

HOST

AVONDALE MARINE

08.19.2020

Jeff Keever

AVONDALE MARINE

GLOBAL LOGISTICS HUB

- Located at mile 108 of the Mississippi River
- Offers 254 acres of distribution and manufacturing facilities directly ashore
- Connects waterborne commerce with rail and road
- Serves bulk, breakbulk, and project cargoes
- Includes over 1.5 million square feet of convertible manufacturing and warehouse space



UNIQUE MULTIMODAL INTERSECTION

- 1.5 miles of riverfront for ocean and river shipping
- Immediate access to regional and interstate highway system
- Positioned at interchange of six Class I railroads
- Direct rail connection to Union Pacific
- Cooperative endeavor agreement with Port NOLA, Jefferson Parish, and New Orleans Public Belt (NOPB) to connect to five other Class I railroads



AVONDALE

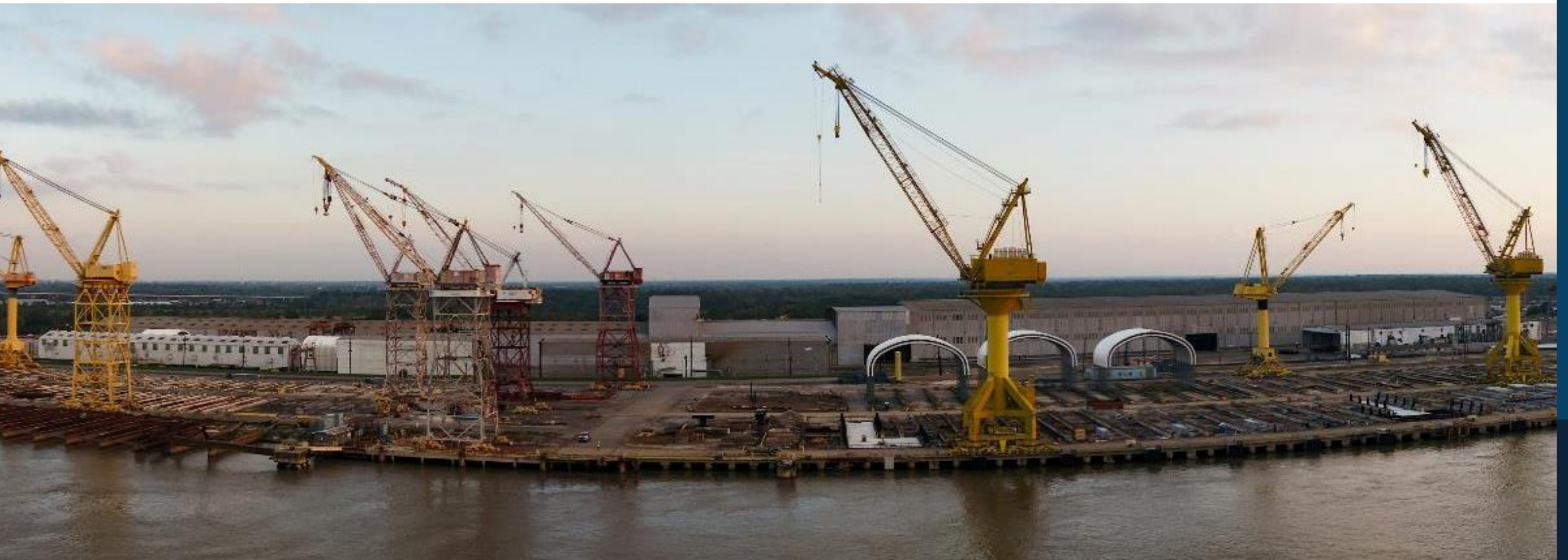
READY FOR BUSINESS

- Four active berths
 - One 850-foot berth with 100-ton road to the berth
 - Two Panamax capable berths
 - One 1,000-foot long berth
 - Draft range of 32-47 feet
- Three ship-to-shore cranes
- Rail loading and discharge on site
- Ample laydown and storage space
- Foreign Trade Zone designation property-wide
- Secure gate complex with scales



REDEVELOPMENT

NEAR-TERM AND FUTURE PLANS

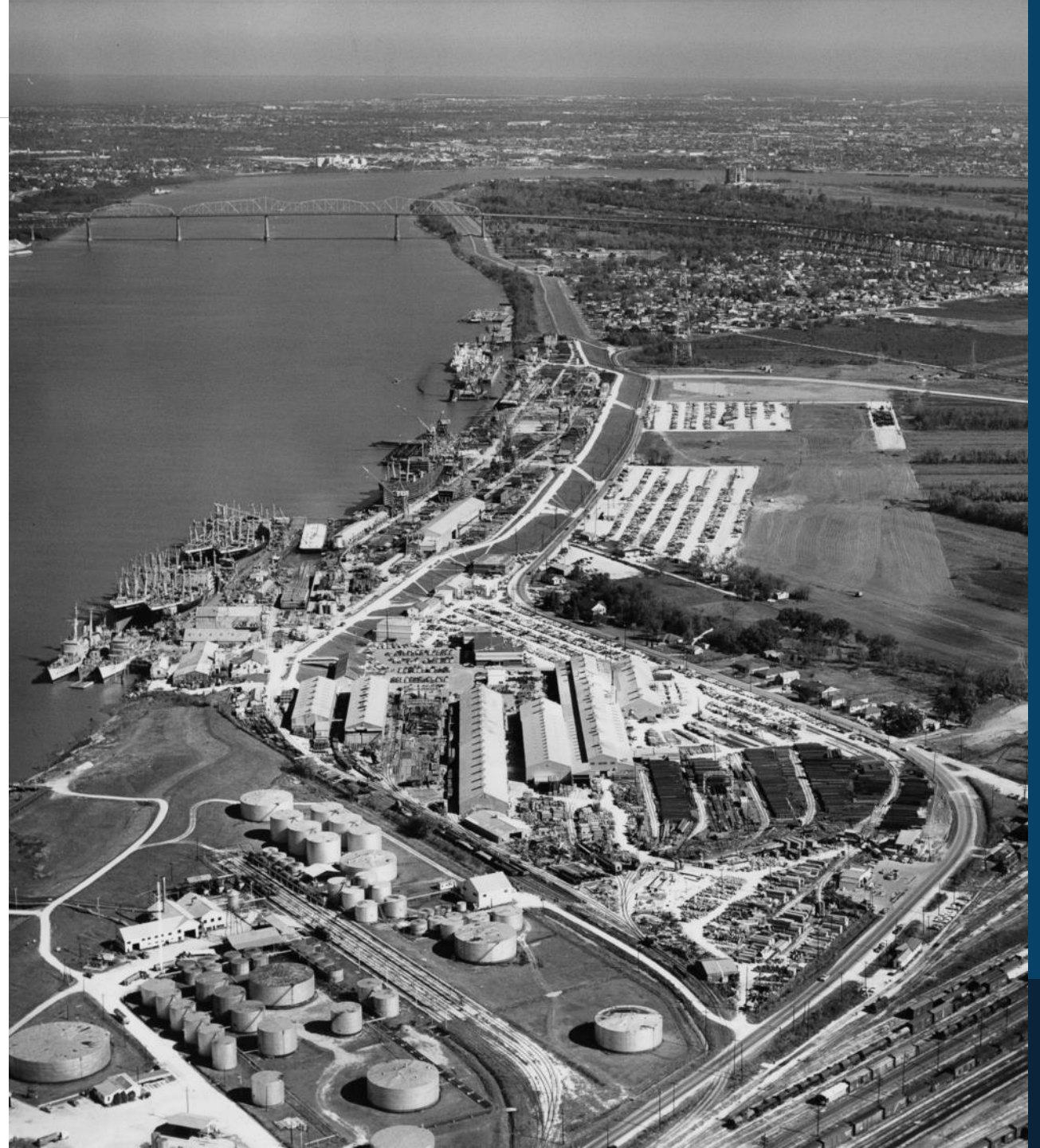


REDEVELOPMENT

BUILDING ON AVONDALE'S HERITAGE

- Former shipyard
- Once the largest employer in Louisiana with a workforce of 26,000
- Closed in 2014
- Purchased in 2018, Host is transforming Avondale into a multimodal logistics hub

Photo: Avondale Shipyard in 1966



NEAR-TERM REDEVELOPMENT



NEAR-TERM WAREHOUSING & MANUFACTURING

Abundant space to support varied businesses and commodities

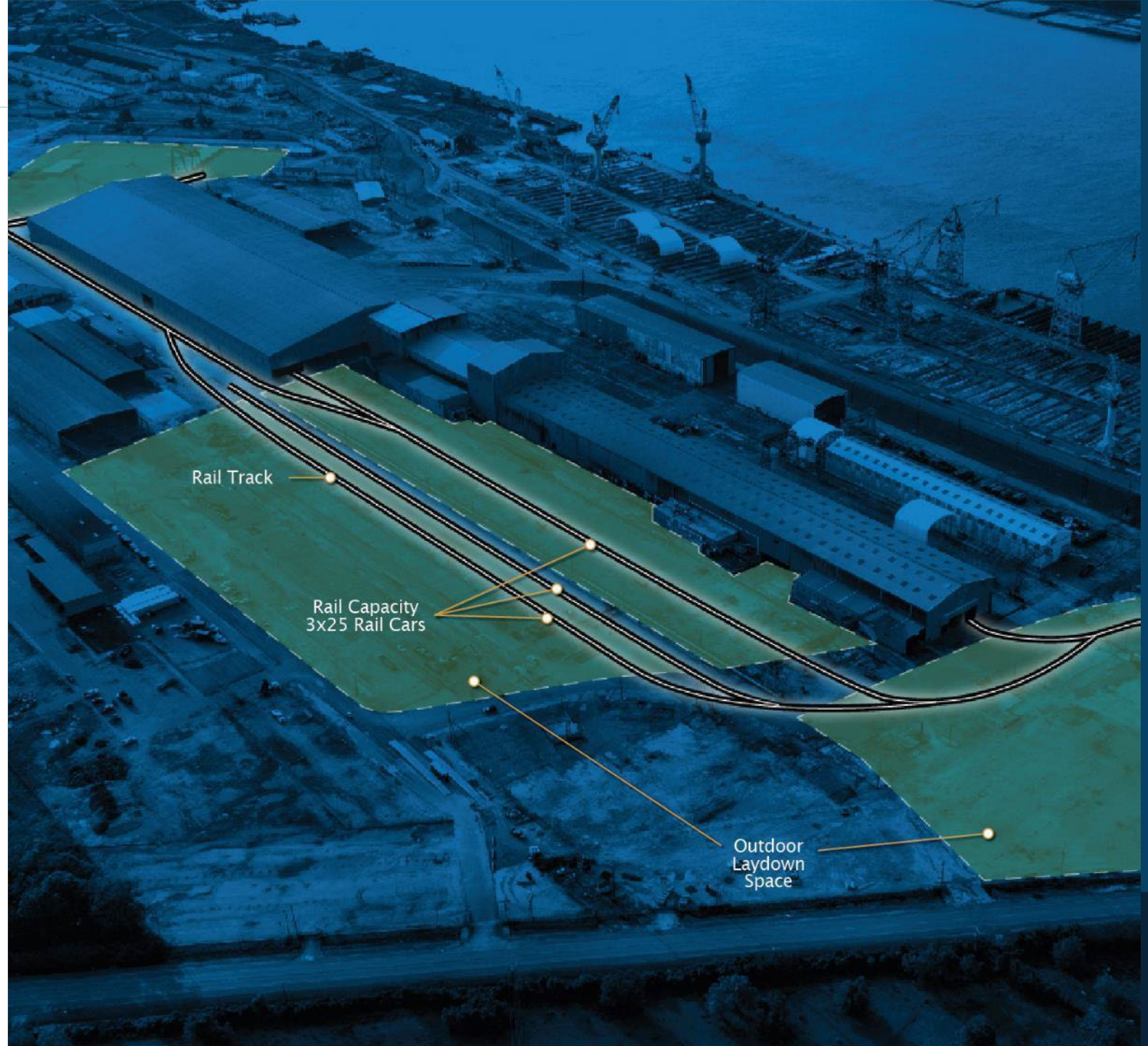
- 590,000 square feet for heavy manufacturing
- 100,000 square feet of covered bulk storage
- Additional laydown and storage for bulk and breakbulk cargoes
- State-of-the-art terminal operating system
- Upgraded utilities throughout property



NEAR-TERM RAIL

Rail expansion and connections for increasing volumes

- Direct rail access to optimize loading and discharge
- Track spurs to serve bulk and breakbulk laydown spaces with capacity to hold at least 75 rail cars
- Four overhead cranes for rail cargo handling
- Siding to 8-acre laydown space with an additional 200-ton overhead crane



FUTURE DOCKS

Revitalized riverfront to serve immediate and future customer needs

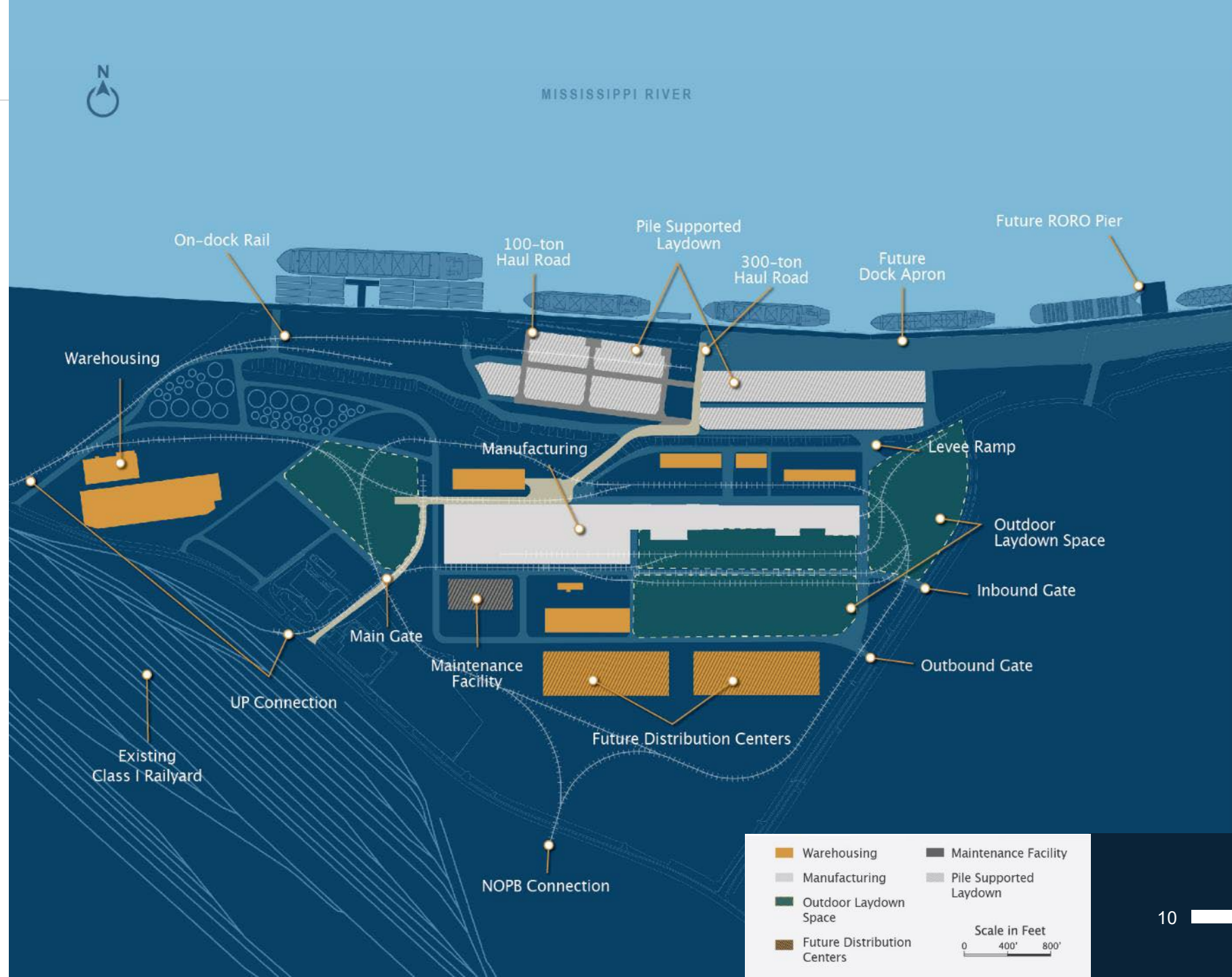
- Six working berths in all, including Suezmax-capable berth
- Space for over 80 barges, plus a fleeting pier
- Four ship-to-shore cranes, two with lifting capacity of 300 tons
- Roll-on/roll-off (RORO) pier accommodating stern ramps
- Over 21 acres of resurfaced dock apron



FUTURE AVONDALE

Optimized site design and improved connectivity

- Two new distribution centers totaling 400,000 square feet
- Over 3.5 miles of loop track to support unit and block trains
- NOPB and two UP connections and on-dock rail
- Extended 300-ton haul road from gate to riverfront and new low-slope levee ramp
- Multiple gates for customized access



ECONOMIC IMPACT

BENEFITS OF HOST'S REDEVELOPMENT OF AVONDALE

Reestablishing Avondale's prominence on the Mississippi as a model of redevelopment and industrial ingenuity

2000+

on-site jobs

3000+

additional jobs
in Louisiana

\$36B

in total
economic output

\$6.1B

increase in Louisiana
payrolls

COMMUNITY INVOLVEMENT

Engaged in the community and sharing our vision for Avondale

- **Grow our parish**
Working in harmony with Jefferson Parish
- **Create jobs**
New jobs and training to strengthen the workforce
- **Involve our community**
Partnerships to improve quality of life
- **Protect our environment**
90% greener and cleaner operations



GETTING AVONDALE BACK TO WORK

- Unique Multimodal Intersection
- Abundant Storage and Laydown Space
- Dynamic Manufacturing Options
- Positioned for Growth

