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CTP ANNOUNCES PARTIAL EXERCISE OF THE OVERALLOTMENT OPTION CONCLUDING ITS IPO PROCESS

Utrecht, the Netherlands / Prague, Czech Republic, 12 April 2021 – CTP N.V. (“CTP” or the “Company” or, together with its subsidiaries, “the Group”), a leading vertically integrated European logistics property owner-developer, today announces that Morgan Stanley Europe S.E., acting as stabilisation manager (the “Stabilisation Manager”) on behalf of the underwriters, has partially exercised the Over-Allotment Option (as defined below), in the amount of 6,692,723 Shares.

This brings the total gross proceeds of the initial public offering (the “Offer”) of the Company’s shares (the “Shares”) to an amount of € 947.9 million and ends the stabilisation period. Settlement of the Over-Allotment Option will take place on 14 April 2021.

Over-Allotment Option

The total number of Shares allotted in the Offer was 61,017,000, representing 15.4% of the Shares. Additionally, as part of the Offer and as set out in the prospectus, CTP’s sole shareholder, CTP Holding B.V. (the “Sole Shareholder”), granted the joint global coordinators, on behalf of the underwriters, as part of the Offer an over-allotment option (the “Over-Allotment Option”) of up to 9,152,550 additional shares, representing up to 2.3% additional Shares, exercisable within 30 calendar days after the first trading date, being 25 March 2021.

The Stabilisation Manager (on behalf of the underwriters) has notified the Sole Shareholder and the Company of the partial exercise of the Over-Allotment Option and the end of the stabilisation period. Following the partial exercise of the Over-Allotment Option, the number of Shares allotted in the Offer increases to 67,709,723 representing 17% of the Shares. The partial exercise of the Over-Allotment Option increases the total gross proceeds of the Offer from € 854.2 million to € 947.9 million. The Company will not receive any proceeds from the exercise of the Over-Allotment Option.

Immediately after settlement of the partial exercise of the Over-Allotment Option, the Sole Shareholder will continue to be the Company’s largest shareholder and hold approximately 83% of the shares, with the free-float amounting to 17%.

Stabilisation transactions

The Company has been informed by the Stabilisation Manager that it has undertaken stabilisation transactions within the meaning of Article 3 sub 2(d) of the Market Abuse Regulation ((EU) 596/2014) in connection with the Offer. For each of the dates during which stabilisation transactions were carried out during the stabilisation period, the aggregate quantity and price range was as follows:

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Date	Buy/Sell	Aggregate (quantity/volume/number)	Lowest Price	Highest Price	Currency	Stabilisation Trading Venue
25/03/2021	Buy	2,445,850	13.95	14.00	EUR	Euronext Amsterdam (XAMS)
26/03/2021	Buy	13,977	14.00	14.00	EUR	Euronext Amsterdam (XAMS)

Underwriters and advisers

Erste Group Bank AG (“Erste Group”), Goldman Sachs Bank Europe SE (“Goldman Sachs”), and Morgan Stanley Europe S.E. (“Morgan Stanley”) acted as joint global coordinators (in such and any other capacity, the “Joint Global Coordinators”). Van Lanschot Kempen Wealth Management N.V. (“Kempen & Co”) and UBS AG London Branch (“UBS”) operated as joint bookrunners for the Offer, together the “Joint Bookrunners”. ING Bank N.V. (“ING”) and Raiffeisen Bank International AG (“Raiffeisen”) acted as joint lead managers (together, the “Joint Lead Managers”, and together with the Joint Global Coordinators and the Joint Bookrunners, the “Underwriters”) for the Offer.

Morgan Stanley acted as Stabilisation Manager on behalf of the Underwriters. N.M. Rothschild & Sons Limited (“Rothschild & Co”) acted as the financial adviser for the Offer (the “Financial Adviser”).

For more information about CTP and the Offer, reference is made to the prospectus dated 17 March 2021. The prospectus is available electronically via the CTP website in the section IPO Documentation: <https://www.ctp.eu/investors/ipo-documentation/>.

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Visit our corporate website: www.ctp.eu

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This announcement may include statements which may be deemed to be, “forward-looking statements”. These forward-looking statements may be identified by the use of forward-looking terminology, including the terms “believes”, “estimates”, “plans”, “projects”, “anticipates”, “expects”, “intends”, “targets”, “may”, “aims”, “likely”, “would”, “could”, “can have”, “will” or “should” or, in each case, their negative or other variations or comparable terminology. Forward-looking statements may and often do differ materially from actual results. As a result, undue influence should not be placed on any forward-looking

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statement. No statement in this announcement is intended to be nor may be construed as a profit forecast. Forward-looking statements speak only as of the date they are made.

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In the United Kingdom, this announcement is only being distributed to, and is only directed at persons who are "qualified investors" (as defined in the Prospectus Regulation (EU 2017/1129) as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended by the European Union (Withdrawal Agreement) Act 2020 (the "UK Prospectus Regulation")) and who are also (i) persons having professional experience in matters relating to investments who fall within the definition of investment professionals in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "Order"); (ii) high net worth entities falling within Article 49(2)(a) to (d) of the Order; or (iii) person to whom this announcement may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as "relevant persons"). The securities are only available to, and any invitation, offer or agreement to subscribe, purchase or otherwise acquire such securities will be engaged in only with relevant persons. Any person in the United Kingdom who is not a relevant person should not take any action on the basis of this announcement and should not act or rely on it.

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In connection with the Offer of the Shares, each of the Banks, Rothschild & Co and any of their respective affiliates, may take up a portion of the Shares in the Offer as a principal position and in that capacity may retain, purchase, sell or offer to sell for their own accounts such Shares and other securities of the Company or related investments in connection with the Offer or otherwise. Accordingly, references in the Prospectus to the Shares being issued, offered, subscribed, acquired, placed or otherwise dealt in should be read as including any issue or offer to, or subscription, acquisition, placing or dealing by, each of the Banks, Rothschild & Co and any of their respective affiliates acting in such capacity. In addition, certain of the Banks, Rothschild & Co or their respective affiliates may enter into financing arrangements (including swaps or contracts for differences) with investors in connection with which they or their affiliates may from time to time acquire, hold or dispose of Shares. None of the Banks Rothschild & Co nor any of their respective affiliates intends to disclose the extent of any such investment or transactions otherwise than in accordance with any legal or regulatory obligations to do so.

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Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended ("MiFID II"); (b) articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; (c) Chapter 3 of the FCA Handbook Product Intervention and Product Governance Sourcebook (the "UK Product Governance Requirements"; and (d) local implementing measures (together, the "Product Governance Requirements"), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any "manufacturer" (for the purposes of the Product Governance Requirements) may otherwise have with respect thereto, the Shares have been subject to a product approval process, which has determined that the Shares are: (i) compatible with an end target market of investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II and paragraph 3 of the FCA Handbook Conduct of Business Sourcebook (as applicable); and (ii) eligible for distribution through all permitted distribution channels (the "Target Market Assessment"). Notwithstanding the Target Market Assessment, "distributors" (for the purposes of the Product Governance Requirements) should note that: the price of the Shares may decline and investors could lose all or part of their investment; the Shares offer no guaranteed income and no capital protection; and an investment in the Shares is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is provided for information purposes only and is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the Offer (including the "Risk Factors" as included herein).

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