



GRIDX

EDITION II

NURTURING
BUSINESS
ECOSYSTEMS

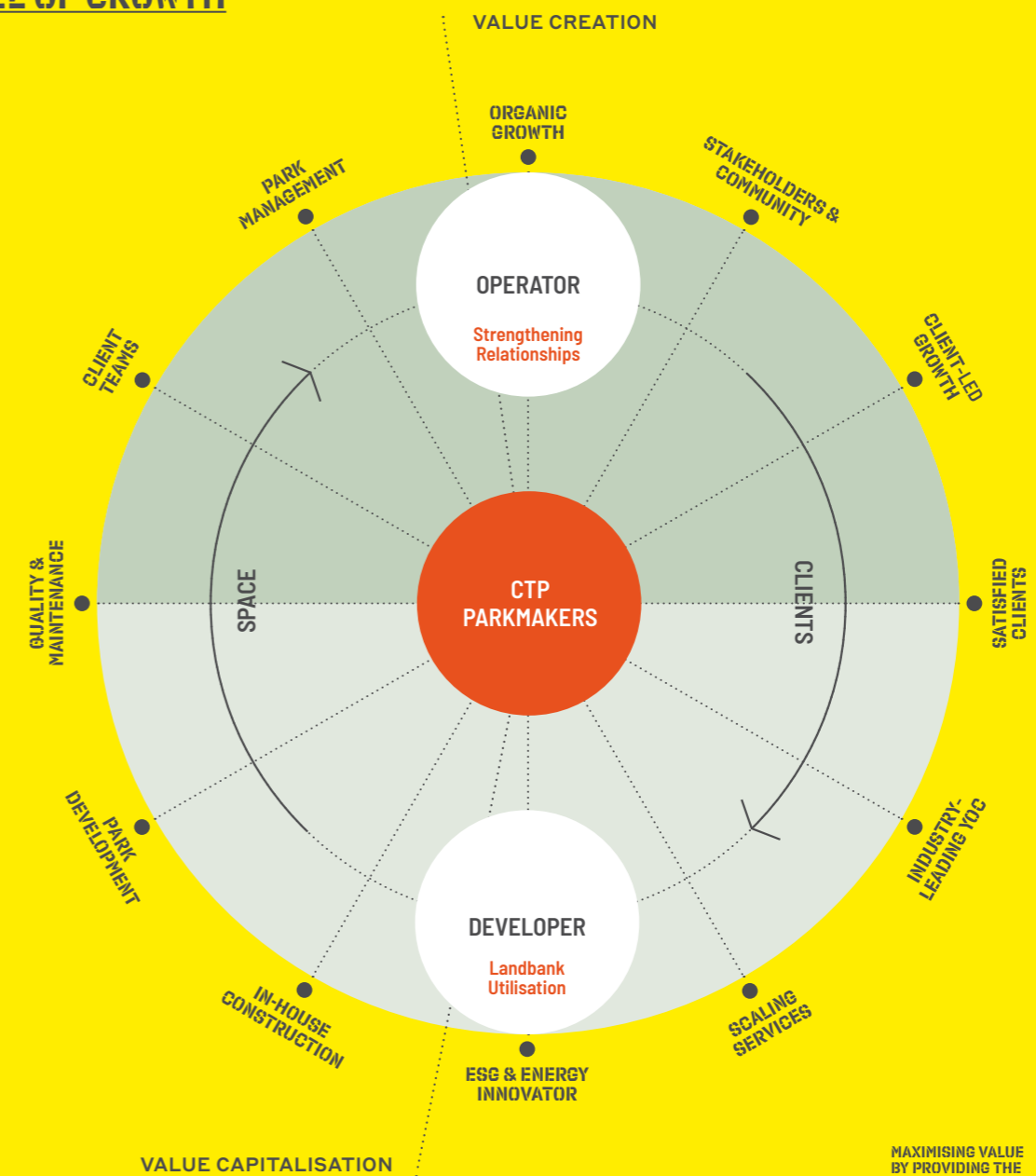
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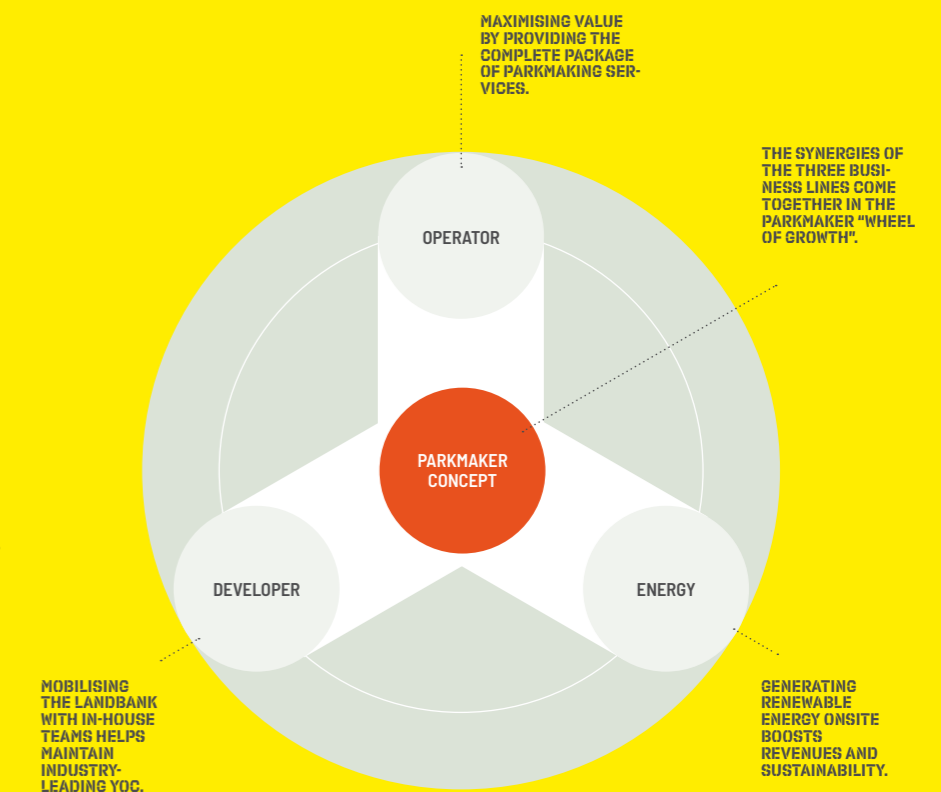
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CTP BUSINESS MODEL

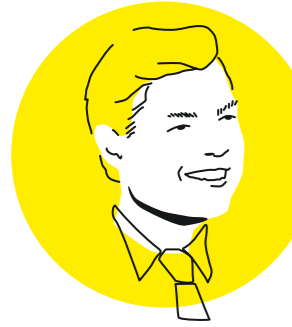
WHEEL OF GROWTH



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.



PARKMAKER CONCEPT



OH MY WORD...

CTP has grown in many ways since the launch of our IPO in March 2021, in line with our agile, entrepreneurial spirit. Being a publicly listed company has opened wider capital and growth opportunities while also bringing in more procedures that enable us to be more efficient. The proof is in our growth.

Expanding with new and existing clients alike, we have more than doubled our gross leasable area (“GLA”) since the IPO, which is now over 12 million sqm. This growth is thanks to our dedicated and passionate team that has expanded to over 800 professionals across our network, all of whom are all shareholders in the company—an opportunity thanks to our IPO.

CTP continues to hold market-leading positions in our core CEE markets, and we continue to expand our footprint in Germany, developing new, high-tech campuses and inner-city projects targeting smaller companies, as well as continuing to grow our portfolio across our growth markets, including Poland.

Market demand remains strong

Clients value our solutions and market demand is strong. In H1-2024, we signed 918,000 leases, up 8% from last year. We have a client retention rate of 95%, and two-thirds of our new leases are signed with existing clients. Demand in our core CEE markets is diverse and driven by several factors, including nearshoring, e-commerce, and the ongoing growth of domestic consumption. CEE’s reputation as an ideal destination for manufacturing and high-tech businesses continues to strengthen: the region remains a business-smart and best-cost production location in Europe and is open for business—making it the fastest growing region in Europe. Some of our recent larger deals include the Polish retailer LPP in Bucharest, Raben in Warsaw, and a large retailer in Budapest.

An expanding portion of CTP’s business growth comes from Asian clients, who now make up over 10% of our portfolio. This is helped by our team in Asia, who are actively developing business opportunities. Recent deals with Asian-based clients include Quanta, a Taiwanese semiconductor producer, for a new, 22,500 sqm high-tech production facility at CTPark Jülich in northwest Germany, and Inventec, a Taiwanese manufacturer of electronics and IT solutions, expanding with us Brno. CTP has on-the-ground know-how, and our full-service solution is appreciated even more by international clients, so they can hit the ground running in Europe.

Long-term growth remains our strategy

As long-term owners and operators of our portfolio, we maintain our assets in top condition for our clients and provide full-service property solutions. This ensures that our clients can focus on their

core business. We are also planning to explore and roll out more affordable employee housing at our parks, to better support our clients with their common challenge—securing a strong labour force. Moving forward in terms of development, we have 25 million sqm of landbank. We have around two million sqm of GLA under construction, and around 80% of this is within established and thriving parks. We’re developing at full pace to keep up with the overall market environment, where higher interest rates make it more challenging for our competitors with build-to-sell business models to bring new supply to meet demand. With supply coming down, the supply/demand balance remains healthy and also creates favourable conditions for CTP to win market share.

During H1-2024, the CTP team delivered 328,000 sqm of GLA across our network, with 92% pre-let at completion, at an industry-leading average yield on cost (“YoC”) of 10.7%. The scale and speed of delivery are thanks to our in-house teams, who manage the whole process—from permitting to construction and custom fit-outs.

Sustainability remains central to success

We continue to improve our ESG credentials that also help our clients with their ESG reporting through five strategic pillars, which you can read more about in this issue of GRID. We see our ESG ambitions as opportunities to optimise and innovate our properties’ operations while boosting the well-being of the people who work there and the surrounding communities, which in turn helps our clients with employee retention. We recently improved our Sustainability rating, achieving a “Negligible Risk” score in May 2024 and with results that rank us 77th out of 1,033 among our peer group.

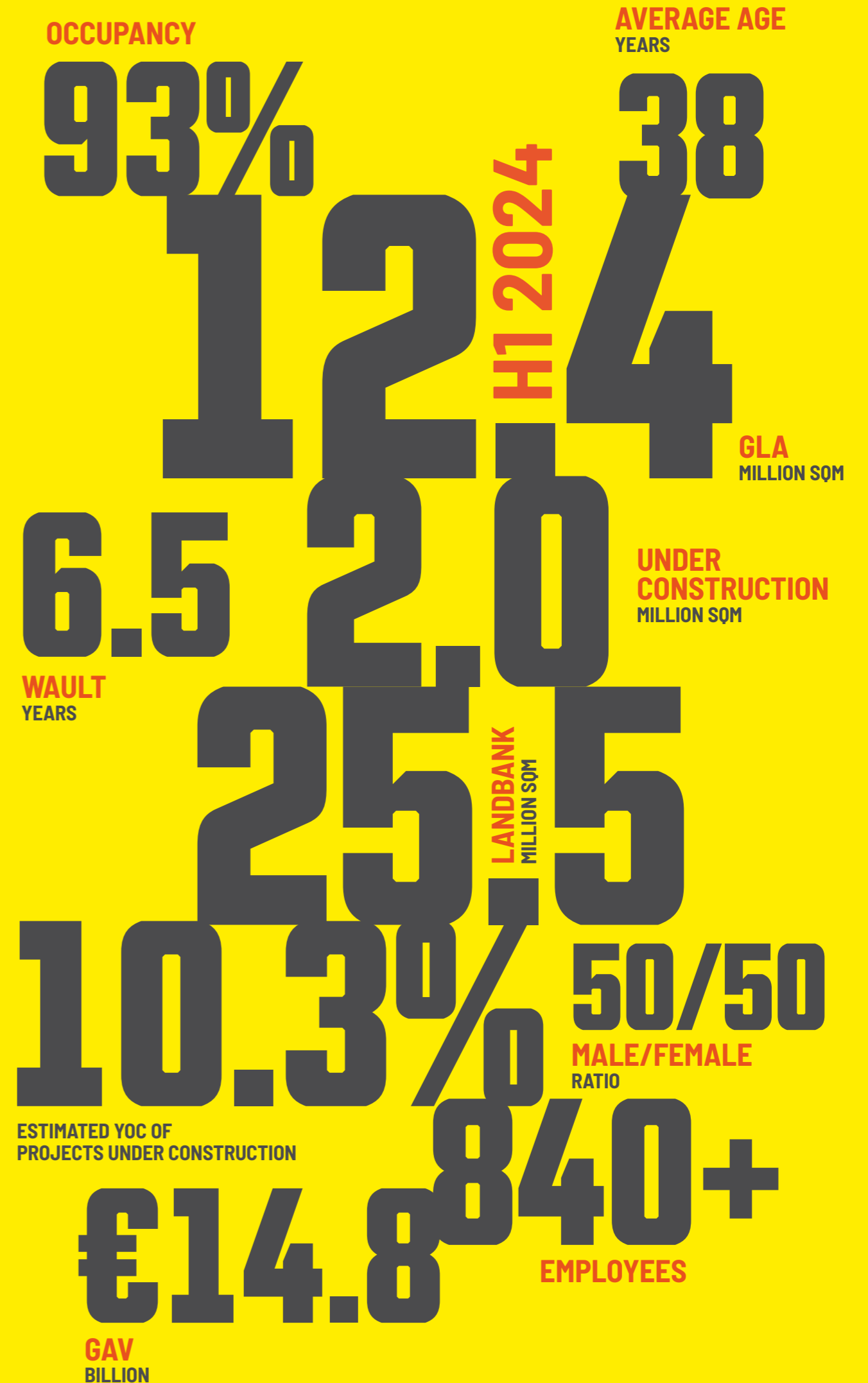
I am very pleased that our Clubhaus at CTPark Bucharest West scored the highest BREEAM rating for a non-residential building in use globally with a score of 94.67%. We’re incredibly proud of this achievement, as it speaks to our ability to use the latest innovations for buildings that impact the environment and communities in a positive way. But this achievement is not a destination. We continually try to raise the bar.

Sustainable real estate is of course not just only about building new things—revitalisation projects are very important. We have completed and continue to develop many successful brownfield projects in the Czech Republic and Slovakia and are excited to bring our successful approach to other markets, particularly in Germany and the Netherlands. In June 2024, our project in Bremen was selected as the top industrial brownfield project in Germany by Brownfield24. We look forward to transforming more brownfield projects into modern dynamic business ecosystems, with a focus on smaller businesses.

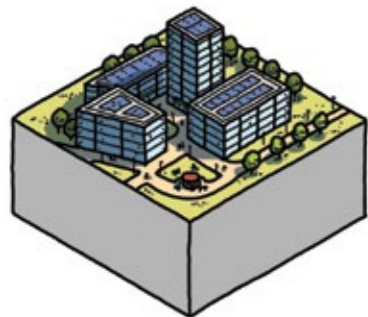
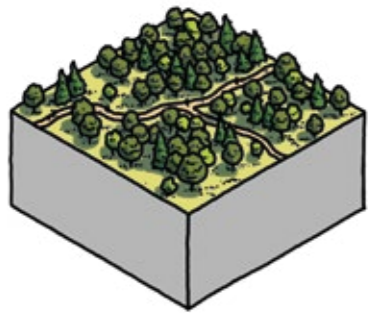
Speaking for myself and the whole CTP team, we are excited to be building the future of European real estate and to be contributing to the growth of dynamic business ecosystems that create new opportunities and help drive the future of European industry forward.

Now back to work!

REMON VOS
CEO



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.

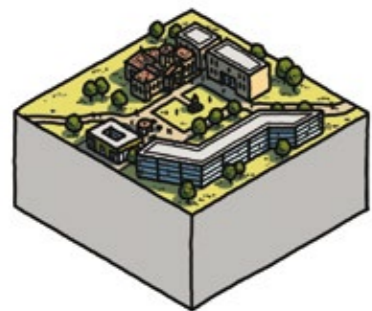
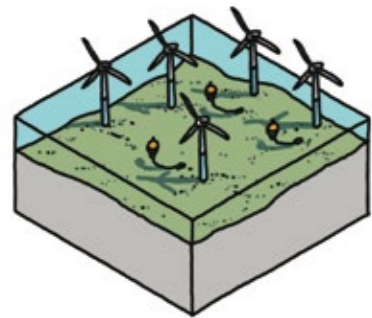
Technology parks, with their campus environment, are natural homes for innovation to flourish. State-of-the-art custom-built R&D labs combined with community space and natural landscaping create a relaxed, informal environment that supports collaboration. The aim is to create a community that stimulates 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. »



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 Alpha-beats, 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.

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



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.

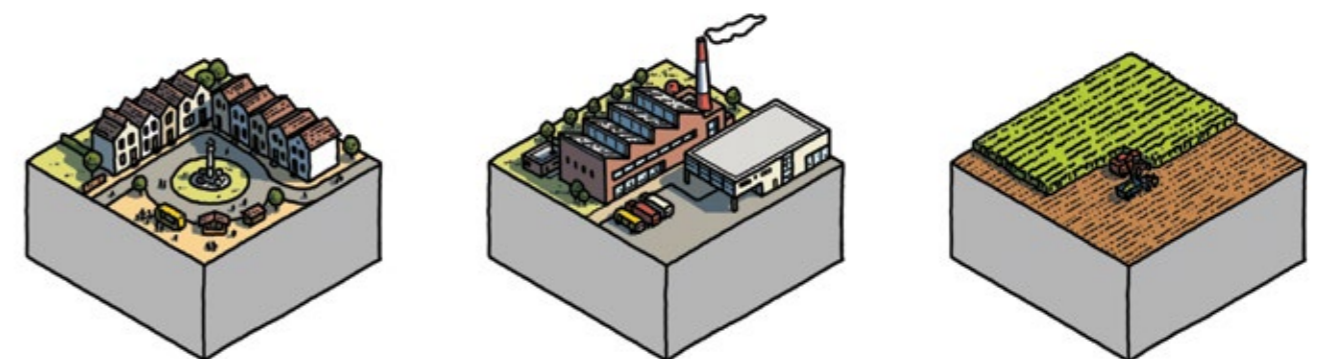
Following years of consistent CTP investments and engagement, cities like Brno and Ostrava in the Czech Republic are today home to several CTParks that have grown to become high-tech business ecosystems in collaboration with local universities and municipalities. The company has accelerated these efforts 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.

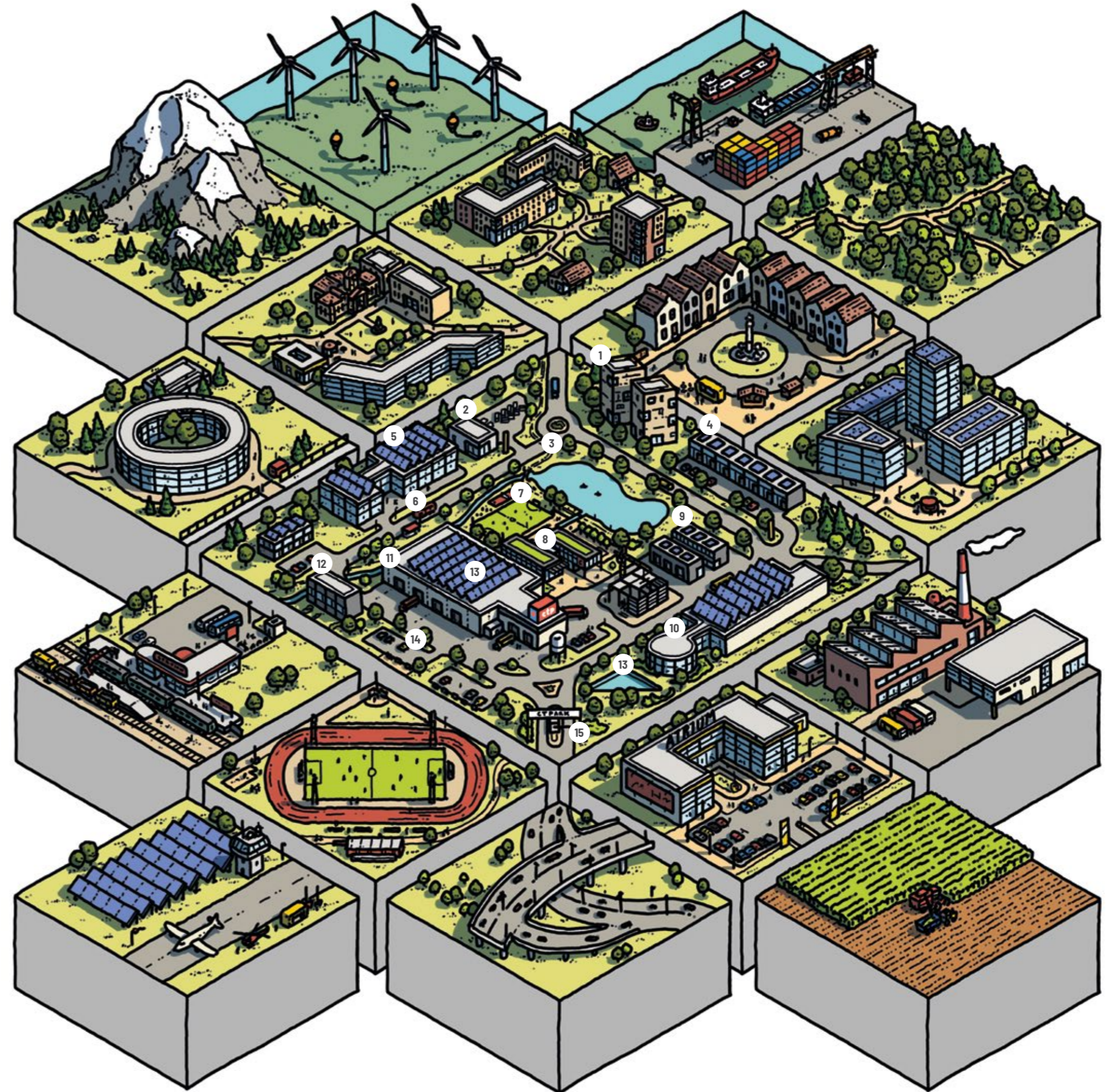
"THE CAMPUS IS A MAGNET FOR TECH WORKERS FROM ACROSS THE GLOBE. THEY COME HERE BECAUSE THEY KNOW THEY WILL BE ABLE TO WORK ON SOMETHING THAT EXCITES THEM, AND THEY BELIEVE THEY WILL FIND IT HERE."

JOHN BELL
CEO OF HIGHTECHXL
High Tech Eindhoven Campus



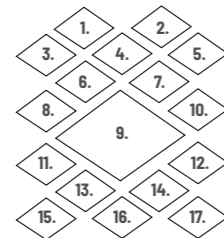
ECOSYSTEMS

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
Construction Director
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.



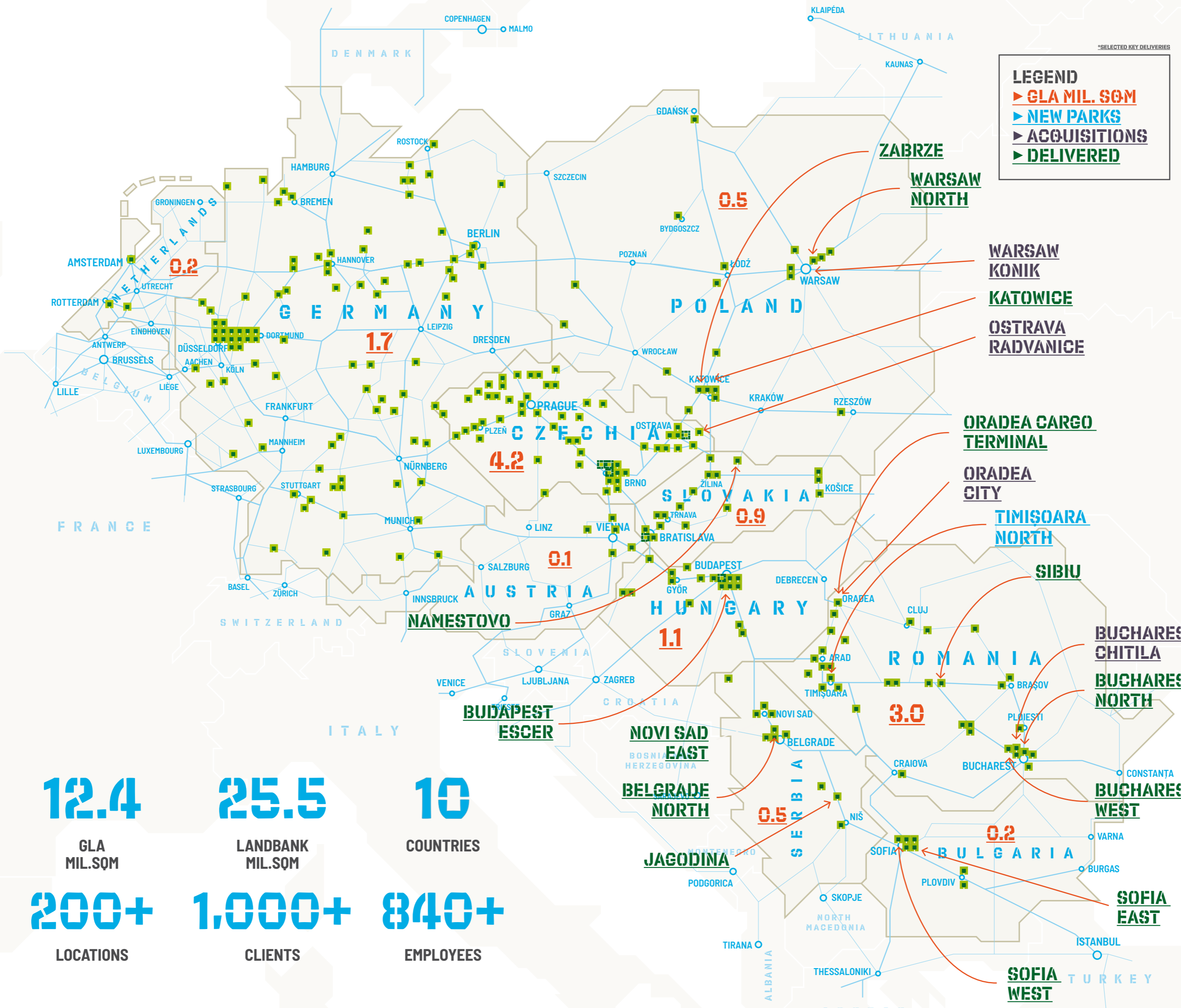
Primark / Lidl / Dr. Max

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



12.4
GLA MIL.SQM

25.5
LANDBANK MIL.SQM

10
COUNTRIES

200+
LOCATIONS

1,000+
CLIENTS

840+
EMPLOYEES

PL

GROWTH MARKET

PORTFOLIO SHARE

4%

GLA SGM

507,000

UNDER CON. SGM

558,000

LANDBANK MIL. SGM

3.1

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



Piotr Flugel
Managing Director,
Poland



Katarzyna Myjak
Senior Business
Developer



Sandra Winiarska
Business Developer



Grzegorz Sikora
Business Developer



Łukasz Tomczyk
Business Developer



Patrycja Makowska
Business Developer



Bartosz Koziół
Business Developer



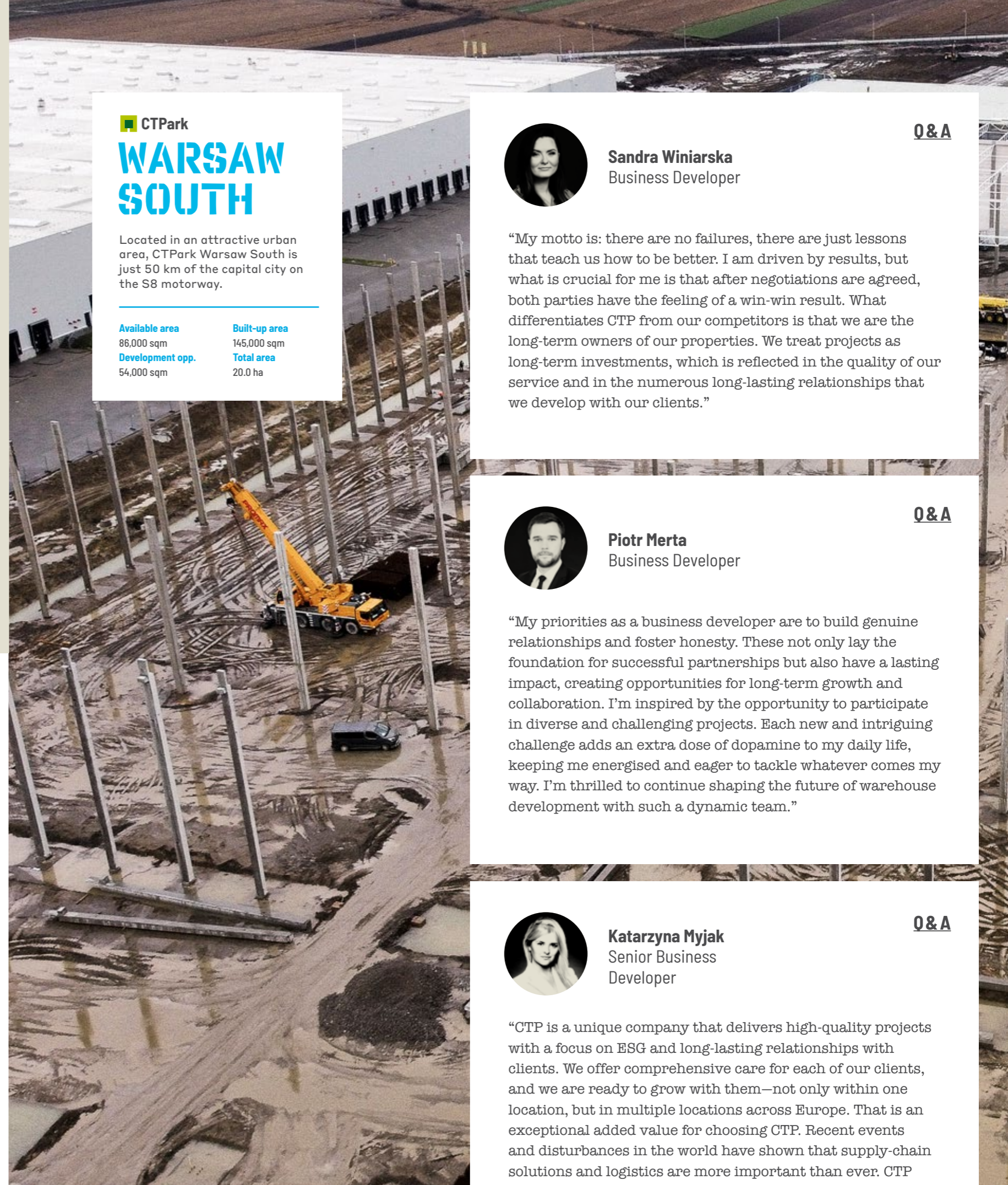
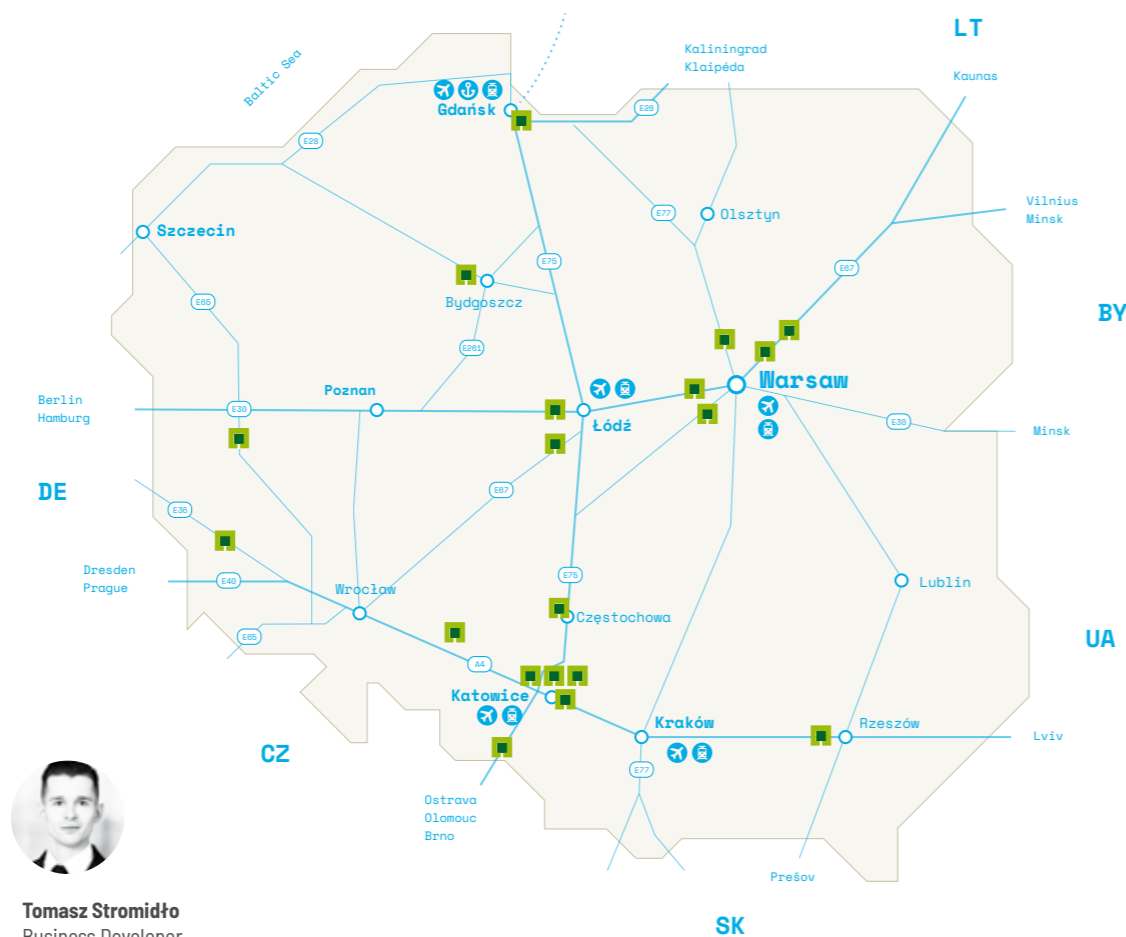
Piotr Merta
Business Developer



Tomasz Wojsz
Business Developer



Tomasz Stromidło
Business Developer



CTPark

WARSAW SOUTH

Located in an attractive urban area, CTPark Warsaw South is just 50 km of the capital city on the S8 motorway.

Available area	Built-up area
86,000 sqm	145,000 sqm
Development opp.	Total area
54,000 sqm	20.0 ha

Q&A



Sandra Winiarska
Business Developer

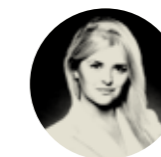
“My motto is: there are no failures, there are just lessons that teach us how to be better. I am driven by results, but what is crucial for me is that after negotiations are agreed, both parties have the feeling of a win-win result. What differentiates CTP from our competitors is that we are the long-term 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
HOWA

CTPark Howa 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 Howa is located directly next to the A18 motorway under construction, leading to the German border and only four km from Howa city centre.

Available area 105,000 sqm	Built-up area 97,000 sqm
Development opp. 21,000 sqm	Total area 34.64 ha



CTPark
RZESZÓW

Available area 36,000 sqm	Built-up area 0 sqm
Development opp. 49,000 sqm	Total area 28.57 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

CTPark
OPOLE nearly 30,000 sqm
in automotive

DE

W. EUROPEAN
MARKETS

PORTFOLIO
SHARE

14%

GLA
MIL. SQM

1.7

UNDER CON.
SQM

64,000

LANDBANK
SQM

534,000

BREAKING NEW GROUND AT MULTIPLE SITES THROUGHOUT GERMANY



Marcus Breuer
Head of Leasing

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.”



Bernd Stills
Senior Business
Developer & Leasing
Manager



Stefan Deininger
Senior Business
Developer & Leasing
Manager



Jöran Redies
Senior Business
Developer & Leasing
Manager



Judith Josephs
Senior Business
Developer & Leasing
Manager



Christian Freiberger
Business Developer
& Leasing Manager



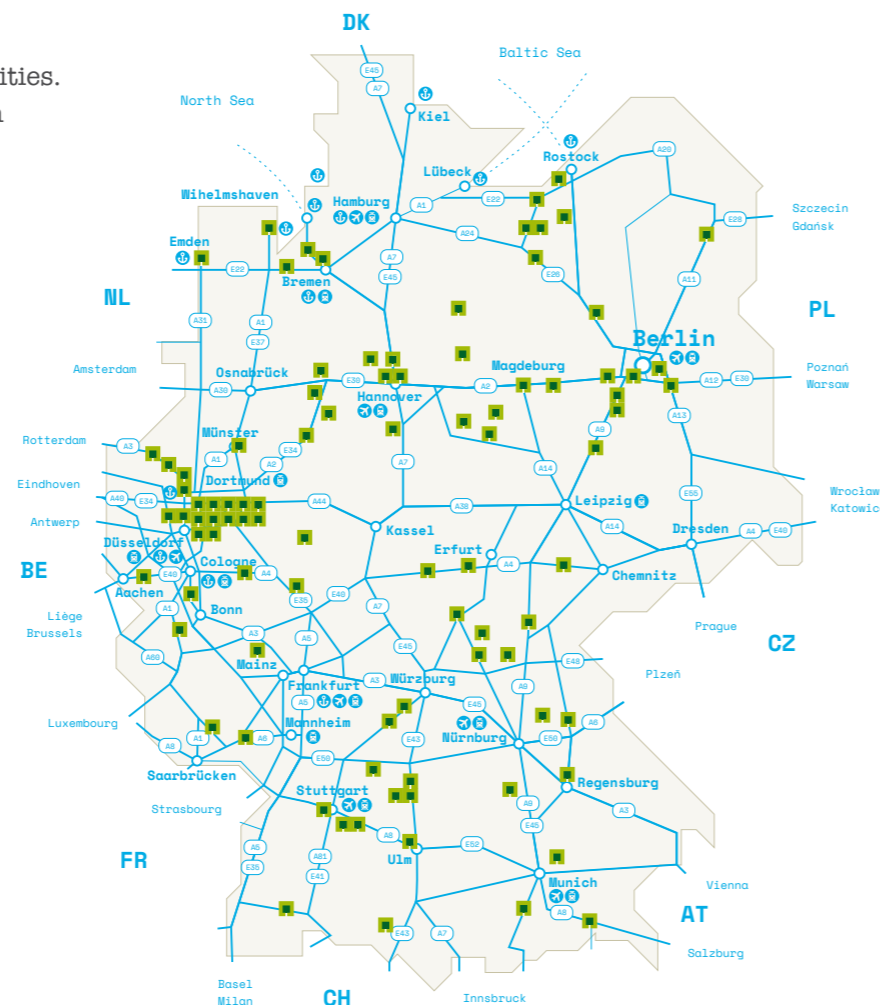
Gabriel Bober
Business Developer
& Leasing Manager



Lothar Linde
Business Developer
& Leasing Manager



Sandy Benz
Business Developer
& Leasing Manager



CASE STUDY



HEINEKEN TO OPEN NEW WAREHOUSE AT CTPARK WEIDEN



CTPark MULHEIM

Available area	Built-up area
123,000 sqm	138,000 sqm
Development opp.	Total area
60,000 sqm	13.5 ha



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 WUPPERTAL

Available area	Built-up area
87,000 sqm	40,000 sqm
Development opp.	Total area
47,000 sqm	13.2 ha



CTPark WEIDEN >28,000 sqm
Distribution centre



CTPark
BREMEN



Ideal city-edge location

Gabriel Bober
 Business Developer
 & Leasing Manager

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 29,000 sqm	Built-up area 29,000 sqm
Development opp. 0 sqm	Total area 6.0 ha



CZ	CORE MARKETS	PORTFOLIO SHARE	34%	GLA MIL. SQM	4.2
		UNDER CON. SQM	469,000	LANDBANK MIL. SQM	8.7

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
Junior Business Developer

A BUSY YEAR

The Czech Republic is where it all began for CTP, and we haven’t slowed down since. Today, it remains not only one of our largest markets but also one of our most dynamic, home to everything from startups to major big-box clients.



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



vitesco
TECHNOLOGIES



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.

CTPark
OSTRAVA

CTPark
OSTRAVA-HRUŠOV

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

CTPark OSTRAVA

Available area	Built-up area
14,000 sqm	186,000 sqm
Development opp.	Total area
15,000 sqm	87.16 ha



CTPark OSTRAVA HRUŠOV

Available area	Built-up area
36,000 sqm	91,000 sqm
Development opp.	Total area
0 sqm	15.00 ha

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	Built-up area
69,000 sqm	189,000 sqm
Development opp.	Total area
222,000 sqm	8.98 ha



CTPark PLZEŇ KASÁRNY

Available	Built-up area
03/04 2025	0 sqm
Development opp.	Total area
46,000 sqm	6.45 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	24%	GLA MIL. SQM	3.0
		UNDER CON. SQM	202,000	LANDBANK MIL. SQM	3.8

A REGIONAL HUB FOR ACCESS TO EUROPE AND THE NEAR EAST



Jovan Radosavljevic
Managing Director



Nicoleta Gavrilă
Senior Business Developer



Andrea Enescu
Transactions Director



Cristina Manea
Business Developer



Viorela Olteanu
Business Developer



Ștefan Ciocan
Business Developer



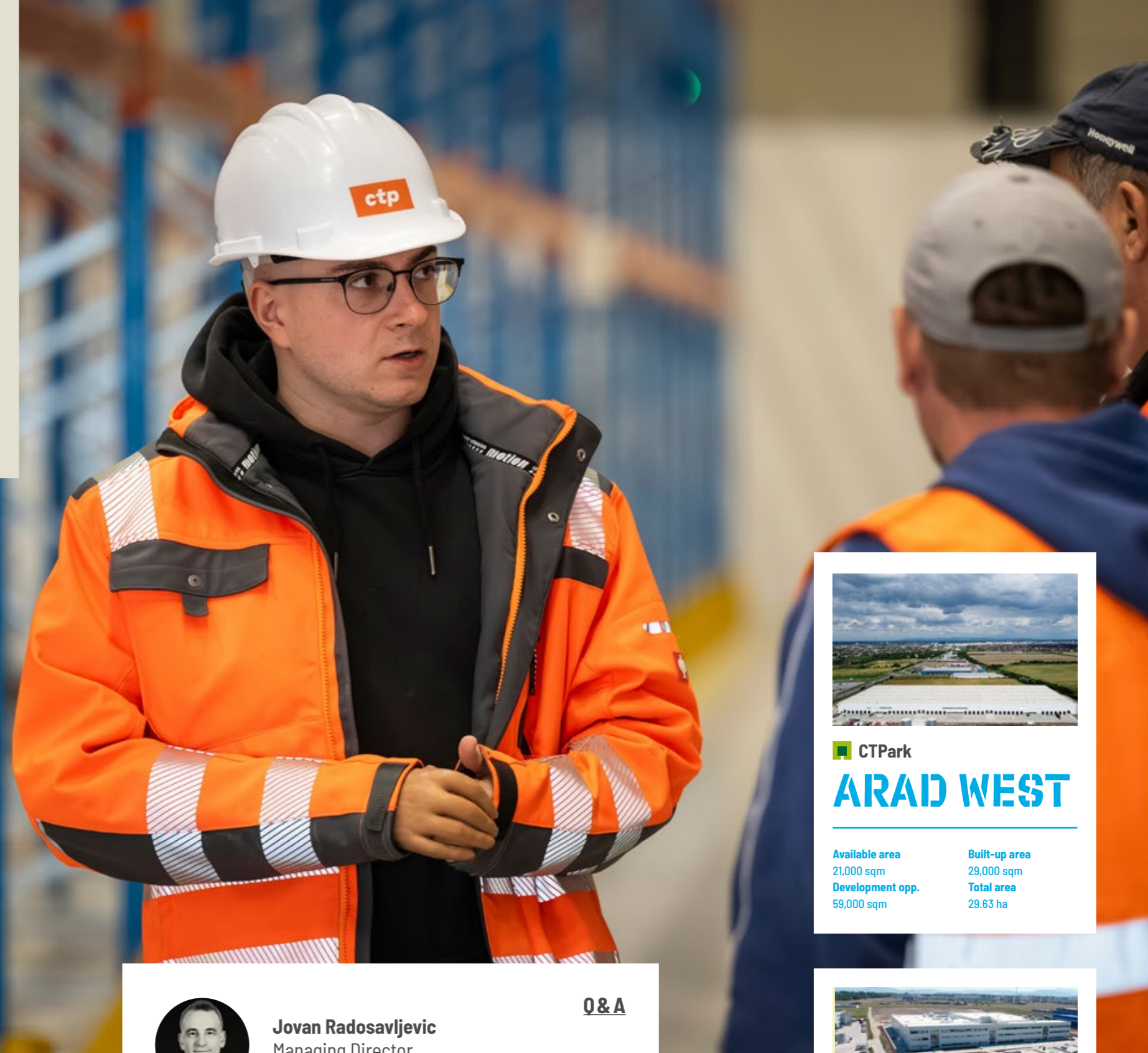
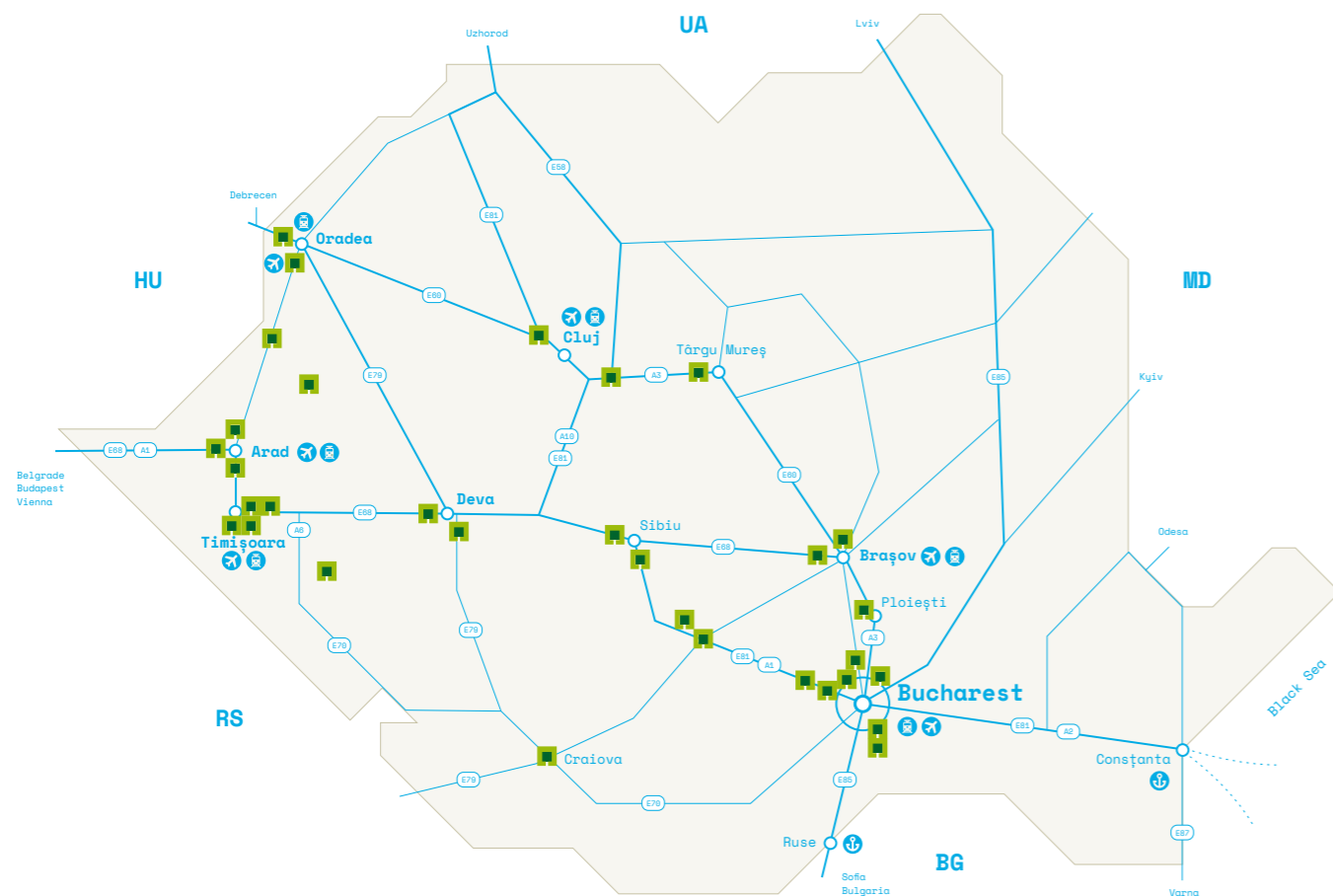
Aurel Cirstea
Business Developer



Carmen Drozan
Community Manager



Tatiana Axinte
Community Manager



CTPark
ARAD WEST

Available area	Built-up area
21,000 sqm	29,000 sqm
Development opp.	Total area
59,000 sqm	29.63 ha



Jovan Radosavljevic
Managing Director

Q&A

“I am excited for a new challenge at CTP, a company that stands out for its ambitious, long-term approach to real estate development and its strong, client-focused partnerships. Today’s modern businesses increasingly want their logistics space to be built around amenities that can support their employees and local communities and help make their lives better. CTP understands this, which is why it continues to grow across CEE and attract more and more new clients”



CTPark
BRAȘOV

Available area	Built-up area
0 sqm	0 sqm
Development opp.	Total area
52,000 sqm	12.95 ha



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

The Polish fashion retailer decided to launch their brands in the SEE region with their first foreign distribution centre in Romania. In 2023, less than one year after the start of construction, CTP’s in-house construction team delivered LPP 66,000 sqm of space at CTPark Bucharest West – one of CEE’s largest and most successful parks. Custom designed automation solutions enabled them to service 450 stores and at the same time ship up to 6 million pieces of apparel per week to Romanian, Bulgarian, Hungarian, Croatian, Macedonian, Serbian, and Greek markets. Less than one year after launching their operations here, LPP signed a deal to extend this space to what will now total 95,000 sqm of GLA.

CTPark
BUCHAREST
WEST

LPP

95,000 sqm e-commerce and distribution centre

HU

CORE
MARKETS

PORTFOLIO
SHARE

8%

GLA
MIL. SQM

1.1

UNDER CON.
SQM

181,000

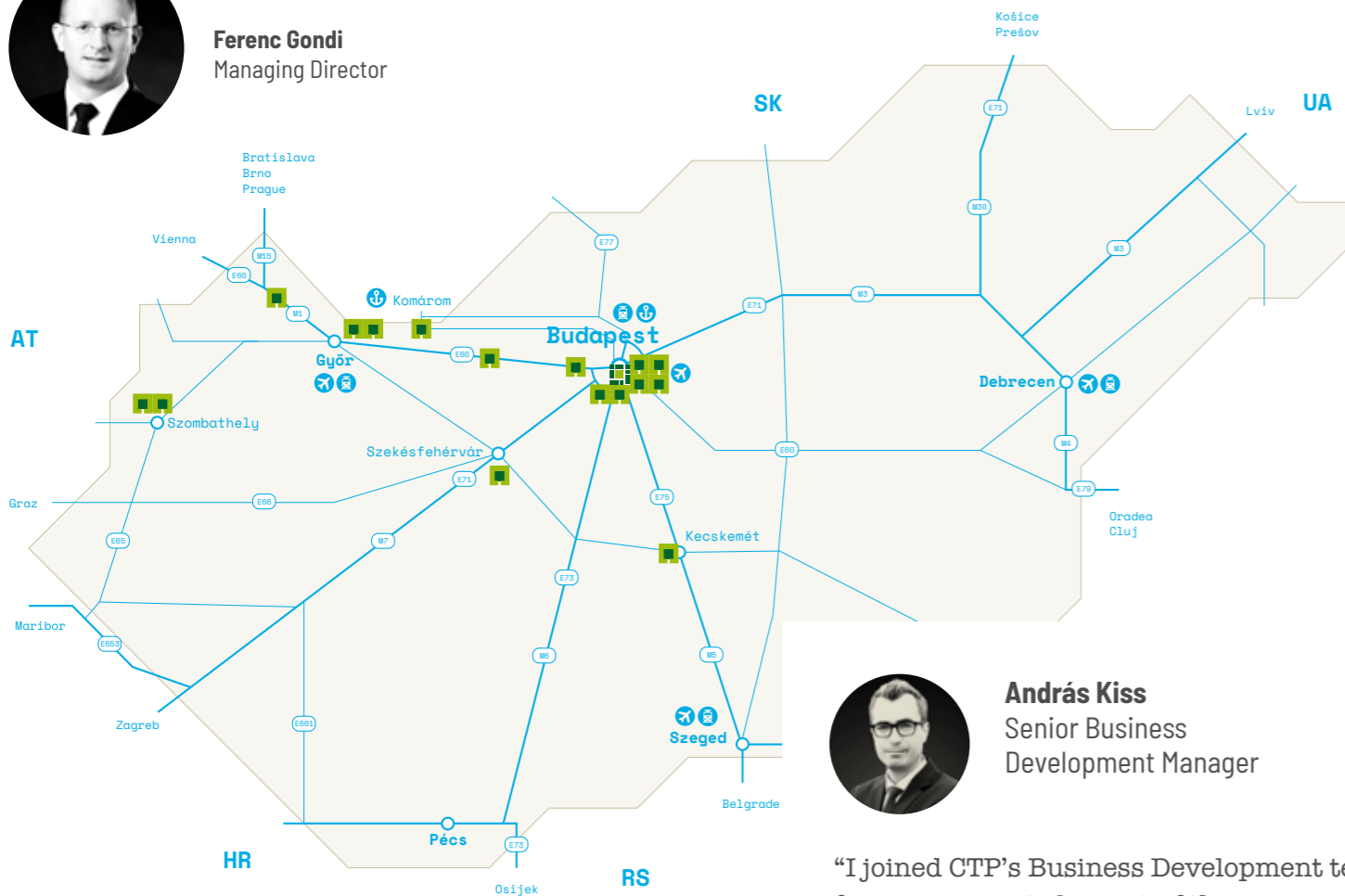
LANDBANK
MIL. SQM

2.9

HIGH-TECH LOCATION FOR AEROSPACE & EV INDUSTRY HEAVYWEIGHTS



Ferenc Gondi
Managing Director



András Kiss
Senior Business
Development Manager

Q&A

“I joined CTP’s Business Development team four years ago 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

CASE STUDY

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 Esцер, 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 Esцер, 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.



5,500 sqm
Repair & maintenance centre



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.
289,000 sqm

Built-up area
88,000 sqm
Total area
77.20 ha





BUDAPEST WEST

Located 19 km to the city centre and next to the town of Biatorbágy on the M1 motorway, CTPark Budapest West is home to the country's very first BREEAM Outstanding rated building. The park offers its tenants one of CTP's signature community Clubhouses; it services as a hub for employees and community events.

Available area	Built-up area
30,000 sqm	303,000 sqm
Development opp.	Total area
81,000 sqm	91.20 ha



CTPark
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	Built-up area
54,000 sqm	177,000 sqm
Development opp.	Total area
516,000 sqm	54.90 ha

CTPark
PREŠOV NORTH

Available area	Built-up area
11,000 sqm	0,000 sqm
Development opp.	Total area
216,000 sqm	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.”

\$K	CORE MARKETS	PORTFOLIO SHARE	7%	GLA MIL. SQM	881,000
		UNDER CON. SQM	181,000	LANDBANK MIL. SQM	2.1

EASTERN SLOVAKIA ATTRACTING INTEREST



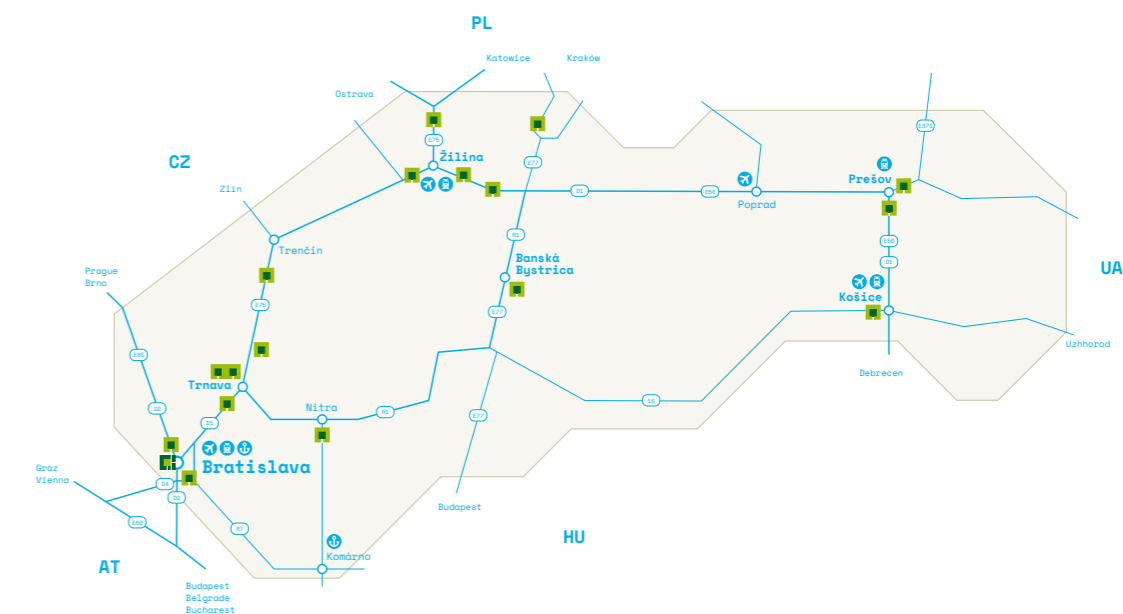
Ivan Pastier
Business Development Director



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
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CTPark
BELGRADE CITY

Available area 31,000 sqm	Built-up area 104,000 sqm
Development opp. 10,000 sqm	Total area 27.50 ha



CTPark
NOVI SAD EAST

Available area 15,000 sqm	Built-up area 43,000 sqm
Development opp. 219,000 sqm	Total area 18.00 ha

RS

GROWTH
MARKETS

PORTFOLIO
SHARE

4%

GLA
SQM

500,000

UNDER CON.
SQM

168,000

LANDBANK
MIL. SQM

2.2

SERBIA GROWING FAST WITH NEW INVESTORS



Laza Kovacevic
Managing Director



Petar Kolognat
Business Development Director



Jovan Dobric
Business Developer

CASE STUDY



LIANBO TRAVELS FROM CHINA TO SERBIA WITH CTP

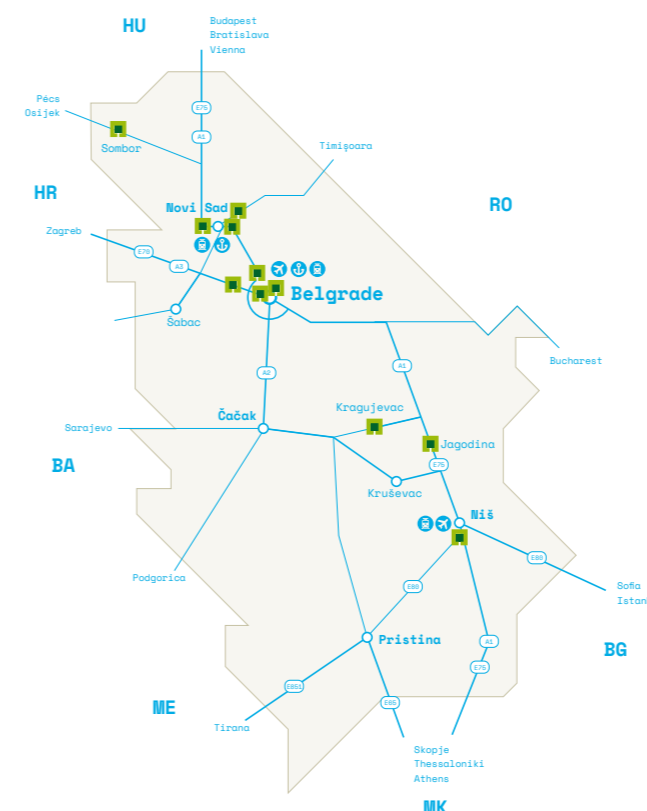
With the recent nearshoring trend gaining momentum, CEE is becoming an increasingly popular destination for businesses seeking strategic expansion. A prime example of this shift is the arrival of Lianbo Precision Technology, a Chinese manufacturer specialising in the production of rotors and stators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



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."



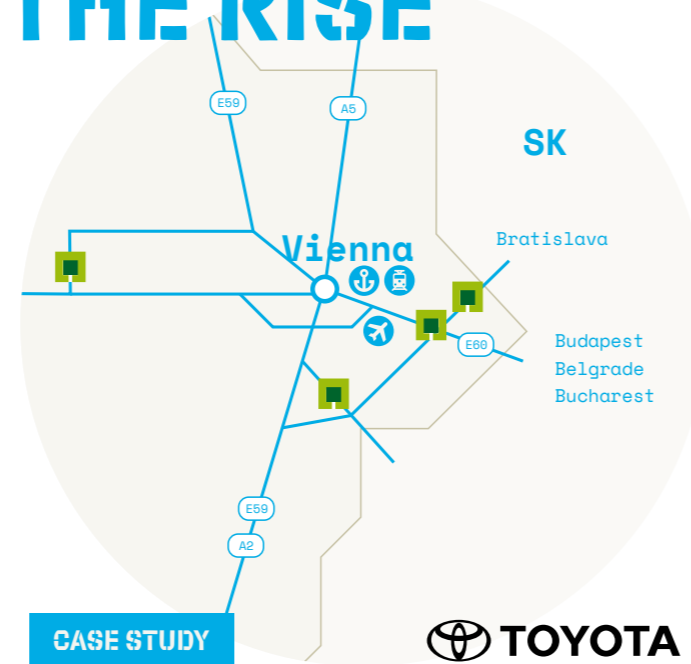
CTPark
JAGODINA

Available area 15,000 sqm	Built-up area 18,000 sqm
Development opp. 88,000 sqm	Total area 22.90 ha

AT	W.EUROPEAN MARKET	PORTFOLIO SHARE	1%	GLA SGM	79,000
		UNDER CON. SGM	88,000	LANDBANK SGM	441,000

BG	GROWTH MARKET	PORTFOLIO SHARE	2%	GLA SGM	237,000
		UNDER CON. SGM	133,000	LANDBANK SGM	230,000

NEW MARKETS ON THE RISE



CASE STUDY **TOYOTA**

CTP'S SUSTAINABLE VENTURE WITH TOYOTA IN AUSTRIA

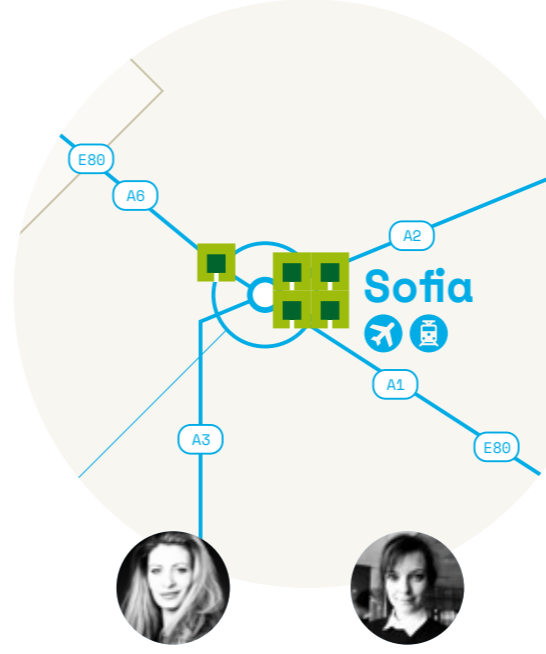
CTP's first development in Austria—ultra-modern, BREEAM-certified “Outstanding” CTPark Vienna East—is home to a new 12,000 sqm warehouse and office facility for Toyota Logistics Services Austria GmbH—the spare parts distribution arm of the Japanese auto giant—and Toyota's first carbon-neutral parts warehouse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



Daniela Petkova - Boytcheva Managing Director
Ivelina Ileva Leasing Manager



Nikolay Mitov Head of Leasing

Q&A

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	26,000 sqm	Built-up area	46,000 sqm
Development opp.	35,000 sqm	Total area	22.00 ha

CTPark SOFIA EAST

Available area	10,000 sqm	Built-up area	59,000 sqm
Development opp.	89,000 sqm	Total area	28.47 ha

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	49,000 sqm	Built-up area	25,000 sqm
Development opp.	50,000 sqm	Total area	18.20 ha

Available area	44,000 sqm	Built-up area	0 sqm
Development opp.	92,000 sqm	Total area	13.80 ha

NL W.EUROPEAN MARKETS

PORTFOLIO SHARE	2%	GLA SGM	247,000
UNDER CON. SGM	—	LANDBANK MIL. SGM	1.6



Heiko Koop Director, NL

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.”

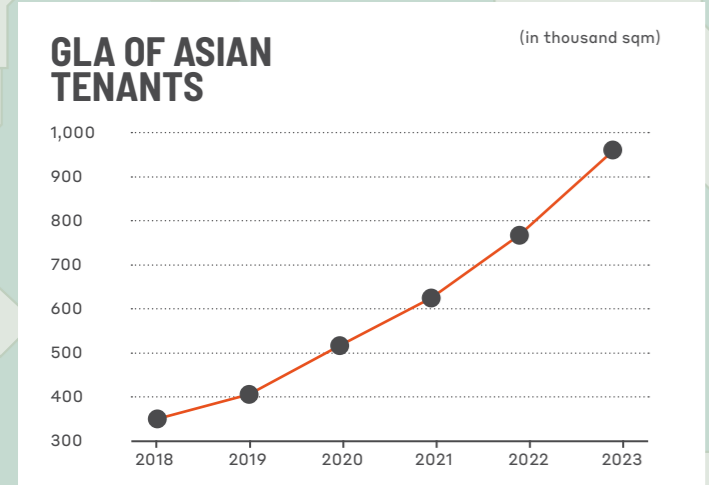
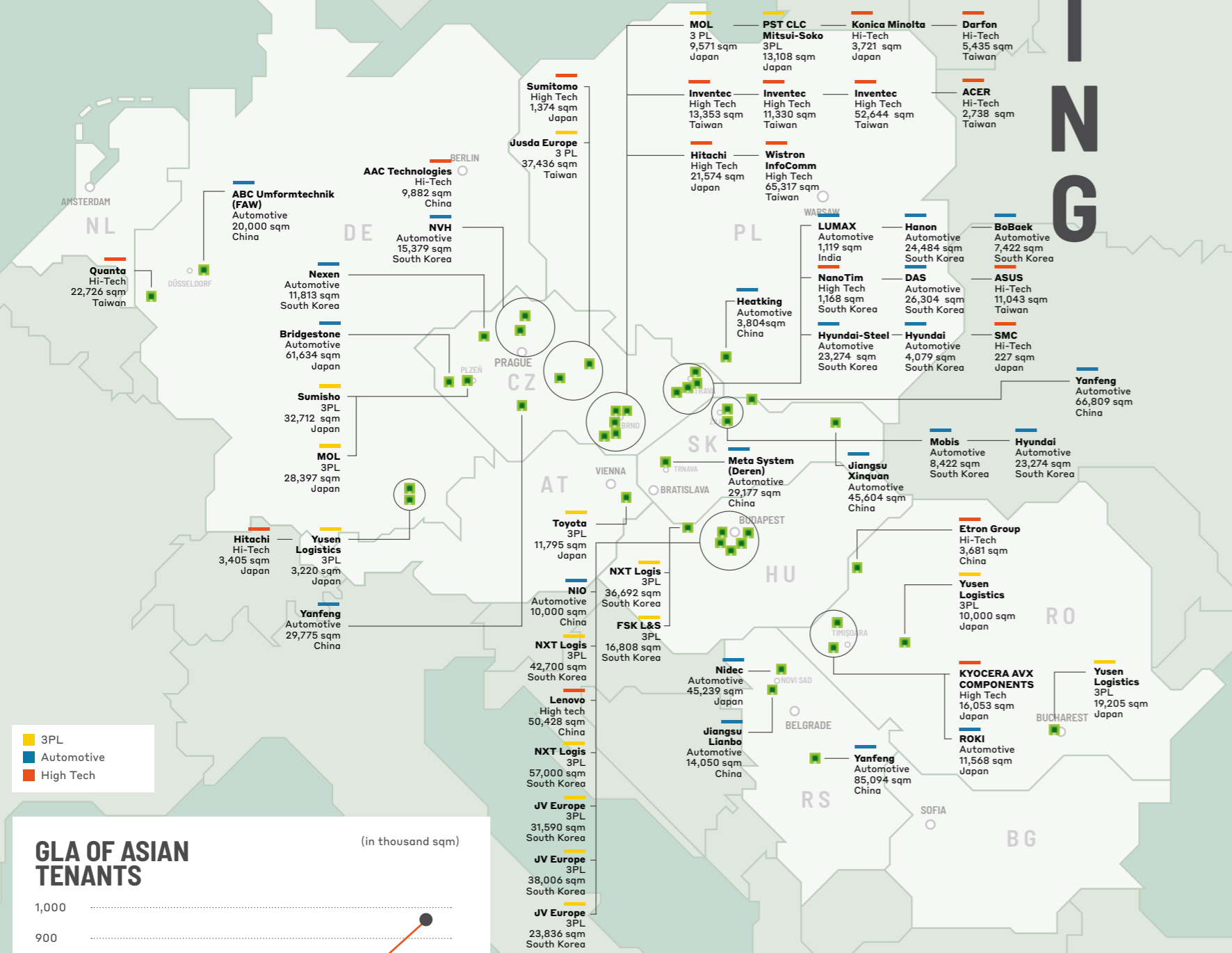


CTPark AMSTERDAM CITY

Available area	99,500 sqm	Built-up area	120,000 sqm
Development opp.	0 sqm	Total area	9.00 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



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.



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

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.

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.

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.

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.

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.

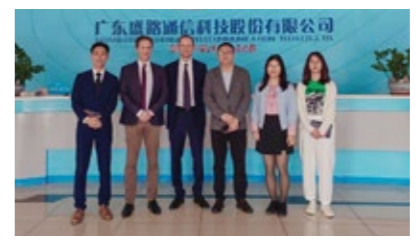
In my free time I enjoy sports, especially football, basketball and table tennis. I hope one day that we can have a CTP team playing in a semi-pro table tennis league! I also love to travel to Europe and have visited several countries there, including England, Scotland, France, the Netherlands, Belgium, 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.

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.



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



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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.

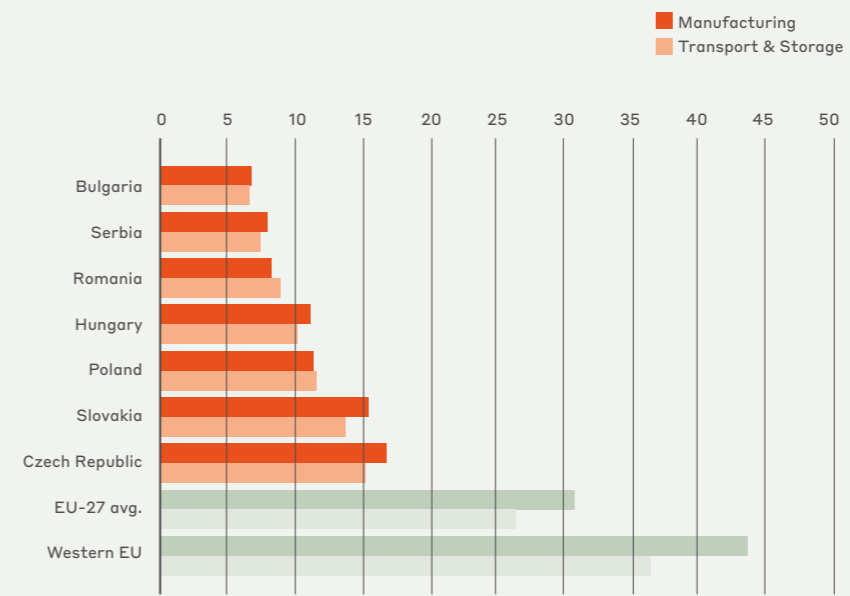
In the face of ongoing geopolitical headwinds and macroeconomic instabilities, CEE economies continue to demonstrate their resilience and favourable growth potential in comparison with Western Europe. The region offers numerous opportunities for investors, with GDP growth performance above the European 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.”

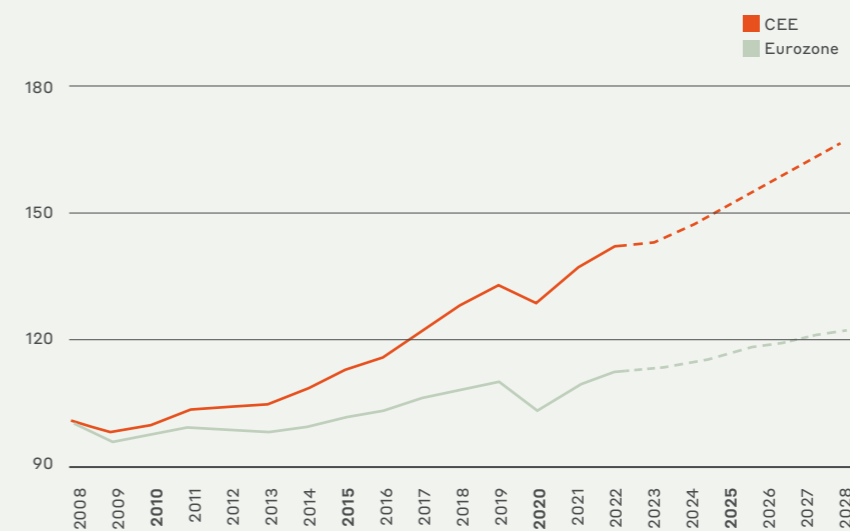
Anca Codrea
Strategic Account Manager
Lugera & Makler, Romania

“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

REAL GDP GROWING TWICE AS FAST BETWEEN 2024-2028

Cumulative growth in real GDP, index 2008=100



Source: IMF. (2024).



NO-NON-SENSE WAYS

CTP HELPS OUR CLIENTS WITH THEIR ESG REPORTING

EU legislation is cracking down on green washing and we're cranking up how we're helping our clients reduce their environmental impact in tangible ways.

ENERGY

As standard, CTP uses smart design and technology such as 100% LED lighting, smart meters, and best-in-class insulation—to lower client energy use and waste, while supplying locally-generated green energy through rooftop solar energy to support our clients' sustainability goals. All our own-built roof tops are solar panel ready, while we're also backed by a €200 million loan from European Investment Bank.

WATER

CTP incorporates multiple water-saving fixtures including grey water re-use, rainwater and runoff capture, leak detection, and sub-metering. We also are starting to incorporate more biodiverse lawns and landscaping, which helps retain groundwater.

MOBILITY

CTP is rolling out EV charging, while we also support a variety of sustainable commuting alternatives for our client's employees depending on the park's characteristics and urban proximity—like public transport connections or bike paths.

BIODIVERSITY

Across our parks, CTP invests in landscaping to promote biodiversity, from using native and diverse flora, while we also support infrastructure for animals and insects so our facilities and nature can better co-exist.

CERTIFICATION

Certification provides third-party validation of the quality and minimal environmental impact our buildings have across various areas, like energy consumption and sustainable mobility. We work with BREEAM certification systems and DGNB in Germany. All of our new buildings are certified BREEAM 'Very-Good' and higher.



IT'S A WINNER

CTP's Bucharest Clubhaus Wins Best Non-Residential BREEAM Building Globally

In July 2024 it was officially announced: CTPark Bucharest West's Clubhaus achieved the highest BREEAM score for a non-residential building worldwide with a 94.67% BREEAM In-Use rating.

The building scored maximum points in the Ecology and Resilience categories and performed exceptionally well in the Water and Health and well-being categories, respectively. This project was delivered with ADP green buildings, and we are proud to be setting new standards for our industry.

Ionut Puiu, Construction Director CTP Romania, remarks on this achievement: "Located in the largest industrial park in Europe, Clubhaus has established itself as a game-changer for the logistics space market, being designed as a platform for educational events and a hub for meetings, serving the 2,500 employees working in the park as well as the community in the area. The prize for the most sustainable non-residential building in existence won at the BREEAM Awards 2024 proves once again the attention that CTP pays to sustainability, and at the same time, is a recognition of Romania's importance on the international map of green buildings."

Clubhouses are a multipurpose community space we provide our parks' employees and local residents to help foster community and spark partnerships, while supporting our clients with their employee attraction and company culture. They include canteens, medical services, hang-out spaces, meeting rooms, exercise areas, hot desks, and other unique features depending on the location. Along with our tenants, CTP uses Clubhouses to host education, social, charitable, and work-related events, while employees are free to enjoy the space as they like.

"Clubhaus has established itself as a game-changer for the logistics space market ..."



CLUBHAUSES ACROSS THE CTPARK NETWORK

PARKS THROUGH ENGAGING

They say a picture is worth a thousand words. Here are some pictures that show how our parks bring local stakeholders and communities together.



**CLUBHAUS
BUDAPEST WEST
HU**

Dr. Ferenc Gondi, Managing Director for CTP Hungary, shaking hands with the Director General of the Hungarian National Ambulance Service; CTP Hungary has committed to installing defibrillators across all our parks in the country.

STEPS



**CLUBHAUS
BUCHAREST WEST
RO**

Co-hosting a tour for 25 students from the Faculty of Transport, part of University Politehnica of Bucharest, with our client, Quehenberger in Romania.



**CLUBCO
VLNĚNA, BRNO
CZ**

Clubco Brno hosting its second of many talk shows where Karel Mindless Novotný hears from local shakers and makers; this session heard from the two local influencers behind BIKE O'CLOCK.



**CLUBHAUS
CTPARK SOFIA
BG**

Hosting a fundraiser at CTPark Sofia's Clubhaus for the children's charity "With faith in goodness, give hope" — a local initiative that raises money for children receiving medical treatment by selling toys knit by a collective of local women.



**CTPARK
GDAŃSK PORT
PL**

Our clients and friends from BayWa r.e. Solar Distribution / PL and Nefab enjoying a day outside with our Park-maker team planting trees CTPark Gdańsk Port.



**CTPARK
WUPPERTAL
DE**

CTP hosting a meeting with the City of Wuppertal's Committee for Economy, Labor and Sustainability on our brownfield site at CTPark Wuppertal.



Park employees taking advantage of free English courses we host for all our park's community members at CTPark Bucharest West's Clubhaus.



**CLUBHAUS
BUCHAREST WEST
RO**

"As one enters the building, they will be greeted by three Pierrot characters dancing at a height of two stories high. Together, they support the giant mass with ease on rough concrete planes in the relief technique. The Pierrots seem inexhaustible, always new, always interesting, even when they play a figure of everyday life, ... nothing can overcome them ... really nothing? This expression of the fragility and vulnerability of today's world is a continuation of the artist's series of three stages."

Studio acht



Brno Urban Campus Updates

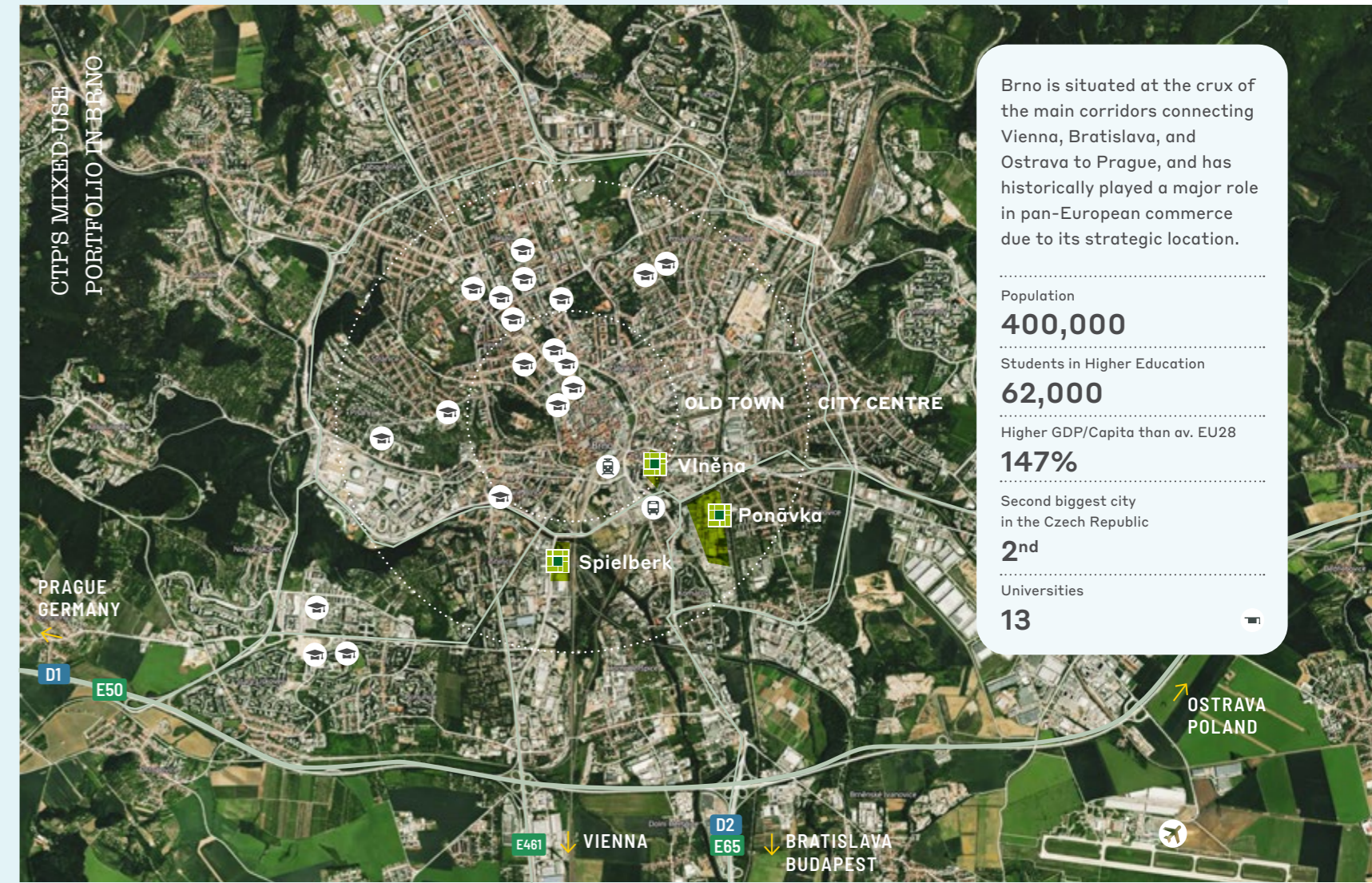


Recently Opened:

In September, we cut the ribbon on our 10th building at our Vlněna inner-city urban park. Once a brownfield site, this park today beats with new life as it weaves together a variety of spaces for working, living, and communities. In addition to Building I's sleek looks and impressive views of Brno, it offers tenants an array of innovative features—such as automated lighting and air quality controls to ensure the comfort of employees. Thanks to its technological equipment and quality design, the building is targeting the highest BREEAM Outstanding and WELL Platinum and Wiredscore Platinum certifications, this passive building imposes minimal environmental impact. As a plus, CTP installed a drone helipad allowing for drone delivery capacities—a first in the region.

As part of CTP's dynamic portfolio, we offer a range of urban business campuses, including Spielberk, Vlněna, and Ponāvka in Brno, as well as IQ Ostrava. These campuses cater to a diverse spectrum of professionals, from freelancers and startups using our Clubco co-working spaces to large international companies.

Beyond that, they serve as vibrant community hubs, featuring a mix of inviting amenities such as public spaces, elegant landscaping, restaurants, cafés, and events we host, like outdoor summer cinemas and live interviews with local influencers and creators.



Brno is situated at the crux of the main corridors connecting Vienna, Bratislava, and Ostrava to Prague, and has historically played a major role in pan-European commerce due to its strategic location.

Population
400,000

Students in Higher Education
62,000

Higher GDP/Capita than av. EU28
147%

Second biggest city in the Czech Republic
2nd

Universities
13

A4 PONĀVKA



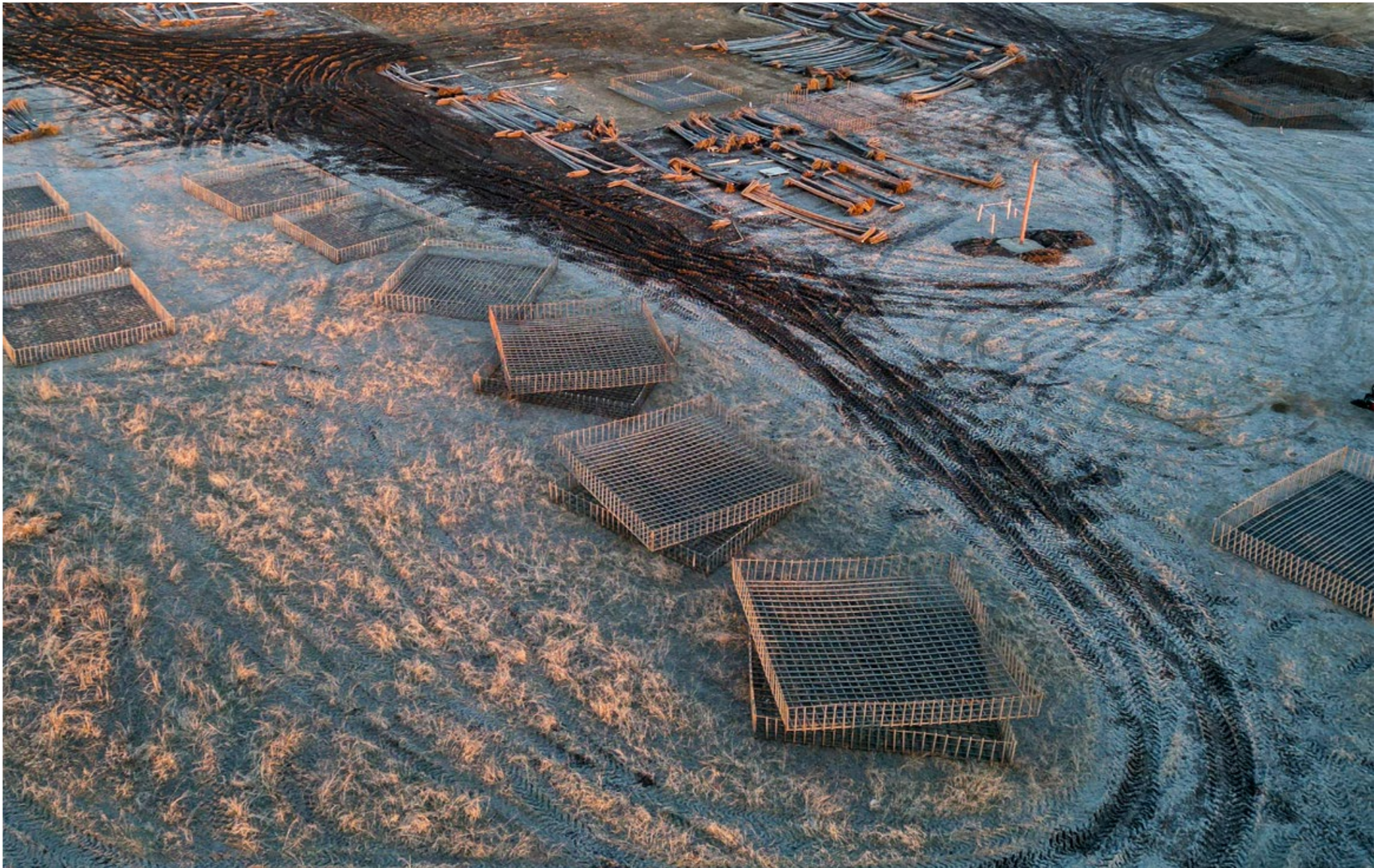
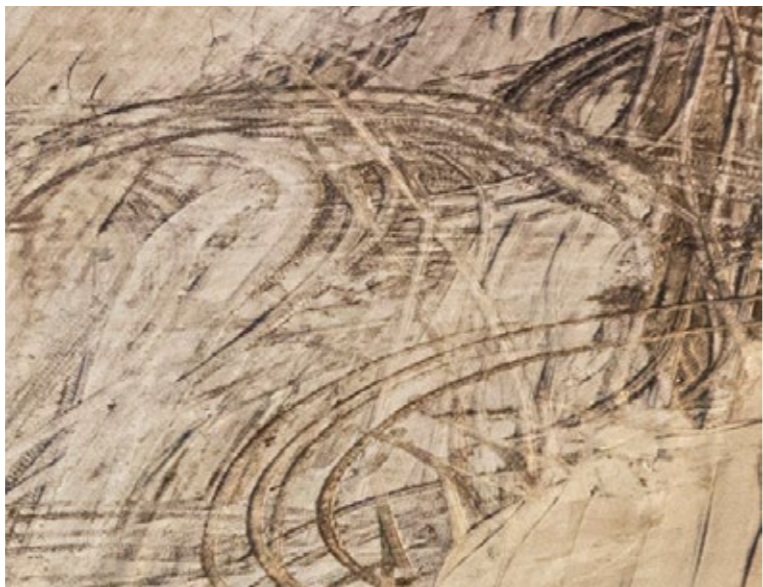
At Ponāvka, we continue to invest in further developing and beautifying this former brownfield site. CTP transformed what was once an old slaughterhouse into a vibrant business, office and living space with green areas for both park residents and neighbours. In 2023 we laid the foundation stone for Ponāvka's new 24,000 sqm flagship office/retail/residential building—which is scheduled for completion before early 2026. The new landmark building will feature energy management solutions like autonomous lighting, sophisticated greywater and rainwater management systems, and a rooftop photovoltaic plant for onsite solar power generation.



A4, visualisation by Studio acht



PAIRED IN THE LINE



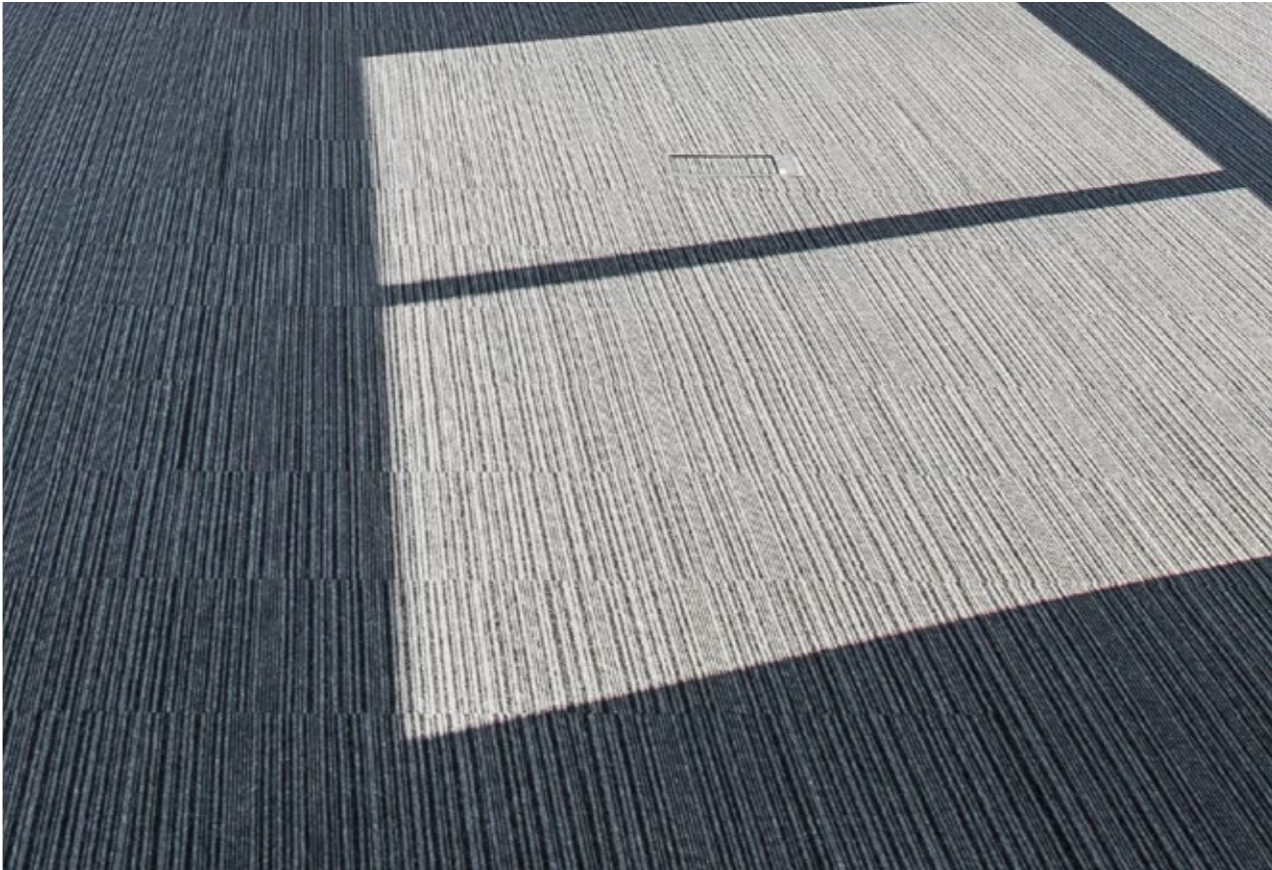
PIPELINE IN THE LINE

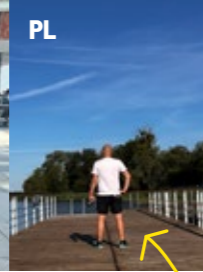
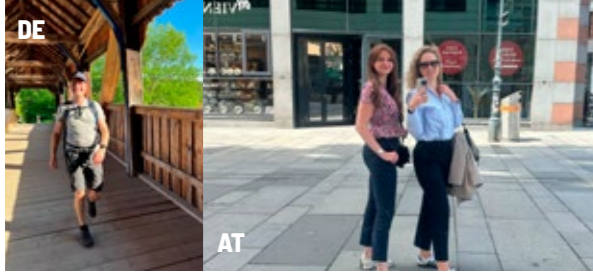


PIPELINE IN THE LINE



PIPELINE IN THE LINE





At CTP, we have a bit of a reputation for embracing a #fullspeed pace in how we conduct business. But we know very well that speed and results are composed of steadfast strides. To hone this in a new fun way, we launched our first-ever company-wide Walkathon in June — a competition for who can take the most steps in one month. The world of industrial real estate takes a lot of travel and movement. Furthermore, we tend to attract a sporty and active bunch at CTP.



BG

CTP Walkathon 2024 Results

ACTIVE PARTICIPANTS
445

TOTAL STEPS
124,313,101

TOTAL WALKED DISTANCE
93,234,825 km

TOTAL CO₂ SAVED
2,558.62 kg

GROUP & PL WINNER
Robert Czerwiński
1,281,128 steps



ctlife
SUMMERTIME



CTP Sports Day, Romania
The annual tradition brought together 150 participants for a day of activities like football, tug-of-war, karate classes and gymnastics, thanks to the support of our partners EGOAL and Sport Time Group.

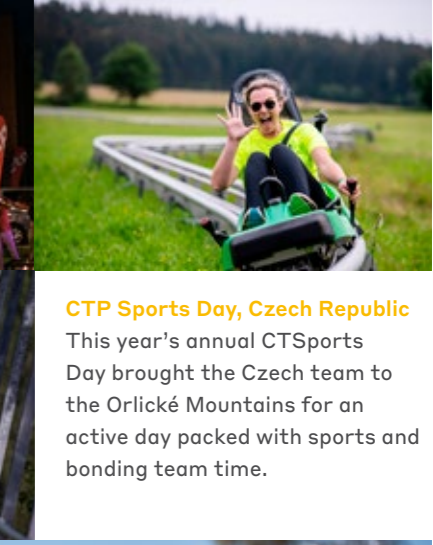


Community dance classes, Czech Republic

#Fullspeed driving camp, Hungary



JLL Volleyball, Czech Republic
Real estate colleagues and friends ditched the office early for a day of friendly competition for charity.



CTP Sports Day, Czech Republic
This year's annual CTSports Day brought the Czech team to the Orlické Mountains for an active day packed with sports and bonding team time.



DoksyRace, Czech Republic
This year, we were proud to see 125 participants, including 53 CTP athletes, rise to the challenge of our traditional half-Iron Man and even to have CTP on the podium for the Real Estate Cup.





AGM, Amsterdam

CTP Boosts Our Leadership
 We are pleased to welcome Kari Pitkin and Rodolphe Schoettel as our new Non-Executive Directors.



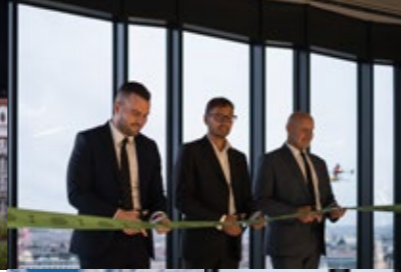
Kings Day, Czech Republic



BizDev Meets

ctlife EVENTS

Partners in harmony
 CTP is honoured to be a main partner of the world-famous Czech Philharmonic during their 129th season.



Rooftop Party, Czech Republic
 We believe that successes and strong relationships deserve to be celebrated, which is why we host an annual rooftop get-together with our network of agents in Prague.



Building I at Vlněna Opening
 The inaugural drone delivery at the building's opening party was a proud moment for CTP and everyone involved in this project.

UPCOMING EVENTS

EVENT	PLACE	DATE
EXPO REAL	Munich, DE	07-09/10
MSV International Industrial Fair	Brno, CZ	08-11/10
SEE Property Forum	Bucharest, RO	22/10
CTP Q3-2024 Results (Webcast)	Worldwide	06/11
European Manufacturing Strategies Summit	Munich, DE	5-6/11
Velvet Innovation	Brno, CZ	14/11
CEE Property Forum & Awards Gala (ctGala)	Vienna AT	25-26/11
	Brno, CZ	13/12

MEET

 US
 THERE!



GRID | X

EDITION II

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