



 **ctBox** From 450 - 800 m²

Thinking Inside the Box

3-in-1 solution perfect for SME's and startups



Europe's largest listed operator & developer

13.4

MIL. SQM GLA

10

26.4

MIL. SQM LANDBANK

250+

PARIS LOCATIONS

5 BESPOKE PROPERTY TYPES



ctBox



ctFlex



ctSpace



ctFit



ctLab

Looking for a first-step solution?

CTBox units are currently available in CZ, RO, DE and coming soon at selected parks across the Network.

KEY

- CTParks >100,000 sqm GLA
- CTP locations <100,000 sqm GLA
- Planned

MARKETS

- Core markets
- Growth markets
- Western European markets



All shapes and sizes to match any business need

CTP has developed five bespoke building types ranging in size and functionality to support a broad spectrum of business activities.



ctBox



Designed for local companies and startups, this simple and functional building provides showroom, office and warehouse space.

- Amtech
- Vekra Windows
- AkzoNobel



ctFlex



CTFlex offers a modifiable and expandable concept for small- and mid-sized companies with built-in offices and warehouses.

- Acer
- MAPO Medical
- Safran



ctSpace



The CTSpace concept is ideal for logistics operations, distribution centres or supply-chain hubs.

- DHL
- DB Schenker
- DSV
- TESCO



ctFit



Ideal for the activities of large enterprises with special technical parameters, such as distribution hubs, chilled warehousing, high-tech manufacturing and R&D labs.

- Honeywell
- Brembo
- Thermo Fisher
- Scientific



ctLab



ctLab is a cost-effective facility ideal for service centres, software/equipment design, R&D and back-office operations of all types of companies.

- IBM
- Vitesco
- AeskuLab

ctBox: Thinking Inside the Box

SIZE

From 450-800 m²

OVERVIEW

The three-in-one functionality of the CTBox concept provides showroom, warehousing and office space in one efficient unit. CTBoxes are designed to support a wide range of activities, from small test facilities and light manufacturing to R&D and wholesale/retail operations. Built-in flexibility makes it easy to expand or customise CTBox units as business grows.



VIEW IN PROPERTY FINDER
ctp.eu/industrial-warehouse-office-finder/

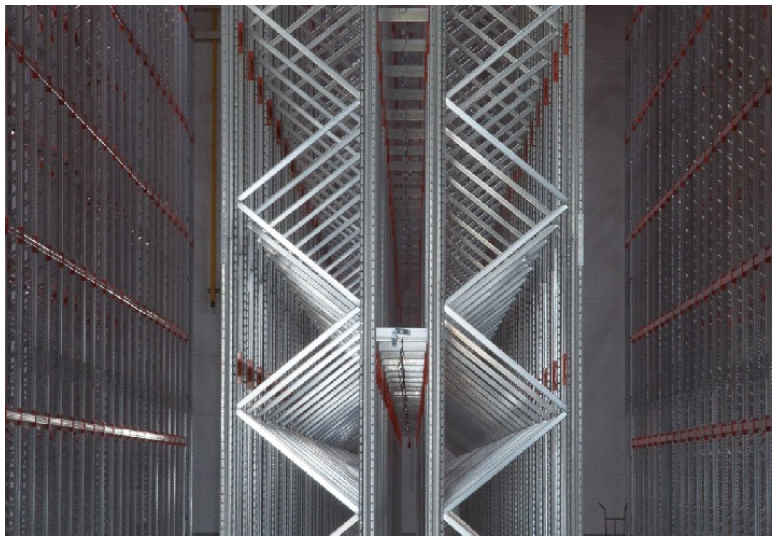
Typical Usage

For start-ups and smaller-scale operations, Ideal for SMEs

Standards

- 3-in-1 functionality: retail, office & warehouse/production space
- 10.5 m clear height
- Expandable & Combinable
- Immediate move-in
- Built with energy efficient and sustainable technologies
- Drive-in access

Proven excellence in customised building design & fit-out:
Successfully delivering specific solutions for our clients



Above-standard clear height



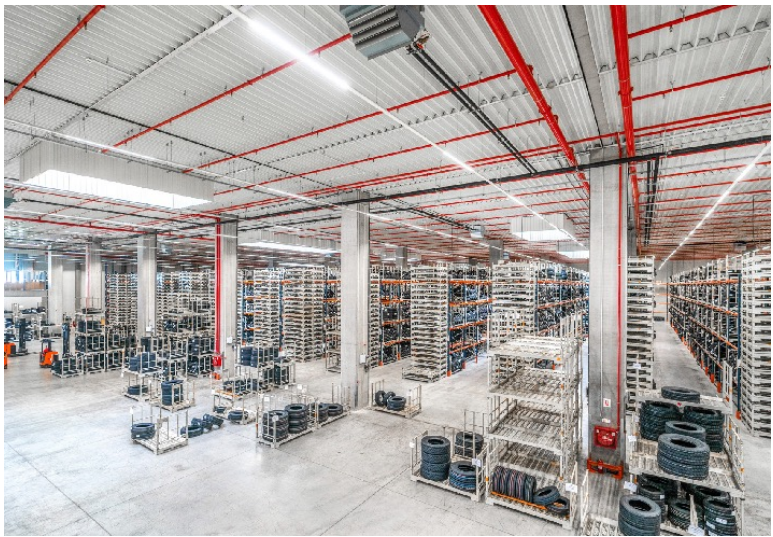
Automated racking systems



Specialised & high-capacity floor loading



Complex fit-outs to accommodate business processes



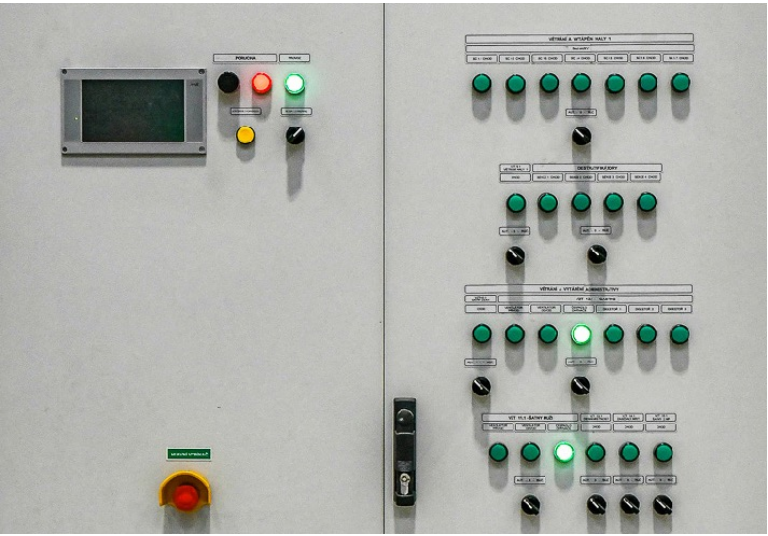
Extensible anti-fire systems



High-capacity cranes



Clean rooms



Temperature control through BMS



Customised loading bay solutions



R&D campuses

CASE STUDY VEKRA

#ctbox #sme



TOTAL SIZE
575 sqm

HQ
Czech Republic

BUILDING TYPE
CTBox

INDUSTRY
Retail

CZ



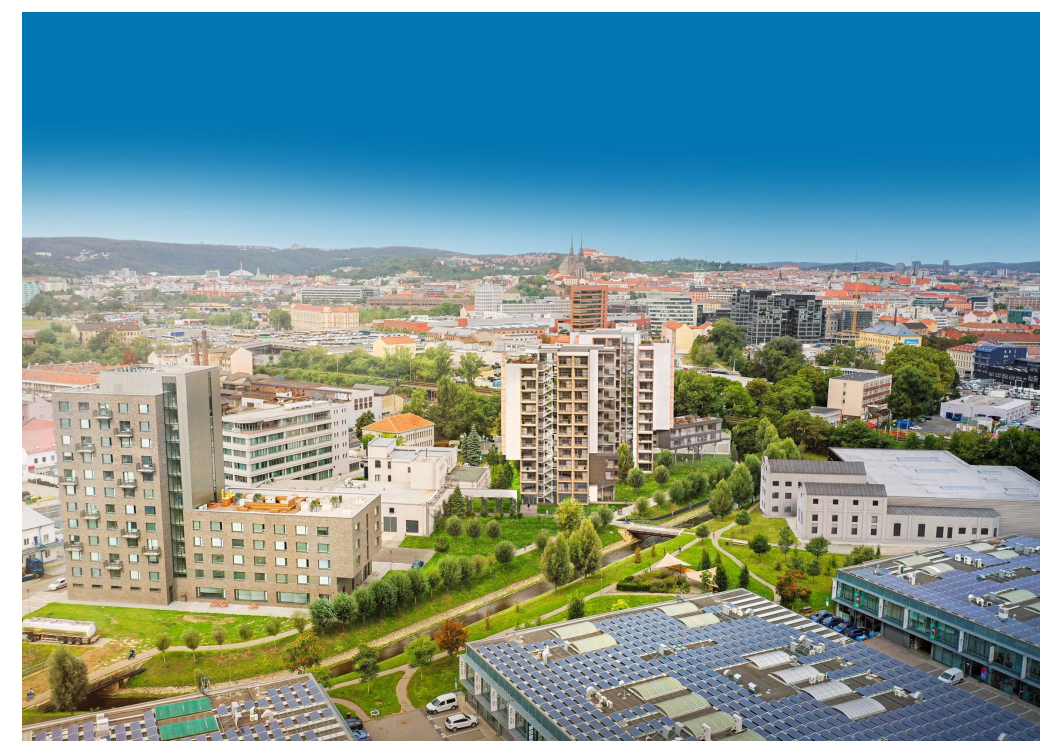
PONÁVKA

VEKRA is a local Czech-founded company, claiming to be the largest manufacturer of windows and doors in the country. Since its founding in 1991, it has steadily grown, inline with the countries increasing consumption rate. Recently, the company expanded to Slovakia.

CTP customised a CTBox unit to be a customer-facing showroom. Naturally, for a B2C space, location was an essential part of their choice. Located in Ponávka, one of CTP's mix-use inner city urban parks in Brno,

Special features:

- ▶ Showroom fit out
- ▶ Natural light
- ▶ Welcoming client access



CASE STUDY PROF I

#ctbox #fmcg

profi
SUPER

TOTAL SIZE
500 sqm

INDUSTRY
Retail

BUILDING TYPE
CTBox

HQ
Romania

RO



CTPark
Bucharest West



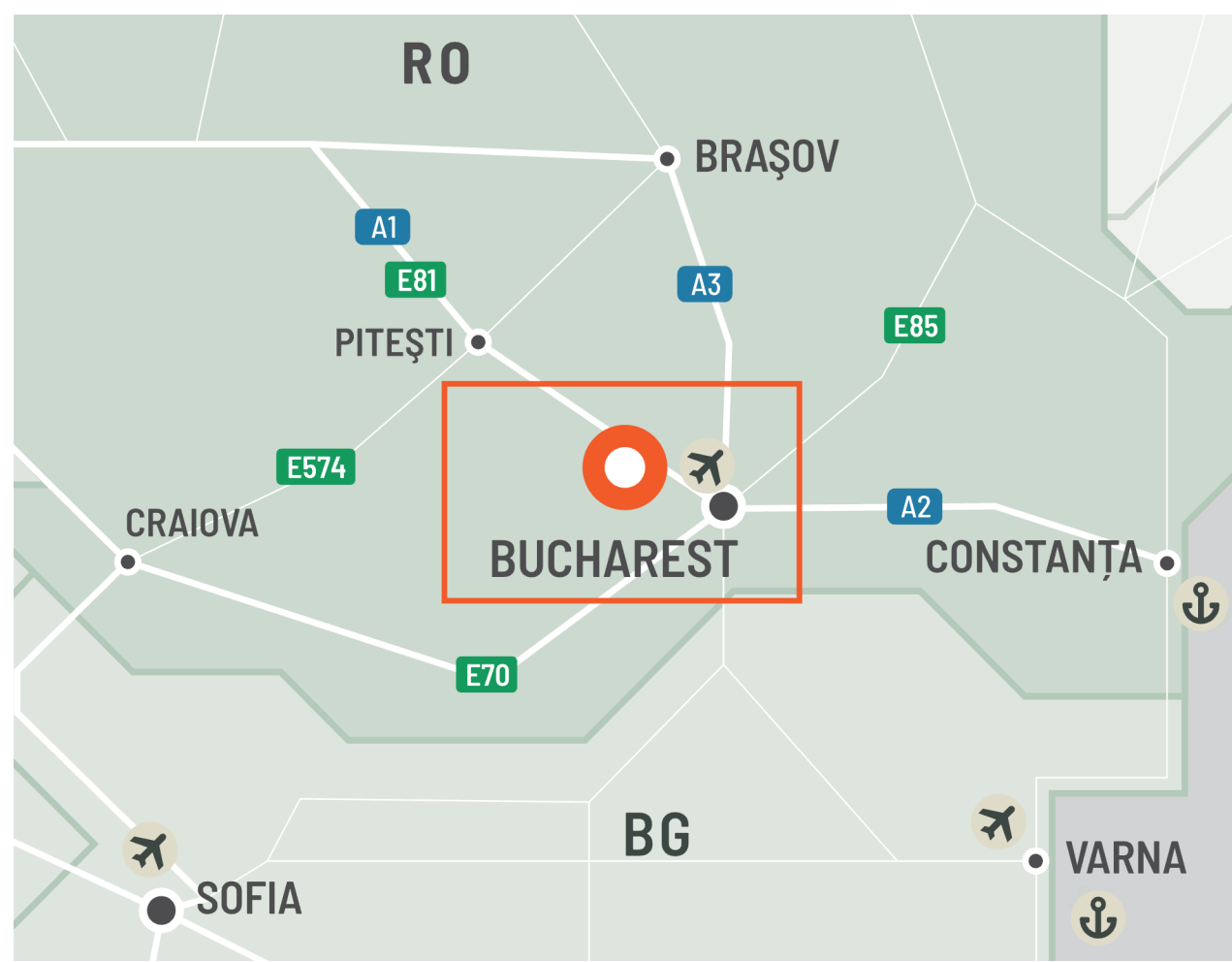
Founded in Romania in 2000, Profi is one of the country's fastest-growing supermarket chains and one of the largest private employers in Romania. CTP is proud to provide them 70,0000 sqm of space in total.

In addition to operating distribution warehousing with us, they have also opened a customer-facing store at a CTBox in CTPark Bucharest West, Europe's largest industrial and logistics park, which employs over 2,500 people.

The space was easily adapted to include 10 sqm of cold storage and a coffee corner offering freshly baked goods. The store is open 24/7 due to high demand.

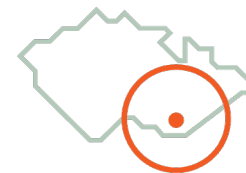
Special features:

- ▶ Cold storage
- ▶ Attractive landscaping
- ▶ Strategic location for client base



2014

2024

Amtech
roboticsTOTAL SIZE
655 sqmINDUSTRY
High-techBUILDING TYPE
CTBoxHQ
Czech Republic

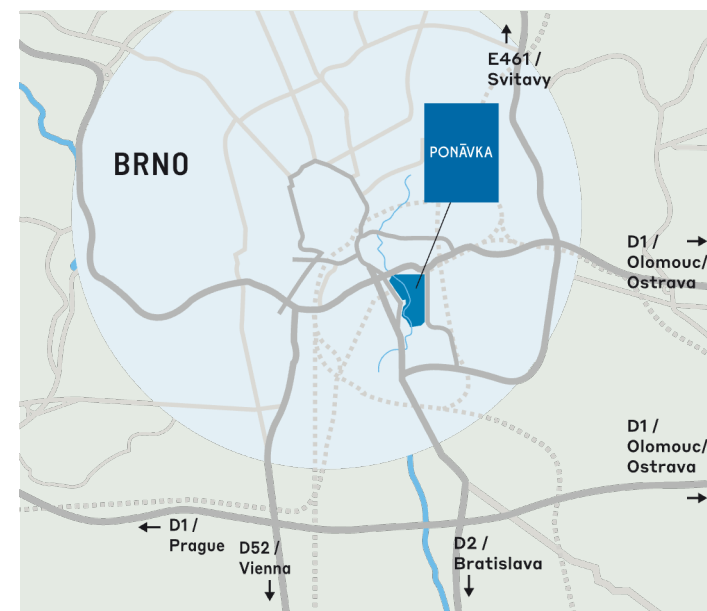
PONÁVKA

Amtech is a Czech company that provides technological equipment, robotic solutions and materials for the manufacture of electronics and electrical engineering in the electronic industry, automotive and mechanical industries and logistics centres. Since its founding in 1993, the company has grown to be a regional expert.

Amtach moved into its CTBox in inner-city Brno in 2015. The facility — that combines office, showroom and warehouse space— provides them the right ingredients to progress with their R&D activities and engage with clients.

Special features:

- ▶ Inner city location
- ▶ Versatile space



Full-service property development in-house

The CTP platform represents our dedicated in-house team of property experts, specializing in providing a personalized Built-to-Suit service. From land acquisition to tailored post-move-in support, we offer a comprehensive solution for all property aspects. This approach enables our clients to concentrate on their core operations while we expertly handle their specific property requirements.

START



CLIENT REQUIREMENTS



LOCATION SEARCH



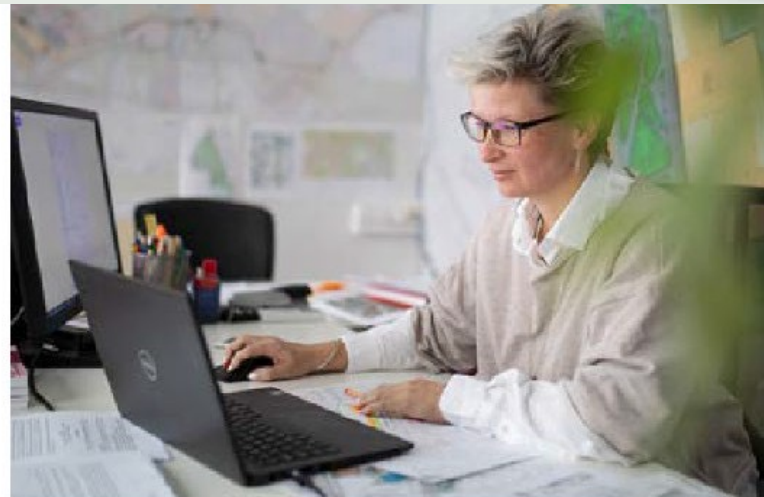
DESIGN



FINANCING



PERMITTING



CONSTRUCTION



FIT-OUT



PROPERTY MANAGMENT



BUILDING UPGRADES




























EXPANSION



START

Hundreds of satisfied clients in 10 countries trust us for property solutions

3PL / LOGISTICS	AUTOMOTIVE	RETAIL	MANUFACTURING	HITECH
		PRIMARK®		Honeywell
	·faurecia			wistron
				ThermoFisher SCIENTIFIC
   	   	   	   MOBEXPERT	Lenovo™