

# Shakopee MN

*Proposed*

## **Clean Truck Hub Phase 2**

March 2023

# Proposed Clean Truck Hub Phase 2 Agenda

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- I. Introduction – About Us**
- II. Clean Truck Hub Project**
- III. Site Operations**
- IV. Site Plan & Rendering**
- V. Contact Information**

# Proposed Clean Truck Hub Phase 2

## Who We Are – CT Realty

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CT Realty (“CTR”) is a national real estate investment and development company headquartered in Newport Beach, CA.

CTR is developing a network of Clean Truck Hubs across the United States with Clean Energy Fuels (“CLNE”). CTR will acquire and develop the real estate and be the lessor. CLNE will be the lessee and operator.

Since 1994, CTR has partnered with some of the largest institutions and global investors to acquire, develop, and manage over \$8 billion in industrial logistics properties across the U.S., and is well suited to deliver these unique sites to our tenant.

For more information on CTR, please visit their website: [www.ctrinvestors.com](http://www.ctrinvestors.com).

# Proposed Clean Truck Hub Phase 2

## Who We Are - Clean Energy



Clean Energy is decarbonizing trucking in America.

Clean Energy is the nation's largest marketer of renewable natural gas (RNG), which is the cleanest and lowest carbon fuel available for trucking. Clean Energy has been in business over 20 years and is publicly traded (NASDAQ: CLNE). RNG dispensed as CNG provides an affordable solution that is available today for meeting sustainability goals.

For more information on CLNE, please visit: [www.cleanenergyfuels.com](http://www.cleanenergyfuels.com)

**560+ Stations throughout the U.S. and Canada**



**Blue chip customer base**



**Leading RNG player in the US**



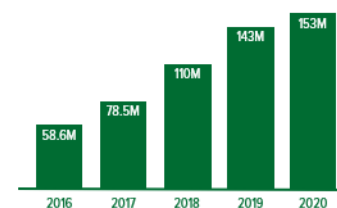
**Partnerships with global energy leaders**



**Environmental credit leader**



**Growing RNG fuel volumes**



# Proposed Clean Truck Hub Phase 2

## The National Plan



Corporate America is working hard to transition to low-carbon sustainable transportation. Clean trucking powered by RNG plays a key role in this decarbonization. How to get there is a challenge.

Clean Truck Hubs provide the home base needed for clean trucks to enter the market and replace the diesel trucks that deliver goods today. Over the last 80+ years, diesel trucks have dominated the transportation industry and have a fully established network for services, fueling and parking. Alternative technologies entering the market, such as CNG, need similar infrastructure networks in order to displace diesel trucks.

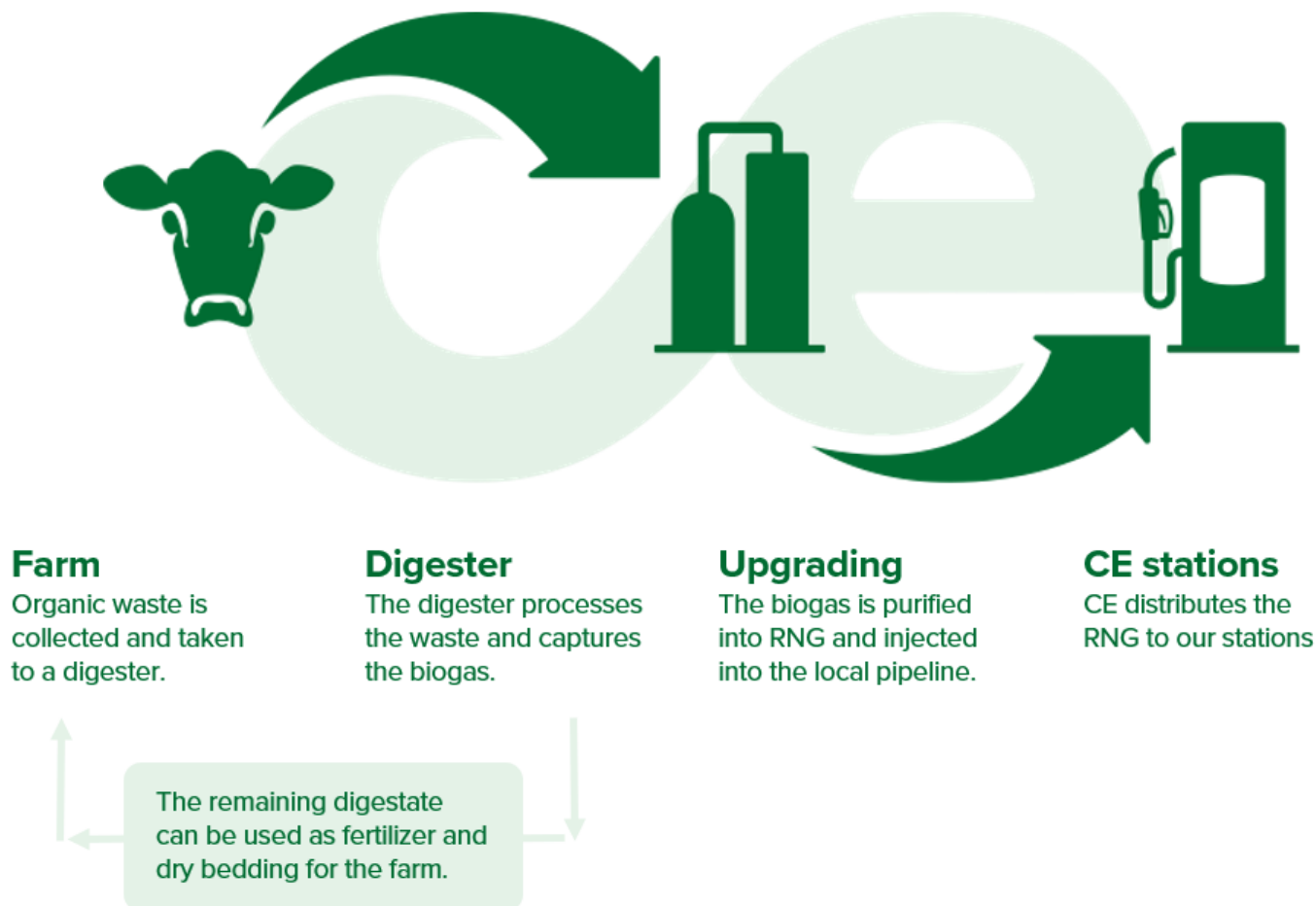
Clean Truck Hubs are in key industrial areas proximate to warehouses and highway system.

Clean Truck Hubs will feature the amenities needed for a successful clean truck operation:

- Secure and controlled vehicle parking for a contracted anchor fleet(s)
- Vehicle fueling with renewable CNG
- Small office building
- Restrooms
- Servicing area
- Landscaping, fencing, access gates, lighting, cameras, and attractive aesthetics

# Proposed Clean Truck Hub Phase 2

## RNG: Farm to Fuel

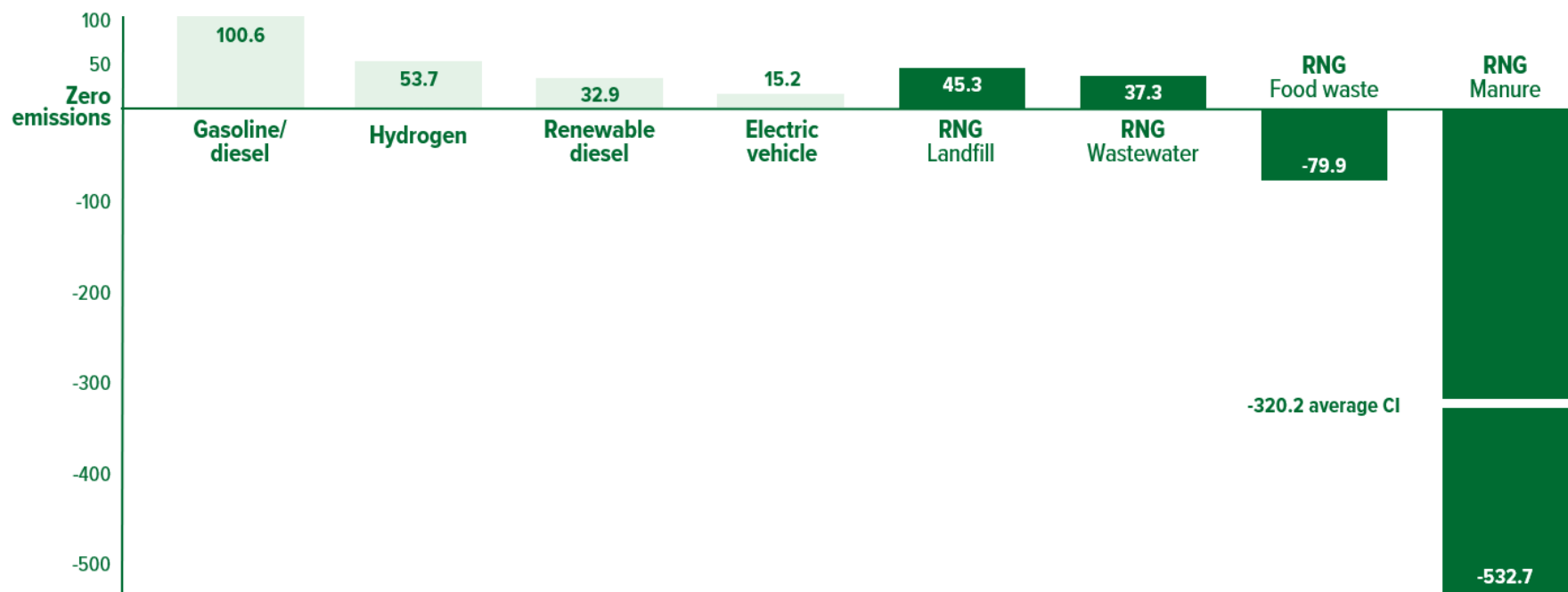


# Proposed Clean Truck Hub Phase 2

## RNG: Beyond Zero Emissions

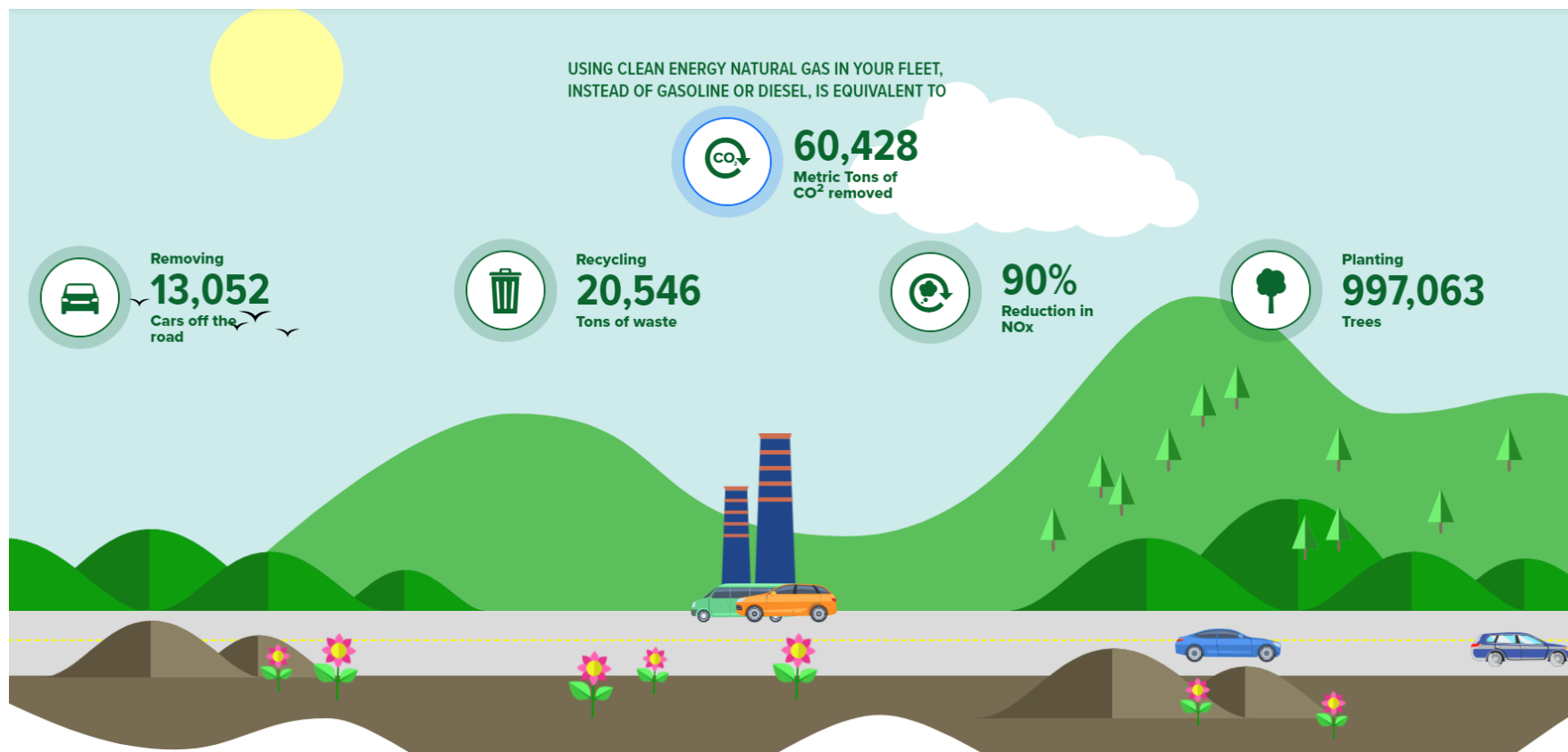


Carbon emission by fuel type (gCO<sub>2</sub>e per MJ)



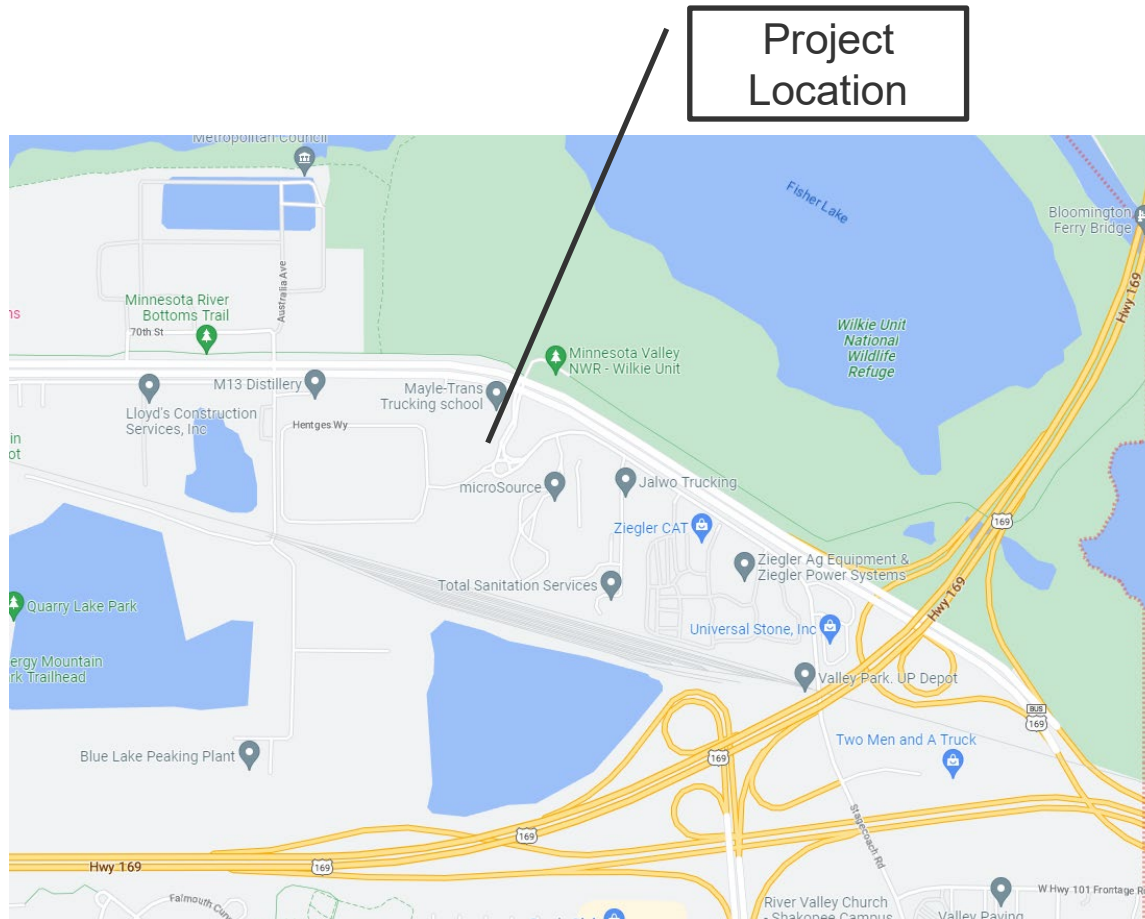
Source: California Air Resources Board, Q4 2020 LCFS data, and certified pathways as of May 11, 2021.

# Proposed Clean Truck Hub Phase 2 RNG Environmental Benefits



*Example benefits of 100 clean RNG trucks*

# Proposed Clean Truck Hub Phase 2 Project Location



# Proposed Clean Truck Hub Phase 2

## Site Operations



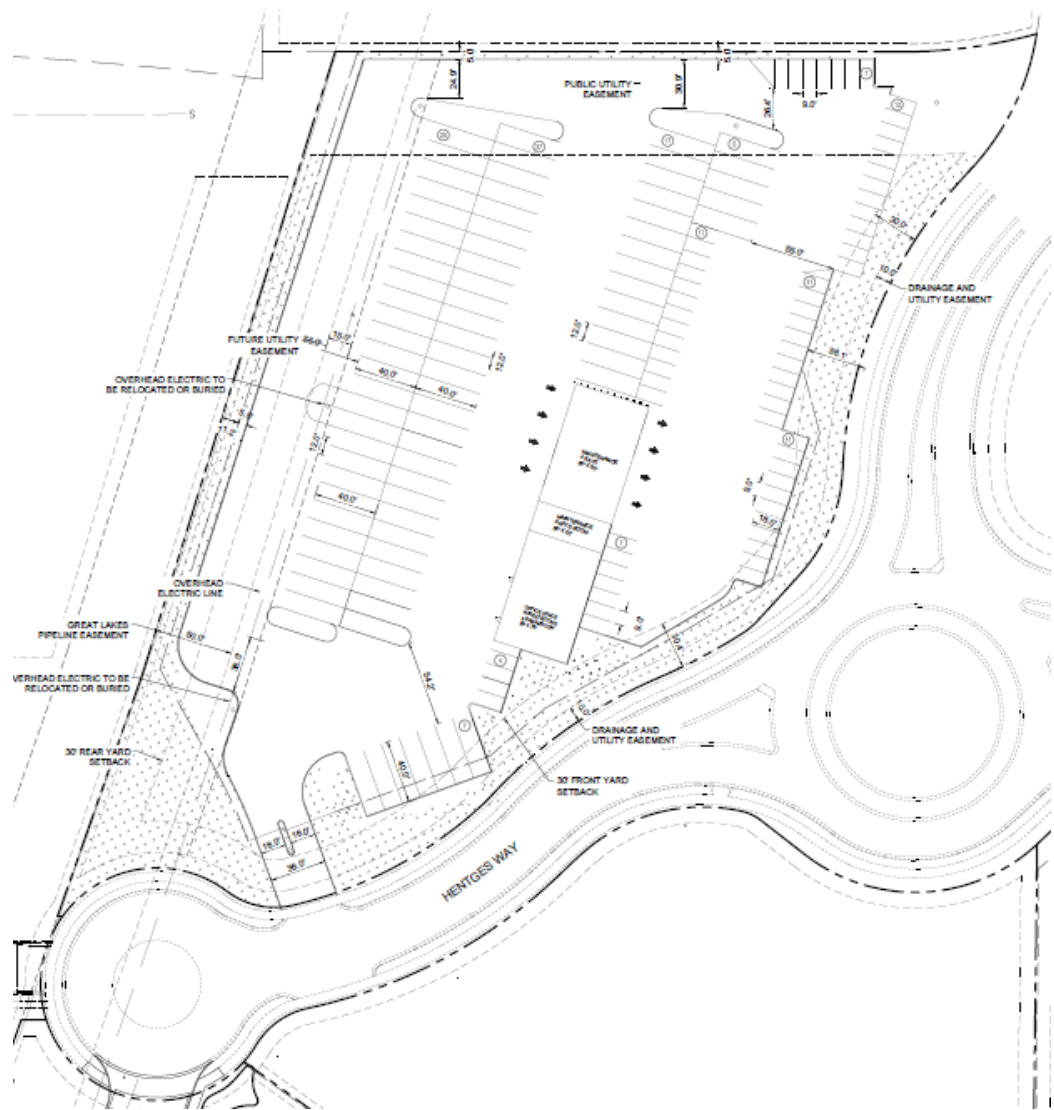
### Phase 2

- ☐ Anchor fleet semi-truck cabs and/or box trucks park in a secured private parking area.
- ☐ Drivers enter secure fenced area, park personal vehicle, and dispatch with a truck for their shift. Drivers return after their shift and repeat the cycle.
- ☐ Building provides offices, restrooms, storage and truck service bays.
- ☐ Trucks fuel with renewable CNG across the street at Phase 1 site fast-fill dispensers.

### Phase 1

- ☐ Fast-fill area is located outside the private fenced area and is designated for use by Clean Energy's commercial fleet customers. Fueling takes place over a matter of minutes, similar to normal truck fueling.
- ☐ Customers can include semi-trucks, box trucks, refuse trucks, municipal busses, and even cement mixers.
- ☐ Time-fill area behind the security fence is for the exclusive use of the anchor tenant and is not open to other commercial customers. Trucks are fueled with CNG over the time that the trucks are parked (similar to charging an electric car while the car is parked).

# Proposed Clean Truck Hub Phase 2 Site Plan



# Proposed Clean Truck Hub Phase 2 Rendering





# Proposed Clean Truck Hub Phase 2

## Contact Information

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