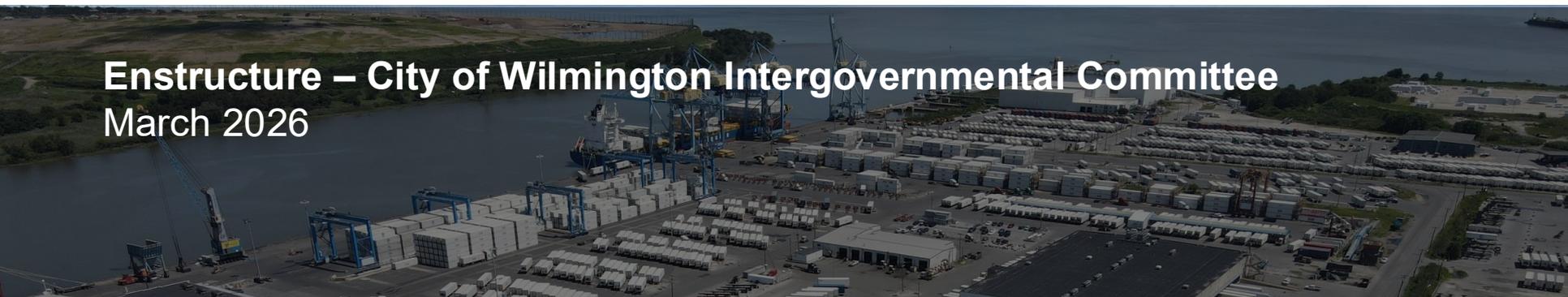




The logo for ENSTRUCTURE features a stylized blue and orange graphic to the left of the word "ENSTRUCTURE" in a bold, blue, sans-serif font.



Enstructure – City of Wilmington Intergovernmental Committee
March 2026



Agenda

- 1 Enstructure Introduction
- 2 Port Wilmington & Operations Update
- 3 Delaware Container Terminal & Project Update

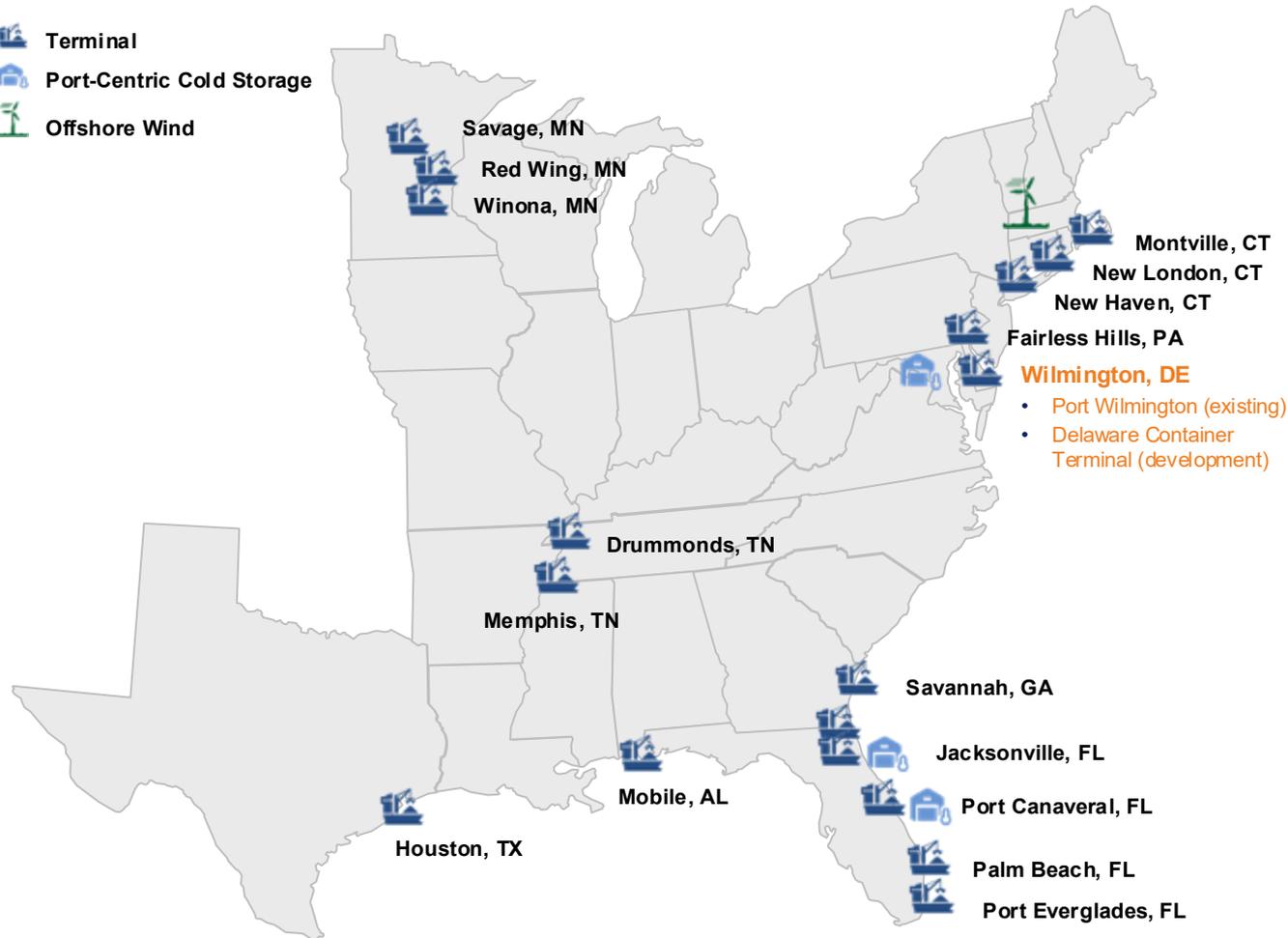
Enstructure Overview

- Enstructure is a **privately-owned marine terminal and logistics infrastructure company**
- Enstructure owns and operates a network of **auto, container, dry bulk, liquid bulk, and breakbulk terminals** and logistics assets on the East Coast, Gulf Coast, and Inland River System of the United States
- We are the **largest bulk / breakbulk marine terminal operator** on the East Coast and Gulf Coast
- Enstructure was founded by Co-CEOs, Philippe De Montigny and Matthew Satnick, and provides **full-service and transparent logistics solutions** to some of the world's largest companies
- We handle commodities in energy, agriculture, food, manufacturing, and construction sectors, touching every aspect of daily life
- Enstructure's mission is to provide **best-in-class service to our customers** as an active manager and owner in the North American terminals and logistics infrastructure sector



Enstructure's Terminal Footprint

-  Terminal
-  Port-Centric Cold Storage
-  Offshore Wind



Legacy Companies



- **22 terminals**
- **~3,000-personnel workforce**
- **7m sqft of industrial warehousing**
- **36m cubic feet of cold storage**
- **2,100+ total acreage**
- **128 berths**

Services Provided & Industries Served

Services Provided



Foreign Trade Zones



Inventory Management



Packaging



Port-Centric Cold Storage



Rail Services



Stevedoring



Trucking



Warehousing & Storage

Industries Served



Agricultural Products & Food



Construction Materials



Cruise



Forest Products



Metals & Minerals



Military



Offshore Wind



Steel Products

Select Enstructure Trading Partners



Chile

Port Wilmington: Grapes, Berries,
Apricots, Salt, Fertilizer



Peru

Port Wilmington: Grapes & Kiwi



Costa Rica

Port Wilmington: Perishables



Finland

Port Wilmington, Canaveral &
Jacksonville (FL): Paper & Pulp



Morocco

Port Wilmington: Clementines



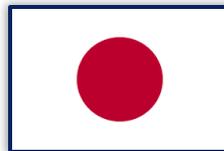
Egypt

Multiple: Salt



Canada

Multiple: Forest Products



Japan

Multiple: Slag



South Korea

Multiple: Steel

Enstructure's diversified footprint across geographies, commodities, and customers supports a resilient volume outlook despite tariffs and trade uncertainty

Enstructure Wilmington Overview

Enstructure Wilmington

- Enstructure took over Port Wilmington's operations in August 2023
- Full-service, deepwater port and marine terminal strategically located on the Delaware River
- Quick access to I-495, I-95, I-295, the New Jersey Turnpike, the Pennsylvania Turnpike, and Class I rail service
- The Port is a leading importer of forest products, fresh fruit, juice concentrate, automobiles, vegetables, petroleum, and other bulk and breakbulk products



Fast Facts

- ✓ **Cargo Capabilities:** containers, bulk, breakbulk, RoRo and project cargo
- ✓ **Area:** 550+ acres
- ✓ **Quay Length:** ~4,500 feet
- ✓ **Berths:** 10 berths, including RoRo and liquid berths
- ✓ **Depth:** 38 feet
- ✓ **Number of Cranes:** four STS gantry cranes, one mobile harbor crane, and six RTGs
- ✓ **Warehousing:** 1,700,000 sqft, including 20 million cubic feet of cold storage
- ✓ **Rail Connectivity:** direct access to Norfolk Southern
- ✓ **Highway Connectivity:** I-495, I-95, I-295, NJ Turnpike, Pennsylvania Turnpike
- ✓ **Ancillary Services:** on-site fumigation / CBP / USDA, FTZ, bagging services

Port Wilmington is one of North America's leading container and breakbulk ports, handling nearly 400,000 TEUs and over 3 million short tons annually

Clean Ports Grant and PIDP Grant Overview

Public-private partnership has secured **\$177M in EPA Clean Ports & PIDP Grant funds** to:

- Support the procurement of electric container handling equipment at the future Delaware Container Terminal
- Electrify container handling operations at Port Wilmington to reduce emissions

Terminal	Grant-enabled project scope
<p>(\$50M) Delaware Container Terminal (PIDP) (Edgemoor, DE, New Development)</p>	<p>Container Yard</p> <ul style="list-style-type: none"> • Site clearing, preparation and paving • Electrical and utility infrastructure to enable refrigerated container plugs and electric RTG yard cranes • Energy-efficient terminal lighting • Security fencing and system <p>New modern and efficient truck gate complex with separated in-gate and out-gate lanes</p> <ul style="list-style-type: none"> • Site clearing, preparation and paving • Equipment (scales, cameras, scanners, sensors, readers pedestals) • Optical character recognition shed and driver's assistance building <p>Terminal buildings and ancillary features, including inspection platform, ancillary buildings, USCBP area</p>
<p>(~\$69M) Delaware Container Terminal (Clean Ports) (Edgemoor, DE, New Development)</p>	<p>Procurement of new rubber-tire gantry cranes</p> <p>Procurement of:</p> <ul style="list-style-type: none"> • New electric top handlers • Electric terminal trucks • and associated charging stations
<p>(~\$58M) Port Delaware South (Clean Ports) (Port of Wilmington, Existing)</p>	<ul style="list-style-type: none"> • Electrification of ship-to-shore container cranes and rubber-tire gantry cranes • Procurement of new electric forklifts, top handlers, terminal trucks & charging stations • Procurement of new rubber-tire gantry crane • Build of required electrical infrastructure

Delaware Container Terminal (DCT) Overview

- Delaware Container Terminal is a **137-acre site** strategically located on the Delaware River
- Fully-funded **public-private partnership** under 80yr concession agreement
- **Federal and state funding contributing approx. 70% of project cost**
 - Phased development approach, with Phase I targeting 520k TEU annual throughput
- Ability to serve **16,000 TEU vessels**
- Deepwater access to the **45-foot channel** in the Delaware river
- Strategic location provides **cost advantaged logistics** to key distribution facilities in the Northeast Corridor
- Construction is expected to commence in Q2 2026, with **operations commencing in Q4 2028**



DCT fast facts

- ✓ **Cargo Capabilities:** Containers, Refrigerated Containers with 1.2M TEU capacity at full build
- ✓ **Area:** 137 acres (55 hectares)
- ✓ **Quay Length:** 2,700 feet (823 meters)
- ✓ **Draft:** 45 feet (13.7 meters)
- ✓ **Cranes:** Up to 7 ship-to-shore cranes and 10+ rubber tire gantry cranes
- ✓ **Traffic Flow:** Modern and efficient truck gates with latest technology
- ✓ **Rail Connectivity:** access to Norfolk Southern and CSX with intermodal capability
- ✓ **Highway Connectivity:** I-495, I-95, I-295, NJ Turnpike, Pennsylvania Turnpike
- ✓ **Reefer Plugs:** 2,000+

Delaware Container Terminal provides opportunity to partner on a modern, green port facility in a key gateway market with dedicated, reliable service

Project Oversight & Transparency



**US Army Corps
of Engineers®**

**Review processes for the project with the organizations above.
Opportunity for public and institutional input incorporated into the process**

Leadership Update

Enstructure is proud to welcome Eryn Dinyovszky as President of Enstructure Mid-Atlantic

- Eryn will start April 2026
- Has three decades of maritime industry experience.
 - ▶ Most current: CEO of the Nordic region for Yilport Holding Inc.
 - ▶ Previous: Sailed as a cadet, various operations roles in the U.S. and Middle East
- Will oversee operations and commercial activities across Delaware facilities, including the development of new Delaware Container Terminal



“I’m thrilled to return to the U.S. and look forward to leading Enstructure Mid-Atlantic in delivering best-in-class services. The existing infrastructure in Wilmington, DE and Fairless Hills, PA, is essential to supporting the economic well-being of regional businesses, employees and communities. In addition, the development of Delaware Container Terminal presents an exciting growth opportunity for Enstructure and the State of Delaware. I’m excited to work closely with the Enstructure team, the ILA and the Building Trades to continue our regional expansion.” – Dinyovszky

Enstructure – Green Marine

Green Marine is the leading voluntary environmental certification program for North America's maritime industry. Enstructure joined in 2024.

- Green Marine aims to guide the maritime industry towards **environmental excellence**
- Encourages maritime enterprises to **adopt concrete measurable actions** that go beyond regulatory obligations
- Deals specifically with issues related to maritime transportation, such as
 - ▶ Biodiversity protection,
 - ▶ Air, water, and soil quality,
 - ▶ Community relations.
- To obtain certification, Enstructure will **benchmark its environmental performance** for issues such as
 - ▶ Greenhouse gases
 - ▶ Spill prevention and stormwater management
 - ▶ Waste management
- **Rigorous and transparent certification process**
 - ▶ Results independently verified every two years
 - ▶ Each participant's individual performance made public annually.





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Questions?

