



Bucharest North



ctp

R0

REGIONAL BENEFITS

E-commerce Destination

Uniquely poised between East and West, present and past, Bucharest boasts an extraordinary location for international commerce and a long legacy of cultural exchange. And while the Romanian capital bears the scars of a tumultuous recent history, its high rises and shopping centers point to a new era of international growth, led by some of the largest corporations in the world today. Bucharest is responsible for more than one fifth of Romania's annual GDP, and rapidly rising household incomes and recent increases in minimum wage have bolstered citizens' spending power. The fastest growing economy in the European Union and the leading recipient of FDI in Southeastern Europe, Romania offers a strategic opportunity for companies seeking to serve both Eastern and Western Europe. The ninth largest state in the EU, it places a major domestic market of 20 million consumers directly at investors' feet. Low costs of labor and an educated workforce only add to the nation's appeal.



BUCHAREST
RING ROAD



BUCHAREST CITY
CENTRE 45 MIN



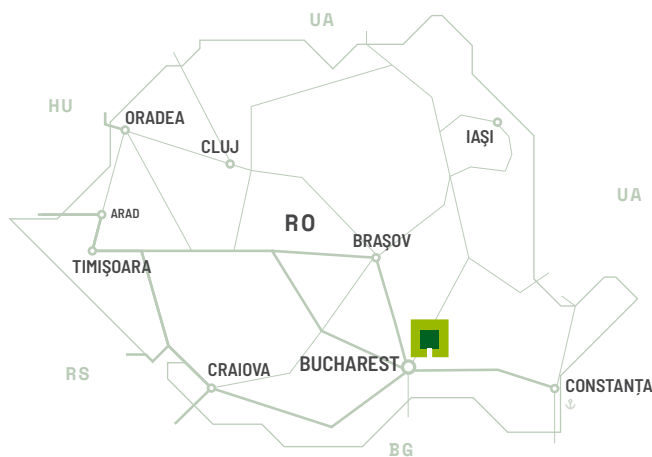
25 MIN



BUS STATION 10 MIN

MAJOR CITIES

Constanta	266 km	2.5 hrs
Istanbul	550 km	6 hrs
Athens	1 178 km	14 hrs
Zagreb	990 km	12 hrs
Sofia	390 km	5.5 hrs
Budapest	830 km	9.5 hrs



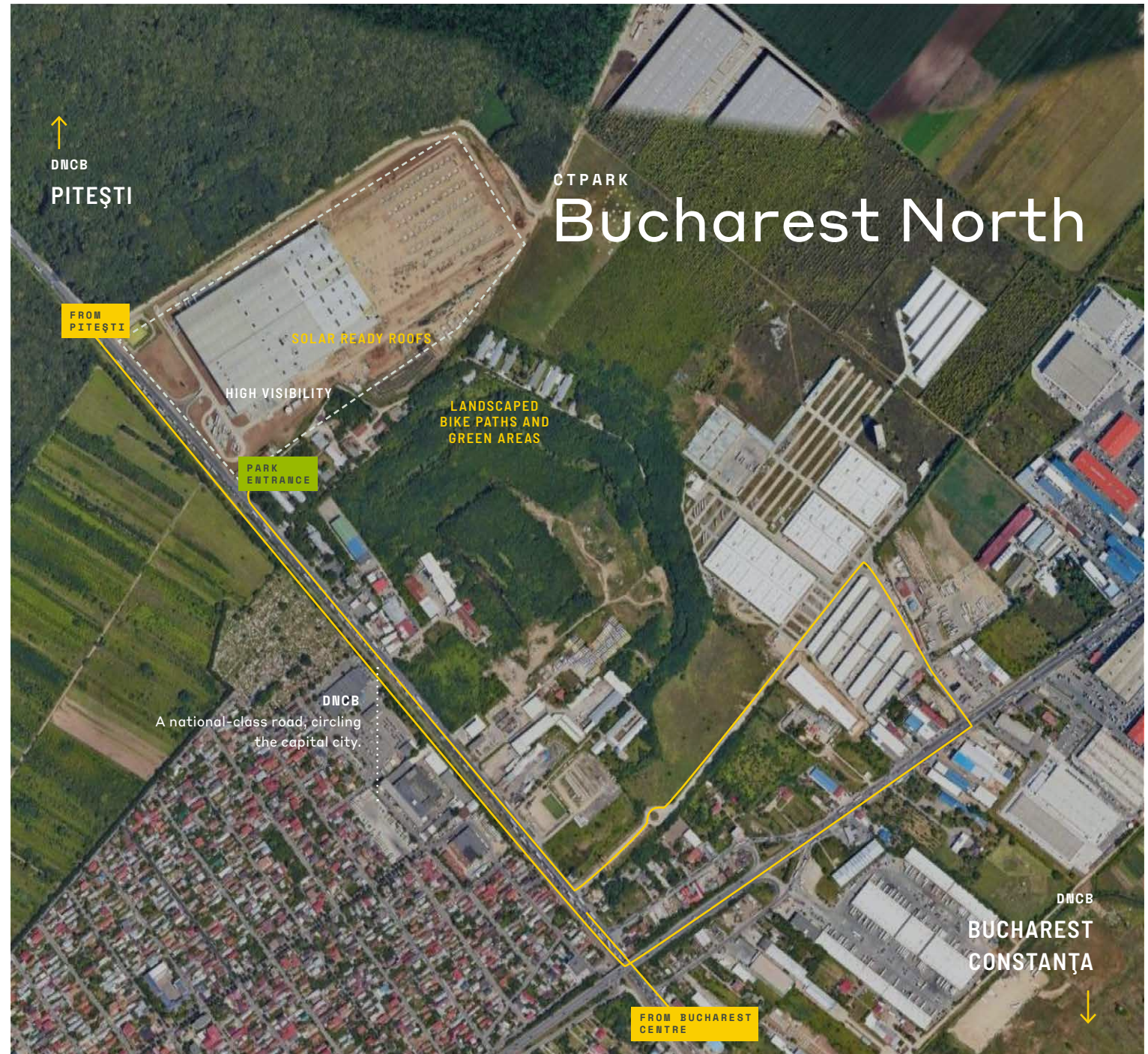
LOCAL ACCESS

Connected to North Bucharest Ring Motorway




Located in the Stefanesti Afumati area, on the North Bucharest Ring Motorway, CTPark Bucharest North is the premium location for any type of business, from 1,000 sqm up to 35,000 sqm, such as e-commerce, production, cold storage or logistics. Built to BREEAM standards on accessibility and infrastructure, CTPark Bucharest North is designed class A and has the highest CTP technical standard. This development assures the optimum cost of occupancy in order for businesses to efficiently develop Flexibility on demand for your business CTFlex are flexible spaces, starting from 500 sqm, with all the benefits of an industrial park included, where you can grow your business. This business solution is designed to accommodate the growing demand of small and medium business owners looking for modern and flexible work environments A park as a recruitment tool. Quality of life in our parks is the best you can find in Romania and this also reflects in the quality of work life for the employees.

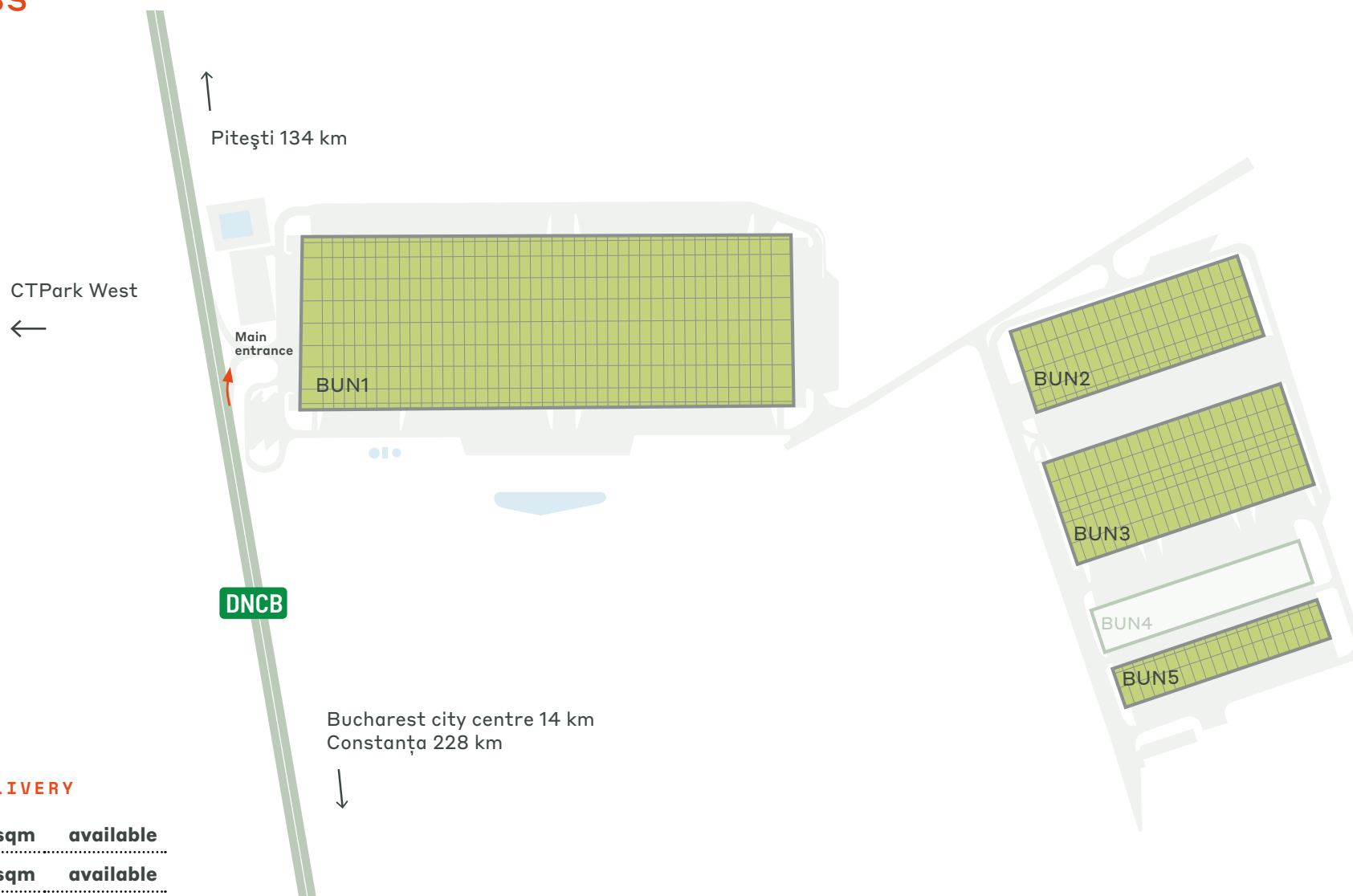
PARK FEATURES

- ▶ Positioned on Bucharest's most important interchange, between the A 3 highway and National Road 2.
- ▶ The park's location also grants a direct route to the city centre by car or public transport. The bus station R 409 is only a 10 minute ride away.



Masterplanned for business efficiency

-  Built available
-  Planned
-  Built occupied



AVAILABILITY & DELIVERY

BUN3	35,776 sqm	available
BUN2	16,985 sqm	available
BUN5	7,143 sqm	available
BUN1	5,591 sqm	available

KEY PARK DATA

CTPark Bucharest North

AVAILABLE NOW

65,495 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

198,372 sqm

TOTAL AREA

39.18 ha

PARK & NEARBY INVESTORS

Micul Fermier

DSV

Blum

Mobexpert

PPG

Sezamo

Fine Store



ELECTRIC
CHARGERS



LANDSCAPED
AREAS



CLUBHOUSE
AMENITIES



WATER
RECYCLING

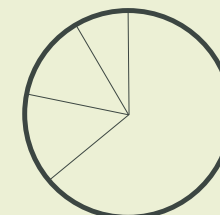
INDUSTRIES IN THE PARK

64% Wholesale Trade

14% 3PL

14% Retail Trade

8% Manufacturing



Best quality of work life for employees

This business solution is designed to accommodate the growing demand of small and medium business owners looking for modern and flexible work environments. A park as a recruitment tool. Quality of life in our parks is the best you can find in Romania and this also reflects in the quality of work life for the employees.



Embedding parks in communities

In large parks, we develop our Clubhaus concept, which acts as the community hub, not only for the people working in the park, but also for nearby residents. Each Clubhaus incorporates spaces for public meetings, educational and training events, as well as team building. Outfitted with a pleasantly designed atmosphere, the Clubhaus is a vibrant community setting with healthy food options, doctors offices and a place where park residents can meet with our on-site community and park managers.

CTParks are designed to be both a convenient and healthy workplace. We go the extra mile to incorporate safe bike and walking lanes, and work with local authorities to ensure ample public transportation connections to nearby cities and towns, making it easy for employees to get to work.





SUSTAINABILITY

Sustainability is in our DNA

Sustainability is built into all aspects of our parks, with the ultimate goal of mitigating the environmental impact our parks have.

We provide:

- ▶ energy-efficient buildings
- ▶ high-quality insulation
- ▶ low-carbon materials
- ▶ BMS monitoring of energy use to reduce overall energy consumption
- ▶ solar plants to ensure the supply of clean energy to our tenants
- ▶ EV charging stations
- ▶ water containment and reuse systems
- ▶ landscaping with high grasses and local trees to ensure water stays in the soil
- ▶ biodiversity with insect hotels & beehives

Because we build parks, not just buildings, CTP's approach to sustainability ensures the lower environmental impact of our operations, but also pleasant and enjoyable places to work—a benefit to park residents and local communities alike.



CTP Parkmaker Service Provider

Long-term Owner Operator: We are with you for the long term.

Developer: We build to the highest quality standards, and know how to upgrade or, expand your premises on time and on budget.

Energy: CTP invests in solar energy to compliment our already energy-efficient buildings to supply our tenants and surrounding communities with green energy.

On Site: CTP as a long-term owner views our clients as partners, and we have friendly, service-oriented park managers to maintain on-going communication with you as our client, to better understand your needs, so you can focus on your core business.



Grow Together: CTP adds value by taking care of your premises through on-going maintenance, permitting and local regulations. More than just facility managers, our team is trained to care for your labour needs in addition to your company growth and ESG goals, acting as a partner between your company and local schools, universities, charities and public administrators. And when you need to expand, CTP is there with you to expand no matter if its in the current or to a new location. Our strong financial position allows us to invest to help your company expand, so you can focus on your core business.



SOLAR
READY



PUBLIC BUS/
TRANSIT



SECURED
AREA



WATER
RECYCLING



LANDSCAPED
AREAS



ELECTRIC
CHARGERS

TECH SPECS OUTSIDE

A high-quality building in a healthy environment

Intelligent engineering extends beyond the building's walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

ROOF : Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

OUTSIDE AREAS : Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

HYDRAULIC DOCK LEVELLERS : Large industrial sectional doors are equipped with motorised/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

SIGNAGE & BRANDING : All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

FACADE : Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

FENCE, GATES & PAVEMENT : Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

LANDSCAPING : CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

PUBLIC TRANSPORT & ACCESS : Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.



TECH SPECS INSIDE

Cost saving & high quality

SUSTAINABILITY

All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs. All buildings are built to achieve a minimum certification of BREEAM Very Good CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.

SPRINKLERS & FIRE SAFETY

Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

HALLS Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

OFFICES Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

LIGHTING Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

FLOORS Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

HVAC SYSTEMS All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

CTP CAPABILITIES

CLIENTS REQUIREMENTS

Turn-key, built-to-suit solutions to fit clients' exact requirements.



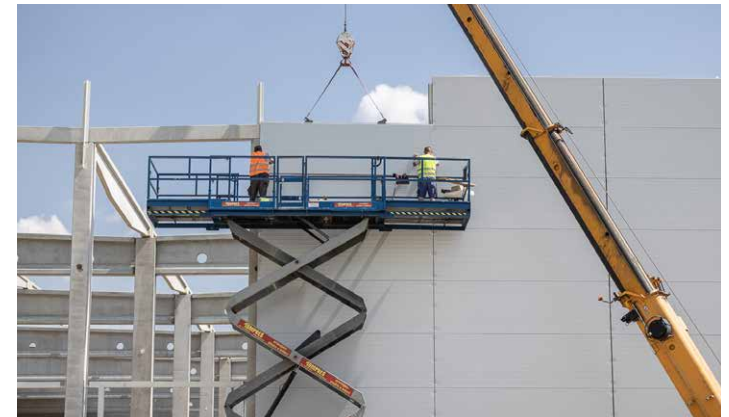
FLEXIBLE OPTIONS

Flexible options for dock levellers and loading ramps.



END-TO-END DEVELOPMENT SERVICE

End-to-end development services including permitting, design, construction, project management, and facility management after move-in.



CTP SPECIFICATIONS

HIGH-QUALITY STANDARDS

High-quality standards including flexible 12×24m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting



LANDSCAPED GREEN

Landscaped green areas with year-round park management services.



EPC RATINGS

Energy efficient buildings built to BREEAM standards and high EPC ratings. All new buildings are built to BREEAM Very Good or Higher rating



Road network expansion in Romania

30 projects with a total of 600 km of highways and express roads are now under construction and expected to be open by 2025.



By the end of 2023:

Over 115 km of highways and express roads to be delivered by the end of the year, of which 83 km of highways:

6 projects under construction, including A0 (section close to CTPark Bucharest North), A3 and A11 (section close to CTPark Oradea)

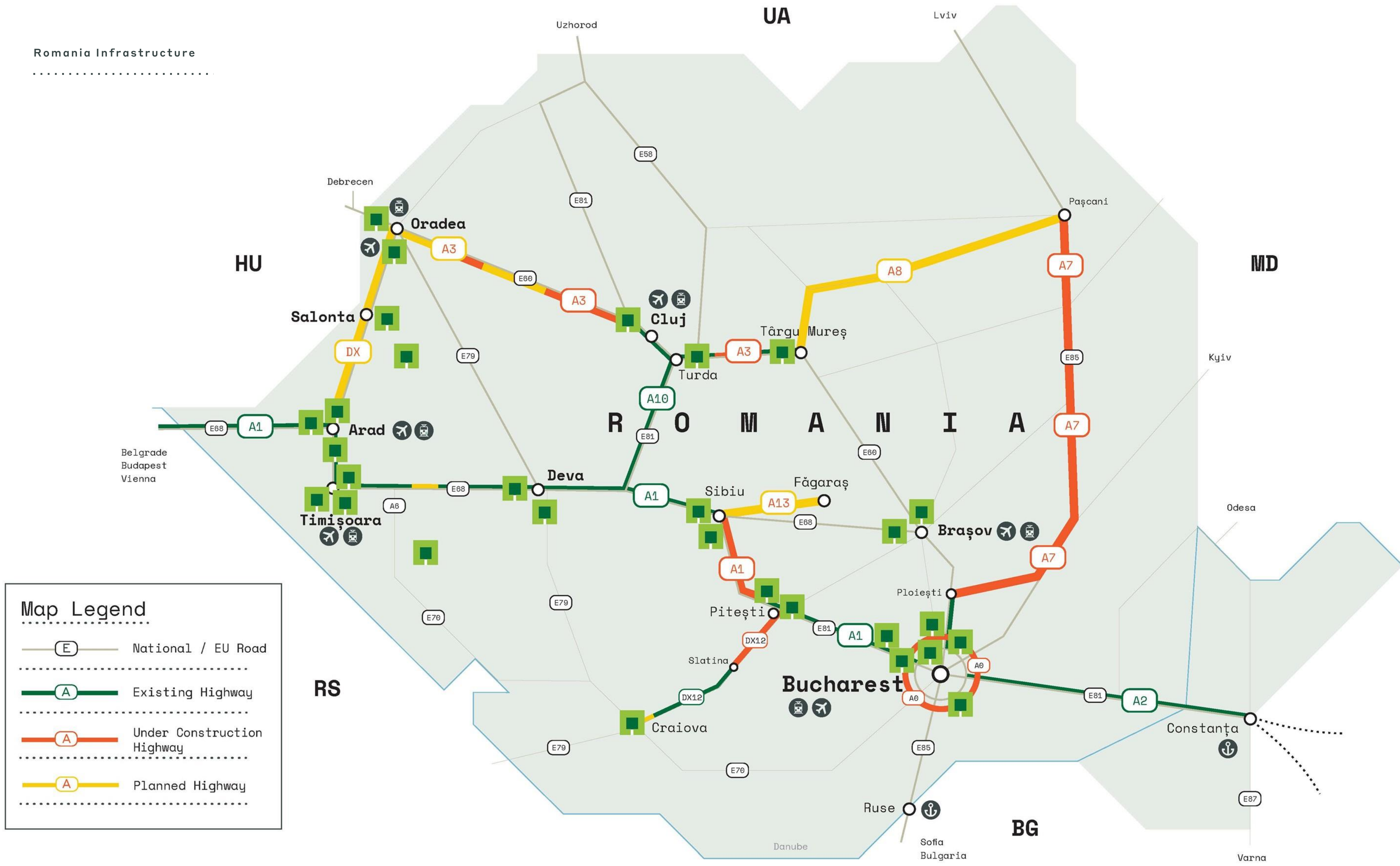
To be delivered in 2024 – 2025:

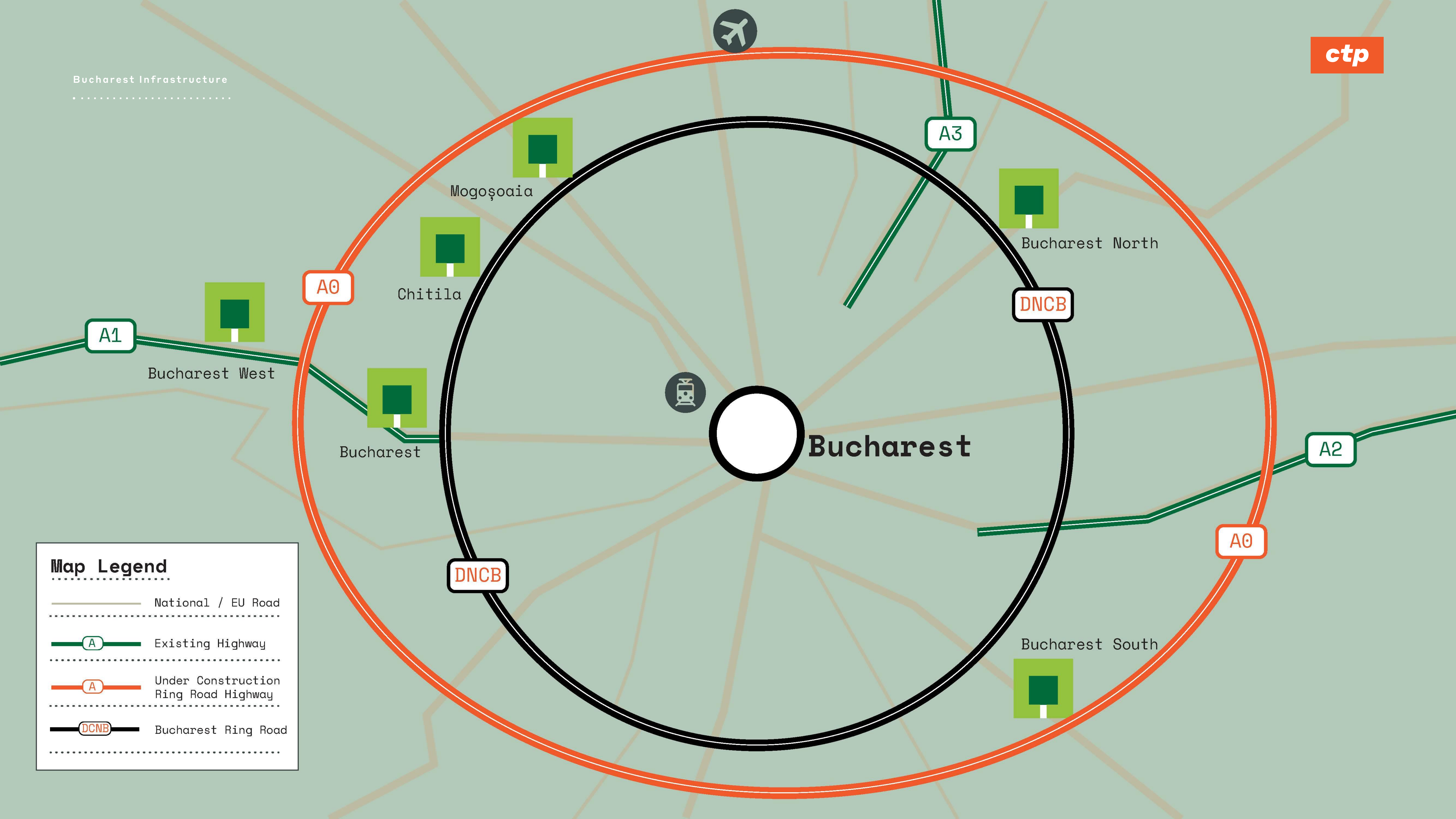
Around 500 km (493.54) of highways and express roads are under construction and expected to be opened in the next 2 years, with 24 projects under construction, close to several CTPark projects:

Over 160 km in 2024: 10 projects under construction, including A0 (section close to CTPark Bucharest South) and A3 (section close to CTPark Oradea, CTPark Cluj and CTPark Turda)

Over 330 km in 2025: 14 projects under construction, including A0 (section close to CTPark Bucharest North) and A3 (section close to CTPark Oradea, CTPark Cluj and CTPark Turda)

Romania Infrastructure





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

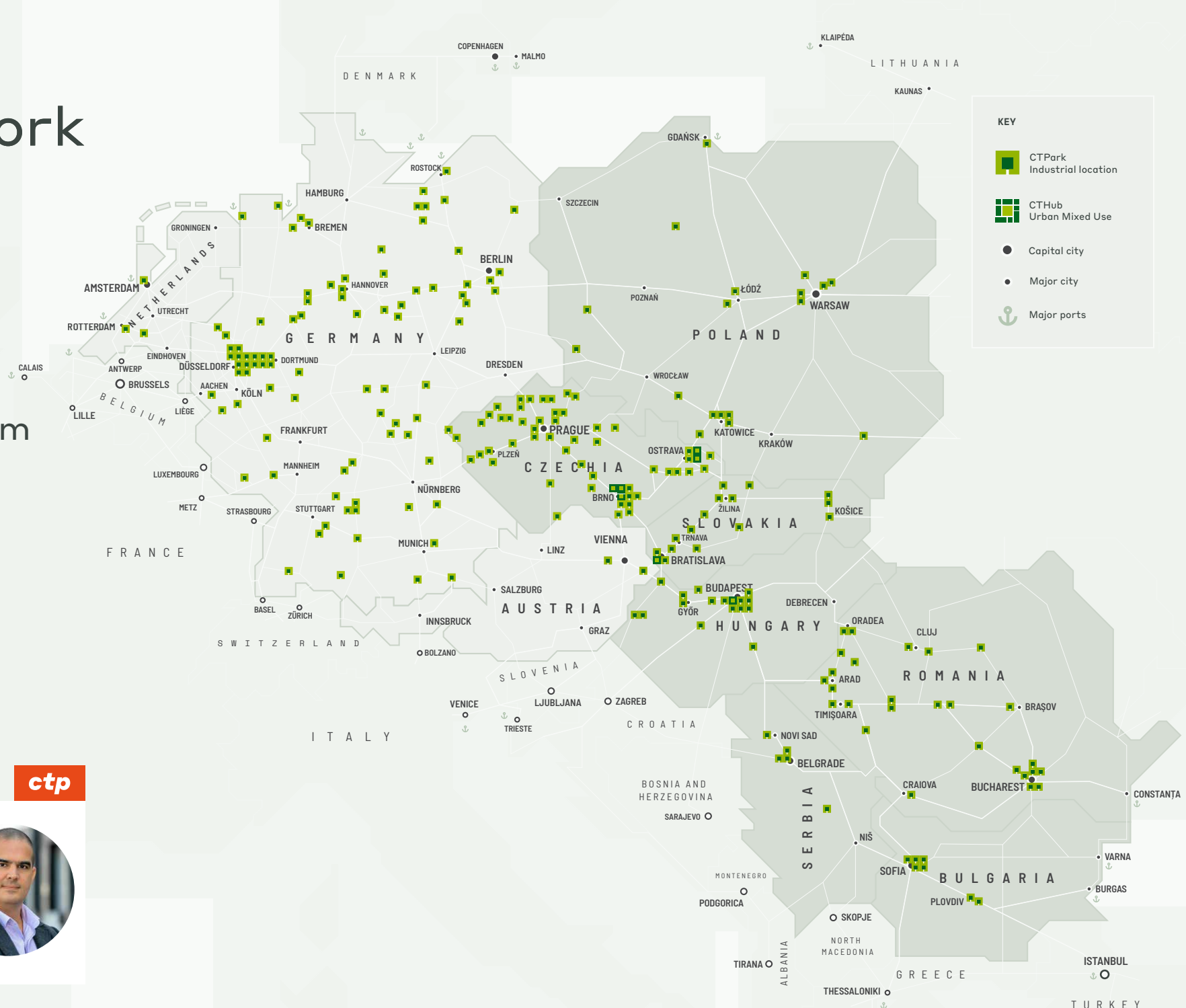
11 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



CONTACT ME

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