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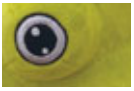











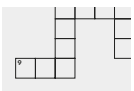
SPRING
EDITION



FROM
STEEL
TO SILICON

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MY WORD

Welcome to the latest issue of GRID—CTP’s big-picture look at the global trends driving business in Europe. This issue highlights the importance of regional cities to Europe’s 21st-century growth strategy—among them major secondary cities in Central and Eastern Europe (“CEE”), where we were an early investor.

Geopolitical changes continue to impact Europe, which we see as positive, as change brings opportunity. The nearshoring trend is quickening as the strategy of “in Europe, for Europe” takes hold. This is especially the case in the business-smart markets of CEE, where we are the long-term market leader and continue to gain market share.

Czech roots, European vision

CTP is currently active in ten European countries in CEE and western Europe—but we started out more than 25 years ago in the Czech Republic, which remains our largest market and where we continue to grow and innovate. That’s why I am honoured that CTP is a sponsoring partner of the Czech Pavilion at the World Expo in Osaka, Japan this year, where we will participate in a number of events in April through October. We are also proud sponsors of the Czech Philharmonic, backing this fantastic world-class orchestra throughout the year. We have a long history of support for local artists with things like our Art Wall initiative and other public art installations.

The Czech Republic is often the testing ground for new ideas and concepts, which we develop throughout the portfolio based on their success. For example, our signature Clubhaus park community centre—first developed in the Czech Republic and now offered at several locations—continues to win accolades. Last year the Clubhaus at CTPark Bucharest West in Romania was recognised as the world’s most sustainable non-residential building in-use at the 2024 BREEAM Awards.

In January, we launched the jazzed-up JAZZMIN bar and restaurant at the Marriott at Spielberg in Brno, which now hosts live jazz on a regular basis. We are also developing in Brno the retail and residential phases of our award-winning parks Vlněna and Ponávka and last year expanded our Clubco co-working space at Vlněna. Our experience developing brownfield sites in Brno, the Czech Republic’s second-largest city, has set the stage to develop our full-service park concept also in Germany.

We are Parkmakers

Times may change, but we stay focused on what we do best—building full-service business parks and making continuous improvements to ensure that we have the right amenities and services to support our clients and enable them to focus on their core business.

We do this by working in “micro teams”—local professionals with local responsibility—who understand their markets and respond quickly and flexibly to client needs. Our Parkmakers live and work in the places where we develop our projects. They are driven to see their communities thrive and take a proactive role within CTP to help make it happen.

With teams on the ground, CTP provides a “one-stop-shop” solution. This includes in-house permitting, design, and construction experts who help us build on-time and on-budget, with onsite local teams providing the full suite of after-care services.

Whatever goals our clients have, we’re committed to helping achieve them: from rapid market entry and expansion to connecting with local universities and municipalities and meeting ESG targets. We produce and procure renewable energy for our clients as part of our full-service offer.

Happy clients—that’s what it’s all about—and that’s why each year we do around two-thirds of new business with existing clients—long-term partners who choose to work with us.

New landscape, new opportunities

We’ve also been successful welcoming new clients, particularly from Asia, who now make up 10% of our diverse client roster of around 1,500 blue-chip companies. In 2024, 20% of leases signed were with Asian clients. To meet this demand, we have extended our Asian team, both in Asia—China in particular—but also in CEE. We help them navigate the new terrain and be part of the process of building 21st-century Europe.

I’m also excited by several projects underway in Germany. In December we bought a fantastic, 830,000 sqm brownfield site in Düsseldorf by the airport, thanks to the support and co-operation of the local government. It’s going to be a tremendous project—our first own-built, full-service CTPark in Germany. We’re working on a similar project in Müllheim in southwestern Germany, another brownfield acquisition, which at completion will provide over 160,000 sqm of modern facilities for companies focusing on advanced technologies, IT, and life sciences. There is much more going on in Germany, where we expect to build around 250,000 sqm of new space this year.

Teamwork makes the dream work

I’m energised by the opportunities that the changing global market environment brings. We’ve had a strong start to 2025 and ended last year with our highest level of new leases and deliveries. In total, we grew the portfolio to 13.3 million sqm in 2024, with 93% occupancy. This year looks larger, with 1.8 million sqm of properties under construction.

We’ve doubled the size of our portfolio since our IPO in 2021 and want to double it again by the end of the decade. We are open for business and on target to reach annual rental income of €1 billion by 2027. We have the land, the resources, the demand, and the talented people to make it all happen—our dedicated team of Parkmakers, 900 strong, with an average age of 39 and a near-50:50 gender split. At CTP, we embrace diversity and understand that it’s vital to cultivating success. I look forward to continued success in 2025, growing together with our clients and communities.

Full speed!

Remon L. Vos
CEO



EOY 2024

~900

EMPLOYEES

50:50

MALE FEMALE
RATIO

13.3

GLA
MILLION SQM

26.4

LANDBANK
MILLION SQM

1.8

UNDER CONSTRUCTION
MILLION SQM

10.3%

YOC OF PROJECTS
UNDER CONSTRUCTION

€664

GROSS RENTAL INCOME
€ MILLION

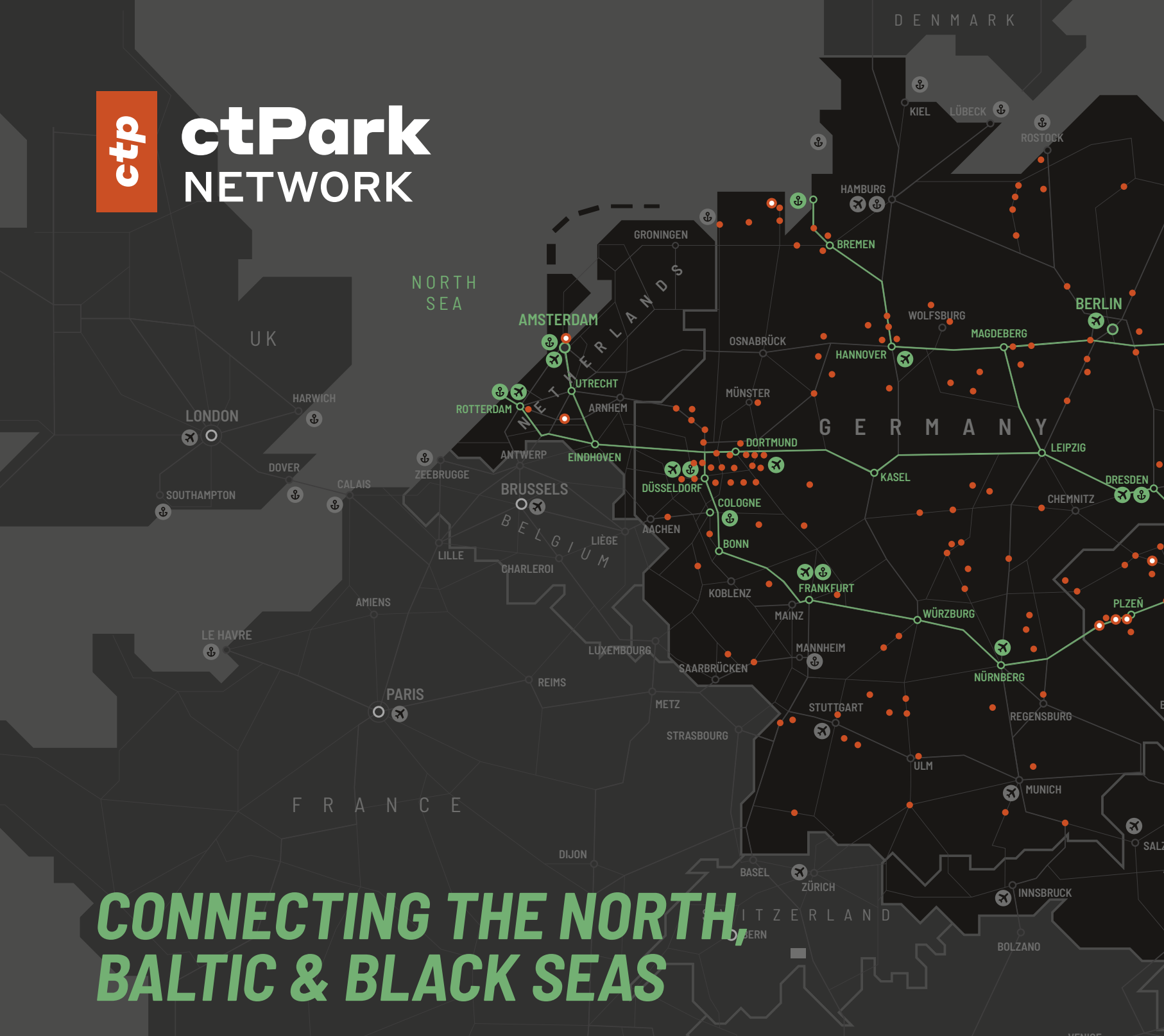
2.1

LEASES SIGNED
MILLION SQM

**Happy clients—
that's what it's
all about.**



ctPark NETWORK



CONNECTING THE NORTH, BALTIC & BLACK SEAS

The CTPark Network is one of Europe's largest integrated systems of business parks and number one in CEE. With over 13.3 million sqm of gross leasable area, more than 250 locations, and a 26.4 million sqm landbank for rapid expansion, the CTPark Network supports our clients' growth strategies throughout Europe.

CEE

#1

COUNTRIES

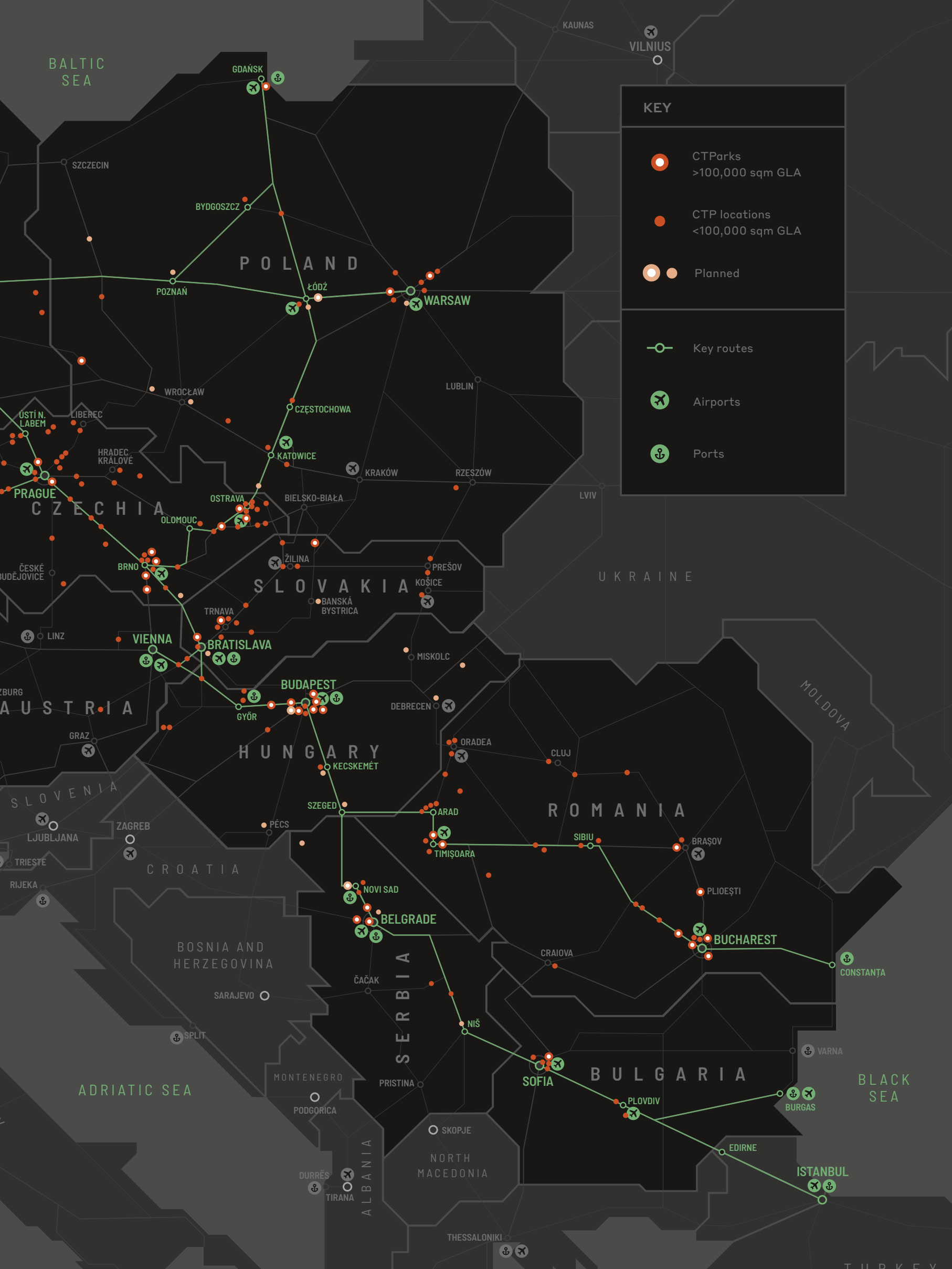
10

LOCATIONS

250+

CLIENTS

~1,500

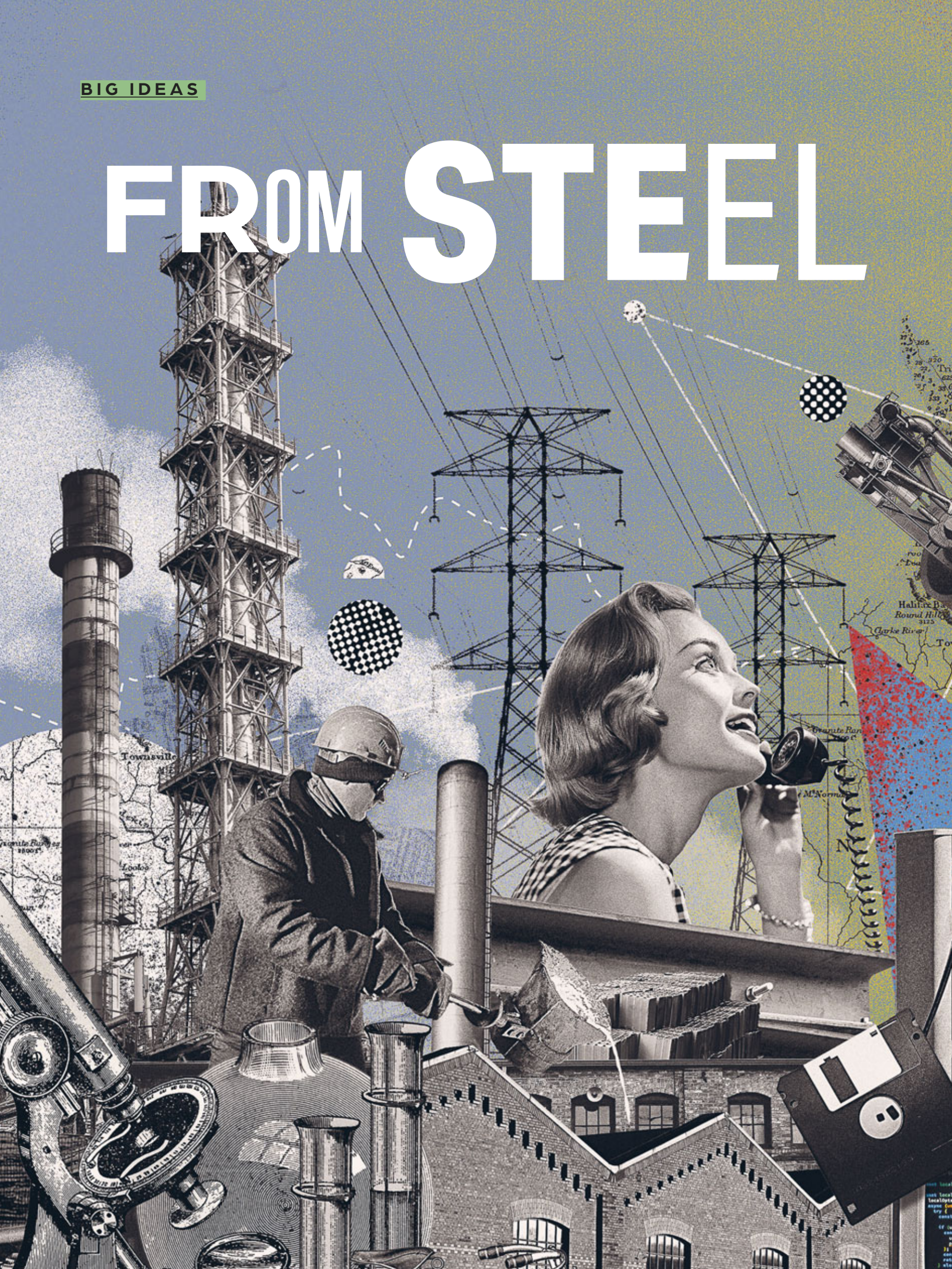


KEY

- CTParks >100,000 sqm GLA
- CTP locations <100,000 sqm GLA
- Planned
- Key routes
- Airports
- Ports

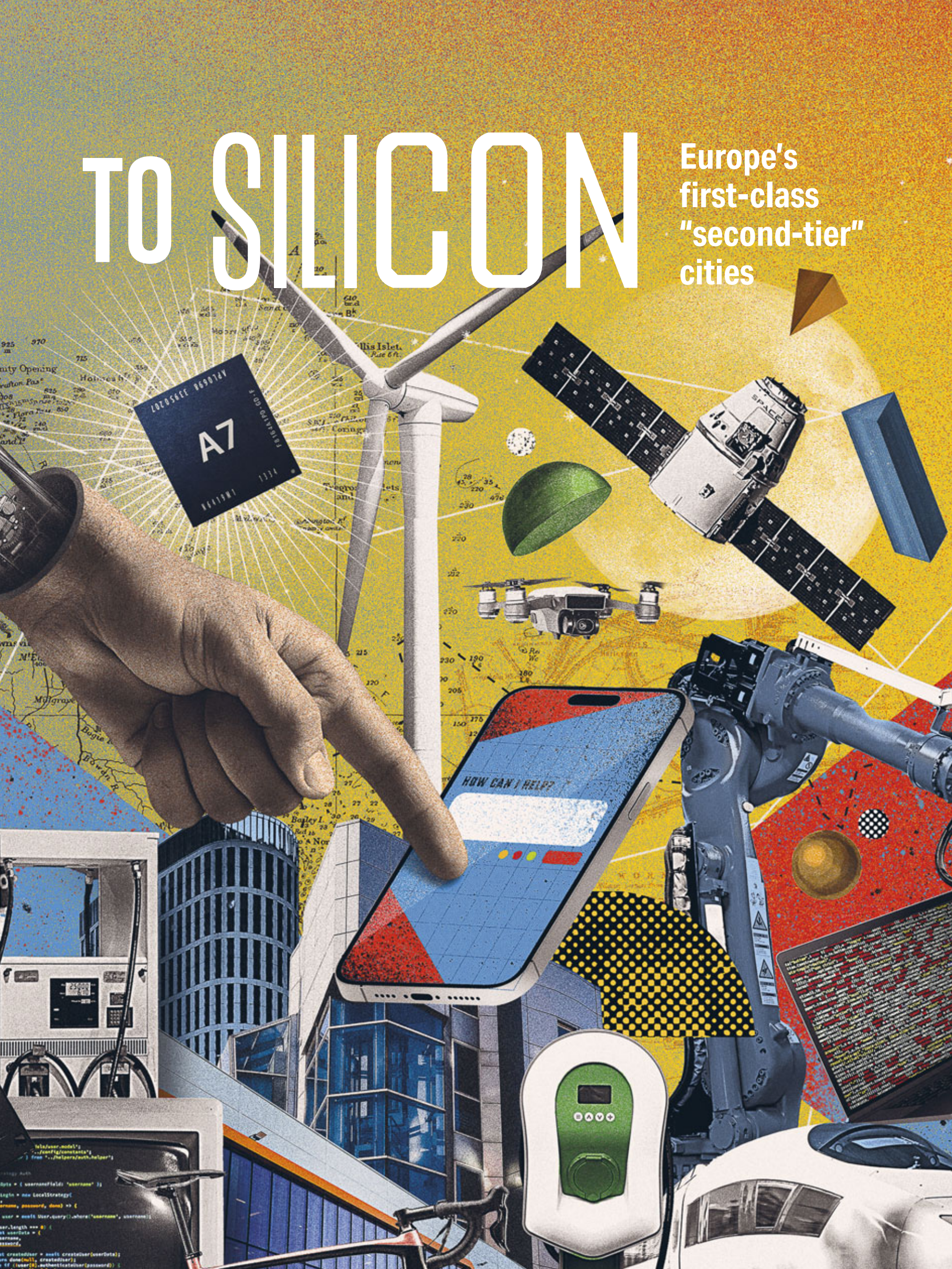
BIG IDEAS

FROM STEEL



TO SILICON

Europe's
first-class
"second-tier"
cities



REGIONS ON THE RISE FOR 21ST CENTURY BUSINESS IN EUROPE

In the decade after the fall of the Iron Curtain, many of Europe's second-tier cities were caught in the changing tides of a changing industrial era. Traditional industries like coal and steel were being phased out, while the globalisation of supply chains lured manufacturing abroad to cheaper locations. Amid economic shifts, these regional cities searched for a new identity and purpose.

Despite many of these cities experiencing a slump, they did not fade into obscurity. Since the start of the 21st century, many regional European cities have been reinventing themselves and revitalising their economies with their own strategic vision, technically skilled workforces, and governmental support. While capital cities will always be a vital entry point and centre for foreign investment, secondary and tertiary cities continue to garner more attention as they often offer an easier investment environment, with lower costs, state incentives, and simply more room to grow.

In response to a range of factors that seem to widen each day—such as rising geopolitical tensions, environmental pressures, and emerging industries—these once-thriving industrial cities are today well positioned to cater to Europe's emerging demands and opportunities, and they know it.

ENTER OSTRAVA: FROM "STEEL HEART" TO HIGH-TECH

Ostrava, the Czech Republic's third-largest city and capital of the Moravian-Silesian region, is a prime example of the transformation and growth capabilities of a former industrial stronghold.

In 1873, at the peak of the Industrial Revolution, Vítkovice Mining and Iron Corporation was founded in Ostrava by Salomon Meyer von Rothschild's heirs. It was the largest coal and steel production site in the Austro-Hungarian Empire and remained strong throughout the turbulent 20th century, earning Ostrava the moniker "the steel heart" of the former Czechoslovakia.

As was the case at many other coal and steel production clusters, the 1990s brought change to Ostrava. New economic structures and environmental concerns caused the city's coal and steel production to reel back significantly.

Rather than fade into economic irrelevance, Ostrava systematically evolved itself by building on its industrial heritage and fostering new economic ecosystems. Like many smaller European industrial cities, Ostrava became a place that "awaited its transformation," as the city's Deputy Mayor, Dr. Lucie Baránková Vilamová, puts it. "The positives were a strong industrial tradition and people who were used to working hard, but the main negative was the decline of heavy industry, which brought unemployment and created ecological problems," she recalls.

A SUCCESSFUL STRATEGY

According to Vilamová Baránková, the initial step was leveraging incentives from the national government, which encouraged the cleanup of former industrial sites. This was followed by the creation of a strategic plan with an American development consultancy to advise the city on how to design and prompt its new economic growth.

The consultants suggested that the city undertake two projects, Petr Rumpel, Head of the Department of Human Geography and Regional Development at the University of Ostrava, explains. "The first was to establish an economic development department to work on attracting outside investors, and the second was to prepare building sites for new investors."

At the same time, cleanup of some of the old industrial sites began, according to Vojtěch Peřka, Senior Business Developer, Central & North Moravian Region, for CTP. "Fortunately, the Czech government in the 1990s allocated a significant amount of funds and guarantees to those who first acquired brownfields," he explains.

Ostrava's universities began to retool as well. VŠB-TUO, for example, had previously specialised in mining. Today, its strengths include computer science, economics, and materials science and technology.

GAINING TRACTION AMONG INVESTORS

"Ostrava really began to wake up around 2004," says Baránková Vilamová. At that time, outside investors began to take stock of the city, and several major public commitments made a big difference in creating momentum. One in particular noted by Rumpel: Remon Vos, the founder of CTP, made an early move and invested in the southern part of the city.

With investor interest on the rise, Ostrava succeeded in attracting several big-name foreign companies to the city, most notably Hyundai, which built an assembly plant in nearby Nošovice that employs 3,000 people, followed by the Korean carmaker's tier-1 suppliers, which have created another 7,000 jobs.

"The arrival of Hyundai and the range of companies supplying components to the Hyundai plant completely transformed the region. Previously reliant on coal mining and steelmaking, it became a region where the largest share of GDP and the labour market was connected with the automotive industry," says Baránková Vilamová.



PART OF EUROPE'S QUANTUM FUTURE

Ostrava has moved from recovery to prosperity and continues to attract new dynamic investment. While the automotive industry remains a crucial part of the local economy, the city is actively developing itself into a regional hub for a diverse range of high-tech manufacturing, robotics, and advanced-tech applications.

In 2013, VŠB-TUO launched the IT4Innovations National Supercomputing Centre. Today, IT4Innovations is home to three supercomputers, the most powerful supercomputing systems in the Czech Republic, according to Vilamová Baránková, who describes it as “the country’s leading centre for research, development, and innovation in the fields of high-performance computing, data analysis, artificial intelligence, and quantum computing, with applications in science, industry, and other areas.”

In addition to its own supercomputers, IT4Innovations is part of the European LUMI consortium, which gives it access to the LUMI supercomputer, currently the world’s third most powerful. What’s more, Ostrava will be one of six locations in Europe—alongside France, Germany, Italy, Poland, and Spain—to have a quantum computer. “LUMI-Q” will be installed at IT4Innovations and made available to researchers in Europe—from the scientific community to industry and the public sector. It will support the development of a wide range of applications with industrial, scientific, and societal relevance for Europe, adding new capabilities to the European supercomputing infrastructure.

OSTRAVA

Ostrava’s revitalisation can be pinned to four main areas:

INFRASTRUCTURE AND SITE REDEVELOPMENT

National incentives encouraged the cleanup of former industrial sites, creating ready-to-use locations for new businesses.

PROACTIVE INVESTMENT ATTRACTION Economic development specialists worked to attract both domestic and foreign investment.

INDUSTRY DIVERSIFICATION Heavy industry gave way to advanced manufacturing, IT, and R&D, aided by collaborations with universities.

HUMAN CAPITAL DEVELOPMENT Local universities, such as VŠB - Technical University of Ostrava, adapted their curricula to meet the needs of evolving industries.



ROSTOCK

Located on the Baltic Sea, this port city in eastern Germany has a shipbuilding legacy dating back to the 1300s. Rapid industrialisation in the 1800s expanded its engineering and aviation capabilities—most notably, the world's first airworthy jet prototype, the Heinkel He 178, was built here in 1937. Heavily bombed during WWII, Rostock was redeveloped into East Germany's largest port.

Though it lost its major port status after reunification, the local economy has since diversified as hub for logistics, life sciences, and high-tech. As Germany reorganises energy supply chains amid geopolitical tensions, the port of Rostock is emerging as a key energy storage hub, with construction of an LNG regasification terminal currently underway. Renewable energy is also a growing local industry. Today, largely thanks to its windfarms, Rostock and the state of Mecklenburg-Western Pomerania generate surplus electricity that is exported to other German states.

KATOWICE

Katowice in southern Poland grew in size and importance during its industrialisation in the 1800s, culminating in the establishment of the Upper Silesian Coal and Steelworks Company in 1882, which remained central to the city's economy until the coal and steel downturn of the 1990s. In the 2000s, the city rebounded as a key hub for business process outsourcing and shared services. Today, it hosts over 140 service centers employing 33,400 people—12% of its population.

The Katowice Special Economic Zone has further attracted investments, especially in the automotive sector. The Silesian region has the world's seventh-largest copper ore reserve, which gives Katowice a foothold in electric vehicle production. Logistics is also a growing sector, bolstered by ideal motorway connections and the ongoing expansion of Katowice Airport, Poland's largest regional airport for commercial cargo. Major investors in the area include China's Sanhua Automotive, South Korea's SK Group, and Danone.

Back on the map!

Ostrava is not the only former industrial powerhouse that has made a successful transition to a hub for modern business. Here is a short sampling of three regional cities that are putting themselves back on the map in a big way.

NIŠ

Niš in southern Serbia was once considered Yugoslavia's hub for electronics manufacturing, in addition to being a major centre for the textile, mechanical engineering, and tobacco industries. While the breakup of the country and ensuing wars in the 1990s brought economic decline, Serbia's third-largest city is thriving again with the increase of foreign investment and the growth of new industries like the automotive sector and IT, with support from its free economic zone strategy. The city is also set for a major boost with a €2.2 billion financing package from the EU, EBRD, and EIB to upgrade the rail link to the capital, Belgrade, part of the Pan-European Railway Corridor X, which will significantly reduce travel times and increase freight volumes.

Major investors in the area include: Philip Morris, Benetton, Hong Kong-based Johnson Electric, Philippines-based Integrated Micro-Electronics, South Korea's Yura Corporation, which produces electric cables and harnessing, and lighting specialists Zumtobel Group from Austria. Chinese automotive components maker Xingyu recently launched a €60 million manufacturing plant to produce LED lighting for major carmakers such as BMW, Volkswagen, and Audi.

GROWING FAST, ROOM TO GROW

Moravia-Silesia's FDI momentum is growing faster than any other region in the Czech Republic and in Q2 2024 brought in investments amounting to 1.58% of GDP, the second-highest in the country. Among the factors attracting investors are generous state aid packages for qualifying investments capped at 30% of the total value.

The region also boasts the second-lowest total labour costs among Czech regions. The available labour force is increasingly skilled, and many of its members speak multiple languages, unlike 20 years ago, according to Peřka.

Despite the growing sophistication, costs are still lower than in larger cities further west with comparable capabilities, and there is much potential unfolding.

A CAMPUS FOR THE 21ST CENTURY

T-Park is an interesting place to find this momentum. Strategically located next to VŠB-TUO and IT4Innovations, T-Park is a high-tech campus facilitated by the Moravian-Silesian Innovation Centre and is home tenants like Porsche Engineering and Invent Medical.

The campus is set to take its next step with an investment of EUR 50 million from CTP. The expansion will take Ostrava's potential even further with a new, state-of-the-art building that will create space for the scientific community, innovative start-ups, established companies, and students across a total area of approximately 30,000 sqm. The mixed-use building, scheduled for completion in 2027, will include offices, laboratories, and workshops and will feature community areas, a co-working space, café, sports facilities, fully furnished rental apartments, and underground parking.

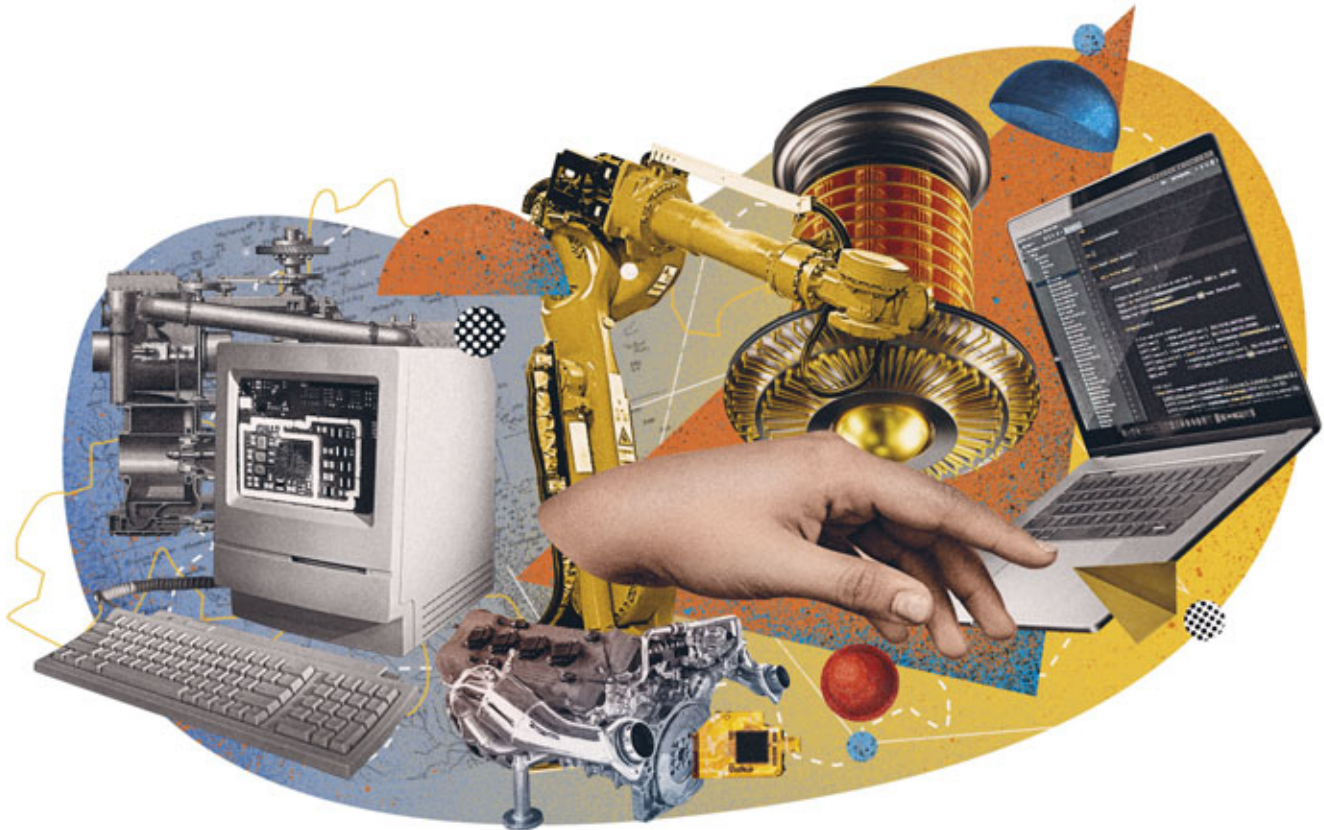
The expansion will be a win-win for VŠB-TUO and the city at large, according to university leaders. "This project strengthens not only our university, but also Ostrava's position as a centre of technological progress," said Igor Ivan, VŠB-TUO's Vice-Rector for Strategy and Cooperation, in a press release.

AN AMBITIOUS OUTLOOK

Other developments in Ostrava are growing in parallel. The city is beginning to focus more on building higher-quality housing and urban amenities. A high-speed train, expected to be completed in 2032, will help connect the city to the rest of Europe.

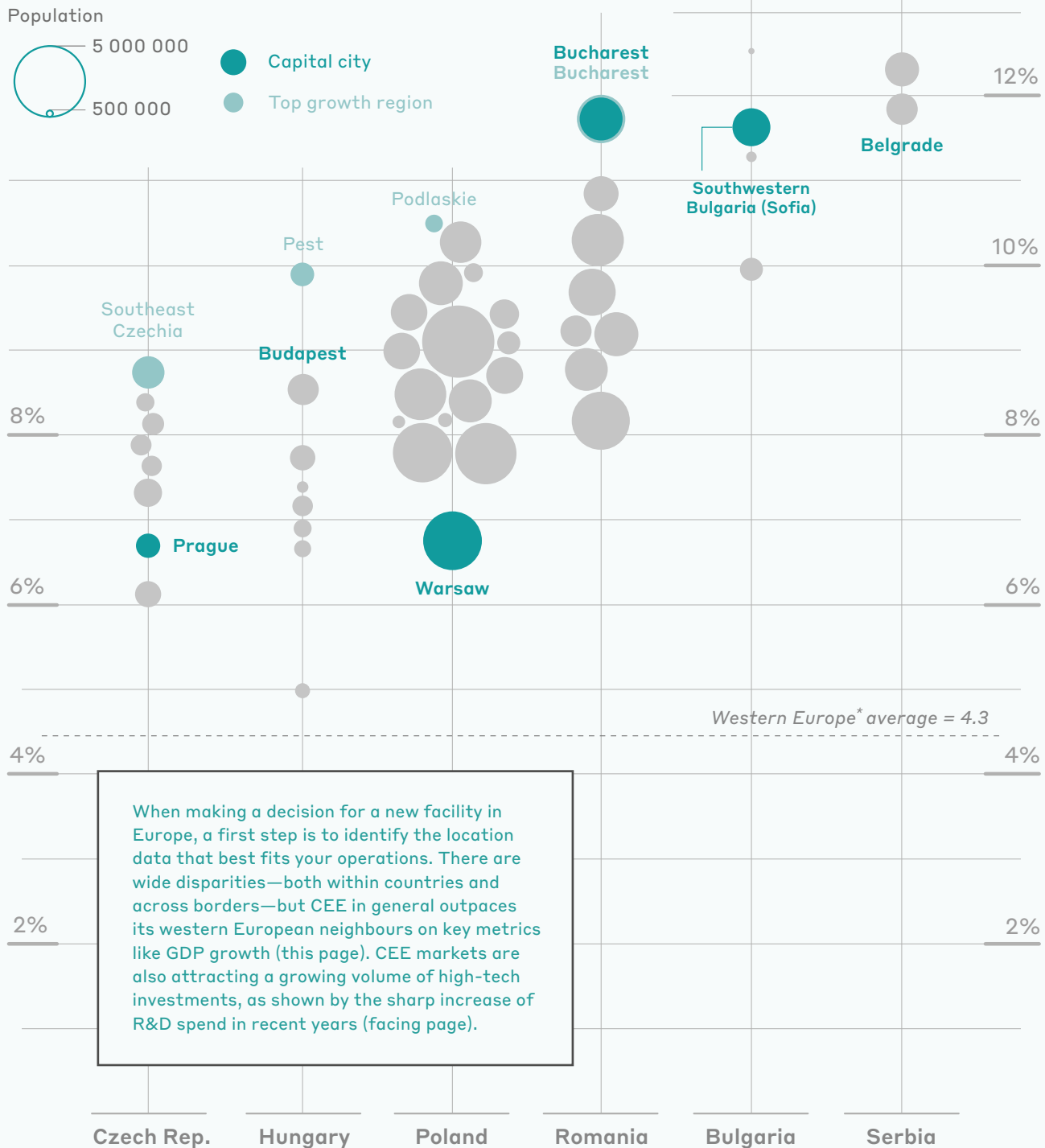
Together with its world-famous Colours of Ostrava music festival (held in the former Vítkovice ironworks), Ostrava will soon offer music lovers another reason to visit the city—and one that will place it firmly on the European cultural map: the new Ostrava Concert Hall—a €105 million project that promises to raise the city's international profile as one of the world's most acoustically advanced concert venues. The 1,300-seat concert hall, which features geothermal climate control and bold New European Bauhaus architecture, is set to become Ostrava's new landmark. In July 2024, the project got a boost from the European Union with a €21 million grant.

Despite its recent strides, Ostrava—like many other second-cities pursuing a second act—remains on the lookout for new opportunities. "Instead of passively waiting for opportunities to appear, the city is taking a proactive approach and building its own path forward. It is true that Ostrava still has plenty of work left to do, but these efforts—and the city's intense energy—are pushing us forward," says Baránková Vilamová.



Where the CEE economies grow the fastest

Average annual GDP per capita growth from 2019 to 2023



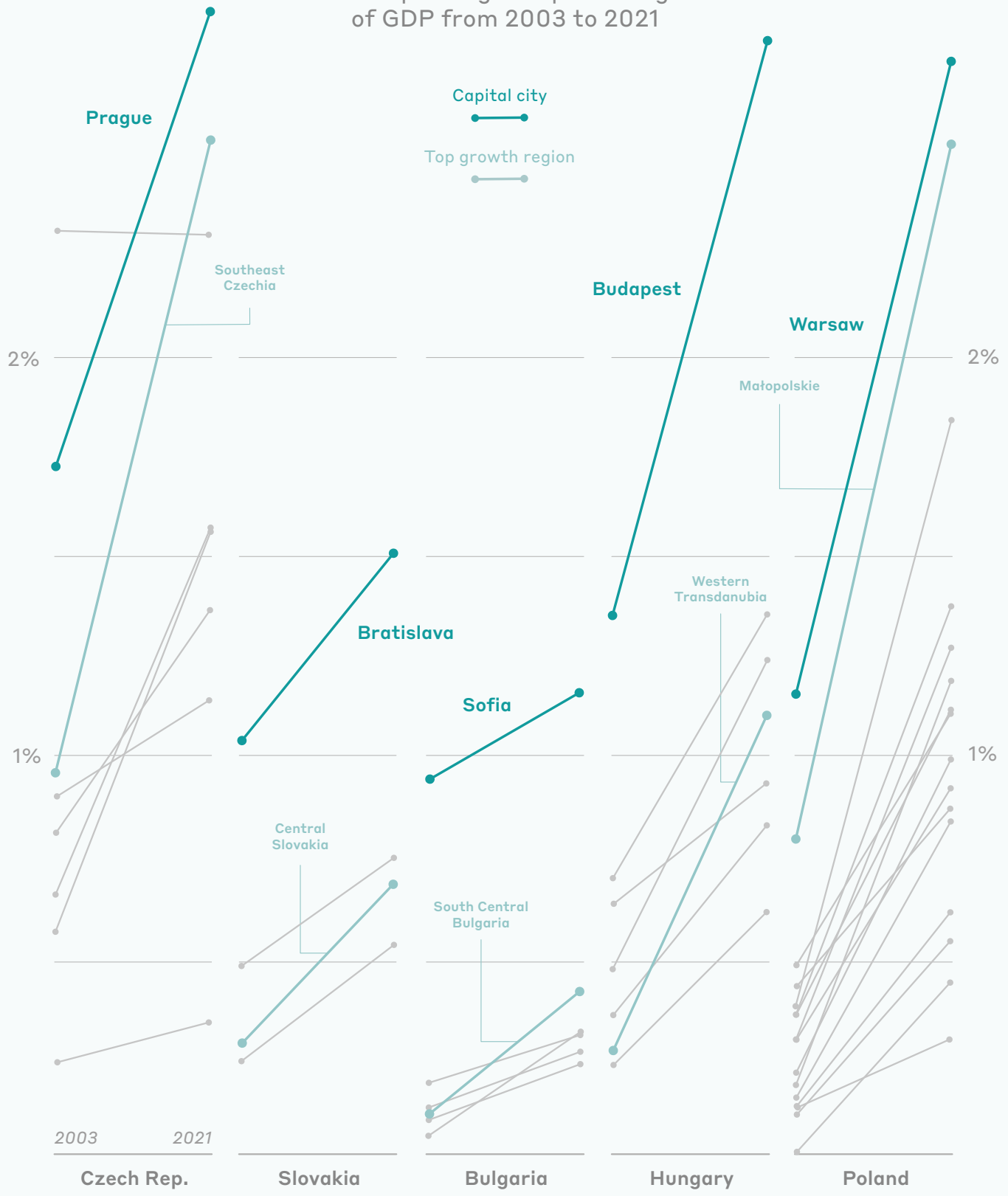
When making a decision for a new facility in Europe, a first step is to identify the location data that best fits your operations. There are wide disparities—both within countries and across borders—but CEE in general outpaces its western European neighbours on key metrics like GDP growth (this page). CEE markets are also attracting a growing volume of high-tech investments, as shown by the sharp increase of R&D spend in recent years (facing page).

Each circle represents a NUTS2 region

* Western Europe: DE, NL, FR, LU, BE, AT
Source: Eurostat (2023)

CEE is ramping up its R&D

R&D spending as a percentage of GDP from 2003 to 2021



Each line represents a NUTS2 region

Source: Eurostat (2021)

FEATURE

Sharpening ESG Strategies in Real Estate and Manufacturing with AI

with Anna Kulik



With a decade of experience in the built environment, Anna now focuses on bridging academia, policy, and practice to drive measurable impact in real estate and address urban regeneration challenges. She is currently a doctoral candidate, an impact consultant, and Head of ESG and Impact at MIPIM.

“Many
find
themselves
overwhelmed
and
wishing
to
disengage”

ESG & AI: Streamlining Sustainable Growth

Environmental, Social, and Governance (ESG) principles were introduced with a noble ambition—to protect our planet and foster a fairer society. Over the past decade, the concept of ESG has evolved significantly, rapidly gaining popularity and largely supplanting Corporate Social Responsibility strategies, thus influencing how organisations are perceived by the world, their competitors, and potential talent. However, due to a lack of standardised regulations and measurement systems, ESG's rise led to a surge in greenwashing. Companies sought recognition for their contributions to social and environmental causes, often exaggerating their impact. This, in turn, prompted a significant increase in regulatory measures, defining the current landscape in which we find ourselves.

TOO MUCH RED TAPE?

ESG initiatives are transforming traditional business models in real estate, introducing new regulations and changing how information

systems are managed. With a 155% increase in mandatory reporting requirements for ESG actions in Europe between 2011 and 2022 according to the World Business Council for Sustainable Development, businesses find it challenging to “keep up”. The rapid growth of consultants and specialists in the ESG domain over the past years is notable amid the challenges in discerning their credibility and trustworthiness. Companies experience “ESG fatigue”—not only do they now have to bear the high costs and complex implementation of ESG initiatives, they also need to engage with external consultants to report on their positive actions, bringing additional costs, consuming time away from the core business, and ultimately undermining the purpose of benefitting the planet and society in the first place. Many find themselves overwhelmed and wishing to disengage from ESG activities altogether.

While the recent Omnibus package introduced by the Euro-

pean Commission at the end of February proposes to postpone the implementation of the Corporate Sustainability Reporting Directive by two years and scale back ESG-related disclosures relating to value-chain impacts, it is clear that ESG is here to stay. Companies must develop broad-based strategies not only to meet ESG requirements and targets, but to mitigate ESG-related risks. Is there a method to streamline the adoption, implementation, and reporting of ESG standards to make the process less burdensome?

USING AI TO SOLVE ESG

The increasing affordability and accessibility of AI offer potential solutions to alleviate these challenges, both in the implementation and reporting of ESG initiatives. As AI is becoming globally available, its adoption offers improvements across industries when integrated into daily operations and aligned with ESG goals. The synergy between AI and ESG extends beyond just a technological advancement.

It is a key strategic element that can redefine market leadership and sustainability in a changing global landscape. Mastering this synergy is critical for companies to maintain competitiveness and fulfil corporate responsibilities. The rapid deployment of AI technologies brings new and significant risks—from job losses to over-dependency on technology. Risk management and organisational structures must be re-evaluated to integrate AI into one's business. The potential impacts of AI on fairness, privacy, and transparency have become key issues in business ethics.

AI-DRIVEN RESULTS

The latest discussion paper from Ernst & Young on the interplay between AI and ESG elevates AI and sustainability to top priorities on corporate agendas. EY's report (2024) notes that 38% of CEOs prioritise sustainability in capital decisions and 88% invest in AI-driven products.

According to EY, businesses are responding to heightened de-

mands from investors, regulators, and society for increased transparency in ESG practices. This trend highlights a growing alignment of business strategies with broader societal and environmental goals. McKinsey Global Institute (2023) projected generative AI to generate an economic impact of \$110 billion to \$180 billion in real estate in the following years. This projection reflects the potential value creation from generative AI across various aspects of the real estate industry, from design and construction to operational efficiency and customer engagement globally, highlighting the immediate potential of generative AI to transform the sector.

SMART GRIDS AND DIGITAL TWINS

AI enhances operations with improved automation, usability, and various applications. The case studies below demonstrate examples of innovative technology and AI integration to reduce emissions; monitor and manage buildings through BMS and digital twins; use smart retrofitting tools to shift brown stock to green with clarity for investor returns; reduce material waste by employing AI in manufacturing and fabrication; and improve energy management through AI smart-grid integration.

WHAT THE HECK IS A DIGITAL TWIN?

A digital twin is a digital model of an object or system directly connected to the physical thing that it monitors and mirrors. Using real-time data from the physical target, digital twins help make improvements to efficiency and operations, prevent misuse, and anticipate necessary maintenance. They can also model theoretical scenarios and run simulations, using AI to analyse multiple processes and factors simultaneously, which offers significant potential to improve products and processes.

Case Studies of AI and ESG Convergence

BUILDING MANAGEMENT SYSTEMS AND DIGITAL TWINS

Siemens' factory in Amberg, Germany, which produces programmable logic controllers essential for industrial automation, employs digital twins, the industrial internet of things (IIoT), and real-time data analytics. Using IIoT and digital twins allow the factory to adapt to market demands and optimise production processes without compromising energy efficiency or high-quality output. Other examples of IIoT and digital-twin usage are BMW's iFactory, where a fully digitised facility allows virtual testing of production line layouts and optimisation of workflows; and wind farm monitoring (Vestas and Nordex), where IIoT sensors on the individual turbines inform the wind farm's digital twin on optimised energy production and predictive maintenance.

The utilisation of IIoT and digital twins enables companies in the manufacturing and real estate sectors to implement and achieve sustainability objectives and use real-time data for reporting and regulatory compliance.

SMART RETROFITTING TOOLS FOR BUILDING UPGRADES

Retrofitting powered by artificial intelligence involves analysing building data to pinpoint upgrades that enhance energy efficiency, such as improved insulation, efficient lighting, or modernising heating, ventilation, and air conditioning systems. AI-driven tools like the CFP Green Building Tools enable this by requiring as little as four data inputs to propose retrofitting improvement scenarios. These scenarios are presented as business cases with a simple overview of needed investments, insights on the payback period, and return on investments, emphasising substantial potential to reduce energy use and carbon emissions in the built environment.

AI IN FABRICATION & MANUFACTURING MINIMISING MATERIAL WASTE

Companies like POSCO's Smart Factory and Tata Steel Europe leveraged AI into their production processes in 2017 and 2018 to transform their manufacturing operations into intelligent factory environments. For POSCO, the key focus was enhancing the coating weight control in their continuous galvanising line, which is critical for producing automotive steel. Using AI allowed for real-time prediction and precise control of the coating process, reducing deviations and energy consumption. Tata Steel introduced AI to various aspects of its operations—from maintenance and production to logistics and supply chain—to optimise processes, reduce energy consumption, and minimise waste. The integration of AI allows both companies to make their manufacturing more sustainable and cost effective.

GET AI READY

The rapid advancement of AI, particularly in roles traditionally filled by younger, less experienced employees, poses significant challenges for workforce management and business strategy. While AI can efficiently handle routine tasks, its deployment necessitates stringent oversight by more experienced staff, potentially increasing pressure on senior personnel. Over-reliance on AI could expose businesses to risks, such as technological disruptions or a lack of skilled human oversight. This shift could also hinder the development of future leaders, who gain essential skills through hands-on experience and mentorship, hampering organisations' succession planning. Thus, effective governance should embrace AI and leverage it to enhance and train a skilled future

workforce. This approach should prioritise data interpretation, visionary leadership, and continuous improvement of AI outcomes, preparing a new generation to work alongside AI rather than being overshadowed by it.

A NEW FRONTIER

AI and ESG are setting new standards for innovation in real estate and manufacturing. Successful integration of these technologies enhances operational efficiency, sustainability, company reputation, and stakeholder returns. Navigating the associated risks through strategic planning and proactive governance is crucial for realising these benefits.

This discussion draws on emerging research and trends that may change as new technologies and regulations develop. The pace of technology adoption and the consistency of ESG standards vary widely, potentially affecting the applicability of these findings. Moreover, the long-term effects of AI on job markets and corporate structures are still uncertain and require continuous study and adaptation.

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AI-POWERED SMART GRIDS IN ENERGY MANAGEMENT

European energy companies are investing in smart grids and AI to simulate various scenarios, optimise energy distribution, and respond quickly to disruptions. A smart grid is an energy network that allows for two-way energy communication and information flows between utility companies and consumers. It enables tracking where the energy comes from, how it is used, and peak usage times. Smart grids are designed to work with various energy sources, including traditional fossil fuels and renewable energy. Their key benefit is the ability to efficiently integrate fluctuating renewable sources into the grid by adjusting to changes in supply and demand in real time, making them crucial for transitioning to a cleaner energy system. AI can enhance its functionality by evening out energy peaks, improving load forecasting, saving energy, and aiding in budget estimation. AI allows the grid to optimise electricity generation, transmission, and distribution through integrating machine learning, data analytics, and IIoT. As a result of this technological integration, companies can achieve precise load management, automated outage responses, robust security measures, and use real-time data for accurate reporting and compliance.

PROPERTY
MANAGEMENT

Old Dog, New Tricks



As the long-term owner of our buildings and parks, CTP has a vested interest in making sure that our older buildings are suitable for a new generation of clients and business processes. This means investing in new technologies to increase energy efficiency such as LED lighting, modern windows, BMS systems to keep track of utility use, upgrading solar panels, and improving water retention or reuse.





CTPark Humpolec is not just CTP's first park and original headquarters—it also gave the company its name. Midway between Prague and Brno, this “Central Trade Park” is the seed that grew the CTPark Network and gave rise to the company we know today.

We prototyped our Clubhaus concept here in 1998, with part of the HQ providing common space for clients and employees, a friendly atmosphere, landscaped gardens, and short-term housing.

Keeping a park up to date also requires investment in park greenery, additional parking for more tenants and their employees, and onsite amenities to accommodate the larger number of park "residents". Because the people who work in our parks spend most of their day there, it's imperative that they are pleasant and comfortable places to be. This helps our clients not only retain key talent but also lower employee turnover, thus saving costs.

CTPark Humpolec—CTP's very first and OG¹ CTPark—began in 1998 with only one client. The park's footprint incrementally grew as more clients moved in over the years and some expanded within the park. CTP had to upgrade existing buildings to adapt to new tenant needs, such as BJS—a long-term client who originally leased a 15,000 sqm building but over the years expanded their footprint with more than four buildings and an extension and now occupy over 34,000 sqm.

CTPark Humpolec was also where CTP launched its Artwall project, choosing the BJS building for its first commissioned graffiti painting in 2017, by Belgian artist Dzia. Since then, CTP has decorated many other such buildings in the Czech Republic, Hungary, and Slovakia and will continue this tradition in years to come with local artists.

In the coming months, CTP will again be investing to upgrade the park considerably, making it both a great place to work, but also a place that the local community can be proud of.

¹ “Original” or “original gangster” ; -D



“We love all our buildings equally—old and new—and we understand very well that older assets need extra care to keep them up to the latest standards for our clients. Once a building is built with CTP, it is just the start of its long journey. We are committed to upgrading and adapting the building as needed, extending its life as long as possible. We build to own, so long-term upkeep is central to our business.”



Štěpán Morkes
Regional Director CTP Czech

**SOLUTIONS:
CTBOX**



Units from 450 sqm
Ideal for SME's & start-ups



Thinking Inside the Box

Meet CTBox, an ultra-nimble solution for start-ups and smaller-scale operations. It has the three-in-one functionality for showrooms, office, and warehousing all rolled into one. It's compact size makes it ideal for inner-city locations—a common dealmaker for customer-facing businesses and last-mile logistics.

Ultra modular

Take one, or combine two or more

Adaptable interiors

Modify the box to fit your specific business

High quality, smart shells

Ensure low operating costs & long life

- 1 Last-mile logistics
- 2 Flexible office space
- 3 Customisable retail/showroom
- 4 Light manufacturing
- 5 Logistics
- 6 Natural lighting
- 7 Drive-in access
- 8 R&D labs
- 9 High visibility client branding
- 10 Warehouse
- 11 Solar-ready
- 12 10.5 m clear height



Profi

- Food retail
- 10 sqm cold storage
- 500 sqm
- CTPark Bucharest West



Swiss Automotive Group

- Automotive
- Mezzanine
- 650 sqm
- CTPark Ostrava



AMTECH robotics

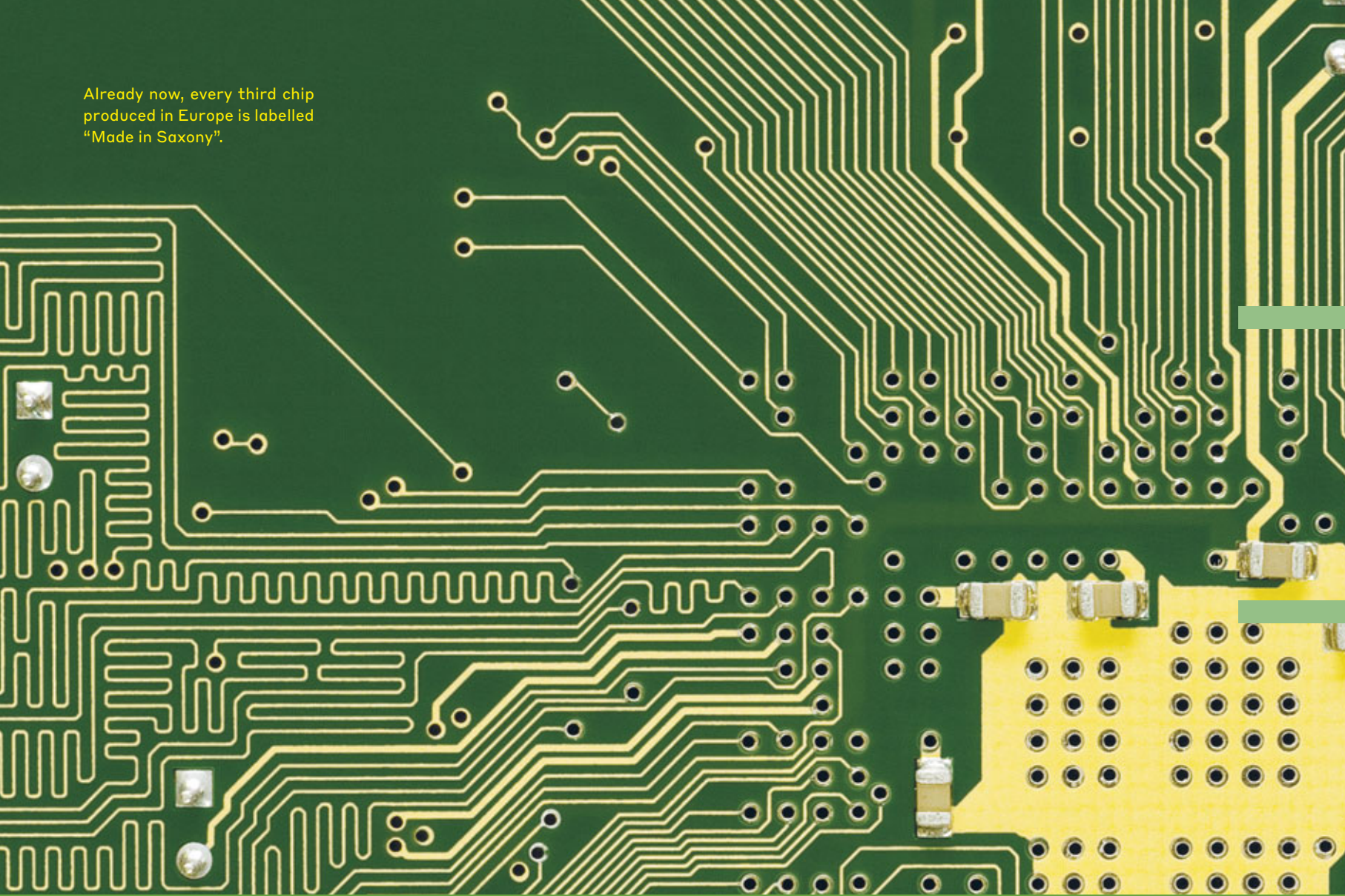
- High-tech
- R&D and training
- 650 sqm
- Ponávka, Brno



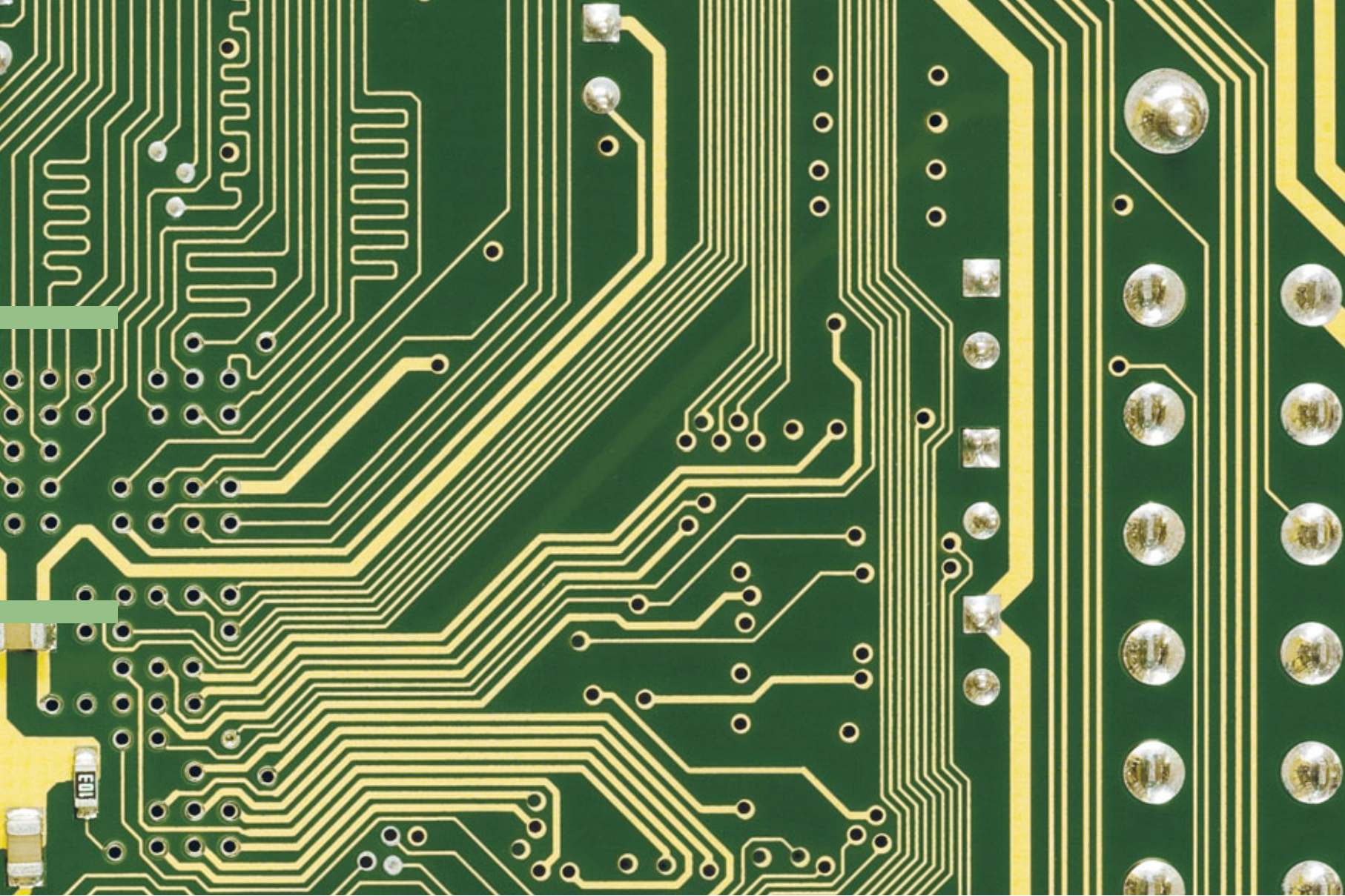
Vekra

- Window and doors
- Showroom fit-out
- 575 sqm
- Ponávka, Brno

Already now, every third chip
produced in Europe is labelled
"Made in Saxony".



Silicon Saxony



The world of business is changing in big ways. After the last half-decade of geopolitical insecurity, the strategy to nearshore production and supply chains to be close to final customers is the new paradigm for a broad range of industries. This is especially true for the semiconductor industry, as the global economy's insatiable dependency on chips was laid bare by their sudden, lock-down induced scarcity in 2020-2021, bringing many production and assembly lines worldwide to a halt.

Europe was shown to be particularly vulnerable. In 2020, one trillion microchips were made worldwide, with production in the EU accounting for less than 10%. Hence the push to build new semiconductor plants in Europe, for Europe—the world's single-largest market with the highest average per-capita GDP and an EU-wide state agenda to support the tech sector and innovation.

Silicon Saxony on the Map

TSMC JOINS A GROWING LIST OF THE WORLD'S MOST ADVANCED TECH COMPANIES SETTING UP SHOP IN SILICON SAXONY.

Saxony



TSMC partner **Infineon**—already one of the largest employers in Silicon Saxony—is currently building a new €5 billion fab in Dresden with support from the EU's Chips Act.

In 2021, fellow TSMC partner **Bosch** opened a €1 billion semiconductor plant in Dresden—its single-largest investment to date—followed by a €250 million expansion two years later.

Among recent newcomers to Silicon Saxony is **Jenoptik**, the German optics expert, which is set to launch production in the first half of this year at its new, €70 million production facility for micro-optics and sensors in Dresden.

Intel is also on the way, with big plans for its first European fabs in Saxony's "backyard". The US chipmaking giant is planning to invest \$17 billion in Magdeburg, the capital of neighbouring Saxony-Anhalt, and another \$4.6 billion just across the border in Wrocław, Poland.

Chips Anyone?

Europe's chip crisis revealed not only the extent of its dependency on imports, but also the global imbalance in the semiconductor value chain, with only a limited number of advanced chipmakers in Asia and the United States operating in an increasingly complex geopolitical environment.

A post-crisis survey conducted by the European Commission in 2022 showed demand for chips in Europe increasing two-fold by 2030—potentially doubling the negative impact in the event of another crisis.

In response, the Commission announced the 2023 European Chips Act—a €43 billion investment and incentives package to ramp-up chipmaking in Europe. Its aim is to strengthen the EU's ability to respond quickly to any future supply-chain shocks and bolster Europe's competitiveness and resilience in semiconductor applications and technologies.

Among its goals is to increase the EU's market share of global semiconductor production to 20% by 2030. Despite fierce competition, Europe's large consumer market, its advanced tech capabilities, and the logic of nearshoring make it likely that more chipmaking factories (or "fabs") are heading its way.

Nearshoring in Europe: The Saxon solution

The Free State of Saxony in eastern Germany has become a hotspot for the semiconductor industry and destination of choice for Asian and US chipmakers to nearshore production for Europe.

With a computing pedigree dating back to the 1970s, Saxony today is Europe's largest microelectronics/ICT cluster and the fifth largest worldwide, with 3,650 tech companies employing over 80,000 people.

Already now, every third chip produced in Europe is labelled "Made in Saxony"—and that is certain to rise in the wake of several big-ticket deal announcements.

Recent news is the decision by Taiwan's TSMC, the world's largest chipmaker, to launch its first European fab in Saxony's capital, Dresden, via a joint venture with German tech majors Infineon and Bosch and Dutch chipmaker NXP. Investment is expected to reach €10 billion, including significant support under the EU's Chips Act.

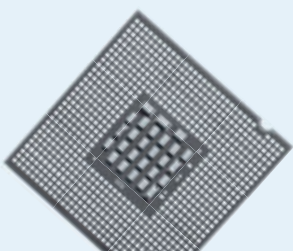
Thomas Horn, Managing Director of Saxony Trade & Invest, explains why this is a smart move: "TSMC's investment is a quantum leap for Saxony as a business and research centre and is strategically important for Germany and Europe in the quest to become more independent. It's also an opportunity to advance Europe's semiconductor value chain, combining the potential in Central and Eastern Europe."

ADVANCED TECH IS FUSED WITH NATIONAL SECURITY, SO IT'S NO SURPRISE THAT COMPETITION IN THE SEMICONDUCTOR ARENA IS HEATING UP. AS PART OF GROWING TRADE AND GEOPOLITICAL TENSIONS BETWEEN CHINA AND THE US, BOTH ARE LOCKED IN A "CHIPS RACE" FOR THE TOP-SPOT IN ADVANCED TECHNOLOGY.

The Chips Race: The heat is on

China — The world's largest market for semiconductors found itself in the same unenviable position as Europe during the global chip crisis: too little supply to meet demand. In 2020, the country imported over 80% of its chip consumption. In 2022, the Chinese government announced a 2025 goal to meet 70% of demand with domestic production, led by **SMIC**—China's largest contract (or "pure-play") chipmaker. In 2024, SMIC became the world's third-largest semiconductor foundry by sales, despite strict US sanctions against exporting advanced technology to China.

USA — Not to be outdone in the global race to stay competitive, in 2022 the US passed the USA CHIPS Act—a \$50 billion investment package designed to further boost innovation and the production of advanced semiconductors on US soil. In 2024, Taiwan's **TSMC**—which makes 90% of the world's advanced chips—and the world's number-two chipmaker, South Korea's **Samsung Electronics**, announced new, multibillion-dollar projects to expand their US presence with next-generation fabs. Both received over \$6 billion in direct financing under the US CHIPS Act.



SAXONY'S TECHNOLOGY TIMELINE: FROM SILVER ORE TO SEMICONDUCTORS

Saxony's roots in tech go back to the Middle Ages. In addition to mining, early traditions of weaving led to the growth of mechanical engineering and the birth of Germany's modern textile and railroad industries in the first half of the 1800s. Saxon cities like Dresden, Chemnitz and Zwickau became cradles of German engineering, with the highest level of industrial output in Germany until World War II.

1800—"Saxon Manchester"

Chemnitz becomes the centre of the German textile industry with the first mechanical cotton spinning mill built in Germany, growing into one of the largest mills in the world and earning the city the nickname "the Saxon Manchester". The textile industry remains strong to this day, with over 500 companies in the sector.

1839—Genesis of German rail

Germany's modern railroad industry is born in Saxony with the *Saxonia*, the first locomotive built in Germany. In the mid-1830s, the newly formed Leipzig-Dresden Railway Company began building a rail link between the two cities. The *Saxonia* was built in Dresden and entered service in 1839, logging over 8,500 km. In the 1980s, a replica was made, which is housed at the Transport Museum in Nuremberg.

1904—Car cradle where Audi was born

August Horch forms Horch AG in Zwickau and soon after develops the world's first six-cylinder motor. Forced out by company politics in 1909, Horch establishes Audi—the Latin translation of "Horch", which means "listen". Audi later merged with Horch and two other carmakers to form Auto Union (the four rings of Audi's logo reflect the merger of these brands). Zwickau's post-war car industry was reorganised and in the 1950s produced the luxury six-cylinder Sachsenring P240 and later the iconic Trabant. VW acquired the Zwickau plant in 1991, which in 2020 became VW's first plant to produce solely electric vehicles.



Auto Union logotype (1932), the inspiration for Audi's modern logo design.

1969—Start of Silicon Saxony

State-owned electronics and IT conglomerate Robotron is formed in Dresden and grows quickly to become an East German version of IBM. At its height during the Cold War, Robotron employed nearly 70,000 people producing a range of computers and other high-tech products. In the 1990s, smaller parts of the old business were purchased by Siemens Nixdorf, IBM, and Oracle. Siemens was the first to leverage the local know-how and competitive cost-environment in the region, setting up a local microchips branch in the late 1990s. Spun off as Infineon, it is now Germany's largest producer of semiconductors. US chipmaking major AMD also set up shop, setting the stage for Saxony to become a global hotspot for the competitive semiconductor industry.



Robotron in Dresden was East Germany's answer to IBM.

Why Saxony?

The main reason for Saxony's rise as a semiconductor powerhouse is its people: local expertise supported by world-class universities in Dresden, Chemnitz, Leipzig, and Freiberg, with nearly 40,000 STEM students and over 9,000 graduates annually. World-class scientific research centres like the Max Planck and Fraunhofer institutes in Dresden, among others, strengthen the state's know-how appeal.

"Saxony's diverse ecosystem offers great potential for interdisciplinary collaboration with established industry networks," explains Thomas Horn. "The high concentration of tech-oriented universities and first-class R&D bolsters our edge in fields such as autonomous driving, Med-Tech, and quantum computing."

Another strength is Saxony's business-friendly environment. As Horn explains: "Saxony's dynamic development is backed by political decisions that have provided the necessary framework, including infrastructure expansion and support for joint ventures between companies and institutes that further the strategic development of the region."

Silicon Saxony is also more than just a sexy moniker: it's the official name of a vibrant industry association that helps drive innovation and the growth of the state's semiconductor and ICT industries.

The Bottom Line

Silicon Saxony stands out as the business-smart choice for chipmaking in Europe, with unparalleled access to a unique value chain in one strategic location in Germany, Europe's largest economy. With strategic location and world-class know-how, Saxony is Europe's hotspot for the global ICT sector.



Thomas Horn
Managing Director of Saxony
Trade & Invest Corp.

"The high concentration of tech-oriented universities and first-class R&D bolsters our edge in fields such as autonomous driving, MedTech, and quantum computing."

EXPO 2025
český pavilon

Putting the Czech Republic on the World Stage at the World Expo in Osaka

Společnost 5.0
vrchol pavilonu

Since the first World Expo in London in 1851, this global event has united nations every five years to share innovations, cultures, achievements, and solutions to global challenges. Expo 2025 in Osaka, Japan will welcome 8 million visitors from over 160 countries under the theme "Designing Future Society for Our Lives."

Technologické
exponáty
projekce

CTP is proud to help represent the Czech Republic on the world stage as an official National Partner to the Czech Pavillion.

Společnost 4.0
začátek cesty
vstup

reflection of society / seberet
↳ zobrazení pomoci
prosklené fasády



Jakub Kodr
Managing
Director of
CTP CZ

What is CTP bringing to the Czech Pavillion and Expo?

"Within Europe, the Czech Republic has always had a strong role in manufacturing, and this is only accelerating as industrial production shifts to be more high-tech. The country has the right systems in place, like strong production ecosystems, but more importantly the people are tech savvy and embrace innovation.

CTP was founded in the Czech Republic, and both we as a company and our growing roster of clients have seen great success here. Through our full-scope "Parkmaker" model, where we collaborate closely with regional stakeholders, CTP is increasingly positioned not just as a real estate solution provider but also as a partner to foreign investors, helping them tap into the region's potential and integrate seamlessly. At Expo, we're excited to share these success stories and connect more opportunities."



Ondřej Soška
Czech
Commissioner
General, Expo
2025 Osaka
Japan

Why is this Expo different or more important for the Czech Republic compared to previous year?

"The Czech approach to Expo 2025 focuses on a strong business program rather than traditional exhibition stands, offering companies a chance to participate through business weeks. Events like conferences, workshops, and networking sessions will be held in a multifunctional auditorium and at CTP's rooftop lounge. This Expo is a rare opportunity, as such events occur in the same place only once every 20 to 30 years. With its global reach and six-month duration, Expo 2025 in Osaka serves as a gateway to international markets. Success in Japan, a key Indo-Pacific hub, can unlock business opportunities in other countries, making this event particularly significant."

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EVENTS

13.04	Opening of the Czech National Pavillion
14-16.04	CTP Event
21-23.05	Smart Cities* Industrial Design*
13-16.06	Innovation in Nanotechnology* Presentation of Brno*
8-10.07	Automotive, Mobility*
24.07	National Day: Czech Republic*
24.07	Doing Business in Central Europe*
24.07	Presentation of Ostrava*

* Talks and seminars



Jaromír Černík
CTP Business Development
Director for Asia

What can Asia and CEE offer each other?

"I'm very grateful for the experiences I've had working between Europe and Asia for more than two decades. Both continents have their own strengths and weaknesses, and ones I believe that can complement each other. China has developed very rapidly in recent decades; today it has massive momentum and is very competitive, especially in the smart manufacturing and new energy technology. Europe on the other hand has its own strong industrial base, but I am concerned it may lose competitiveness on the world stage. Asia has innovations and opportunities it can transfer to Europe's economy, which can boost this competitiveness. With its flexible and pro-business mindset, Central and Eastern Europe is an ideal destination for businesses to enter Europe and continue growing."



Michal Gabaš
Apropos Architects

What message does the Pavillion convey about what the Czech Republic brings to the world stage and Expo this year?

"In my opinion, the building is a showcase for Czech architecture and engineering capabilities. With its cantilevers it seemingly defies gravity. The design addresses a lot of challenges—the complex shape and geometry of the pavilion, but also the thorough local permitting process. After all, we are building in an active seismic zone with strict regulations.

With all this taken into account, we were still able to design the pavilion by using Czech wood for the load-bearing structure and Czech glass for the façade. The building's structure and envelope were assembled by Czech workers in record-breaking time. We hope that the unique construction technologies together with the capabilities of Czech workers, designers, and engineers are the best representation of what the Czech Republic has to offer."

HOT SPOTS

FROM AROUND

THE REGION



ETYEK

HU

A Vineyard Escape

Budapest is known around the world for its thermal spas, but fewer people know the surrounding region for its quality wines. One can tap into the local wine heritage in the charming village of Etyek, about 30 km from the capital. Surrounded by rich soils and a perfect climate, plus exquisite modern architecture and interiors, the winery produces excellent, crisp sparkling wines and delicate whites, making it a renowned destination for wine aficionados.

etyekikuria.com



TIMIȘOARA

RO

A Summer Stage for Jazz

A 2023 European Capital of Culture, Timișoara is known among Romanians for its lush landscaping and summer blossoms, but it's also well known for JAZZx—a summer jazz festival that has set the city's cultural tempo since 2013. The festival transforms its historic centre into a stage where jazz truly belongs to everyone. For three days, the streets pulse with improvisation and world-class performances, drawing an engaged audience that has made this festival a modern tradition.

plai.ro/jazz



VIENNA

AT

Paper at its Finest

For those passionate about paper goods or seeking a unique gift, *sous bois* is a great example of craft retail and a must-visit in Vienna's Neubau district. Founded by a French graphic designer, this vibrant papeterie offers curated stationery from brands like Kaweco, Midori, Ystudio, and Koh-i-Noor Hardtmuth, alongside prints by Austrian and international artists. More than a shop, it also holds workshops in calligraphy and bookbinding, plus art exhibitions and concerts—truly a little colorful oasis in the city.

sous-bois.at



T O R U Ń

P L

Spices and Stories

Toruń, the birthplace of Copernicus, is equally known for something else—gingerbread. For centuries, this medieval city thrived as a trading hub, with its famous spiced confections once coveted by European aristocracy. Today, the Museum of Gingerbread offers an immersive dive into this rich history, complete with hands-on workshops. A walk through Toruń's Gothic Old Town reveals charming bakeries where the aroma of cinnamon and clove lingers, linking the past to the present in a delicious way.



N O V I S A D

R S

Film and Future

Serbia's second-largest city and a 2022 European Capital of Culture, Novi Sad hosts one of SEE's most acclaimed film festivals. Held in various locations across the city centre, it proudly showcases Balkan and international cinema, offering a fresh and indie spirit. The festival features two editions annually: a main edition in September lasting five days, and a winter edition in February lasting three days. As a newcomer to the European film festival landscape, it engages up-and-coming directors and fosters discussions on the future of cinema.

nsff.rs

T R N A V A

S K

Nádvorie, a Creative Hub

Tucked away in the heart of Trnava, Nádvorie is a masterstroke of contemporary design woven into the city's historic fabric. This cultural and co-working hub—set within a beautifully restored courtyard—blends sleek modernism with the warmth of exposed brick and timber. It offers its guests and regulars a bakery, a café, a bistro with delectable beer on tap, a workspace, and, most importantly, an impressive lineup of cultural events and insightful discussions.

nadvorie.com



S O F I A

B G

Traditions Reinvented

At Cosmos, Sofia's culinary past meets its future. This Michelin-recommended gem reinvents traditional Bulgarian flavours with a contemporary edge. Expect reimaged classics, like tender lamb kavarma with a molecular gastronomy twist, all served in a sleek, atmospheric space. The wine list leans on Bulgaria's rich terroir, while the service is as refined as the plating. Whether for a discerning gourmand or a curious traveler, Cosmos offers a dining experience that feels both deeply rooted and refreshingly forward-thinking.

cosmosbg.com



G D A Ń S K

P L

The Shipyard Reborn

The history of these docks stretches back to 1380 when they were established by the Knights of the Teutonic Order. Since then, they have seen a lot—including Napoleon's army and WWI submarine manufacturing. Most recently, the historic port district is being transformed into a vibrant waterfront quarter. Designed by Henning Larsen architects, the project will revitalise the district for residential, cultural and commercial use, weaving together its industrial history, traditional regional architecture, and contemporary design.

stoczniacesarska.pl

THREE WAYS

In today's competitive business landscape, having the right, state-of-the-art facility is crucial. But let's be honest—without people to bring that facility to life, it's just an empty space. Employees are the driving force behind any successful operation, and finding and retaining the right workforce is just as important as securing the perfect location for your business.

At CTP, we understand this better than most. Over the past 25 years, we've grown into one of Europe's largest developers and managers of industrial and logistics parks, working with around 1,500 local and international clients. We know that attracting and retaining employees is a key factor in your success, and we go the extra mile to make it happen.

LOCATION, LOCATION, LOCATION - IT'S A GIVEN.

As real estate professionals, we know that location is everything. Your facility needs to be in a place that makes sense—not just for logistics and operations, but also for your employees. If a workplace is difficult to reach, it becomes harder to attract and retain talent.

That's why all of CTP's parks are strategically located near major transportation corridors and urban hubs, ensuring accessibility for both businesses and their employees. But beyond location, we take extra steps to make sure our parks help you build and maintain a strong workforce. Here's how:

WE HELP OUR CLIENTS



1. STRONG LOCAL CONNECTIONS AND SUPPORT

One of the biggest challenges businesses face is finding the right people. That's where CTP's local know-how comes into play. We have deep-rooted relationships with regional stakeholders, including local municipalities, technical schools, and employment agencies. Our shared goal? Boosting local development and connecting businesses with the right workforce.

For example, many of our parks feature on-site employment agencies like Randstad, making the hiring process smoother and more efficient for our clients. With CTP, you're not just leasing a space—you're gaining access to a network that helps you build your team.

A PARTNERSHIP FOR SUCCESS

At CTP, we believe in creating long-lasting, win-win relationships with our clients and the communities we operate in. Our business model goes beyond real estate—we build dynamic, people-centric industrial parks that support business growth and workforce satisfaction.

At the end of the day, we don't just build warehouses. We are Parkmakers, bringing businesses and people together to thrive.

If you're looking for a partner who understands both your operational and workforce needs, CTP is here to help. Let's build something great together.



2. EMPLOYEE-FRIENDLY AMENITIES AND CONNECTIVITY

At CTP, we believe that industrial parks should be more than just warehouses. That's why we design our parks with employee well-being in mind, offering amenities that enhance the workday experience.

From canteens, shops, and medical facilities to sports areas, green spaces, and relaxation zones, we create environments where employees feel comfortable and motivated. Transportation is another priority—we ensure easy access with shuttle buses, public transit stops, EV charging stations, and bike paths. We're even expanding onsite dormitories to accommodate workforce needs, and they're always in high demand.



3. A PROFESSIONAL AND COMFORTABLE WORK ENVIRONMENT


Let's face it—workplace environment matters. Beyond salary, one of the biggest factors influencing an employee's decision to join or stay with a company is the quality of their workplace. Because CTP owns and operates its parks, we make long-term investments to ensure they remain professional, comfortable, and well-maintained.

Our goal is to create workspaces where employees feel valued and motivated. By prioritising design, infrastructure, and overall environment, we help businesses attract top talent and improve employee retention.


BIG



D

LPP	RO
130,000 sqm, Logistics	
CTPark Bucharest West	
<p>Since launching its debut logistics hub outside Poland, fashion retailer LPP has expanded its total footprint at CTPark Bucharest West to a total of 130,000 sqm.</p>	

Here are some of the top recent accomplishments celebrated with our clients across the CTP Network.

Raben	PL
Heat pump, 150 km of pipes	
CTPark Warsaw West	
<p>Together with the client, CTP installed Europe's largest integrated heat pump system at CTPark Warsaw West to help Raben meet their decarbonisation goals.</p>	





Quanta Computers

DE

22,500 sqm, High-tech

CTP Jülich



CTP is building a custom facility in northwestern Germany for Quanta Computers, a Taiwanese high-tech manufacturer.

BUSINESS



Tesco

HU

100,000 sqm, Logistics

CTPark Szigetszentmiklós



Tesco moves into its new Hungarian distribution hub decked out with customisations like solar energy, service facilities, and temperature control, all just 20 km from the capital, Budapest.

Hitachi

CZ

50,000 sqm, High-tech



CTPark Brno

The Japanese high-tech manufacturer is expanding its cooperation with CTP with a new state-of-the-art production facility.





Jiangsu Xinquan

SK

18,000 sqm, Automotive



CTP Prešov South

The Chinese automotive supplier makes its European debut, signing for a built-to-suit facility close to major OEMs in Slovakia.

Zoomlion

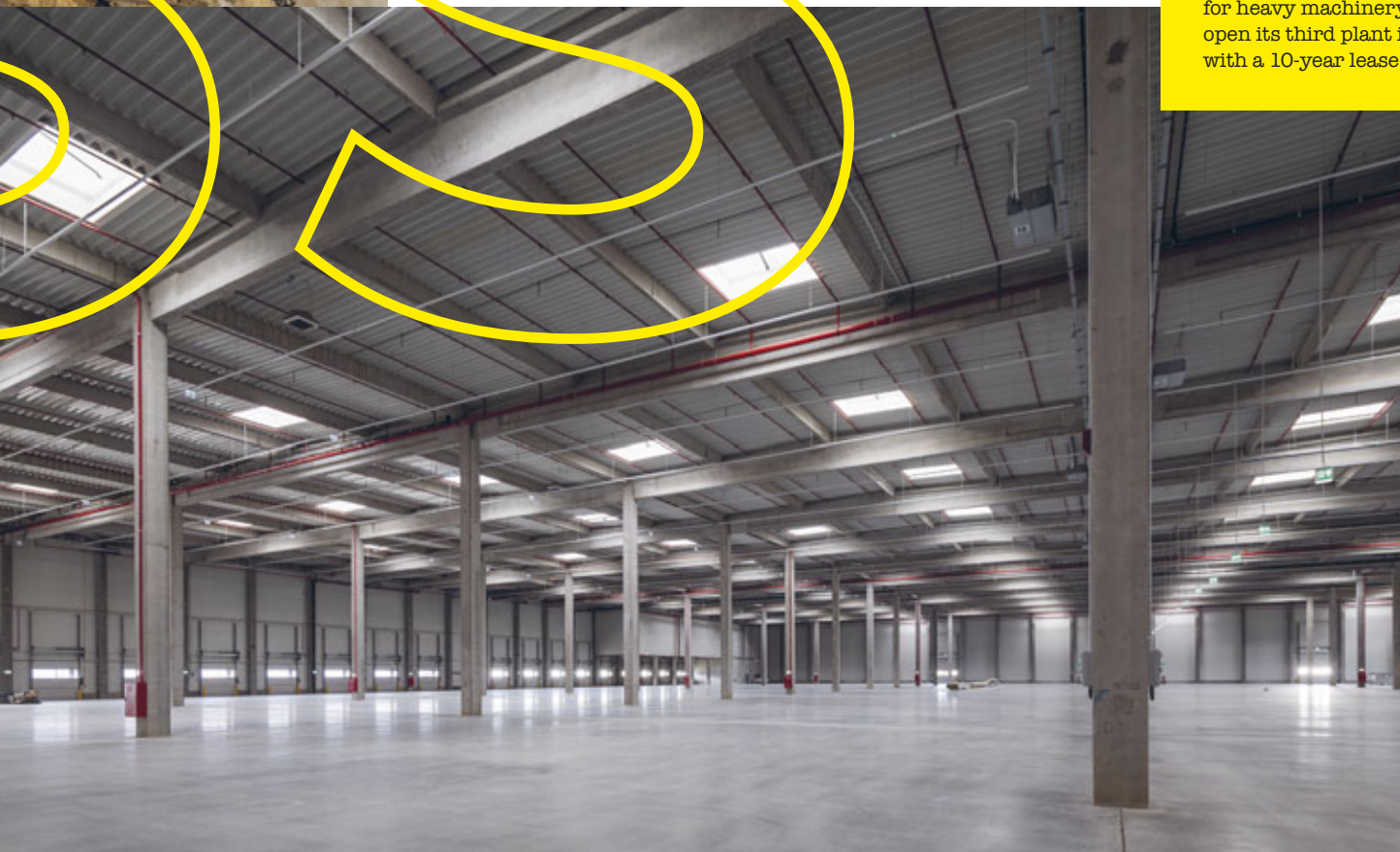
HU

55,000 sqm, Industrial



CTPark Tatabánya

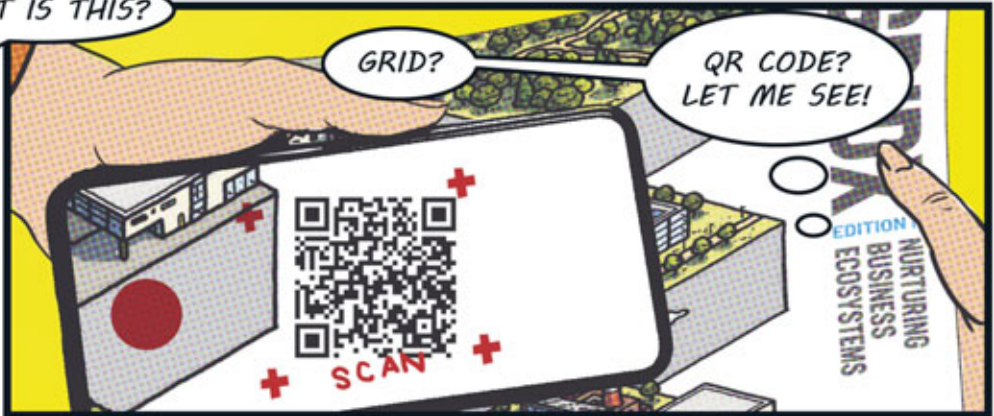
The Chinese company and global leader for heavy machinery manufacturing will open its third plant in Europe with CTP with a 10-year lease.



THE ADVENTURES OF CAPTAIN JK



...THERE GOES MY COMPANY...

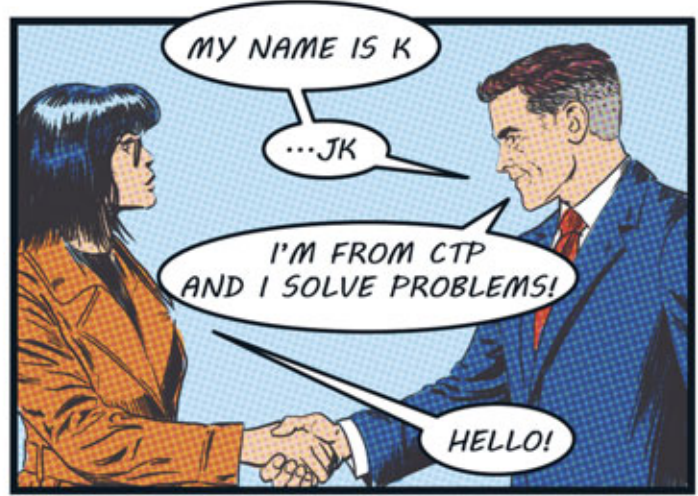




HELLO MISS!
THERE'S NO NEED
TO WORRY!

WHAT...?

...WHO?



MY NAME IS K

...JK

I'M FROM CTP
AND I SOLVE PROBLEMS!

HELLO!



I CAN HELP YOU FIND A
PLACE TO MAKE YOUR GOODS
RIGHT HERE IN EUROPE.

THAT'D BE GREAT! I NEED
A TOP-NOTCH LAB, GOOD
PEOPLE AND NOT TOO
EXPENSIVE!



CAN YOU
REALLY HELP?

SURE!



THAT'S WHAT
I DO!

BEEP!



CALCULATING OPTIONS:

- HIGH-TECH
- BUILT-TO-SUIT
- ACCESS TO MAJOR HIGHWAYS
- EDUCATED LABOUR
- AVOID TARRIFS
- CTFIT

AMSTERDAM

GDANSK

FRANKFURT

BRNO

LOOK AT THAT! THAT'S WHAT
YOU'VE BEEN LOOKING FOR



WOW MR. JK.
YOU REALLY
ARE THE BEST!

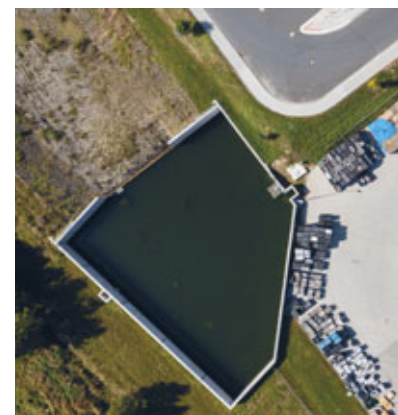
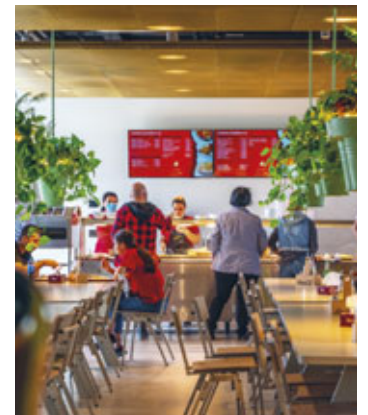
I THINK THIS IS THE START OF
A LONG-TERM RELATIONSHIP.

TO BE CONTINUED...

ESG

**The ESG Toolkit:
Five core ways
CTP can help**

Each company has different requirements. We're ready to sit down and discuss what you need to help meet your ESG targets. Our toolkit of solutions can reduce your carbon footprint and improve your impact. We use BREEM (all new buildings certified "Very Good" and higher) and DGNB in Germany and Austria to verify these five topics.



**CONSTRUCTION
DIARY**



2025 LOWE

10 COUNTRIES

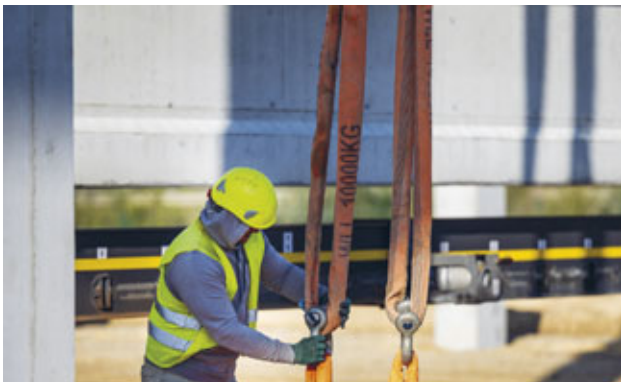
103 PROJECTS

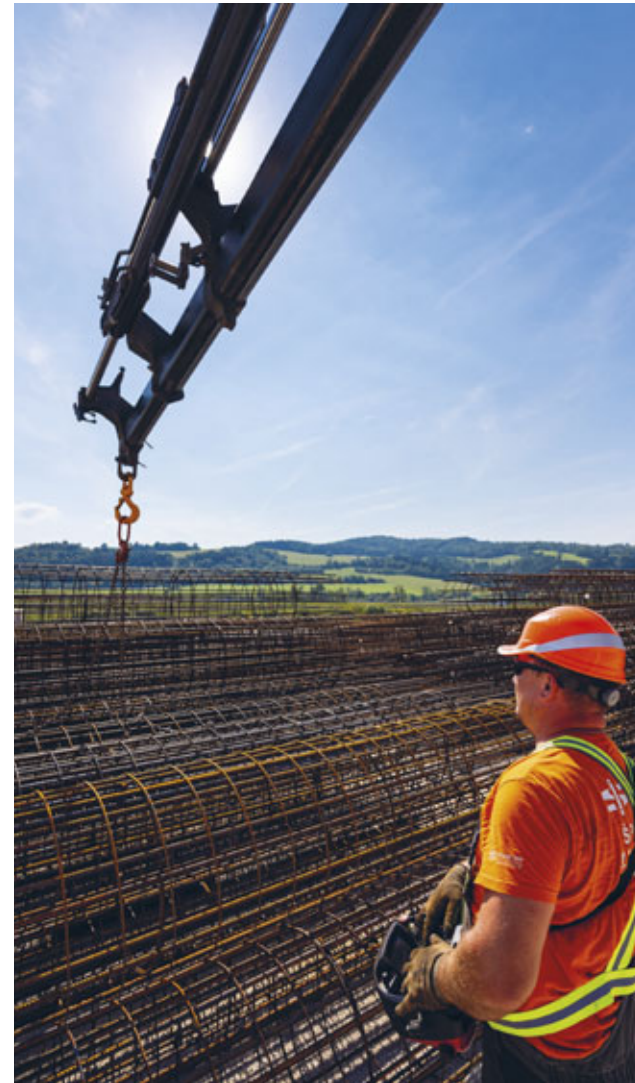
1.8 MILLION SQM
UNDER
CONSTRUCTION



THE CZECH REPUBLIC, WHERE IT ALL STARTED FOR CTP, IS A SPECIAL PLACE FOR US AND OUR CLIENTS. IT'S OUR LARGEST MARKET AND EVERYTHING IS IN PLACE FOR US TO REACH 5 MILLION GLA IN 2025—LOCATIONS, PERMITS, CONSTRUCTION ABILITIES, POTENTIAL, AND DEMAND FROM A DIVERSIFYING RANGE OF CLIENTS.

Jakub Kodr
Managing Director
Czech Republic





WE STARTED 2025 WITH 936,000 SQM OF STANDING PORTFOLIO IN SLOVAKIA AND ANOTHER 140,000 SQM UNDER CONSTRUCTION—AND THESE NUMBERS AREN'T STANDING STILL. OUR TEAM IS WORKING FULL SPEED TO KEEP UP WITH MARKET DEMAND AND CATER TO OUR CLIENTS' NEEDS.

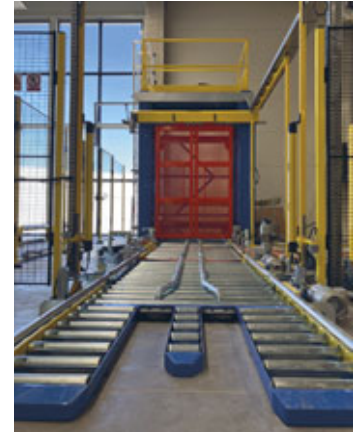
Ivan Šimo
Managing Director
Slovakia





POLAND IS ONE OF CTP'S NEWER MARKETS, BUT WE'RE NOT SHY. WE ARE PRESENT IN EIGHT PROVINCES, EXPANDING THE MOST IN SILESIA AND THE WARSAW AREA. BY THE END OF 2026, WE'RE AIMING TO EXCEED THE ONE MILLION SQM MARK IN POLAND ALONE. WE ARE NOT AFRAID TO SET OURSELVES AMBITIOUS GOALS.

Piotr Flugel
Managing Director
Poland

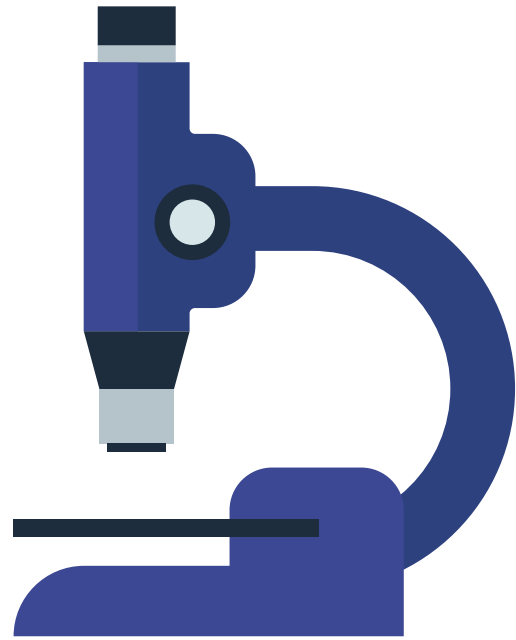
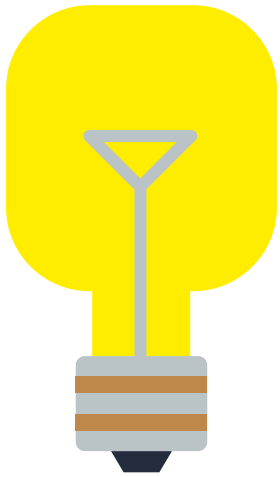




GLOBAL SUPPLY CHAINS ARE CHANGING AND THE CEE REGION IS GROWING. IN HUNGARY, WE SEE DEMAND FROM BOTH EUROPEAN AND INTERNATIONAL COMPANIES ALIKE, WITH SPECIFIC INTEREST FROM CHINA. CTP'S IN-DEPTH UNDERSTANDING OF THE LOCAL MARKET AND OUR WELL-PREPARED IN-HOUSE TEAMS ALLOW OUR CLIENTS TO BENEFIT FROM OUR ONE-STOP-SHOP BUSINESS MODEL. WE HELP BUSINESSES TO ADAPT AND THRIVE.

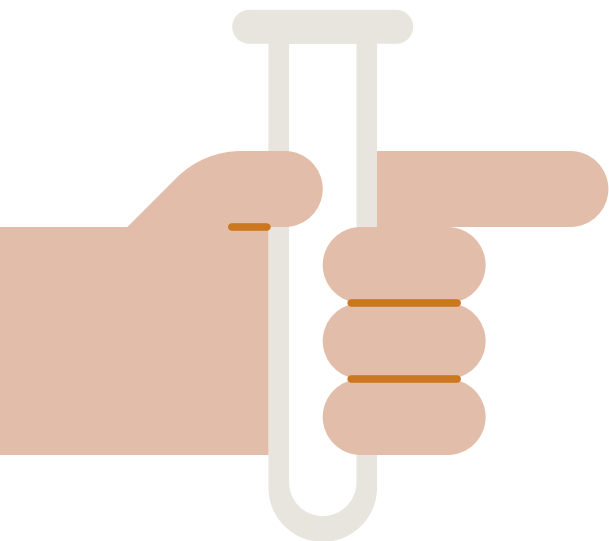
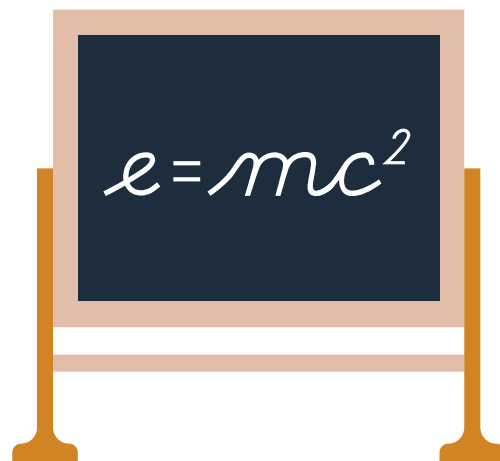
Gondi Ferenc
Managing Director
Hungary





THINKING BIG IN BRNO

A conversation with Petr Chládek, CEO of the South Moravian Innovation Centre, about how the region is a burgeoning innovation leader in CEE.



GRID: Can you explain Brno's ecosystem and development strategy? How is the role of the private sector evolving?

A quarter of a century ago, Brno went through a crisis that confronted the city with a major strategic decision: we faced high unemployment and the departure of large employers looking for cheaper labour elsewhere. These were primarily lower-skilled positions that could easily be moved anywhere.

That's why the city, the South Moravian Region, and the universities decided to go the way of developed western regions and bet on the knowledge economy. We had a great basis for this—a strong university system and a tradition of industrial companies. An innovation strategy was created that defined the exact steps needed to make Brno and its surroundings an economically stable and prosperous region. This is why JIC was created as an agency—to support startups and nurture the innovation ecosystem—places like CEITEC [Central European Institute of Technology] and the VIDA! science centre in Brno, among others.

Today, we have a functioning ecosystem where companies, research centres, the academic sector, and public administration cooperate confidently. Ultimately, it is about creating companies with high-added-value products in the region—that there are well-paid jobs for qualified people. And I believe that makes the democratic system more stable.



Currently, South Moravia is already at the level of developed western regions in some measures of the knowledge economy. Brno will never be at the level of Prague with its tourist attractions, transport links, and concentration of capital, but we can have a stronger focus in areas where we have a historical tradition.

GRID: How has Brno's industry changed over the last century? What is growing the most today?

The history of Brno's industry dates to the 18th century, when the first textile factories, especially for the production of wool, began to appear. Together with this, engineering competence developed, which earned Brno the nickname "Moravian Manchester". Interestingly, Vienna, as the centre of the Austro-Hungarian Empire, also contributed to the city's industrial development by not wanting to have textile production directly on its territory.

Gradually, this engineering competence began to be applied in other areas—in the production of machinery, vehicles, cars, and motorcycles. During the Second World War, part of the industry was reoriented towards armaments production, but other developments continued in parallel. After the war, there were significant investments in public research and development—the Institute of Instrumentation Technology, Tesla [the Czech consumer electronics maker], the development of electrical engineering, and later the IT sector, which today is crucial for Brno.

Particle optics is also important—every third electron microscope in the world is made in Brno [at CTPark Brno]. We have strong research and development here, and since microchips could not be produced without microscopes, the semiconductor sector is also growing.



GRID: Why is Brno an interesting destination for manufacturing and high-tech?

Brno stands out due to a unique combination of factors—we have seventy thousand students and world-class technical universities, long-established professional competencies, and we benefit from macroeconomic stability and a strategic location within Central Europe. These factors, combined with the business-friendly environment, make Brno and the South Moravian region attractive for the manufacturing and high-tech sectors.

GRID: What conditions have enabled Brno's productivity? How have they evolved?

Brno's success is based on structured work, with an ecosystem where local government and companies have worked together for a long time and share a common vision. JIC facilitates this ecosystem and helps build a new, dynamic economy that gives space for self-fulfilment to young, ambitious people.

Without this support—without JIC, without investors, without experienced people—these talented people would likely leave. A dual economy would threaten to emerge—either the old subcontracting economy, gripped by the dictates of foreign investors, or an economy of foreign firms with no real connection to the local environment.

GRID: Why are "second cities" like Brno becoming increasingly important in Europe?

The global economy is increasingly dependent on knowledge, and companies naturally need to operate in multiple locations to access talent. That's why they are discovering second cities where there is interesting potential to develop their activities, generally at a lower cost than in capital cities.

Petr Chládek, CEO of JIC

Leader, manager, expert on innovation policy, owner of a small hydroelectric power plant in the Vysočina region, and an enthusiastic runner and climber. A graduate in biology and geography, Petr Chládek has been managing the South Moravian Innovation Centre since 2017. He was previously responsible for the development of the regional innovation strategy of the South Moravian Region. Petr focuses on innovation policy with an emphasis on the interaction between companies and the research sector, the role of foreign direct investment in regional development, the role of incubation centres, attracting and nurturing talent, the popularisation of science, and regional marketing.

GRID: How do you ideally imagine Brno in 30 years?

I imagine Brno as a place where people can self-realise in many ways—whether by building interesting companies or doing research at top universities. A place where one can live a quality life in a safe and clean environment and raise children. A city that will have its "finger on the pulse of the times" but still retain its cosy character.

GRID: What has surprised you recently in your work?

The biggest surprise? The fact that start-ups have their strongest advocate right in Prague Castle. We have a fantastic president with a global outlook who supports people with ambition and says that Czechs must come up with new ideas and have global ambitions. It is a pleasant surprise for us. It's great that we have the opportunity to work with such a leader—he visited us at the JIC and organised a meeting for startups at the presidential retreat in Láň and at some foreign embassies. It's really a great encouragement for us.

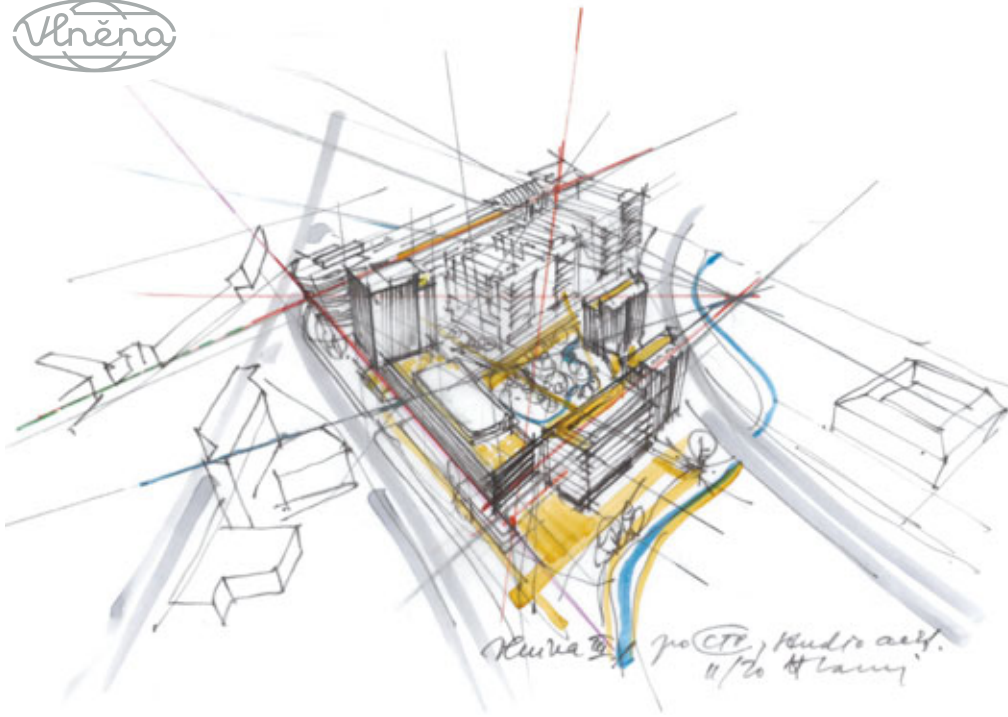
URBAN MIXED USE PARKS

CTP's urban business parks in Brno continue to grow as we add new features, expanding the benefits for both tenants and local residents alike. At each phase of our parks' development over the years, we have continually raised the bar in terms of design, materials, and energy efficiency, making each park a unique and wonderful place to work—and play.

An architectural rendering of a modern office building at dusk. The building features a prominent glass facade with a grid-like structure, illuminated from within, creating a warm glow against the dark, cloudy sky. The building is surrounded by lush greenery, including trees and a large, abstract red sculpture in the foreground. People are seen walking on a paved path in the foreground, and a car is visible on the street. The overall scene conveys a sense of a vibrant, modern urban environment.

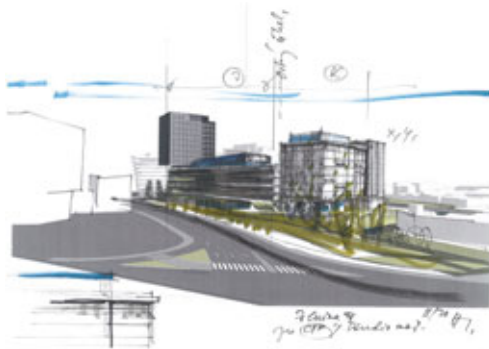
JAZZIN'
UP BRNO

Vlněna



Completion of building I at Vlněna.

Just a short walk or bike ride along the Ponávka stream, our eponymous park, **Ponávka** is also undergoing a major transformation, with the ongoing construction of the newest addition to the park: **building A4**. The building brings a new architectural flair to the park, with a multi-tiered, terraced design providing for ground-level retail units, mid-level offices, and top-level high-end residences. Rooftop greenery, ample parking, and high-tech features promise to make this a new shopping and living destination in Brno.



Original sketches of buildings K, X, and Y at Vlněna by Studio Acht.

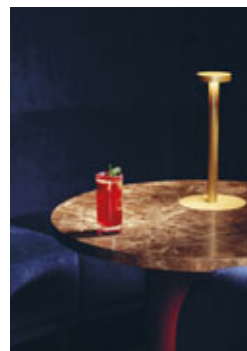
In 2024 we launched **building I at Vlněna**, designed by Studio Acht—CTP’s long-term partner for innovative design. The landmark building features amazing interior design, outdoor artwork, and a rooftop drone delivery pad. We are now building the final phase of the park, with **buildings K, X and Y** already under construction. Designed around a central water feature, these high-rise buildings will add ground-level retail facilities and top-notch apartments to the Vlněna project. This will allow for 24/7 activity at the park, and in the process complete the revitalisation of this former factory site, re-opening this quarter of the city to modern business and life following decades of dormancy and neglect.

PONÁVKA A4 ■



At **Spielberk**—just across the railroad tracks at the main entryway to the city—CTP with Marriott undertook a remodelling of the hotel’s main dining area. In January, CTP and Marriott together with famous local street artist “tron” (Michal Škapa) unveiled the **Jazzmin** restaurant & bar, which features an artsy vibe, jazzy bespoke cocktails, and live jazz throughout the year. Open for both Spielberk tenants, hotel guests, and the general Brno public alike. Check it out!

SPIELBERK



Parks That Do More

CTP's parks support a lot more than just business as usual. They're places to connect opportunities, support regional development—and to have fun.



SK Pump It Up!

CTP supported the delivery of a new, 41-metre public pump track beside CTPark Bratislava in the Devínská Nová Ves suburb of the Slovak capital.



SK



CZ



NL



HU



PL



BG



DE



RO

CZ Connecting Sustainable Development

Co-launching STENEO, a platform to approach clean energy transitions, in partnership with the University of Ostrava, the Moravian-Silesian Innovation Centre, and others.

NL Connecting the Future

Members of the Young Real Estate of Amsterdam gather at CTPark Amsterdam City for their annual general meeting, reflecting on the past year and looking ahead to 2025.

DE Making Brownfields Green

CTP and Colliers co-host a logistics workshop at CTPark Wuppertal, one of our brownfield projects in Germany, where we addressed the challenges and vast opportunities brownfields bring.

HU Educating Today, Strengthening Tomorrow

Providing logistics and finance students from Biatorbágy Innovative Technical College and High School with a real-world perspective through an educational tour at CTPark Budapest West.

BG Strengthening Business Ties

Daniela Boytcheva, Managing Director of CTP in Bulgaria, meets at the Clubhaus at CTPark Sofia with M.Emrah Sazak, Director of the Bulgarian-Turkish Chamber of Commerce, to explore business opportunities.

RO Creating Safer Workplaces

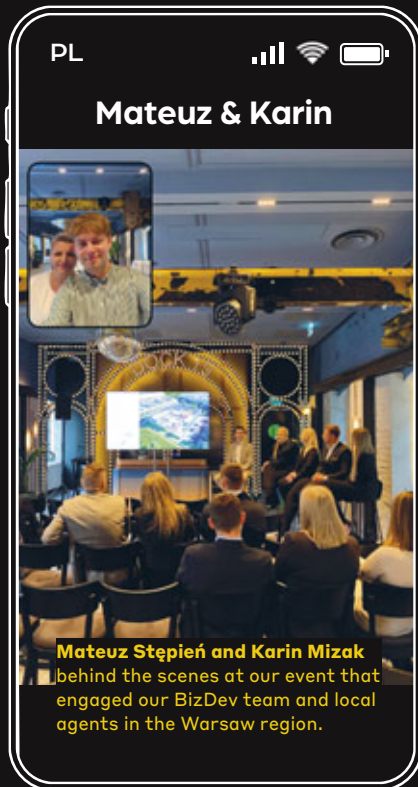
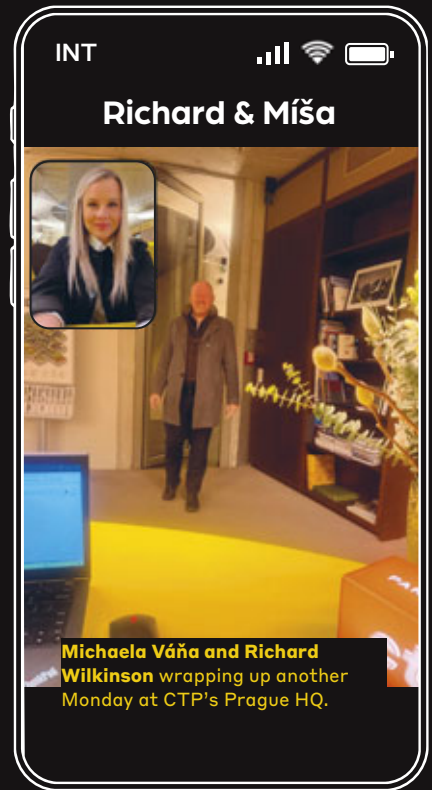
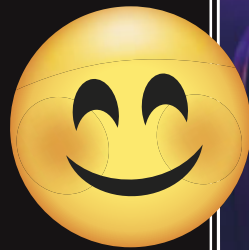
Hosting a first aid course in partnership with Red Cross for employees at our Clubhaus at CTPark Bucharest West.

PL Stronger and Smarter – Together!

Clients from CTPark Katowice and CTPark Zabrze putting their heads together at a #CT-Connect networking mixer to discuss common challenges and opportunities.

Keep it ctReal

How real can you be when you use BeReal? Our Parkmakers are really keeping it real across the CTPark Network, for REAL!





SK

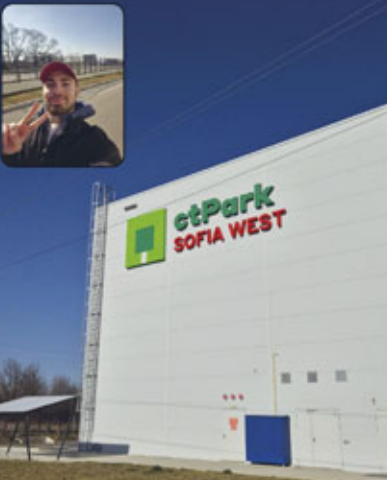
Sabina



Sabína Haragová on the top floor of Dunaj—our exciting urban revitalisation project in Bratislava.

BG

Svetlozar



Svetlozar Dimitrov, our onsite community manager at CTPark Sofia West.

CZ


Erika & Petra



Erika Skovajsová and Petra Surá approve of the view from Building I at Vlněna overlooking Brno.

SK

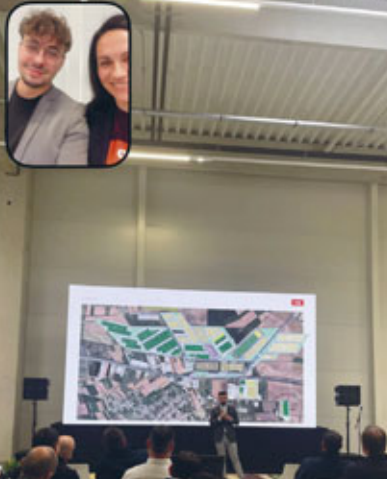
Dušan



Dušan Javor reporting a vibrant smile and vibrant water tanks at CTPark Trnava.

RO

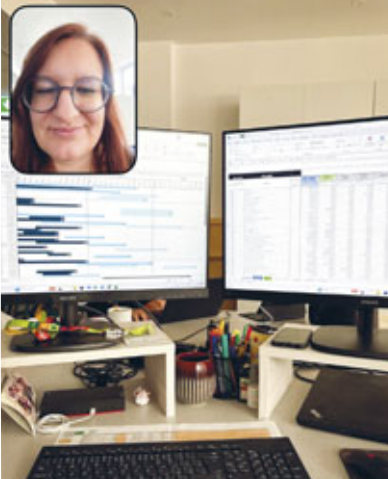
Sorina & Adrian



Ionut Anghel, Sorina Florescu and Adrian Dumitru facilitating a workshop at CTPark Bucharest West with clients to better understand their needs.

SK

Lubica



Lubica Halušková keep things at full speed and right on time, one spreadsheet at a time.



CTLIFE

ct GALA 24

ct GALA 24
FRIDAY 13TH DECEMBER BRNO

GALA 24
FRIDAY 13TH DECEMBER BRNO

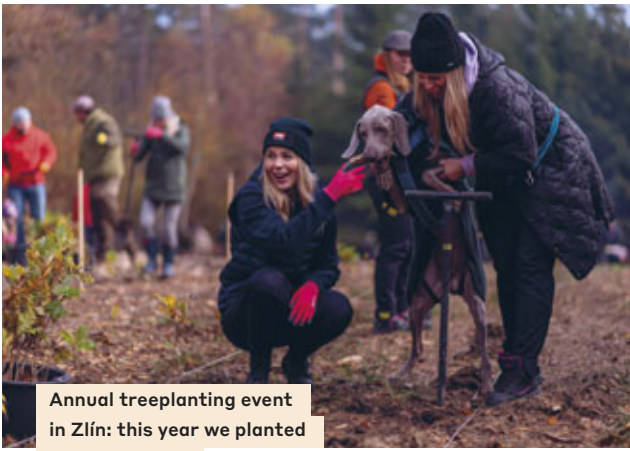
ct GALA 24

CT PARK BUCHAREST WEST

GALA 24
Vildemcová
Anniversary

TOP DREAM
MILANO

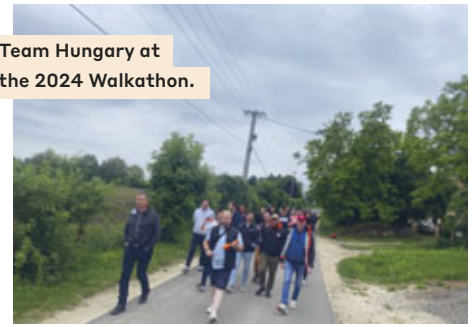
ctb



Annual treeplanting event in Zlín: this year we planted 2,250 saplings.



Our team winning the Svoboda & Williams 2024 Charity Cup for the Tereza Maxová Foundation.



Team Hungary at the 2024 Walkathon.



CTPark Bucharest West making its own wine.



Checking out the Dunaj restoration project in Bratislava.



Michaela Váňa running at DoksyRace.



Some of the International team atop Sněžka, the tallest Czech peak.



A proud National Partner for Osaka World Expo.

Event	Place	Dates
MIPIM	Cannes, FR	11 – 14 Mar
Industry Strategy Symposium ISS	Sopot, PL	12 – 14 Mar
Automotive Summit	Sibiu, RO	13 – 14 Mar
Hannover Messe	Hannover, DE	31 Mar – 4 Apr
Logistics conference and Awards Gala	Oradea, RO	10 – Apr
World Expo	Osaka, JP	13 Apr – 13 Oct
polis Convention	Düsseldorf, DE	7 – 8 May
Real Estate Arena	Hannover, DE	14 – 15 May
Brownfield24 Awards	Wuppertal, DE	22 – May
Transport Logistic	Munich, DE	2 – 5 Jun
International Defense Industry Exhibition MSPO	Kielce, PL	2 – 5 Sept
DoksyRace	Doksy, CZ	14 – Sept
Capital Markets Day (CMD)	Wuppertal, DE	24 – 25 Sept
Expo Real	Munich, DE	6 – 8 Oct
Supply Chain Europe	Amsterdam, NL	15 – 16 Oct
European Manufacturing Summit	Düsseldorf, DE	11 – 12 Nov
BUINDINX	Düsseldorf, DE	18 – 20 Nov
SEMICON Europe	Munich, DE	18 – 21 Nov
SLOVLOG 2025	Bratislava, SK	27 – 28 Nov
CEE Property Forum Vienna	Vienna, AT	24 – 25 Nov
CTGala 2025	Brno, CZ	12 – Dec

MEET US THERE

EVENTS
UPCOMING

**PARKMAKER
TIPS**

Kristýna Dinebierová
Business Developer
Czech Republic



BOOK

How to Change Your Mind by Michael Pollan—I enjoyed this book because I'm interested in psychology and Pollan brings his journalistic perspective to challenge stereotypes.

How to Change Your Mind
Michael Pollan
Penguin Press, 2018
English, 464 pgs

Nicoleta Gavrilă
Senior Business Developer
Romania



APP

One of my favourite apps is Duolingo. It's a fun and interactive way to learn new languages on the go, in proper #fullspeed style. ;)

Ingredients
500 g Dried spaghetti, bucatini or tonnarelli pasta
1/4 cup Extra-virgin olive oil
1 tsp Coarsely ground black pepper
4-5 oz. Pecorino Romano cheese, very finely grated (2+cups)
Salt (to taste for the pasta)

Ferenc Gondí
Managing Director
Hungary



FOOD

Cacio e Pepe, aka "il trio perfetto"—a simple yet delicious comfort food. The creamy cheese and the spicy pepper sauce is easy to prepare and the experience is always rewarding.

Catherine Gemerle
Data Analyst



TRAVEL

Between its historical city, white-sand beaches, and Polish pierogis—Gdańsk is one my favourite destinations in Europe. Plus, as of December 2024, it's connected by the new Baltic Express train from Prague!

Baltic Express
Prag – Wrocław – Gdańsk
Distance: 863 km
Duration: a 8:30 h

Michał Orzechowski
Regional Constuction
Director Poland

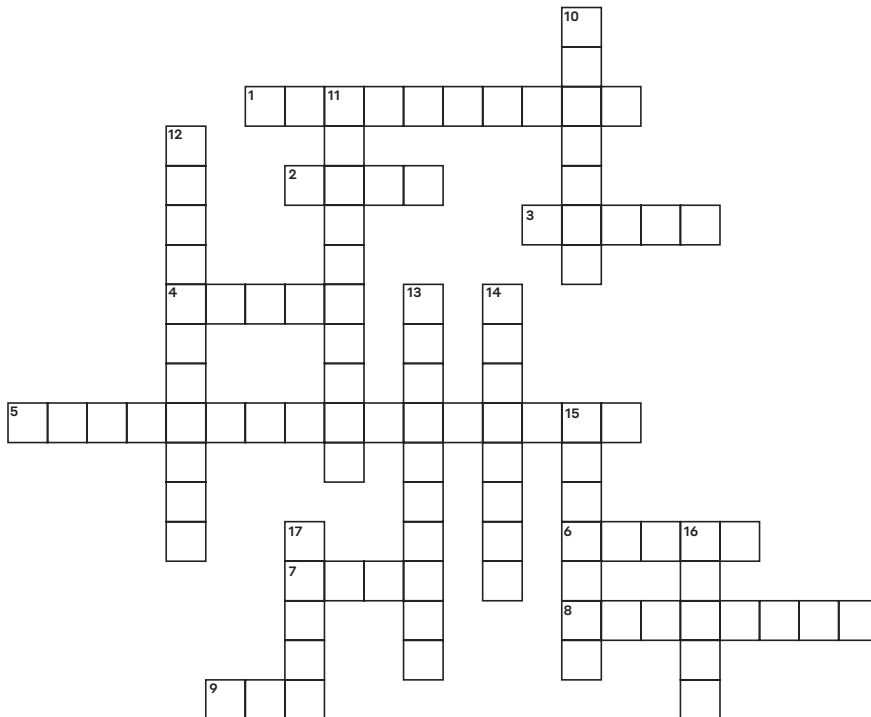


FILM

Beetlejuice by Tim Burton. Kind of creepy, kind of funny, and a well-paced plot—these factors made me laugh and brought some rest for my brain on a lazy autumn Sunday after another challenging week at CTP.

Beetlejuice Beetlejuice
Director: Tim Burton
USA, 2024, 104 min.

CROSSWORD



ACROSS

1. The famous astronomer who was born in Toruń.
2. Every third electron microscope has a component from this city.
3. Five key parts of the CTP ESG Toolkit: energy, mobility, social, biodiversity, and _____.
4. City where CTP's most southwestern park is.
5. What CTP is an acronym for.
6. They sell food, and CTP provided them 100,000 sqm of space last year.
7. World's largest semiconductor maker.
8. CTP's onsite community centre.
9. CTP helped this 3PL achieve carbon neutral operations in the Czech Republic.

DOWN

10. The South Korean early investor in Ostrava.
11. CTP's slogan: We are _____.
12. The trend to shorten and de-risk supply chains.
13. Name of the Dutch-Czech architect studio that has designed most of CTP's signature buildings.
14. The town where CTP's "OG" park is.
15. German port city on the Baltic.
16. CTP's most compact building type.
17. Ostrava was once known as Czechoslovakia's _____ heart.



SAVE THE DATE: DOKSY RACE 14/09 2025

G R I D 11

SPRING EDITION

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Photography: Kryštof Antůšek,
Oldřich Hrb, Mathias Magg, Lukáš
Pelech, Marek Tajbl, Goran Tacevski,
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