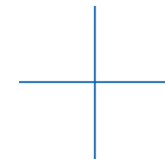




TICOLD

Then and Now: Timeliness, Technology and Market Impacts



01

S E C T I O N

Looking at Supply Chain Challenges

Market Fluctuation





Evolving Market Factors



2021

MACRO DELAYS
across the entire supply chain

MATERIAL COSTS
continue to increase

Resulting In
LONGER LEAD TIMES
PROJECT DELAYS
INCREASED RISK

2022

MACRO DELAYS
unpredictable supply chain

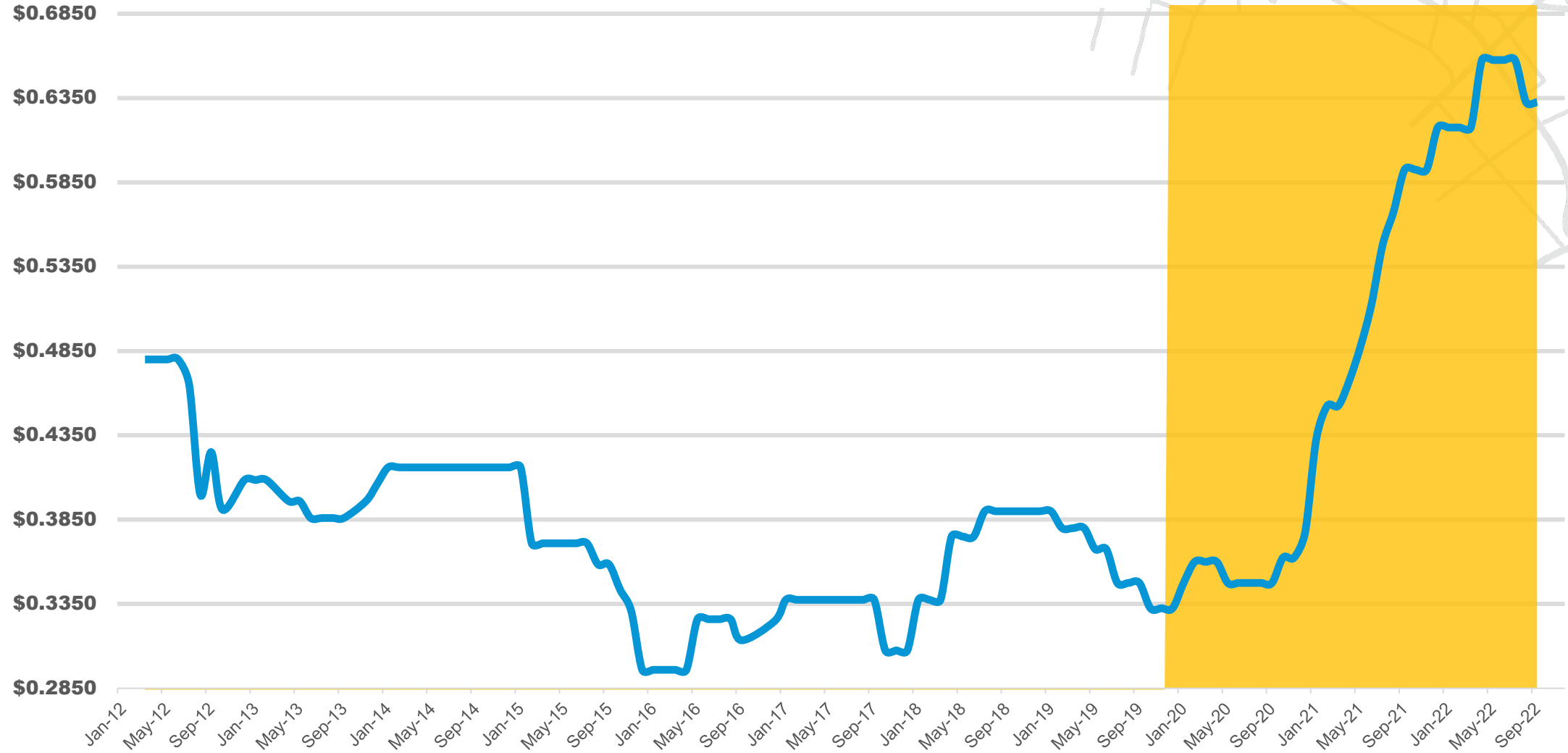
MATERIAL COSTS
stabilization glimpses

Resulting In
LONGER LEAD TIMES
PROJECT DELAYS
INCREASED RISK



\$/LB

Steel Price Index



02

S
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New Technology & Applications





Alta EXPERT

- Reduced operational cost
- Increased-life expectancy
- Operational flexibility





Low Charge Ammonia Evapco

- Operational flexibility
- Adaptability
- Reduced operational costs



Reno Development | 255,000 SQ. FT.





Transcritical CO₂ M&M Carnot

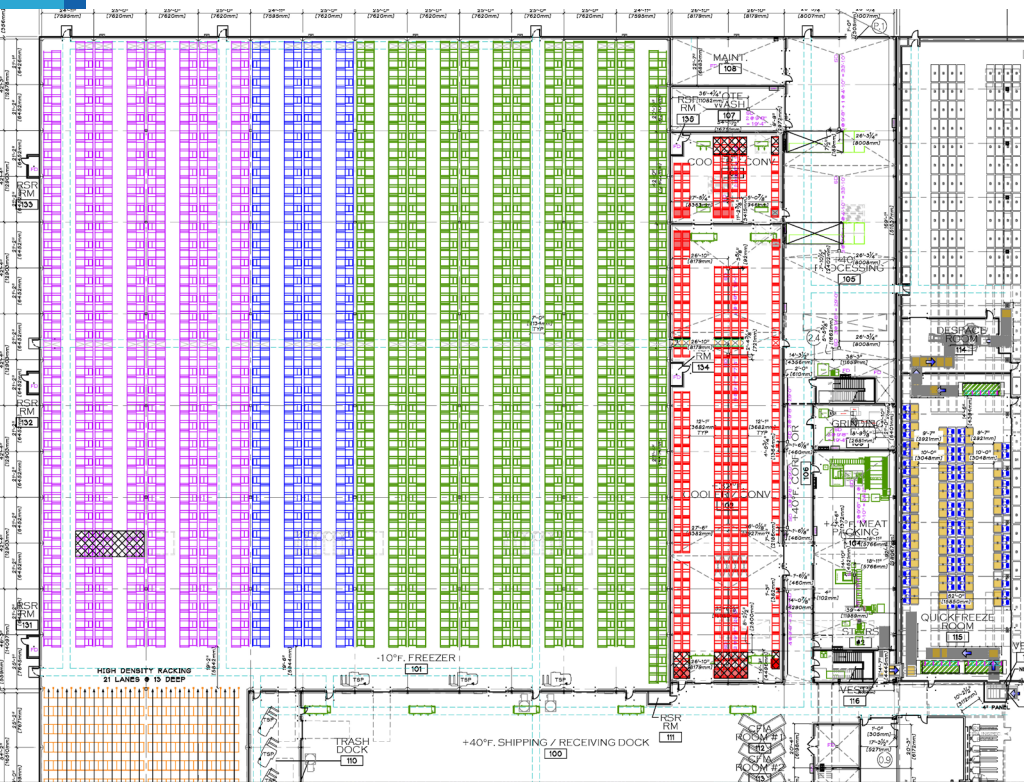
- Maintenance reduction
- High heat reclaim
- Reduced energy costs





2 Deep Push Back Racking Crown TSP 7000 Series

- Increased storage density
 - Over 50% increase compared to standard 2-deep back to back racking system.
- 'Cube' utilization



sierra
SUPPLY CHAIN SERVICES



Sierra Supply Chain | Toronto | 250,000 SQ. FT.



03

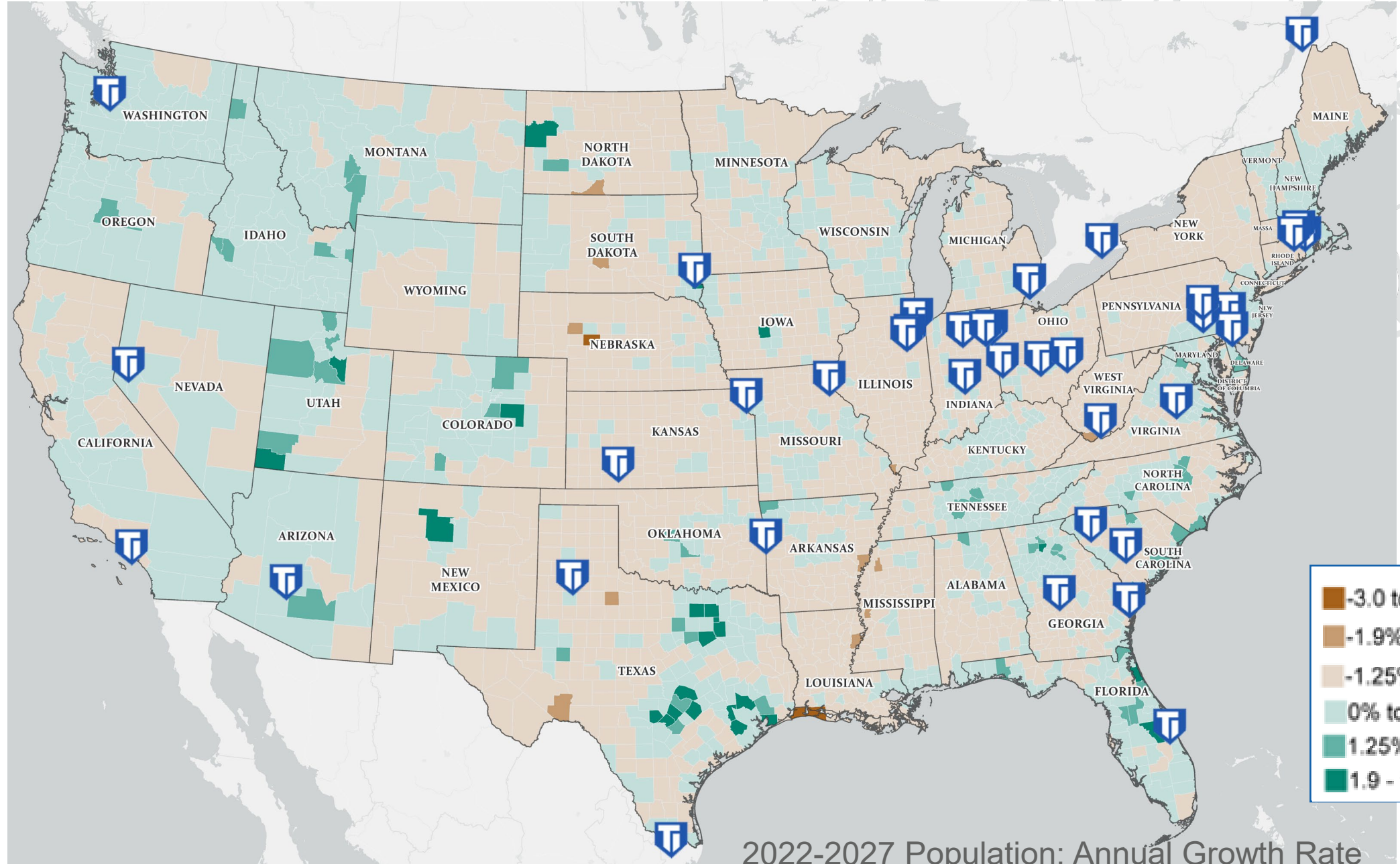
S E C T I O N

Early Planning & Market Analysis





Data Driven Selection



2022-2027 Population: Annual Growth Rate



Ti Cold Site Analysis

Phoenix (Joe R Ramirez) | Ring of 100 miles



COLD FACILITIES

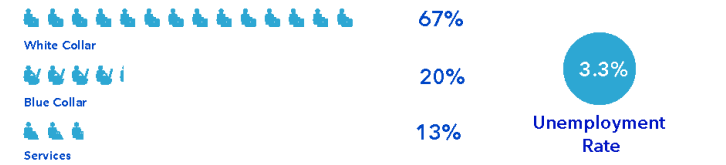
Company	Pallets	Sqft	Dir	Dist
Cold Summit	51,927	357,000	NW	3.8
Americold Logistics	27,934	192,045	SE	9.5
Mesa Cold Storage, Ltd.	18,000	138,000	SE	10.0
Americold Logistics	12,823	88,160	SE	10.1
Lineage Logistics	21,067	144,838	SE	11.3
AZ Cold Storage and Distribution	1,091	7,500	SE	17.4
Mesa Cold Storage	9,818	67,500	SE	30.0

Closest 7 locations

LOCAL PROCESSORS

Company	Revenue (USD)	Description	Dist.
Grand Avenue Produce Co., Inc.	24,809,328	Fruit and Vegetable Wholesaling	4.5
Denmark Sausage Co., Inc.	13,362,782	Meat Processing	5.7
Legend Distributing, LLC	7,659,217	Fruit and Vegetable Wholesaling	9.9
The Source Bakery Inc	24,405,396	Other Specialised Food Retailing	9.9
Southwest Baking Company, LLC	11,328,017	Bread Manufacturing (Factory based)	9.9
Jbs Tolleson, Inc.	108,902,450	Meat Processing	10.0
Closest 6 locations			

EMPLOYMENT



PALLETS PER POPULATION

Total Pallets	161,255
Total Cold Sqft	1,122,882
Pallets per Person	0.030

2022 LOCAL CONSUMER SPENDING (By Household)



DEMOGRAPHICS

5,293,492	1,977,693	2.63	37.2	\$74,446	\$321,468	0.78%
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	2022-2027 Annual Growth Rate




Thank you for your time.


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