

STURGEON INDUSTRIAL PARK



IN ALBERTA

Alberta is one of the most attractive places to invest in Canada and North America. With cost advantaged, globally significant oil and gas reserves, Alberta is well positioned for long term investment.

In the heart of Alberta, lies Edmonton’s Capital Region which is known for strong employment, economic growth. Sturgeon County is located just north of the City of Edmonton and appeals to industrial companies of all sizes due to low land costs, access to an abundance of raw materials and both proximity and logistical linkages to Alberta’s Industrial Heartland, the oil sands region in northern Alberta and markets beyond.

5 REASONS TO INVEST IN STURGEON COUNTY:

- DIVERSE LABOUR MARKET
- LOW COST OF LAND
- PRO-BUSINESS ATTITUDE
- RANGE OF PRODUCTION OPPORTUNITIES
- PROXIMITY TO MAJOR MARKETS

STURGEON INDUSTRIAL PARK
IS A 1,661 HA OR 4,104 ACRE
AREA LOCATED NEAR THE
SOUTHERN BOUNDARY OF
STURGEON COUNTY'S PORTION
OF THE INDUSTRIAL HEARTLAND

ABOUT STURGEON INDUSTRIAL PARK

Sturgeon County features well established clusters of world class firms in petrochemical, agri-food and natural resource processing industries.

Sturgeon County is a founding member of Alberta's Industrial Heartland, Canada's largest hydrocarbon and chemical processing region with over **\$30 billion** in existing investment. The Heartland region transforms Alberta's Natural Resources such as bitumen and natural gas into higher value fuels and other consumer ready products. This resource processing provides immense opportunities for manufacturing and the oil and gas servicing sector.

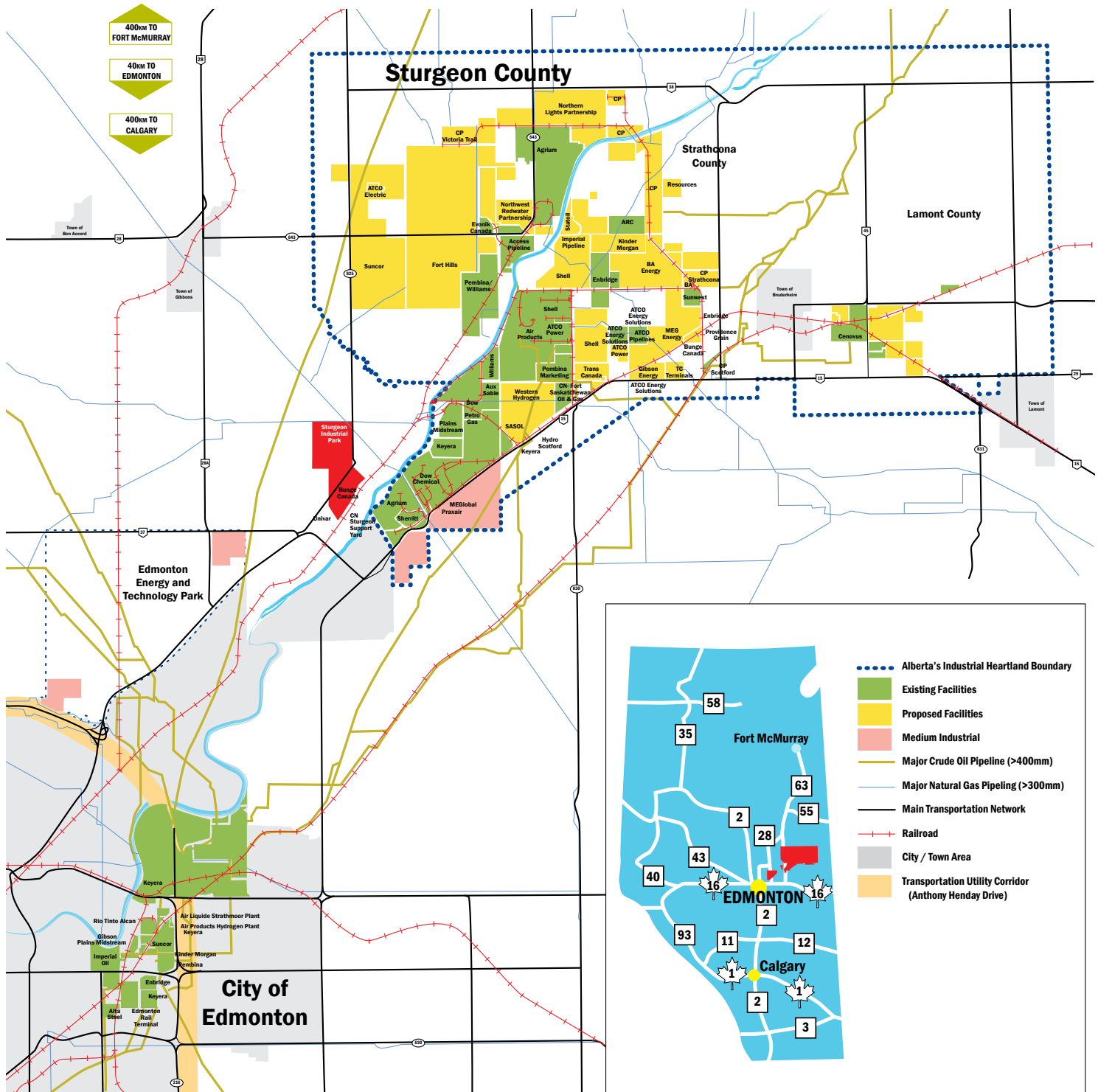
The Sturgeon Industrial Park is ideally located for light and medium industrial development to capitalize on the multi-billion dollar developments in Alberta's Industrial Heartland and Alberta's oil sands.



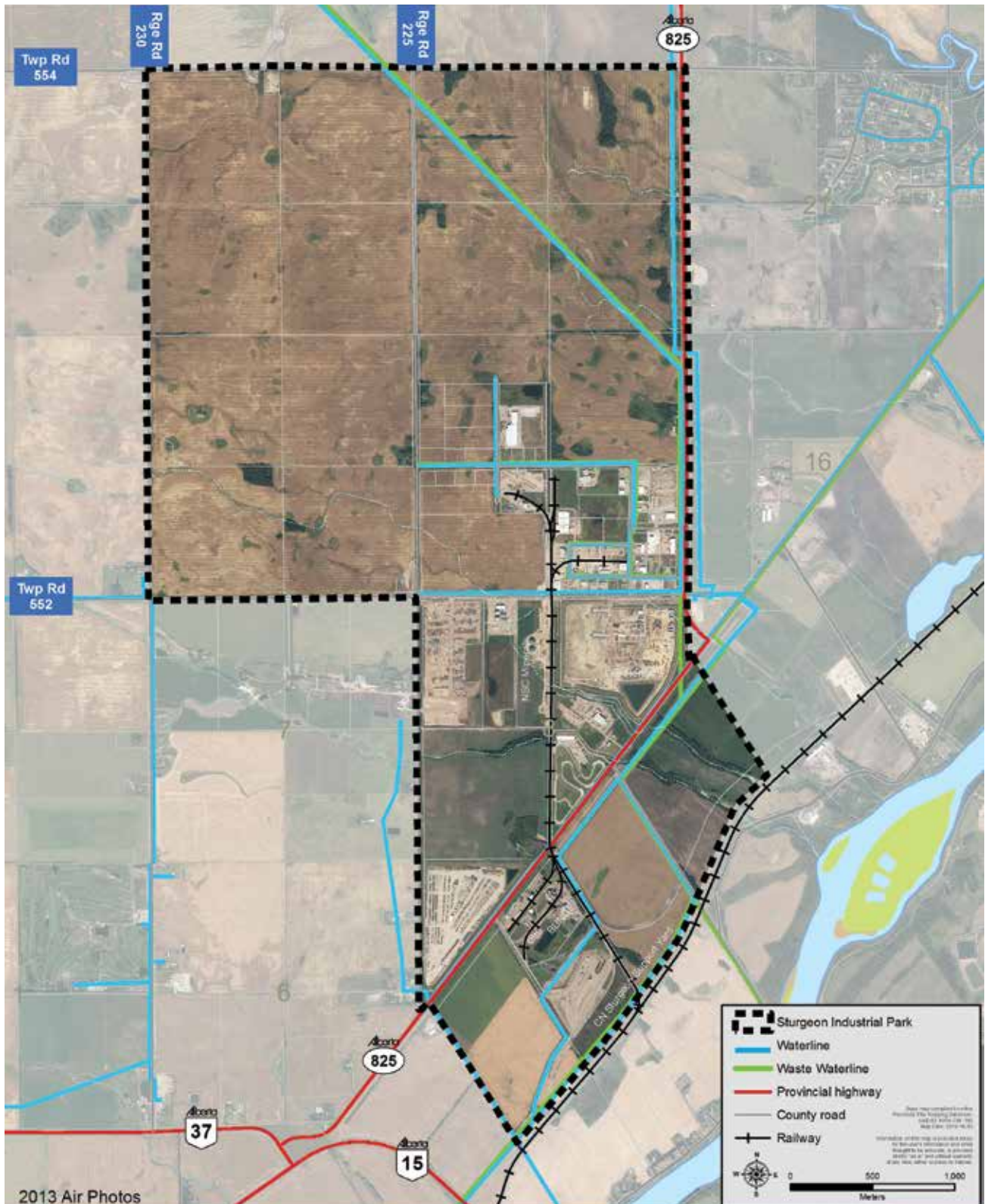
KEY ATTRIBUTES

- > **2,000** acres of fully serviced Light/Medium industrial land
- > **1,400** additional acres of zoned, raw land available
- > Close proximity to **Alberta's Industrial Heartland** and Alberta's **oil sands**
- > **High load corridor** to Fort McMurray region
- > **Market access** via Canadian National Railway
- > Access to workforce with regional population exceeding **1.5 million people**
- > **Educated and skilled labour**, technical and professional expertise
- > Established **centre for supply**, service and manufacturing for Canada's oil and gas sector
- > Great opportunities to capitalize on approximately **\$1.5 billion** in annual local expenditures from Alberta's Industrial Heartland (excluding feedstocks)
- > Within an hour of **Edmonton's International Airport**

PROXIMITY TO INDUSTRIAL HEARTLAND



STURGEON INDUSTRIAL PARK MAP



ALBERTA OPPORTUNITY



The key to Alberta's opportunities lie in its cost advantaged feedstock from globally significant oil and gas reserves.

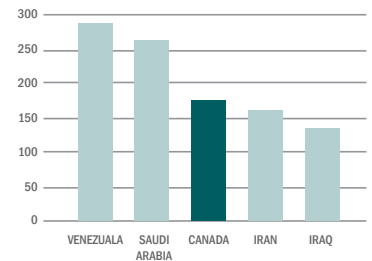
Alberta's Industrial Heartland is Canada's Largest Hydrocarbon Processing Region with world class existing investment in the following areas:

- **Petrochemical production** (Ethylene, Styrene, Fertilizers, Propylene, Iso-Octane, MEG, Butadiene and more)
- **Fractionation Capacity** (360 Mbdp)
- **Petroleum refining** (400 Mbdp)
- **Bitumen upgrading** (250 Mbdp expanding to 400 Mbdp)
- **Ready access to price advantaged hydrocarbon and petrochemical feedstock**

An IHS analysis identified products that can be **developed at a competitive advantage** in Alberta's Industrial Heartland.

INVESTMENTS WITH A COMPETITIVE ADVANTAGE	
C1 CHAIN	AMMONIA, UREA, METHANOL
C2 CHAIN	POLYETHYLENE, ETHYLENE GLYCOL, ETHYLENE OXIDE
C3 CHAIN	POLYPROPYLENES, PROPYLENE GLYCOL, PROPYLENE OXIDE

ALBERTA'S OIL SANDS HAS THE THIRD LARGEST PROVEN OIL RESERVES IN THE WORLD



NOTABLE ACTIVE PROJECTS

Major industrial projects are under construction, and billions of dollars in announced projects are slated for the region. Notable projects include:

KEYERA	\$500 M	Recently added a de-ethanizer to existing facility and doubling the existing C3+ fractionation capacity from 30,000 bpd to 65,000 bpd
NORTH WEST REDWATER PARTNERSHIP	\$8.5 B	Major construction underway for phase 1 of the 50,000 barrel per day bitumen refinery
PEMBINA PIPELINE CORPORATION	PHASE II - \$415 M PHASE III - 460 M	Phase II will double the existing 73,000 bpd ethane-plus fractionator; Phase III is a 55,000 bpd propane-plus fractionator
PLAINS MIDSTREAM	\$626 M	Expansion plans include a propane loading rail terminal, debottlenecking of fractionator to increase capacity from 65,000 bpd to 85,000 bpd, and expansion of underground storage by 2.2 million barrels
SHELL QUEST CARBON CAPTURE AND STORAGE	\$1.35 B	Construction complete on CCS project with ability to store over 1 million tonnes of Co2 per year
WILLIAMS PROPANE DEHYDROGENATION	\$1.1 B	Approval process underway for development with initial capacity of approximately 1.1 billion pounds of polymer grade propylene

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CONTACT US

STURGEON COUNTY ECONOMIC DEVELOPMENT HELPS INVESTORS FIND OPPORTUNITIES THAT MEET THEIR NEEDS.

TYLER WESTOVER

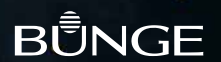
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INDUSTRY FIRMS LOCATED IN ALBERTA'S INDUSTRIAL HEARTLAND:



RESEARCH INSTITUTIONS + INCUBATORS:

