






BLUE GATE
ANTWERP

HOME PORT FOR SUSTAINABLE INNOVATION

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Blue Gate Antwerp, welcome!

Blue Gate Antwerp is the country's first circular, eco-effective, water-bound business park. Sustainable, innovative businesses in chemicals, cleantech and logistics will find the breeding ground for their future growth here.

Your company behind the steering wheel

Locate your business at Blue Gate Antwerp, and put your company in control together with other peers.

Let's aim for economic growth through integrated entrepreneurship.

The site is located on the river Scheldt, close to the centre of Antwerp. Once at the heart of the European Petroleum industry, the site experienced a thorough clean-up and is now ready for the start of an exciting new chapter in its history: Blue Gate Antwerp, the ground-breaking public-private project for businesses wanting to take control of the future, starting today.

These goals will be achieved by choosing decisively for innovation and development.

We will work together with like-minded businesses to activate circular flows at the micro and macro levels. This delivers cost efficiency and environmentally-friendly collaborations both on and off site. Businesses locating here are committed to

eco-effective industry. How can we reduce the consumption of raw materials while producing the same or even better end products? These thoughts will be familiar to anyone making the transition to a low-carbon economy.

The site's location along the river Scheldt offers significant strategic, economic and environmental advantages. The inland waterways provide a sound alternative to road transport, with the opportunity to reduce air pollution, noise and traffic gridlock. In short, all occupiers will benefit from the water-bound character of the site.

A prime location for transport, innovation and the 'war for talent'



More efficient freight transport

You prefer to move the majority of your freight by water? This is the place. The logistics zone with its loading and unloading quay lies directly on the river Scheldt, providing immediate access not only to the port but also to Brussels, Liège and even destinations outside Belgium like Germany, Switzerland and France.

Since the site is at the centre of major road and rail networks, it also offers the traditional modes of transport. This allows you to organise your transport operations with efficiency and sustainability in mind.

Together we can make the modal shift.

Modes of transport for your freight

- Motorways

E17: Antwerp - Beaufort (F)

E19: Amsterdam (NL) - Antwerp - Paris (F)

E34: Knokke - Antwerp - Bad Oeynhausen (D)

E313: Antwerp - Liège

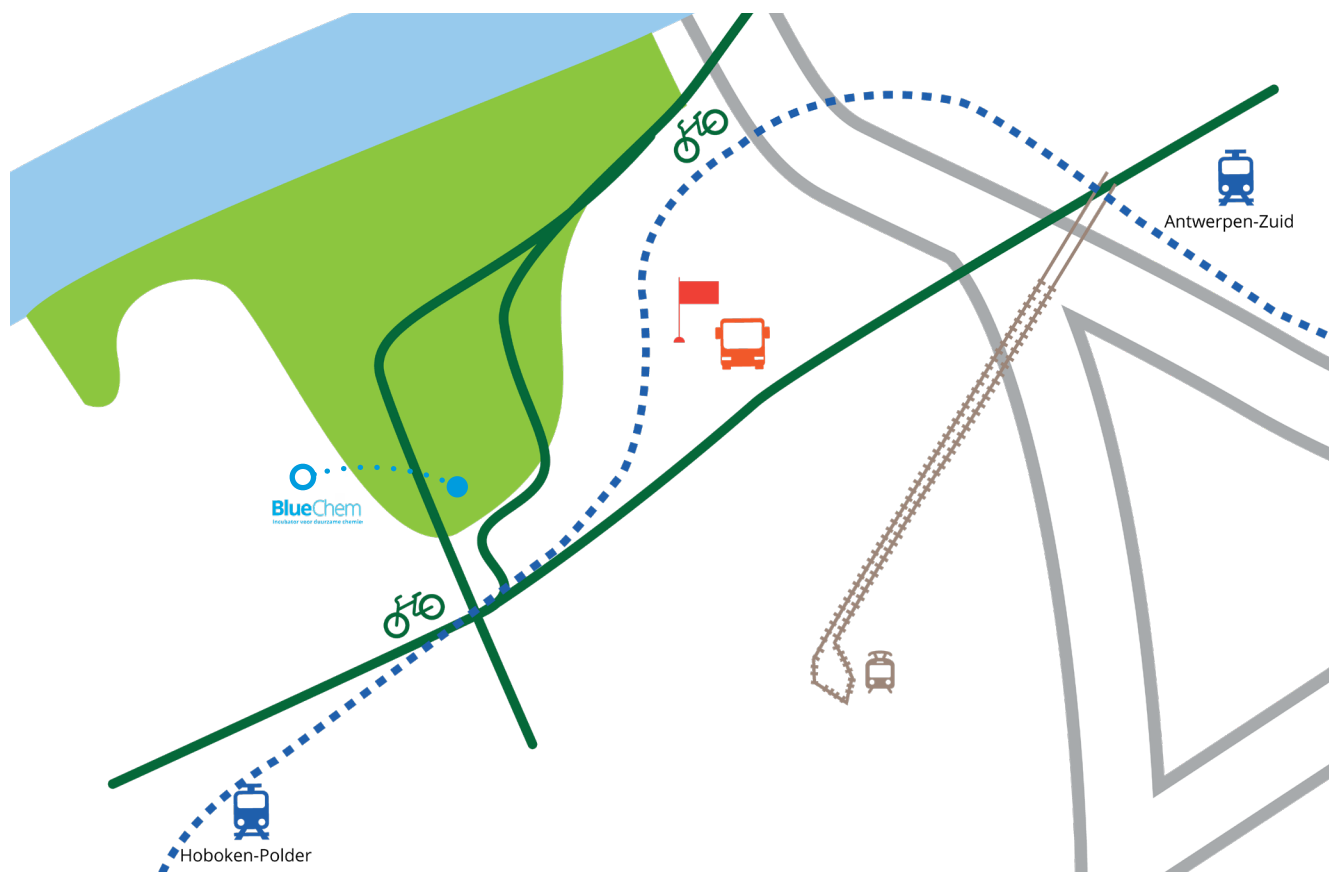
A12: Brussels - Antwerp - Bergen op Zoom (NL)

- Water

- Local access road: new "knoop Zuid"

- Urban distribution





An attractive working environment

Belgians are increasingly happy to switch from the car to a different mode of transport. At Blue Gate Antwerp, your business can be actively engaged in the modal shift, meeting the expectations of both existing and new employees.

The central location and easy accessibility will attract talented staff. They can choose to travel by the 'fietsostrades' (cycle motorways), by bus, tram, train or by using a clever combination of these alternatives.

Definitely, the road mileage and CO2 emissions will be reduced.

Transport options for your staff

- Train
 - Antwerpen Zuid: 10 minutes by bike
 - Hoboken-Polder: 7 minutes by bike
- Tram
 - The Hoboken tram stop is a 10 minute walk away
- Bus
 - A 550 meter walk from every business
- Bike
 - 10 minutes from Antwerp centre (Gedempte Zuiderdokken)
 - 7 minutes to the swanky, sustainable "Nieuw-Zuid" residential area
 - 7 minutes from Hoboken
- Car
 - Ample shared parking space

Mission: sustainable entrepreneurship, together

Blue Gate Antwerp, our community.

Together with like-minded entrepreneurs, we are developing the country's most sustainable business park. In order to make this a reality, we provide support not only with the development of the site but also with the construction process of the individual buildings. We are looking for businesses willing to commit to circular flows at the micro and macro levels. In this way, we will guarantee cost-efficient and environmentally friendly collaborations both on and off-site.



In collaboration with





People, Planet, Prosperity, Peace and Partnership, the 5 Ps from the Sustainable Development Goals, are our starting point. If we want to achieve the climate objectives in 2030, we need to take these goals into account. The development of the site is firmly based on the 12 SDGs, and they are integrated at every level: site, buildings and operational processes. They provide the framework for the urban development strategy intended to deliver an integrated sustainable project. The integration of the SDGs at all levels was, in part, thanks to intensive collaboration between Bopro and CIFAL Flanders, members of the United Nations Institute for Training and Research.

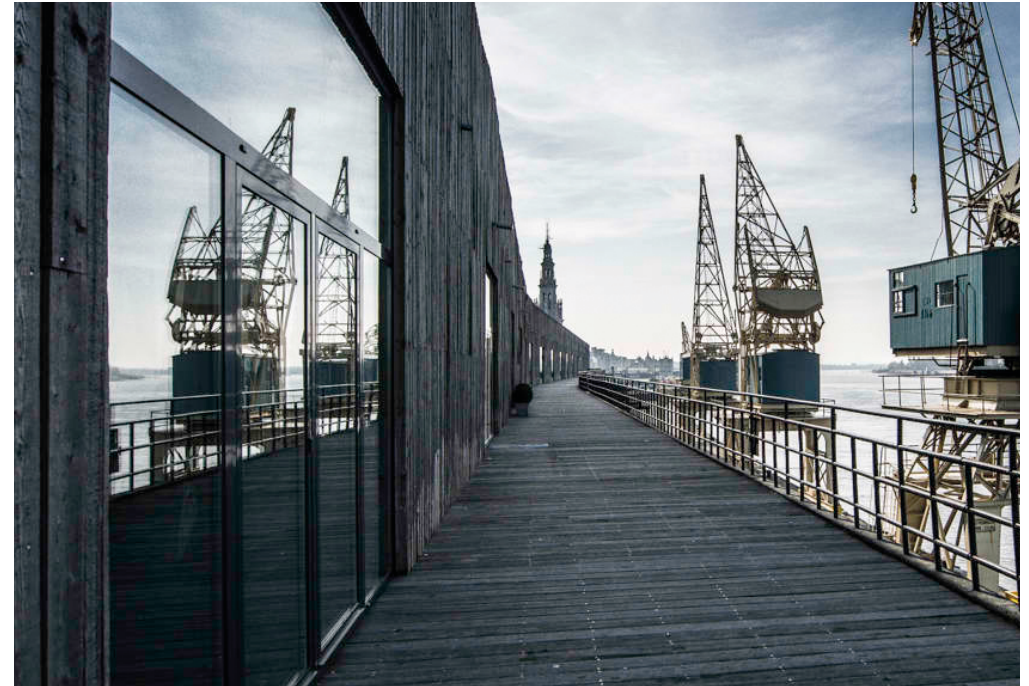


From the start we, as developers, take carefully considered long term decisions that ensure the sustainable character of the site. At Blue Gate Antwerp, we will be implementing BREEAM Communities at site level. This internationally recognised evaluation tool assesses the environmental, economic and social impact of certain choices. A range of indicators are used to determine a sustainability rating. The aim is for Blue Gate Antwerp to achieve a BREEAM Communities Excellent rating. At the level of individual buildings, we will be working with BREEAM New Construction in order to achieve our objectives in terms of flexibility, modularity, energy standards etc.



Of course, sustainability does not stop at site or building level. It also involves your entire business, right down to operational process level. If you, as an entrepreneur, want to map your full impact, you'll need a framework. It will help you to report on the current position, to set objectives and plan actions. Actions to reduce your footprint, to improve welfare for your workers or to implement the modal shift. Using the GRI Standards will enable you to report in a targeted way and to make necessary adjustments to your strategy. You will be encouraged and supported throughout this process at Blue Gate Antwerp. This is how we intend to incorporate sustainable DNA at every level.





A public-private partnership with strong shoulders

The public-private partnership brings together a lot of relevant expertise, political support and financial strength. These are the strong shoulders that support Blue Gate Antwerp.

Flemish and European subsidies

The innovative vision and sustainability efforts of Blue Gate Antwerp are also rewarded with government support. The project receives subsidies from the Flemish Agency Innovation & Entrepreneurship (Vlaams Agentschap Innoveren & Ondernemen, VLAIO) and the European Regional Development Fund (ERDF).

Antwerp City

The city of Antwerp is entirely committed to the sustainable redevelopment of the former Petroleum-South site. Antwerp is at the origin of the project through the autonomous municipal business for real estate and urban projects (AG VESPA) and the Business & Innovation (B&I) service. In this way, the city supports circular economy, sustainable innovation, local entrepreneurship, multi-modal mobility and high-quality job creation all at once.

Flemish government

The Flemish government is the initiator of Blue Gate Antwerp together with the city of Antwerp. Via the do and dare company PMV, it invests in the remediation and redevelopment of brownfields. The Flemish Waterway carries out its core task through this project. It promotes inland navigation and water-bound entrepreneurship by offering business parks, quay walls and logistical facilities.

DEME Environmental Contractors (DEC)

DEC is an international specialist in environmental projects such as soil remediation, the purification of landfill sites, recycling techniques, waterworks and the redevelopment of brownfield sites. That makes DEC the right partner for this public-private partnership right from the start.

Bopro

Bopro is an international real estate developer and service provider. It specialises in construction projects, property management and sustainability advice. Bopro uses this know-how to develop and manage Blue Gate Antwerp in a sustainable manner. During the entire development or guidance, the project managers take the global sustainability objectives into account.



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We gladly support a leading project such as Blue Gate Antwerp. It is the ideal location for BlueChem, an incubator for sustainable chemistry where we help ground-breaking innovations to develop into successful businesses.

- Frank Beckx, Managing Director essenscia Vlaanderen and President of BlueChem plc -

“

Blue Gate Antwerp will be the new standard in terms of effective use of space that continues to get more scarce. Innovative logistic buildings, a minimal impact on the environment and a maximisation of social values such as pleasant workplaces, smart distribution and the considerate usage and reuse of materials will be at the core of this project.

- Jo De Wolf, Chief Executive Officer Montea -



Home port for innovative growers

The soil remediation is almost complete. Time for the bulldozers to move out and businesses to move in.

Locating your business at Blue Gate Antwerp will provide you with access to 3 growth accelerators:



Pooled innovation capacity

You will be surrounded by like-minded businesses, helping each other to grow. Sharing knowledge and expertise accelerates innovation. Carefully considered collaborations lead to lower costs, while activating complementary processes results in circularity.



Guided eco-effectiveness

You will be actively supported as you work towards your sustainability objectives. Blue Gate Antwerp will be your guide in achieving a climate-neutral infrastructure, Park Management will minimise the ecological footprint of the entire site, and we can also assist you in closing your production chain off-site.



Smart logistics & distribution

You can perfectly align your production with your transport operations thanks to the layout and location of the site. Use the new loading and unloading quay for water-bound transport. Or, reach the whole of Europe quickly by land from your central located operational base just outside Antwerp.





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For Antwerp University, Blue Gate Antwerp is the perfect location to elaborate the eco-system of sustainable chemistry. Our Blue_App project constitutes the bridge between the industry and the university. At Blue Gate, we collaborate with our partners on the valorisation of the research in sustainable chemistry.

- Prof. Silvia Lenaerts, Vicerector Valorisation & Development Sustainable Energy, Air and Water Technology, DuEL – Antwerp University -



Pooled innovation capacity: stronger together

Blue Gate Antwerp attracts complementary businesses. R&D companies and small manufacturing firms are welcome here. Together we are strong. We are committed to a circular economy and we are keen to enter into sustainable partnerships. In this way, you will be able to benefit from economies of scale which strengthen your market position.

Sustainable partnerships

Collaboration is the keyword on this site. Collaborations in between businesses and between businesses and academia have synergistic effects. Sharing research efforts and expertise accelerates innovation. Setting up complementary processes improves efficiency, while group purchases reduce costs. The presence of BlueChem and Blue_App boosts cross-fertilisation in the areas of knowledge

and production. BlueChem is an incubator for sustainable chemistry, while Blue_App is an university pre-incubator for research projects in the field of sustainable chemistry. Their input will cut your time-to-market and accelerate innovation.

Collective park management

The Park Manager has the task of facilitating contacts between businesses, and is also responsible for the organisation, management and maintenance of common facilities such as sustainable mobility and cluster parking spaces, the Facility Point and Congress Point, the purchasing of renewable energy and heat, the shared green zones, the shared event space...

Complementary businesses

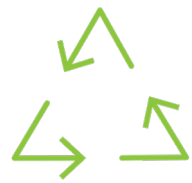
At Blue Gate Antwerp, you'll find like-minded businesses

- **Active in:**
research and development,
production and distribution
- **With a focus on:**
cleantech, chemicals and logistics
- **Driven by:**
sustainable entrepreneurship,
innovation, collaborations and
complementary processes.



**Do we expect you to comply
with all best practices immediately?**

No, we are eager to guide you to
implement your sustainable DNA into
your operational processes and your
building. That's how year after year
we'll move together towards more
sustainability, more circularity and more
eco-effectiveness.



Guided eco-effectiveness: guidance to sustainability

Eco-effectiveness means that you achieve efficiency gains thanks to your ecological efforts. The establishment requirements of Blue Gate Antwerp provide a framework to make this happen.

All businesses located at Blue Gate Antwerp commit to:

- The construction of BREEAM certificated buildings
- CO2-neutral energy and heating consumption
- The modal shift in terms of mobility
- Closed processes through partnerships
- The annual publication of a Sustainability report in accordance with the GRI Standards.





Visit Blue Gate Antwerp

Curious about the site?
Make an appointment for a site visit without any obligations.

Call +32 477 25 06 43 or mail
innovate@bluegateantwerp.eu

→ Smart logistics and distribution: ← conquering Europe over water and land

Smart logistics starts at a prime location. Water-bound transport from Blue Gate Antwerp is self-evident, as is the export to the whole of Europe and the multi-modal movement of your employees.

Water-bound transport

The unique location on the Scheldt and near the centre of Antwerp offers numerous possibilities:

- Organise your freight transport through inland shipping.
- Make use of the new loading and unloading quay in the logistics zone.
- Set up a multi-modal city distribution network in the future.

Circular chains

The sharing environment stimulates sustainable innovations to:

- Identify, collect and process residual streams in interaction with the city.
- Work more efficiently together with other companies thanks to smart logistics and distribution.
- Distribute innovative products with sustainable means of transportation.

Multi-modal intake

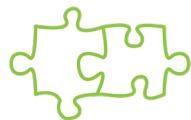
Manage the intake of your employees in a smart way:

- Call out the bicycle highways and cycle paths as an asset for cycling employees.
- Attract expats with the proximity of the city and excellent accessibility by public transport.
- Give employees who need the car a place in a car park building on the site...

The development of the logistic zone on Blue Gate Antwerp is in collaboration with Montea.

Let's do this together

1



It's a match

Let's get to know one another. Who are you and what do you do? Are you looking to collaborate with other businesses and do you want to make the difference when it comes to innovation?

We will match your business with other candidates in order to create optimal clusters, with a focus on successful partnerships and circularity. Our identification tool reveals synergies which will offer you opportunities for growth both on and off-site.

2



Let's build it

Following the introduction and familiarisation, we will seek out a strategic location for your business. Together, we will draw up a programme for the proposed building, considering its future uses and the area required.

The technical requirements relating to sustainability together with the business-specific requirements will be included in the schedule of requirements for your building.

3



Let's make it last

We take sustainability extremely seriously. We will look with you to see what is possible, what efforts you have already made and how we can maintain sustainable DNA in your organisation in the longer term.

Your building, too, will be characterised by sustainability. We will support and advise you during the development of your low-carbon property.

We will record the sustainability of your business activities and your buildings in a sustainability report complying with the GRI standards.

4



Let's make it CO2-neutral

At Blue Gate Antwerp, we are striving to achieve CO2 neutrality for electricity and heat. We will also work together with you on a development plan covering 5 specific ambitions:

- Eco-industry
- Optimally water-bound
- Eco-effectiveness
- Open innovation
- International orientation

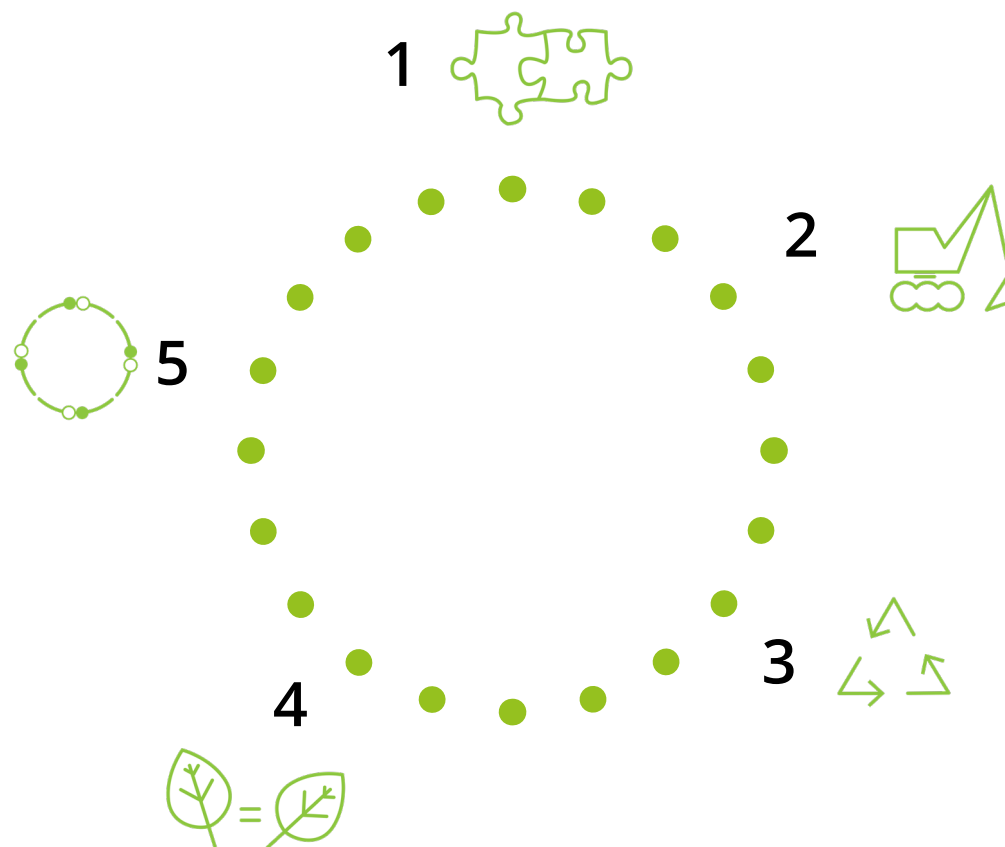


5



Let's live together

In consultation with all businesses on site, we are developing a dynamic park management system for both the detailed and the more general activities at Blue Gate Antwerp. We provide a Park Manager as a point of contact for this purpose.



Linear growth thanks to circular entrepreneurship







via Van Moer

via Montea

via Bopro

Plan of superstructure

-  project area
-  logistics zone
-  core and periphery
-  developed area

Where do you settle?

The site map

The total Blue Gate Antwerp project area covers 63 hectares. The site is to be developed as a "green lung" with businesses located in a smart way. Should your business be on the logistics site, on the periphery or in the core? We will be happy to explore the possibilities with you.

Your response to a few key questions will determine the ideal strategic operational base for you. One of the key questions is 'Which aspects are most critical for you: proximity to the water, interactions with other R&D businesses, or visibility from the access roads? Which location will meet your needs best?' The technical details and guidance sometimes differ depending on whether businesses are located in the core or on the periphery. These are the most significant requirements:

Plot size

Each plot covers at least 5000 m² (possibly shared between two occupiers).

Building density rate

CORE: maximum 70% built, at least 70% green space on the undeveloped area.
PERIPHERY: maximum 50% built, at least 70% green space on the undeveloped area.

Roofs

At least 40% of the roof surface is to be covered with photovoltaic cells. Technical installations are to be hidden from view, and any residual space has to be arranged as green roof.

Claim your place at Blue Gate Antwerp

Which lots are still available today?

Ask for the latest state of affairs via +32 477 25 06 43

or mail
innovate@bluegateantwerp.eu

Blue Gate Antwerp, what does it mean to you?

If you decide today to commit to locating at Blue Gate Antwerp, you will be joining a community of innovative, environmentally aware and future-oriented businesses. The benefits are legion. At Blue Gate Antwerp, you will...

Engage in circular entrepreneurship

Benefit from collaborations: your waste products may well be a raw material for someone else. Together, we can make the circular economy a reality. We will use our identification tool to reveal synergies and complementarities between what may at first sight appear to be very diverse businesses. Here, you will find like-minded businesses with whom you can share your residual streams and achieve win-wins. Linear growth through circular entrepreneurship starts at Blue Gate Antwerp.

Innovate faster

The vicinity of Antwerp University's Blue_App research building and BlueChem, an incubator for sustainable chemistry, is a major asset. Your business will be strengthened through collaborations with knowledge institutions, innovative start-ups and leading major companies in the city and the port of Antwerp. Joint research projects will accelerate innovation. Shared residual streams will boost your efficiency.

Reduce costs, increase convenience

Collaboration also offers economies of scale. Your business will be able to make use of the collective services provided on the site. Rather than investing in parking facilities on your own plot, you will be able to use the shared parking spaces provided, with charging stations for electric vehicles and facilities for cyclists. Cost efficiency is achievable not only through the sharing of services but also through the eco-effective approach taken. Your energy bills will fall because of the carefully considered

design and construction of your buildings, along with the optimal deployment of renewable energy sources and residual heat. The same applies to your use of water and space. And, last but not least, you will avoid unnecessary costs thanks to the smart logistical and distribution arrangements on site.



The design options for your building will be assessed (among other matters) based on a life cycle analysis. In this way, you can avoid unnecessary, long-term investments or modification costs, while your buildings will retain their value.

Construct in a future-proof way

Eco-effectiveness will also provide you with a sustainable, durable building, as future-proofing has been taken into account in the design of your buildings and the site as a whole. Our ambitious sustainability objectives tie in with the guidance, trends and legislation we see coming down the line. With regard to requirements, for example, for daylight, noise and air quality, permits and licences, Bopro, Project Manager at Blue Gate Antwerp Building will take much of the burden off your shoulders. The design and construction team have all the necessary experience

with sustainable construction to support you in achieving your ambitions and, in particular, in reducing your costs in the long term. Building smart from the outset gives you a head start. So, for example, Blue Gate Antwerp have decided that all buildings will be hooked up to a heating network using residual heat from the environment. You will benefit from CO2-neutral heat, at a guaranteed "not more than otherwise" price.

The close involvement of the public partners in this project (the city authorities...) facilitates the communication with the government.

Attract talent

This location provides a strategic advantage you can take advantage of: nestled between the city of Antwerp and the green Hoboken Polder, your staff can enjoy both nature and culture. The area is characterised by the diversity of living accommodation and modes of transport available. You can welcome employees to a top-tier working environment characterised by collaboration, efficiency, innovation, care, convenience, sustainability and, above all, at an outstanding location. This is where you will win the 'war for talent'.





Discover your new home port for sustainable innovation

Do you share our enthusiasm for this project?

Then contact us today for a conversation without obligation, for answers to your questions or to arrange a site visit.



Call
+32 477 25 06 43
or mail to
innovate@bluegateantwerp.eu

Want to know more?
Go to
www.bluegateantwerp.eu



Your notes

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