

Common Logistic function in Emporia – last mile delivery that really works

Concept for goods receipt and waste management at Emporia

2017-06-07

CITYLAB Symposium and workshop, Malmö



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Agenda

- Logistics at Emporia, goal and purpose
- Challenges in Emporia
- Presentation of the logistic solution
- Advantages for shopping centre owners, tenants and visitors
- Business model, landing fee for shopping centres & city logistics
- Conclusions & questions



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Logistic at Emporia, Goal & purpose

Goal To implement a safe system for an efficient goods and waste management of highest quality

Purpose – To meet Steen & Ströms high ambitions on quality, security and sustainability

- Minimize environmental impact
- Minimize number of transports
- Maximize the recycling
- Highest safety for people and products
- Minimize damage to building
- Minimize the total cost through joined transport and synergies
- Equitable share of costs



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Challenges in Emporia

Large shopping centre with many tenants

- 75 000 sqm shops & restaurants
- 200 tenants
- Long distances in the building

Large freight flows and high values

- 300 deliveries/day
- 500 internal transports/day to/from tenants
- Highly valuable goods

Large waste flows

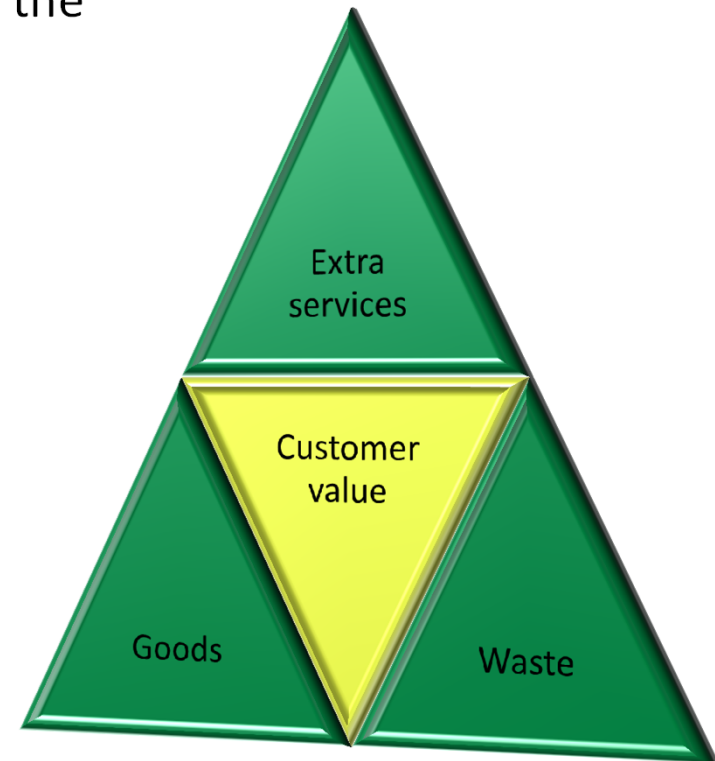
- 20 ton waste/day
- Very high environmental ambitions



Presentation of the logistic solution

The three corner-stones of the logistic solution:

- 1) Receive and distribute goods at, to and from the loading docks
- 2) Handle, quality check and process the waste
- 3) Extra services
 - Internal transports of goods and waste
 - Simple craft services
 - Moving and storage
 - Environmental services



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Presentation of the logistic solution

Inputs resources

- 1) Staff
- 2) Adjusted equipment
- 3) Space for goods receipt



Outputs – increased transport efficiency

- 1) Fewer loading docks with 90% faster unloading
- 2) Less waste transports –Up to 90%
- 3) Increased safety for staff, goods and building
- 4) Increased working environment



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Goods handling process in Emporia



4. Goods are delivered and signed for by the tenant, in the store



3. Internal deliveries are made by adjusted equipment



2. Joined transport



1. Control, receipt, sorting and registration of the goods in our goods management system. Automated info to the tenants via e-mail/sms



Waste handling process



1. The waste is source sorted by the tenants



2. The waste is collected by Logistikbolaget



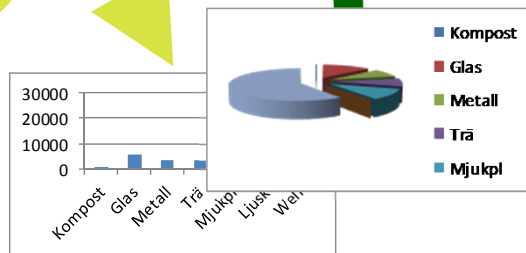
3. Waste volumes are determined and registered



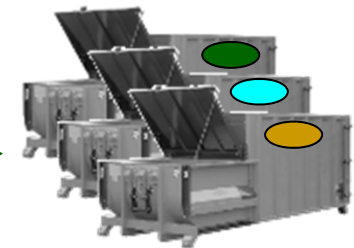
Receipt digital or paper



Invoice



Statistics



4. Processing and compressing for less transports

Customer values - advantages for shopping centre owners, tenants and visitors

- Fewer loading docks. Emporia handles the freight flow with 7 loading docks instead of the normal 35
- Fewer machines. Täby C has 16 compactors. Emporia has 3 compactors
- Less transport. The average load of waste has increased from 800 kg to 4200 kg per transporting truck/lorry
- 250 ton wood pallets are reused instead of burned each year



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Emporia – Award winning

International awards

- World's greatest shopping centre during World Architecture Festival in Shanghai 2013
- Sweden Green Building Awards BREEAM-building of the year 2013
- World's greatest shopping centre within environment and CSR 2014, according to The Global Real Estate Sustainability Benchmark (GRESB)



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World's greatest shopping centre within environment and CRS

Dagens Handel, oktober 2014

✓ According to this article the logistic solution in Emporia leads to:

- Increased safety
- Lower costs for repairs and maintenance
- Lower accident risks
- Sales focus in stores
- Safer waste handling
- Environmental benefits



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Greater profitability with fewer loading docks and less damage

Vår nya Logistik, bilaga till SvD:

Shopping centre manager, Frederik Ekelund, interviewed, says:

“Positive for our and our tenants business”

“Greater profitability with fewer loading docks”

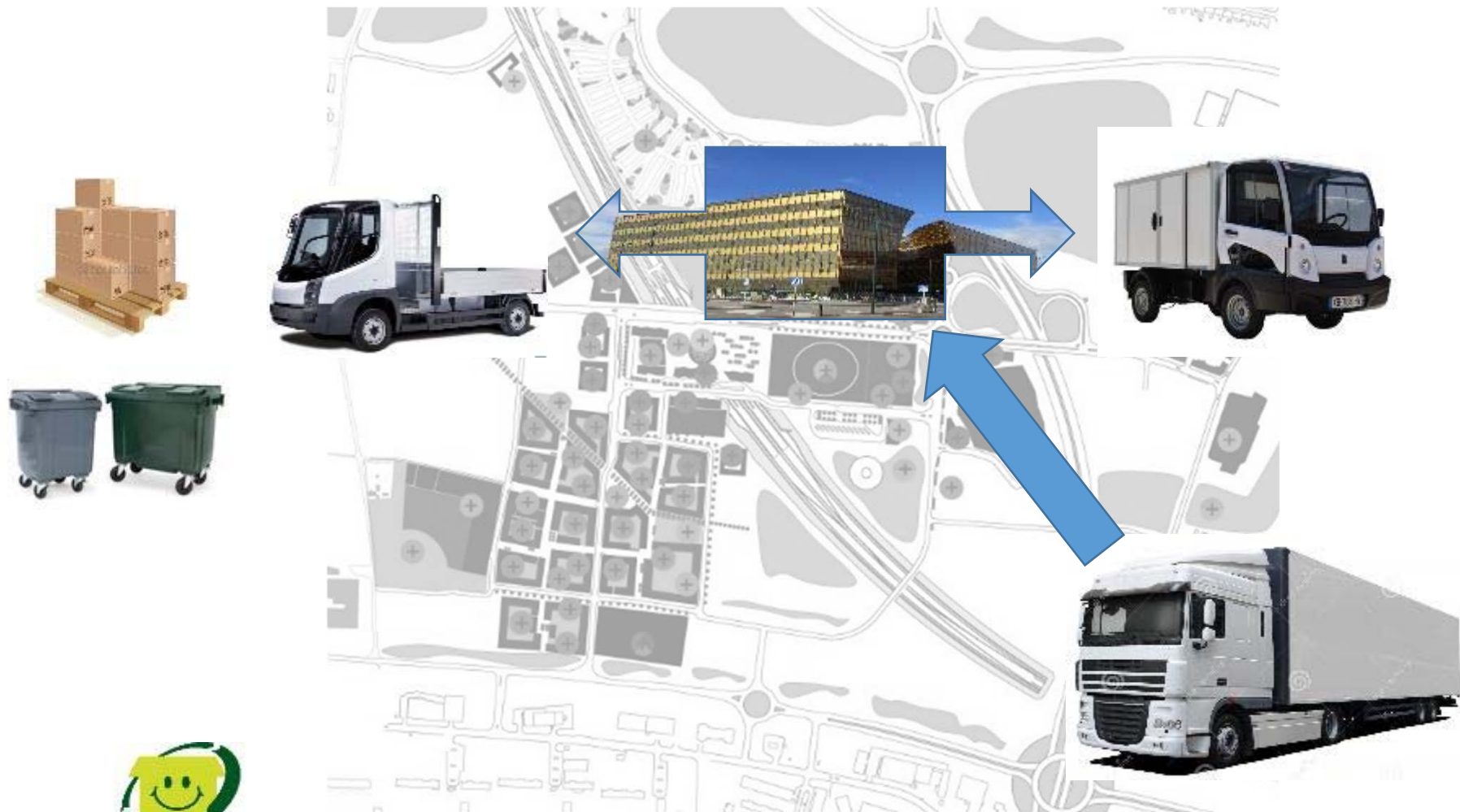
“less damage on the building”



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Emporia as a hub in environmental friendly city logistics solution for Hyllie



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Business modell landing fee for shopping centres & city logistics

Example of costs

Staff = 12 000 kr/day
Equipment = 1000 kr/day
Total = 13 000 kr/day



Carriers & carrying fee, "dock to tenant service"

Example
100 kr/unit to carrier
600 units/day = **60 000 kr/day**

Landing fee

Example
70 kr/unit paid by carrier
600 units/day = **42 000 kr/day**



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New establishments 2015 - 2017



2015 Solna Centrum

- Operation



2016-2017 Biblioteksstan, Stockholm City

- Operation, city logistics waste handling



2015-2016 Mall of Scandinavia

- Construction logistics
- Operation



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Logistikbolaget i Sverige AB, facts

- **Stockholm Operations**

- PUB
- Nacka Forum
- World Trade Center
- Cityterminalen
- Kvarteret Jericho
- Biblioteksstaden
- Solna Centrum
- Mall of Scandinavia

- **Malmö Operations**

- Emporia

- **Head Office**

- Hammarby Sjöstad, Stockholm

Logistikbolaget i Sverige AB

- Founded 2000
- 65 employees
- Revenue ca 45 Mkr 2016/2017
- Market leader in Sweden in manned logistic solutions for shopping centers

- Vår vision:

”Logistikbolaget skall vara den självklara partnern inom miljövänlig och trygg logistik för snabba flöden, hög återvinning och färre transporter i (och ifrån) din fastighet”



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