

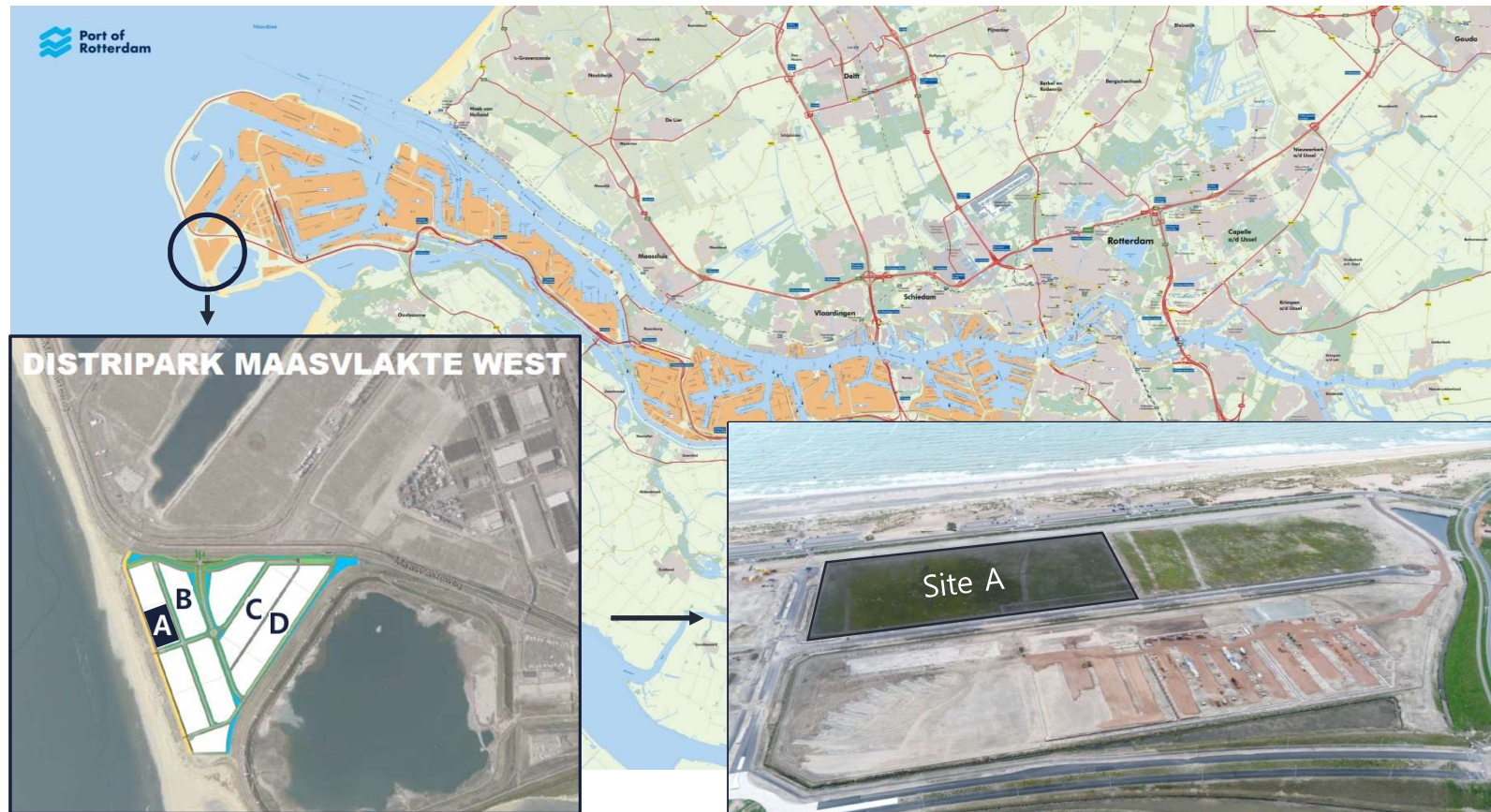


# Busan Port, advancing into Europe

-- BPA Rotterdam Logistics Center --

# Rotterdam Logistics Center

## Location



# Rotterdam Logistics Center

## Business outline

- Location : Netherlands Rotterdam Maasvlakte West Distripark (Site A)
- Operation



- Size : Site 50,000m<sup>2</sup> (warehouse 30,000m<sup>2</sup>)
- Period : 2022. 1 ~ 2071. 1 (50yrs)
- (Start construction) : 2021. 2 ~ , (Completion construction) 2021. 12.

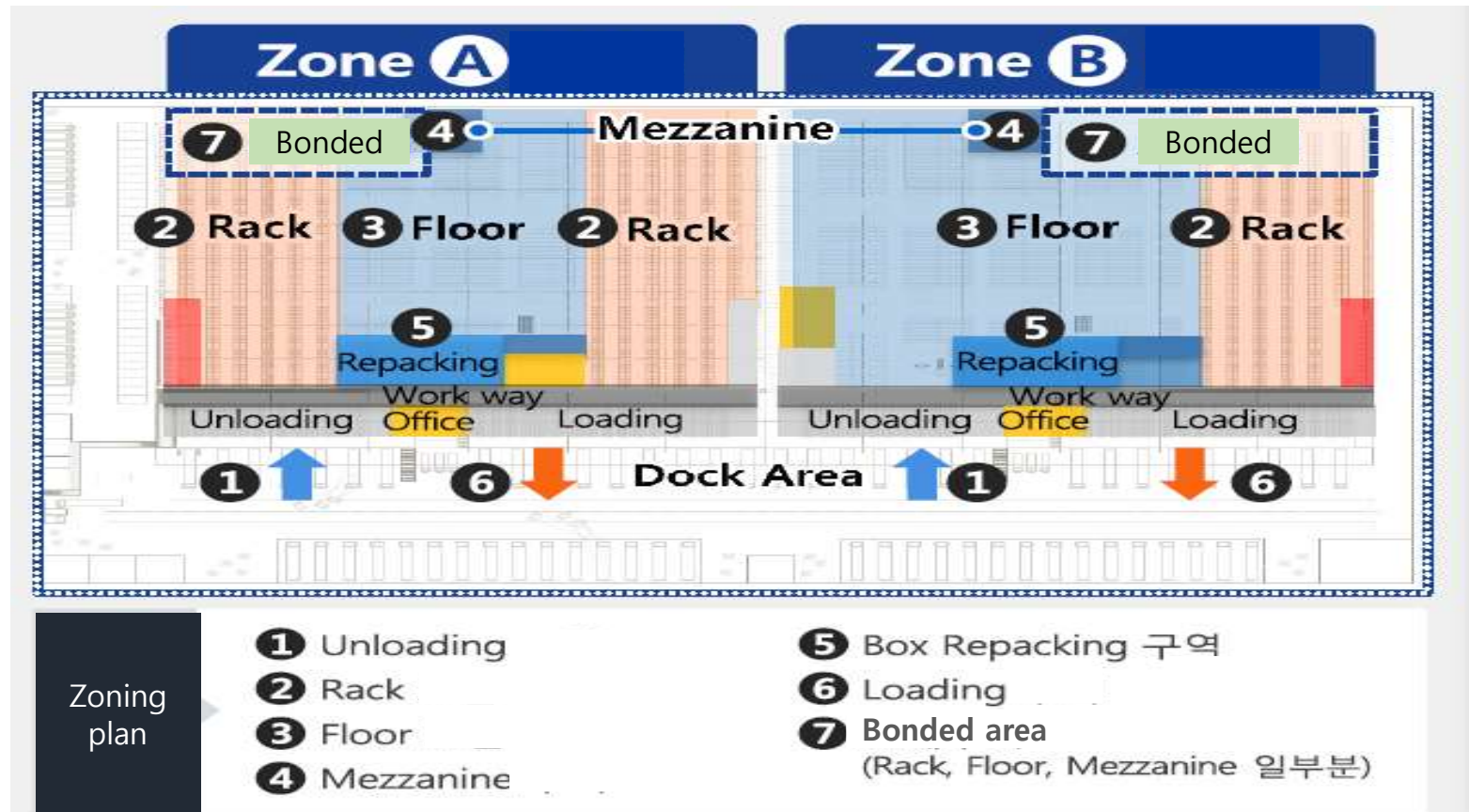
## Bird's eye view of the logistics center





## Rotterdam Logistics Center

- Zone A(15,000m<sup>2</sup>), BPA in charge of commercialization and its operation to be outsourced to Samsung SDS
- Zone B(15,000m<sup>2</sup>) , BPA leases it to Samsung SDS (Handling its own cargo)



## RTM Logistics center

Opening ceremony (Oct 29<sup>th</sup>, 2021)



# Rotterdam Logistics Center

## Warehouse Specification

Warehouse	
Warehouse Height	12.25m
Building Structure	Steel Structure
External finishing	Steel sandwich panels
Floor load (warehouse)	Max 50kN/m2 (Maximum point load 90kN)
Floor load (expedition)	Max 25kN/m2
Loading dock	1 dock / 950m <sup>2</sup> (Dock leveler lifting capacity to be minimum 60 kN)
Battery charging station	1 station / 1,905m <sup>2</sup> (43 pieces)
Overhead door	4 x 4.5 m (connection to ground level)
Lighting	LED lighting 200 lux (+ 1 meter)
Heating system	under floor heating system

## Mezzanine Specification

Mezzanine	Description
Installation height	Mezzanine floor bottom, 5.17m
Installation depth	Maximum 12m
Floor load (expedition)	Max 7.5kN/m <sup>2</sup>
Lighting	LED lighting 250 lux (+ 1 meter))



## Rotterdam logistics center

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### Lower usage fee compared to market price

**10~15%** cheaper usage fee (in/outbound, storage fee etc) than current market average price

- Reflecting customer's request as much as possible through mutual coordination
- Providing a customized service in accordance with customer's request even in case of small volume

※ The usage fee varies according to the size, type, quantity etc.



Providing a customized logistics solutions with a lower usage cost

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### Cutting-edge IT Technology

Improvement of logistics center operation & optimal transportation plan with Samsung SDS Cello platform

*Cello*™ WMS (Warehouse Management System)

Efficient  
Warehouse  
Management

Convenient  
Inventory  
management

Innovative  
VAS service

*Cello*™ TMS (Transportation Management System)

Optimizing  
Routes

Real-time  
Monitoring  
Rapid response

Reducing  
Transportation  
cost



## Rotterdam logistics center

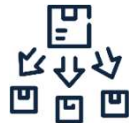
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### Operation of Bonded area

< Characteristics of bonded cargo >



Customs clearance  
required



Separation by shipper  
required



VAS  
required

#### Bonded Zone Operation Plan

- Apply bonded area & install security system ('2021. 9)
- Establishment of bonded work process
- Appoint of a PIC of bonding process
- Continuous stabilization management
- Local carriers with their own contractors are also available

When using a Dutch bonded warehouse  
for goods arriving in Europe,  
the customs duty can be deferred  
(Clear first & Pay later)

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### Customs clearance service (Deferred customs VAT)

Customs duties by a local specialized company

#### Tax agency

- VAT declaration by agent
- No need to set up VAT management yourself
- No need to register company in NL

#### Import business

- VAT Advice
- Risk analysis of imported goods
- Self-declaration

#### Export business

- Shipping to 3<sup>rd</sup> countries
- Export process guide
- Export customs support

#### - Benefits -

- ① Conduct EU customs by a local customs specialist
- ② React immediately in case of changes in customs regulations
- ③ Provide a reasonable & competitive price



# Rotterdam logistics center

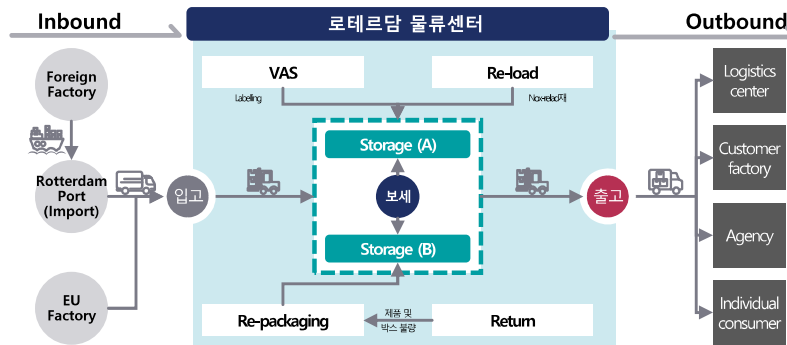
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## Customized logistics service

Providing customized logistics service from the customer's request

- Product storage, picking, packing, inspection, inventory inspection, VAS

-Logistics center operation service with inbound and outbound service by customer request is available



< Various customer service >

- Forwarding, Drayage, B2B outbound, E-commerce logistics service or B2C Customers  
- Your own contract with local shipping companies.

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## Competitive barge & transportation

Geographic advantage of the location, Maasvlakte for Inland transportation and barge service

[ Port Logistics ]

[ Multi Modal ]

[ Short Lead Time ]



Regional advantage in Maritime imports & exports

Multi-connection via Truck, train, barge etc

Reduce inbound cost  
Shorten inbound time

Transportation cost by region (one way)

Destination	Distance	Cost	Unit
BPA warehouse	4.5km	230 EUR	Container
Tilburg, Netherlands	107km	365 EUR	
Breda, Netherlands	88km	340 EUR	
Stuttgart, Germany	650km	1,120 EUR	
Paris, France	491km	950 EUR	

\* Including truck waiting time, transportation time, loading & unloading time

※ Shipping charges vary depending on the type and quantity of goods

# Rotterdam logistics center

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## Providing an office space for Korean Company

Free office space in the logistics center for Korean companies

(provided) office space located on the 1<sup>st</sup> floor (BPA area)

\* office area, period and conditions can be negotiated

### <Office space>

- Size : 1,500m<sup>2</sup> (3-story building/ 500m<sup>2</sup> per floor)
- Major facilities
  - (Ground floor) Reception, Canteen, Conference room
  - (1<sup>st</sup> floor) BPA only (office, meeting room, etc)
    - \* Providing office space of 1st floor for Korean companies
  - (2<sup>nd</sup> floor) SDS only (office, meeting room, MER room etc)
  - Lift available



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## Establishment of security based on TAPA

Protection of customer cargo and information by installing security facilities in line with TAPA standard

\* TAPA(Technology Asset Protection Association)

### < TAPA requirement >

- ① Security for building and entry points
- ② Strict access control allowing only pre-approved personnel and vehicles
- ③ Security for loading and unloading places in a warehouse
- ④ Security system such as CCTV & Alarm
- ⑤ Security-related business procedures
- ⑥ Basic security matters
- ⑦ Pre-transport information exchange system
- ⑧ Training to strengthen the security system

**TAPA**  
Transported Asset Protection Association

# Rotterdam logistics center

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## Sustainable warehouse (Breeam)

< Summary of Breeam >

A certificate that comprehensively evaluates buildings to reduce the impact on the environment and sustainably.

○ Conduct evaluation of detailed items by independent evaluator

- (Evaluation items) Energy, transportation, water resources, waste, land use, ecological pollution, etc

Evaluation	Pass	Good	Very Good	Excellent	Outstanding
Score (point)	35 ↑	45 ↑	55 ↑	70 ↑	85 ↑

**BREEAM®**

**OUTSTANDING**

BPA  
warehouse

### Economic value

Energy cost reduced by Eco-friendly construction

\* Air-conditioning, water, swage, electricity, etc.

### Environment value

- Reduce fossil fuel consumption
- Air purification & circulation
- Climatic use value
- UV protection and natural light absorption, etc.

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## Access to the logistics center

To improve accessibility to Maasvlakte area,

\* A Highway from the area around Rotterdam (Maasluis) to the Maasvlakte area is going to be constructed by Dutch Ministry of Infra & Water management. (2017~2024)

<Current> Maasluis -> Maasvlakte (appx. 50km)

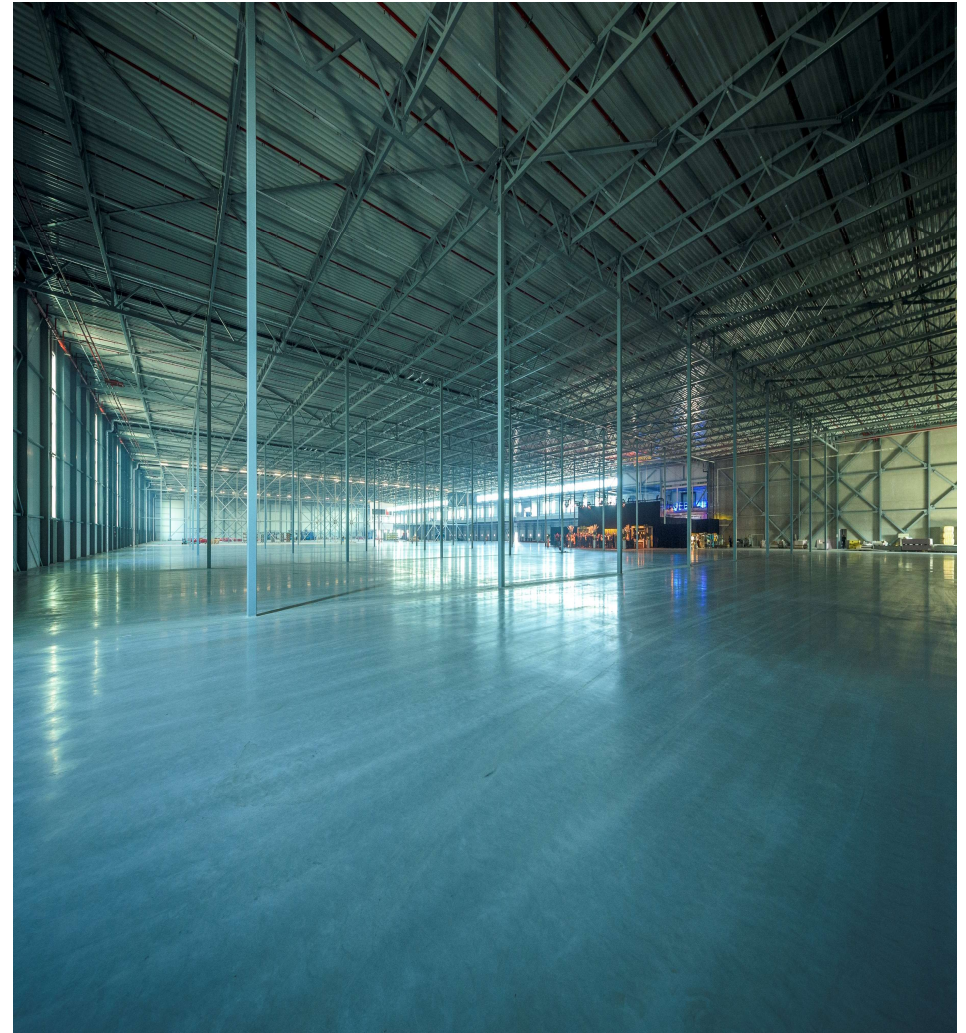


<Accessibility> Maasluis -> Maasvlakte (appx. 30km)





## Rotterdam logistics center





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