



GRIDX

NURTURING
BUSINESS
ECOSYSTEMS

- IN THIS ISSUE
- CEE PAPER
 - ESG METRICS
 - BUILT-TO-SUIT
 - REGIONAL ROUNDUP
 - EINDHOVEN TECH CAMPUS
 - CTLIFE



**02 | WORDS FROM CTP
MANAGEMENT**

**06 | NURTURING BUSINESS
ECO SYSTEMS**

14 | CTFIT: BUILT-TO-SUIT

16 | CTPARK NETWORK

18 | REGIONAL ROUNDUP

44 | CTP ASIA

46 | CEE: 'MADE IN EUROPE'

48 | ESG CORNER

54 | MIXED-USE PORTFOLIO

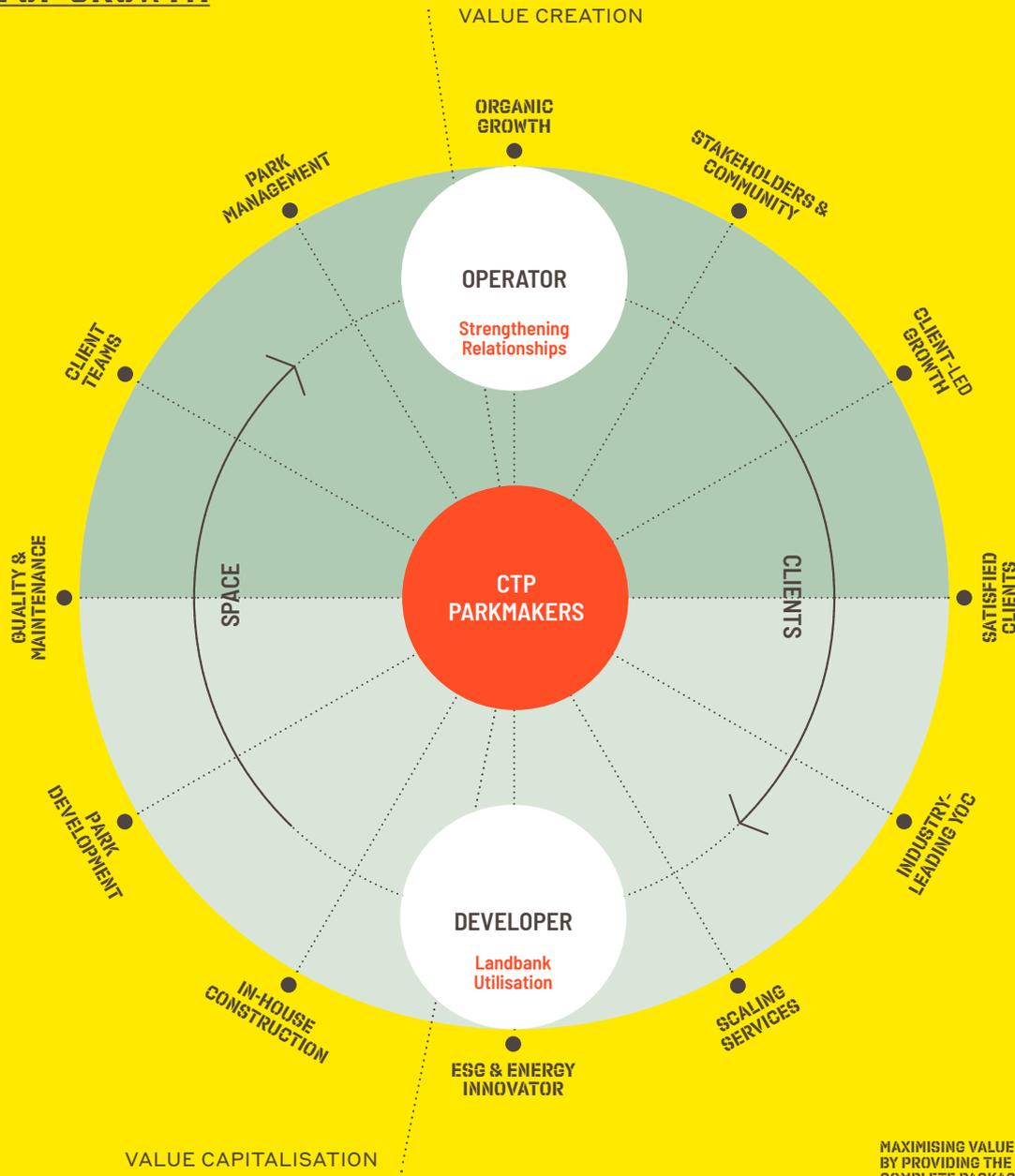
58 | IN THE PIPELINE

68 | X GRIDS

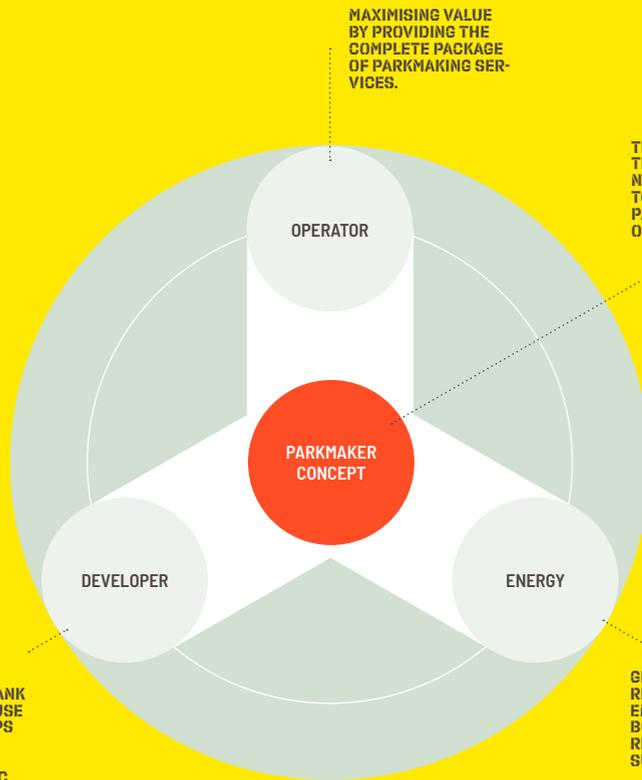
70 | CTLIFE

72 | EVENTS

WHEEL OF GROWTH



CTP's "Wheel of Growth" business model consists of two interconnected core business units that encompass our activities: the developer, where CTP invests in developing cost-efficient, future-proof buildings, leveraging its strategically located landbank; and the operator, where CTP manages and operates its properties to service its international client base while maximising value. CTP's Parkmaker concept brings the synergies of our core business units together with our new energy business to provide sustainable-long term value and growth to our clients and all stakeholders.



THE SYNERGIES OF THE THREE BUSINESS LINES COME TOGETHER IN THE PARKMAKER "WHEEL OF GROWTH".

PARKMAKER CONCEPT



OH MY WORD...

Welcome to this issue of GRID magazine, where we look at some of the latest trends that are driving our industry and those of our clients and give a recap of our some of our latest activities.

CTP has always been an ambitious company. That's why I am particularly proud of our record results in 2023. We met and exceeded the challenging targets we set for ourselves, with 2 million sqm of new leases signed and the delivery of 1.2 million sqm of new space, 86% pre-let at completion. We currently have 2 million sqm of properties under construction and expect to deliver up to 1.5 million sqm in 2024—keeping us on track to reach 20 million sqm of gross leasable area by the end of the decade.

A big part of my job is meeting with our current clients to show how CTP can support their growth strategies across Europe. Our Parkmakers are in regular contact with clients, taking care of routine needs and helping grow their business with optimal property solutions in the locations where they want to be. Our client focus pays off, as each year we sign two-thirds of new leases with existing clients and maintain our 90% retention rate—showing that our clients value the benefits of the CTPark Network, which spans 10 European countries, from the North Sea to the Black Sea.

Geopolitical changes continue to benefit Central and Eastern Europe (“CEE”), where CTP is market leader. We continue to see the roll-out of nearshoring strategies, as the trend of producing in Europe for Europe becomes entrenched. CEE's business-smart proposition—strategic location, skilled labour, developed infrastructure, and lower costs—is attracting a new wave of investors. We recently published our second CEE Report, available on our website, which documents these trends. Of note, we are seeing growing demand from manufacturers, particularly in CEE, which accounted for 27% of all leasing in the last 24 months. We are also experiencing an increase in the number of clients from Asia, which now make up around 10% of our client list.

I visited Asia several times in the past year and am excited about the benefits that Asian investment can bring to CEE and the opportunities that CEE holds for Asian investors. This is why we opened our Hong Kong office last year and are expanding our team in Asia. CTP is on the ground to help Asian clients implement their nearshoring strategies for Europe. A recent example is Taiwan-based Quanta

Computer, which signed for a custom-built 22,500 sqm high-tech facility at CTPark Jülich in Germany to produce microprocessors that support autonomous driving technologies for the automotive industry. Scheduled for handover in Q4 2025, Quanta's new plant highlights the growth of high-tech industries in Europe, such as semiconductors, IT and automation. New growth drivers also include industries related to defence.

We continue our focus on developing sustainable, high-tech business ecosystems in key locations across the CTPark Network. In Germany, we've made good progress expanding our operations, acquiring 64,000 sqm near Stuttgart, which we will transform into a high-tech park for innovation and R&D, together with co-working and co-living spaces in collaboration with the City of Stuttgart.

What gives us the ability to meet rising demand is not only our pan-European footprint but the people we have on the ground in each country. CTP has grown to over 730 people, with around a 50:50 male/female ratio and an average age of 38. Our experts bring their knowledge of local markets, entrepreneurial spirit, and Parkmaker ethos to each new job to find the best solution to meet our clients' needs.

I'm pleased to have recently appointed two rising talents to the country management teams. Piotr Flugel is focused on park innovation for our growing network in Poland. With 600,000 sqm under construction at 16 new parks, I'm confident in his energy and ideas. Daniela Boytcheva joined CTP in 2022 as a business developer and is our new Managing Director for Bulgaria. Her focus is to expand the team to further develop the CTP Parkmaker model locally, with innovative, cost-effective business parks that respond to both client and local community needs.

As the long-term owner and operator of our properties, we have always taken a “big-picture” and sustainable approach to development to ensure long-term value to all stakeholders, and we continue to make progress on our ESG goals. For example, we now have 100 MWp of solar power generating capacity installed at our parks, which provide our clients with access to clean energy and support our and our clients' ESG goals. In Q4 2023 we launched our fifth community Clubhaus location at CTPark Ostrava in the Czech Republic and plan to roll-out the concept at select parks across the portfolio, creating space for park residents and the surrounding community. Our parks are much more than just a business address—they are dynamic ecosystems where businesses come together to get business done.

We've started the year on strong footing, with both operational and financial success, and look forward to a fantastic 2024.

REMON VOS
CEO

MALE/FEMALE RATIO

50/50

OCCUPANCY

94%

GLA MILLION SQM

11.1

2023

1.8

38

AVERAGE AGE YEARS

2.0

€13.6

UNDER CONSTRUCTION MILLION SQM

GAV BILLION

10.3%

0.730+

EMPLOYEES

ESTIMATED YOC OF PROJECTS UNDER CONSTRUCTION

6.6

23.4

WAULT YEARS

LANDBANK MILLION SQM

€1.9

5.3

1.95%

“CTP has the team, the landbank, the balance sheet, and the client relationships to deliver on our promises.”



FUNDING FOR FUTURE GROWTH

CTP achieved strong financial results in 2023 across all key financial indicators, with profit for the period of €922.6 million and 12-month contracted rental revenues of €719 million at the end of last year. Net rental income (“NRI”) grew year-on-year by 20.1% to €543.2 million, with like-for-like rental growth of 7.4%, driven by indexation and strong rent reversion. Company specific adjusted EPRA earnings per share increased by 18.5% to €0.73 per share, ahead of our guidance of €0.72 per share.

Valuation

The gross asset value of our portfolio grew to €13.6 billion at end-2023, up 18.7% compared to year-end 2022. The valuation of the standing portfolio increased by 18.8 percent year-on-year driven by development completions and positive revaluations. Valuation of our investment properties under development increased by 13.9% year-on-year, due to the growth of our pipeline. The valuation of our owned landbank came to €920 million—up 20.6% year-on-year—reflecting positive revaluations and new land acquisitions.

Balance sheet and liquidity

In total we raised almost €1.6 billion in 2023, split between €641 million of unsecured loan facilities with an average maturity of 7.3 years, and €916 million of secured loan facilities with an average maturity of 6.3 years. Our average cost of new debt in 2023 was 4.9%. Our higher-yielding portfolio and market-leading development Yield on Cost (“YoC”) allows us to grow profitably, even with materially higher funding costs.

We remain active in debt markets in 2024 and by end February had signed another €190 million of secured loan facilities and issued a €750 million six-year green bond with a coupon of 4.75%. Together with the bond issuance, we launched a tender offer and repurchased short-dated bonds with a total nominal amount of €250 million. With this, our pro-forma cash position came to €1.38 billion, more than sufficient to meet our cash needs for the next 12 months. Including our €500 million revolving credit facility, our pro-forma liquidity position currently amounts to nearly €1.9 billion.

In the second half of 2023, both S&P and Moody’s confirmed our Investment Grade ratings with a stable outlook. Our average debt maturity stands at 5.3 years, with no material debt maturity until June 2025. CTP’s average cost of debt in 2023 came to 1.95%. This will continue to tick up going forward as we bring new funding on to finance our development-led growth.

Outlook

We are confident in the outlook for CTP. Despite some slowdown in the macro-economic environment, leasing dynamics in the CEE region remain strong, leading to continued rental growth and supporting valuations. Thanks to our highly profitable client-led pipeline and industry-leading YoC we are able to deliver sustainable and profitable growth, also in the current higher interest rate environment, which sets us apart from other players in the sector. CTP has the team, the landbank, the balance sheet, and the client relationships to deliver on our promises.

RICHARD WILKINSON
GROUP CFO

“We expect each Parkmaker to self-reflect and focus on how we can improve, to ensure that we are growing in the direction that best supports our clients.”



A YEAR OF INNOVATION

A year of innovation, that’s how we want 2024 to be remembered!

We’ve achieved significant growth over the last few years—now it’s time to ensure our continuing above-market growth in the years to come. This means not only keeping our team performance at a high level, but also to make CTP a real learning organisation—a company growing based on the learned experiences of decisions both good and bad and inspired to make things better with each new project. We expect each Parkmaker to self-reflect and focus on how we can improve, to ensure that we are growing in the direction that best supports our clients.

In 2024 we are continuing our focus on building large business ecosystems across our parks. Places where our clients thrive because of the services we provide and where they benefit from the synergies generated by the innovation-focused activities of the park community. Places where our clients’ employees enjoy work based on the quality of our buildings and the amenities we provide. Places where various types of buildings are ready to meet the needs of the growing businesses of our clients.

It’s a big commitment, and our approach is to continue learning about our clients’ businesses, react to ever-changing needs, and foresee what innovations will be needed in years to come. A big focus in 2024 is product innovation—from optimising energy consumption and improving the comfort of people working in our buildings to the continuous focus on the ESG aspect of our operations and the future impact of technologies like artificial intelligence. Our aim is to strengthen our product design and energy teams.

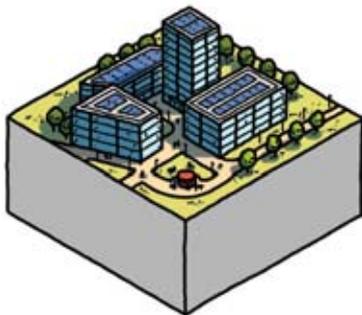
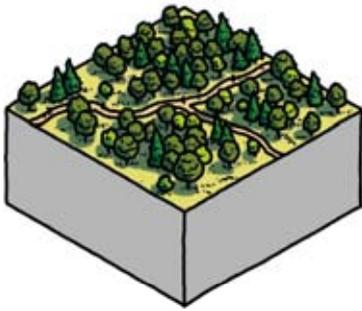
Internally we are implementing new systems for ERP and portfolio management, with the first country-wide system to go live by end of 2024. With the new systems in place, we expect better efficiency of our operations and less administration, enabling us to spend more time with our clients and projects.

We are also focusing on the cross-pollination of our expertise and know-how across the different countries and in-house teams, improving the collaboration among our teams in the service of our clients. Our people are the engine and the core of what CTP represents, and we plan to focus more on supporting our people in their professional growth and to continue bringing fresh talent into our organisation.

We created and love our “full-speed” culture. The way to keep improving is to integrate short moments of “reflect & improve” at the level of each Parkmaker. With these reflective pauses, we can transform “full speed” into “ever-growing speed”!

PETER ČEREŠNÍK
GROUP COO

NURTURING BUSINESS ECOSYSTEMS CREATES VALUE FOR ALL



The term “business ecosystem” can be heard a lot these days. But what do these words really mean? Why are business ecosystems becoming increasingly important?

American business strategist James F. Moore is credited with coining the term in the mid-1990s to describe a new way of understanding the underlying forces that drive success in the increasingly complex and interconnected world of global business.

In his seminal book, *The Death of Competition: Leadership and Strategy in the Age of Business Ecosystems*, Moore defined a business ecosystem as: “[...] an economic community supported by a foundation of interacting organizations and individuals—the organisms of the business world. The economic community produces goods and services of value to customers, who are themselves members of the ecosystem. The member organisms also include suppliers, lead producers, competitors, and other stakeholders.”





Not all ecosystems are the same

As in nature, not all business ecosystems are the same, and there is no guarantee of survival.

Successful examples of business ecosystems tend to have one lead “orchestrator” that drives the ecosystem, but this not always the case. The definition of “orchestrator” can also be different, depending on the specifics of the ecosystem and its participants. One general truth is that each business ecosystem has its unique traits and characteristics—the result of its different and diverse members and goals.

Tech giants like Alphabet, Amazon, Apple, Meta and Microsoft are among the well-known companies that create and lead business ecosystems of suppliers, customers and complimentary third-party service providers, but these are not the only examples of a business ecosystem at work.

The world’s famous tech hubs—Silicon Valley, New York City, London, Singapore, Tokyo, to name but a few—are also correctly described as business ecosystems, though here they are not necessarily organised around one main orchestrator. Rather they are formed by a diverse mix of factors, with innovation often coming from highly competitive start-ups usually financed by private equity funds seeking short-term returns. The world’s biggest tech hubs also tend to be synonymous with the world’s top-ranked cities and are among the most expensive places on the planet to live and do business.

Technology parks offer another model for a successful business ecosystem to thrive by bringing the expertise and resources of like-minded companies and businesses together with universities and local municipalities in one physical place built specifically around the idea of collaborative work and long-term value creation for all members.

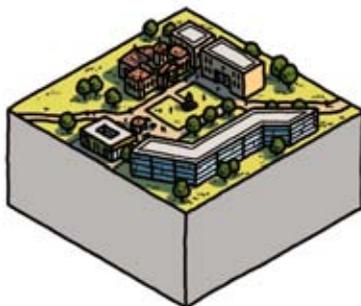
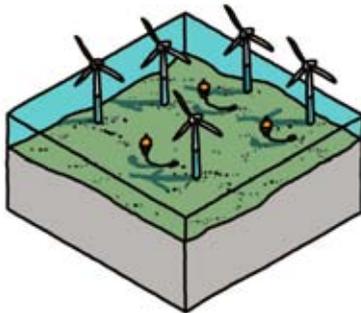
Technology parks, with their campus environment, are natural homes for innovation to flourish. State-of-the-art custom-built R&D labs combined with community space and natural landscaping create a relaxed, informal environment that supports collaboration. The aim is to create a community that stimulates innovation, idea generation, and problem solving and to bring new ideas successfully to the market. An added benefit is that the synergies that drive the success of technology parks also drive long-term sustainable growth for the communities where they are located.

High Tech Campus Eindhoven

An excellent example of a technology park business ecosystem is High Tech Campus Eindhoven (“HTC Eindhoven”) in the Netherlands.

Formerly the R&D centre for electronics major Philips, HTC Eindhoven is today one of the world’s leading R&D innovation hubs, with a collaborative business ecosystem involving around 300 high-tech companies and 12,500 international researchers, developers and businesspeople—earning it the moniker “the smartest square kilometre in Europe”.

HTC Eindhoven operates on an open-innovation philosophy to generate collaborative ideas from its business ecosystem. Each company at the campus shares a common goal: to develop new technologies that help solve social challenges and to bring these solutions successfully to market. >>



1 <https://www.politico.eu/article/scale-up-city-eindhoven-grows-alongside-big-tech/>

CLIENT SPEAK



JOHN BELL

CEO OF HIGHTECHXL
High Tech Eindhoven Campus



What does your business do?

We're a deep-tech venture builder, creating 10 to 15 deep-tech start-ups annually, each focused on addressing significant societal challenges. Our portfolio includes Carbyon, which aims to close the CO² cycle by capturing CO² from ambient air; AVOXT, developing advanced technologies for highly efficient hydrogen production; and Alphabeats, utilising scientifically validated neurofeedback technology to enhance mental performance in elite athletes.

What makes High Tech Campus Eindhoven special?

The campus is much more than a physical space. It brings together people with similar interests and helps them collaborate. People here want to feel responsible for enabling and stimulating connections. The campus facilitates so many opportunities to meet, talk, and think together. The mentality isn't ever "What can I get out of this?" There is an understanding that relationships may lead to something business-wise, or they may not. First and foremost, it's about being together and sharing knowledge.

How important is the campus' location?

Location is absolutely crucial. Both the Eindhoven region and the campus itself are global hotspots for deep tech, where crucial knowledge is available. Where people who understand deep tech are available and willing to collaborate. This unique ecosystem couldn't be replicated in cities like Bordeaux or Glasgow, which lack the same concentration of talent and academic institutions.

How do you benefit from being part of a business ecosystem?

Being part of this ecosystem significantly enhances our problem-solving capabilities. So

many firms, large and small, are part of the ecosystem here. So, if we have a problem, we can call the experts, because the ecosystem has enabled us to create relationships with them. If we pick up the phone and call them, they answer. This accessibility fosters a collaborative environment, where brainstorming and idea generation with various stakeholders can occur spontaneously over casual gatherings.

How does that work?

Our approach is quite informal. We frequently bring together individuals from research institutes, universities, and other start-ups for relaxed meetings over pizza and beer. Typically, we come up with a good idea or find a solution, as everyone enjoys bouncing ideas off each other. There's an enormous pool of knowledge to benefit from.

How do businesses within the ecosystem support each other?

There's a strong culture of mutual support here. For example, a small company might need access to lab space because they need to develop a prototype. But SMEs usually don't have access to expensive labs, or it would ordinarily take them ages to get it. But because they are part of the ecosystem here, they will know someone with a lab who will say, "Sure, come and use our lab over the weekend". There is kindness to each other within the ecosystem, and that's why it works.

Does being part of a business ecosystem support talent acquisition?

Absolutely. Firstly, High Tech Campus Eindhoven is a magnet for tech workers from across the globe. They come here because they know they will be able to work on something that excites them, something cool, and they believe they

will find it here. This gives the companies here an enormous pool of talent to choose from. We nearly always hire from within the ecosystem. It also supports people seeking new roles. Or if one of the bigger firms here makes cuts to their workforce because of macroeconomic headwinds, for example, the ecosystem absorbs them in no time. That's good for the people and the businesses.

How does High Tech Campus Eindhoven help facilitate the ecosystem? How do they bring everybody together?

The campus organises various events and meetings that bring the community together, ranging from talks by Female Tech Heroes to leading experts on AI, cybersecurity and people from universities or even the government. There is also an annual event on innovation that is attended by about 900 people. These events bring the ecosystem together because the community here has similar interests. Sometimes the campus will invite a few specific individuals to meet each other because they believe they will find common ground and will want to innovate together. The campus features a central area (The Strip) where people can meet, eat, and relax, enhancing the sense of community. Its design, reminiscent of a university campus, with green spaces, water features, and wildlife, fosters a peaceful, collaborative environment.

What else drives people here?

Entrepreneurship is a significant draw. Entrepreneurial firms gravitate here for the vibrant exchange of ideas and the opportunity to engage with both large and small companies. This environment, coupled with the campus' welcoming and inspiring atmosphere, fosters a strong sense of community and innovation.



TALKING INNOVATION & COMMUNITY WITH CEES

Cees Admiraal
Innovation Director
CTP

With his successful background as Business Developer at High Tech Campus Eindhoven for nearly 20 years, Cees Admiraal, Innovation Director at CTP, is helping to lead the company's efforts to develop 21st century business ecosystems. GRID sat down to talk with him to learn more about CTP's activities and its vision for the future.

How is CTP forging links between clients and local stakeholders such as universities to facilitate the growth of business ecosystems at CTP Parks? Many of our CTParks are close to cities with leading science, technology and engineering universities, and we are actively fostering relationships with them to benefit our client communities. A good example is Brno, the Czech Republic's second-largest city and an important biomedical, engineering and information technology hub. At CTPark Brno, where we have many high-tech clients, we are finding ways to help companies such as Honeywell ABB and Thermo Fisher Scientific grow their links with the city's superb scientific and technical education institutions to support their recruitment and research. This involves CTP creating ongoing platforms for student internships, guest lectures, academic competitions and career fairs to bring our clients and the universities closer together.

How are you creating communities at CTParks that encourage tenants to meet and collaborate? Creating business ecosystems at our parks means going far beyond providing business space. An example is our Clubhaus concept that we are bringing to many of our parks, which comprises a mix of leisure offerings for park employees, including restaurants, cafes, and spaces for sports and events. These are all amenities that drive social interaction and foster collaboration. We are also developing lively event programs, both real-world and virtual, from sports tournaments to talks, conferences and webinars on topics that will bring like-minded park employees together.

Among the locations where CTP is introducing the Clubhaus concept is at CTPark Ostrava in the Czech Republic. Ostrava's economy has a rich history of expertise in the mechanical and engineering sectors stemming from a history of coal mining and heavy industry. However, in recent years, the Ostrava region has become a major centre for the automotive industry and IT sectors largely thanks to its skilled workforce. This makes it an exciting place to build a business ecosystem.

Some leading business campuses are selective about the types of companies that can join. Will CTP start being selective about which companies can take space at its Parks?

No, CTP's communities are not selective and all types of businesses are welcome. At many of our parks, clients are already from similar business sectors, and they tend to locate in cities with strong local industries and universities. We believe that this will help us create business ecosystems that benefit our clients and help drive economic growth without being selective about who our clients are.

» The mix of high-tech and market focus has attracted a diverse network of companies to HTC Eindhoven—from major multinationals such as chipmakers ASML and Intel to a diverse mix of SMEs and start-ups in the tech sector. The constant growth of the campus is making a significant impact on the socio-economic growth of the city of Eindhoven and the surrounding area, with over 70,000 new jobs expected to arrive over the next decade.

Driving innovation at HTC Eindhoven are various tech-specific initiatives and hubs designed to stimulate multidisciplinary collaboration between organisations. These include an AI Innovation Centre, which aims to grow a new regional AI ecosystem and provide campus members access to AI events, workshops, training and experts to share insights. The campus is also home to the 5G Hub, a joint initiative of HTC Eindhoven, the Brainport Development, Ericsson and VodafoneZiggo set up to explore new technologies, from AI to blockchain to photonics.

CTP's vision for ecosystems

The essence of CTP's business has always been about bringing people together to get business done. With its focus on long-term sustainable growth and community engagement at multiple levels, CTP's unique business model as owner, developer and operator is ideally suited to support the growth of vibrant business ecosystems. The company's Parkmaker credo centres around building space for businesses and local communities to thrive.

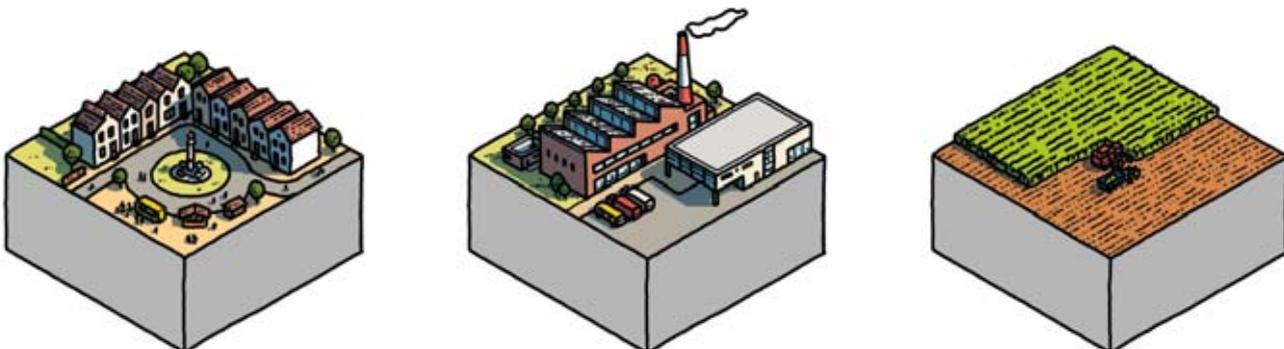
Following years of consistent CTP investments and engagement, cities like Brno and Ostrava in the Czech Republic are today home to several CTParks that have grown to become high-tech business ecosystems in collaboration with local universities and municipalities. The company has accelerated these efforts in recent years with innovations like its Clubhaus community centre, which it continues to introduce at select locations throughout the CTPark Network to help build and nurture an atmosphere of informal, collaborative exchange.

Building on this success, and inspired by projects like HTC Eindhoven, CTP aims to take technology park development to the next level by developing world-class high-tech hubs, particularly in business-smart CEE, where trends like nearshoring are creating more demand for space from high-tech business than ever before. The pool of expertise in CEE is second-to-none, and the fundamental strengths of the region's talent, strategic location, and cost-effectiveness make it ideal for the growth high-tech hubs.

CTP's value proposition makes the difference. The company's full-service property development platform, its track record of working successfully with all stakeholders—including local technological universities, city administrations and diverse companies in the technology space—and its on-the-ground understanding of local markets and how they connect with global trends combine to create the ideal conditions for world-class 21st century business ecosystems to thrive.

“THE CAMPUS IS A MAGNET FOR TECH WORKERS FROM ACROSS THE GLOBE. THEY COME HERE BECAUSE THEY KNOW THEY WILL BE ABLE TO WORK ON SOMETHING THAT EXCITES THEM, AND THEY BELIEVE THEY WILL FIND IT HERE.”

JOHN BELL
CEO OF HIGHTECHXL
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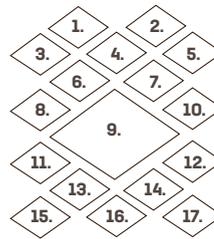


ECOSYSTEMS

CTP takes an active role connecting companies to local universities and municipalities to support innovation and cooperation. Our largest parks offer a mix of buildings and services to support diverse activities and foster synergies, including our on-site community Clubhaus and Domeq, our unique residential development. CTP connects you to local infrastructure, communities, universities, government, clean energy and a healthy workplace, giving you the ideal ecosystem for your business to thrive.

CTPark micro-ecosystem

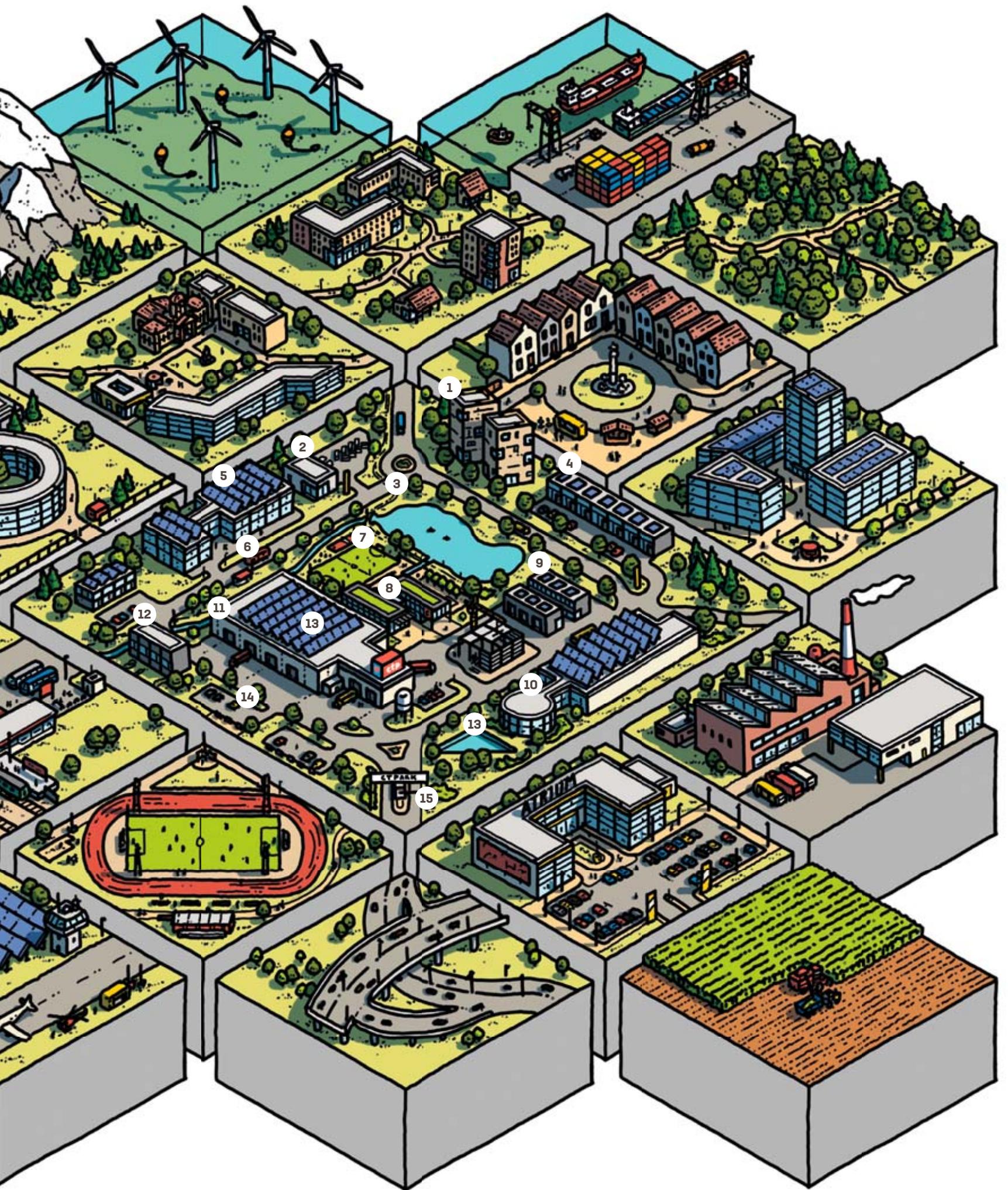
- ① **Domeq:** Student and young professional housing
- ② Data centers
- ③ Biodiversity and landscaping
- ④ **ctBox:** SME's, Start-ups and showrooms
- ⑤ **ctLabs:** R&D, incubators, and office. **Clubco** co-working space
- ⑥ Bus stops and shuttle buses
- ⑦ Sports fields, bike paths, exercise areas, and playgrounds
- ⑧ **Clubhaus:** Community centers for education with shops, medical facilities, restaurants and EV infrastructure
- ⑨ **ctFlex:** Multifunctional manufacturing and back-office space
- ⑩ **ctFit:** Built-to-suit warehouse, manufacturing, 3PL, clean rooms
- ⑪ **ctSpace:** Warehousing and logistics with cross docking
- ⑫ Affordable worker's housing
- ⑬ Solar energy and water retention
- ⑭ Ample car and truck parking, and EV charging
- ⑮ Secure gatehouses



Macro-ecosystem

- 1. Renewable energy
- 2. Ports & waterways
- 3. Nature & biodiversity
- 4. Residential
- 5. Forest, ponds & streams
- 6. University & education
- 7. Local administration
- 8. Science / R&D / startup
- 9. CTPark**
- 10. Office & accommodation
- 11. Public transport
- 12. Industry & manufacturing
- 13. Sport & leisure
- 14. Retail & SME
- 15. Energy infrastructure
- 16. Road networks
- 17. Agriculture & land







TAILORED SPACES ARE BUILT TO SUIT OUR CLIENT'S NEEDS

Discover the ideal built-to-suit real estate solutions with CTFit properties by CTP. Crafted to meet each client's unique specifications, our collaborative process spans from conception to completion. Our in-house expertise in design, permitting, construction, and property management ensures the timely delivery of top-tier facilities. Whether you require distribution hubs, chilled warehousing, high-tech manufacturing, or R&D labs, a CTFit solution can easily be adapted to your operational needs. Our flexible leasing options empower you to scale and relocate effortlessly, freeing you from the burdens of ownership. And with CTP, you join a wider business ecosystem that supports the future growth of your business.



Ivan Šimo
Head of Construction
SK

With every client, as with every building, it is essential to understand not only the technical requirements, but also the business case, the client's vision, the operational principles, and, of course, the client's future ambitions. The "perfect" building needs to serve not just today but also should provide for future plans or challenges—and these are often unknown, regardless of the industry we are building for. An excellent example are the facilities we are building for META SYSTEM at CTPark Trnava. We are currently modernising their "standard hall" with a highly-advanced clean room for the production of battery chargers, with the option to increase the scale of production as well as improve the quality level of the clean room.



On-demand locations



Complete design & build



Fit-out & installation



Energy efficient



sustainable technologies



Fully customized



Full after-care service

Plug-n-play customised solutions for any business sector...

Logistics / 3PL

Flexible spaces enable serving multiple clients from a single facility, featuring cross-dock options for efficient loading and unloading, secure customs clearance areas, and multi-level mezzanines for shipping, receiving, and repair operations.



TechData / DHL / Maersk

Manufacturing

Equipped with high-load floors, advanced climate control, energy-efficient systems, cranes, compressed air, chillers, and clean rooms, tailored to streamline production and accommodate future growth. Experience a property designed as a strategic asset, fostering efficiency and scalability in your manufacturing operations.



Hyundai Steel / Garrett Motion / Cube

Automotive

Providing advanced solutions like extensive assembly and production areas, high-precision environmental controls, ample storage for parts and finished vehicles, ESD floors, and clean rooms, and featuring integrated logistics spaces with drive-in bays and advanced security systems catering to the unique needs of automotive manufacturing and distribution.



Brembo / Faurecia / Yanfeng

Retail

Cater to a diverse range of sectors like white goods, pharmaceuticals, food, and apparel. Tailored for retail needs, buildings feature cold storage facilities for perishables, cool/frozen chambers, high-rack spaces for efficient inventory management, and adaptable floor plans to accommodate both physical stores and e-commerce operations.



Primark / Lidl / Dr. Max

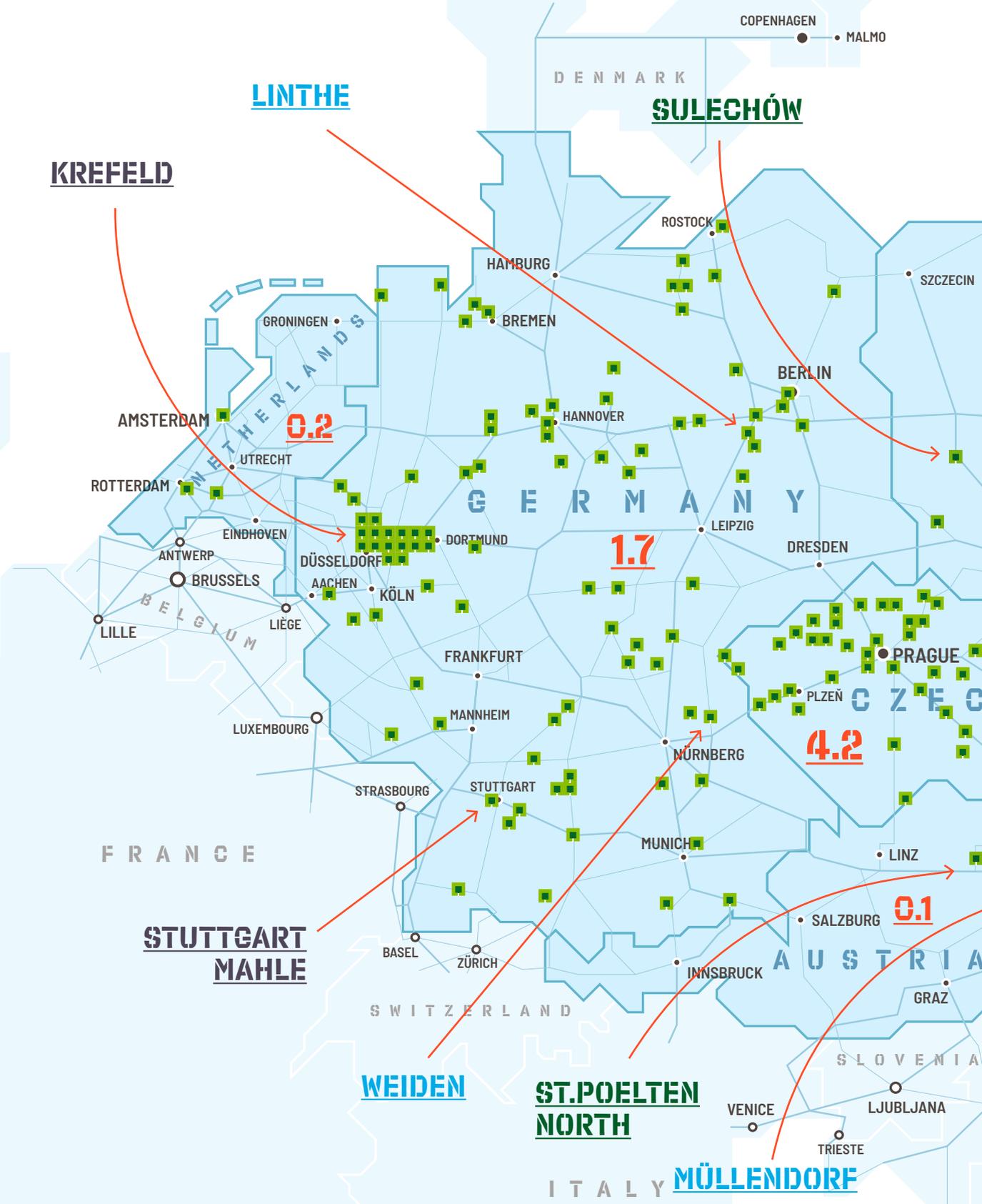
Hi-Tech / R&D

Whether it's a single R&D facility or a full R&D campus, CTP can design and build the exact space you need for sensitive scientific research as well as the offices and grounds a knowledge-work industry needs to attract and retain talent. Our solutions include advanced features such as ESD floors and clean rooms, ensuring optimal conditions for cutting-edge R&D.



Inventec / Lenovo / Honeywell

MARK AREA T G



11.8

GLA
MIL.SQM

200+

LOCATIONS

23.4

LANDBANK
MIL.SQM

1,000+

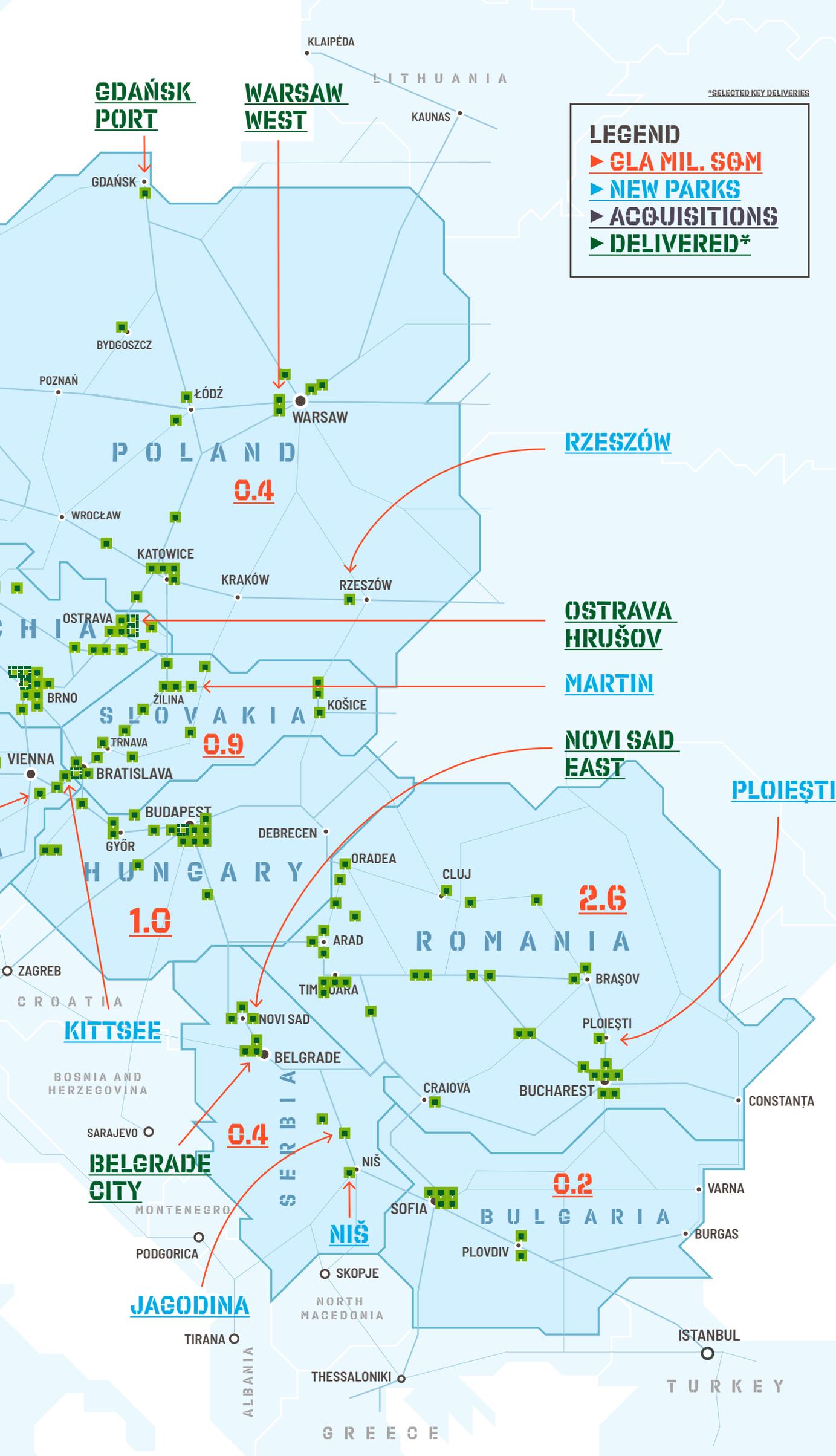
CLIENTS

10

COUNTRIES

730+

EMPLOYEES



NEW YORK

PL

GROWTH MARKET

PORTFOLIO SHARE

3%

GLA SGM

405,000

UNDER CON. SGM

597,000

LANDBANK MIL. SGM

3.0

OUR FASTEST-GROWING MARKET IS A MAGNET FOR BOTH MANUFACTURERS AND LOGISTICS COMPANIES



Piotr Flugel
Managing Director,
Poland



Bogi Gabrovic
Director Of Client
Relations & Corporate
Affairs



Katarzyna Myjak
Senior Business
Developer



Sandra Winiarska
Business
Developer



Patrycja Makowska
Business
Developer



Daniel Soboń
Business Developer



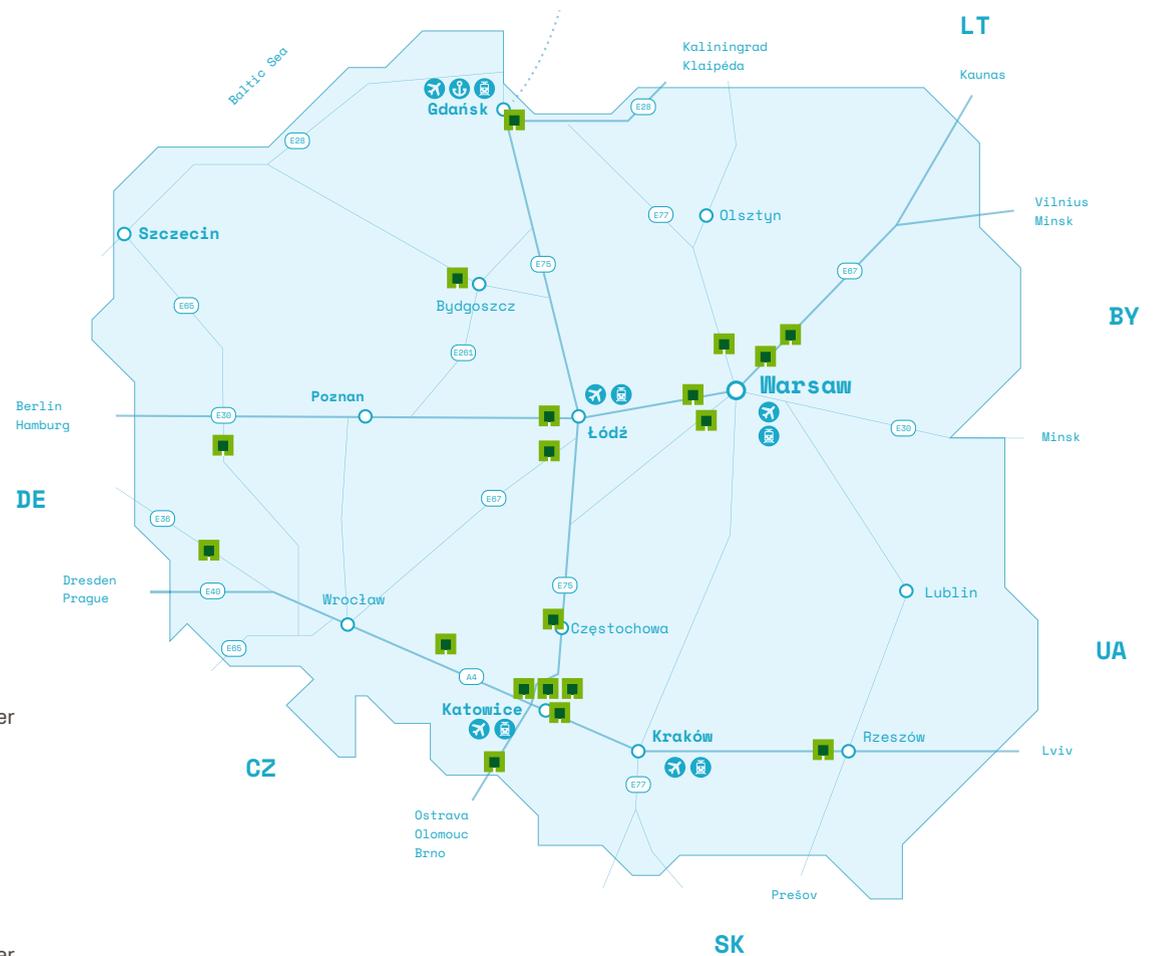
Grzegorz Sikora
Business Developer



Łukasz Tomczyk
Business Developer



Piotr Merta
Business Developer





WARSAW WEST

CTPark Warsaw West offers a wide range of possibilities for production and warehousing activities.

Available area	Built-up area
53,000 sqm	61,000 sqm
Development opp.	Total area
183,000 sqm	50.50 ha



Sandra Winiarska
Business Developer

Q&A

“My motto is: there are no failures, there are just lessons that teach us how to be better. I am driven by results, but what is crucial for me is that after negotiations are agreed, both parties have the feeling of a win-win result. What differentiates CTP from our competitors is that we are the long-term owners of our properties. We treat projects as long-term investments, which is reflected in the quality of our service and in the numerous long-lasting relationships that we develop with our clients.”



Piotr Merta
Business Developer

Q&A

“My priorities as a business developer are to build genuine relationships and foster honesty. These not only lay the foundation for successful partnerships but also have a lasting impact, creating opportunities for long-term growth and collaboration. I’m inspired by the opportunity to participate in diverse and challenging projects. Each new and intriguing challenge adds an extra dose of dopamine to my daily life, keeping me energised and eager to tackle whatever comes my way. I’m thrilled to continue shaping the future of warehouse development with such a dynamic team.”



Katarzyna Myjak
Senior Business Developer

Q&A

“CTP is a unique company that delivers high-quality projects with a focus on ESG and long-lasting relationships with clients. We offer comprehensive care for each of our clients, and we are ready to grow with them—not only within one location, but in multiple locations across Europe. That is an exceptional added value for choosing CTP. Recent events and disturbances in the world have shown that supply-chain solutions and logistics are more important than ever. CTP plays a key role in these processes, and I am proud to be a part of it.”



CTPark

ŁOWA

CTPark Łowa is a unique logistics and warehouse project, partially located in the Legnica Special Economic Zone. Access to the local workforce and excellent infrastructure make the park a strategic choice for companies from the logistics and e-commerce sectors looking for development within CEE. CTPark Łowa is located directly next to the A18 motorway under construction, leading to the German border and only four km from Łowa city centre.

Available area
111,000 sqm
Development opp.
0 sqm

Built-up area
171,000 sqm
Total area
34.64 ha

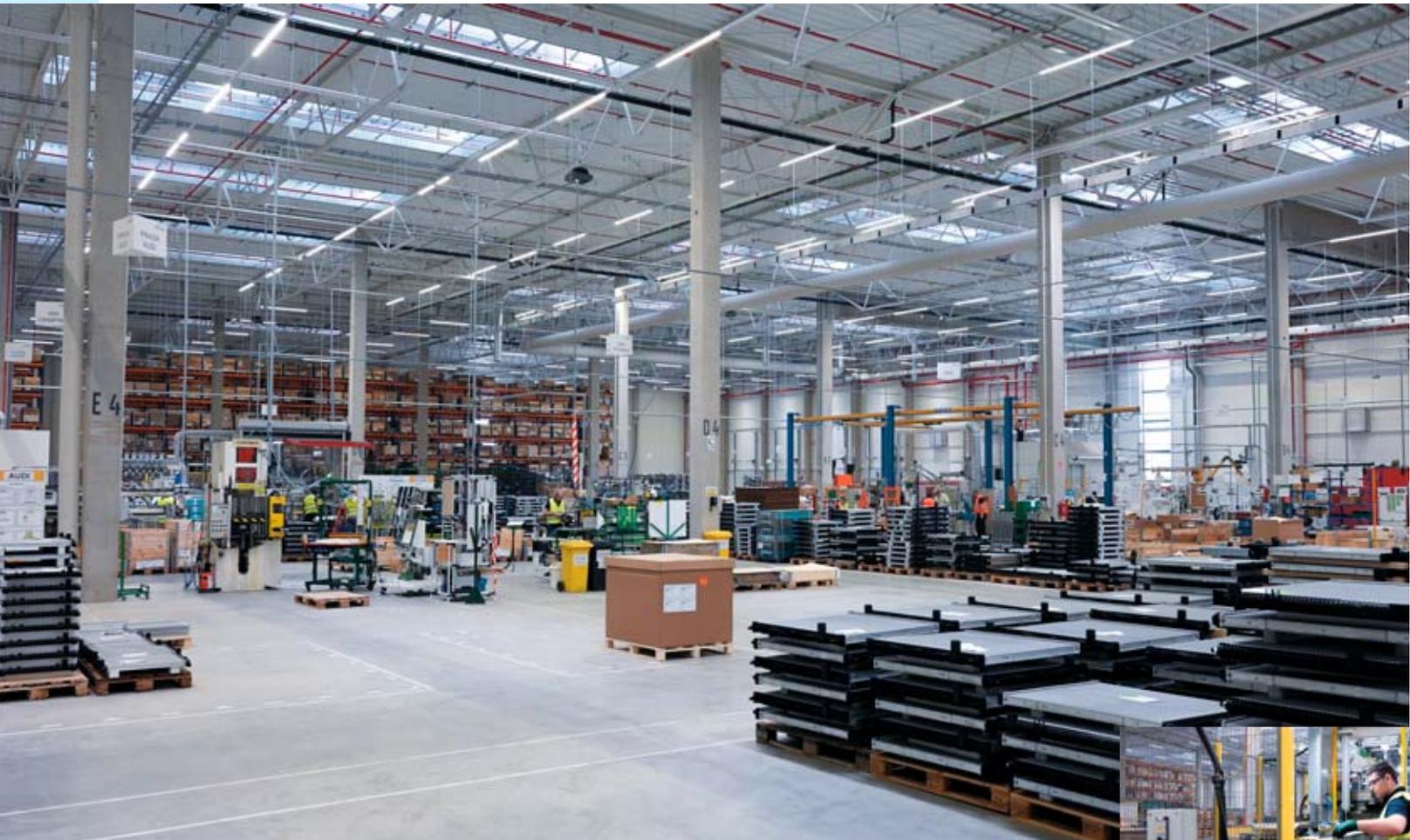


CTPark

RZESZÓW

Available area
0 sqm
Development opp.
148,000 sqm

Built-up area
0 sqm
Total area
50.50 ha



TITANX ENGINE COOLING EXPANDS AT CTPARK OPOLE

TitanX Engine Cooling, a global leader in truck cooling systems, has recently expanded its operations at CTPark Opole in Poland with an additional 18,000 sqm of space. TitanX first launched production at CTPark Opole in 2018 as one of the park’s first tenants with an 11,500 sqm custom-built facility and is expanding based on strong customer demand.

The company’s consistent expansion mirrors their strategic positioning between Eastern and Western Europe, leveraging proximity to the growing automotive cluster in the area. TitanX’s expansion also demonstrates the growing trend in the automotive sector of developing zero-emission vehicles. The Opole plant is pivotal for TitanX’s sales growth and plays a crucial role in the sustainable future of transport.



“With the opening of the factory in Opole, we will be able to integrate our production processes under one roof, translating into multi-faceted optimisation of our operations. The space has been tailored to our precise expectations.”

Cedric Huslin
CEO of TitanX



nearly 30,000 sqm
in automotive

DE

W.EUROPEAN
MARKETS

PORTFOLIO
SHARE

14%

GLA
MIL. SQM

1.7

UNDER CON.
SQM

76,000

LANDBANK
SQM

546,000

BREAKING NEW GROUND AT MULTIPLE SITES THROUGHOUT GERMANY



Marcus Breuer
Business Development
Director DIR

Q&A

“It is above all the revitalisation of former production sites that drives me. It is fascinating to breathe new life into these brownfield locations and create new, diverse commercial opportunities. This also offers the chance to create new neighborhoods within the city, some with residential qualities. CTP’s Parkmaker ethos and our focus on creating modern business ecosystems is ideally suited to the task.”



Timo Hielscher
Managing Director
Business Development



Bernd Stils
Senior Business
Developer



Christian Freiberger
Business Developer
& Leasing Manager



Alex Hund
Managing Director
Construction &
Development



Gabriel Bober
Senior Business
Developer &
Leasing Manager



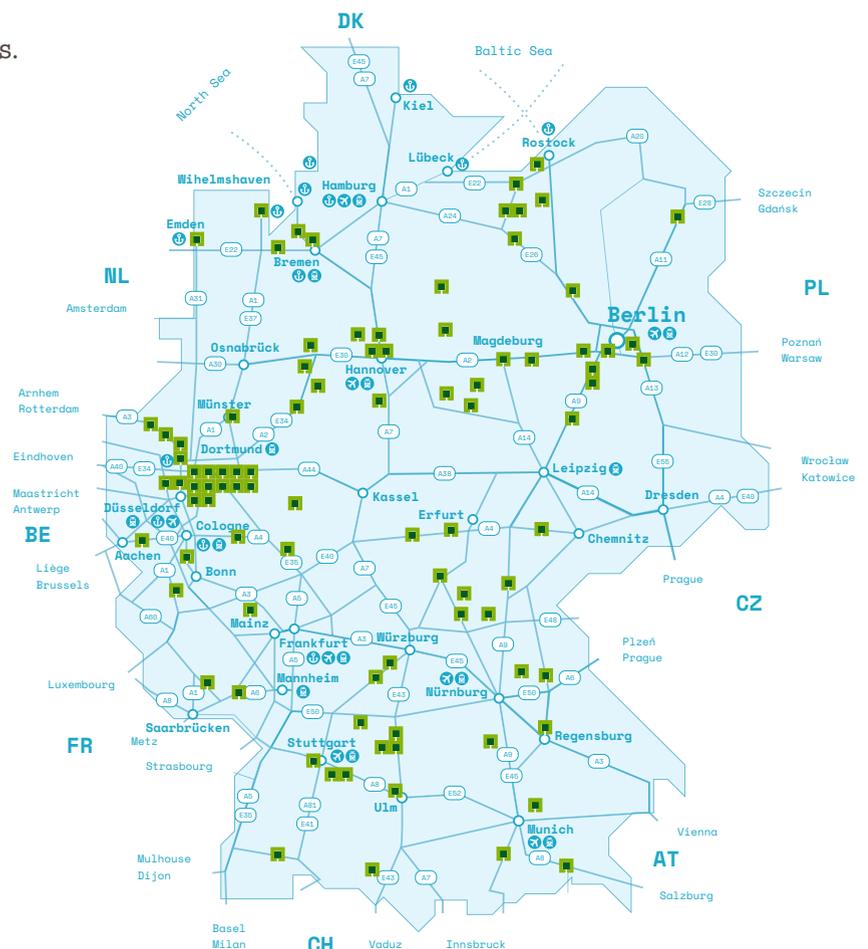
Stefan Deinger
Senior Business
Developer



Lothar Linde
Business Developer
& Leasing Manager



Phillip Roßbiegalle
Development
Director





HEINEKEN TO OPEN NEW WAREHOUSE AT CTPARK WEIDEN



CTPark Weiden in southeastern Germany is home to Heineken's new central distribution warehouse for the German market. In November 2023, CTP signed a lease agreement with specialised beverage logistics operator Sirl Interaktive Logistik, which will operate the new, 26,000 sqm facility for the Dutch-based beer major. Heineken's new state-of-the-art facility, together with the company's existing distribution hub in Duisberg, will service the entire German market, greatly enhancing efficiencies and sustainability.

CTP acquired the former ATU central warehouse in Weiden in spring 2023, where it is currently delivering a sustainable refurbishment and upgrade of the park in the Oberpfalz region that will increase the 43,000 sqm GLA to 60,000 sqm GLA.

“With our new central warehouse in Weiden in der Oberpfalz, we are investing in future-proof and more sustainable logistics in order to meet the increased product capacities, shorten transport routes and supply our customers efficiently and flexibly with our brand portfolio.”

Paul Groen Supply Chain Director
Heineken Germany

CTPark
WEIDEN

>28,000 sqm
Distribution center

CTPark MULHEIM

Available area	Built-up area
0 sqm	0 sqm
Development opp.	Total area
167,000 sqm	6 ha



CTPark KREFELD

Available area	Built-up area
0 sqm	0 sqm
Development opp.	Total area
20'000 sqm	6 ha





 CTPark

BREMEN



Ideal city-edge location

Phillip Roßbiegalle
Development Director

CTPark Bremen provides an excellent location for inner city access—only 20 minutes away by car and the major highway networks. With the Bremerhaven container terminal just 20 minutes away, the park is perfectly suited for international as well as inner-city logistics. Situated within a specially zoned industrial area, the park provides 24/7 access, with excellent accessibility by public transport to this university town of nearly 600,000 inhabitants.

Available area	Built-up area
0 sqm	0 sqm
Development opp.	Total area
29,000 sqm	6 ha



CZ**CORE
MARKETS**PORTFOLIO
SHARE**36%**GLA
MIL. SGM**4.2**UNDER CON.
SGM**370,000**LANDBANK
MIL. SGM**7.6**

INNOVATING ALONG WITH OUR HIGH-TECH CLIENTS IN OUR LARGEST MARKET



Jakub Kodr
Head of Business
Development



**Jana-Hain
Schmiedberská**
Business Developer

Q&A

“I’d heard about Remon Vos and CTP’s business story and wanted to be part of the successful team and learn from the pros. I love our motto “Full speed”—it inspires me every day and helps me to deliver everything I promise on time. In our Czech portfolio we have around 600 clients, which is a solid base for potential business opportunities, as around 70% of the business we do comes from existing clients. Each project is different and our clients are doing interesting things, so each time I learn something new, which keeps me motivated and focused. CTP has successfully delivered a broad range of industrial & logistics property solutions to a diverse mix of companies, and over the years we have learned a lot and gained unique local know-how to get business done. Of course, the dedication of our team of experts is crucial. My philosophy is: ask questions; be curious; don’t wait for information, be proactive, but also patient—always with the goal of creating long-term relationships.”



Vojtěch Peřka
Senior Business
Developer



Pavel Blažek
Senior Business
Developer



Michal Příb
Senior Business
Developer



Tomáš Strýček
Business
Developer



Petra Pivovarová
Business
Developer



Lucie Valášková
Business
Developer



Kristýna Dinebierová
Business Development
Support

A BUSY YEAR

We were “busy bees” in our largest, most dynamic market, delivering 350,000 sqm of new space across the country, signing deals for over 551,000 sqm, opening a new Clubco and Clubhaus in Ostrava, while boosting biodiversity by adding more bee hives to our parks.

ŽATEC



HRADEC KRÁLOVÉ



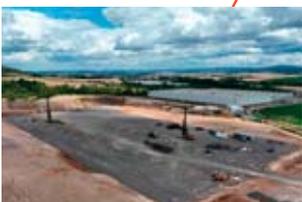
OSTRAVA PORUBA



OSTRAVA HRUŠOV



CERHOVICE



BRNO LÍŠEŇ



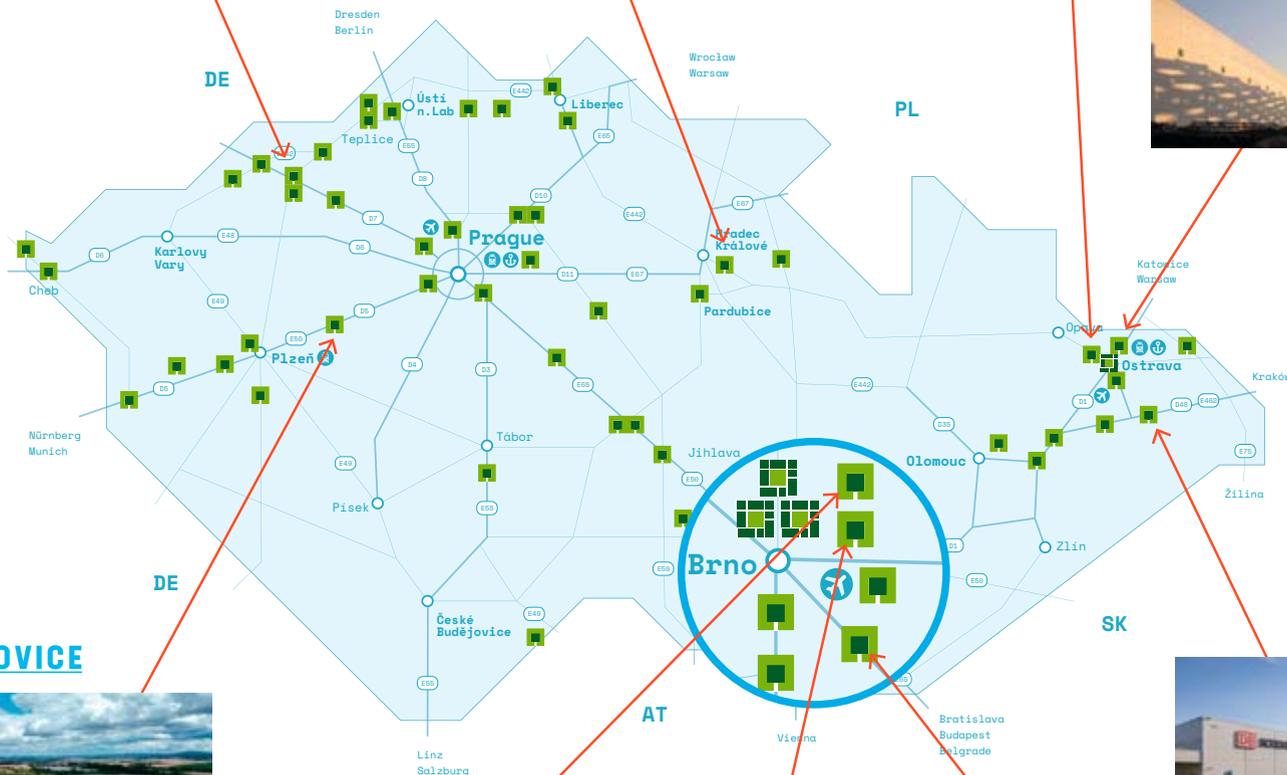
BRNO



NOVÝ JIČÍN



BLUČINA



VITESCO SETTING UP NEW PLANT FOR EV POWERTRAINS AT CTPARK OSTRAVA HRUŠOV



Lukáš Rosůlek
Head of Country,
Vitesco Technologies
CZ



Jiří Linhart
Head of Global R&D
Competence Center,
Vitesco Tech., CZ

“The Czech Republic holds a strategic significance for our global corporation, which operates multiple sites worldwide. The R&D facility in Ostrava works in close collaboration with other manufacturing plants within the country, underscoring the country’s vital role in our business development strategy.”

Vitesco Technologies recently opened a new €190 million electric vehicle (EV) parts factory at CTPark Ostrava Hrušov, expanding operations from their R&D centre in CTPark Ostrava, where they have been working with CTP for over 10 years.

The new facility at CTPark Ostrava Hrušov spans approximately 40,000 sqm and leverages advanced robotics and automation for the production of next-generation EV parts. It also aligns with Vitesco’s forward-looking vision by incorporating fully automated logistics. Set to begin operations by the end of 2024, the plant aims to employ over 1,000 people by 2027, a significant boost to the local economy and the automotive sector in the CEE region. Vitesco’s new plant will be equipped with comprehensive ESG measures, including photovoltaic panels and EV chargers, reflecting the shared sustainability goals of CTP and Vitesco Technologies.

48,000 sqm in R&D and manufacturing at two locations

CTPark OSTRAVA

Available area 3,000 sqm	Built-up area 351,000 sqm
Development opp. 16,000 sqm	Total area 87.16 ha



CTPark OSTRAVA HRUŠOV

Available area 0	Built-up area 0 sqm
Development opp. 74,500 sqm	Total area 32.70 ha

CTPark OSTRAVA

CTPark OSTRAVA-HRUŠOV



CTPark
**PRAGUE
 NORTH**

CTPark Prague North gives you the best of a Prague's market plus the regional benefits such as a large labour pool and lower rental rates. The park is a perfect fit for companies in the distribution, warehousing, and light manufacturing sectors. The highly populated area with frequent public transport and easy access from main roads ensures an abundant supply of skilled white and blue-collar workers for your business.

Available area 32,000 sqm	Built-up area 120,000 sqm
Development opp. 61,000 sqm	Total area 8.98 ha



CTPark
**PLZEŇ
 KASÁRNY**

Available area 0 sqm	Built-up area 0 sqm
Development opp. 75,000 sqm	Total area 32.70 ha

Plzeň Kasárny is planned to be a unique, modern and sustainable project being built at the site of the former military barracks in the Borská Pole area of Plzeň. Among its benefits, the park offers unique infrastructure for high-tech manufacturing and R&D. Buildings are aiming to receive BREEAM New Construction "Excellent" certification. Park features include rooftop solar power, green roofs, EV chargers, water retention, and extensive greenery.

RO

CORE
MARKETS

PORTFOLIO
SHARE

22%

GLA
MIL. \$M

2.6

UNDER CON.
\$M

203,000

LANDBANK
MIL. \$M

3.5

A REGIONAL HUB FOR ACCESS TO EUROPE AND THE NEAR EAST



Andrei Brnzea
Business Development
Director



Andrea Enescu
Transactions
Director



Nicoleta Gavrilă
Senior Business
Developer



Claudia Lăzărică
Community
Manager



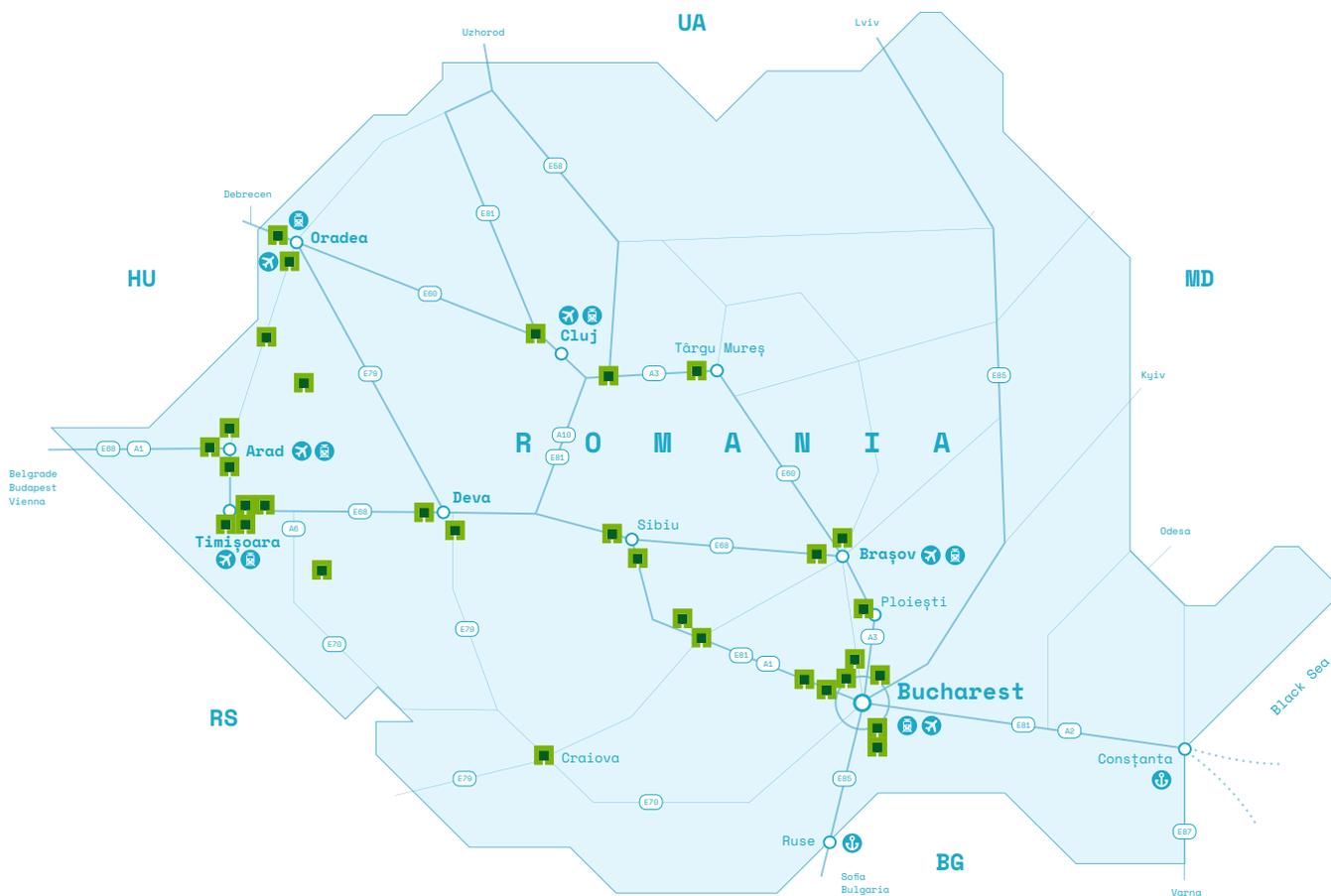
Ștefan Ciocan
Business
Developer



Aurel Cîrstea
Business
Developer



Carmen Drozan
Community
Manager





 CTPark

BRAȘOV

Available area
0 sqm
Development opp.
52,000 sqm

Built-up area
0 sqm
Total area
12.58 ha



 CTPark

ARAD WEST

Available area
21,000 sqm
Development opp.
60,000 sqm

Built-up area
50,000 sqm
Total area
29.63 ha



Andrei Bentea
Senior Business
Developer

Q&A

“I joined CTP’s BizDev team from a management position in a logistics company, so I understand and think from the client perspective. It’s important for me to be close to clients and gain their trust—from my experience, if you can do that, at least half of the negotiation is done. Each signed lease is a success story for me. Sometimes it happens that a lease signed for a smaller space can be more challenging than a lease for a bigger space, but that’s part of the game. Each project is unique, and at CTP, we take pride in providing flexible, tailored solutions.”





CASE STUDY

LPP SETS UP SHOP IN SOUTHEASTERN EUROPE

“The location of the distribution center in Southern Europe was determined by the so-called “centre of gravity” in relation to the distance of the Group’s network of stationary stores. The logistical support of deliveries to such an expanded sales network is therefore crucial for the implementation of the Group’s business strategy.”

Sebastian Soltys President
LPP Logistics



CTP has delivered the first foreign distribution centre of Polish fashion retailer LPP in Romania, less than one year after the start of construction. Located at CTPark Bucharest West, the largest industrial park in CEE, the 66,000 sqm warehouse will strengthen LPP's distribution to its network of stores in Southern Europe. CTP's in-house construction team started work in January 2023, and LPP began stocking the facility and launched the first start-up logistics operations at the beginning of December. Custom-designed automation solutions will enable LPP to service 450 stores at the same time and ship up to 6 million pieces of apparel per week to the Romanian, Bulgarian, Hungarian, Croatian, Macedonian, Serbian and Greek markets.

CTPark
BUCHAREST
WEST

LPP

66,000 sqm
Distribution centre

HU

CORE
MARKETS

PORTFOLIO
SHARE

9%

GLA
MIL. \$GM

1.0

UNDER CON.
\$GM

214,000

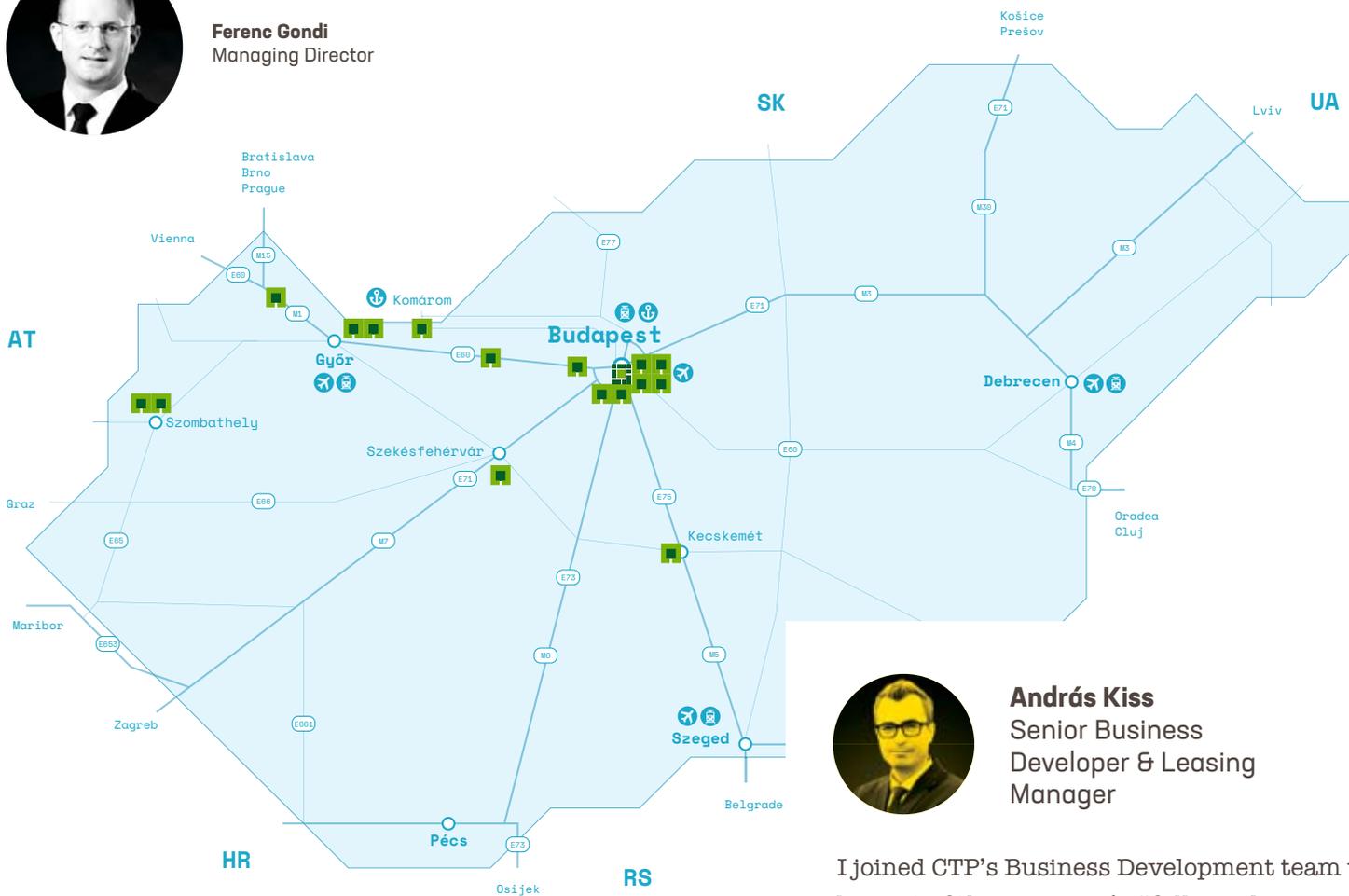
LANDBANK
MIL. \$GM

3.5

HIGH-TECH LOCATION FOR AEROSPACE & EV INDUSTRY HEAVYWEIGHTS



Ferenc Gondi
Managing Director



András Kiss
Senior Business
Developer & Leasing
Manager

Q&A

I joined CTP's Business Development team to be part of the company's #fullspeed corporate culture, and I must say, it's addictive! CTP is truly a unique company, strong in so many areas, whereas other companies may be strong in just one or two. We have a great team, a strong background, and virtually endless growth potential. We are innovative, pioneering, and entrepreneurial, with a long-term approach, speed, focus, flexibility and professionalism—just to name a few of the things that makes CTP special.



Petra Csajkó
Business Developer



Péter Tar
Senior Business
Developer



Viktória Egyed
Business Developer



Ildikó Mente
Business Developer



FL TECHNICS TAKES OFF IN HUNGARY



In 2023, FL Technics—a Lithuanian-based leader in aerospace services specialising in the maintenance, repair and overhaul of aircraft launched its new custom-built, 5,500 sqm facility for its Wheels & Brakes division at CTPark Budapest Escer, expanding significantly its operations in CEE.

A key factor in the successful transaction was CTP's flexibility to meet FL Technics industry-specific needs at world-class standards. The state-of-the-art maintenance centre includes 269 sqm of office space and a 192 sqm servicing area, aligning perfectly with the company's needs for high-tech, multifunctional facilities.

Zilvinas Lapinskas, CEO of FL Technics, emphasises the

expansion's benefits: "Our aim is to develop our activities globally with a focus on long-term, sustainable partnerships. To expand the capacity of FL Technics' Wheels & Brakes solutions with partners in Hungary is a perfect example of this practice. In the new facility, the FL Technics team will be able to provide a more efficient service to the region's airlines, while our expanding operations will create new jobs and partnership opportunities within the industry."

FL Technics' selection of CTPark Budapest Escer, with its high technical standards and strategic location, illustrates the park's role in accommodating top-tier, client-centric operations, and fostering growth in Hungary.

CTPark
ESCER

5,500 sqm
Repair & maintenance centre

CTPark VECSÉS



A new community campus park ...

Péter Tar
Senior Business Developer

CTPark Budapest Vecsés offers ideal location southeast of the Hungarian capital on Budapest's ring-road, with easy access to the M5 and M4 motorway interchanges and the international airport. An onsite bus stop makes it easy for staff to commute. The park offers three modern high-bay logistics warehouses with a total of over 80,000 sqm of floorspace—including our second BREEAM-certified Outstanding building in Hungary—and offers nearly 300,000 sqm of development opportunity.

Available area
0 sqm
Development opp.
293,000 sqm

Built-up area
82,000 sqm
Total area
77.20 ha







CTPark
SZIGETSZENTMIKLÓS

CTPark Budapest Szigetszentmiklós is located 20 km south of Budapest's city centre next to ring road linking to the area's major European transit routes. The park is a state-of-the-art greenfield investment on 63 hectares of land, with a building complex of 121,000 sqm under construction—ideal for logistics, production and R&D activities.

Available area 0 sqm	Built-up area 0 sqm
Development opp. 20,000 sqm	Total area 63 ha





TRNAVA

CTPark Trnava is strategically located 5 km from Trnava's city centre, 50 km from the Slovak capital, Bratislava, and directly adjacent to the Stellantis auto assembly plant. Situated just off the E58 motorway connecting Trnava with Austria and Hungary to the west, and the Czech Republic and Poland to the north, the park offers A-class warehouse and production space ideal for automotive components manufacturing and CEE logistics and distribution activities.

Available area 9,000 sqm	Built-up area 177,000 sqm
Development opp. 206,000 sqm	Total area 54.90 ha



PREŠOV NORTH

Available area 15,700 sqm	Built-up area 38,000 sqm
Development opp. 0 sqm	Total area 43.54 ha



Margaréta Petrikovičová
Business Developer

Q&A

“CTP is the number-one developer on the Slovak market, with a long track record of successful deals. Although I did not know the BizDev team before joining, I had heard a lot about their attitude: hard work, precision, professionalism, dedication to the job. CTP’s values match my idea of how business should be done. I love to win and to put myself into challenging situations that take me outside my comfort zone. If I hear that something is not possible, it motivates me even more to show the opposite. Trying to be the best version of myself motivates me every single day, not only personally but professionally as well.”

SK**CORE
MARKETS****PORTFOLIO
SHARE****7%****GLA
MIL. SQM****881,000****UNDER CON.
SQM****109,000****LANDBANK
MIL. SQM****1.5**

EASTERN SLOVAKIA ATTRACTING INTEREST



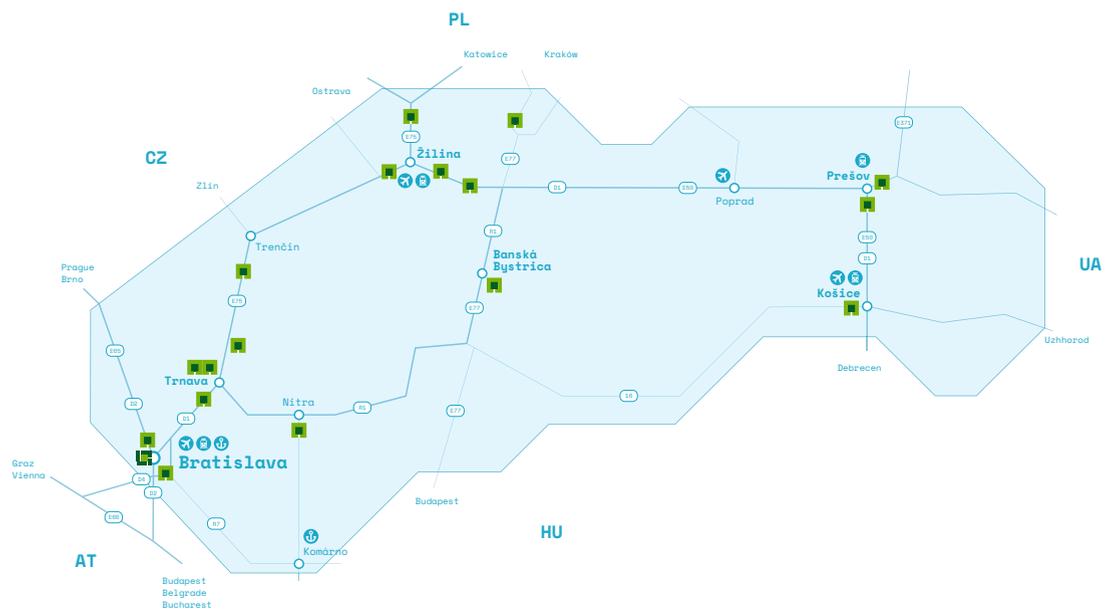
Ivan Pastier
Business
Development
Director



Ján Rakovský
Senior Business
Developer



**Margaréta
Petrikovičová**
Business Developer



CASE STUDY



HI-TECHNOLOGY MOULDINGS' STRATEGIC RELOCATION TO CTPARK KOŠICE

In 2023, UK-based Hi-Technology Mouldings relocated its production operations in Slovakia from a brownfield site to a new, 4,000 sqm custom-built facility at CTPark Košice. The move marks a significant expansion and enhancement of the company's manufacturing operations.

Hi-Technology Mouldings specialises in injection-moulded plastic components and serves diverse sectors from CTPark Košice, including maritime safety, medical devices, electrical engineering, transport, occupational health, safety, and defence.

Awarded a BREEAM "Very Good" certificate for energy efficiency, the new 4,056 sqm premises at CTPark Košice represent a leap forward in sustainability and operational efficiency for the company and boasts green solutions and significantly reduced energy costs, resulting in a lower carbon footprint.

Peter Rozum, General Manager of Slovakia, noted, "In CTPark Košice we found a helpful partner who met our expectations. The company can now continue to perform its tasks in modern premises with sufficient capacity for further development."

The building accommodates the integration of overhead cranes, process water distribution, and compressed air systems alongside efficient warehouse management and social spaces for employees.

CTPark Košice's strategic location, adjacent to an international airport and the D1 motorway, offers ideal connectivity for logistics, distribution, and light industry.

**CTPark
KOŠICE**

**4,000 sqm
High-tech manufacturing**



NOVI SAD EAST

CTPark Novi Sad offers a range of possibilities for production and warehousing activities. The park is located in an attractive urban area and equipped with all required infrastructure, enabling clients to get operations up and running quickly. It provides an excellent business environment, connection to the international railway that transits the city, and is only 100 km from the EU border, so an ideal location for cross-border business.

Available area 0 sqm	Built-up area 0 sqm
Development opp. 56,000 sqm	Total area 6 ha



BELGRADE CITY

Available area 0 sqm	Built-up area 0 sqm
Development opp. 121,000 sqm	Total area 6 ha



JAGODINA

Available area 0 sqm	Built-up area 0 sqm
Development opp. 58,000 sqm	Total area 22.9 ha



Jovan Dobric
Business Developer

Q&A

“I take pride in being part of a team that is shaping the dynamic environment of industrial real estate in Serbia. My motto is: “Your success drives mine!” I enjoy finding optimal solutions for our clients and their growth—from finding new partners to searching for the right locations and spaces to meet their needs. My goal is to deliver unmatched value to our clients, fostering their success while enriching the local community. I am committed to comprehensively understanding our clients’ unique requirements and work to surpass their expectations by providing proactive and tailored solutions.”

RS

GROWTH
MARKETS

PORTFOLIO
SHARE

4%

GLA
SQM

426,000

UNDER CON.
SQM

171000

LANDBANK
MIL. SQM

1.3

SERBIA GROWING FAST WITH NEW INVESTORS



Laza Kovacevic
Managing Director



Petar Kolognat
Business
Developer



Jovan Dobric
Business
Developer

CASE STUDY



LIANBO TRAVELS FROM CHINA TO SERBIA WITH CTP

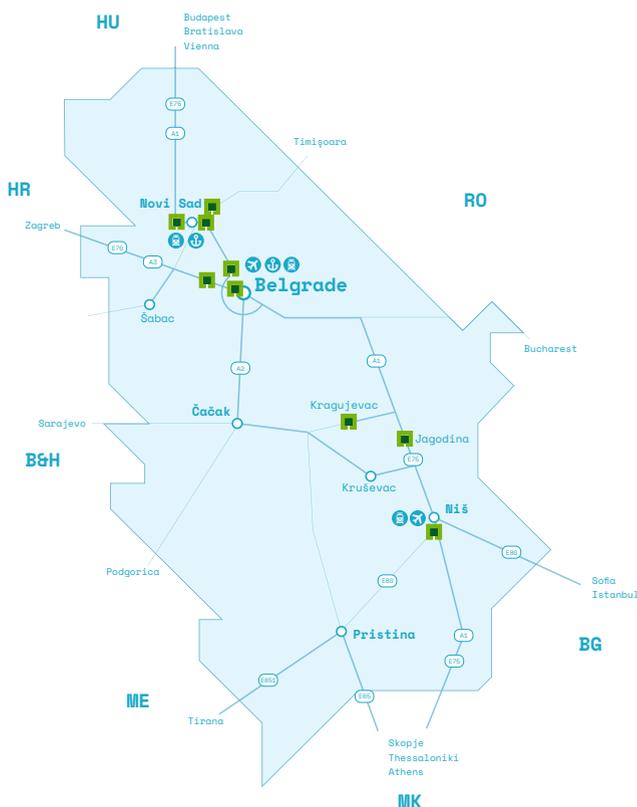
With the recent nearshoring trend gaining momentum, CEE is becoming an increasingly popular destination for businesses seeking strategic expansion. A prime example of this shift is the arrival of Lianbo Precision Technology, a Chinese manufacturer specialising in the production of rotors and stators for vehicle engines, in Serbia.

The journey began in early 2023 when Lianbo sought a new production location, with tight deadlines for starting operations. CTP's proactive approach was crucial in this phase. CTPark Novi Sad East was already primed with prepared land and a construction permit, positioning CTP as Lianbo's partner of choice with the ability to meet their timeline.

To tailor the project to Lianbo's specific needs, CTP's team traveled to Lianbo's main production plant in Shanghai. This meeting was pivotal in aligning technical details and adapting the proposal to Lianbo's production requirements. The collaboration's efficiency and focus on client-specific needs led to the lease agreement's swift signing in March 2023.

Seven months later, Lianbo occupied its new, 14,000 sqm building at CTPark Novi Sad East. During the Early Access phase, Lianbo began installing machinery, setting the stage for production commencement in February 2024. The facility is now producing vital components for Volkswagen engines, contributing significantly to the automotive industry and generating 500 new jobs in Novi Sad.

Lianbo Precision Technology's expansion to Serbia is a testament to the effectiveness of nearshoring. It highlights CTP's role in enabling international manufacturers to seamlessly transition into new markets, ensuring rapid setup and operational success.



**CTPark
NOVI SAD EAST**

14,000 sqm
Automotive production

AT

W. EUROPEAN MARKET

PORTFOLIO SHARE

1%

GLA SØM

77,000

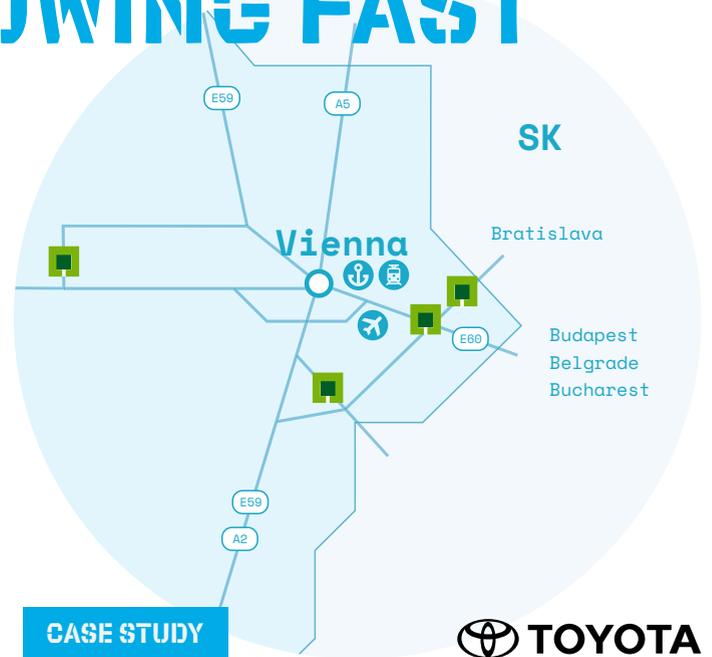
UNDER CON. SØM

104,000

LANDBANK SØM

441,000

NEW MARKETS GROWING FAST



CTP'S SUSTAINABLE VENTURE WITH TOYOTA IN AUSTRIA

CTP's first development in Austria—ultra-modern, BREEAM-certified “Outstanding” CTPark Vienna East—is home to a new 12,000 sqm warehouse and office facility for Toyota Logistics Services Austria GmbH— the spare parts distribution arm of the Japanese auto giant—and Toyota's first carbon-neutral parts warehouse in Europe.

CTPark Vienna East, spanning 52,000 sqm, is strategically located 15 minutes from Vienna Schwechat Airport, close to the A4 motorway. This prime location makes it ideal for Toyota Logistics Services, catering to their logistics and light industrial needs.

Günter Spreitzer, Depot Manager at Toyota Logistics Services Austria, highlights the project's strategic and environmental significance: “We see our ultra-modern site in Bruck an der Leitha as an ideal distribution hub for Central and South-Eastern Europe. Apart from the ideal location, within a short distance to the highway access, we are also impressed by CTP's sustainability standards. This has enabled us to realise the first leased carbon-neutral parts warehouse of Toyota in Europe. The planned photovoltaic system on the roof is the ideal opportunity to generate green electricity locally and thus cover our company's electricity requirements.”

The company's Austrian expansion includes plans for approximately 139,000 sqm of space across four sites, indicating a robust growth strategy and partnership with CTP.

CTPark KITTSEE

Central location southeast of Vienna

Strategically located on the main A6/D4/D2 motorway at the four-country axis connecting Vienna to Bratislava, Brno and Budapest, CTPark Kittsee is ideal for any type of business, with smaller units for local companies to larger space for e-commerce, manufacturing, pharma storage or light industry. Due to its proximity to neighboring countries, it is a first-class industrial hotspot with excellent infrastructure and access to a skilled workforce.



CTPark ST. POELTEN NORTH

Available area 21,000 sqm	Built-up area 31,000 sqm
Development opp. 52,000 sqm	Total area 18.2 ha

Available area 0 sqm	Built-up area 0 sqm
Development opp. 66,000 sqm	Total area 13.8 ha

CTPark VIENNA EAST

12,000 sqm
Logistics centre

BE**GROWTH MARKET**

PORTFOLIO SHARE

2%

GLA SGM

209,000

UNDER CON. SGM

127,000

LANDBANK SGM

351,000

Daniela Petkova - Boytcheva
Managing Director



Ivelina Ileva
Leasing Manager

Q&A

Nikolay Mitov
Head of Leasing

CTP is a showcase company that is growing tremendously in each country where it is present. Being part of this journey is a privilege for me. The dynamic nature of what we do for our clients means that I am learning something new every day. My job is to listen to each client and understand their situation and what they want to achieve. At the end of the day, people mostly remember the experience, rather than the outcome of a certain project. Our message is that we're here to stay and solve problems, and we are always ready to help our clients expand.



CTPark
SOFIA WEST

Available area 0 sqm	Built-up area 73,000 sqm
Development opp. 35,000 sqm	Total area 22 ha

CTPark
SOFIA EAST

Available area 18,000 sqm	Built-up area 54,000 sqm
Development opp. 89,000 sqm	Total area 28.5 ha



Ronald Dasbach
Managing Director, NL

NL**W. EUROPEAN MARKETS**

PORTFOLIO SHARE

1%

GLA SGM

247,000

UNDER CON. SGM

-

LANDBANK MIL. SGM

1.6**Q&A**

Harm van der Weiden
Business Development Director

"CTP's no-nonsense mentality and can-do working culture sets us apart. Our job is to understand what our clients want to achieve and find the solution that works for them. I always try to stay calm and don't get stressed too easily. This also creates trust: the basis for long-term relationships. I also look at other industries, how things are done there, and what can we learn from them. Real estate development is generally a very local business, and for me, CTP's international scope is unique—that we can provide seamless, cross-border solutions, from the North Sea to the Black Sea."

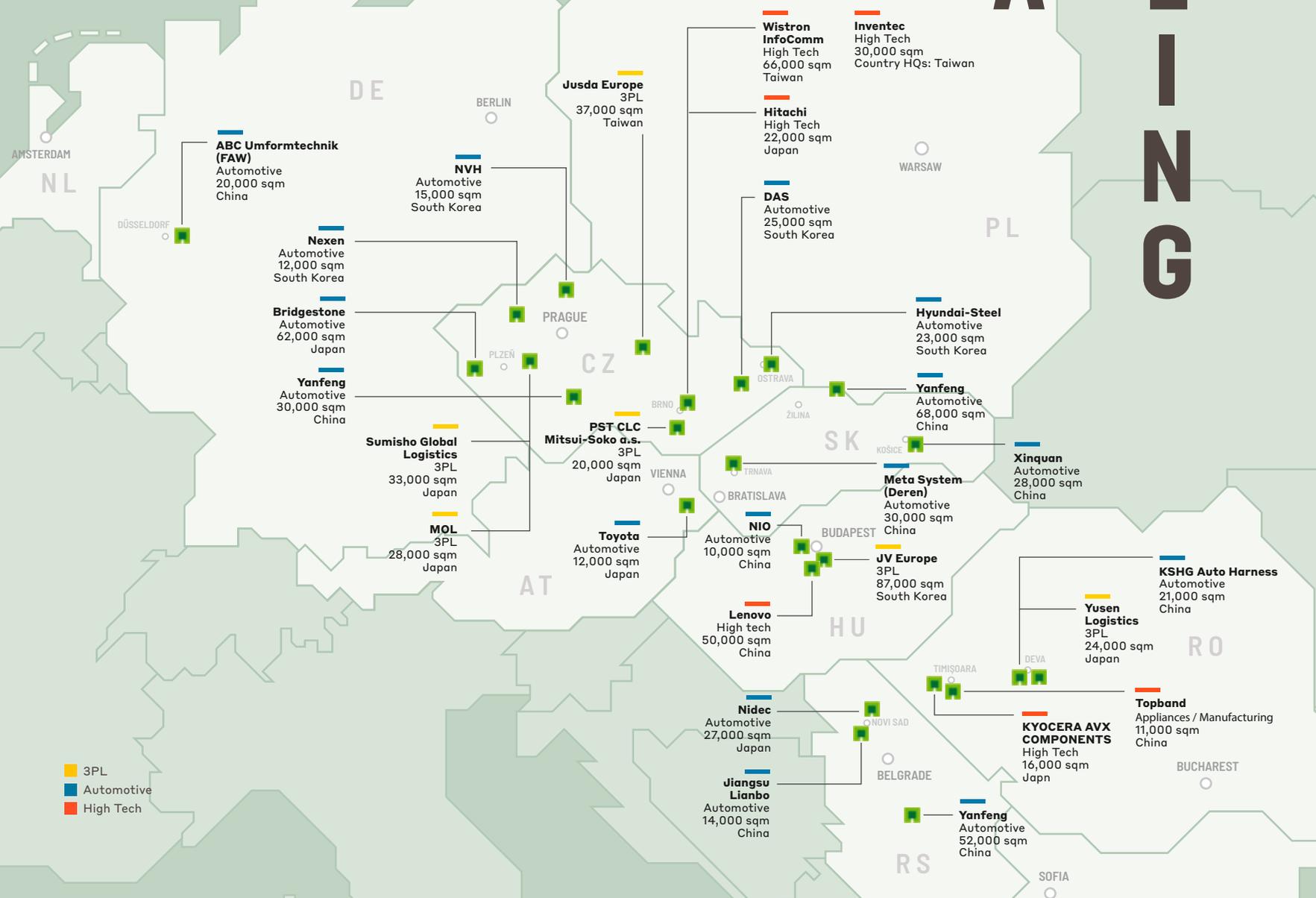


CTPark
AMSTERDAM CITY

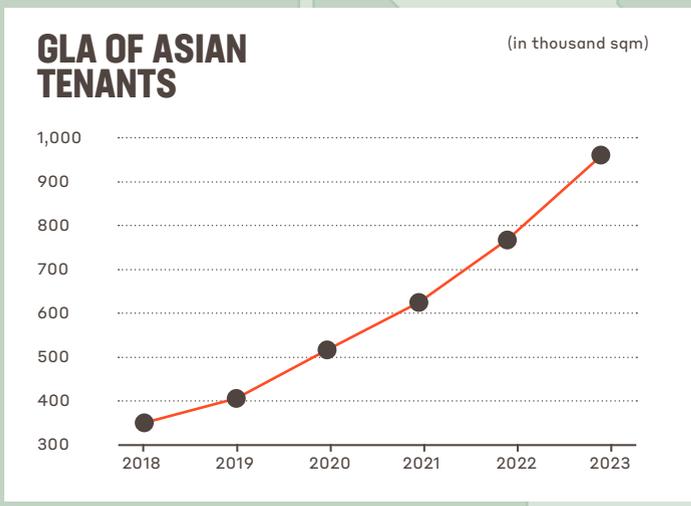
Available area 106,000 sqm	Built-up area 120,000 sqm
Development opp. 0 sqm	Total area 9 ha

CTP has a large and growing roster of Asian clients operating across the CTPark Network and active in diverse industries, including high-tech manufacturing, logistics, automotive, and IT and computer electronics, among others. Over the years, their presence has grown, and today companies from Asia now lease approximately 10% of CTP's portfolio.

ASIA CALLING



■ 3PL
■ Automotive
■ High Tech



CTP opened its first Asian office in 2023 in Hong Kong to communicate directly with potential clients in Asia the benefits of locating their European manufacturing and supply-chain operations in business-smart CEE. Based on demand and the huge potential that CTP has identified among Chinese companies looking to locate manufacturing to Europe for Europe, we continue to expand our Asia presence with our first, on-the-ground employee in Mainland China. Meet RONALD LAW, Business Development Manager for Greater China.

Hello, I am Ronald Law. I was born and grew up in Hong Kong but am now based in Guangzhou, China's third-largest city and largest manufacturing centre in the Pearl River Delta. Together with Jaromír Černík in Hong Kong, CTP is now represented in two of the three-highest GDP cities in the Greater Bay Area in China.

Our goal is to help Chinese companies move to Europe with our professional care. Many Chinese companies started doing business 20–30 years ago. They grew from operating a small factory locally to receiving orders globally. Now they are ready to expand their operations outside China, and we are here to help them make a seamless transition to doing business in Europe.

Many Chinese companies, regardless of their size domestically, are like a new-born baby to the world. They are curious and are full of questions about what it takes to expand their business to Europe. Our job is to listen and to understand what they need and to demonstrate to them the many services that we can provide—how CTP's Parkmaker concept means that they have everything they need "under one roof" to expand to Europe and set up operations quickly: that CTP can take care of them.

While most Chinese companies are in general aware that there are policy and regulatory differences between Europe and China, they don't know the specifics or how to handle them. That's where we come in. We explain that our full-service, on-the-ground teams can provide all the services

that they need to set up operations in Europe worry-free—from site selection and permitting, to design, construction and fit out, followed by our park management services after move-in. I tell potential new clients in China that we are here to provide them with solutions, and that we are their reliable, long-term partner for all their property needs in Europe.

And now a little bit about me. I was a financial consultant after I graduated university. Fifteen years later, I decided to chase my dream of becoming an actor and singer. Later I started my own stage production and rental business in Hong Kong, with sound, audio, lighting, and tech support for conferences and performances. These experiences have given me a diverse perspective and skillset, as well as insight into many different types of Chinese people, which I bring to CTP.

In my free time I enjoy sports, especially football, basketball and table tennis. I hope one day that we can have a CTP team playing in a semi-pro table tennis league! I also love to travel to Europe and have visited several countries there, including England, Scotland, France, the Netherlands, Belgium, Spain, Italy, Switzerland, Lichtenstein, Germany and the Czech Republic. I look forward to the opportunity to visit my new colleagues across CTP's markets—and I am excited to be joining CTP's team of professionals helping Chinese companies become part of the CTPark Network in Europe.



羅鈞滿

RONALD LAW

大中華區業務發展經理

Business Development Manager
for Greater China
+86-15546881378
Wechat: rkmlaw
rkmlaw@ctp.eu



CTP's representatives in Asia have been proactively meeting with local Chambers of Commerce, existing clients and potential clients looking to expand their operations to Europe—to introduce them to CEE as the business-smart location to implement their European nearshoring strategies and to explain how CTP's full-service team is ready to help them find a new home that best fits their business needs. If you're in Asia, give us a call!



TEAM ASIA



亚洲总监

JAROMÍR ČERNÍK

Business Development Director for Asia
China Mainland: +86-17072175553
Hong Kong: +852-93594004
jaromir.cernik@ctp.eu

CEE: THE “MADE IN EUROPE” HOTSPOT FOR GLOBAL BUSINESS

Central and Eastern Europe (“CEE”) is well positioned to become the “Made in Europe” hub for the 21st century. The region’s business-smart advantages include lower costs and better opportunities for greenfield developments than in Western Europe.

Global business is changing for good. Gone, it seems, are the days of “just-in-time” deliveries with stretched-thin global supply lines vulnerable to external shocks. In response to the recent and still ongoing “perfect storm” of such shocks—the pandemic, the Russia-Ukraine and Israel-Gaza conflicts, and the accelerating shift to a green economy driven by ESG disclosure requirements—global business is changing the way it does business, with the focus on nearshoring production and supply-chain activities to be close to final end customers.

Europe, with its nearly 450 million consumers, is not surprisingly a target for new investments. Within Europe, the CEE region stands out as the hotspot for investors seeking to leverage its business-smart advantages, particularly in tech-intensive and knowledge-based industries. The fundamentals that have made CEE successful since the start of the millennium—strategic location, skilled labour, developed infrastructure and cost-effectiveness—are attracting a new wave of companies from around the world seeking to implement nearshoring strategies to de-risk production and supply for European consumers.

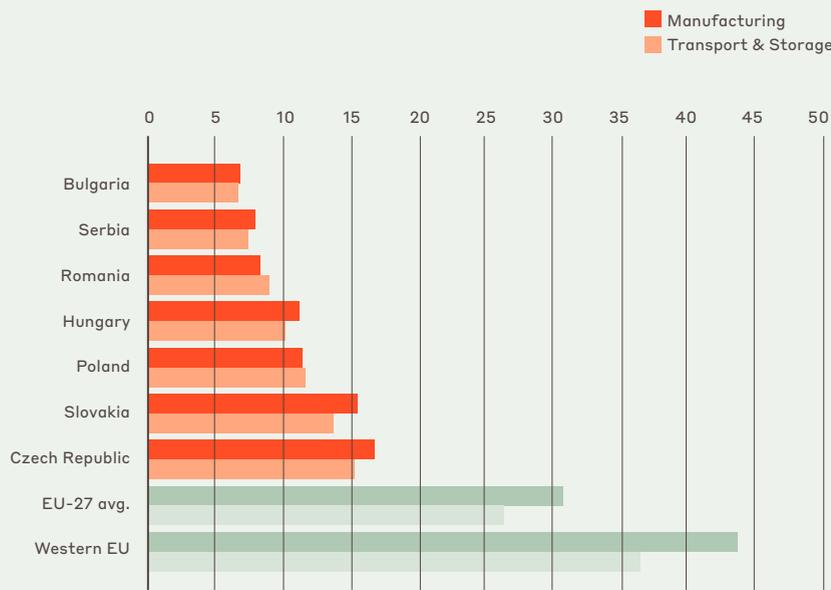
In the face of ongoing geopolitical headwinds and macroeconomic instabilities, CEE economies continue to demonstrate their resilience and favourable growth potential in comparison with Western Europe. The region offers numerous opportunities for investors, with GDP growth performance above the European Union average, rising domestic consumption, the expansion of e-commerce sales at faster rates than in Western Europe, and growing capital cities that attract global talent.

KEY TAKEAWAY ADVANTAGES OF DOING BUSINESS IN CEE

- >> A business-friendly environment, with lower tax rates and employment costs than Western Europe;
- >> GDP growth rates that have surpassed those of Western Europe and in 2024-2028 are forecast to grow twice as fast as the EU-27 average;
- >> Significant and ongoing EU inflows for infrastructure investments (road, rail, air, water), which will further boost market connectivity and economic growth;
- >> A robust manufacturing base with increasing complexity and diversity of local economies focused on innovation, digital transformation and knowledge-based, added-value activities;
- >> Rising domestic consumption and higher growth of e-commerce sales than in Western Europe;
- >> A skilled, cost-effective workforce at all levels of education, with world-class universities that support R&D and the growth of high-tech business ecosystems.

COMPETITIVE NET LABOUR COSTS

Net labour costs (including taxes minus subsidies), I&L, €/hr, 2022



Note: Labour cost levels by NACE Rev. 2 activity, including employers' social security contributions and taxes minus subsidies received. Data from 2022. The Western European average includes Germany, France, Belgium, the Netherlands (data only for 2021), Luxembourg, Austria and excludes Switzerland as there was no data available.

Source: Eurostat. (2024).

LABOUR MARKET VIEW

“Historical perceptions of Romania as lagging behind other EU countries when it comes to the labour market are outdated and inaccurate. Workers here are highly skilled, and their proficiency in IT and languages, in particular, make them highly sought after. Cities like Timișoara, Oradea and Brașov are popular with international companies, providing easy access to an extensive and highly trained workforce who are well versed in Western working culture while at the same time commanding lower salaries than countries in Western Europe. A ‘best-cost’ market for white collar and skilled jobs, the labour market in Romania considerably exceeds the skill level of non-EU countries while remaining relatively cost-effective.”

Anca Codrea

Strategic Account Manager

Lugera & Makler, Romania

REAL GDP GROWING TWICE AS FAST BETWEEN 2024-2028

Cumulative growth in real GDP, index 2008=100



Source: IMF. (2024).

“Thanks to favourable geographic conditions and investments in transportation infrastructure, individual regions of Poland are becoming increasingly attractive to investors. Particularly high employment growth in the logistics sector is observed in the regions of Mazovia, Silesia, Pomerania, and in Lesser Poland. Moreover, the dynamic development of the logistics sector contributes to the creation of new jobs, especially in cities such as Siedlc, Poznań, Gniezno, and Koszalin, where employment is growing faster than in other regions of the country.”

Agnieszka Adamiec

Business Development Manager

Manpower, Poland

ESG METRICS

ESG is the “talk of the town” these days, especially as new laws are coming into effect this year across Europe transposing the EU Corporate Sustainability Reporting Directive—making non-financial disclosure requirements mandatory from next year for publicly traded companies and other organisations. Adam Targowski, Head of ESG at CTP, highlights some of CTP’s recent ESG achievements. More can be found in our recent Annual Report, which details where CTP covered upcoming requirements one year ahead of becoming mandatory.

SUSTAINABILITY RATINGS AND REPORTING

CTP continues to improve its ESG ratings—a testament to our hard work implementing our ESG strategy throughout the company. CTP recently received an ESG Risk Rating of 9.5 from Morningstar Sustainalytics and was assessed to be at “Negligible Risk” of experiencing material financial impacts from ESG factors.¹ During 2023, we also incorporated the EU taxonomy into our newly written ESG requirements for new buildings and refurbishments. Alignment with the EU taxonomy—a classification system established as part of the European Green Deal initiative to define economic activities considered environmentally sustainable—enables CTP to further systemise sustainability requirements for construction activities and to report transparently on targets and achievements.

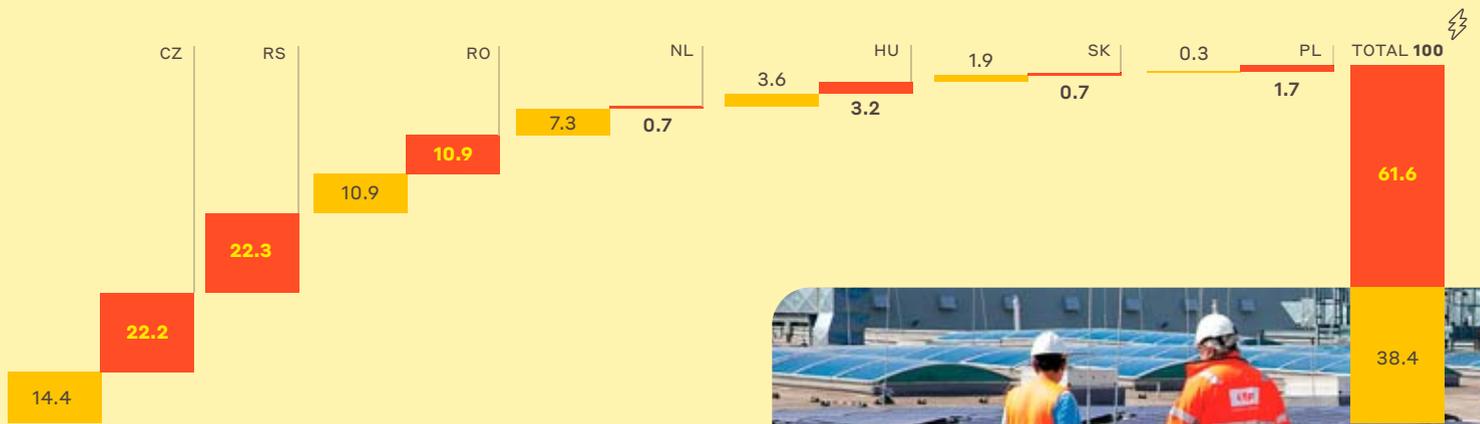
In March this year, CTP published its second Sustainability Report, which this year is included as part of the company’s Annual Report. Our ESG reporting is in accordance with the Global Reporting Initiative (“GRI”) and presents information in line with the recommendations of the Task Force on Climate-related Disclosures (“TFCD”).

¹ These results shall not be construed as investment advice or expert opinion as defined by the applicable legislation.



TOTAL INSTALLED CAPACITY (MWP)

■ PREVIOUSLY ■ INSTALLED 2023



SOLAR POWER ON THE RISE

CTP’s energy business is taking off. We added 62 MWp to our installed photovoltaic (“PV”) capacity in 2023, bringing the total to 100 MWp at the end of last year. All new buildings are built “solar ready” for the installation of rooftop PV panels. The expansion into renewable energy is an integral part of CTP’s Parkmaker concept and contributes to the company’s income and ESG objectives, while also providing energy security to our clients and supporting their ESG goals in the process. We continue to explore different models in different countries as we further expand our energy business, with an ambitious target to reach 400 MWp of installed capacity by the end of 2026.



BREEAM CERTIFICATIONS

NUMBER OF BUILDINGS:

■ IN USE ■ NEW CONSTRUCTION



CLUBHAUS ON THE WAY IN WARSAW

Work is underway at CTP’s Clubhaus community centre at CTPark Warsaw West, which is planned to open by the end of this year, bringing the number of Clubhaus locations in the CTPark Network to six. Each Clubhaus is unique and provides a wide range of park amenities, including restaurants and cafes, public meeting rooms, sports facilities, and in some locations medical services. In Q4 2023 we opened our fifth Clubhaus at CTPark Ostrava in the Czech Republic. Other Clubhaus locations are at CTPark Bucharest West, which received a BREEAM “Outstanding” certification in 2022, CTPark Sofia, CTPark Budapest West, and CTPark Bor in the Czech Republic. We also plan to launch new Clubhaus locations in Germany where feasible, for example at our recently acquired 335,000 sqm site in Mülheim, which CTP plans to transform into a high-tech campus. Our Clubhaus concept is a central part of our Parkmaker strategy to build and support thriving business ecosystems that add long-term value to our clients and the local communities.

BUILDING CONNECTIONS WITHIN OUR PARKS

NL

In the CTPark Network, the concept of community is fundamental. Being part of a community means creating spaces where businesses and people can connect, grow, and thrive. We always aim to make our communities stronger and more connected. That's why we've hosted workshops in Eindhoven and Ostrava, bringing together our Parkmakers. By learning from each other and listening to client feedback, we're finding new ways to build a better community for everyone.

Our initial session took place at High Tech Campus Eindhoven in the Netherlands, known for its vibrant community spirit. Here, we delved into creating sustainable, inclusive environments. The focus was on tailoring our parks to meet diverse needs, enhancing public transportation, and expanding sports facilities, reinforcing our commitment to spaces that support both professional achievement and personal well-being.





Claudia

Face-to-face discussions hold immense value, transcending numerical percentages. It's about listening (80%), speaking (20%), and observing (10%) to truly understand



We allow our clients to spark our imaginations; to explore their perspectives, uncover their needs, and surpass their expectations



Petra

this is the right way



CZ



Building on the Eindhoven experience, we hosted a pivotal workshop at our newly inaugurated Clubhaus at CTPark Ostrava. The event brought together 17 Parkmakers from various disciplines, including community managers, ESG specialists, and marketing professionals, to share insights and forge plans for the upcoming year. A highlight was our business brunch with local clients, such as MONETA Money Bank and ŠKODA Digital, which provided valuable feedback on community needs, ensuring our initiatives are both meaningful and impactful.

This year, our focus sharpens on deepening tenant engagement, refining onboarding processes, and enriching our community activities. The insights gained from the workshops in Eindhoven and Ostrava are instrumental in guiding our efforts to help our communities thrive.

CTParks: CREATING SPACE FOR SOCIAL IMPACT

Wherever you are and whatever you do—at the end of the day, it's all about people and communities. Even as CTP gets bigger and more ambitious with our business goals, we never lose sight of this. In fact, the more parks we roll out, the more opportunities there are to help communities flourish—be it through the variety jobs they provide, creating welcoming spaces for employees and locals to hang-out, or through hosting events that help bolster social impact.

Here are seven of our favourite examples of how we helped deliver social impact on our parks.



CTPark Brno YOGA UNDER THE TREES

Lush green lawns and dappled morning sunlight shining through the trees—what a great place to start one's day strong and calm with some yoga! That is exactly what we did every Wednesday morning with the local studio Brno Yoga at CTPark Brno. Classes were open to our clients, CTP employees, local neighbours, and other local friends.



CTPark Budapest West Clubhaus ROLLING-UP SLEEVES FOR A GOOD CAUSE

CTP has been a dedicated supporter of the Hungarian Red Cross for several years. Last autumn, we further strengthened our collaboration by organising a blood drive together at our Clubhaus at CTPark Budapest West, where over 40 Parkmakers and tenants came together to donate blood to help save lives.

CTPark Bucharest West Clubhaus Garden

BREAKFAST IN THE GARDEN

During the warm months from April to October, we hosted a monthly breakfast open to all our clients at CTPark Bucharest West. It provided an informal way for clients to network and enjoy a social start to their workday over a delightful, tasty brunch in the sunshine in the Clubhaus garden.



CTPark Bucharest West Clubhaus LEARNING ABOUT LOGISTICS IN THE HEART OF IT ALL

Last summer we co-ran the second edition of ARILOG Summer School with ARILOG, a organisation that promotes professional development in logistics and supply-chain management in Romania. The program welcomed 25 students over two days for first-hand education and insights from CTP's leaders and our clients.

CTPark Budapest West Clubhaus FACILITATING SHARED LEARNING

Not all lessons can be taught in a classroom. That's why mentoring, shared-learning, and networking are essential to equip our next generation of business leaders. Jövők Építők Generációja/ Future Leaders Generation Association is a local network in Hungary for young professionals that provides just this. We're proud to provide them space at our Clubhaus on a regular basis and mentoring from our seasoned professionals.

CTPark Prešov South STUDENTS DESIGNING FOR A CAUSE

More than 40 high school students in Slovakia participated in CTP's first-ever design competition launched in 2023, which was titled "EnviroDesign Challenge" and hosted by the local art gallery ATELIER XIII. The challenge aimed to promote sustainability, while also giving the students the opportunity to apply their talent. Sarah Máteová was the winner of 2023's mural design for our water tank at CTPark Prešov South.

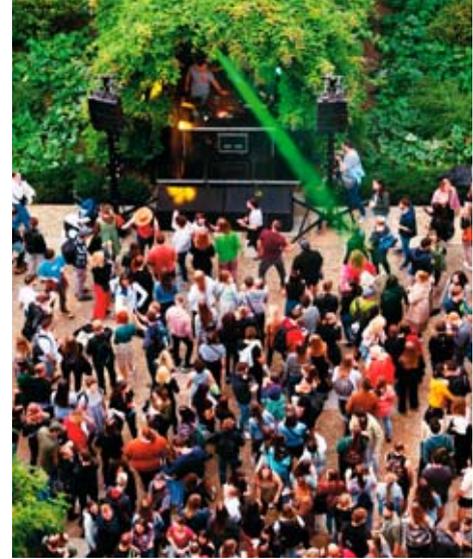
CTPark Bucharest West EDUCATION ABOUT HEALTHY LIVING

At CTPark Bucharest, we launched a healthy living workshop series for all our clients. Lead by Dr. Alexandra Constantin, this series helps participants understand and leverage the importance of proactive healthcare and daily practices to embrace, especially around diet, exercise and routines.





“OFFICE BLOCK” IS A ROUND-UP OF RECENT MILESTONES AND EVENTS AS WE CONTINUE TO EXPAND OUR PORTFOLIO OF OFFICE CAMPUS DEVELOPMENTS.



• Vlněna

O F F I C E B L O C K



• Building I

Recognised globally as a leading European developer of business parks servicing the industrial & logistics sector, CTP also designs, builds, and operates award-winning premium office campuses focused on knowledge-based industries. We are experts at transforming former urban brownfield sites into vibrant business communities that are part of city life. We started in our historical home market, the Czech Republic, where we operate four office campuses in Brno and Ostrava. Outside of the Czech Republic, we develop office projects where conditions are right, with plans for our first project in the Slovak capital, Bratislava, moving forward.

Building I at Vlněna is progressing to plan! Slated for completion in Q1 2025, this new, landmark building, planned to achieve the highest BREEAM and WELL certifications, offers over 9,200 sqm of A-class office and retail space at a highly visible and active main thoroughfare in central Brno.

Built on the brownfield site of an old wool factory, CTP breathed new life into this previously desolate corner of the city. With its “walk-through” design, the previously “closed quarter” is now a thriving part of the community where events like outdoor concerts and film screenings take place—even as CTP continues to develop the site. Water features are being installed where new residential spaces will be built—taking a cue from our successful **Domeq** apartments at Ponāvka just down the road.



• Vlněna

SPIELBERK



At **Spielberk** and **Vlněna** we continue to introduce new services for the people working there. In Q3 2023, we opened new kindergartens in cooperation with **Školka Anita** to improve the work/life balance of park residents.



• Školka Anita

PONĀVKA



At **Ponāvka**, we continue to invest in further developing and beautifying this former brownfield site. CTP transformed what was once an old slaughterhouse into a vibrant business, office and living space with green areas for both park residents and neighbours.

In 2023 we laid the foundation stone for Ponāvka's new 24,000 sqm flagship office/retail building—which is scheduled for completion in late 2025.

The new landmark building will feature energy management solutions like autonomous lighting, sophisticated grey water and rainwater management systems, and a rooftop photovoltaic plant for onsite solar power generation.



DOMEQ



OSTRAVA

In February 2024, we signed a lease with a major company at **IQ Ostrava** that will become the new anchor tenant at our office development in Ostrava's city centre, where we opened our **Clubco** co-working space in December 2023, inspired by the success of our first Clubco at Vlněna. The co-working space has already proven to be a hit, with educational events and entrepreneurial talks already taking place, driving interest in the location. With the launch of Clubco Ostrava, CTP now operates three Clubco locations: at Vlněna, IQ Ostrava and at CTPark Prague East.

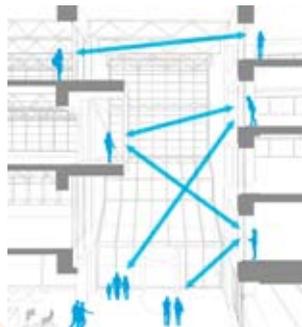


• Clubco, Ostrava



Plans are moving forward in Bratislava on our first brownfield office renovation project in Slovakia: the local landmark “Dunaj” department store building in the city centre.

The project involves connecting two distinct but historical landmark buildings with a new passageway, modernising the buildings for today’s knowledge workers, and including a rooftop Clubhaus to support the local community. This aligns with the historical function of the building and breathes new life into this architecturally rich heritage site.





PIPE IN THE LINE



TRUCK KING

S-1

OIL FIL

FOIL TI

WAVE SEAMING

X

X

X

X

X

X

X

ST

PIPELINE IN THE LINE





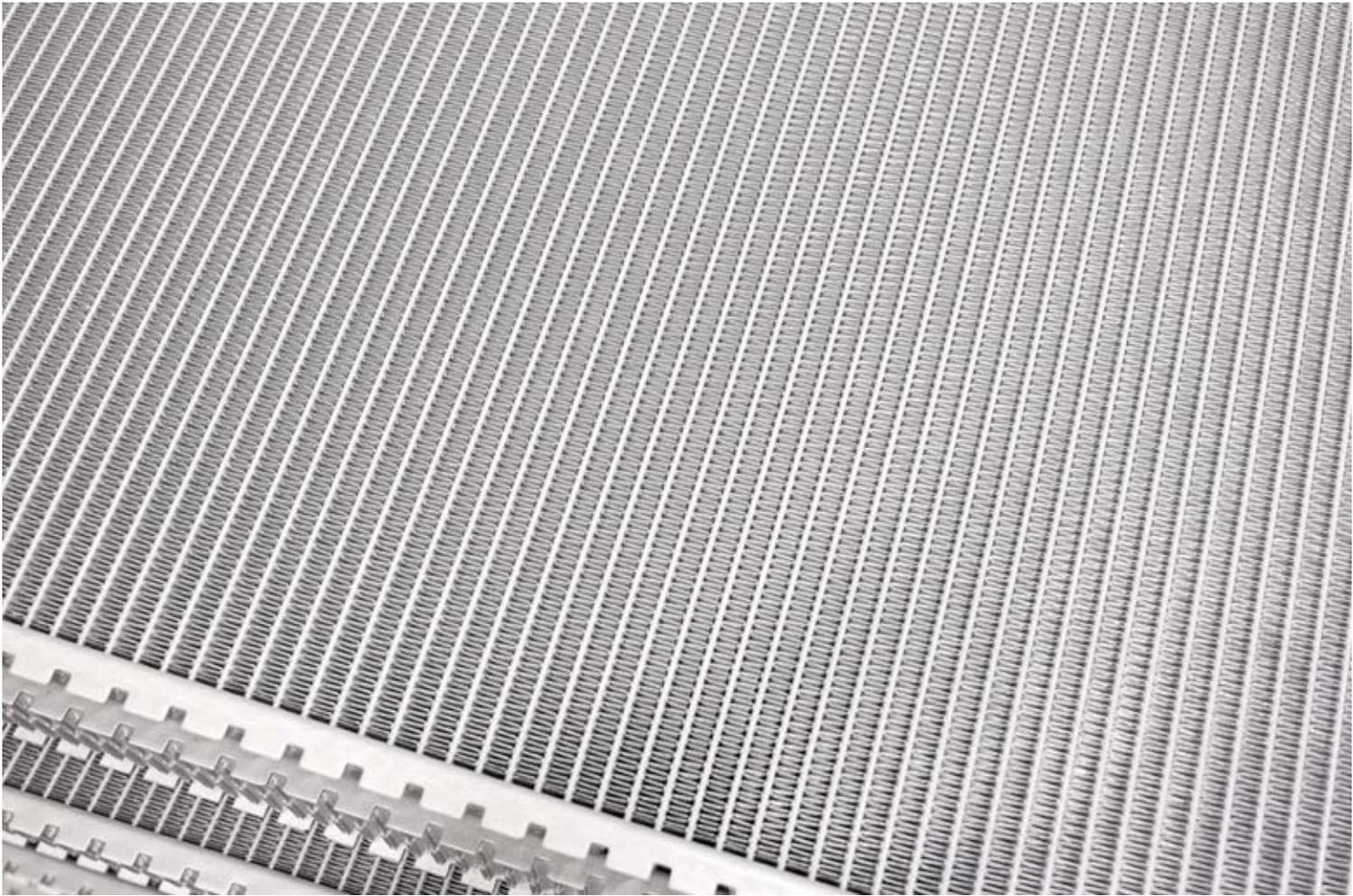
PIPELINE IN THE LINE



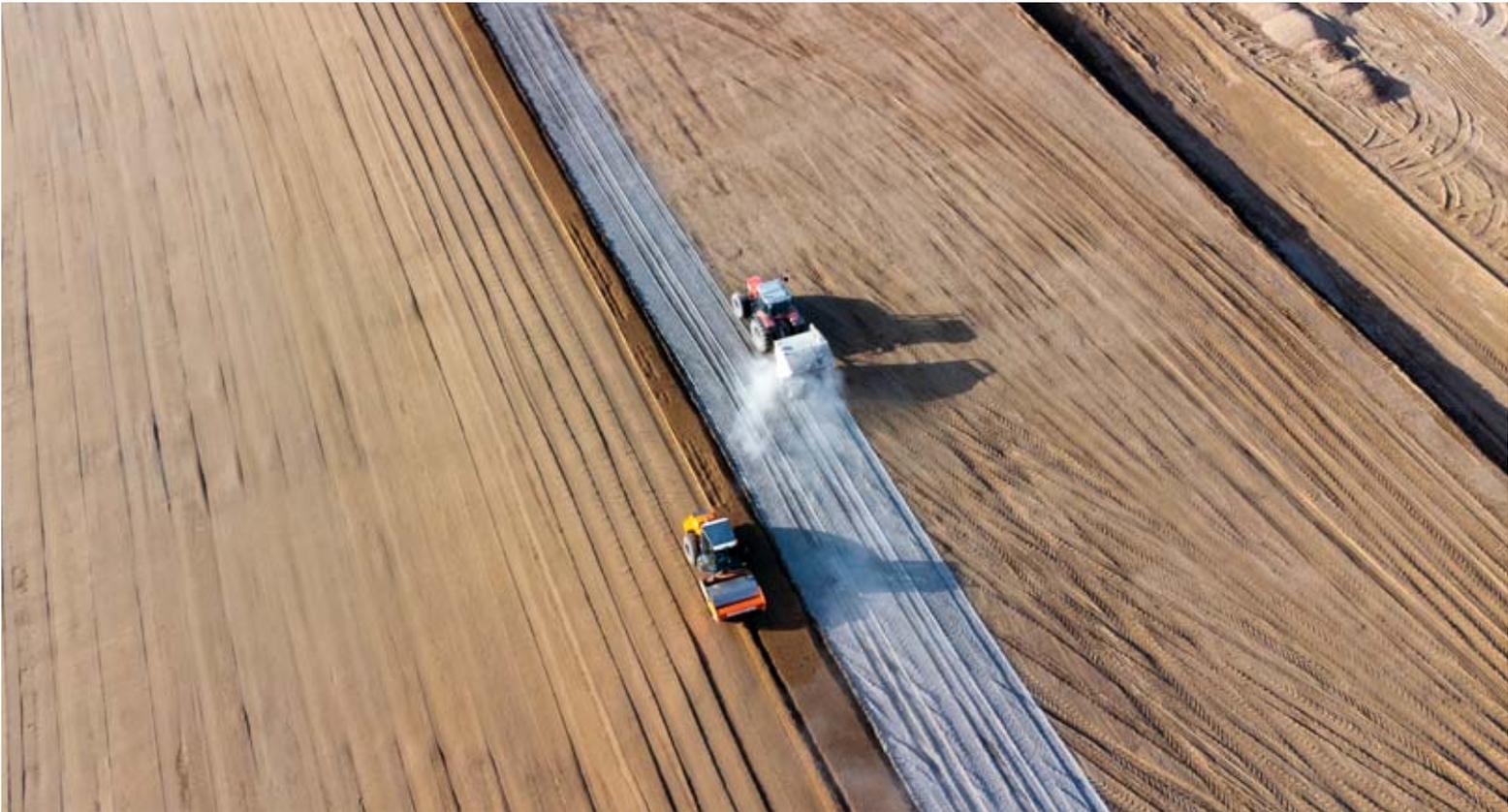


PIPELINE IN THE LINE



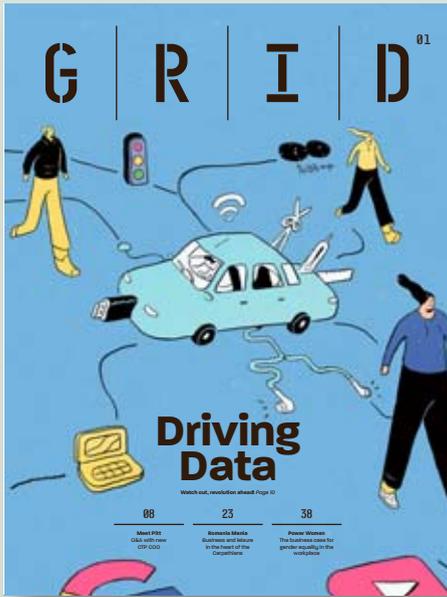


PIPE IN THE LINE





X YEARS OF GRID



GRID 1

Driving Data
Q1/18

Feature Illustration:
Jonathan Vermersch [CZ]



GRID 2

The People Issue
Q3/18

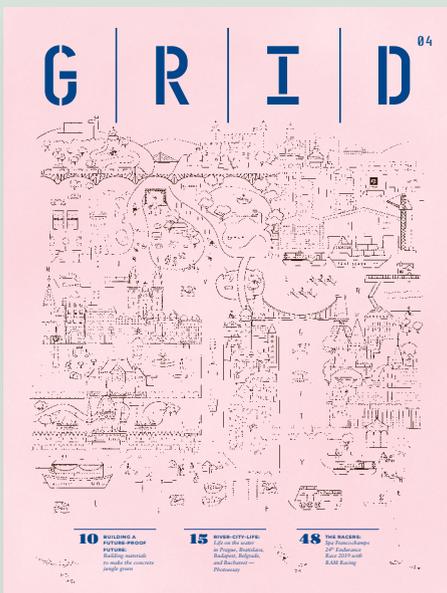
Feature Illustration:
Anna Plešmířová [CZ]



GRID 3

Five million sqm
Q1/19

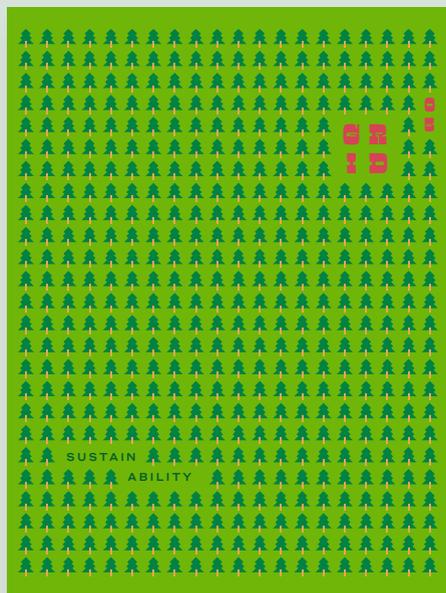
Feature Illustration:
Charles Williams [UK]



GRID 4

Network Capital Cities
Q3/19

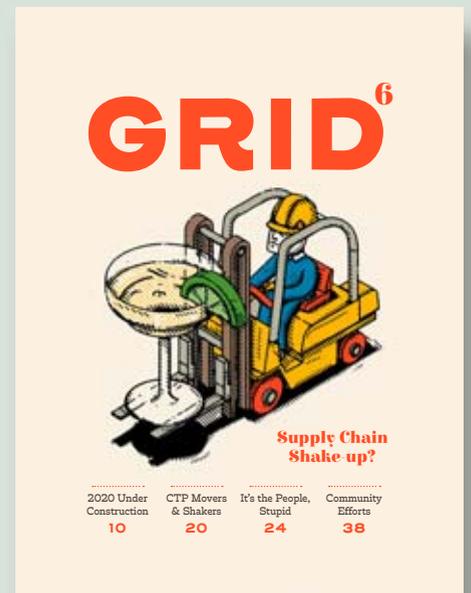
Feature Illustration:
Andrea Davalos [MX]



GRID 5

Sustainability
Q1/20

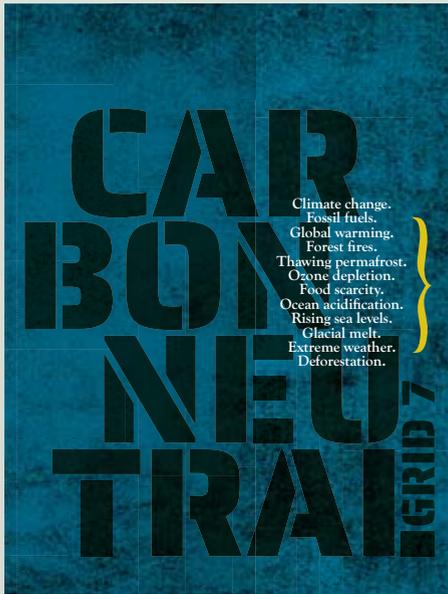
Feature Illustration:
In-house



GRID 6

Supply Chains
Q3/20

Feature Illustration:
Michael Haddad [CA]



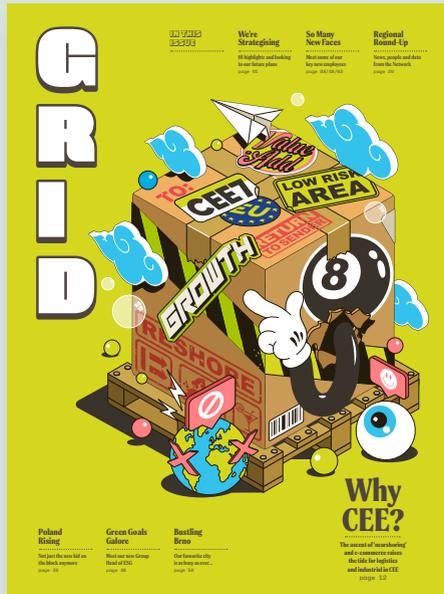
GRID 7

Carbon Neutrality

Q3/21

Feature Illustration:

Lorenzo Gritti [IT]



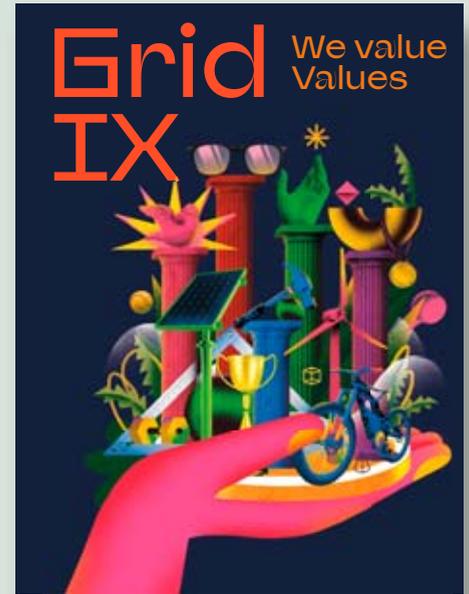
GRID 8

Business Smart CEE

Q3/22

Feature Illustration:

Alejandro Parrilla [ES]



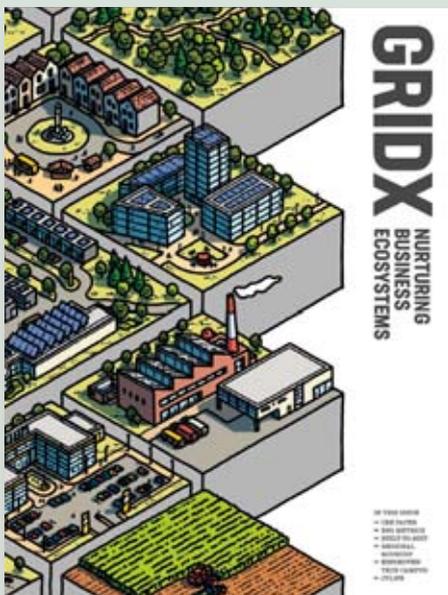
GRID 9

CTP Values

Q3/23

Feature Illustration:

Lisett Ledón Fernandez [ES]



GRID X

Ecosystems

Q1/24

Feature Illustration:

Owen D. Pomery [UK]



GRID 11

To be decided...

Q3/24

Feature Illustration?

Contact marketing@ctp.eu

GRID sprang to life as a lifestyle magazine, evolving from the CTP News broadsheet to inform and entertain. Meant for employees, business partners and clients, GRID showcases CTP's activities and insights about the region and touches on major business and cultural topics of the day. Check out the website to see what we said in 2018 and after to see how relevant GRID is today. Check out all GRID issues at ctp.eu

ctlife

EVENTS



THE CTP HOLIDAY SHOWDOWN

From Galas to helping local charities, you can bet your Christmas hat our Parkmakers were busy over the holidays across our network - but can you guess which country did what?

1.

Which CTP country team is it?

Christmas cheer was in full swing at this Clubhaus with many Parkmakers of the human variety, but also of the dog variety. Rózi the dog wishes you a very merry Christmas.



2.

Which CTP country team is it?

My, my, my! What a beautiful community space and tree - it is a signature CTP Clubhaus indeed! These Parkmakers hosted a Christmas card bazar to help spread the cheer wide and far.



3.

Which CTP country team is it?

Parkmakers or Santa's elves? This team is busy tearing tape, cutting ribbon, and wrapping Christmas presents for a local children's foster home.





4. Which CTP country team is it?
 This team knows how to party in style – Great Gatsby style! Parkmakers were dressed to the nines, CTP-mock-dollars were gambled, and champagne was popped to celebrate yet another excellent year behind them.



7. Which CTP country team is it?
 Blessing our Clubhaus with Christmas with the heavenly voices of a local Christmas carolers in traditional dress and flaunting a very grand Christmas tree – this CTP country never holds back!



6. Which CTP country team is it?
 A team dinner and wine enjoyed in utmost sophistication, but not without decorating their office in the finest Christmas decor first of course. This team has everything in order!

8. Which CTP country team is it?
 Stocked, locked, and loaded – this country team is ready to hit more targets at the shooting range. Watch out!



5. Which CTP country team is it?
 With mulled 'svařák' and cozy times hanging out by the Christmas tree, one would think this is Denmark because the 'hygge' vibes are so high – but it isn't...



9. Which CTP country team is it?
 This country locked the office went for a stroll in one of the Christmas market set right in front of the capital's City Hall.



10. Which CTP country team is it?
 This country team is very well connected and managed to get Santa the man himself in their office to hand out presents for children, while our Parkmakers stepped in to help dressed up as his trusty reindeer.





BRNO TOUR

Jakub Kodr, head of Business Development in CZ, led CTP BizDev teams on a tour of our high-tech developments in Brno to learn more about the growing business ecosystems at CTPark Brno and CTPark Brno Líšeň and to visit our high-tech campuses at Vlněna, Ponávka, and Spielberk, including the coworking space, Clubco, and our housing project for young professionals, Domeq.



ctlife
EVENTS

CTP'S TEAMS LIKE TO KEEP AN ACTIVE LIFESTYLE, KEEP LEARNING, AND PLAY A POSITIVE ROLE IN OUR LOCAL COMMUNITIES. BELOW ARE A SELECTION OF EVENTS OUR TEAMS LED OR PARTICIPATED IN SINCE LAST GRID.

LETS BIKE TOGETHER ALL (CZ)

Part of the Let's Bike Together event for children's home *Dětský domov Dagmar*, the Brno cycling team donated bikes to children's homes in Plzeň, Prague, Humpolec and Ostrava.



DUVI SPORT WINTER TROPHY

CTP co-sponsors this popular charity and community downhill skiing event held each year in western Slovakia, which attracts more than 150 participants from all age and social groups.



CTP ANNUAL REPORT & GRID WIN ACCOLADES AGAIN

In September, CTP took first place in the Czech Republic *PR Club* Annual Report competition for the second year in a row. We also took the top spot for our 2022 Annual Report and GRID IX at the *Top 100* competition. First time lucky? Second time, class!



EVENT	DATE	PLACE
Portfolio Construction Forum 2024	21/03	Budapest
Bratislava Property Forum	21/03	Sheraton Bratislava Hotel
International Defense Exhibition Bratislava	14/05	Bratislava
HN Doprava a logistika	25/04	SK
Property Forum Sofia	30/05	Sofia
Industrial Conference BG SKLAD	24/05	BG
Portfolio Property X 2024	29-30/05	HU
Business Breakfast with CTP	24/05	SK
Brno Open House	18-19/05	CZ
Building I opening	25/06	Vlněna
CTP Slovakman	04/08	SK
Logistic Business Conference	24/10	BG

UPCOMING EVENTS

MEET US HERE

Doksy Race: 16/09/2024 Coming again in September!

GRID X

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