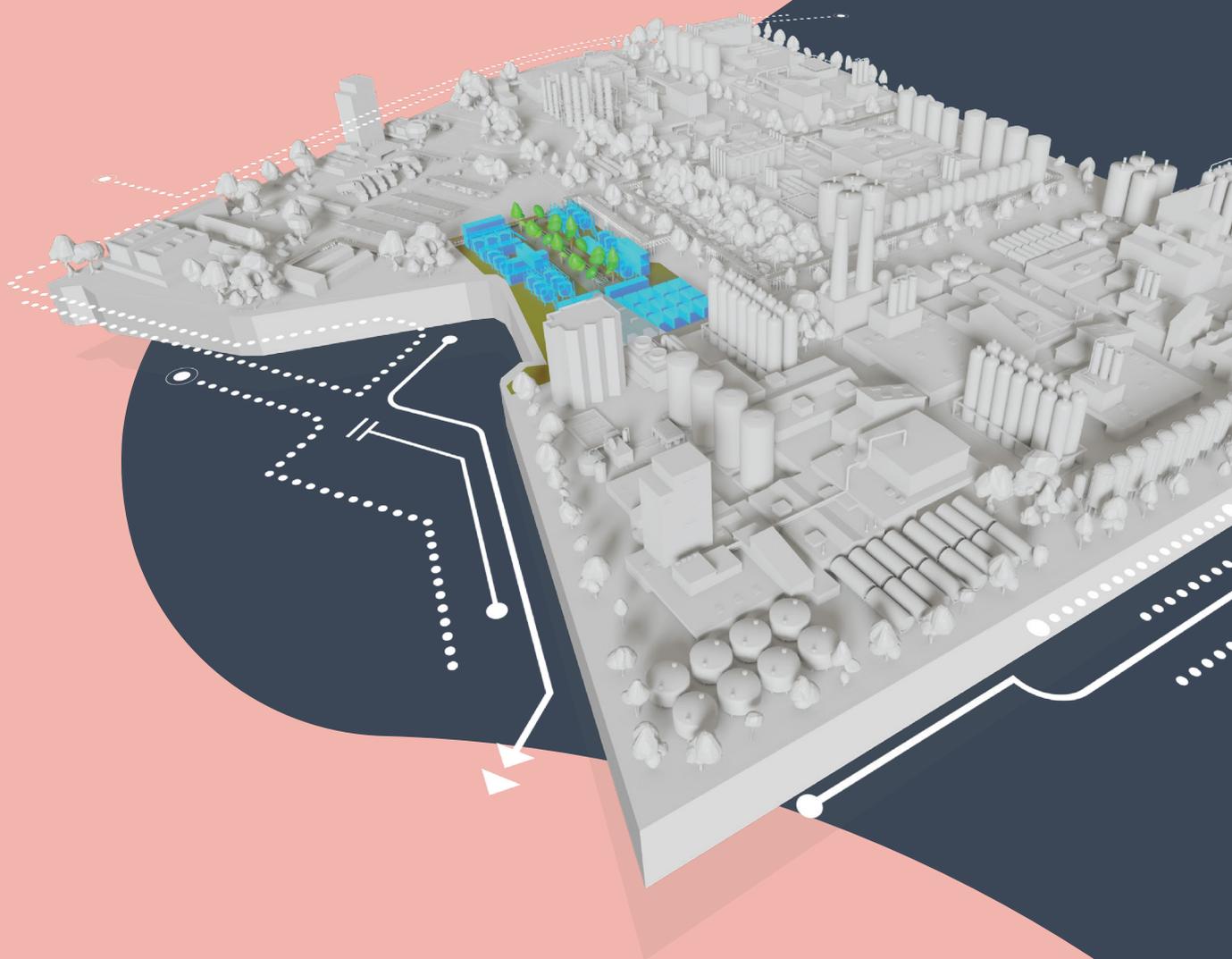


Award procedure
Second cycle

NextGen Demo



Port of
Antwerp
Bruges

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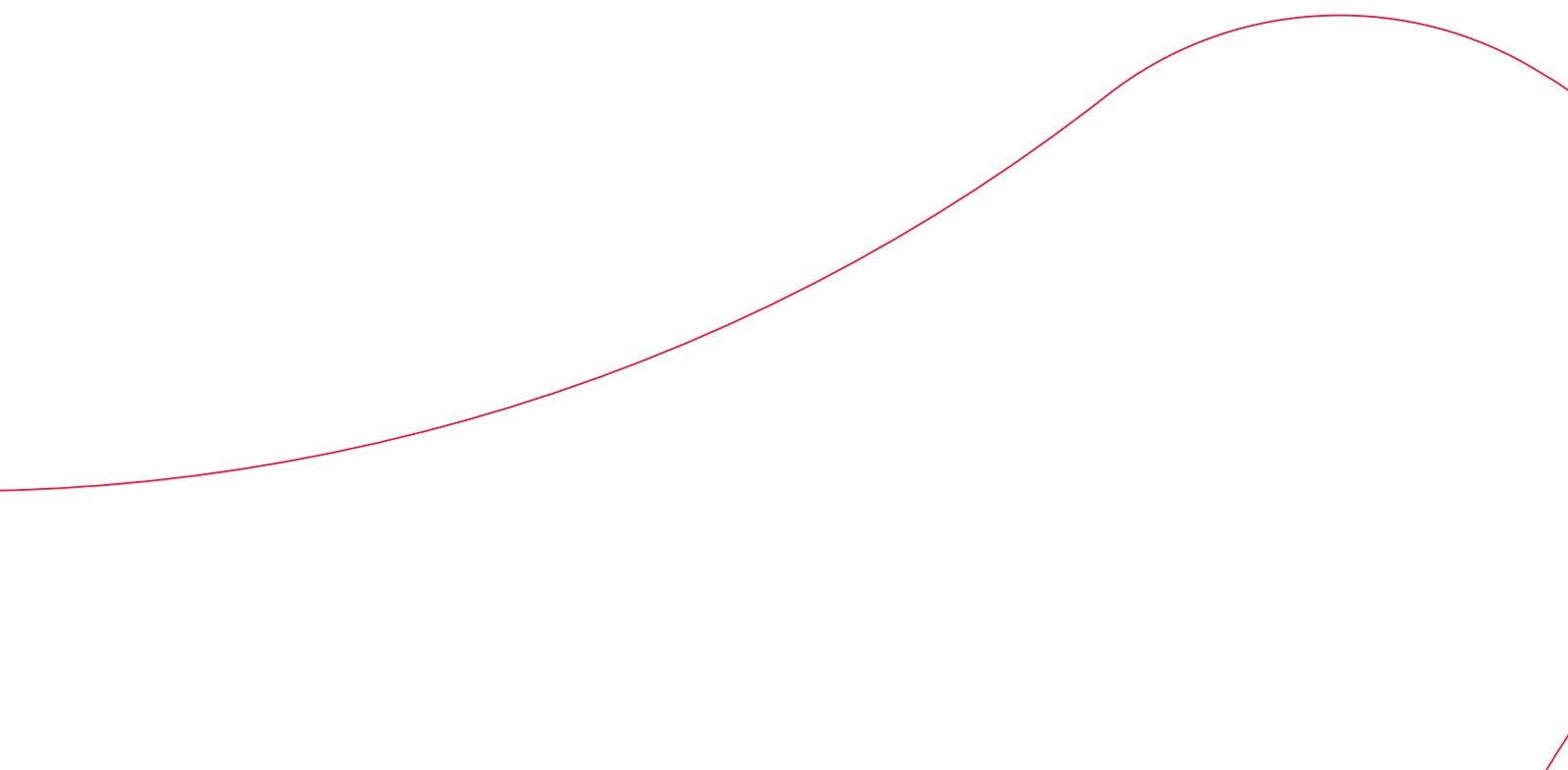
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Award procedure

To claim one of the lots within NextGen Demo, POAB invites interested candidates to submit a project proposal. The purpose of this award procedure is to award a concession to suitable candidates (taking into account the intended scope and available space of NextGen Demo), or to select candidates to be considered for a preparation process with a view to awarding a concession on NextGen Demo in a subsequent award procedure (as provided below).

Specifically, this request for project proposals contains an explanation of the award procedure, including, for example, the way in which a project proposal for the concession must be submitted and which selection and award criteria will be used as part of the assessment.

POAB reserves the right at any time to award no, one or more concessions under this second award procedure.

In the annex to this request for project proposals, an indicative zone plan is provided (drawn up for the purposes of the award procedure). POAB reserves the right to adjust the proposed layout and arrangement of the zone as part of this procedure to achieve a more optimal interpretation.

1.1 Periodical procedure

The present request for project proposals covers the second award cycle related to NextGen Demo. Specifically, POAB wishes to ascertain which demonstrators are currently applicants to establish themselves in this zone.

POAB plans to organise periodic tendering cycles for the completion of NextGen Demo. If during this second tendering cycle it appears that there is still sufficient useful available space on NextGen Demo, POAB might organise a subsequent tendering cycle, with an offer based on inputs from the previous tendering cycles (without, however, being an obligation for POAB).

The project proposals received will be assessed and, if necessary, selected on the basis of the request for project proposals in force at the time and the selection and award criteria specified therein.

Applicants who participated in a previous award cycle are free to participate again in the subsequent award cycle(s). They will then have to go through the various stages of the award procedure again in full and submit a new project proposal, based on the version of the request for project proposals in force at that time. The new project proposal will be further weighed against the proposals from any new applicants.

1.2 Further progression through a process

POAB will decide on the basis of the selection and award criteria (as defined below) which project proposals can be retained for the allocation of a concession on NextGen Demo. If this assessment shows that while a project proposal has great potential, it is not yet sufficiently mature to be considered for a concession already, POAB will offer the candidate concerned the opportunity to follow a preparation process.

The assessment of which applicants and their project proposals are eligible for a concession or preparation process belongs exclusively to POAB. To the extent that POAB would have to make a choice in function of the space still usefully available at NextGen Demo, applicants eligible for a concession will be given priority over those eligible for a preparation process.

1.2.1 Preparation process

A preparation process is designed to guide candidates whose project proposal has great potential (based on the assessment according to the selection criteria) but is not yet sufficiently mature (based on the assessment according to the award criteria) in the further elaboration and development of their project proposal. This improved project proposal can then be resubmitted in a later query procedure and thus still be considered for concession allocation.

This preparation process will be defined specifically for each candidate in a Letter of Intent (LOI). This LOI sets a number of milestones. Each milestone achieved leads to a possible refund of associated consultancy (see further: Financial support). Which costs are reimbursed for which milestone will be clearly defined in the LOI, as well as the system of reimbursement by POAB. After reaching all milestones, the applicant can re-enter a subsequent award cycle and still qualify for a concession on NextGen Demo according to the then applicable criteria. For the sake of clarity, the

successful completion of a preparation process does not imply an automatic right to a concession.

In doing so, POAB expects applicants' commitment to meet milestones within the year, and requires, during and after a preparation process, the applicant's exclusivity to participate exclusively in NextGen Demo's award process. This means that, within the same project, the applicant may not apply for other sites outside the port area for a period of 3 years. Failure to comply with this condition will oblige the applicant to repay the financial assistance to POAB. However, this is the only condition by which financial support would have to be repaid. Failure to meet certain milestones will never result in an obligation to repay financial support.

The LOI has a maximum standard duration of one year (from LOI signing date). When the LOI expires, an option will always be provided to extend the LOI for a period of one year at most once due to unforeseen circumstances. The onus here then lies with the candidate to demonstrate that a new one-year LOI will lead to an improved project proposal. An LOI will never be extended more than once and an extension is a courtesy of POAB, not a right of the applicant. Likewise, an extension will never lead to increased financial support. If an LOI expires without renewal, any financial support from POAB granted under this LOI will lapse.

Should a choice have to be made from among all applicants eligible for the preparation process, the assessment will be made on the basis of the award criteria, with their potential to achieve a future strengthening for the existing port platform as a decisive factor, as well as complementarity with the previously retained applicants.

1.2.2 Realisation process

To the extent that the candidate, after a positive evaluation of the selection and award criteria, is immediately eligible for negotiation towards a concession agreement, POAB may grant financial support for certain milestones to achieve the start-up of the project proposal. This includes – but is not limited to – consultancy refunds (see below: financial support). Which costs are reimbursed for which milestone will be clearly defined in the concession agreement, as well as the system of reimbursement by POAB.

Also, upon signing the concession agreement, POAB will mandate that the intended project proposal must be realised at NextGen Demo within a period of two years.

1.3 Financial support

Exactly how much support the candidate will receive for their project proposal per milestone (through reimbursement of associated consultancy) will be determined by POAB based on qualitative consideration of the project proposal. The better the project proposal scores on the award criteria, the more support it will receive.

The financial support offered by POAB is in the context of unburdening the applicant to perform its demonstration at NextGen Demo. POAB will only reimburse costs that lead to the realisation of its demonstration. The following is a non-exhaustive list of reimbursable costs:

- Consultancy:
 - Subsidies
 - Permit applications
 - Business development
 - Taxation
 - Marketing and communication
 - Design
 - Tendering
- Construction
 - Leakproof paving
 - Shelter
 - Specific connections for utilities

POAB retains the right at all times to decide which costs are eligible for reimbursement, which will be specified in the LOI or concession agreement. This list is an indication of how to proceed, but does not entitle the candidate to reimbursement of any costs incurred in these areas.

Per award cycle, POAB can disburse a maximum of €500,000.00 in aid. The maximum amount per demonstrator can never exceed EUR 100,000.00.

If a demonstrator has already received support as part of a preparation process, he will only be entitled to an amount when concluding a concession agreement, never exceeding the total amount of EUR 100,000.00.

All aid disbursed by POAB will fall under the de-minimis aid scheme, for which applicants will also have to provide

a declaration. (More explanation on de-minimis aid: <https://www.vlaio.be/nl/begeleiding-advies/financiering/overheidsmaatregelen/veelgestelde-vragen-de-minimis>)

1.4 Indicative overview of applying and the assessment of a submitted project proposal

The following is an indicative overview of the steps to be followed within the framework of this award procedure.

1. Announcement of the award procedure – Provision of the request for project proposals
2. Possibility of submitting a written question to POAB via www.portofantwerpbruges.com/en/nextgen-demo:
28 February 2023
3. Reply of POAB to the submitted questions via Q&A on www.portofantwerpbruges.com/en/nextgen-demo:
10 March 2023
4. Submission of project proposal by means of the web form via www.portofantwerpbruges.com/en/nextgen-demo: **ultimately on 31 March 2023 (noon)**
5. Assessment of the admissibility of the project proposal, suitability of the applicant, the (substantive) project proposal and, when applicable, a ranking of multiple project proposals

At this, the applicant will be invited for an oral explanation of the project proposal.

6. Negotiations with a view to concluding a concession agreement, or a preparation process.
7. Decision to award the concession or preparation process, followed by the signing of the concession agreement or LOI.

The exact location within these zone where the selected candidates can carry out their project will be determined by POAB during the negotiation phase. As far as possible, POAB will take into account the wishes and preferences of the selected candidates, but the final decision to allocate a specific location and thus a specific concession site lies solely with POAB.

1.5 Questions

Questions are required to be submitted through the web form at www.portofantwerpbruges.com/en/nextgen-demo.

Only questions submitted through this webform will be answered. Oral questions will not be answered. In view of the principle of equality, the questions asked will be answered in writing via a Q&A page on the website and will be delivered to registered candidates.

1.6 Regularity of the project proposal

The project proposals submitted will first be checked for their completeness and procedural compliance (legal representation), and thus their admissibility.

POAB reserves the right to request additional information, to have project proposals regularised to the extent that this does not violate the equality of candidates, or to immediately reject project proposals that are not complete in terms of the compulsory fields.

1.7. Selection criteria

Project proposals found to be compliant will then be assessed against the following selection criteria.

Selection criterion for the proposed activity

Project appropriate in the context of the circular economy

Based on the developed and desired strategic vision, POAB will only consider project proposals with a view that prepares a transition to a climate-neutral and circular economy.

By circular economy, POAB understands 'an economic and industrial system that takes as its starting point the re-usability of products and raw materials and the restorative capacity of natural resources, minimises value destruction in the total system and strives for value creation in every link of the system'.

NextGen District will further deepen this economy and focus on process industries related to circular carbon and manufacturing in the context of the energy transition. Under energy transition, POAB mainly understands the shift that has to be made from fossil energy to renewable energy.

For NextGen Demo, POAB specifically focuses on industrial circular and carbon-smart demonstration projects with a TRL (Technology Readiness Level) from 6 to 8. POAB therefore focusses on projects that require a final development and demonstration through a pilot or demo installation in order to proceed to commercialisation. At the time of submission, the project may be at TRL-level 5. Specifically, there is a focus on technologies in four fields:

1. Waste-to-X (chemicals/fuels)
2. CCU (Carbon Capture & Utilisation)
3. Bio-based technologies
4. Storage of renewable energy and hydrogentechnologies

In their project proposal, the candidate provides insight in their current TRL (Technology Readiness Level) on the basis of studies and/or reports.

The information provided is qualitative, structured and clear, providing a general insight in the project proposal, its purpose and the motivations of the candidate. The candidate must submit all information, descriptions and documentation necessary to determine that the proposed project fits within the above definition of a circular economy.

Project proposals that do not relate to the above-mentioned activities, and thus do not fit within POAB's above-mentioned ambition, will not be considered and will not be eligible for further assessment on the basis of the further selection criteria (set out below in this request for project proposals).

Selection criterion with regard to candidate identity

Financial capacity

Candidates demonstrate that they have, or will have, the financial capacity to finance the proposed project on the grounds and to pay all grounds-related costs, such as concession fees. On the basis of the latest annual accounts, the candidate's financial capacity will be tested on the basis of a number of ratios (solvency, liquidity, equity, etc.). New businesses, who do not yet have an annual account available, are expected to submit a multi-annual plan or balance sheet.

Candidates who submit a proposal on the basis of a joint venture must submit their latest annual account for each party, together with a statement that the partners guarantee the financial solvency of the project partnership.

Technical expertise / Relevant experience

The candidate will explain his experience in relation to the activities included in the project proposal. POAB wishes to contract with a party that has the necessary capacity to run the concession in the manner proposed. The candidate will show that they have the organisation at their disposal to realise the project and, by way of example, submits the CVs of the team members involved, if applicable any scientific publication or a list of similar realised projects and provides proof of collaborations with third parties.

Candidates' project proposals that do not meet these selection criteria will not be assessed according to the award criteria.

1.8. Award criteria

The project proposals that are eligible for further substantive assessment will be assessed according to the following qualitative award criteria:

- 1. Feasible**
- 2. Impact**
- 3. Scalable**
- 4. Innovative**

- 1. Feasible**

- Implementation planning**

The candidate will also add a time frame regarding the realisation of the project. This plan will demonstrate

that the project has sufficient maturity as a test project and can be realised within a concrete and realistic timeframe as a demonstration project. The candidate will also attach a schematic milestone plan to his project proposal. The candidate will also pay attention to the potential bottlenecks/risks, how they affect his planning and possible mitigation measures.

POAB reserves the right to contractually fix the candidate's predetermined timings (in the sense that further consequences regarding the LOI/concession may be linked to this timing).

Investments and financing

The candidate will complete the investment analysis template (see separate annex) to offer an insight into the planned investments/costs, future expenditure and overall profitability of the planned project.

In the event of phased development, the candidate must provide a clear overview of the planned course of the investments, in relation to the upscaling of the activities.

This will also provide an insight into the security of the financing through which sources of financing (based on contracts or LOIs) with the ratio of equity to debt (third-party capital), as well as insight into the (desired) company structure.

2. Impact

The candidate will explain the climate and/or environmental impact of the proposed technology in terms of emissions, water management (water consumption, water reuse and volumes of wastewater discharged, through treatment or not), energy management (energy sources, energy consumption, energy-saving measures), etc. In addition, the candidate will describe how this relates to the climate and/or environmental impact of current technology. Here, POAB expects at least a target level of ambition, but preferably concrete commitments. The candidate will also indicate how he will monitor this impact to make adjustments if necessary.

3. Scalable

The candidate will explain which added value in particular would be created for the port of Antwerp-Bruges as the result of the scaling up of this project to a commercial level. POAB strives for the reinforcement and diversification of the current port platform and wants to support symbiosis to the largest possible extent. Therefore, activities that could provide a future added value to the port platform will be positively assessed. In addition, the candidate will demonstrate that the solution can be quickly expanded, copied and/or adapted to the port context while maintaining effectiveness.

4. Innovative

The candidate will explain to what extent the solution is an improvement on current best available technologies. Is it more gradual or disruptive? The candidate will demonstrate the potential benefits of their approach.

The above-mentioned elements are queried via the web form to submit a project proposal. The content thereof will serve as the basis for assessment (mandatory fields). The same web form also covers other aspects (non-mandatory fields) that serve for notification and estimation by POAB to the extent of preferred support and for the purpose of further development of the zone.

1.9 Documents to be appended

Candidates must include in their project proposal all the necessary information and documentation to enable the assessment to be made against the selection and award criteria. This is the candidates' own responsibility. The absence of certain information may lead to the inadmissibility and therefore the invalidity of the project proposal.

When submitting the project proposal, the webform will again indicate what information the candidate must include with his or her project proposal in order to be eligible for assessment.

POAB emphasizes that a signed letter and supporting documents (e.g., based on articles of association) must be attached that demonstrate that the webform was signed by a person(s) who is/are authorized to submit a proposal on behalf of the candidate.

1.10 Contractual structure: concession agreement

The following general provisions will apply to the concession:

1. General Terms and Conditions for Concessions in the Port Area, including all possible future amendments, which can be consulted at www.portofantwerpbruges.com.

2. The Port Police Regulations, including any future amendments that may be consulted on www.portofantwerpbruges.com.
3. The Harbour Instructions Harbour Master's Office, including all possible future changes that can be consulted on www.portofantwerpbruges.com.

In addition, the concession agreement will also contain special conditions. These special conditions will include the concession rate (expressed in EUR/m²/year), which will be set annually (indexed) and charged quarterly. It will also include a number of deviations from the Terms and Conditions because of the specificity of the concessions for NextGen Demo.

As mentioned above, an LOI will first be concluded with the applicants whose project proposal is insufficiently mature and for which a preparation process will be provided.

1.11 Principles governing the award procedure

By submitting a project proposal, candidates unconditionally agree to the following principles (without prejudice to other applicable declarations based on this request for project proposals):

- POAB is entitled to discontinue or adjust the award procedure at any time (in order to organise a new award procedure with respect to the grounds at a later stage, if necessary). Such a discontinuation does not entitle the candidates to any compensation.
- In addition, the candidate will bear all costs incurred in the context of the award procedure. The candidate cannot claim any compensation for costs incurred as a result of participating in the award procedure.
- POAB is in no way bound by any time limits that would have been mentioned in this request for project proposals with regard to the award procedure. These time limits may be shortened or extended by POAB without the candidates being able to derive any rights or claims for compensation.
- POAB may add to, specify and/or amend the request for project proposals in the course of the award procedure.
- By submitting a project proposal, the candidate accepts the content and course of the award procedure as described in this request for project proposals and accepts to be bound by its provisions.
- POAB will share information deemed relevant with the candidates in this request for project proposals. It is up to the candidate to gather all the additional information they may need in order to be able to submit a project proposal (and they are solely responsible for this).
- Without prejudice to the legal reporting requirements and the rules on public access to information, the candidate and POAB mutually undertake action to keep confidential all information of which they know or may suspect, and which they obtain in the course of participating in the procedure. The candidate shall take the necessary steps to ensure confidentiality of any information that it would receive on other projects (e.g., but not limited to, in the framework of symbiosis formation on the site).
- At various points throughout the award procedure, the candidate will be asked to provide evidence to support the commitments made in the project proposal. If documentary evidence for a predetermined and communicated deadline is missing, this may lead to the premature termination or dissolution of the concession at the expense of the concessionaire. If, after the conclusion of the concession agreement, it appears that the evidence is fraudulent or no longer reflects reality, without replacement evidence having been provided, the concession may be dissolved/terminated immediately at the expense of the concessionaire, without prejudice to the imposition of other penalties.

1.12 Domain concession – no public contract

POAB manages the land owned by the port by means of domain concessions. In doing so, POAB neither sells nor leases this land.

This award procedure does not constitute a public procurement procedure within the meaning of the public procurement rules. The object of the procedure is the award of a domain concession, which means that the procedure is organised in accordance with the principles of good administration. The Act of 17 June 2016 on concession agreements does not apply either.

1.13 Processing of personal data

POAB processes personal data in accordance with the notice attached to this request for project proposals.

When an candidate exchanges data in the context of his interest/project proposal for a concession with POAB, this candidate declares:

- that he will always comply with the applicable laws and regulations on data protection and the processing of personal data and that he will deal correctly and lawfully with personal data of, inter alia, POAB employees, which he will process in the context of this award procedure and the project proposal. In this way, the candidate ensures that it correctly informs each party involved, maintains a processing register and takes appropriate technical and organisational measures to protect the personal data it processes. They will only process personal data in a manner consistent with the processing principles set out in the GDPR and only on the basis of a legitimate legal basis;
- that they will provide the notice annexed to this request for project proposals to all persons whose personal data POAB processes in the context of the award procedure and the project proposal and that they will process these personal data in accordance with the applicable laws and regulations on data protection and the processing of personal data.

Technical specifications

This chapter provides more technical information regarding the project site. However, it is the sole responsibility of the candidate to gain further information with regard to the specific characteristics of the project site and its surroundings. In any event, POAB cannot be held liable for any future changes to the information provided.

Cadastral data	11816C0340/00P00 11816C0340/00E00
Surface area	2 ha
Location	Near Churchill Dock, without direct water access
Address	Noorderlaan, B-2030 Antwerp
Development	NextGen District is undeveloped and unpaved
Accessibility of the site	This can be determined in consultation with POAB in line with ongoing infrastructural works.
Delivery of the site (public domain)	2023
Soil certificate	Will be delivered to the registered candidates upon development of the site



2.1 Infrastructure

For NextGen Demo, a study was carried out by a specialist research agency on behalf of POAB to determine which infrastructure facilities will be provided or realised by or on behalf of POAB. The outcome of this study will be communicated to the shortlisted candidates during the further course of the award procedure.

Basic infrastructure and connections for basic facilities such as drinking water, gas, electricity and data will in any case be in place and realised by or on behalf of POAB.

The public domain will be delivered with roads, cycle paths and footpaths, rainwater drainage, public lighting, greenery, and a traffic-lighted intersection with the Noorderlaan.

2.2 Feasibility of wind turbine development

To date, there are no wind turbines on the project site, but there are some in the immediate vicinity. At a later stage, POAB will examine, along with the concessionaires involved, whether it is desirable and feasible to erect (a) wind turbine(s) within NextGen District.

2.3 Multimodal access to the site

In order to, if desired, realise both rail and waterborne access, there are possibilities for entering into partnerships with neighbouring concessionaires.

In the context of strategic developments with regard to pipelines, POAB's aim is to further open up the project site by, among other things, providing the space to enable the laying of pipelines between the project site and the industrial cluster on the other side of the Canal Dock (Scheldelaan). The region along the Scheldelaan is very well equipped with a network of pipelines where, among other things, the following products are transported: oxygen, nitrogen, hydrogen, hydrocarbons and so on.

2.4 Regulatory framework

According to the Regional Spatial Implementation Plan (GRUP), the project site is designated as '(Article R1) Area for seaport and waterborne companies.' In this GRUP, the project site is intended for seaport-bound and seaport-related industrial and logistic activities and distribution, storage and transshipment activities using and relying on the seaport infrastructure.

2.5 Technical conditions

Below is an overview of the technical conditions that will be included in the concession agreement. In any event, POAB reserves the right – taking into account, among other things, the activities of the shortlisted candidate with whom the concession agreement will be concluded – to amend or supplement these technical conditions. In any case, the candidates already agree to the following technical conditions by submitting a project proposal:

- In accordance with the General Terms and Conditions, the concessionaire may only erect, modify or expand the buildings to be realised or already realised and the layout of the grounds after obtaining a prior written building permit from the Port Authority. POAB may attach conditions to this building permit.
- The concessionaire is exclusively responsible for the availability of all necessary permits (e.g. for urban development activities and operation of the establishment), in case these are not included in the joined environmental permit, both for existing and future constructions, acts, activities, ... on the concession site.
- The activities and structures planned by the concession holder on the concession site must be organised entirely within the boundaries of the concession. They may not in any way interfere with adjacent concession sites and/or the public domain.
- With regard to the wind turbines to be erected/erected in the vicinity:
 - Turbulence: the concessionaire is informed of the fact that POAB can impose possible height limitations for newly to be erected permanent and temporary construction of 30 meters or higher above ground level in a zone within 240 meters (see concession plan) around the turbine.
 - New buildings to be erected must be designed in such a way that shadow sensitivity is avoided.

- Regarding employing of personnel:
 - within the 10-5-risk contour of the turbine, no office or work facilities may be erected unless deemed acceptable in a QRA carried out by a certified safety expert. De rotor radius (see concession plan) is accepted as a good indication for this 10-5contour.
 - the permanent presence of persons within a distance to the turbine equal to the height of the axis must be assessed in a safety study to be carried out by a certified expert.
 - As regards hazardous materials: within a distance based on the reference distance for turbine rotor blade breakage (see concession plan) the feasibility of the treatment of hazardous materials must be assessed by a certified expert commission by the concessionaire.
 - The concessionaire appraises themselves of the operation limitations in force in the vicinity of the rotor during de-icing of the wind turbine.

- The concessionaire will take note of the fact that the port area does not have a public sewerage system and is equated with an individually optimisable outer area.

- Upon termination of the concession, the concessionaire must terminate the operating permit (environmental permit (Milieuvergunning) or integrated environmental permit (Omgevingsvergunning)) at the latest before termination of the concession agreement, unless otherwise agreed with the new user of the site accepted by POAB. When carrying out risk activities in accordance with the Vlarebo, the permit must be terminated before the date on which the exploratory soil survey (Oriënterend bodemonderzoek - OBO) is signed by the certified soil expert.

- In principle, upon termination of the concession, all underground and above-ground structures owned by the concessionaire must always be removed, unless otherwise agreed with POAB in advance. Solely foundation piles must only be removed up to at least 2.00 metres below the pile head. Unused sewers and pipelines must also be removed from the subsurface. It is forbidden to add rubble or other waste on site. In the event of demolition of the site sewerage system, the site sewerage system must be completely removed up to the last private inspection chimney. The holes in the inspection chimney thus created must be filled in with masonry. If there is no inspection chimney, the last part of the pipe connected to the main sewer must remain in place up to the concession boundary and be sealed with a concrete plug or masonry. POAB must be notified in writing 5 working days before the start of the demolition works for the removal of underground structures.

Appendixes

These appendixes can be consulted separately via www.portofantwerpbruges.com/en/nextgen-demo

APPENDIX 1 – CONCESSION PLAN

APPENDIX 2 – TEMPLATE INVESTMENT ANALYSIS

APPENDIX 3 – NOTIFICATION OF PROCESSING OF PERSONAL DATA

Contact



Marleen Ramakers
Sustainable Transition Expert

 +32 3 229 65 02

 invest@portofantwerpbruges.com