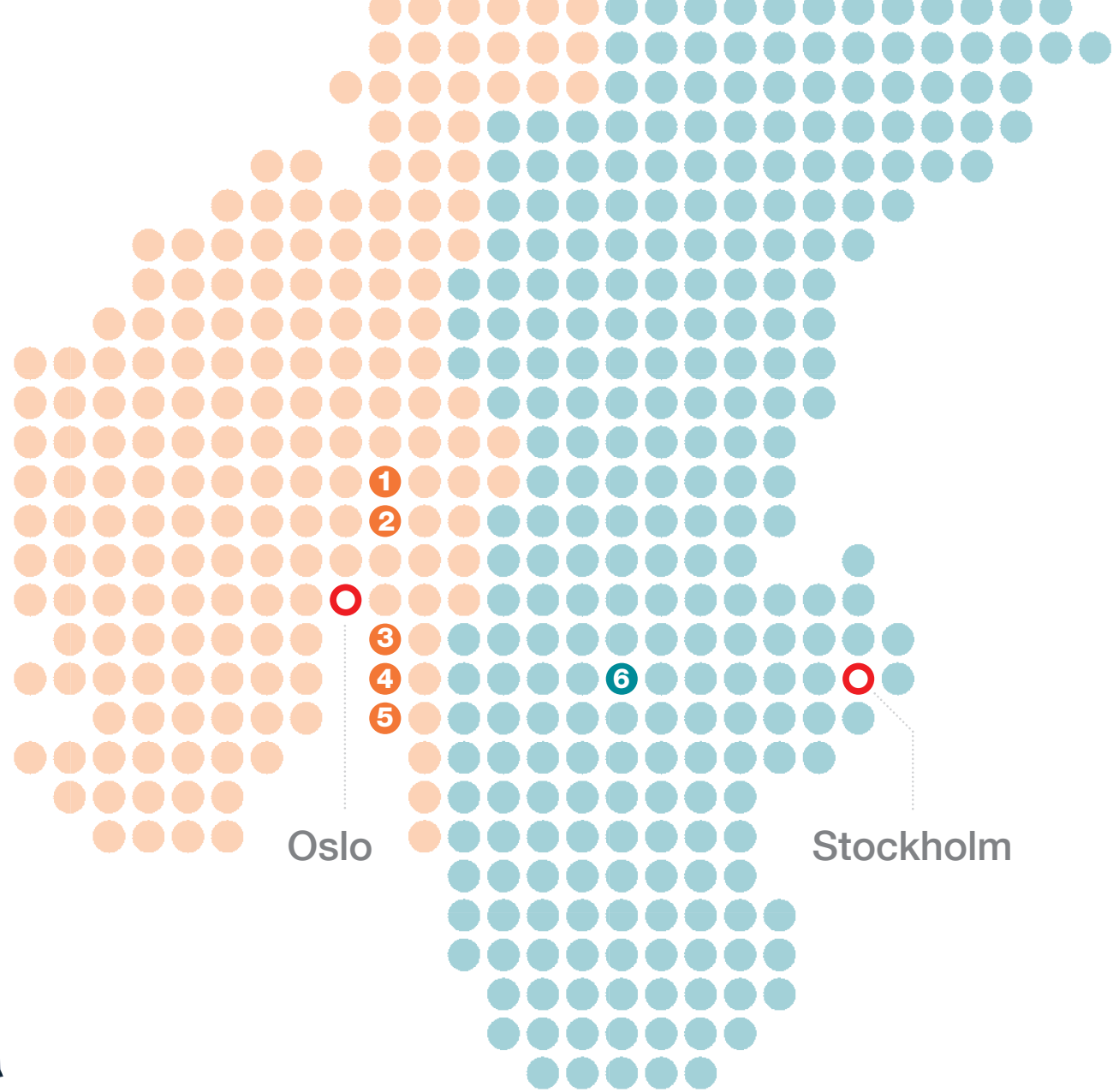
We achieve this by working in close collaboration or 'partnership' with all our customers, providing them with the necessary expert resources and innovative solutions to meet their operational needs from day one.

For each customer we assign a dedicated BULK project manager, to support and integrate with their own project teams, providing advice on construction, possibilities for operational layout and budgetary options. This support enables our customers to make fast and effective decisions, so that a robust specification can be clearly defined and then delivered on-time.



BULK PARKS - Locations

- Norway ① Bulk Park Bonntjennsmoen
- Norway ② Bulk Park Berger Vest
- Norway ③ Bulk Park Fugleåsen
- Norway ④ Bulk Park Fossen Søndre
- Norway ⑤ Bulk Park Deli Skog
- Sweden ⑥ Bulk Park Västra Pilängen



Nordic Focus

BULK EIENDOM has established strategically located BULK Parks in both Norway and Sweden. Designed for continuous heavy vehicle movements, each BULK Park is located close to major highways and communications links. Every location offers prepared level platforms ready to accommodate large modern logistics and industrial facilities.

Our in-house engineering team has developed tailored logistics real estate solutions – the ‘BULK MODULE’ and the ‘BULK CROSS-DOCK’ – designed for the demanding operational and extreme environmental needs of the Scandinavia market. We have incorporated the latest European construction and material handling equipment requirements into all our design solutions as standard, so that we can deliver the key BULK values:

Quality • Durability • Energy Efficiency • Operational Flexibility



BULK ENGINEERING – In-house Property Development

Our customer focused approach and industry leading knowledge ensure that all our Parks and tailored developments are both high quality and strategically located.

Our experienced in-house project teams deliver industry leading facility designs and innovative operational solutions. We strive to provide customers with a high quality, durable, energy efficient and flexible facility which offer significant commercial and operational benefits from day one.

Specified for your needs

Our dedicated team of project managers work closely with each customer right from the initial enquiry. With this approach we can fully understand the objectives and incorporate design solutions to satisfy both the current and future operational needs and the constraints of a customer's business.

Once we have defined the building's performance requirements, we can finalise the detailed design, specification and delivery timing. Thereby providing our customers with various financing solutions from rental to outright ownership.



BULK ENGINEERING provides:

Land

- Identification of potential development sites, either on a **BULK Park** or by undertaking land searches to find opportunities in a specific location. We always focus on the proximity to highways, vehicle access, yard space and the availability of utilities: electricity, water and telecommunication. Throughout the process we bear in mind the speed of delivery to meet the customer's operational targets.
- Site Master Planning – Zoning, planning application and building permitting.

Financing

- We manage all the development and investment financing internally so that we can offer all our customers a flexible approach to property development. This enables us to provide either cost effective leases or ownership for specialised 'Build to Suit' facilities.

Design/Engineering

- Working closely with customers to clarify and define needs, we identify specific site requirements, develop concept designs, provide detailed architecture and engineering design, specifications and timing plans for delivery.

Construction

- Our project managers provide a single point of contact and leadership throughout the construction process. They effectively manage the building contractor for all specific works and provide cost certainty and value for any additional customer variations.
- We are experienced in providing customers with early access to key areas (even during the main construction works) for the installation of: racking, process equipment, IT or mechanical handling equipment. This significantly reduces the time required from handover to the facility becoming fully operational.

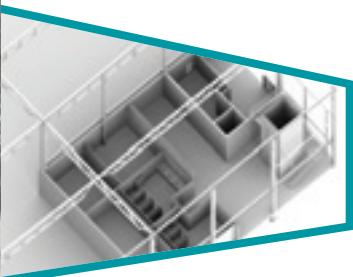
Handover

- Management of the building handover process, providing technical training for a customer's facilities personnel and the organisation of any additional specific operational works. Our teams also provide the on-going monitoring and the co-ordination of any aftercare work by the building contractor, for a defined period after handover.

Through-Life

- Typically within the period of occupation, operational changes require the building to be modified in some way, whether it is an office or warehouse extension or a need for additional dock doors to be installed. We can provide engineering and project management services to facilitate and deliver the changes required.

BULK's ownership of the whole development cycle provides customers with certainty, for both timing and the delivery of the specification.



Logistics Expertise

BULK MODULE

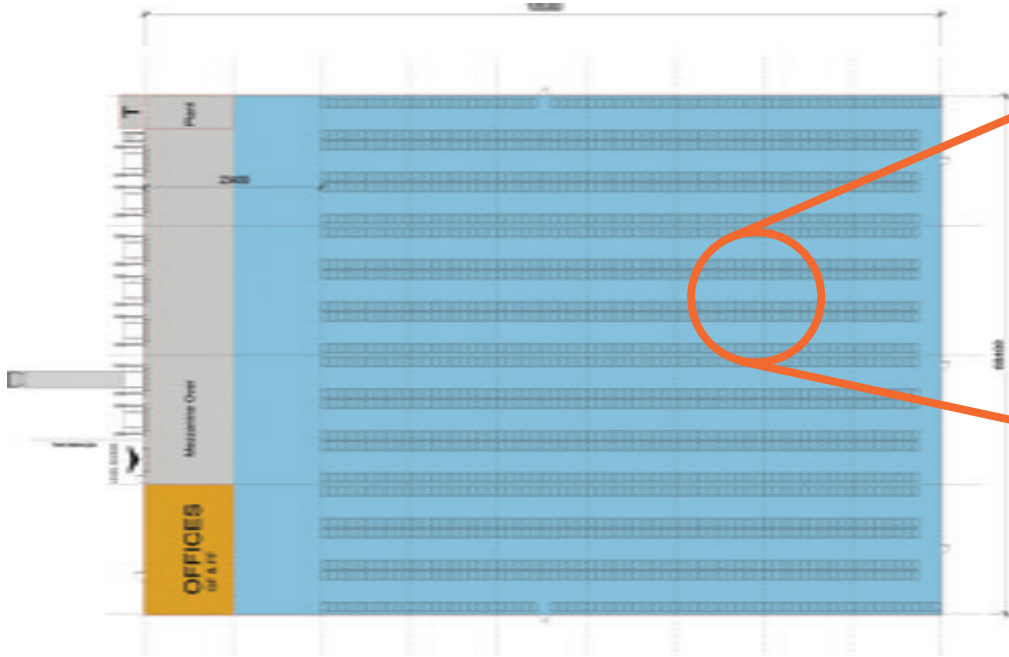
BULK EIENDOM has specifically designed the **BULK MODULE** for the needs of the Scandinavian logistics facility operator. With reduced construction timescales and industry leading specifications, it guarantees the long term performance and flexibility of your new facility.

By only specialising in logistics and industrial real estate, we fully understand the many critical operational features that are essential in such a building, features which have now been incorporated as standard into the **BULK MODULE**.

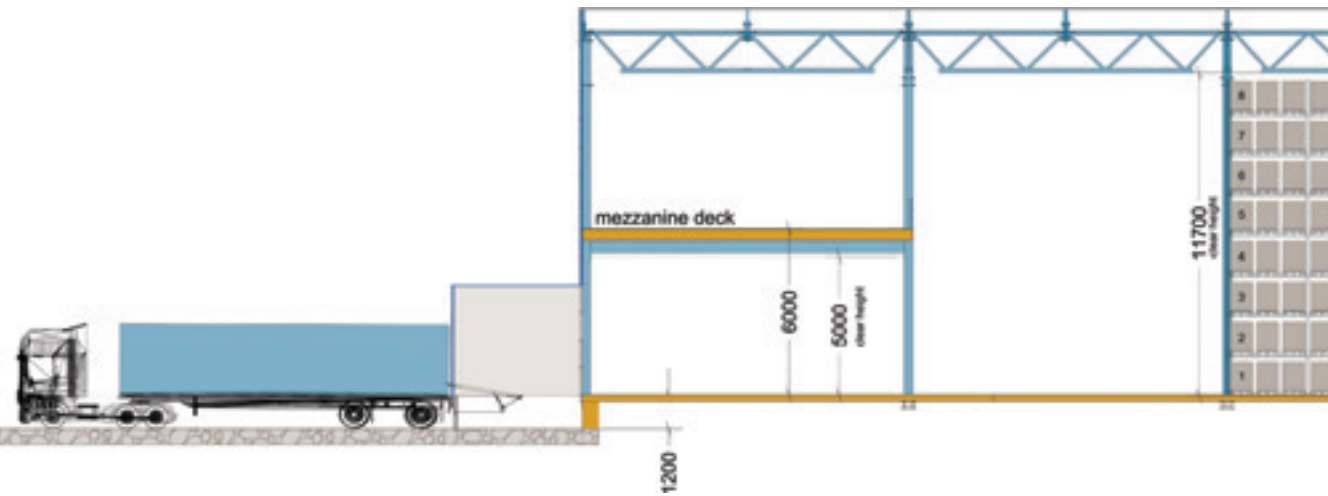


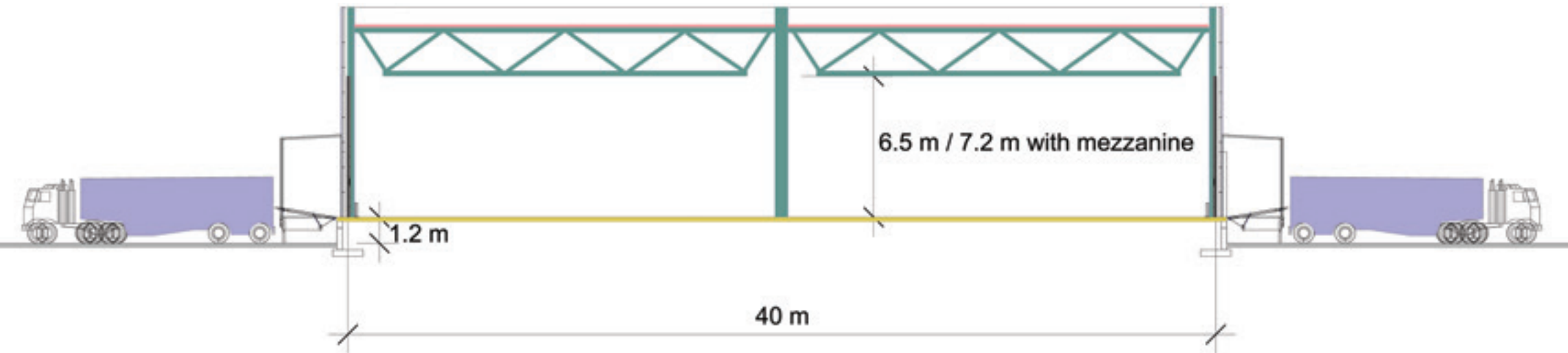
BULK MODULE TECHNICAL	Norway Specification**	Sweden Specification**
Office Content (Optional %)	5%	5%
Steel Structural Frame (measured centre to centre)	17.1m x 11.7m Clear Height 11.7m (Under Mezz. 5m)	22.6m x 11.3m Clear Height 11.7m (Under Mezz. 5m)
Insulated Building Envelope (to the latest local regulations)	Steel faced insulated panels (wall), built up roof with 1.2mm PVC foil roof membrane	Steel faced insulated panels (wall), built up roof with 1.2mm PVC foil roof membrane
Warehouse Floor	50 kN/m ² "Jointless" Steel fibre reinforce concrete NS3420-0 Class B T2 or TR34 (2003) FM2 Special	50 kN/m ² "Jointless" Steel fibre reinforce concrete DIN 18202 (1-2 Ziele 4) or TR34 (2003) FM2 Special
Mezzanine Deck	11.7m wide 10 kN/m ²	11.3m wide 10 kN/m ²
Autodoors/Dock Levellers (Hormann or Crawford-Hafa)	1 : 1000m ² - electrically operated (1.20m above yard)	1 : 1000m ² - electrically operated (1.20m above yard)
Level Access Doors (4m x 4.5m)	1 : 5,000m ²	1 : 5,000m ²
Warehouse Lighting Racking Area (3m wide aisles only) Marshalling Area/External Yards	T5-200 Lux with movement sensors T5-300 Lux/30 Lux (building mounted)	T5-200 Lux with movement sensors T5-300 Lux/30 Lux (building mounted)
Heating Warehouse Office	Kommune/localised boiler network Minimum +12°C/Mean +15°C Minimum +21°C (winter)	Kommune/localised boiler network Minimum +12°C/Mean +15°C Minimum +21°C (winter)
Battery Charging (Fork Lift Trucks)	Total charging points per 8,000m ² 2 x 32 A (400V)/6 x 16 A (230V)	Total charging points per 8,000m ² 2 x 32A (400V)/6 x 16A (230A)
Fire Sprinklers (roof mounted)	ESFR K25 NFPA 12 – normal Class I-IV	ESFR K25 NFPA 12 – normal Class I-IV
Fire cells	8,000m ² cells, 240minute concrete fire wall 2000 MJ/m ²	Not Required
Security	FG Class B1 – Shell protection alarm system (IR detectors - for areas with external access)	Complete intrusion alarm system (IR detectors - for areas with external access)
Lorry Yards Roads/Lorry Parking Car parks	Heavy Duty Concrete Block Paviors (to 20m in front of dock levellers) All other areas Asphalt	Asphalt Optional concrete strips

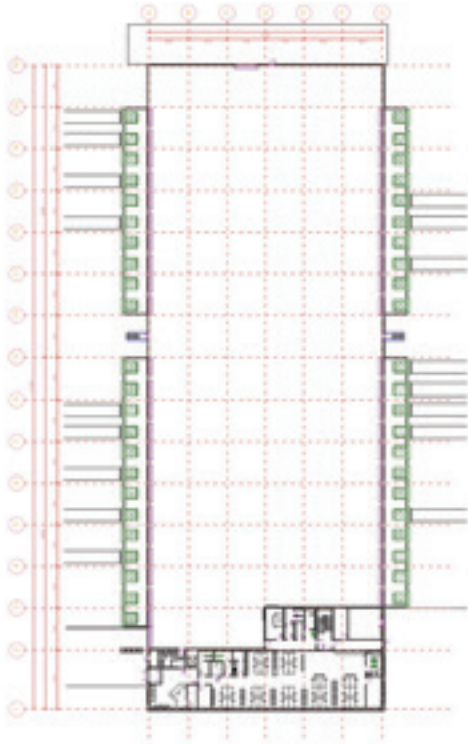
**All dimensions, specifications and loading capacities shown are subject to changes in design and all country specific regulations are applicable at the time of construction.



16,000 pallets (3m aisles)







BULK CROSS-DOCK

A cross-dock operation is by far the most intensely and heavily used facility in the logistics industry.

With every square metre of floor and each dock leveller receiving almost continuous and heavy use, it has to perform every day without fail.

By understanding that the durability of each individual component is critical to the overall performance and success of the business, our engineering team has focused on providing a robust industry leading facility design and specification for our BULK CROSS-DOCK. We believe it is now the benchmark for the Scandinavian logistics industry.

Quality • Durability • Energy Efficiency • Operational Flexibility



BULK CROSS-DOCK TECHNICAL	Nordic Specification**
Office Content (Optional %)	10%
Steel Structural Frame (measured centre to centre)	40m wide (7.2m bay sections) Clear Height 6.5m/7.2m (with mezzanine)
Insulated Building Envelope (insulated to the latest local regulations)	Steel faced insulated panels (wall), built up roof with 1.2mm PVC foil roof membrane
Warehouse Floor	35 kN/m ² "Jointless" Steel fibre reinforce concrete NS3420-0 Class B T2 or TR34 (2003) FM2
Autodocks/Dock Levellers (Hormann or Crawford-Hafa) electrically operated	1 : 100m ² (1.20m above yard)
Level Access Doors (4m x 4.5m)	1 : 2,500m ²
Warehouse Lighting	T5 – 300 Lux with movement sensors and daylight dimming
Heating Warehouse Office	(Kommune/ localised boiler network) Minimum +12°C / Mean +15°C Minimum +21°C (winter)
Battery Charging (Fork Lift Trucks)	Total charging points per 4,000m ² 2 x 32 A (400V) / 6 x 16 A (230V)
Fire Sprinklers (roof mounted)	ESFR K14 as required under local regulations
Fire cells [†]	8,000m ² cells 240minute concrete fire wall 2000 MJ/m ²
Security	FG Class B1 [†] – Shell protection alarm system (IR detectors - for areas with external access)
Lorry Yards Roads/Lorry Parking Car parks	Options: Heavy Duty Concrete Block Paviers, Asphalt, Concrete Strip

[†] Norway only

**All dimensions, specifications and loading capacities shown are subject to changes in design and all country specific regulations are applicable at the time of construction.



BULK OFFICES

Within any logistics or industrial facility the office area is the centre of activities. The office has to be intelligently designed to create a quality working environment which is both flexible and robust to accommodate the varying needs of visitors, drivers, office and warehouse staff simultaneously.

By understanding that quality and durability are linked, our engineering team have focused on providing key details and specifications designed for the daily demands, whilst providing flexibility for future operational and business changes.

BULK OFFICE TECHNICAL – Nordics Specification

Office Area – Fully fitted reception, open plan office, meeting and driver's rooms, toilets, showers, server room and a canteen area with kitchenette facilities

Walls – Offices: plasterboard/paint finish. Toilets/showers: full height ceramic tiles

Windows – Insulated

Lift – Platform lift

Ceilings – Suspended ceiling tiles

Kitchenette – White fitted units, stainless steel sink, prepared for cooker, dishwasher and fridge

Heating & Cooling – Wall mounted hot water radiators. DX Comfort Cooling to meeting rooms, open plan office and canteen

Power/IT – Local power distribution/50 No. Cat 6/RJ45 data points

All, specifications and details shown are subject to changes in design and all country specific regulations are applicable at the time of construction.





Operational

A tailored solution

If your business requires specialist areas or equipment installing, we can accommodate your needs with our tailored solutions service, which includes:

- High Bay Logistics Storage
- Temperature Conditioned & Refrigeration Facilities
- Food Processing
- Clean Rooms
- Industrial and Manufacturing Equipment
- Large Water/Electricity Load Demands
- Vehicle/Forklift Truck Workshops
- Vehicle Wash
- Lorry Refuelling
- Professional Canteen
- Access Control/Enhanced Security
- CCTV

Early access

BULK EIENDOM not only has a track record of delivering new facilities fast, but also providing customers with early access dates during the construction works. This allows the customer to undertake a significant amount of their fit-out activities such as racking or the installation of mechanical handling equipment within the warehouse prior to occupation. This significantly reduces the time taken for customers to make their new facilities fully operational.

Environmental

BULK EIENDOM is committed to provide and promote energy efficient and environmentally aware solutions for all our new property development projects.

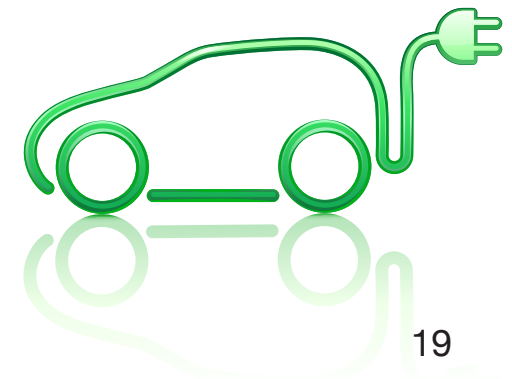
The **BULK MODULE** and **BULK CROSS-DOCK** are designed to the latest Norwegian and Swedish thermal insulation regulations and utilise modern composite wall cladding systems. Our highly energy efficient windows and doors guarantee good energy savings when compared to older logistics buildings (even only 10 years old).

- To maximise natural daylight into the office areas, large aluminium faced windows are used.
- Doors and windows are aluminium or aluminium externally faced for reduced maintenance. They feature thermal breaks and utilise insulating and heat reflective glass to south facing elevations.
- Heating is provided by either the Kommune/Network or a Wood Chip Boiler with an electric peak load/back up system. Additional optional solutions include ground source heat pumps and air source heat pumps.
- Energy efficient T5 HO fluorescent lights are installed in the warehouse together with movement and daylight dimming sensors in designated areas. Additional optional solutions include LED lighting.



Electric Vehicle Charging Points – A BULK standard feature

We install as standard Electric Vehicle Charging Points in the car parking area to actively promote the use of electric vehicles within a customer's business.





BULK EIENDOM AS
Frognerstranda 2 "KONGEN"
N-0250 OSLO
Norway

+47 47 80 70 00
post@bulkeiendom.no
www.bulkeiendom.no



High Performance Buildings

