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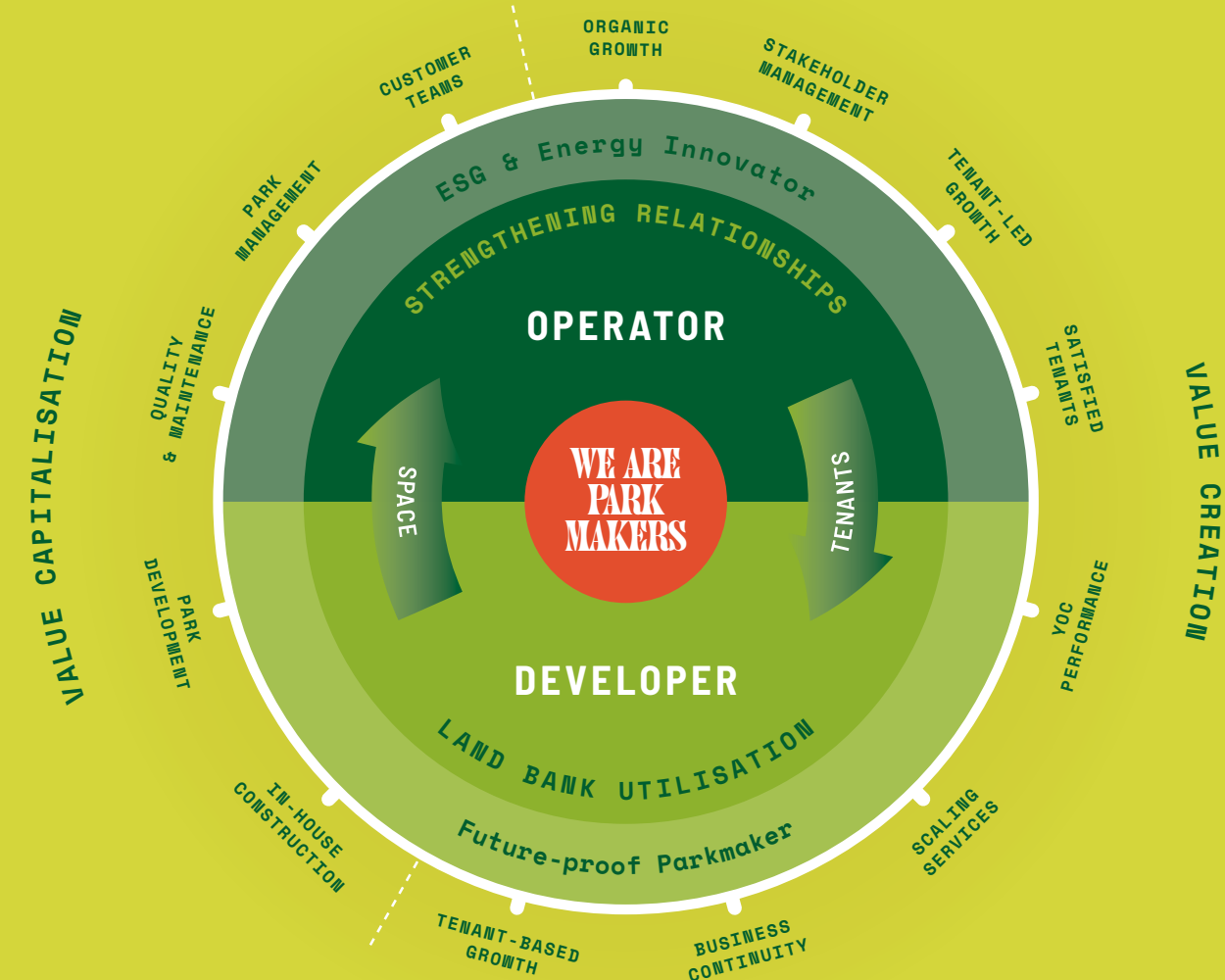
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STRATEGISED!!

THE WHEEL OF GROWTH



Our **business model** consists of two interconnected domains:

The **OPERATOR** manages and maintains our property for an international client base, providing profitable and sustainable growth.

The **DEVELOPER** invests in strategically positioned land and builds profitably for long-term leasing.

See above how they interconnect and sustain each other in our **PARKMAKER WHEEL OF GROWTH**.

H1 HIGHLIGHTS!

Financial

Contracted Revenues
NEXT 12 MONTHS

€538 mil.

Profit after Tax
H1 2022

€490 mil.

Interim Dividend
PER SHARE

€0.22

EPRA Earnings Growth
H1 2022

37%

EPRA NTA/Share
H1 2022

€13.39

LTV
H1 2022

43.9%

GLA (owned)
H1 2022

9.5 mil. sqm

Under Construction
H1 2022

1.4 mil. sqm

WAULT YEARS

6.4

Occupancy
CZ 98%

95%

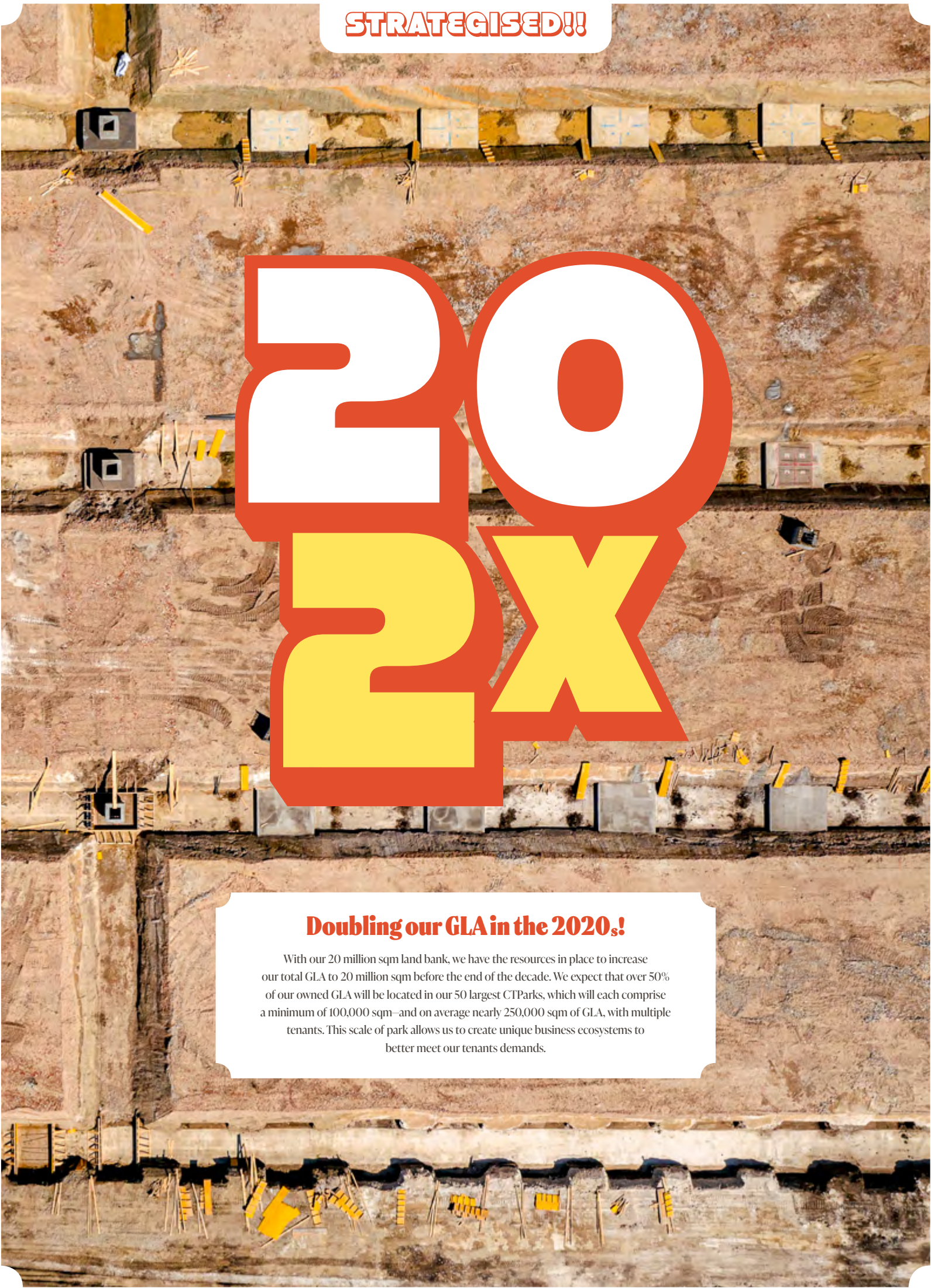
Yield on Cost
H1 2022

10.0%

Rental Growth
LIKE FOR LIKE

4.3%

Operational



STRATEGISED!!

20
2X

Doubling our GLA in the 2020s!

With our 20 million sqm land bank, we have the resources in place to increase our total GLA to 20 million sqm before the end of the decade. We expect that over 50% of our owned GLA will be located in our 50 largest CTParks, which will each comprise a minimum of 100,000 sqm – and on average nearly 250,000 sqm of GLA, with multiple tenants. This scale of park allows us to create unique business ecosystems to better meet our tenants demands.

STAYING THE COURSE

We continue to grow our market share and income streams in all our markets.



CTP continues to deliver strong performance, both operationally and financially, despite the macroeconomic uncertainties of the first half of this year.

We are now active in 10 countries, building on our market leadership in our core CEE markets. Thanks to our longstanding relationships with our tenants, who continue to expand their operations with us, we've built an investment portfolio of serious scale and quality that continues to grow. Our current gross leasable area is now over 9.5 million sqm, with a further 1.4 million sqm under construction. Together we have a property portfolio with a value of €10.4 billion at the end of H1 2022.

Our investment business—the CTPark Network—is robust and our income streams continue to grow. In H1 2022 we reached occupancy rates of 95% overall and a record 98% in our largest market, the Czech Republic. We continue to drive value creation from our investment portfolio through rental growth, with an annual like-for-like increase of 4.3% across the portfolio. Importantly, we are on target to increase our inflation-linked indexation, with around 50% of the portfolio to have this in place by the end of the year.

CTP's financial strength is bolstered by the broad diversity of our tenant roster—our top-50 clients make up only 36% of our portfolio and rental income stream. Sector diversification ensures that we have strong exposure to light industrial/manufacturing and that we are not dependent solely on logistics or e-commerce.

Our unique-to-the-region vertically integrated full-service platform—where CTP acts as the general contractor and provides full-service development with our in-house team of experts—enables

us to control costs and deliver value to our tenants and shareholders. This would not be possible without the dedication and talent of our people, who bring their passion, their hard work, their skills and their experience to the table every day for our tenants. I am very proud of our outstanding team—now over 600-strong in 10 countries—who work seamlessly together with shared values and goals, and we continue to attract talented professionals to help us grow.

Growth Remains Strong and Profitable

Despite economic uncertainties, we continued to successfully add new GLA to our portfolio by developing new properties for existing tenants in our existing parks, on land that we own, and where infrastructure and permits are in place. This has helped us deliver a market-leading 10% yield on cost of development and also de-risks the development pipeline, as we build where we know our tenants want to be.

In H1 we continued to pursue the acquisition of strategic assets with yields of over 7%, including mutually beneficial purchase/lease-back deals with our tenants—for example in Romania, where earlier this year we acquired a 25,000 sqm production facility from our long-term tenant, Mobexport, and launched a new CTPark location—our 15th in the country.

In Poland, previously one of our smaller markets, we made the strategic decision to expand our footprint in H1 based on the country's strong, long-term fundamentals and made several cherry-picked strategic land acquisitions, along with two new projects under construction. We now have 20 strategic locations in Poland, with a land bank of 2.5 million sqm and 1.2 million sqm of development potential.

I am also excited that we formally launched operations in Germany in H1, as the former Deutsche Industrie REIT portfolio is integrated into CTP's pan-European platform. We plan to invest €1 billion over the next years in targeted developments and redevelopments in the country, mainly in urban logistics "last mile" assets.

Well Positioned to Capitalise on Opportunities

The market is changing as our clients are looking for reliable solutions and are putting structures in place to support their businesses going forward. We are already seeing the move toward near- and friend-shoring supply chains, with the war in Ukraine accelerating the trend to bolster supply chain resilience. This translates into increasing demand for additional warehouse space for clients to build inventory in order to avoid supply interruptions. We are also involved in many projects to extend the activities of our clients in CEE related to production, manufacturing, and R&D.

E-commerce—an important driver of logistics growth in recent years—continues to expand in importance and will continue over the medium and longer term, regardless of any short-term softening of consumer confidence.

In response to the increasing market demand among clients for renewable energy supplies, we are accelerating our solar business with the installation of additional solar panels on the rooftops of our buildings and are on track to reach our goal of over 40MWp installed by the end of the year.

CEE Fundamentals Remain Buoyant

While there is no denying that both geopolitical and macroeconomic uncertainties have increased across Europe and the world during H1 2022, we believe that the growth potential of our core CEE markets remains strong and that the structural growth drivers for logistics/light industrial real estate remain intact and robust.

CEE labour costs remain significantly lower than those in western Europe, and the region rewards investors with high productivity, advanced skills and a long-established industrial tradition. These benefits, coupled with the region's well-developed road network and strategic proximity to markets across Europe, make CEE an ideal location to near-shore supply chains. We expect this trend to continue to benefit both our industrial and logistics properties over the medium term.

Looking to the Future

Looking forward, we can be both reassured and confident. Our H1 performance gives solid momentum to our business, which is continuing in H2, and we remain excited by our growth potential over the medium term. CTP has successfully positioned itself as a leader in the most attractive segment and markets in the most dynamic part of Europe. Logistics remains an integral part of modern economic infrastructure, and demand in our core markets for highly efficient modern warehousing in strategic locations continues to grow.

Thus, while we are well aware of the uncertainties currently facing Europe and the world, we remain confident that the underlying strengths of our value-creation strategy will continue to deliver positive results based on the resiliency of our investment portfolio; the quality and diversity of our tenant base; our financial strength; our ability to develop new projects with highly favourable yields; and key structural market forces, which continue to drive demand.

As we approach our '10-23' target—10 million sqm GLA by 2023—we are setting our sights even higher. With our current 20 million sqm land bank, we have the potential to grow the portfolio an additional 10 million sqm of GLA. Our new target is to reach 20 million sqm of GLA during the 2020's—thus '20 2x'. To achieve this target, we are also building out our team, as you can see with our newly appointed Group CFO Patrick Zehetmayer and Dirk Socef, whom we introduce in the following pages, but also on the ground in Poland, Germany and across our core markets.

CTP's 'Parkmaker Wheel of Growth' helps define the value-added processes to our core business: managing our existing portfolio of clients and parks, developing new buildings in and around those parks, and newly, growing a new business—Green Energy. We are investing big into solar: more than €100 million is planned for 2023 alone. With the right people in place and with our existing assets and land bank, we feel well positioned to take CTP to the next level.

We have built a highly profitable Pan-European development platform that offers both exciting organic growth and the potential to make strategic acquisitions on favourable terms. Uncertain times also bring opportunities, and we are well positioned to capture attractive targets.

Land Bank
H1 2022

20 MIL.
SQM

Portfolio
Growth Y-o-Y
H1 2022

53%

Retention
Rate
H1 2022

91%

Full-time
Employees
H1 2022

>620

Revenue
Growth Y-o-Y
H1 2022

42%

Yield
on Cost
H1 2022

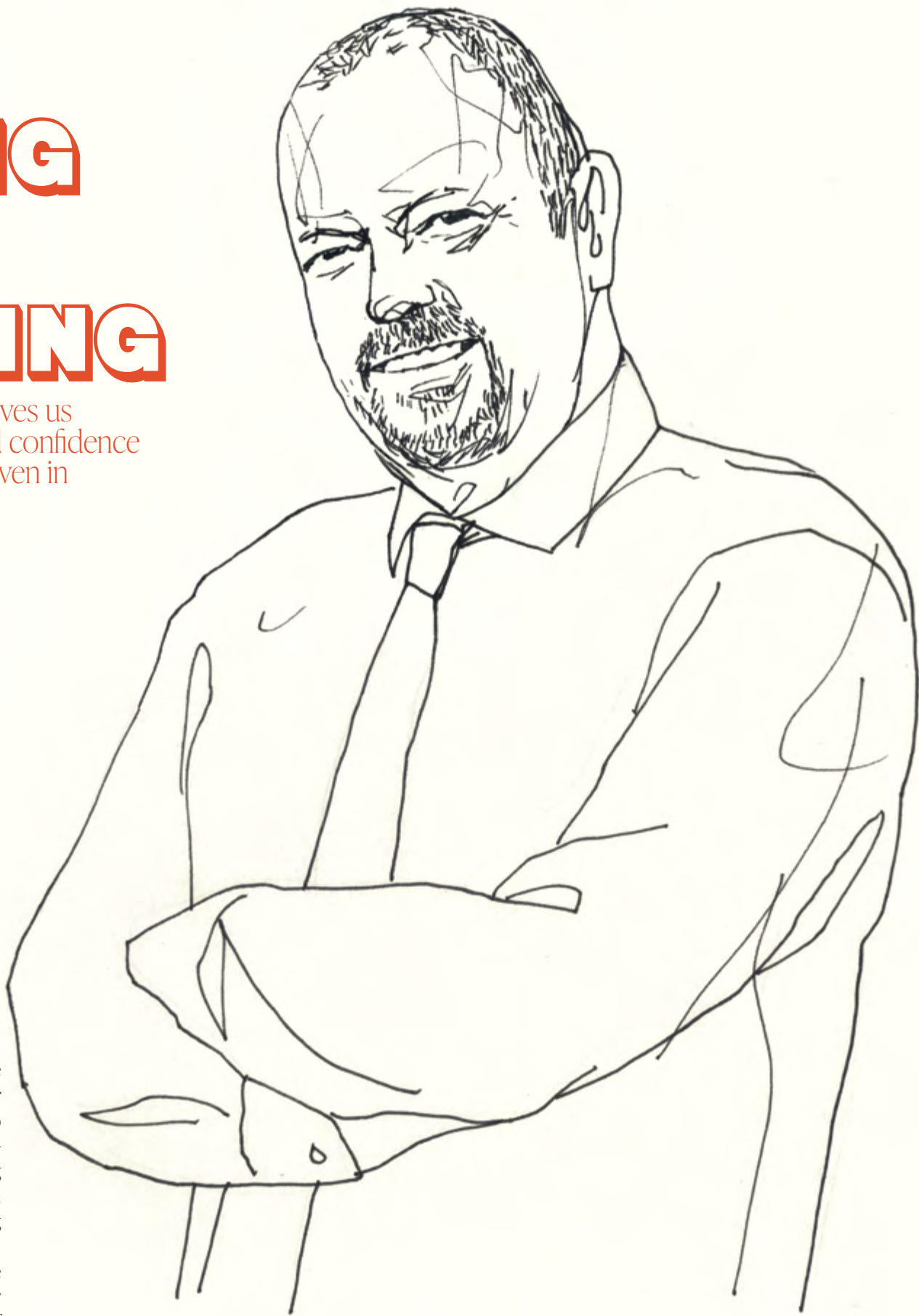
10%

Planned
MWp Capacity
YE 2022

40

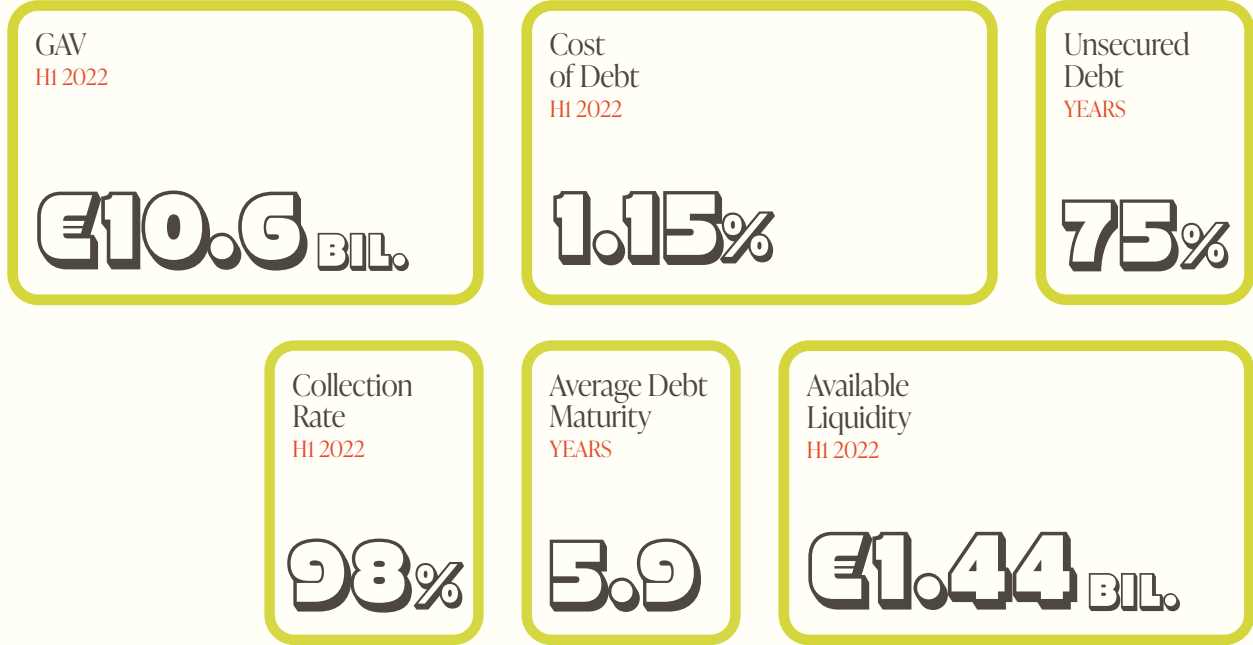
KEEPING CALM & CARRYING ON

Our H1 results gives us momentum and confidence going forward, even in uncertain times.



CTP reported strong financial results in the first half of 2022. Our net rental income for the period increased 32% year-on-year to €211.5 million, which represents like-for-like rental growth of 4.3%, driven by strong demand from tenants, limited supply in our markets, and our focus on maximising revenues.

We are exceptionally pleased with the increased valuation of our portfolio by €499 million to €10.4 billion at the end of H1 2022. This is driven predominantly by the increase in rental levels we are seeing in CEE markets, combined with our on-going development activities, driven largely by organic growth with existing tenants.



Profits and KPIs on the Rise

Overall, in H1 2022 we increased profit year-on-year by 160% to €490 million, reflecting the success of our strategy, significantly lower financing costs, and also the revaluation of our portfolio. We successfully increased key performance indicators across the board: EPRA earnings grew 37% to €126 million, and our EPRA earnings per share increased by 20% to 30 cents per share, placing us on track to deliver our full-year EPS target of 60 cents. Finally, our EPRA net tangible assets per share increased for the period by 11% year-on-year to €13.39.

Growth of our highly profitable development pipeline continues to bolster bottom-line financial results, with a market-leading yield on cost of 10% for the 1.4 million sqm of development properties under construction in H1 2022.

Growing Income Streams Bolster Us against Macroeconomic Headwinds

Underlying our robust performance is the strong growth of our income streams. Our contracted rental income for the 12 months going forward from 30 June 2022 is €538 million—a significant year-on-year increase of 41%. This income growth—which is driven by a combination of rental increases on our standing portfolio, significant progress on our development pipeline, and the acquisitions we’ve made over the last 12 months—gives us confidence going forward, as the market fundamentals underlying this growth continue to be positive, despite macroeconomic uncertainties.

A further source of mid-term income growth will come as our contracted rents converge with current market rents. This gap is currently 12% and represents almost €60 million of additional rental income on our investment portfolio.

Income Growth Underpinned by Strong Demand

The growth of our rental income is driven by the growth in demand, largely from our existing tenants. In H1 2022 we signed leases (renewals and new leases) for a total of 893,000 sqm, representing just under €45 million of new rental income. Just under €20 million relates to take-up of existing space, while €5.6 million relates to rent increases and rent revisions agreed with our tenants. A smaller portion comes from newly completed developments, as our completions this year are heavily weighted towards the end of H2.

Portfolio Valuation Growth Reflects Rental Growth and Development Activity

The €499 million valuation profit of our portfolio in H1 2022 is driven by our core business, the CTPark Network. Over €300 million of this profit relates to the increase in like-for-like rental levels—as the estimated rental value (ERV) of our portfolio is increasing significantly, reflecting the extremely attractive rental growth we are now seeing across our markets. A further €114 million of the valuation profit is driven by the progress of our development pipeline—largely with existing tenants requiring

new facilities within our pan-European network. So, nearly 90% of valuation increase relates to the growth of our core business, and there is only marginal impact from either yield compression or from the acquisitions that we made in H1 2022.

Robust Financial Profile

CTP’s robust financial position gives us security going forward into H2 2022 and the medium term. Our loan-to-value ratio stood at 43.9% at the end of H1, comfortably within our target range of 40–45%. We have been able to lower our average cost of debt to a market-leading 1.15%, with the average maturity of our debt just under six years. We benefit from a staggered debt profile with average debt maturity of 5.9 years, with no significant repayments on the schedule until Q4 2023. We have a comfortable interest coverage ratio of 4.6. All our debt is fixed rate, thus we are less immediately exposed to interest rate increases.

With €640 million of cash and overall liquidity of €1.4 billion available, we are well positioned to meet our future development and funding needs, even in a more uncertain environment. We remain confident in the underlying strengths of our business model, driven by strong demand from our tenants, but we are vigilant to any changes due to the challenges in the current environment. Our flexible business model will allow us to adapt quickly to any deterioration in demand, but also to grasp any opportunities that may arise.

I am clearly driven by long-term sustainable success. Any short-term goal has to support this. CTP's strong and solid business remains the basis for our long-term growth.

PATRICK



Patrick Zehetmayr
Group CFO
patrick.zehetmayr@ctp.eu

GETTING TO KNOW OUR NEW GROUP

CFO We sit down with Patrick Zehetmayr to learn more about the experience and vision he brings to CTP.

Tell us about your new role at CTP. What are your responsibilities?

I am responsible for accounting, controlling, data management, IT and investor relations—basically taking over these responsibilities from Richard [Wilkinson]. With Maarten Otte soon to join as our new Head of Investor Relations, we will strengthen our overall team, allowing us to deepen our coverage efforts.

What are your short, medium and long-term goals in CTP?

I am clearly driven by long-term sustainable success. This I mean not only to be seen in the context of for example ESG, but simply delivering on a long-term vision. Being reliable and consistent. Any short-term goal has to support this. CTP's strong and solid business remains the basis for our long-term growth.

In terms of specifics, I will be focusing on data and finding ways and areas where we can improve the understanding of our data in order to increase flexibility and be able to adapt quickly to an ever-changing environment. As we grow, we need to be even more data driven. This also helps us to better create or tailor our products and services for clients. It also helps us to build more sustainably, and therefore is part of our long-term success.

You have been at Erste Bank almost your entire career. This is a big step. What brought you to consider moving out of banking? What are you looking forward to the most at CTP?

I was with Erste for quite some time, leading the Commercial Real Estate business in CEE & Austria. At a certain point I felt the desire to take a next step, to do something new. So a new challenge in a non-banking environment but still in the RE business had been on my mind for quite some time... In a good coincidence of timing—and I knew CTP through Erste—I thought it was a good fit, and I very much look forward to being part of the company's next stage of growth.

What do you see as the challenges facing CTP on the equity front? For example, our stock price is down, how to get it back up? What is the driver of investor uncertainty?

Ha! Since my arrival the stock price has risen more than 10%! Joking aside, it's important to consider the wider geopolitical and macroeconomic uncertainties facing Europe right now. Currently, it's understandable that investors are more cautious, especially if they are not familiar with our core CEE markets. I think the best thing we can do is to focus on what we do best—manage our existing portfolio of clients and assets—and this has proven to be very profitable, which is great for investors. Secondly, because our core markets are in CEE, we need to continue to educate investors about the benefits and opportunities available in CEE. I believe in bringing potential investors to the region so that they can immediately see that these countries operate more along western standards than they might believe. And how the education, infrastructure and wage levels all underpin the attraction of the area for our multinational clients. One of my favourite anecdotes is to remind people that Prague is actually situated further west than well-known Vienna, in Austria. That's what CTP saw early on, and that is why the Czech Republic is our biggest market.

Tell us about Patrick the man. Outside of work, what are your favourite pastimes?

Personally, I'm a big tennis fan and of course a passionate skier—typical for an Austrian. And then I love great cuisine—I am always ready to go the extra mile to find excellent food and restaurants. And, above all, family also keeps me busy.

RESEARCHING THE FUTURE

Dirk Sosef explains how our unique market insights keep us ahead of the competition.

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Why is research important to a company like CTP, especially with regards to our sector, Industrial and Logistics? How does it help our growth plan?

Information, and acting on it, is power. The need to understand and anticipate rapidly evolving market trends is only increasing in today's real estate sector, particularly for a growing and institutionalising company like CTP.

Research can generate strategic insights and contribute to decision making that positions CTP for long-term success. An avenue to capitalise on this long-term success is to look beyond the real estate assets themselves and create actionable insights on supply chains and the entire logistics ecosystem.

In my view, there is still a lack of available, real-time market data concerning the European industrial and logistics sector. For other sectors (office) and regions (the US), there is much more data concerning market fundamentals at the micro-market level. In contrast, for some EU countries, because of the lack of available and consistent market data, we don't even know the total national logistics stock. This makes it challenging and exciting at same time because there are so many opportunities in today's market, particularly for CTP, as it is active in 10 countries. Our scope and scale give us exposure to—and insight into—a wide diversity of sector trends and cycles.

What gains can good research bring to CTP when analysing internal data? What kind of data is valuable to “mine”?

The most valuable is to centralise all unique expertise and data from the different (local) teams. These teams have “boots on the ground” and know best what's happening. Research can create value to make their insights and data consistent across the organisation and makes it easier to share actionable insights among different stakeholders. These kinds of partnerships create shared value, as Research has access to local expertise, and the teams get, in return, a wider perspective on trends that can potentially drive their market and customers.

With CTP's scale and value proposition in many markets, we can assemble unique data points and insights, like the clustering benefits of logistics parks, the impact of the recent nearshoring trend, or ESG innovations. At the same time, CTP's pan-European network enables it to monitor and anticipate first the key risks in the market as they emerge.

When building a team, what are your goals? How do you see Research's role within CTP?

My goal is to build a first-class team to interpret data, create actionable insights, and deliver those with clarity across a wide range of topics in a timely manner. Our job in Research is to “look around the corner” and deliver data-driven insights to support our internal and external stakeholders' decision making.

My vision for Research is for it to become a key knowledge partner for internal and external decision makers. We do this by partnering with teams and external partners to alleviate “pain points” linked to our sector, for example labour or land availability, and to maximise the impact of all of our ESG initiatives.

Research is vital to support CTP's long-term strategic roadmap, to remain a future-proof investor, and to capitalise on opportunities in an increasingly turbulent macroeconomic environment. Another big part of our work is to be “ambassadors” for the sector, by explaining the critical role that logistics and logistics real estate play in the European market.

What are you most looking forward to about working at CTP?

In my first months, I look forward to meeting as many of my colleagues, our tenants, investors and other stakeholders that I can and to explore the different opportunities to work together. I look forward to supporting the company to capitalise on all relevant opportunities, some of which may be yet unknown, and hopefully Research can help to unveil these. One of my personal goals is to create consistency in tracking and sharing market data and insights in such a rapidly growing company. I look forward to building a “Research house” within CTP by developing new tools, supporting teams, and providing actionable insight to decision makers.

As a child I was already intrigued by maps and geography. As a researcher I like to “translate” large amounts of data and qualitative information into clear and actionable insights. I love this process of “translation” as it requires creativity and curiosity.

DIRK

Why have you pursued a career in Research?

As a child I was already intrigued by maps and geography. As a researcher I like to “translate” large amounts of data and qualitative information into clear and actionable insights. I love this process of “translation” as it requires creativity and curiosity. Logistics real estate is particularly interesting as it concerns global trends but has a local impact. As there are still some misconceptions among the local authorities and the public in general about the logistics sector—that it's just “big boxes” that cause traffic congestion—the sector's positive impact on communities is not always understood. It's our responsibility to better explain the critical role our sector plays and to clear up these misconceptions. I enjoy my role as “sector ambassador” and look forward to engaging with our stakeholders as we continue to grow.



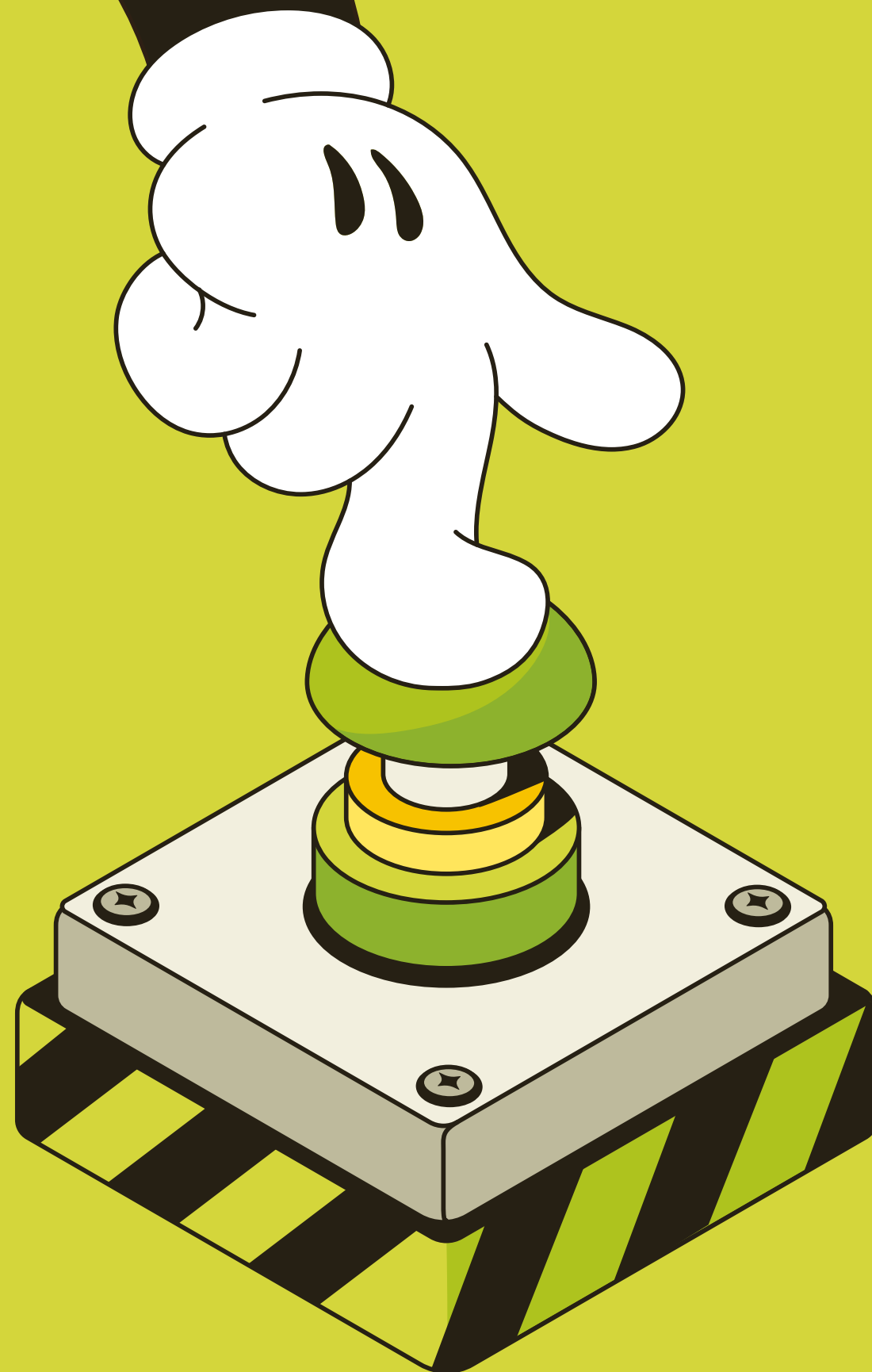
11

Why CEE?

The ascent of 'nearshoring' and e-commerce raises the tide for logistics and industrial in CEE

Demand for logistics properties has not subsided in the core countries of Central and Eastern Europe, despite supply chain disruptions and the war in neighbouring Ukraine. The region continues to perform well economically and is particularly well placed to benefit from a combination of fundamental drivers, including competitive labour markets and a growing cohort of middle class consumers, coupled with the sustained expansion of e-commerce and the trend towards the shortening of supply chains.





**“Central Europe is evolving
as a significant economy
in its own right.”**



The logistics market in Central and Eastern Europe may have taken something of a breather after the Russian invasion of Ukraine at the end of February, but overall sentiment remains positive. All countries in the region are seeing a record take-up of space, ultra-low vacancy levels, robust rental growth and, without exception, they remain undersupplied for high quality modern sustainable warehousing.

A compelling market mix of factors underpins the strong outlook for the sector in the CEE region: e-commerce is continuing to capture greater market share from traditional retail formats; manufacturers are bringing production closer to consumer markets to make supply chains more resilient through ‘nearshoring,’ and the electric vehicle revolution is driving the further development of the automotive sector in countries such as the Czech Republic, Slovakia and Serbia.

“Global trade and movement of goods is not going away despite current blips, inflationary rises and so on,” Rob Hall, International Partner, Global Occupier Services at Cushman & Wakefield, told a recent webinar organised by CTP. “Moreover, Central Europe is evolving as a significant economy in its own right.”

Supply/demand fundamentals remain favourable

Strong tailwinds are building in the CEE logistics sector with very positive supply/demand fundamentals underpinning the outlook for continuing rental growth. The U.S. situation, where the amount of warehouse space is more than double that in the whole of Europe, despite its smaller population, points to the way forward.

“Manufacturing, logistics and agriculture already account for about a quarter of the overall European economy, and CEE in particular has an extraordinarily large growth potential in terms of consumption and volume of opportunity ahead of it. So, we’re looking at more growth in the economy, more movement of goods and more consumer consumption,” Cushman & Wakefield’s Hall explained.

Hundreds of European and U.S. companies have already discovered the advantages of setting up operations in the seven core countries of Central and Eastern Europe where CTP is active, and their number continues to grow. Despite inflationary pressures, labour and real estate costs remain much lower in Poland, the Czech Republic, Slovakia, Hungary, Romania, Bulgaria and Serbia than in Western Europe, while the CEE 7 offer an educated and cost-effective skilled workforce.

“The CEE 7 countries tick the boxes on several key criteria including costs, quality of the business environment, market potential and risks”, René Buck, CEO of consultancy BCI Global told CTP’s inaugural webinar earlier this year in a series on how CEE can solve supply chain challenges.

“From the point of view of competitiveness and ease of doing business, the seven core CEE countries are already at a good standard compared with their peer countries in Western Europe and have an even more cost-effective structure. If you take all the key business factors together, you have a pretty good environment in CEE,” Buck said.

Bert Hesselink, Group Client Relationship Director at CTP, added: “The humanitarian catastrophe related to the war in Ukraine is horrific, and the current supply chain disruptions and economic headwinds are challenging to say the least. That said, the CTP webinars we have held so far indicate that the prospects for the region remain very promising. The challenges we now face form an historical opportunity for the CEE-7 to accelerate the on-going transition of their economies and to raise their quality of living to Western European standards. They are seizing the opportunity with open arms, which proves the strength and resilience of the people and business conditions overall in Central and Eastern Europe.”

Supply chains are shortening

While the explosive growth of e-commerce has been propelling the logistics real estate sector in recent years, nearshoring and re-shoring are also gathering pace and fuelling further demand for warehousing space. A recent *Financial Times* survey revealed that no less than 70% of a group of 370 European occupiers with production facilities in China are considering bringing some functions back to Europe to shorten their supply chains. Factories throughout China have been idle during recent Covid lockdowns and local ports have become seriously congested, causing huge delays to shipments. Automotive producers have been particularly hard hit due to their reliance on components manufacturers in China and other parts of Asia.

“A car may have 40,000 different components and it may have two to 300 suppliers bringing in those components. If you can take some of the stress out of that supply chain and bring it nearer, that may just be helpful. It’s the same for most manufacturers,” Cushman & Wakefield’s Hall said.

“The transition will not happen overnight but could occur over a five- to 10-year planning programme”, he added. “That’s how long it’s going to take to re-gear networks. But there is certainly an argument that this is an opportunity for a number of occupiers.”

“The shortening of supply chains is part of a trend towards decentralisation with a goal to making them more resilient”, BCI’s René Buck added, citing the example of a U.S. company that pre-Covid had plans to centralise all its production activities in China as a supply base for the rest of the world. “They have now changed their strategy from ‘China for the world’ to ‘China for China’ and are setting up other manufacturing locations elsewhere to serve local markets.”

CEE offers a wide range of warehouse profiles for both distribution and manufacturing functions. The western parts of Poland and the Czech Republic border Germany, so distribution centres located in these areas could serve that important market as well as the CEE region. That trend is exemplified at CTPark Bor, which is attracting a mix of German and international companies thanks to its location along the western Czech-German border. Earlier this year, U.S. sector giant GXO Logistics Inc, signed a lease contract for a new 60,000 sqm unit at this fast-expanding transport hub close to the main highway linking Prague to Germany’s southern industrial heartland. The GXO facility will serve as an automated fulfilment centre for zooplus, Europe’s leading retailer of online pet food and accessories.

At 616,000 sqm of GLA, CTPark Bor is the second-largest park in CTP’s total 9.3 million sqm portfolio and its biggest in the Czech Republic. With CTPark Bor now at full capacity, the strong demand for high-specification new-build warehouses and build-to-suit facilities in the surrounding western Czech region is boosting expansion at CTParks Aš and Cheb and at other nearby locations, especially from German companies looking to relocate or expand.

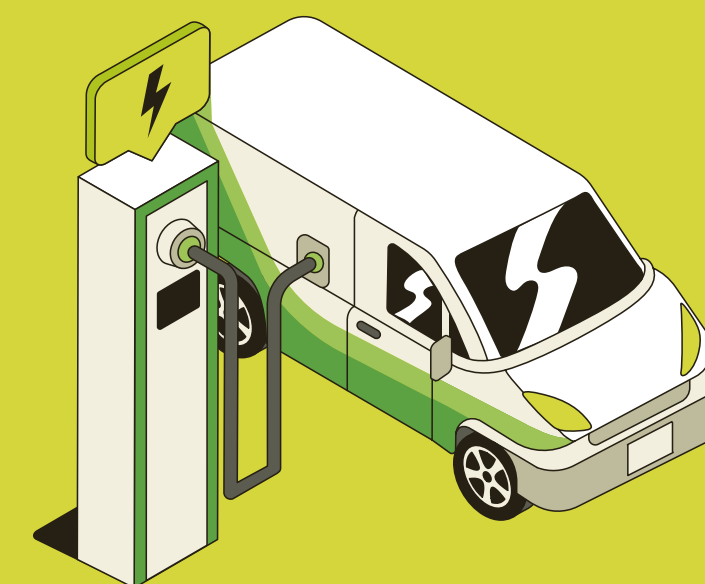
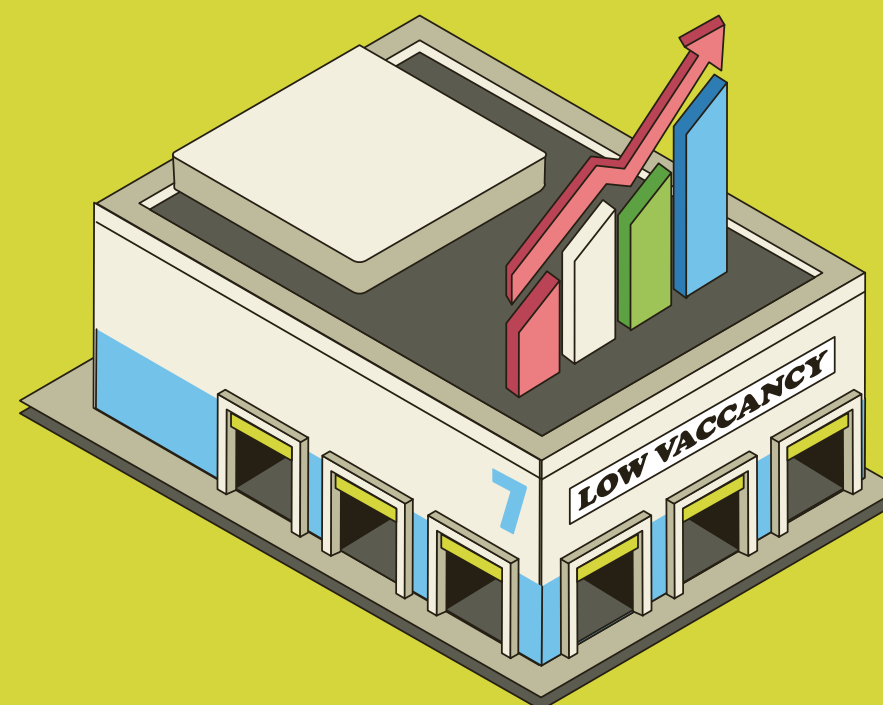
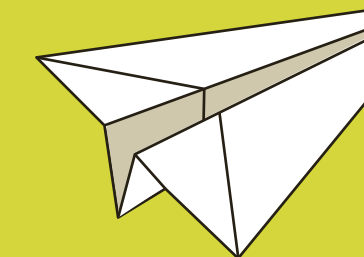
Automotive sector taps into CEE growth market

The automotive industry in particular is expanding apace across CEE markets, with Škoda active in the Czech Republic, and KIA, Stellantis, VW and JLR (Jaguar Land Rover) operational in Slovakia. Serbia is meanwhile becoming an automotive magnet in its own right. At the end of 2021, CTP announced a new development in Novi Sad for Japanese electric motor giant Nidec, and the park is also home to German car parts maker Continental, where it develops advanced electronics for the automotive industry.

Interest from Southeast Asian companies in building mega-factories to meet demand for new automotive components is growing and Central Europe “undoubtedly” remains a cost-effective location, Hall said, “It has an incredible infrastructure and global gateway funding to boost it. And whilst we are in challenging times at the moment, I think for the region of Central Europe, we do have good cause to be reasonably optimistic as we look to the medium term. The region is maturing and embracing the new manufacturing business coming in through the automotive sector thanks to its ability to offer added-value engineering with a skilled workforce.”

Another key consideration in terms of site selection for a growing group of manufacturers is climate change. With the number of climate change-related extreme events surging over the past decade, many occupiers are opting to steer clear of countries or regions prone to cyclones or flooding. Reducing the carbon footprint of the entire supply chain is also a growing topic, Hall added. “Many of our clients are looking at the (environmental) impact of their buildings and their inherent carbon footprint, but in the supply chain world, something like 95% of the carbon footprint of their operations actually sits in the making and moving of goods rather than the real estate footprint itself. It’s not regulatory yet, but it’s a potential direction of travel that companies will have to look at their whole supply chain and measure their entire carbon footprint. Typically, that will be 11 times more than their own direct carbon impact. That’s when shorter supply chains may also offer a sustainability advantage.”

“We see the challenges of labour shortages and wage inflation in Western Europe. And as a result of that, we see the positive impact of moving to Central and Eastern Europe.”



Czech Republic tops new index for nearshoring and offshoring

A new set of winners and losers is emerging among countries when manufacturers prioritise resilience and sustainability as well as cost, research by Savills shows. The advisor recently developed an Index which captures four factors that will influence companies seeking to bring production closer to the consumer: resilience (the absence of risks and proximity to future consumers), economics (cost of labour), business environment (the ease of doing business and the quality of trade infrastructure) and ESG (environmental and labour protection). Typically, a near-shoring or reshoring strategy would also balance sustainability and resilience factors, while a traditional offshoring strategy would overweight the cost of labour.

Four of the top 20 countries for both nearshoring and offshoring are located in CEE, according to Savills' nearshoring index. In addition to the Czech Republic, which tops the ranking, these also include Poland, Hungary and Romania.

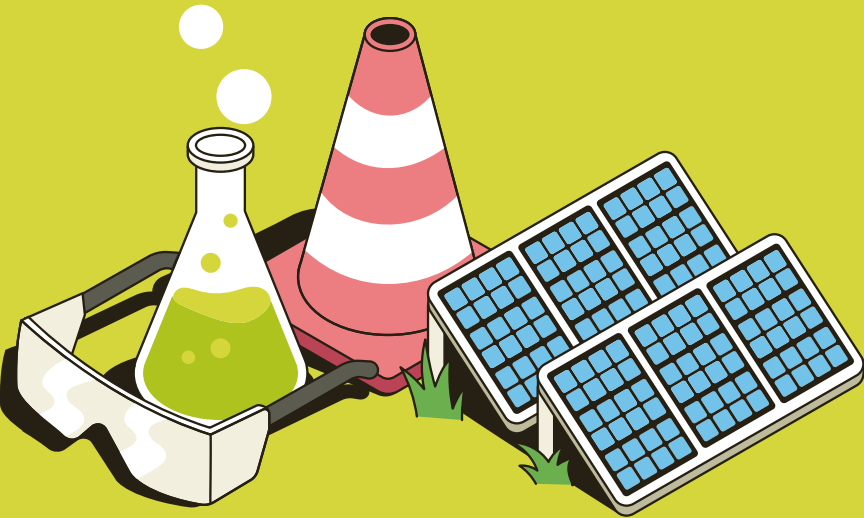
The Czech Republic is particularly well-placed because it borders wealthy European markets in Western Europe such as Germany, and lower-cost locations such as Poland and Hungary to the east, while offering a potent combination of lower wages than its Western European neighbours as well as good ESG credentials. It is the most liquid institutional investment market in CEE and also has a long history of manufacturing, good transport links and universities, a highly productive workforce, EU membership, political stability, and a well-developed industrial property market.

"The Czech Republic also has an incredible industrial heritage with brownfield sites which are more desirable perhaps than some greenfield sites," Cushman & Wakefield's Rob Hall said.

Somewhat paradoxically, the war in Ukraine has highlighted just how stable comparatively the core countries in the CEE region have become in the past two decades, according to Kamil Blažek, partner in the Prague office of regional law firm Kinstellar. "Nowadays you don't see all that much difference between Central and Western Europe when it comes to overall economic conditions, tax policies, legal protection and stability of the infrastructure. The situation compared to 10 or 20 years ago has changed a lot."

The main investors in CEE have a mid- to long-term perspective, Henri Viswat, CEO at Randstad Poland pointed out. "It's not a short-term decision to come to Central and Eastern Europe." While labour is becoming somewhat scarce, that problem should not be seen in isolation and is in fact a global issue, he added. "We see the same challenges of labour shortages and wage inflation in Western Europe. And as a result of that, we see the same positive impact of moving to Central and Eastern Europe."

“From the point of view of competitiveness and ease of doing business, the seven core CEE countries are already at a good standard compared with their peer countries in Western Europe and have an even more cost-effective structure.”



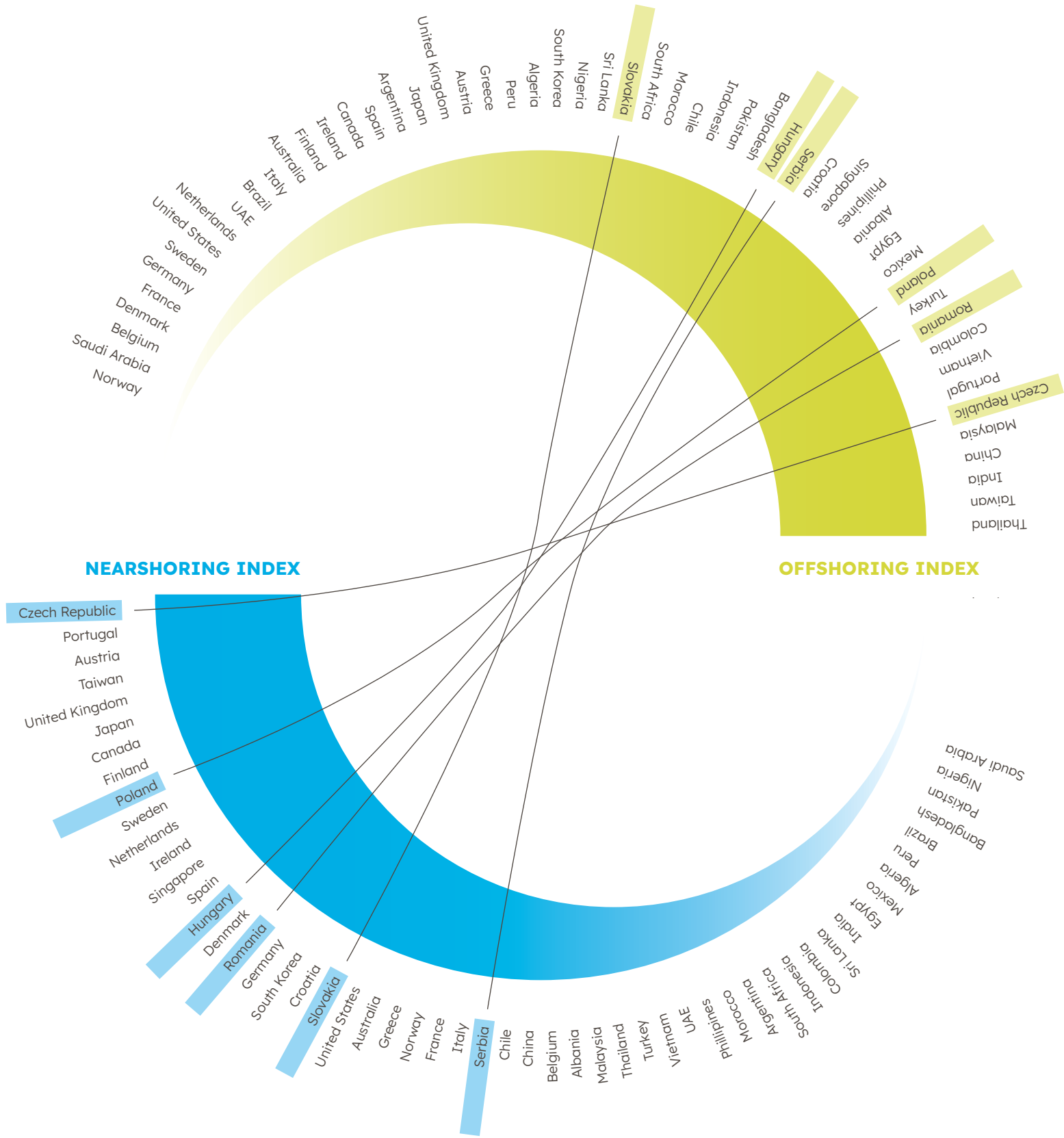
Are you an offshorer or a nearshorer?

Savills' Nearshoring Index—which analyses Resilience, Economics, Business Environment and ESG—reveals that many of CTP's core CEE markets rank highly as a destination of choice for near-AND offshoring.

CEE 7 shoring index

Position on index	Off	Near
Czech Republic	6	1
Romania	10	17
Hungary	20	15
Slovakia	27	21
Poland	12	9
Serbia	19	28

NB: Bulgaria not incuded in survey





CTPark Network

10 COUNTRIES
200+ LOCATIONS
9.5 MILLION SQM GLA
1,000+ TENANTS
95% OCCUPANCY

CTP MARKETS

- CORE**
- EXPANSION**
- WESTERN EUROPEAN**
- Major Airport
- Major Port

WHY CEE?

MANUFACTURING & LOGISTICS DISTRIBUTION CENTRES

HIGH-VALUE MANUFACTURING

- 1 Warsaw & Łódź
- 2 Szczecin-Poznań-Kraków
- 3 Plzeň & Prague region
- 4 Sth. Moravia-Mor. Silesia
- 5 Budapest-Győr

COST-EFFECTIVE MANUFACTURING

- 6 Southwest & Central Poland
- 7 Greater Bratislava
- 8 Prešov-Košice region
- 9 Timișoara-Cluj region
- 10 Novi Sad-Belgrade
- 11 Bucharest
- 12 Sofia
- 13 Istanbul

LOGISTICS & DISTRIBUTION CENTRES

- A** European Distribution Hub
- B** CEE Regional Distribution Hub
- C** National & Satellite Distribution Centres
 - Warsaw-Łódź
 - Prague
 - Vienna
 - Budapest
 - Bucharest

NEW CTPARKS & LOCATIONS

Core markets

- Czech Republic**
CTPark Chomutov
CTPark Chrastava
- Slovakia**
CTPark Banská Bystrica
CTPark Námestovo
CTPark Prešov North
CTPark Prešov South
CTPark Trnava II
- Hungary**
CTPark Budapest North
CTPark Ecsér
CTPark Kecskemét II
CTPark Mosonmagyaróvár
CTPark Szombathely East

- Romania**
CTPark Arad North
CTPark Braşov
CTPark Craiova East
CTPark Moşoia
CTPark Oradea Airport
CTPark Oradea North
CTPark Târgu Mureş

New Parks till
30/06/2022

Expansion markets

- Poland**
CTPark Bydgoszcz
CTPark Częstochowa
CTPark Emilianów
CTPark Gdańsk Port
CTPark Gliwice
CTPark Gorzyce
CTPark Katowice
CTPark Łódź Airport
CTPark Łódź North
CTPark Rzeszów
CTPark Sulechów
CTPark Warsaw East II
CTPark Warsaw North
CTPark Warsaw South
CTPark Warsaw West
CTPark Zabrze II

- Serbia**
CTPark Belgrade City

- Bulgaria**
CTPark Plovdiv Airport
CTPark Sofia
CTPark Sofia Ring Road

W.E. markets

- Austria**
CTPark St. Pölten North

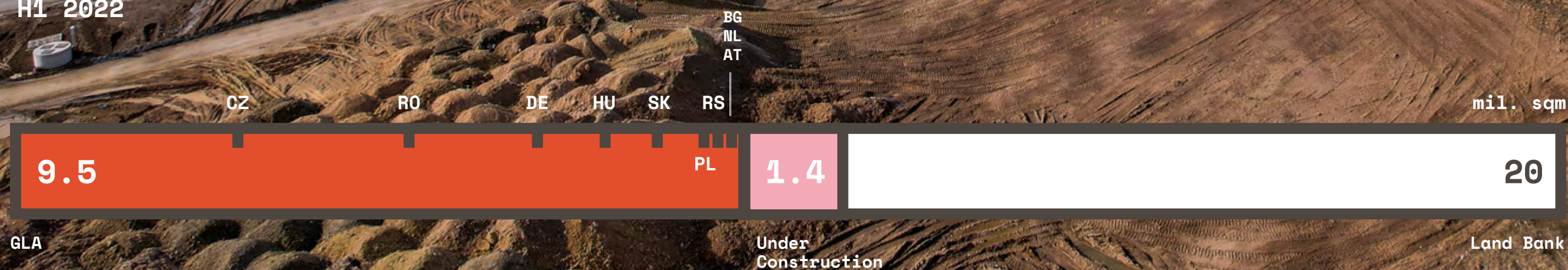
- Netherlands**
CTPark Gorinchem
CTPark Rotterdam

- Germany**
93 New locations

Parkmaking: It's what we do...

Right Business, Right time, Right location. Demand for industrial property development is still booming. With strong tailwinds coming from near- & friend-shoring, e-commerce and supply chain realignments, companies are looking for a solid development partner in CEE to help grow their businesses. With our strong central European footprint and a 20 million sqm land bank, we are well positioned to respond to client and market demand and expect to deliver a record 1.4 million sqm of new A-class industrial premises during 2022—the most ever in the company's 24-year history. **Full Speed!**

GLA / Construction / Land Bank
H1 2022



Regional Roundup

**Daniella
Boytcheva**

BG

I keep my mind focused on positive results. There are always challenges along the way. I consider those as another opportunity to learn for myself and for the company, to improve processes and the way we manage client relations.

I am excited about a current deal I am working on that is close to signing—a 41,000 sqm CTSpace warehouse for a leading European retailer to set up an e-commerce fulfilment centre.

I am inspired by many things—nature, adventures, people who are true to themselves, and life itself.

Business Development
Director, Bulgaria
daniella.boytcheva@ctp.eu

**Jana Hain-
Schmiedberská**

CZ

My art of getting the deal done? I smile and wait until they are tired, hungry and dehydrated. Then they sign!

If I had a superpower, it would be the ability to speed up the deal-making process. I am eager to do as many deals as possible, especially as I know that we offer tenants the best value proposition on the market.

My favourite deal is my employment contract with CTP! Remon and the team that I work with are great inspirations for me.

Business Developer,
Czech Republic, West Bohemia
jana.schmiedberska@ctp.eu

**Stefanie
Turneretscher**

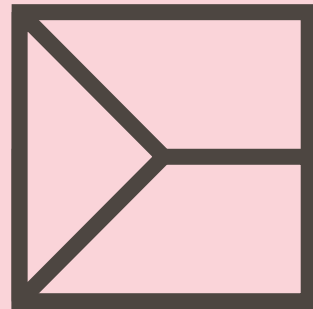
AT

My art of getting the deal done is simple: listen attentively to the client and respond to their needs.

I take a strategic approach to everything I do. My focus is to find tenants for CTP's expanding portfolio in Austria.

I joined CTP because of my desire to work for a company that puts sustainability and social responsibility into practice.

Junior Business Developer, Austria
stefanie.turneretscher@ctp.eu



CZ

Portfolio:
38%

GLA

Under Con.:



Land Bank:

all units: sqm

1.86 mil.



MARTINA KRATOCHVÍL
Junior Business Developer,
Czech Republic, South Moravia

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Listening to our clients and their needs and finding the right solution that works for both sides—this is what I love most about my job.

I joined CTP because of my desire to do things differently and to have the opportunity to influence the shape of the city where I live. My focus is our industrial portfolio in the South Moravian region in the Czech Republic. As a Brno native, I'm excited about the return to life of the former Zetor brownfield site as CTPark Brno-Líšeň.

I'll never forget my first signed lease—with an automotive supplier. But honestly, the most memorable deal that I have closed so far is my employment contract with CTP! The ability to learn and grow professionally with such a dynamic company motivates me every day.



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Development,
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Developer
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PAVEL BLAŽEK
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Developer
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PETR JURZA
Business
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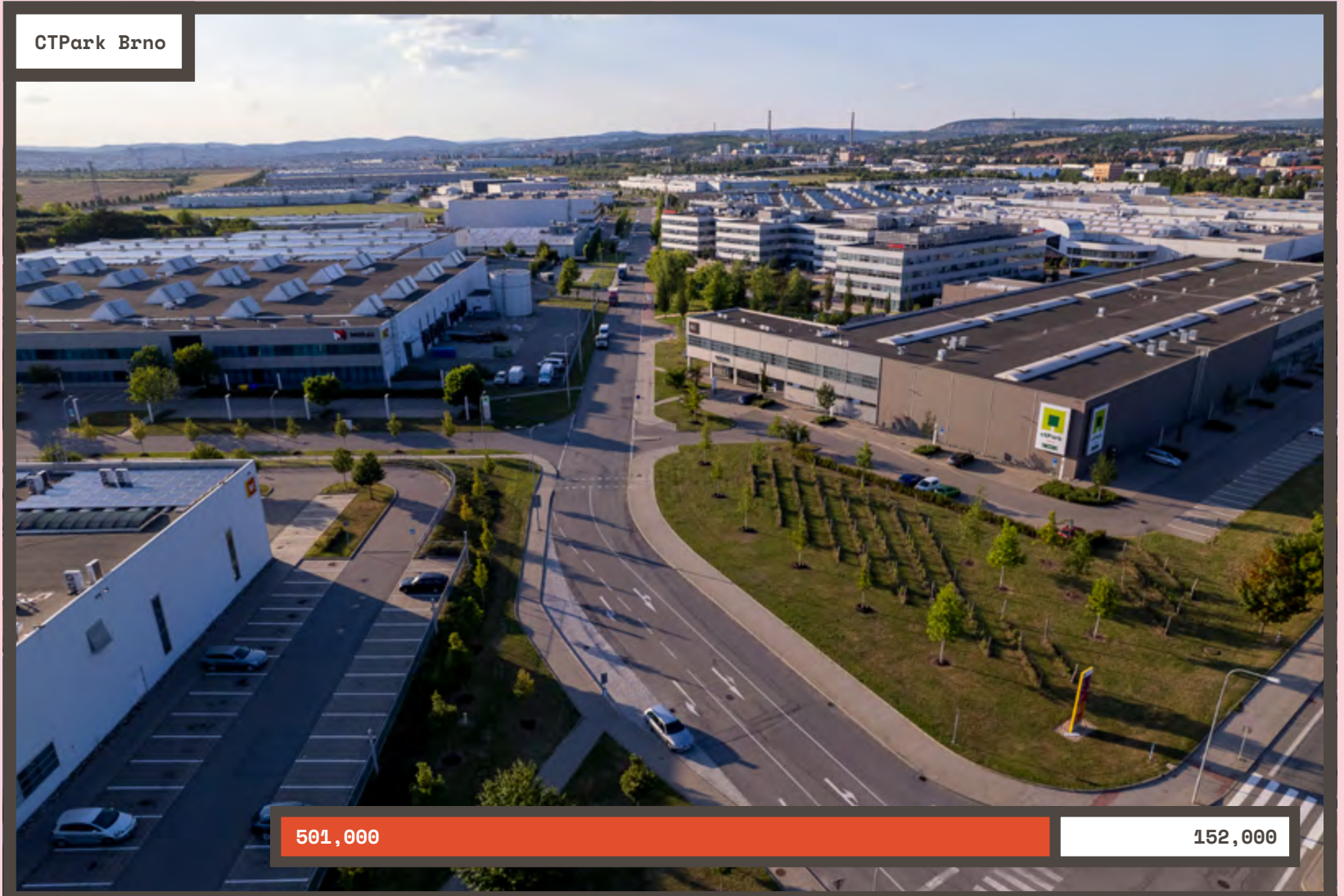


ALICE ŠTÁTNÁ
Business
Developer
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JANA HAIN-SCHMIEDBERSKÁ
Business
Developer
jana.schmiedberska@ctp.eu

CTPark Brno



501,000

152,000

CTPark Brno Líšeň



104,000

42,000

16,000

CTPark Aš

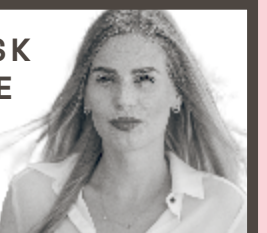


45,000

38,000

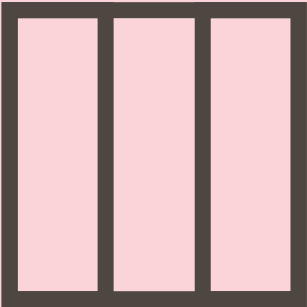
8,000

ASK
ME
...



KRISTÝNA DINEBIEROVÁ

kristyna.dinebierova@ctp.eu



RO

Portfolio:
23%



Land Bank: 3.4 mil. all units: sqm



ANDREI KOSZTI
Regional
Commercial
Manager
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STEFAN CIOCAN
Business Dev.
Manager
for Transylvania
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NICOLETA GAVRILA
Asset & Community
Manager
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CARMEN DROZAN
Leasing Officer
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OANA TĂNASE (TĂUTU)
Asset Manager
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ANDREI RADU BENTEA
Senior Leasing
Officer
andrei.bentea@ctp.eu



My art of the deal is adding value to the relationship. For me, doing a deal means developing a long-term relationship with the tenant, which also attracts repeated business.

I am involved in business development activities in western Romania and the Transylvania region, which includes Timisoara and Arad especially, but also Sibiu, Targu Mures and Brasov.

I don't have a favourite deal that I've worked on—I like them all! Each space we lease to our tenants helps them to operate their business and helps all of us have necessary things in our lives—starting from the food we eat, to the clothes we wear, furniture, and the IT and consumer products that we enjoy.

My superpower is building relationships that open doors. I was drawn to CTP because of the need for action and the trust that we are building more than industrial parks—we are really building communities, and communities mean long-term relationships.



AUREL CIRSTEA
Business Development
Manager, Romania,
Transylvania
aurel.cirstea@ctp.eu



I'm attentive to details and listen more than I speak. If I had a superpower, it would be to read people's thoughts—that would be interesting!

My headquarters is one of Europe's largest industrial parks—CTPark Bucharest West. I see myself as an interface between our tenants and CTP. My job is to solve, with my colleagues, all manner of problems that may appear in our tenants' day-to-day activities. By doing our best, we show them that CTP is the right partner for their business.

We plan all sorts of activities and events at our community Clubhaus—everything from First Aid training to auto championships, workshops, summer schools, awards ceremonies for kids, parties and summer barbecues. I make sure that everything goes smoothly and according to plan.

Our Clubhaus is a great place where people can relax during breaks, for lunch, or for after-work socialising. The green, beautifully landscaped surroundings, with a terrace, fire-pit and barbecue area, acts like a magnet, because of its charm and uniqueness. You don't usually find such amenities among warehouses.

For me, one of the most rewarding experiences is our partnership with a local high school. The kids came to visit us and it was amazing. My colleagues explained in a few words how we build buildings, and then we went on a site tour and to visit some of our tenants. The kids loved it. You could see the "wow!" on their faces.

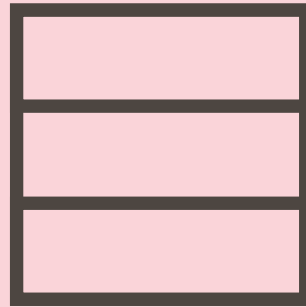


INGRID MARIN
Community Manager,
CTPark Bucharest West
ingrid.marin@ctp.eu



ASK
ME
...

CLAUDIA LAZARICA
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HU

Portfolio:

9%

GLA

Under Con.:



870,000

183,000

Land Bank:

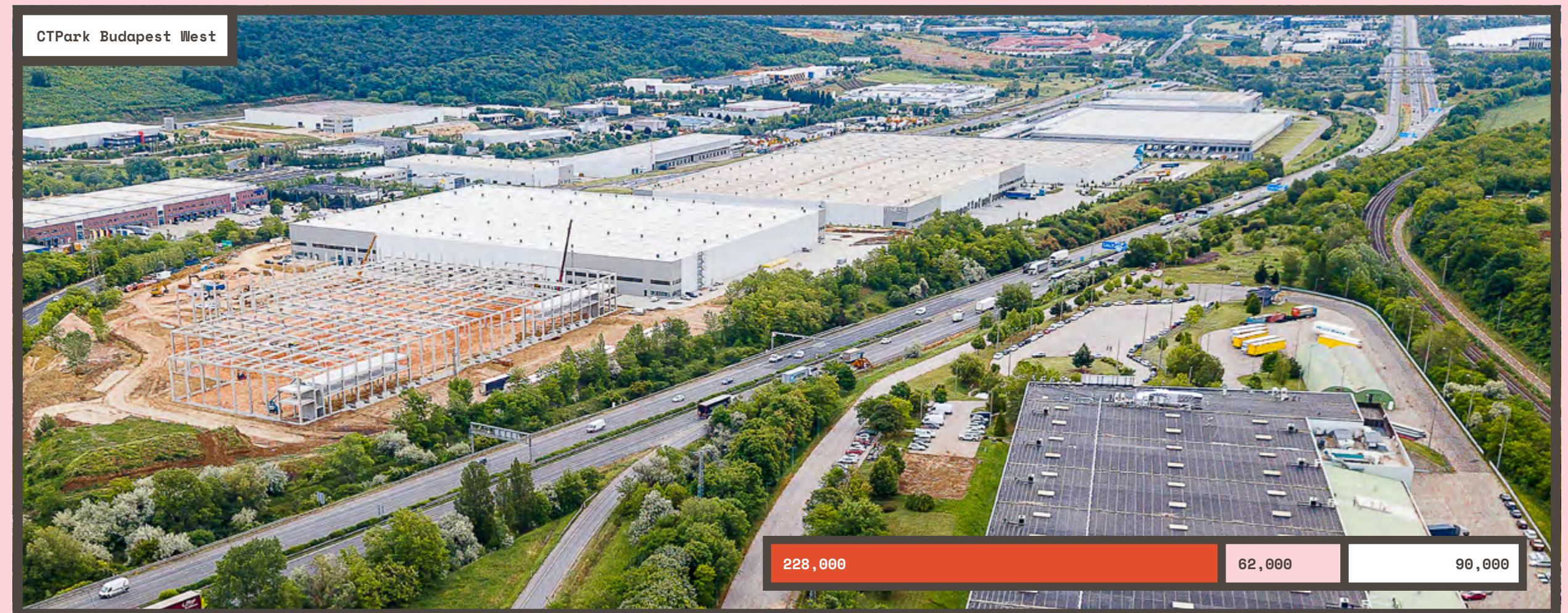
2.38 mil.

all units: sqm



BALÁZS KOVÁCS
Senior Business
Developer, Hungary

balazs.kovacs@ctp.eu



CTPark Budapest West

228,000

62,000

90,000

I value open-mindedness in deal making and put a premium on understanding client needs. I think my sense of humour and easy-going nature helps resolve any differences and moves the negotiation process forward toward completion.

I was drawn to CTP like a magnet! They are on the cutting edge of the industry, which is where I want to be. One of my favourite deals is with e-car maker NIO, which recently brought an exciting EV assembly project to Hungary. They will take 100,000 sqm at our flagship CTPark Budapest West.

I'm looking forward to laying the foundation stone at my largest project to date for CTP—a 100,000 sqm distribution centre for a major international food retailer. We will build our largest building for them at a new park in Szigetszentmiklós.

ASK ME

...

BERNI KÓSDI

berni.kosdi@ctp.eu



CTPark Budapest West Clubhaus

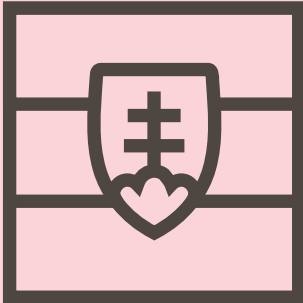


CTPark Budapest Vescés



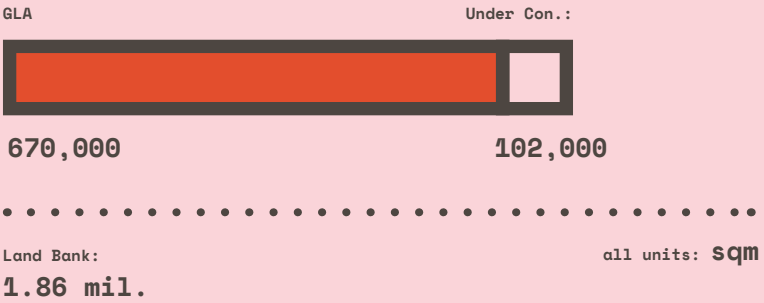
85,000

294,000



SK

Portfolio:
7%

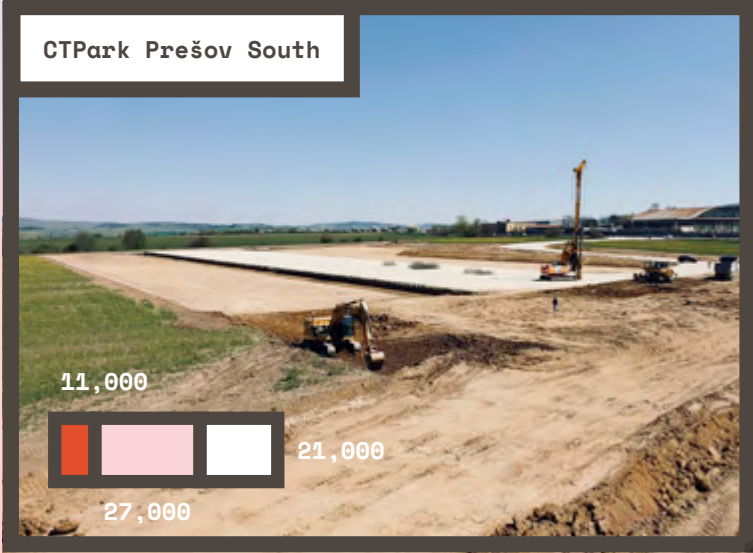


My strategy is to be direct and straightforward during negotiations, always with a pro-client approach. We win when our clients win.

I joined CTP because of the team of professionals I work with every day. I call CTP a university for industrial real estate development. I'm responsible for the central and eastern parts of Slovakia, all together 12 parks/locations, including CTParks Prešov and Košice, which are in high demand due to workforce availability in those regions. I have many favourite deals. A recent one is Packeta, a last-mile logistics company that moved to CTPark Trnava. It's one of the smaller deals that I've done, but we are already working on several other locations, and it looks promising.

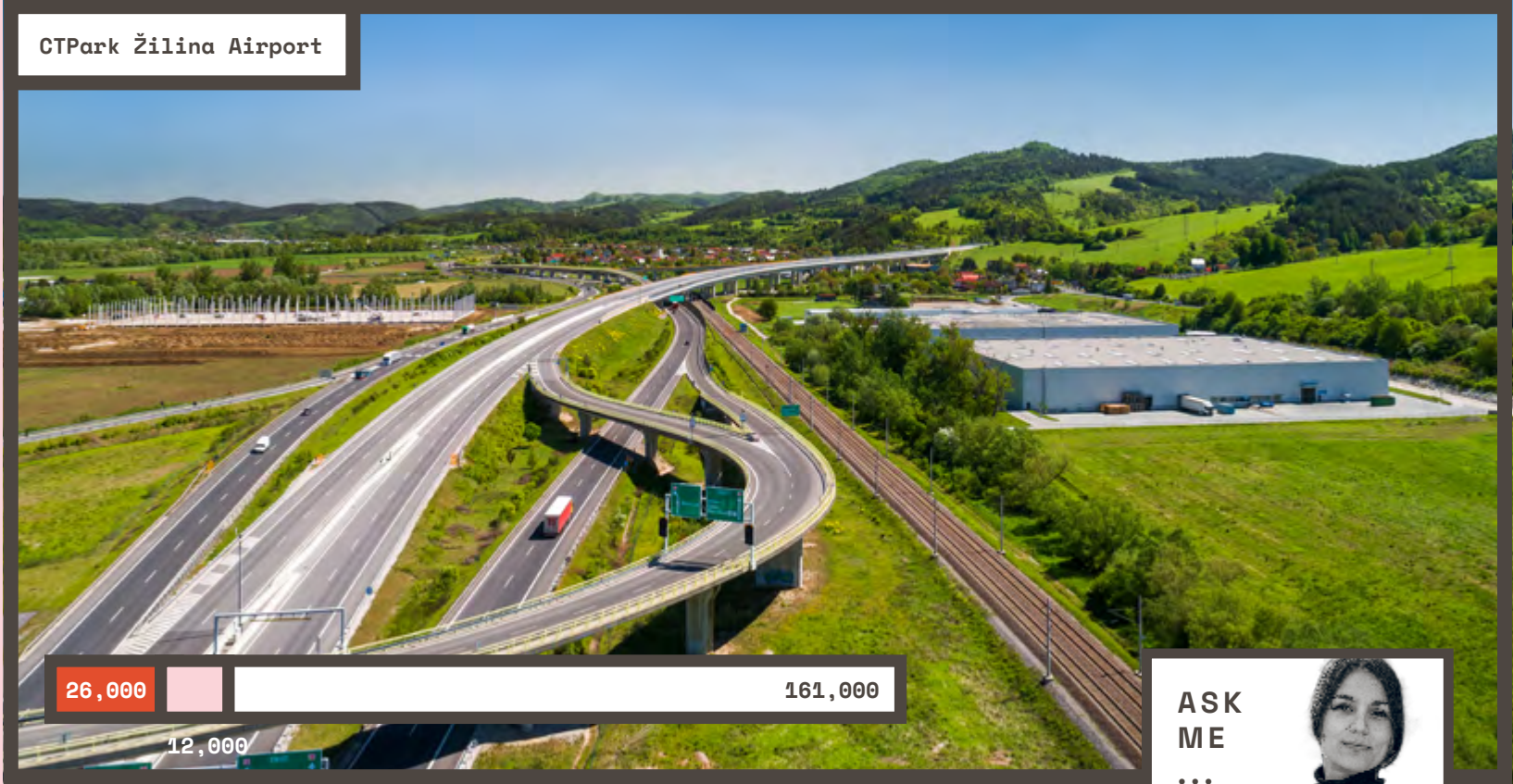


JÁN RAKOVSKÝ
Senior Business Developer, Slovakia
jan.rakovsky@ctp.eu

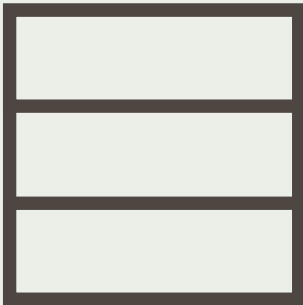


IVAN PASTIER
Business Development Director
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STANO PAGÁČ
Country Head, Slovakia
stanislav.pagac@ctp.eu



ASK ME
...
KRISTÍNA BAČKOVÁ
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RS

Portfolio:
2%

GLA Under Con.:



180,000 87,000

Land Bank:
923,600

all units: sqm

CTPark Belgrade West



JOVAN DOBRIĆ
Business Developer
jovan.daobric@ctp.eu

ASK
ME
...



BOJANA MILIĆEVIĆ
bojana.milicevic@ctp.eu



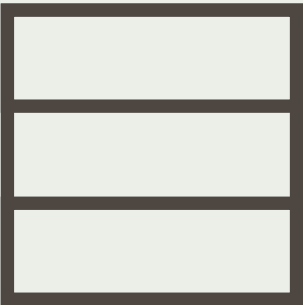
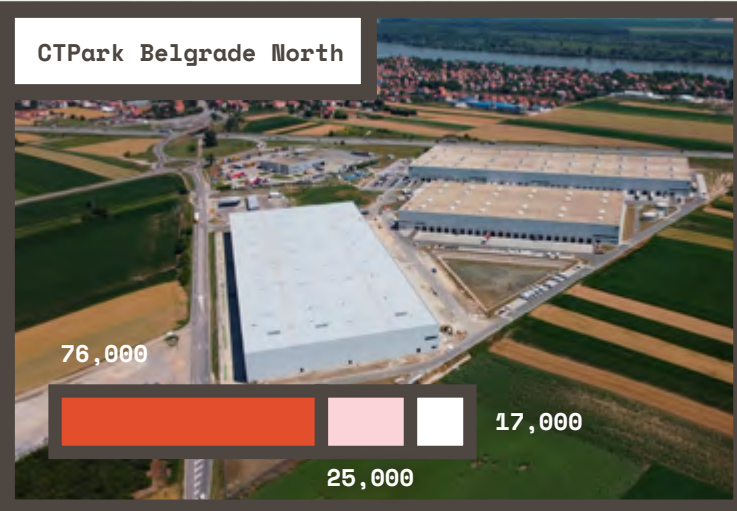
PETAR KOLOGNAT
Head of Business Development, Serbia
petar.kolognat@ctp.eu

The secret to success is not only understanding a client's needs but also their challenges and to be ready with solutions. When I was shown CTP's business goals, I knew I wanted to be part of it.

I am responsible for the wider Belgrade area. Right now I am most excited about our flagship project, CTPark Belgrade City, which will be the largest logistics hub in Serbia. I am looking forward to inking the first deals!

I'm inspired by people who are ahead of their time, like the scientist and inventor Nikola Tesla—so much so that I named my son after him.

CTPark Belgrade North



BG

Portfolio:
1%

GLA Under Con.:



61,400 57,000

Land Bank:
372,000

all units: sqm

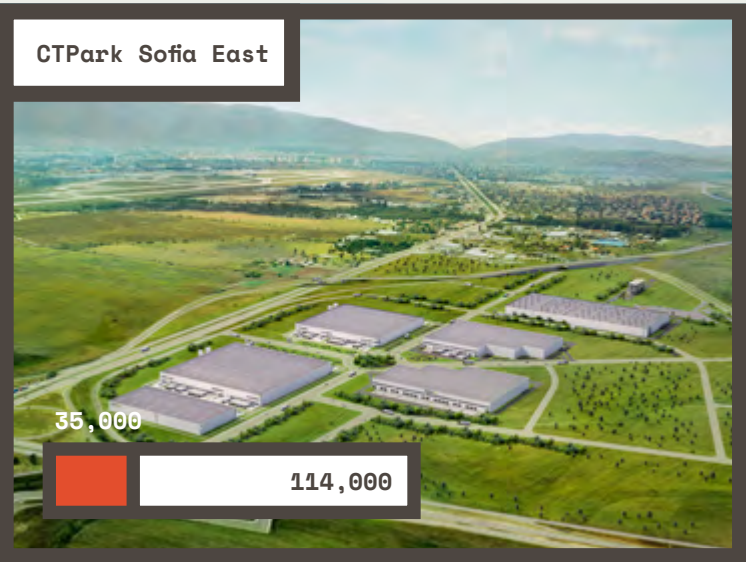
Diligence and patience are my "secrets" to getting the deal done. I work to find opportunities where we can with our counterparty—whether a client, contractor, or property seller—find solutions that work for both sides.

My focus this year is to further our growth in Bulgaria through acquisitions, by supporting the realisation of our construction pipeline, and by growing with our existing clients. We are always working to improve our processes, and this year I am focused on strengthening the performance of our standing properties and making sure that our performance overall is in line with Group planning and strategy. We are right now working on setting up more process-oriented practices and automating certain repetitive tasks.

Among my favourite deals were the acquisitions of two prime logistics parks in Sofia from Transcapital—one near the airport and the other on the ring road—with a total GLA of 73,000 sqm and development potential of an additional 30,000 sqm. The two parks, with a total of nine modern warehouses and two office buildings, helped secure CTP's market position and growth in Bulgaria.

I joined CTP because of the company's desire for success and knowledge how to achieve it. I strive to be an inclusive leader, encouraging a can-do attitude. I'm proud to work with such dedicated and inspiring colleagues, and proud of the work we do together.

CTPark Sofia East



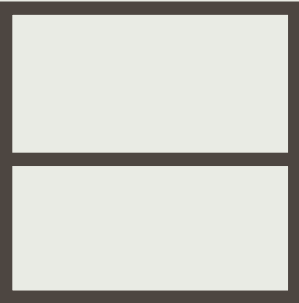
CTPark Sofia West



STELIANA VACHEVA
CFO & Deputy Country Manager, Bulgaria
svetliana.vacheva@ctp.eu



DANIELA BOYTCHIEVA
Business Dev. Director
daniela.boytcheva@ctp.eu



PL

Portfolio:
1%



Land Bank:
2.93 mil.

all units: sqm



PRZEMYSŁAW SAMBOR
Leasing Manager
Poland
przemyslav.sambor@ctp.eu



DANIEL SOBON
Leasing Manager,
Poland
daniel.sobon@ctp.eu



BERT HESSELINK
Group Client
Relationship
Director
bert.hesselink@ctp.eu

CTPark Opole



61,000 20,000

CTPark Zabrze



67,000 25,000

CTPark Iłowa



80,000 125,000

My main goal this year is to work together with the whole team to grow CTP's portfolio as we expand our footprint in Poland.

I prefer to get to know the other side, to learn our client's needs, and find solutions that work for best for both. My favourite deals are the complicated ones where we go the extra mile to find the solution.

I decided to join CTP after meeting Remon Vos. After experiencing his approach to business and his charisma during the interview, I felt immediately that this is an organisation that I would like to work with.

I like to be surrounded by people with positive energy. I look for this quality in people I am interviewing for positions at CTP, as our goal is to create a team of energised enthusiasts who can spread positive energy throughout the office.

My superpower? I guess you could say multitasking—my ability to work on several topics representing different fields of our business at the same time under time pressure.



BOGI GABROVIC
CFO & Deputy Country
Head, Poland

bogi.gabrovic@ctp.eu

NEW Parks on the market

CTPark Gdańsk Port
CTPark Gorzyce
CTPark Katowice
CTPark Sulechów
CTPark Warsaw South
CTPark Warsaw West

NEW Parks to be developed

CTPark Bydgoszcz
CTPark Częstochowa
CTPark Emilianów
CTPark Gliwice
CTPark Łódź Airport
CTPark Łódź North
CTPark Rzeszów
CTPark Warsaw East II
CTPark Warsaw North
CTPark Zabrze II

Existing Parks

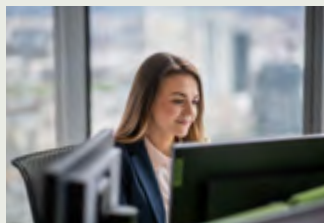
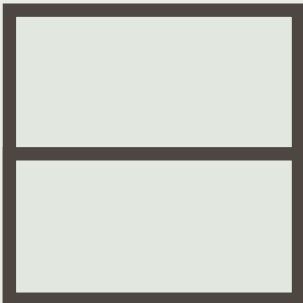
CTPark Iłowa
CTPark Zabrze
CTPark Opole
Warsaw East



PL: Under Construction

In H1 2022 CTP made the decision to grow its operations in Poland, CEE's largest market, through strategic acquisitions of hand-picked locations.

In line with our long-term expansion plan, we refocused our efforts in Poland, acquiring 16 new locations, expanding our footprint throughout the country—from the northern port city of Gdansk, to locations surrounding the capital Warsaw, in Silesia, and along the Polish-German border. With a population of nearly 40 million, Poland is the largest economy in CEE and offers significant room for growth and strongly increasing rents in 2022. After finalising the acquisitions in Q2, CTP now has 400,000 sqm under construction, and six of the 16 new locations are already being offered to our existing tenants, many of whom are looking to extend their operations in this key CEE economy.

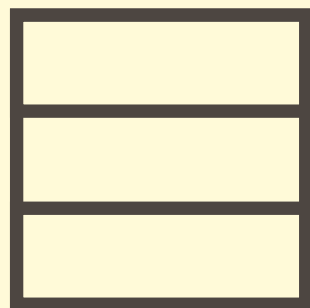


Meet our Polish Parkmakers



In order to manage our swift growth requirements and the construction projects underway, we have also been expanding our team in Poland and now count nearly 50 Polish Parkmakers—from Business Development, Accounting & Finance, Project Management and Property Management—under the dynamic leadership of Deputy Country Head Bogi Gabrovic.





AT

Portfolio:
NA

GLA Under Con.:



1,380 87,000

Land Bank:
398,000

all units: sqm



DANIEL PFEIFFER
Senior Business
Development Manager,
Austria

daniel.pfeiffer@ctp.eu

My role is to help guide the customer by the hand and accompany them throughout the entire process—from the initial negotiations to handover of their new facilities and beyond.

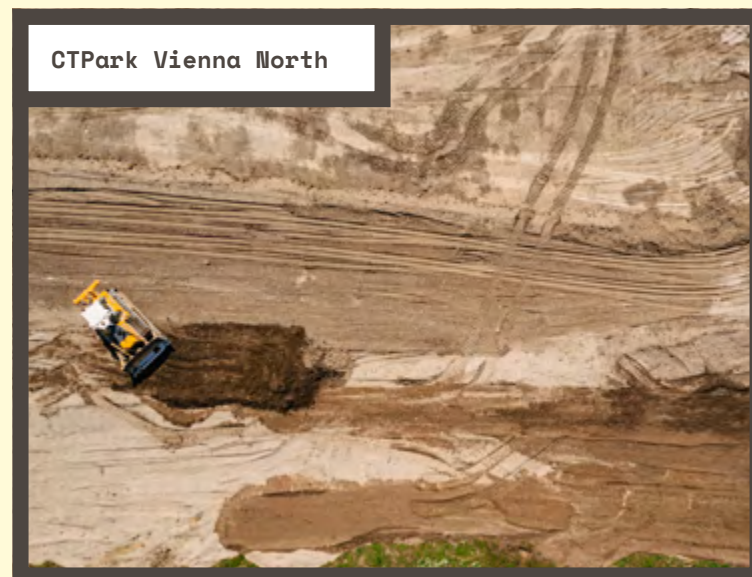
I joined CTP because of my ambition to develop and learn more, and I am excited to contribute to and be a part of the company's further pan-European growth as Senior Development Manager in Austria. Together with our amazing team, we are securing our first new deals and continue to seek new development sites and tenants for our Austrian expansion.



CTPark Vienna East

55,000

101,000



CTPark Vienna North

What inspires me most is anyone who is burning for a cause and wants to master it in the best possible way (and MotoGP riders, who are complete maniacs!) I can sometimes be tough in negotiations, but in a positive way that moves things forward toward solutions that work for all sides. Directness and honesty engender long-term trust, and that is what I seek to develop with our tenants and partners.



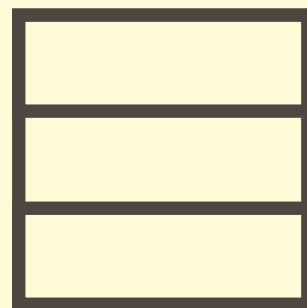
KARL BRÜCKNER
Country Head, Austria

karl.bruckner@ctp.eu



STEFANIE TURNERETSCHER
Junior Business
Developer

stefanie.turneretscher@ctp.eu



NL

Portfolio:
1%

GLA Under Con.:



127,000 120,000

Land Bank:
1.5 mil.

all units: sqm



CTPark Rotterdam

23,000

DOMÉNIQUE VAN DER KIMMENADE

domenique.vandekimmenade@ctp.eu

ASK
ME
...



RALPH DE MUNNIK
Country Head,
Netherlands
ralph.demunnik@ctp.eu

My art of getting the deal done? Focus, perseverance, and a positive attitude.

The acquisition and development of Amsterdam Logistics Cityhub, which we did off-market and in record time, is my favourite deal with CTP. This is the largest single-asset logistics transaction in the Netherlands, with approximately 120,000 sqm of last-mile storage space and 11,000 sqm of office space in a strategic, city-centre waterfront location. Work at ALC is currently underway, with completion of our first buildings in Q4 this year, and we've already started leasing our first spaces. I am excited about the future and potential of this project, and for CTP's on-going expansion in the Netherlands.

What inspires me? Self-made entrepreneurs who started at the bottom and became successful.



CTPark Amsterdam Cityhub

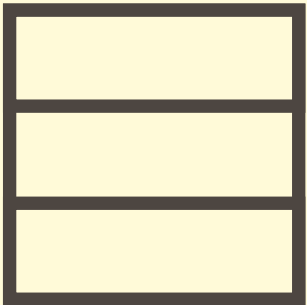
120,000

NL: Under Construction



Having recently handed over our first development in Rotterdam, we are progressing with our flagship project in the Netherlands, **CTPark Amsterdam Cityhub**—a unique multi-story, multi-modal city-centre waterfront logistics solution.

The 130,000 sqm A-class facility—a first of its kind for CTP and the Netherlands—is the perfect solution for Amsterdam city-centre logistics. The multi-level park will be a BREEAM-certified, energy-neutral answer to Amsterdam's dense city-scape. With solar panels and wind turbines on the rooftops, and the ability for tenants to make city-centre deliveries by boat. Amsterdam Cityhub is a prime example of a sustainable inner-city logistics park. Offering not only warehouse space, the rooftop terraces and offices are a perfect environment for high-tech companies or for dispatching support for warehousing and production operations on the lower levels.



DE

Portfolio:
17%

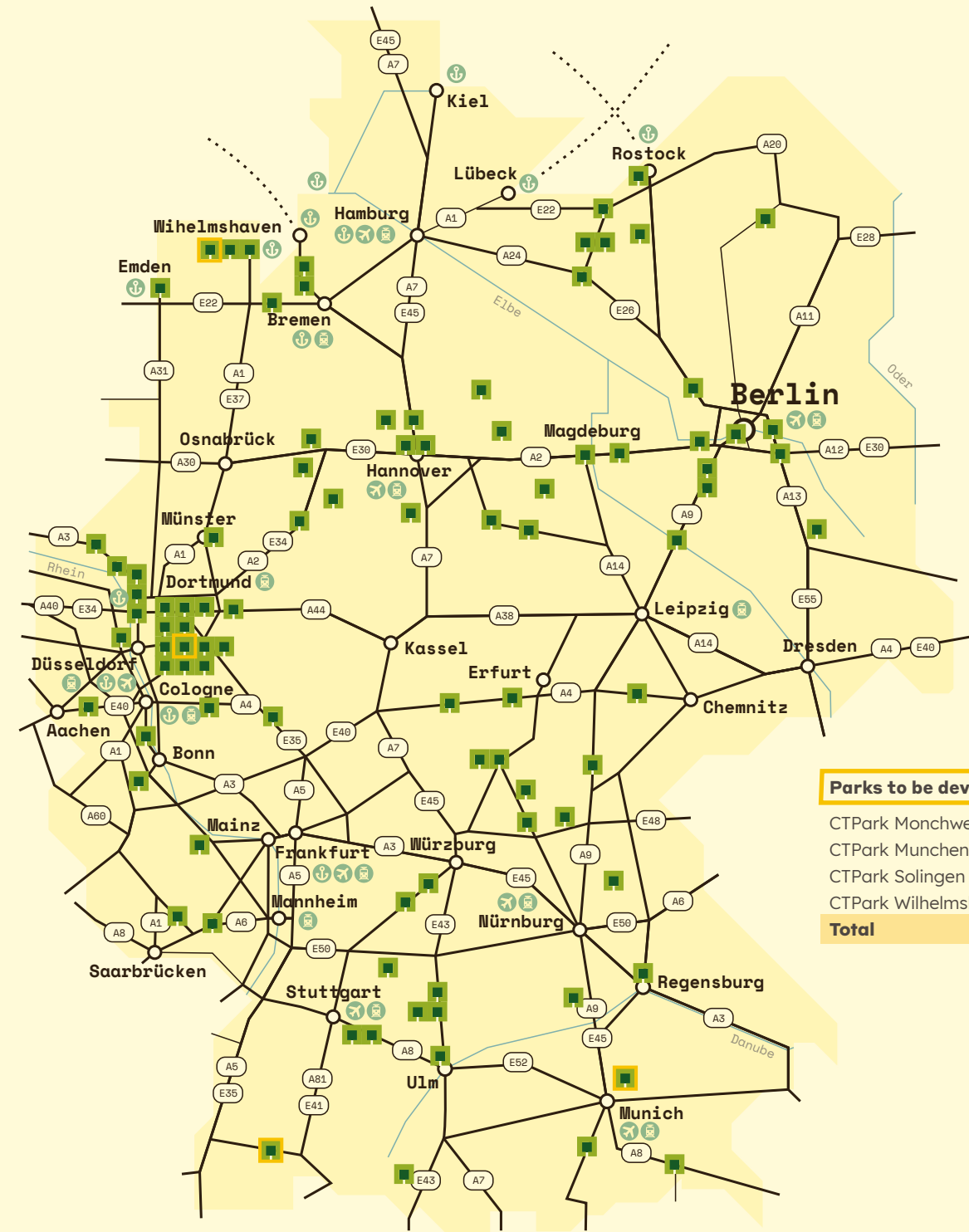
GLA



1.65 mil. sqm

CTP Enters Germany

In February, CTP closed a strategic acquisition of a portfolio of over 90 locations in Europe’s largest Economy, expanding our CTPark Network and enablin us to offer existing and new customers access to our trans-European supply chain network across our ten markets from the Black Sea to the North Sea.



Parks to be developed	# Buildings	Total SQM
CTPark Monchweiler	1	28,704
CTPark Munchen North	1	48,671
CTPark Solingen	1	25,838
CTPark Wilhelmshaven West	3	158,108
Total	6	261,321

CTPark Essingen



CTPark Monchweiler



CTPark Solingen



CTPark Bremen



FABIAN KEMPCHEN
Regional Development
Director North, Germany

fabian.kempchen@ctp.eu

What inspires me? Opportunities, people and CTP!

My approach toward clients is to listen, to be willing to understand their point of view and objectives, and to be persistent in getting the deal done. I'm looking forward to announcing our first new deals in Germany as we expand CTP's pan-European footprint.

If I had a superpower? I think it would be to be like Spiderman.



FLORIAN JOBSKI
Business Developer
& Leasing Manager
Germany
florian.jobski@ctp.eu



TIMO HIELSCHER
Regional Dev.
Director West
Germany
timo.hielscher@ctp.eu



LOTHAR LINDE
Business developer
& Leasing Manager
Germany
lothar.linde@ctp.eu



Off-grid

Green

ESG—to some it's a buzzword, but at CTP, we've been walking the walk, not just talking the talk, about ESG principles since our start—long before ESG was even a thing. For example:

We were the first developer in CEE to have our entire portfolio BREEAM certified for energy efficiency and sustainability, and we are the first major developer in CEE to achieve net-zero carbon emissions in our operations.

We have a long and significant track record of social engagement and giving back to the communities where we operate with a wide range of support, including charity donations targeting disadvantaged youth and other vulnerable members of society, support for education, and job retraining programs.

For years prior to becoming a publically traded company (in March 2021), we published audited annual financial statements and in-depth reports to ensure transparency and engender business confidence.

Goals





What are your main priorities in your new role as Group Head of ESG at CTP?

We have very high ambitions not only businesswise but also in the field of ESG. We are taking bold actions: for example, as part of the environmental component, we have set ambitious climate-reduction and renewable energy production targets and continue to expand our practice of sustainable forest management and conservation; in the social sphere, we continue to bring value to society through long-established involvement in education, young people's empowerment and the improvement of public infrastructure. Additionally, in response to the Russian invasion of Ukraine, we have expanded our partnership with UNHCR and have provided €10 million in direct aid to support their humanitarian relief efforts. We've also provided other direct humanitarian assistance to the countries bordering Ukraine where we do business. So, there are a lot of on-going activities in the 10 countries where we are present. I have started my tenure as Head of ESG at CTP with a focus on making ESG-related improvements to our existing portfolio as well as to ensure their inclusion in all new development activities, while working to integrate and institutionalise our ESG priorities throughout the Group.

Can you outline the principles for our social policies—both outside the company and internally? What are some 'S' KPI's and how do you measure them?

Unlike our environmental activities, which are driven at the Group level, our social initiatives are rooted in specific locations. The key is that we understand the challenges facing the communities where we build our parks. Of course we have a Group direction—what kinds of initiatives to support and in what way. At the moment we are developing guidelines that will make it clear and easy to track. At the same time we continue to dialogue with internal and external stakeholders, to ensure that our social engagement and charity projects are focused and provide the maximum benefit to the communities where we operate.

Can you tell us some of the specific KPI's that you have set up, and what we are doing in the various markets?

First off, we need to make sure that our clients are willing to cooperate with us on our ESG agenda. To secure this, we have introduced an ESG clause to our head of terms and lease agreements, to be used in all new lease agreements. We also plan to introduce the ESG clause with amendments to our existing agreements. We also intend to procure only energy from renewable sources and to increase our own energy production from photovoltaics.

Another thing that requires Group-wide systemisation is to ensure that all our new developments are utility-consumption efficient and introduce concepts such as biodiversity and the circular economy. To get there we will use the framework of BREEAM New Construction, which covers these elements. This will also help us to disclose non-financial information in line with the EU Taxonomy at the Group level. The pace of implementation will be specific for each country, which is why we need to be very pragmatic and make sure that we keep it easy and reportable at the Group level, to be able to leverage financing opportunities.

What are your plans for setting up ESG teams in each country? What will their responsibilities be?

CTP has a common ESG direction, but each market is different. It is critical to be locally competitive. This implies the need to be ahead of the local curve using Group knowledge and expertise. My ambition is to make sure we drive CTP's ESG agenda in all countries in a way that helps business, not hinders it. Local, entrepreneurial teams know best at what pace ESG initiatives should be introduced. I believe that the role of country teams is to do what they are great at doing—generating business. The role of the ESG team in each country is to make sure that we are executing and operating our development and property management activities more efficiently and at the lowest cost, while ensuring our long-term commitment to the ESG agenda.

On governance issues, what is your role here, and what are some specific 'G' KPI's and activities that we are implementing?

I like the governance approach at CTP very much. It is very pragmatic. We do not create documents that are not needed. At the same time, the ones created are addressing corporate needs. There are some environmental aspects that require codification. I mentioned our social guideline for external activities that is under development, and we will also develop a similar document for the environmental sphere. These are tangible ways to grasp the many ESG activities that are on-going at CTP. It is very much needed for investors and rating agencies, to show that it is systemised. I am personally involved in these developments.

What does ESG mean for you personally?

For me, ESG means long-term profitability. Companies that want to perform successfully over the long term need to take into account, and properly govern, aspects related to environmental and social matters.

Proper ESG management helps to mitigate risks and be prepared for opportunities. At the same time, taking into account the environmental, social and governance aspects of doing business is simply the right thing to do. We have only one planet to live on, and business should contribute to the benefit of society, not just the other way around. More companies following this attitude would help everyone to have a better life.

“I like the governance approach at CTP very much. It is very pragmatic. We do not create documents that are not needed.”

Adam Targowski
Group Head of ESG Management
adam.targowski@ctp.eu

Adam Targowski joined CTP in 2022 to lead our ESG efforts. He and his team are responsible for setting up and implementing CTP's ESG strategy at the Group level and in each of our markets, together with our local ESG country teams. His current focus is on refining and further institutionalising our ESG agenda to extend CTP's leadership position at the forefront of sustainable development while supporting tenants and municipalities in meeting their targets. Before joining CTP, Adam was responsible for sustainability at a large European construction company in CEE and ran a consultancy specialising in sustainability to support the real estate and construction sectors. Adam is involved in numerous organisations promoting sustainable development in Europe, including RICS, the Urban Land Institute and the Polish Green Building Council, where he serves as an Advisory Board Member.



Off-grid

With our growing ESG responsibilities and clear strategy, CTP has brought in the first Country ESG manager in the Czech Republic, our largest market.

Gabi

Meet

Gabriela Povýšilová
ESG Project Manager, Czech Republic
gabriela.povysilova@ctp.eu

I have been an enthusiastic conservationist since early childhood. Over time, I became interested in ecology and eventually earned a PhD in the Protection of Natural Resources from the Czech University of Life Sciences. Before joining CTP I was Environmental Manager for DPD CZ responsible for direct coordination of the Sustainable Development team. My background also includes scientific research, including as Head of the Microbiology and Ecotoxicological labs at Abitec in the Czech Republic.

How are you implementing CTP's E, S and G pillars in the Czech Republic?

We are directly involved in the Group's international strategy, which is a big challenge, and we also have our own specific projects implemented locally. One of our important local environmental projects is a unique project—the revitalisation and management of nearly 700 hectares of forest land. CTP has successfully restored forest land damaged by a bark beetle infestation, and we continue to plant new trees and develop the biodiversity of our forests, which helps us to meet our net zero-emissions targets. This year, we are focusing on the restoration of forest ponds, which are an important part of the water cycle, as they maintain water in the landscape and attract much-needed aquatic life to the forest.

What are CTP's solar plans for 2022 and beyond?

In the Czech Republic, we are in the process of installing solar panels on the rooftops of our buildings at several CTPark locations, including CTPark Bor, CTPark Hradec Králové, CTPark Cerhovice, and CTPark Blatnice, which will add an additional 9MW of installed photovoltaic capacity this year. Our ambition is to have solar panels on every roof throughout the portfolio and ultimately reach a total installed capacity of 300 MW in the Czech Republic, and of course we are pursuing this in other countries, too.

What does CTP do specifically to reduce the company's own energy use?

In order to reduce our energy consumption, we must first measure it effectively. For this we use the GHG Protocol Corporate Accounting and Reporting Standard, which enables us to monitor all components of our operational carbon footprint. We not only certify our offices and industrial halls to BREEAM standards, we go the extra mile to lower the energy consumption of our buildings with things like using stricter heat transfer coefficient values than are required by the standard. All employees participate in regular training sessions according to ISO 14001, which sets out the requirements for proper environmental management, and this year I am preparing more materials to inspire responsible behaviour among our employees, both at work and at home. We are also currently exploring the possibilities to install vertical gardens on our properties to further reduce energy consumption.

What specifically do we do to help tenants reduce their energy use?

We start with a dialogue with our tenants, to learn more about their operations and needs, and we offer them effective solutions. We also approach our tenants and invite them to join us in ESG initiatives. For example, this year we invited our tenants to voluntarily measure their emissions using the internationally recognised GRESB reporting standard, and 80% of our clients participated. We expect an even higher turnout next year. Part of my job as an ESG manager is to talk with clients and find ways how we can cooperate to implement our ESG strategies. A major energy project currently in the works is the implementation of smart metering systems, which will greatly simplify the measurement of emissions.

What are some of CTP's social projects?

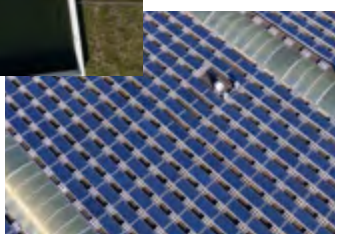
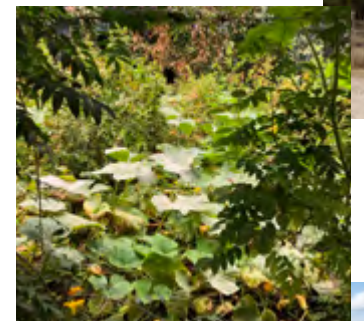
We are no less active in the "S" area, where we target community projects in the locations where we operate, including providing support to assist disadvantaged youth and other marginalised members of society. Local NGOs we work with in the Czech Republic include the Tereza Maxová Foundation, which since 1997 has been working to find homes for children living in institutional care. We are also active in a variety of ways to support education, including our support for the NGO Czechitas in Brno, which runs a series of courses for girls and women, including computer programming, graphic design, web development, and data analytics. We donated space in one of our buildings in Brno to serve as their campus. Another important project is Domeq in Brno, which helps young professionals and students to start their careers. It was designed to combine affordable city-centre accommodation with modern co-working and communal spaces for social collaboration and activity. In 2022, it was also used to house refugees from Ukraine.

What are some other specific plans you would like to see CTP do in terms of E, S or G?

I am excited about working on the projects that we have already started. We will continue to focus on sustainable construction, BREEAM certification, solar power generation, electric vehicle recharging points, emissions reporting, forest management—and of course our social engagement, which is constantly expanding. Of course, we have many other plans. I can't reveal everything yet, but I can mention our upcoming project with ornithologists, to find suitable areas for future CTParks that could serve as a refuge for an endangered species of the eagle-owl.

How is the Czech Republic regarded in terms of ESG? Is it seen as progressive in this area compared to other countries?

Last year, I think, was a turning point in the field of ESG for the Czech Republic. CTP has been guided by ESG principles for a long time, but I have noticed increasing demand from multinational clients to ensure their ESG targets relating to their facilities. There is also more emphasis on ESG at our competitors, and more awareness of ESG among consumers. Surveys from the beginning of this year, for example, confirmed that more than 40% of young consumers are willing to pay extra for a product from a company that is environmentally friendly. Every third person between the ages of 18 and 35 would not work for a company that, according to them, does not have a responsible ESG approach. It also plays a key role in local investors' decision-making. In my opinion, the Czech Republic is already ESG competitive, even compared to western countries.

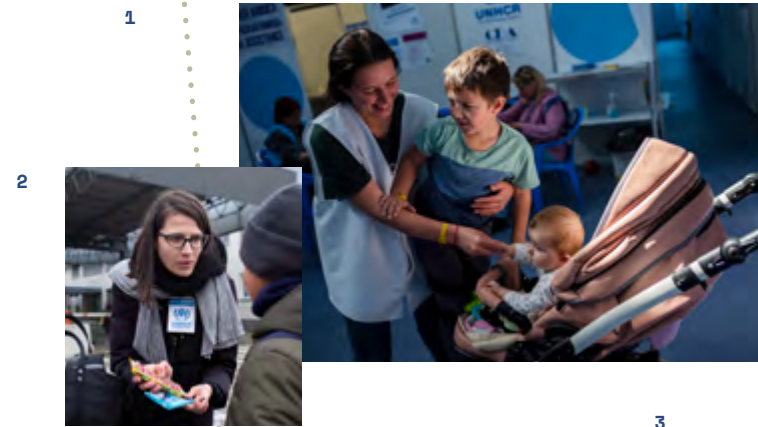




Off-grid

CTP joins forces with UNHCR to support millions of refugees from Ukraine

Earlier this year, just weeks after Russia invaded Ukraine, CTP gave €10 million to UNHCR, the UN Refugee Agency, to support millions seeking refuge in neighbouring countries. As the scale of the crisis grew, CTP also offered refugees from Ukraine short-term accommodation in the Czech Republic and made warehouse space available to UNHCR and partner organisations for the storage of emergency relief supplies in Slovakia, Hungary, Romania and Poland.



1 Viktoria Tytarenko (26) fled the war-torn city of Mykolaiv, Ukraine on 15 March 2022. Accompanied by her mother, sister, son and nephew, she took the road to Chisinau, the capital of Moldova, after two rockets hit the neighbouring building and blew out the windows of their apartment. Her husband stayed behind, along with her brother and father, to help defend their hometown.

"At first I thought it was a thunderstorm, but my husband immediately knew what it was. 'The war has started,' he told me."

The family receives cash assistance from UNHCR, which Viktoria mostly spends on food for her mother and the children. © UNHCR/Maxime Fossat

2 UNHCR Staff meets refugees from Ukraine crossing into Poland at the Medyka border crossing. © UNHCR/Valerio Muscella

3 A UNHCR staff member walks with two displaced boys who found refuge at the "Your Camp" reception centre for displaced people in a village in the Chernivtsi region in western Ukraine. © UNHCR/Anton Fedorov

"We support UNHCR's important work in this unprecedented humanitarian crisis. Our thoughts go out to the many innocent people affected by the war. With our contribution, we hope to demonstrate the commitment of CTP to helping those forced to flee Ukraine. CTP's presence in several neighboring countries has compelled us to step up and deliver support to those in need." — Remon Vos, CEO, CTP

Since the war began in February 2022, nearly one-third of Ukraine's population has fled their homes, making it the largest human displacement crisis in the world today. As of end-August, more than 6.8 million refugees from Ukraine have been documented across Europe, including almost 4 million who registered for Temporary Protection or similar national protection schemes in Europe. In addition, some 6.6 million people have been displaced within Ukraine. The overwhelming majority of those forced to flee are women and children, accounting for 95 per cent of the refugee population from Ukraine in neighbouring countries. This, sadly, increases the risks of gender-based violence (GBV), sexual exploitation and abuse, family separation and trafficking.

Blue Dots

UNHCR and UNICEF have established 35 "Blue Dots" hubs in close cooperation with the authorities and national partners in Bulgaria, Hungary, Italy, Moldova, Poland, Romania and Slovakia. The "Blue Dots" are safe protection and support hubs where refugees can find information, support and referrals for healthcare, education and psychosocial support. Services available at "Blue Dots" hubs are aimed to assist all refugees, with a special focus on children, people with disabilities, survivors of violence and refugees from the LGBTIQ+ community.

Shelter and Core Relief Items

For millions of Ukrainians who have lost their homes, safe and dignified shelter is critical. Most fled with little more than the clothes they were wearing and found themselves without any warm clothing or blankets amid freezing temperatures.

Thanks to the generous contribution made by CTP, UNHCR has supported the authorities to accommodate hundreds of thousands of refugees from Ukraine and provide emergency shelter and core relief items such as water and food, warm blankets and clothing.

Multipurpose Cash Assistance

Cash assistance is one of the most effective ways to support refugees, especially in fast-changing emergencies. Using secure finance technology with strict data protection measures, UNHCR provides refugees with cash securely and quickly. Families can purchase goods and services from local businesses, which gives a boost to the economy and helps integrate them into the community. Most importantly, cash assistance respects the dignity and independence of people forced to flee, hopefully giving them a sense of normality.

Outpouring of Solidarity

The response from the private sector has been unprecedented. The solidarity and speed of action by companies like CTP was impressive. For example, airlifts and truck convoys were organised quickly, while emergency relief and reception facilities were also scaled up. UNHCR is grateful for the financial support received so far. However, continuous solidarity and sustained funding are needed to support the millions who have fled and the local communities so generously hosting them.

5 WAYS YOU CAN HELP REFUGEES FROM UKRAINE (AND BEYOND)

1

ADVOCATE FOR REFUGEES
Engage with your networks, community leaders and elected officials about welcoming and including refugees in your community.

2

HELP WHERE YOU ARE
You can offer kindness, shelter, support, or even a job to refugees who are arriving in your community.

3

VOLUNTEER
Contribute your time by joining a local organisation or group that works to help and welcome refugees in your community.

4

EDUCATE YOURSELF AND OTHERS
Find out more about the situation that refugees around the world face from reliable sources, such as [unhcr.org](https://www.unhcr.org), and share the info.

5

BECOME A MONTHLY DONOR
By choosing to give a regular donation, you will be helping UNHCR to plan ahead and invest in long-term projects to improve the lives of refugees.

UNHCR'S RESPONSE IN UKRAINE / KEY FIGURES (AS OF 22 AUGUST)

1.6M

people reached with assistance to date

people reached with essential food and non-food items, winter clothes and shelter materials

716,672

535,579

people have received cash assistance to support their basic needs

people have received protection assistance, advice and referrals at border crossing points, transit and reception centres and through hotlines

495,314

143,872

people have received assistance through humanitarian convoys delivered to hard-hit areas

85,287

sleeping spaces created / improved

278

reception centres and collective centres

CTP ECO System

This diagram illustrates CTP's holistic view of doing business. It shows clients and the local authorities how our long-term interests align and how we work to deliver success with the right mix of strategic real estate and our focus on sustainability and community growth.

Community

Our tenants create jobs and build relationships with local companies and schools. CTP supports communities by creating vibrant and inclusive business ecosystems. We invest in local growth with our Clubhaus co-working concept, onsite amenities, and continuous community outreach, including support for students and socially marginalised groups.



Community Management

Cooperation with Education

Creating Business Ecologies

Clubhaus

COMMUNITY

REAL ESTATE

CLIENT SUCCESS

CLIMATE

Five Flexible Building Types

High-Quality, Future-Proof Building Standards

Accommodating Future Growth

Full-Service, Long-Term Owner/Managers

Integrated into the City Landscape

Pleasant, Attractive Park Environments

Part of the CTPark Network

Real Estate

CTP is the long-term owner and operator of an extensive pan-European network of high-quality business properties. Our attractive and well-served, strategically located business parks offer space to grow and emphasise quality of life at the workplace. CTP's five standard industrial building types meet any client need and are easily adapted for future changes.



BREEAM Certified

Carbon Neutral

Circular Construction

Climate Adaptive

Autonomous Parks

Climate

Real estate can be a significant part of a company's carbon footprint. We help our tenants meet and exceed their sustainability goals with building certification, renewable energy, sustainable construction, carbon offsets, and resource management. Our commitment to sustainability supports our tenants' bottom-line and the communities where we operate.



CLUBCO AWARDED BEST HUB & CO-WORKING SPACE AND PLANS TO EXPAND

In less than one year of operation, Clubco won the Best Hub and Co-working Space Award in the "Office of the Year / Kanceláře roku" contest in the Czech Republic. Due to Clubco's success on the market, we plan to expand two more floors, with office layouts designed for teams of up to 12 people.

OFFICE

BRNO

Clubco's First Anniversary Party



Last year at Vlněna in Brno, we launched an innovative co-working space—Clubco—with a vision to create an inspiring place for individuals, teams, and small businesses to work and interact in a dynamic and productive environment. Today, the Clubco co-working space is full of active young people, who recently gathered together for Clubco's first birthday party on 16 June 2022. Thanks to all who were there, for being a part of Clubco's success!



ZEBRA TECHNOLOGIES AWARDED BY
BIGSEE INTERIOR DESIGN AWARD
2022. CONGRATULATIONS!



At the entrance to Vlněna—after a year-long archeological dig that unearthed some lost chapters in Brno's industrial and medieval history—we have started construction of iconic building "I", which will form a new centrepiece of the development. The building is planned to be energy neutral and will be one of our most efficient and sustainable buildings: we plan to construct it to BREEAM Outstanding and it will be WELL certified.



ARCHAEOLOGICAL RESEARCH
AT VLNĚNA IN BRNO

group.ces.cz/archeologické-
foto-detail-proniklý-vlněna/

COMMUNITY



Domeq 283



Ponāvka, our eclectic urban business park, consists of a mix of renovated 'studios', A-class offices, light industrial CTBoxes and our innovative student and young professional housing, Domeq. We continue to expand this innovative park, turning it into one of Brno's go-to locations.

RELAXED



In addition to the refurbished Ponāvka stream with a bike path connecting to Vlněna, CTP is developing a new public park with relax zones, and exercise areas in what was formerly a locked-off and unused part of the city.



New building C5 is planned to connect to one of Brno's busiest inbound traffic corridors.



We recently broke ground on office A4, a 13-floor, 25,000 sqm office to be completed with green roofs and planned to BREEAM Excellent or better.

PONĀVKA

new faces

THESE ARE OUR NEW COLLEAGUES.
LINK EACH OF THEM TO A CHILDHOOD
PHOTO. HAVE FUN!

2



62

5



3



6



1



4



Chris Dekkers

POSITION: Group Head of Controlling and Process Management
LOCATION: Amsterdam
NICKNAME: Not that I am aware of.
FAVOURITE VACATION DESTINATION: France / Italy.
PETS: Yes, a dark brown Labrador.
FAVOURITE BAND: I have to choose Dire Straits, although I listen a lot to Hans Zimmer (film composer).
WHAT'S YOUR BEST FEATURE? I'm stress resistant, patient, and have a bad sense of humour.
FUN FACT MOST PEOPLE DON'T KNOW ABOUT YOU: I used to have a glider pilot's license.

Paul Dijkstra

POSITION: CFO, Netherlands
LOCATION: Amsterdam
NICKNAME: Dijk (Dike in English).
FAVOURITE VACATION DESTINATION: Italy.
PETS: No pets.
FAVOURITE BAND: I prefer DJ's, for example Sam Feldt or Headhunterz.
WHAT'S YOUR BEST FEATURE? I'm trustworthy and honest.
FUN FACT MOST PEOPLE DON'T KNOW ABOUT YOU: I was a three-time national youth champion in volleyball in the Netherlands.



Jana Hrabětová

POSITION: Garden architect
LOCATION: Prague
NICKNAME: None
FAVOURITE VACATION DESTINATION: Costa Rica
PETS: Two dogs, Eda and Kyra.
FAVOURITE BAND: Arctic Monkeys
WHAT'S YOUR BEST FEATURE? I'm easy-going.
FUN FACT MOST PEOPLE DON'T KNOW ABOUT YOU: ...



Kateřina Sedláčková

POSITION: Community Manager
LOCATION: Brno
NICKNAME: ... a few, but better not to tell.
FAVOURITE VACATION DESTINATION: Everywhere with adventure.
PETS: Two giant dogs Irish Wolf-hound breed + pack of hens and cockerel Mr. Hubert.
FAVOURITE BAND: No doubt it always has been the one and only !!! Depeche Mode !!!

WHAT'S YOUR BEST FEATURE? Outgoing, motivational, trouble solver with positive thoughts ...
FUN FACT MOST PEOPLE DON'T KNOW ABOUT YOU: acrobatic skier, rafting instructor, paraglider, handler at dog shows, horse and motorbike rider, golf player ...



Bogumila Gabrovic

POSITION: CFO & Deputy Country Head, Poland
LOCATION: Warsaw
NICKNAME: Bogi (my American husband couldn't pronounce my name, so he come out with American version that works for all.
FAVOURITE VACATION DESTINATION: Never in the same place twice. So far favourite locations are Spanish beaches, colourful Vietnamese

villages, and Slovenian mountains.
PETS: A beagle named Champ.
FAVOURITE BAND: The Polish rock band Maanam, and I am also a big fan of Benjamin Button's music.
WHAT'S YOUR BEST FEATURE? Seeking the most from my life.
FUN FACT MOST PEOPLE DON'T KNOW ABOUT YOU: I am marathon runner, tennis player and triathlete. I love good companionship, great wine and flavourful food.



Thomas Bergman

POSITION: Group Director of IT
LOCATION: Amsterdam
NICKNAME: Bergman, Berg or anything—just not “Tom.”
HOLIDAYS: The wine regions of Italy or France.
PETS: None.
FAVOURITE BAND: No favourite band but a time period—90's to 00's.
WHAT'S YOUR BEST FEATURE? Persistence and being a team player. I'm not afraid of a challenge, especially undertaken with wonderful people.
FUN FACT MOST PEOPLE DON'T KNOW ABOUT YOU: I absolutely love food, a menu in any restaurant is an adventure, but for ice-cream there is only lemon sorbet.

63

WELCOME
TO OUR NEW
PARKMAKERS!



7



8



9



10



11



12

Jan Hübner

POSITION: Construction Director
for Czech Republic
LOCATION: Prague
NICKNAME: None
FAVOURITE VACATION DESTINATION:
South America
PETS: Yes, kids!
FAVOURITE BAND: I don't have a favourite.
WHAT'S YOUR BEST FEATURE? I'm old.
FUN FACT MOST PEOPLE DON'T KNOW
ABOUT YOU: I'm older than I look.



Adam Targowski

POSITION: Group Head of ESG
Management
LOCATION: Warsaw
NICKNAME: None.
FAVOURITE VACATION DESTINATION:
Italy, Trentino-Alto Adige
PETS: None
FAVOURITE BAND: Herbie Hancock
WHAT'S YOUR BEST FEATURE?
Converting engineering into words
and the other way around.
FUN FACT MOST PEOPLE DON'T
KNOW ABOUT YOU: I have
bodybuilding instructor license.



Zuzana Fibichová

POSITION: Marketing &
Communication Manager,
Czech Republic
LOCATION: Prague
NICKNAME: Kenya
FAVOURITE VACATION DESTINATION:
Spain
PETS: Yes, a Welsh Corgi.
FAVOURITE BAND: One Republic.
WHAT'S YOUR BEST FEATURE?
A positive mindset and direct
communication.
FUN FACT MOST PEOPLE DON'T
KNOW ABOUT YOU: When I was a kid,
I wanted to be an Egyptologist.



Martin Pariža

POSITION: Regional Project Manager,
Slovakia
LOCATION: Bratislava
NICKNAME: Not yet.
FAVOURITE VACATION DESTINATION:
Sometimes the mountains, sometimes
the sea.
PETS: No, I don't even have time
for myself.
FAVOURITE BAND: All kind of good pop
music, right now it's Harry Styles.
WHAT'S YOUR BEST FEATURE?
I don't give up.

FUN FACT MOST PEOPLE DON'T KNOW
ABOUT YOU: The perfect rest for my
brain is doing all kind of sports (gym,
bike and ice-hockey).



Sorina Florescu

POSITION: Head of Marketing CTP,
Romania
LOCATION: Bucharest
NICKNAME: My old friends call me
Sori. It's a short version of Sorina,
which is pronounced the same as
Sorry... which may be a bit strange
now that I am putting it into writing.
FAVOURITE VACATION DESTINATION:
I don't think something can be
favourite no matter what. It depends
on the moment, on your desires from
that moment and of course, on the
company. I like Amsterdam, I visited
also with my kids, who loved it.
Another beautiful place that I like to
visit on my short vacations is a small
city in Romania, called Sinaia, known
for the Peleş Castle (former Royal
Castle).

PETS: Yes, A dog, named Scooby.
He is 12 years old already, but every-
one thinks he's still a puppy. This is
what I call pure luck!
FAVOURITE BAND: Again, this question
with favourite thing...I can answer
only with the favourite now (meaning
these days): Ed Sheeran.
WHAT'S YOUR BEST FEATURE?
Curiosity. I'm a former journalist, so
it makes sense, I guess. But I really
think that being curious about other
people, about events, about the
world around us, is the only thing that
can keep us alive for real.
FUN FACT MOST PEOPLE DON'T KNOW
ABOUT YOU: I learned to drive this
year, even though my driving license
is from 2009. Why is this fun? Well,
you should see me drive!



Petr Holub

POSITION: Group Head of HR Legal
LOCATION: Prague
NICKNAME: No
FAVOURITE VACATION DESTINATION:
Anywhere where you can find wild
nature (but my family usually out-
votes me and the beach usually wins).
PETS: Yes, a golden retriever named
Danny.
FAVOURITE BAND: Usually just
ambient music as background for
thinking. Otherwise depending on
the mood, for example Queen or
Nightwish.
WHAT'S YOUR BEST FEATURE?
Best to ask others. I should rather use
my right to remain silent on this.
FUN FACT MOST PEOPLE DON'T
KNOW ABOUT YOU: For the past
25 years, I have been organising
a festival of non-PC games (RPG and
LARP games, board games). It seems
I like playing and organising things.
Not sure which one I like more.

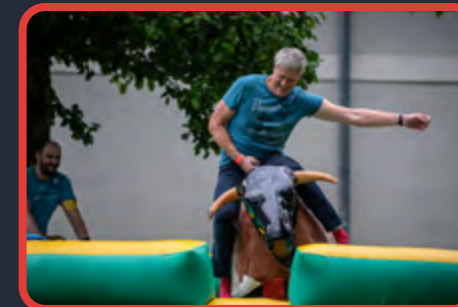


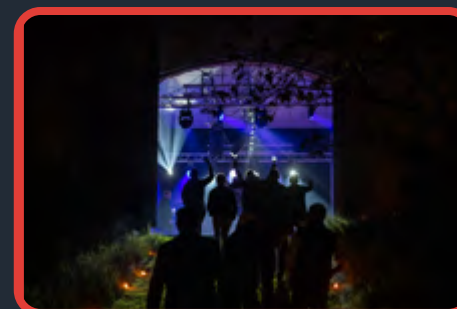
1 Paul Dijkstra
2 Chris Dekkers
3 Bogumila Gabrovič
4 Kateřina Sedláčková
5 Thomas Bergman
6 Jana Hrabětová
7 Adam Targowski
8 Martin Pariža
9 Petr Holub
10 Zuzana Fibichová
11 Jan Hübner
12 Sorina Florescu

RESULTS

ctfest'22

CTFest—our annual all-company party at Čejkovice in the Czech Republic—brought together a record number of employees—375. Despite the light rain, we celebrated the 20-, 15- and 10-year anniversaries of eight of our best! Local foods, good spirits, fun-n-games and our annual TUG-O-WAR between the countries made the memories great. Congrats to our Queen and King! Radka & Petr! SEE YOU ALL NEXT YEAR!





TUG-O-WAR

2022
1ST Slovakia
2ND Poland

2021
1ST Czech Rep.
2ND Romania



Top 30

Each quarter, CTP management gathers to review progress on KPI's, discuss new initiatives and long-term strategy, and exchange ideas on how best to reach company goals.



CTP Romania: BBQ surprise

Our Romanian team recently had the opportunity to test out the barbeque area in the Clubhaus at CTPark Bucharest West with an inaugural CTBarbeque. With the whole team assembled, the event started with the creation of a multi-canvass artwork, followed by a crime-solver exercise and finally the big BBQ!



CTP Annual Report Wins Accolades

In September, CTP took 1st place in the Czech Republic PR Club Annual Report competition for the complex book and online version. Big Team, Big Book, Big Deal!



CLUBHAUS OPENING IN CTPARK BUDAPEST WEST

In August, CTP inaugurated its first Clubhaus in Hungary. The upgraded offices and public spaces creates an enjoyable location to engage our growing CTPark community.



Sometimes a Bike is Best

As EV's become ever more present we are installing more and more charging stations in our parks. But that doesn't mean you have to drive... All our parks have great bike & pedestrian lanes so you can bike to work...As Stano likes to do.



Doksy 2022

For Doksy 2022 we fielded 60 CTP racers from all of our markets, who swam, biked or ran in our annual CTP Doksyrace—and who competed with a total of 120 others in the Real Estate Cup—also a record turnout. THANKS TO ALL WHO PARTICIPATED!



Hoia Baci Forest

The Bermuda Triangle of Forests?

RO

Located not far from the city of Cluj-Napoca in northwestern Romania is the Hoia Baci Forest, which for centuries people have claimed is haunted and where various paranormal goings-on have been reported. According to legend, the forest takes its name from a local shepherd who disappeared 200 years ago without a trace, together with his flock of 200 sheep. It is hard to separate fact from fiction, but one explanation of the forest's alleged mystery is that centuries ago a large group of people were killed there and that their restless spirits still haunt the landscape. Other tales of disappearances and strange sightings abound, including the (unverified) story of a young girl who disappeared in the forest only to reappear five years later unchanged and in the same clean clothes, with no memory of what had happened. Whether true or not, one thing is certain, the strangest site in the forest is what is known as the Clearing—a semi-circular patch of sparse meadow in the otherwise dense forest where no tree has grown since records have been kept. The exact reason for the Clearing defies soil scientists and has led those inclined toward the occult to believe it is a portal to another dimension. In 1968 Hoia Baci Forest attracted international attention after Emil Barnea, a military technician, claimed to have photographed what appeared to be a flying saucer hovering over the Clearing. The Communist authorities attributed belief in paranormal phenomenon to mental illness or state sabotage, and Barnea—who had nothing to gain and everything to lose by insisting he had photographed an alien craft—was fired from his job and banned from working again. In recent years several TV “investigative” documentaries have been made, including one from Japan, seeking to explore Hoia Baci Forest's strange tales and claims of aliens and the supernatural. While some visitors to the forest insist that they have seen strange lights or experienced strange rashes or sensations, many others report no other-worldly phenomenon and simply enjoy Hoia Baci Forest's many well-marked walking trails and bike paths. What for some is a forest of dark mystery, for others is a delightful day trip from the city.



EXPO REAL 2022

4TH OCTOBER

14:30-15:30

PANEL DISCUSSION #1 EN

NEARSHORING: WHY-HOW-WHEN-WHERE?

Topics: supply chains, differences between CEE and Germany, effects on European economies

Participants:

Remon Vos, Dirk Sosef, Ondřej Novotný, Jozef Mikuška

Moderation:

René Buck

16:30-17:30

EXPO REAL BOOTH PARTY EN

MIKA HÄKKINEN

SPECIAL GUEST SPEAKER

6TH OCTOBER

09:00 - 10:15

CAREER BREAKFAST

What does it mean to be a CTP Parkmaker? Come along to hear more about CTP, its origins and future, from the founder and CEO Remon Vos, as well as have the opportunity to ask our CTP Leadership Ambassadors any questions.

For more information www.ctp.eu

5TH OCTOBER

10:30-11:00

PANEL DISCUSSION #2 DE

THE FUTURE OF BUSINESS PARK DEVELOPMENTS

Topics: Parkmaking 101, outlook and future trends in park developments

Participants:

Timo Hielscher and Tim-Oliver Frische

14:30-15:00

PANEL DISCUSSION #3 DE

LOGISTICS AND ESG: HOW CAN THE TWO GO TOGETHER?

Topics: CTP's commitment to solar energy, investment in energy and energy strategy, outlook to double the portfolio,

Participants:

Susanne Eickermann-Riepe, Dr. Jan Röttgers, Remon Vos

Moderation:

Fabian Kempchen

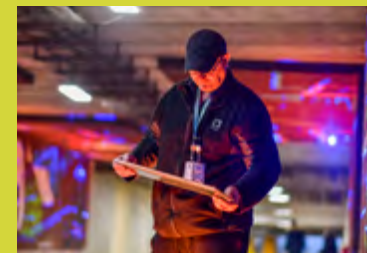
ALL PANELS PLUS 10 MINUTES Q&A

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Meet us at these events

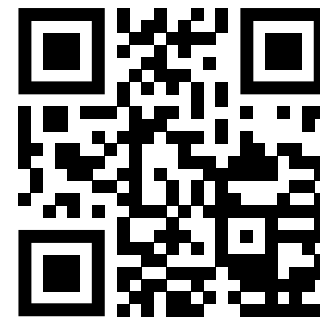
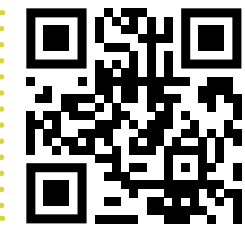
2022	LOCATION	DATE
CEE Property Forum 2022	Vienna	20-21/09
Eurobuild Awards 2022 Gala	Warsaw	27/09
EXPO Real	Munich	4-6/10
4 th Annual Europa Property CRE Awards	Budapest	20/10
SEE Property Forum 2022	Bucharest	25/10
CTP Energy Webinar	World	25/10
CEE Investment & MFG Awards	Warsaw	27/10
21 st Polish CIJ Awards	Warsaw	03/11
16 th Hungarian CIJ Awards	Budapest	10/11
Balkans Property Forum 2022	Belgrade	17/11
CIJ Awards Slovakia	Bratislava	22/11
CIJ Awards Czechia	Prague	01/12
CIJ Awards Romania	Bucharest	08/12
2023	PLACE	DATE
CIJ Awards Serbia	Belgrade	26/01
CEE Ultimate Retail Awards & Dealmaking	Warsaw	09/02
MIPIIM	Cannes	14-17/03

SEE YOU THERE



**Wanna be
a Parkmaker?
WE'RE HIRING!**

Scan QR code to see what jobs are available.



**We are
looking for
real-deal
Parkmakers!**

Tell us about your parkmaking skills OUTSIDE of work: maybe you have a special making ability we don't know about. Do you make music, do you make models, do you have a 'making' hobby? Write to marketing@ctp.eu

**LET'S MAKE A MOVIE
TOGETHER!**

Scan QR code to tell us about your special talent.

GRID 08

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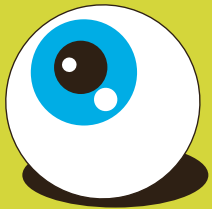
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**SEE
YOU AT
EXPO!**

**Booth A3.320
Messe Munich
4-6 October**