

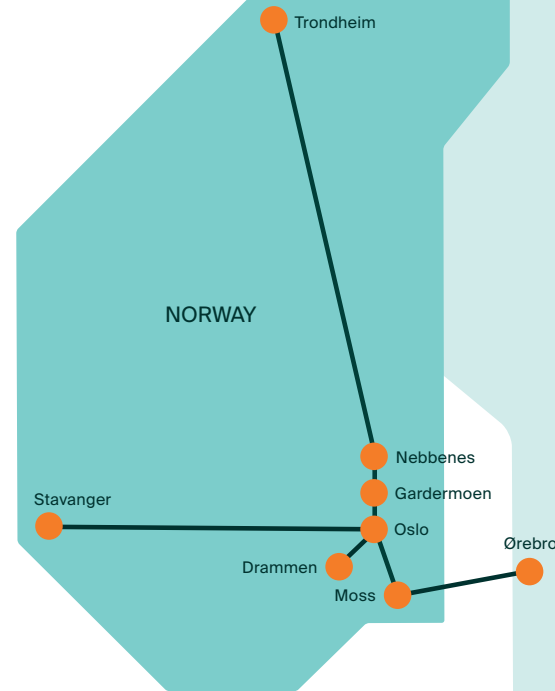
Green Solutions

- Energy efficient design
- LED lighting as standard
- High focus on recycling of heat, materials and waste
- District heating or local Wood Chip Boilers, optional ground or air source heat pumps
- Electric vehicle charging points
- Solar panels (optional)
- Building Certifications e.g. BREEAM-NOR (optional)



Our Logistic Areas

Our Industrial Real Estate business is concentrated around the core logistic areas in the Nordics and we have several customers served at multiple locations. We have over the years built up a considerable land bank in the proximity to the leading European routes surrounding cities of Oslo, Trondheim and Stavanger.



Beyond continuously improving the Bulk designs, our systematic approach to sales, construction and operations is demonstrated by a number of certificates, including ISO 9001, ISO 14001, ISO 22301 and ISO 27001. Bulk has also achieved Norway's first BREEAM-NOR industrial building certification as well as receiving awards such as #1 Winner, Euromoney.



Quality



Environment



Business continuity management systems



Information Security



Sustainability

bulk[™]
Industrial Real Estate

Industrial Buildings Warehouse



With a Nordic platform, our Industrial Real Estate arm specializes in industrial logistic buildings, office and build-to-suit development. We are the leading real estate developer across the Nordics within large modern warehouses, industrial buildings, cross-dock terminals and logistic parks. Since 2006 our team has built hundreds of thousands sqm of high quality, flexible and energy efficient facilities for our customers from a variety of operational and commercial backgrounds.

Reference projects



Bulk Park Fugleåsen, Langhus, Norway

The 200 dekar site was purchased by Bulk Infrastructure in 2010, Bulk has zoned and developed the plot with 9 projects with a total building area of app. 80,000 sqm. Tenants are: Postnord, DSV, Elektroskandia, Follo Ren, Norsk Lastbærer Pool, Smart Retur, Eurostar, LVD Truck Parts and Scandifood Engros AS.



XXL, Örebro, Sweden

Main warehouse for XXL in Sweden. The building is 43,000 sqm. Bulk Infrastructure has also built a new warehouse for XXL close to Oslo Airport, Gardermoen in Norway. This building is 32,000 sqm.



Bulk Park Lindeberg, Norway

This picture shows the project for Alimenta AS of 7,300 sqm which was built in 2019. The building consists of office, warehouse and production areas. Bulk Park Lindeberg is one of Bulk Infrastructure's prestige projects located by highway E6 between Oslo and Oslo Airport Gardermoen. Bulk has acquired a 250-dekar plot of land which is now being expanded for several large companies, mainly in logistics, industry and manufacturing.



Bulk Park Vestby

This picture shows the project for Leman Norway AS of 20,000 sqm. This is the first industrial building in Norway achieving the environmental BREEAM-NOR certificate Very Good. Bulk has developed and built many buildings in this area, including Elektro importøren, Nille, Iron Mountain, Synnøve Finden and Vinmonopolet.

Customers First

At Bulk, we are committed to provide all our customers with a consistent service. We achieve this by working in close collaboration or partnership with all of our customers. We bring experience, expertise and innovative solutions to help our customers solve their specific needs. Our team of experienced project managers work closely with each customer right from the initial enquiry.

— We have a passion for contributing to a more sustainable society

We believe it is important to make more efficient use of energy, land and resources. This can only happen at scale in a constructive collaboration between customers, suppliers, local communities and the government. We want to challenge the status quo and always look for better solutions with our partners. Sometimes that means asking the difficult questions and thinking differently. This is all part of our race to bring sustainable infrastructure to a global audience.



Bulk Infrastructure AS
Frognersstranda 2
0280 Oslo, Norway
Tel: +47 47 80 70 00
www.bulk.no

bulk™

Bulk Module

Quality • Durability • Energy Efficiency • Operational • Flexibility

Bulk 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 specializing in logistics and industrial real estate, we fully understand the many critical operational features that are essential in such a building. Such features are continuously incorporated into the standard Bulk Module.

The bulk module is designed to maximize utilization when storing pallets.

The module is approx. 7 200 m² in footprint and is maximized in size in relation to Norwegian fire requirements, ie without a firewall. Grid that provides an optimal racking solution with 3.0 m wide driving aisles.

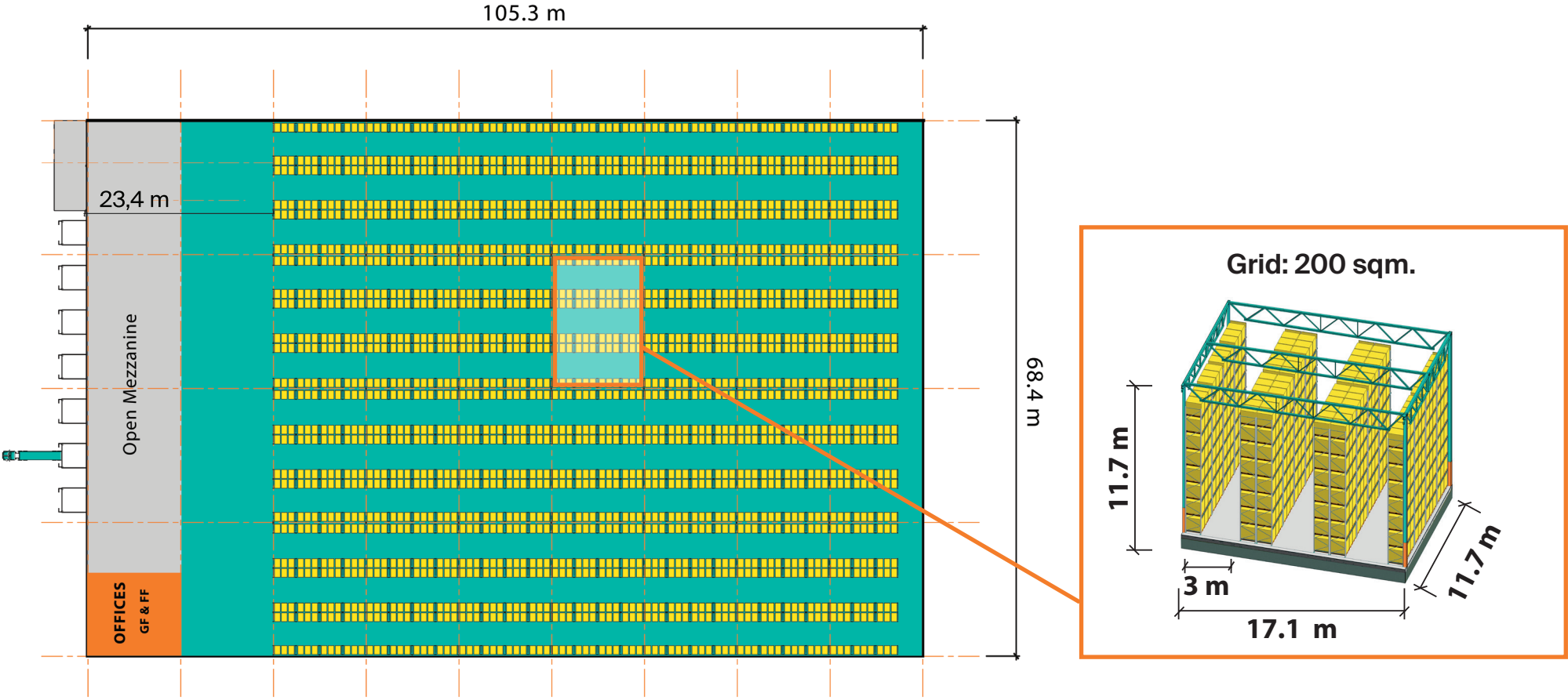
Ground clearance of 11.7m (8 standard pallets in height) and approx. 16,000 pallets, additional pallets without mezzanine areas.



Bulk offices

Within many logistics or industrial facilities, the office area is becoming a more critical component.

The office has to be intelligently designed to create a quality working environment. It needs to be flexible and robust to accommodate the varying needs of visitors, drivers, office and warehouse staff while also being space efficient. Our Bulk solution takes into account the customer specific daily demands, whilst also remaining flexible for future operational and business changes.



16 000 pallets (3 m.aisles)

