



STRAIGHT TO THE POINT

Construction and growth continue at TradePoint Atlantic

REFLECTION AND OPPORTUNITY

Like many of you, we find it hard at times to believe that our communities – and our world - continue to struggle with the threat and impacts of COVID-19. However, the pandemic has not weakened our collective resolve, nor has it stopped us from engaging with and celebrating the community. Last October, we hosted our first virtual Open House. Later this month, we'll again bring neighbors together for what we hope will be our last virtual Open House on April 28th. We also came together virtually for the annual "Star of Bethlehem" lighting celebration in December. If you missed the event, you can still enjoy it online (www.youtube.com/watch?v=678qTIE_D8E).

HERE ON THE POINT, we are working with current and prospective tenants to meet the new demands created by the pandemic, building more resilient and deft supply chains for the future and rethinking space, process and workforce development. World-class businesses and manufacturers continue to seek out and take advantage of TPA's strategic location and dynamic development capability, allowing us to outperform expectations and reach our goal of 10,000 jobs on-site nearly four years earlier than originally anticipated.

OVER THE LAST YEAR, we completed 3.5 million sq. ft. of new development and celebrated the opening of Gotham Greens, Floor & Décor, Home Depot, Amazon, AlumaSafway, Royal Farms and Volkswagen, bringing our total number of tenants to 30. Active projects in 2021 include over 170 acres and 2.3 million sq. ft. for new tenants, including BMW, INEOS Pigments USA, Pompeian and McCormick & Company.

WE ARE PROUD TO PLAY AN INTEGRAL ROLE in BMW's expansion within the Port of Baltimore. Their new vehicle distribution center will allow them to expand on an already incredible record of operation and job growth in Maryland.

INEOS Pigments USA will open a new 120,000 sq. ft., state-of-the-art lab and distribution center. Due for completion by summer 2021, the facility will create more than thirty new jobs. Baltimore-based olive oil and vinegar company, Pompeian, which invests up to \$10 million in its facilities and workforce each year, is expected to complete construction of its new 400,000 sq. ft. mid-Atlantic distribution center in 2022. McCormick & Company's new Northeast Distribution Center, expected to be complete in the second half of 2022, will be their largest distribution site in the world.

WE ARE ALSO MAKING PROGRESS on a new 400,000 sq. ft. LCVI spec building on Sparrows Point Boulevard. Steel has been erected and concrete panels and walls are now up. We look forward to finding the perfect tenant for the site and continuing to bring jobs and economic development to Sparrows Point and Baltimore County.

IN OCTOBER, TPA WAS AWARDED a Federal Port Infrastructure Grant to help expand and upgrade our growing rail and port operations. The funds are being used to add waterfront access, create a new bulk import and export terminal and make upgrades to the existing road network on site. We are also in the planning and design phase for rail and finger pier upgrades and are awaiting final grant agreement documents from MARAD to commence all remaining design work.

THESE IMPROVEMENTS WILL ALLOW US TO CONTINUE attracting new and diverse tenants to Baltimore's Port market so that we can continue our transformation into a world-class hub for global commerce and serve as an economic engine for the region. We look forward to forging ahead through this new year and continuing to partner with you as we all work to build back and build out stronger than ever.

VIRTUAL SPRING OPEN HOUSE, APRIL 28.
DETAILS INSIDE!

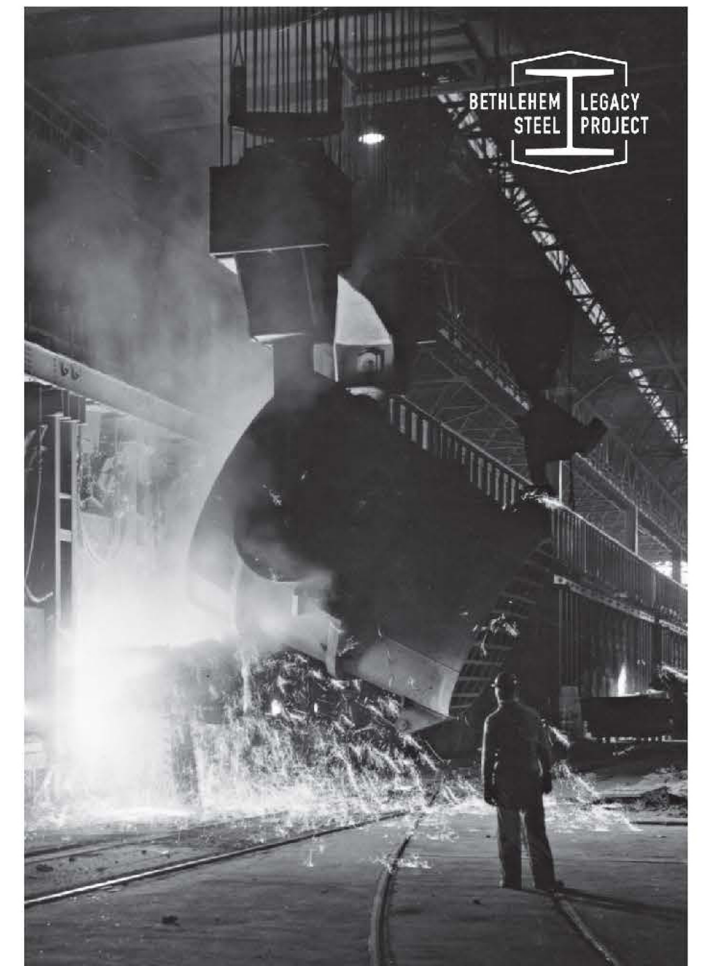
[TRADEPOINTATLANTIC.COM](https://www.tradepointatlantic.com)

PODCAST "SPARROWS POINT: AN AMERICAN STEEL STORY" CAPTURES THE STORIES OF THOSE WHO WORKED, LIVED, LOVED AND STUDIED OUR BALTIMORE STEEL MILL

The Baltimore Museum of Industry debuted in January a limited-edition podcast series focused on Bethlehem Steel and its impacts on Baltimore as part of their multi-year Bethlehem Steel Legacy Project. In partnership with WYPR and supported by TradePoint Atlantic and Maryland Humanities, the audio storytelling project seeks to amplify the voices of people who worked at Bethlehem Steel, who lived in the company town and who have since studied Baltimore's steel industry. Seven free episodes are now available on the WYPR website (www.wypr.org/tags/sparrows-point-an-american-steel-story) and most major podcast platforms.

"Sparrows Point is a story of capitalism, labor unions, race, gender, civil rights, pride and hubris. It's a story of American steel."

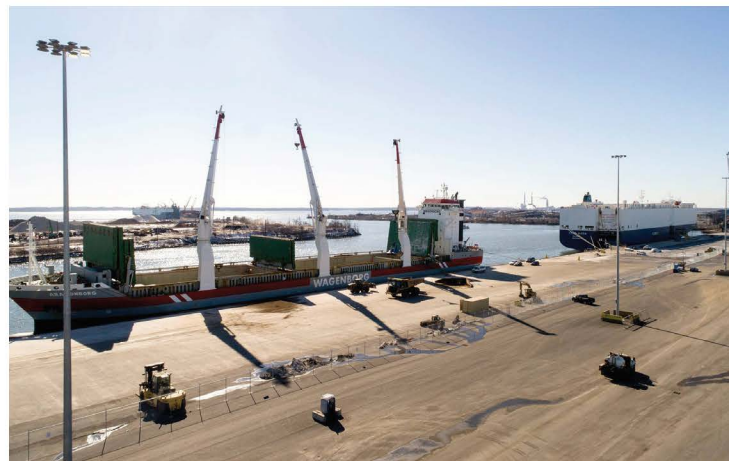
From WYPR's Sparrows Point:
An American Steel Story Trailer.





CCBC OPENS TRANSPORTATION TRAINING CENTER

The Community College of Baltimore County (CCBC), as part of its Transportation, Distribution and Logistics Institute, opened a new Transportation Training Center on-site in December, offering Commercial Driver's License (CDL) training with an expansive new driving range. The Training Center, which allows CCBC to expand workforce training in areas that not only provide well-paying jobs but establish solid careers, will create a pipeline of workers trained to meet expected industry growth while providing promising career opportunities for our local workforce and qualified workers for TPA's growing employer base. CCBC plans to expand programmatic offerings in the future. For more information about CCBC's CDL training, contact Stacy Igo at sigo@ccbcmd.edu or call 443-840-4878.



MARYLAND'S FIRST OFFSHORE WIND STAGING CENTER AT TRADEPOINT ATLANTIC

Ørsted, the world leader in offshore wind, has completed the initial phase of Maryland's first offshore wind staging center at Tradepoint Atlantic, including \$13.2 million in port infrastructure upgrades. We are now working with the company to prepare for the staging center's second phase, which will include the development of 50 additional acres of land for the laydown, storage, and assembly of offshore wind components. This new phase lays the groundwork for potential investment in steel manufacturing facilities at Tradepoint. The space, which can be used for manufacturing offshore wind components, will also provide an opportunity for future suppliers to build a Maryland-centric supply chain for offshore wind.



COMING SOON: TRADEPOINT MARKETPLACE



With anchor tenant Royal Farms open for business and continued interest from other perspective retailers growing, it won't be long before multiple on-site amenities are available for TPA employees and local residents. We continue to make progress on infrastructure, including surrounding roadways for the retail area. We hope to have a new flex building and a few restaurants and amenities complete within the first quarter of 2022 and anticipate the announcement of new retail tenants in the near future.

The 22-acre waterfront park will be a Leadership in Energy and Environmental Design (LEED) Platinum designed project that includes:

- 16,000 sq. ft. community center with double court gym, two community-accessible activity rooms and a concessions area
- Full-size synthetic turf field with LED lighting
- 10,000 sq. ft. playground
- ADA accessible fishing pier and kayak launch
- Scenic walking path



NEW 22-ACRE SPARROWS POINT PARK PROJECT COMING TO TRADEPOINT ATLANTIC

In partnership with Baltimore County Executive Johnny Olszewski, we are pleased to help deliver on a promise we made to the local community from day one - to provide much-needed parkland for public recreational use. This project will be the first entirely new park built by the Baltimore County Department of Recreation and Parks in six years and will fill a longstanding recreational gap in the Sparrows Point-Edgemere area. Phase 1 of construction is slated to begin in the fall.

60+
NEW FULL-TIME JOBS



BMW ARRIVES AT THE POINT

BMW of North America will open a 35-acre vehicle distribution center, to include a new 75,000 sq. ft. building that nearly doubles the size of the company's previous location on Broening Highway. Construction is underway and is expected to be completed in September. BMW also plans to perform vehicle inspections, repairs (mechanical, paint and body), accessory installations, vehicle programming and vehicle maintenance on site. The facility will establish more than 60 full-time jobs, with additional job opportunities expected in related, supporting industries, and will utilize an active recycling and waste management program, contributing to local sustainability.

UPCOMING EVENTS

OPEN
House

VIRTUAL SPRING OPEN HOUSE

Wednesday, April 28, 6:00pm – 7:00pm

Join the TPA team and community members to hear updates and ask questions, just as we would do together at our traditional open house events. We hope this will be the final virtual open house and look forward to gathering in-person again in the Fall.

Sign in to Facebook to access the event with this link: facebook.com/TradepointATL/live. Streaming will also be made available on our website for those without access to Facebook. Visit tradepointatlantic.com/spring-2021-newsletter for 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.



U.S. COAST GUARD DISTINGUISHES TRADEPOINT ATLANTIC FOR EXCELLENCE IN MARITIME SECURITY

We are tremendously honored to have been awarded the U.S. Coast Guard's 2020 Rear Admiral Richard E. Bennis Award for Excellence in Maritime Security, which recognizes outstanding achievements in the maritime community with regards to the implementation of Maritime Transportation Security Act (MTSA) requirements and other maritime security best practices that safeguard the nation's maritime transportation system. This award is a testament to the hard work of our security personnel and consultants, employees, contractors, and port partners as we continually strive to ensure the safe transport of commerce in the Port of Baltimore and provide a safe and secure world-class environment for our customers and the surrounding community.