

REGIONAL BENEFITS

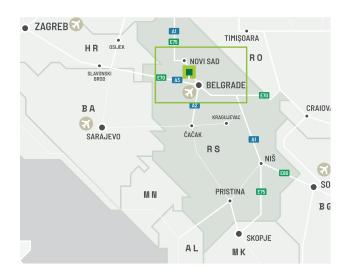
- ► Close proximity to the main Belgrade market with approximately 1.7 million inhabitants
- ► Highly skilled labour pool with above average unemployment

NOVI SAD STARI BANOVCI 6,000 STARA PAZOVA 18,000 **NOVA PAZOVA** 17,080 BATAJNICA E75 TIMIŞOARA ZAGREB **PANČEVO** 76,000 319 **BORČA** 46,000 100 E70 3 E70 — 4 **BELGRADE** 1,4,000,000 **VINČA** 7,000 university / Secondary NIŠ

MAJOR CITIES

Belgrade City Centre	27 km
Timișoara	170 km
Budapest	340 km
Zagreb	388 km
Sofia	424 km





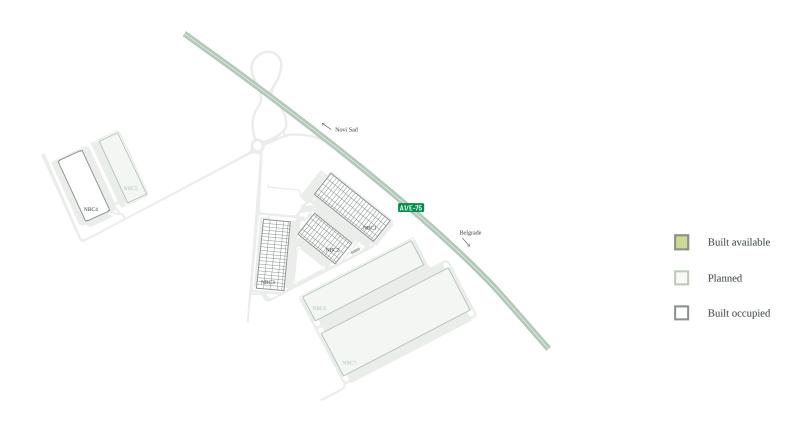
PARK FEATURES

- ▶ Direct highway access
- ▶ Ideal for e-commerce, first mile logistic, distribution, manufacturing
- ▶ Prime location between two biggest cities in Serbia Belgrade and Novi Sad



AVAILABILITY & DELIVERY

NBC7	85,000 sqm	Planned
NBC6	41,000 sqm	Planned
NBC4	16,000 sqm	built
NBC5	12.000 sam	built



CTPark Belgrade North

AVAILABLE NOW

28,000 sqm

DEVELOPMENT OPPORTUNITY

126,000 sqm

BUILT-UP AREA

116,700 sqm

TOTAL AREA

42 ha

PARK & NEARBY INVESTORS

Lidl
Tehnomanija
Dijamant
Mercata
Milsped

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

10.9 million sqm GLA

SPACE FOR YOU TO GROW

20.7 million sqm landbank

LONG TERM PARTNER

>1,000 clients



NÜRNBERG

* INNSBRUCK

VENICE

O BOLZANO

SALZBURG

S L O V E N I A

O
LJUBLJANA

O ZAGREB

MUNICH .

ctp

FRANCE

METZ

STRASBOURG

SWITZERLAND

ITALY

Jovan Dobric Business Developer, Serbia

+381 66 88 89 563 jovan.dobric@ctp.eu ctp.eu



CROATIA • NOVI SAD BOSNIA AND BUCHAREST ⋖ CONSTANTA HERZEGOVINA SARAJEVO O \simeq VARNA BULGARIA BURGAS 0 PLOVDIV F PODGORICA O SKOPJE NORTH MACEDONIA ISTANBUL TIRANA O GREECE ್ ೦

THESSALONIKI O

CLUJ

■ • BRAŞOV

KOŠICE

DEBRECEN •

KAUNAS '

TURKEY