



Last-Mile Warehouse,
Fleet Charging &
Storage Hub

SPAARNWOUDERWEG,
DE LIEDE, VIJFHUIZEN

Introducing ChargeVault

ChargeVault is an energy-transition focused real estate investor, developer and operator specialising in the delivery and management of purpose-built EV charging hubs. Providing dedicated warehousing, charging and storage facilities for last-mile fleets, our service minimises downtime during peak hours to provide overnight bulk charging that takes advantage of off-peak rates. Enabling businesses to fully decarbonise their fleets.



Top-Tier Facilities

318-bay institutional-grade EV charging hub designed to electrify your fleet



Grade A Warehouse

Benefit from a state-of-the-art logistics facility aligned to your sustainability needs



Fully Charged

Remove range anxiety with space for every vehicle, every night



Low Cost Electricity

At grid cost with no built-in margin, perfect for overnight charging



Reduced Premiums

Enabling you to reduce your operational TCO costs



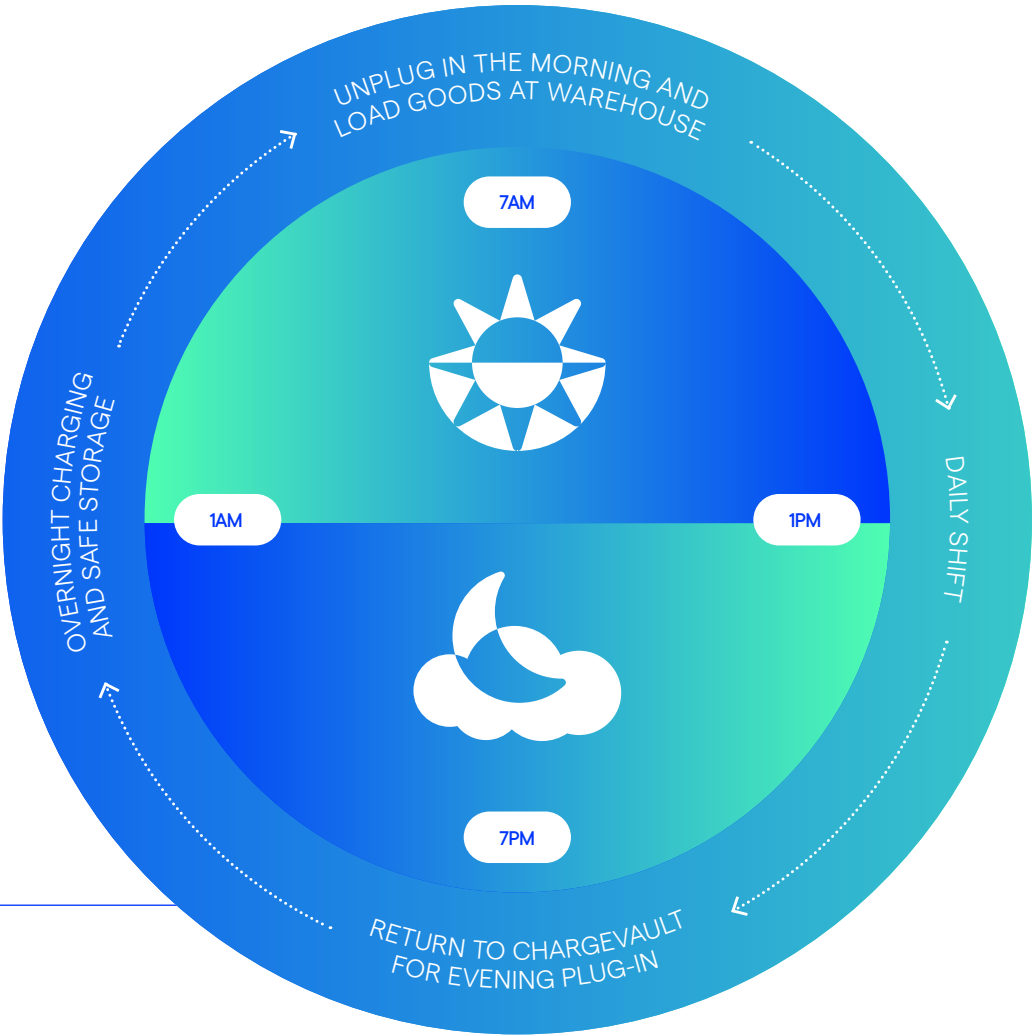
Zero Emissions

Enabling your fleet to meet Amsterdam's zero emissions target





Drive by Day, Power by Night



Effortlessly Electric

ChargeVault Amsterdam is a unique build-to-suit model, featuring 318 electric van charging and storage bays, alongside a c.3,860 sq m warehouse. Subject to occupier requirements, the bays can be single or multi-let, while the warehouse design can be tailored to provide either a cross deck solution or split between storage and logistics unit spaces. Flexibly designed for your needs.

318 Electric Van Charging Bays

c.3,860 sq m Warehouse

Build-to-Suit Opportunity Available

2MVA Fixed Electricity Grid Connection

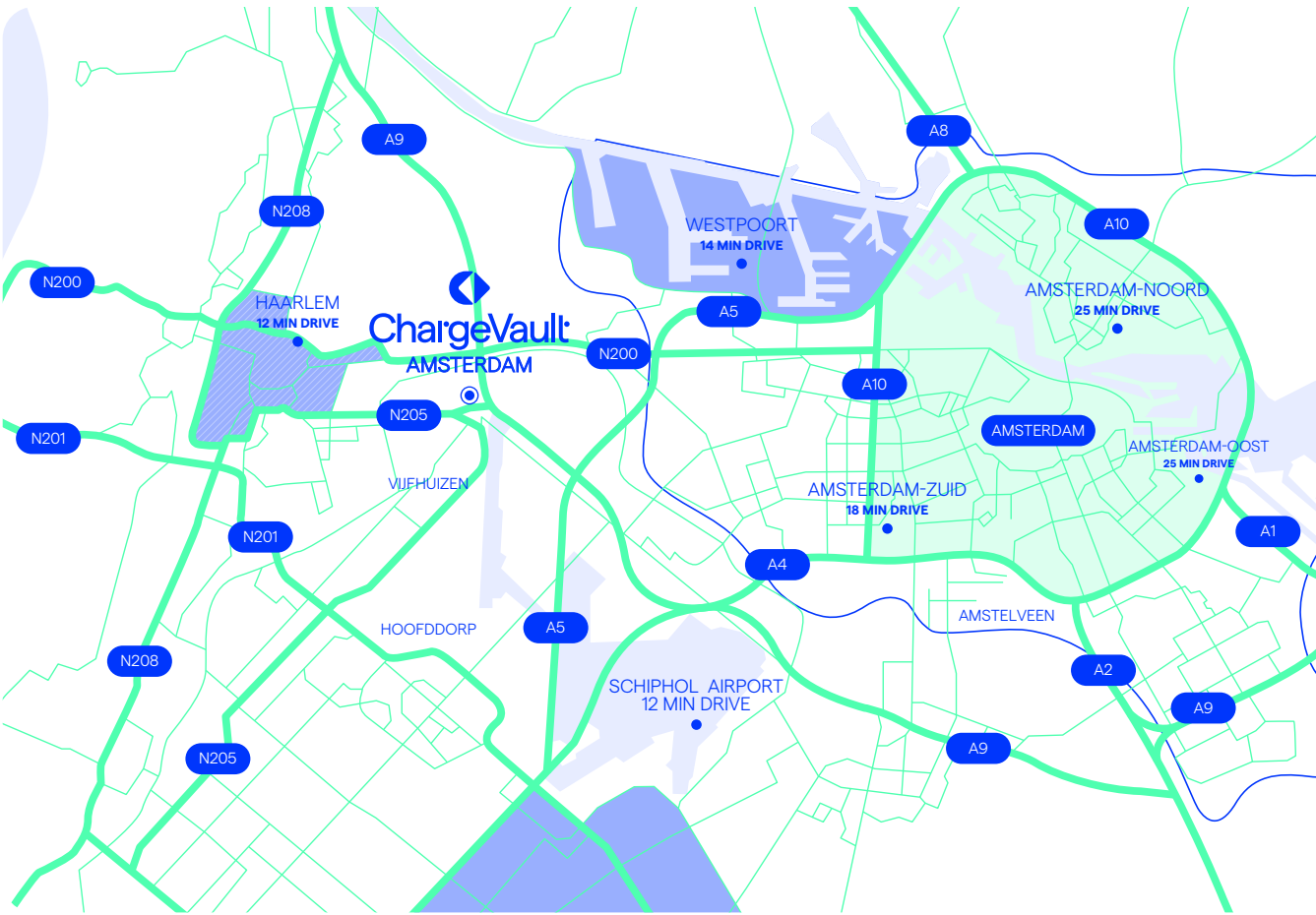
24/7 Security Provision

Available from Q4 2026

ChargeVault is strategically positioned less than 15 minutes from Amsterdam, Westpoort, and Haarlem, with direct access to key road network and Schiphol Airport. The area’s expanding logistics network reinforces its role as a premier hub for distribution and fleet operations, ensuring seamless supply chain execution.

ROAD LINKS	KM	MINS
N205	0.5	2
A5	6	6
A9	3	4
N200	6	7
A8	17	15
A2	8	20
A10	16	16
N201	18	16
A1	29	26

LOCATIONS	KM	MINS
Haarlem	9	12
Westpoort	10	14
Schiphol Airport	12	12
Amsterdam-Zuid	20	18
Amsterdam-Noord	27	25
Amsterdam-Oost	25	25



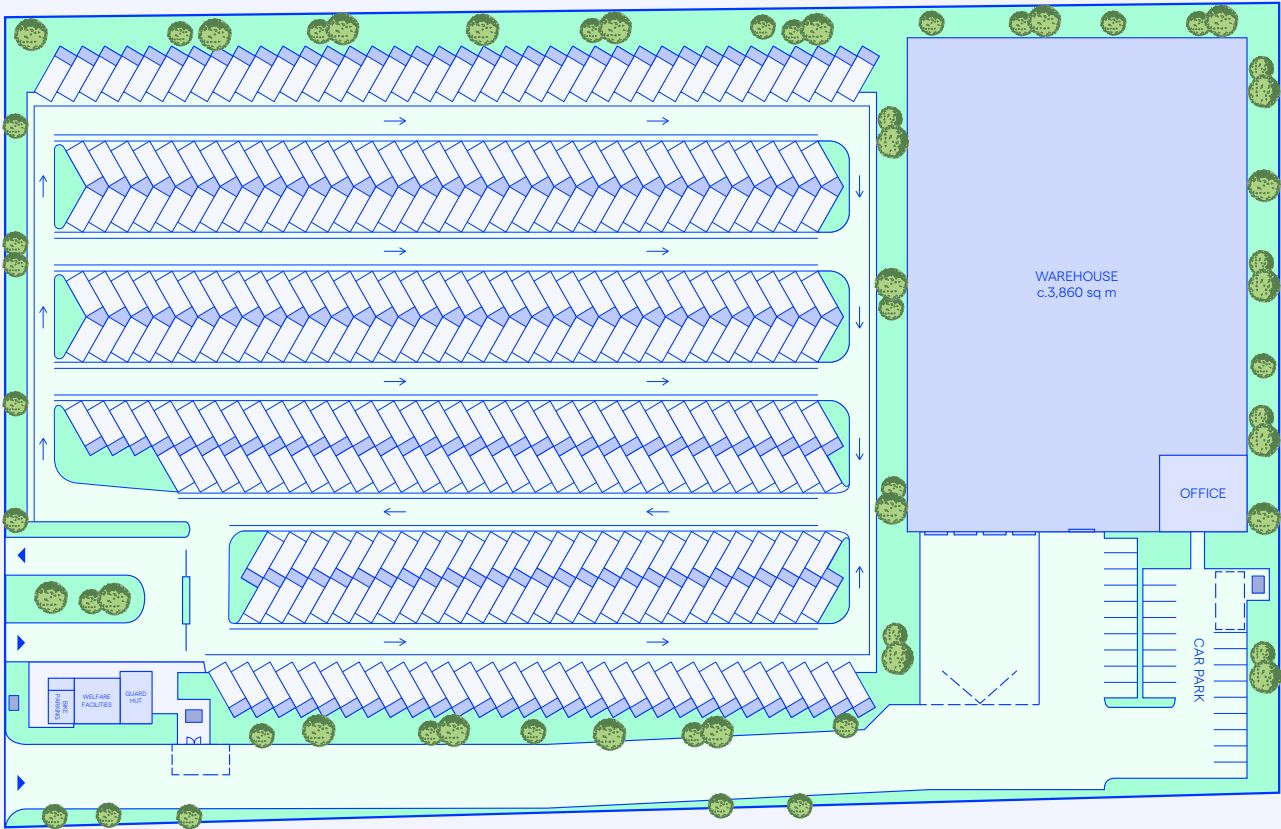
Local Hubs, Last-Mile Power

Emission-free zone 2025 Emission-free zone 2030
Low emission zone and logistics cluster Logistics clusters



Option 01: Conventional Warehouse

318 Electric Van Charging Bays
c.3,860 sq m Warehouse
c.320 sq m Office Space
31 Personal Car Parking Spaces



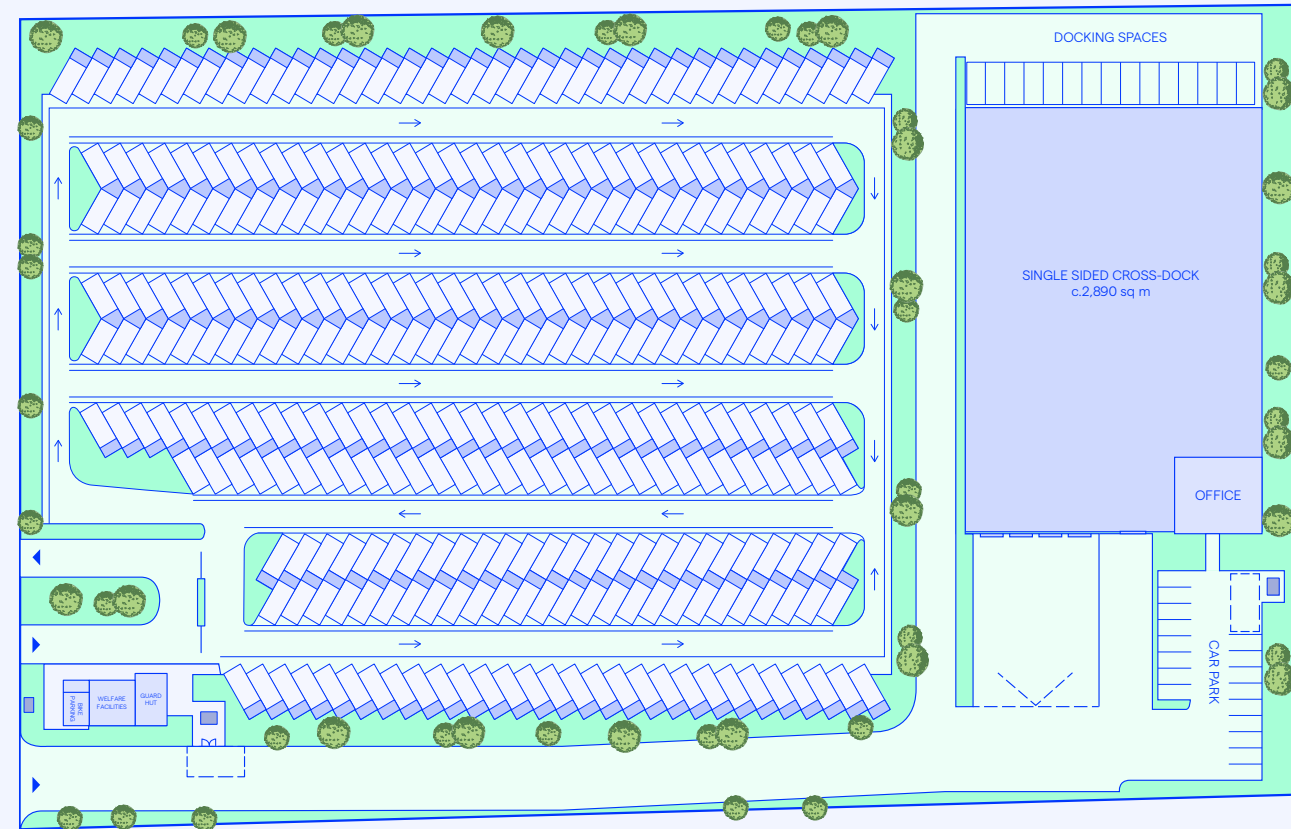
Specification

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none">• 24/7 2MVA Grid Power Availability• 22kW AC Charger in Each Bay | <ul style="list-style-type: none">• 6.5m x 3.0m Bays Suitable for e-LCVs• Guard Hut and Welfare Facilities | <ul style="list-style-type: none">• Personal Transport Accessibility• 24/7 Security | <ul style="list-style-type: none">• 12m Clear Height• 4 HGV Loading Docks |
|---|---|--|--|



Option 02: Single-Sided Cross-Dock

318 Electric Van Charging Bays
c.2,890 sq m Warehouse
c.320 sq m Office Space
15 LCV Docking Spaces
16 Personal Car Parking Spaces

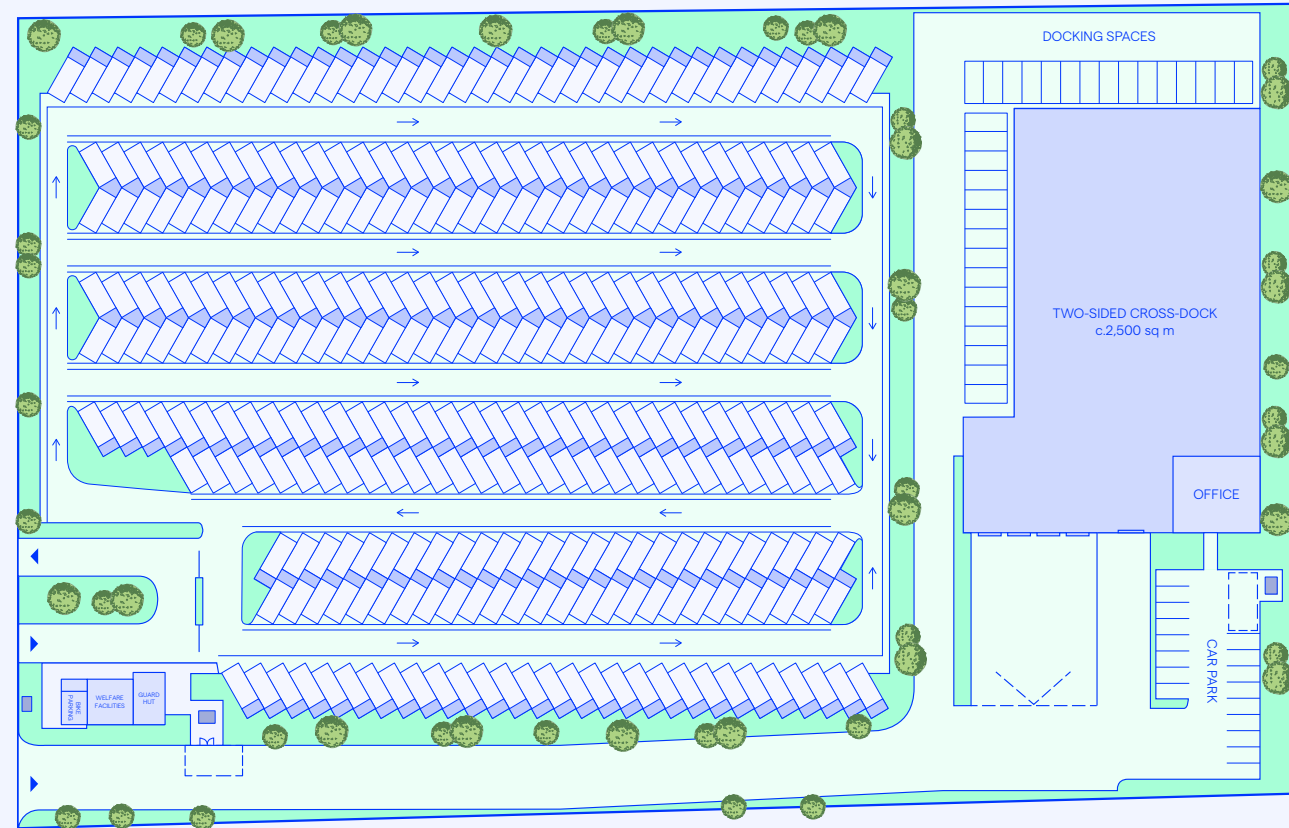


Specification

- 24/7 2MVA Grid Power Availability
- 22kW AC Charger in Each Bay
- 6.5m x 3.0m Bays Suitable for e-LCVs
- Guard Hut and Welfare Facilities
- Personal Transport Accessibility
- 24/7 Security
- 12m Clear Height
- 4 HGV Loading Docks

Option 03: Two-Sided Cross-Dock

318 Electric Van Charging Bays
c.2,500 sq m Warehouse
c.320 sq m Office Space
30 LCV Docking Spaces
16 Personal Car Parking Spaces



Specification

- 24/7 2MVA Grid Power Availability
- 22kW AC Charger in Each Bay

- 6.5m x 3.0m Bays Suitable for e-LCVs
- Guard Hut and Welfare Facilities

- Personal Transport Accessibility
- 24/7 Security

- 12m Clear Height
- 4 HGV Loading Docks



Offering single and multi-let opportunities, ChargeVault is backed by major global and European investment and asset management groups. Operating across Europe, our turnkey solution removes the bottlenecks for businesses seeking to electrify their fleets without disruption or loss of space at their existing last-mile facilities. Addressing the shortage of electric vehicle charging infrastructure and the key challenges facing fleet operators on their road to decarbonisation.

Pioneering Fleet Power

Key markets shown. We also pursue opportunities aligned with your needs across other geographies.

