

STRAIGHT TO THE POINT



FORGED IN STEEL

As we reflect on COVID-19's toll across the world and here in Baltimore, never before have we felt more connected to or grounded in the strength and resilience reflected in every inch of the land and people that define the rich history of this 3,300-acre peninsula. More than seven months into the pandemic, operations and construction have continued safely and the pipeline of interest in TradePoint Atlantic remains strong.

THE TREMENDOUS INCREASE in consumer demand for e-commerce caused by the pandemic and the resulting desire to connect directly with customers has required forward-thinking companies to make new investments in infrastructure and supply chain efficiencies that allow for easier access to logistics, fulfillment and distribution hubs. As a result, our unmatched combination of easy access to major markets, connection to multiple transportation networks, private deep-water berths and new, state-of-the-art facilities have positioned us uniquely to meet this urgent need.

LIKE ALL OF OUR DETERMINED COMMUNITY NEIGHBORS, we continue to look for ways to evolve and address the continuously shifting dynamics of how we work, live and play together in this new normal. The pride and ingenuity of our friends at the Heritage Association of Dundalk were on full display at their Annual Heritage Fair in July. We enjoyed sponsoring this year's virtual event, which maintained all of the pomp and circumstance of years past and managed to bring us together just as intimately as if we were there in person. You can watch the various performances and fireworks display at DundalkHeritageFair.com.

WE ARE ALSO HONORED TO SUPPORT the Baltimore County COVID-19 Emergency Response Fund. This collaborative effort provides grants to county-based organizations that support a diverse range of initiatives, like the purchase of personal protective equipment (PPE), food distribution, rental assistance, virtual

counseling, technology to address the digital divide and help for first responders and their families. It truly does take a community.

MORE THAN HALFWAY THROUGH the continuing build-out of TradePoint Atlantic, our work today is focused on the ongoing construction of new sites, preparation for and welcoming of new tenants and the provision of amenities for an ever-increasing on-site workforce, which now includes approximately 8,000 employees across more than 20 companies. In addition to the growth of tenants like Amazon, Home Depot and Floor Décor, accelerated interest from companies seeking to overcome the global supply chain weaknesses exposed by the pandemic crisis has kept us on target to meet and possibly exceed our goal of providing 10,000 jobs for residents of Baltimore County and the surrounding region.

OTHER FACETS OF OUR OPERATIONS have remained busy this summer. We welcomed BAE Systems' "Titan" dry dock, a Norfolk, Virginia-based floating dry dock used to maintain and repair naval vessels; Royal Farms' opening marked our retail sector's official "coming to life"; and we announced additional bus stops on the grounds via Local Link 63 to better connect tenants, employees and communities to the site and greater region.

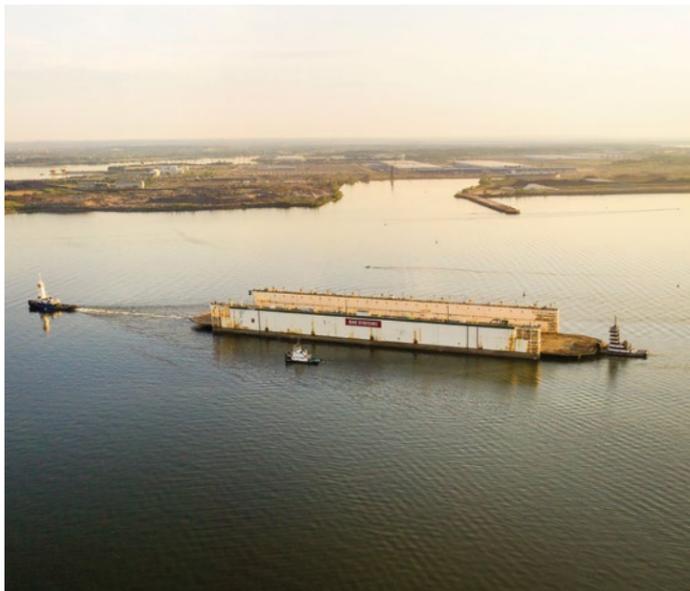
AS WE CARRY ON AT FULL SPEED with the transformation of this steel mill into a global 21st-century logistics hub and embrace the increasingly vital role we play in moving our local and global economy forward, our commitment to bringing jobs and investment back to our region remains strong. We are also acutely aware that we have not accomplished any of these great things alone.

WITH TREMENDOUS GRATITUDE AND PARTNERSHIP, we carry on partnering with and supporting the various communities, businesses, local leaders, and employees that remain the backbone of our collective future.



ROYAL FARMS KICKS-OFF RETAIL SECTOR

Tradepoint Atlantic's first retail tenant has arrived. Royal Farms, located on Bethlehem Boulevard, officially opened for business this summer. The first of many on-site amenities envisions for current and new employees at "The Shoppes at Tradepoint Atlantic," the shop is equipped with retail gas and diesel fueling, a convenience store and a car wash. An overview of retail plans for the site is available in the downloads section at www.TradepointAtlantic.com.



A "TITAN" ON THE DRY DOCK

Tradepoint Atlantic welcomed BAE Systems' "Titan" floating dry dock to the historic and recently reinvigorated dry dock and ship repair yard at Sparrows Point in June. The infamous "Titan" has a 52,534-ton lifting capacity and is one of the largest and most unique vessels of its kind, measuring at 950-feet long, 192-feet wide and 82-feet tall at the highest point. More than 650 ships were built at the storied Bethlehem shipyards until 1989, with the Navy's commission of the USS Tanner. We are honored to have been selected by BAE Systems for this work and proud to bring this historic industry back to Sparrows Point. Our partnership marks an exciting new era in ship repair for Tradepoint Atlantic and restores Sparrows Point's role in supporting our nation's global defense strategy.

NOT ONE AMAZON, BUT TWO

Amazon is taking its investment in Baltimore County and Maryland to the next level with a second fulfillment center anticipated to be up and running at Tradepoint Atlantic for the holiday season. Renovations to a 1-million-square-foot "spec" building completed in June 2018 are underway. At completion, the facility will house Amazon's newest and most innovative technologies, including energy-efficient, zero-emission power industrialized truck (PIT) equipment within approximately 1.4 million square feet and add 500 full-time jobs to the more than 2,000 people currently employed at their existing 855,000 square-foot robotics fulfillment center. This new facility will accept larger items not typically handled at Amazon's more traditional fulfillment centers.

500 NEW FULL-TIME JOBS
1.4M 1.4 MILLION SQFT FACILITY

100 NEW FULL-TIME JOBS
302 DEALERS IN THE MID-ATLANTIC
120k VEHICLES EACH YEAR

VOLKSWAGEN GROUP OF AMERICA ARRIVES

July 16th marked the first delivery of 797 vehicles to Volkswagen Group of America's (VWGoA) new port and processing facility at Tradepoint Atlantic, which will serve nearly 302 dealers in the mid-Atlantic region and import approximately 120,000 vehicles a year. In addition to Volkswagen vehicles, other luxury car brands like Audi, Porsche, Lamborghini and Bentley will be served as this location. Our connection to national rail networks and proximity to major highways will allow for faster delivery times and reduce carbon emissions linked to vehicle deliveries. The addition of Volkswagen to our port has provided 100 full-time jobs and is expected to support and maximize jobs in similar fields through increased trucking, rail and vessel unloading requirements.



VIRTUAL FALL OPEN HOUSE

Wednesday, October 28, 6:30pm - 7:30pm

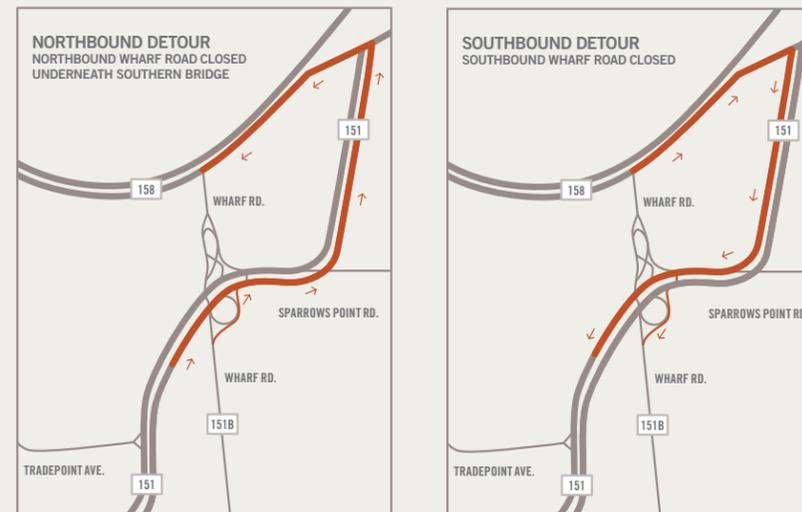
Sign into Facebook and access the event with this link: [facebook.com/TradepointATL/live](https://www.facebook.com/TradepointATL/live). Streaming will also be made available on our website for those without access to Facebook. Visit tradepointatlantic.com/fall-2020-newsletter for more details.

TOUR THE PARK

Check out new site developments, view our facilities and much more with our "Tour the Park" feature. Take a tour at tradepointatlantic.com/tour-the-park.

UPDATE: BRIDGE CONSTRUCTION ON MD 151

The Maryland Department of Transportation State Highway Administration (MDOT SHA) is scheduled to begin a bridge replacement project on MD 151 at Sparrows Point Boulevard and the Wharf Road Interchange in October 2020. A full southbound detour will be in effect along Wharf Road for the duration of the project. In addition, a three-month northbound detour will be implemented during each stage of construction. We appreciate your patience as we work to improve the road infrastructure for our tenants, the community and surrounding businesses. All construction will be completed in Fall of 2023.



A NIGHT BENEATH THE STAR – SOCIALLY DISTANCED, OF COURSE!

Tuesday, December 1st, 2020 at 5:00 pm

We look forward to bringing in the holiday season with our annual star lighting ceremony on December 1st. We hope you will be a part of this special tradition, watching the Star of Bethlehem light up the night sky. Make sure to save the date for our favorite time of the year.



VIRTUAL FALL OPEN HOUSE, OCTOBER 28.
DETAILS INSIDE!

TRADEPOINTATLANTIC.COM



A LEGACY CONTINUES

TradePoint Atlantic is excited to continue sharing the legacy of Bethlehem Steel Mill at Sparrows Point as a sponsor of The Baltimore Museum of Industry's (BMI) "Bethlehem Steel Legacy Project," which will debut in 2021. In collaboration with the Sparrows Point community, this preservation initiative will document the company's proud 125-year history as a leading producer in steel and shipbuilding through images, documents, artifacts and interviews. Visit thebmi.org/get-involved/bethlehem-steel-legacy-project for more information.

BETHLEHEM LEGACY GARDEN

As part of BMI's Legacy Project, the "Bethlehem Steel Brick Garden" will offer supporters and families an opportunity to honor the men and women who made history at Sparrows Point with engraved bricks displayed throughout BMI's campus. To purchase a brick, contact Deborah Cardin by phone at 410-727-4808 x129 or email dcardin@thebmi.org.

