

Capital Markets Day
Wuppertal, DE

ctp

CMD **25**

24-25 SEPTEMBER

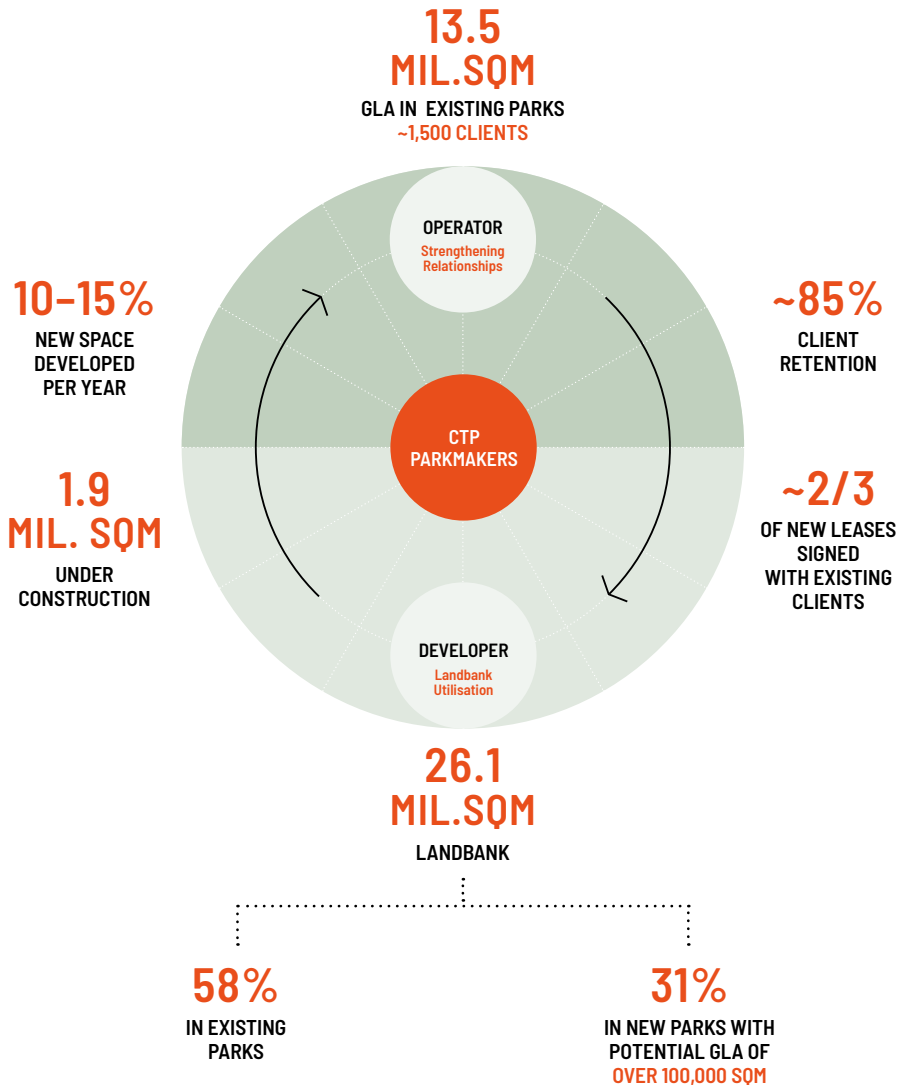
WHEEL OF GROWTH

Working together, CTP's core business units—Developer and Operator—form our vertically integrated “Wheel of Growth” business model.

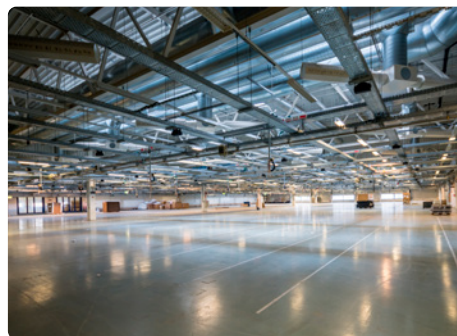
Developer: Utilising our extensive, strategically located landbank, our in-house teams design and build cost-efficient and future-proof parks and buildings to meet the business needs of our clients.

Operator: Our onsite teams maximise value and engender long-term client relationships by providing full-service park and facility management services to our international clients.

We do it all—permitting, design, construction, fit-out, and property and park management—enabling clients to set up quickly and focus on their core business.







TOURS & PRESENTATIONS



CTPark Nis, RS



TOURS & PRESENTATIONS

DAY 1: WUPPERTAL, SOLINGEN, MÜLHEIM, DÜSSELDORF
WEDNESDAY 24.09



FROM	TO	ACTIVITY	DETAILS
7:00	7:45	Drive from Hotel to Wuppertal	
7:45	8:00	Welcome Coffee	
08:00	08:20	Welcome Speech Presentation: Platform for Growth	Remon Vos, CEO
08:20	08:40	Presentation: Developments Improve Credit Profile	Richard Wilkinson, Group CFO
08:40	09:00	Presentation: Industry-leading Return on Equity	Maarten Otte, Head of Investor Relations & Capital Markets
09:00	09:45	Panel Discussion: Country Updates	Moderator: Tim Crighton, Head of Logistics & Industrial EMEA, Cushman & Wakefield Panelists: Piotr Flugel, Managing Director, CTP PL Jakub Kodr, Managing Director, CTP CZ Ferenc Gondi, Managing Director, CTP HU
09:45	10:05	Coffee Break	

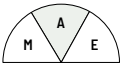
DAY 1: WUPPERTAL, SOLINGEN, MÜLHEIM, DÜSSELDORF
WEDNESDAY 24.09



FROM	TO	ACTIVITY	DETAILS
10:05	10:50	Introducing CTP Germany	Timo Hielscher, Managing Director, CTP DE Alen Stosic, CFO, CTP DE
10:50	11:15	Prospects for Germany's Economic Development in 2025 and Beyond	Pekka Sagner, Senior Economist for Housing Policy and Real Estate Economics, German Economic Institute
11:15	11:40	German I&L Real Estate Market Report	Rainer Koepke, Managing Director and Head of Industrial & Logistics Leasing Germany, CBRE Germany
11:40	12:25	Panel Discussion: Brownfield Opportunities	Moderator: Alen Stosic, CFO Germany & Austria, CTP DE Panelists: Timo Hielscher, Managing Director, CTP DE Uwe Schneidewind, Mayor of Wuppertal Michael Hora, CEO / Head of Real Estate Projects, Nagel Group Rainer Koepke, Managing Director and Head of Industrial & Logistics Leasing Germany, CBRE Germany
12:25	13:25	Lunch at Beer Garden	

TOURS & PRESENTATIONS

DAY 1: WUPPERTAL, SOLINGEN, MÜLHEIM, DÜSSELDORF
WEDNESDAY 24.09



FROM	TO	ACTIVITY	DETAILS
13:25	14:25	Tour: CTPark Wuppertal	Park Guides: Timo Hielscher, Managing Director, CTP DE Christian Schröttle, Regional Construction Director for Region West, CTP DE Uwe Schneidewind, Mayor of Wuppertal
14:25	14:45	Drive to Solingen	
14:45	15:05	Tour: CTPark Solingen	Park Guides: Timo Hielscher, Managing Director, CTP DE Alen Stosic, CFO, CTP DE Daniel Busch, COO, CTP DE Christian Schröttle, Regional Construction Director for Region West, CTP DE
15:05	15:45	Drive to Mülheim	
15:45	16:45	Tour: CTPark Mülheim	
16:45	17:15	Drive to Düsseldorf	
17:15	17:35	Introducing CTPark Düsseldorf	

DAY 1: WUPPERTAL, SOLINGEN, MÜLHEIM, DÜSSELDORF
WEDNESDAY 24.09



FROM	TO	ACTIVITY	DETAILS
17:35	18:35	Tour: CTPark Düsseldorf	
18:35	19:00	Drive to Hotel	
19:00	19:45	Refreshment Break	
19:45	20:00	Walk to Industrieclub Düsseldorf	
20:00	20:20	Introductory Remarks from Christian Zaum and Annette Klerks	Christian Zaum, Deputy Mayor of Düsseldorf Annette Klerks, Deputy Director and Head of International Business Service at the Office of Economic Development, City of Düsseldorf
20:20	20:30	Welcome by Remon Vos	
20:30	23:30	Dinner at Industrieclub Düsseldorf	

TOURS & PRESENTATIONS

DAY 2: DORTMUND, KREFELD, JÜLICH, AACHEN
THURSDAY 25.09

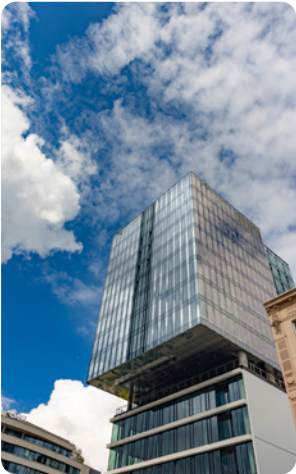


FROM	TO	ACTIVITY	DETAILS
7:30	8:45	Drive from Hotel to Dortmund	
8:45	9:30	Tour: CTPark Dortmund	Park Guides: Timo Hielscher, Managing Director, CTP DE Alen Stosic, CFO, CTP DE Daniel Busch, COO, CTP DE Christian Schröttle, Regional Construction Director for Western Germany, CTP DE
9:30	10:45	Drive to Krefeld	
10:45	11:30	Tour: CTPark Krefeld	
11:30	12:20	Drive to Jülich	
12:20	13:05	Tour: CTPark Jülich	
13:05	13:35	Drive to Aachen	
13:35	14:20	Tour: CTPark Aachen	
14:20	-	Depart	

CTPark Prague North, Green façade, CZ



CTP BROWNFIELD DEVELOPMENTS



PONĀVKA



We excel at transforming urban brownfield sites into 21st-century business parks and campuses. It all started in the early 2000s in Brno, the Czech Republic's second-largest city and one of Europe's emerging hotspots for the IT, high-tech, and knowledge-based industries. At Ponávka, we pioneered a unique mixed-use concept combining office, light industrial, and residential units. At Vlněna, currently nearing completion, we transformed a former wool factory into a new city quarter and focal point for Brno's bustling international community. With these successful, award-winning projects under our belt, we are bringing our know-how, expertise, and experience working with local stakeholders to new markets where we see opportunity, such as Germany, where we are in the process of developing several brownfield sites in close cooperation with the local municipalities, including in Düsseldorf, Wuppertal, Mülheim, and Krefeld.



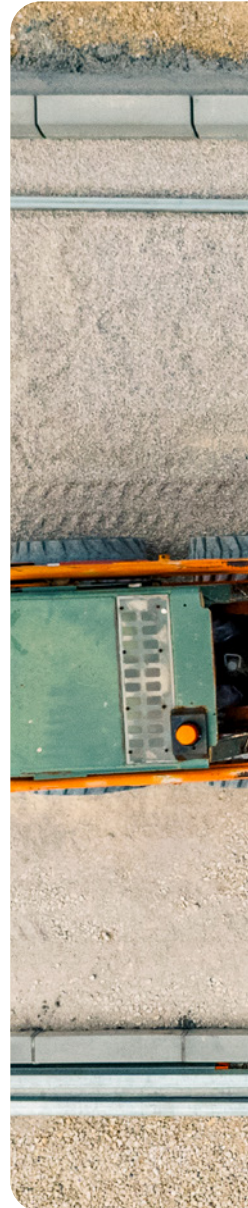
CTPARK PLZEŇ KASÁRNY

CTPARK BRNO LIŠEŇ

CTPARK DÜSSELDORF

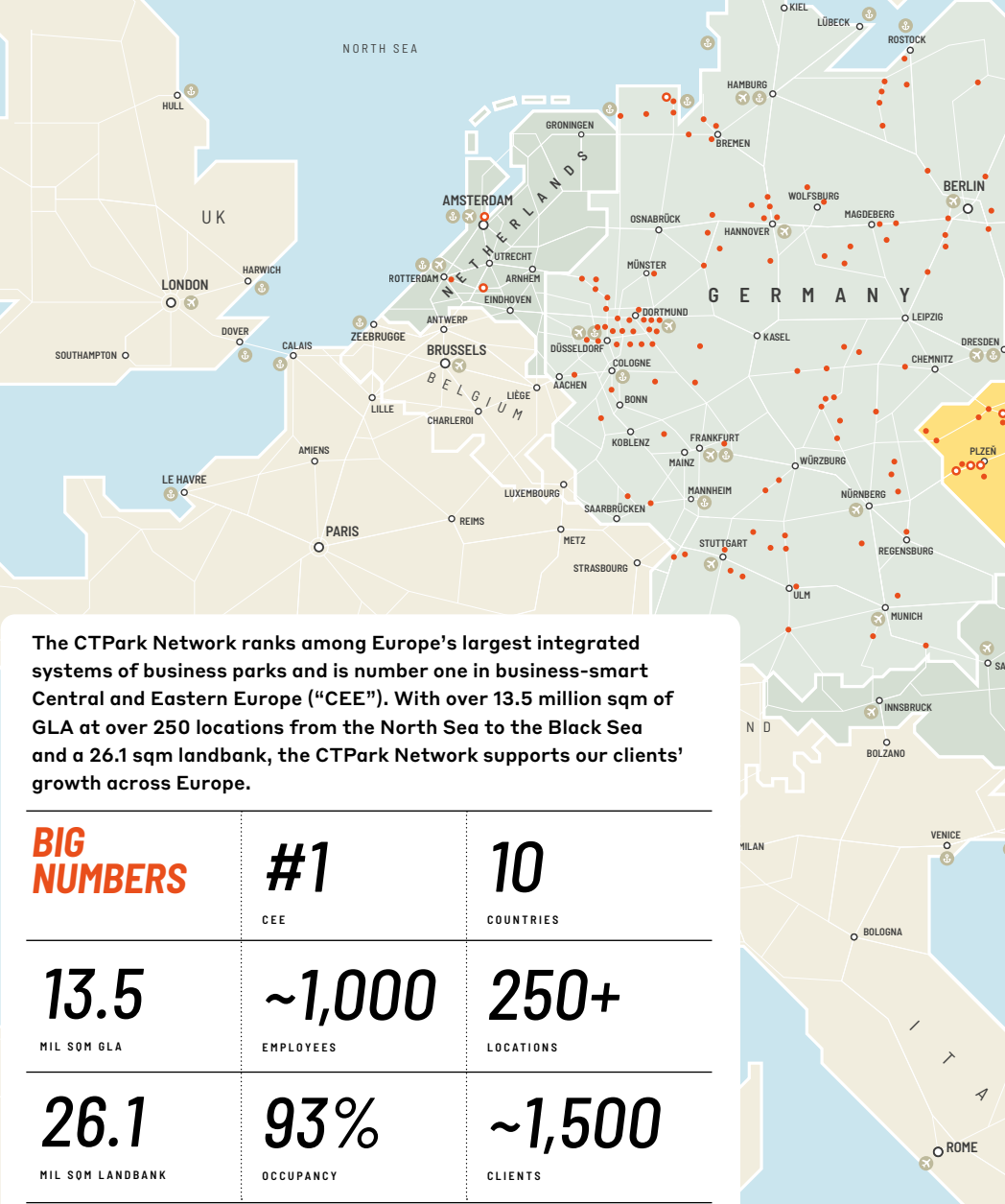
€1 BLN GROSS RENTAL INCOME BY 2027!

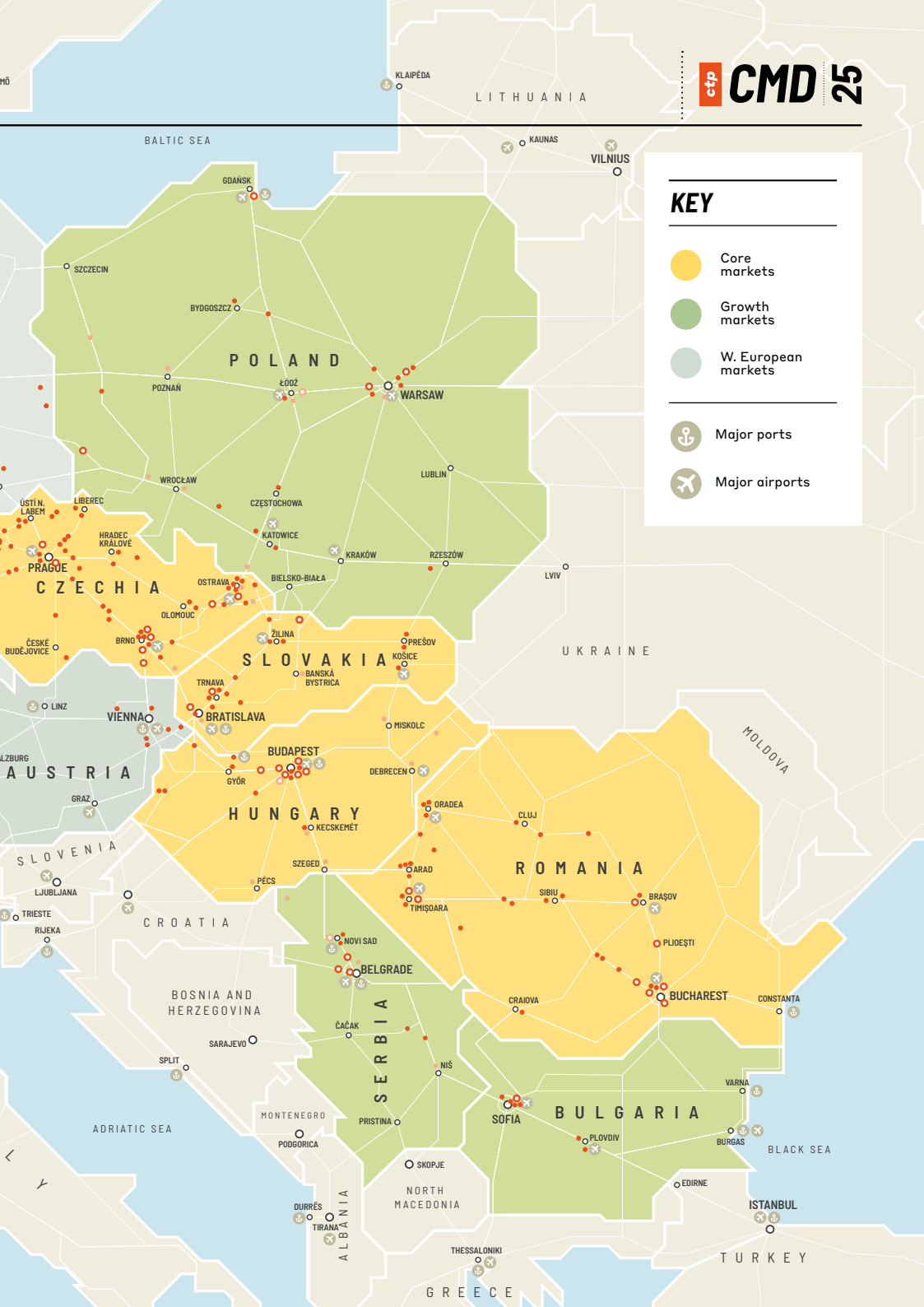
With our 26.1 million sqm landbank, our expert in-house teams, client relationships, and strong balance sheet, we have all resources in place to generate €1 billion in gross rental income by 2027 and reach 30 million sqm of GLA before the end of the decade. With nearly 90% of our landbank located at an existing park or at a new park with potential to develop over 100,000 sqm of GLA, we are able to create unique business ecosystems to better meet our clients' demands, offering them expansion opportunities in existing locations, while increasing client retention and rental income.





CTPARK NETWORK





KEY

● Core markets

● Growth markets

● W. European markets

⚓ Major ports

✈ Major airports

CTP SPEAKERS

REMON VOS
CEO

Remon established CTP in 1998 to develop full-service business parks for investors doing business in CEE. He remains personally involved at both the executive and operational levels, growing the portfolio and strengthening relationships with long-term business partners. In July 2019, Remon took over 100% control of the CTP Group and remains the majority shareholder since taking the company public in 2021.





RICHARD WILKINSON
GROUP CFO

As Group CFO, Richard oversees and works constantly to expand CTP's core business in its CEE markets. Among his many achievements to date as CFO, he organised the largest industrial real estate refinancing in CEE history, led CTP's debut green bond issue, guided CTP's IPO process in 2021, and oversaw the takeover of Deutsche Industrie REIT.



MAARTEN OTTE
HEAD OF INVESTOR RELATIONS
& CAPITAL MARKETS

Maarten establishes and further develops relationships with existing and future investors as well as sell-side analysts. His aim is to ensure a high-level of disclosure and raise CTP's profile within the financial community as the company grows rapidly.

CTP SPEAKERS



TIMO HIELSCHER
MANAGING DIRECTOR, CTP DE

Timo brings 18 years of broad-based real estate experience to CTP's team in Germany. His focus is on the acquisition of new assets and new lease agreements with tenants to support CTP's growth plans in Germany, while ensuring the ongoing technical improvement of buildings and parks to CTP's high standards.



ALEN STOSIC
CFO, CTP DE

Alen brings deep accounting expertise together with strong controlling and reporting abilities in the real estate sector. Driven by new challenges and the desire for personal and team development, he is committed to CTP's growth and targets with hands-on, positive energy. He is proud of his role in helping to establish CTP in Germany and Austria.



CHRISTIAN SCHRÖTTLE
REGIONAL CONSTRUCTION DIRECTOR
FOR REGION WEST, CTP DE

Christian oversees all new and refurbishment construction projects in western Germany. With dual master's degrees in civil engineering and economics and over a decade of experience in commercial real estate, he brings a wealth of expertise to his role. Christian is committed to achieving CTP's ambitious goals in Germany, taking pride in each project.



JAKUB KODR
MANAGING DIRECTOR, CTP CZ

Jakub has a central role in securing CTP's number-one market position in the Czech Republic with his team of over 30 people serving more than 600 clients. He has over 10 years of industrial real estate experience, holds an MBA in Real Estate, Development and Valuation, and is a member of RICS.



FERENC GONDI
MANAGING DIRECTOR, CTP HU

Ferenc leads with creativity and a calm, solution-focused approach. He is driven by transforming spaces into thriving business parks, aiming to double the portfolio, nurture talent, and streamline operations by the decade's end. Ferenc takes pride in his journey from CTP lawyer to managing director in five years, celebrating the teamwork behind building a 100,000 sqm distribution centre.



PIOTR FLUGEL
MANAGING DIRECTOR, CTP PL

Piotr Flugel is responsible for building up the company's portfolio in Poland as well as drawing up a comprehensive strategy to drive business results and development for CTP throughout the CEE region.

GUEST SPEAKERS



CITY OF WUPPERTAL:
UWE SCHNEIDEWIND
MAYOR OF WUPPERTAL

Uwe Schneidewind is a German sustainability expert and politician. A professor and institute leader turned Green Party mayor, he's ambitious, influential, and forward looking. Since late 2020, he's led Wuppertal with an eye on innovation, climate action, and intelligent, sustainable change.



CITY OF DÜSSELDORF:
ANNETTE KLERKS
DEPUTY DIRECTOR AND HEAD OF INTERNATIONAL
BUSINESS SERVICE AT THE OFFICE OF ECONOMIC
DEVELOPMENT, CITY OF DÜSSELDORF

Annette is Deputy Director and Head of International Business Service at the Office of Economic Development, City of Düsseldorf, where she and her team support foreign companies in Düsseldorf.



CITY OF DÜSSELDORF:
CHRISTIAN ZAUM
DEPUTY MAYOR

Christian Zaum was elected in 2017 as City Councilor for Law and Order in Düsseldorf, having previously served as managing director of the city's CDU parliamentary group. He studied law at the universities of Passau and Würzburg.



RAINER KOEPKE
MANAGING DIRECTOR AND HEAD OF INDUSTRIAL
& LOGISTICS LEASING GERMANY, CBRE GERMANY

After 20 years at JLL, Rainer Koepke joined CBRE in May 2015 as Managing Director and Head of Industrial & Logistics Leasing Germany in Frankfurt am Main. He now heads this area in Cologne, Munich, Berlin, Düsseldorf, Hamburg and Stuttgart as well. He is highly experienced advising local and international buyers, sellers, and leasers.



MICHAEL HORA
CEO / HEAD OF REAL ESTATE PROJECTS,
NAGEL GROUP

Michael Hora is the driving force behind Nagel Group's real estate expansion across Europe—turning ambitious logistics infrastructure into reality. Whether it's groundbreaking in Emleben or gearing up for rollout in Gdańsk, he's making projects happen.



TIM CRIGHTON
HEAD OF LOGISTICS & INDUSTRIAL
EMEA, CUSHMAN & WAKEFIELD

Tim Crighton is the hands-on leader steering Cushman & Wakefield's Logistics & Industrial operations across EMEA. Since joining in 2019 from Kingfisher Plc, he's driven strategic supply chain solutions, logistics real estate development, and DTC transitions for e-commerce, retail, and manufacturing clients. Elevated to his current role in 2022, he's a key voice in logistics market evolution—and smart to watch.



PEKKA SAGNER
SENIOR ECONOMIST FOR HOUSING POLICY AND REAL
ESTATE ECONOMICS, GERMAN ECONOMIC INSTITUTE

Pekka Sagner is a senior economist at the German Economic Institute (IW) in Cologne. His research analyses real estate markets at both the micro and macro level, with a focus on the interactions between property, financial markets, and the broader economy in areas such as housing affordability, economic development, and demographic change. His work is regularly published in national and international outlets.

CTP REPRESENTATIVES



SUSANNE EICKERMANN-RIEPE
NON-EXECUTIVE DIRECTOR



KARI PITKIN
NON-EXECUTIVE DIRECTOR



IVAN ŠIMO
MANAGING DIRECTOR, CTP SK



LAZA KOVACEVIC
MANAGING DIRECTOR, CTP RS



IVANKA IVANOVA
MANAGING DIRECTOR, CTP BG



RONALD BINKOFSKI
MANAGING DIRECTOR, CTP RO



DANIEL BUSCH
COO, CTP DE



MIRKO PARYS
CONSTRUCTION & PROCUREMENT DIRECTOR, CTP DE



PAVEL TRENKA
CONSULTANT TO THE BOARD



ROBERT DE GROOT
CONSULTANT TO CTP MANAGEMENT

CTP REPRESENTATIVES



RAFAŁ SKÓRCZEWSKI
GROUP DEPUTY CFO



MARIÁN CÁPAY
MANAGING DIRECTOR, GROUP BUSINESS SUPPORT



PAVEL ŠVIHÁLEK
FUNDING AND IR MANAGER



MACIEJ ARCIUCH
CHIEF TECHNOLOGY AND DIGITALISATION OFFICER

CTPark Rzeszów, PL





CTPark Wuppertal, Germany



WHAT SETS US APART DRIVES OUR SUCCESS

**Pan-European, vertically
integrated full-service
operating platform**

CTP Parkmaker strategy

**Unmatched investment
portfolio leased to
1,500+ clients, landbank**

**First-mover advantage
in core CEE markets,
established scale, and
market-leading position**

**Sector fundamentals
supported by long-term
structural drivers**

**Efficient and effective
capital structure**

→ In-house capabilities, offering enhanced control, flexibility, agility, and cost efficiencies with 900+ FTEs

→ Client-focused, long-term approach that combines real estate, community, and sustainability

→ Strong, resilient, and growing cashflows together with long-term partnerships and a platform for growth

→ Significant barriers to entry to replicate sizeable core CEE portfolio and landbank, while delivering unparalleled proprietary sector knowledge and insights

→ Resilient supply chains, nearshoring production, omnichannel retail, and ESG

→ Investment-grade credit rating, robust balance sheet, low cost of debt, and staggered debt maturity with debt 99.7% fixed/hedged

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POSITIONED TO
CONTINUE
DELIVERING
DOUBLE-DIGIT
GROWTH

DE

DE PAPER, 2025

GERMANY: EUROPE'S 21ST-CENTURY POWERHOUSE

- ▶ Germany is responding to current economic challenges with vigour, determined to retain and expand its position as Europe's powerhouse within the new, emerging global economic landscape.
- ▶ The medium and longer-term outlook for the German economy is optimistic, underscored by the country's strong fundamentals that have made it the economic engine of Europe for decades.
- ▶ Germany boasts a strong export economy and Europe's largest consumer market with the highest amount of total household income and an e-commerce market that continues to grow.
- ▶ Demand for modern, high-quality space remains healthy, driven by the steady growth of e-commerce and the focus on more sustainable and resilient supply chains. Emerging industries such as data centres, renewable energy, life sciences, e-mobility, and circular economy ventures are increasingly shaping demand.
- ▶ With land and other constraints making greenfield developments more costly and slower to deliver, brownfield sites in Germany present a compelling opportunity for I&L investment due to their prime locations and alignment with Germany's environmental and land-use policy goals.

SCAN TO DOWNLOAD
THE FULL REPORT



1.0 Engine of Europe

FIG. 1 NUMBER OF UNIVERSITY STUDENTS
IN THE 2023-2024 WINTER SEMESTER
IN GERMANY, BY SUBJECT
(Source: Statista)

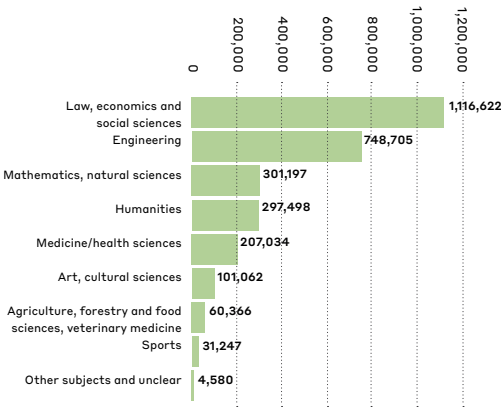
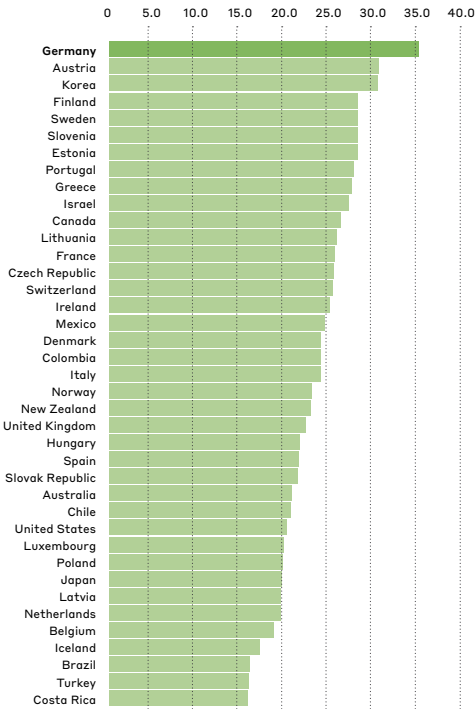


FIG. 2 NEW TERTIARY GRADUATES (ALL GRADUATION LEVELS) IN SCIENCE, TECHNOLOGY, ENGINEERING AND MATHEMATICS AS A SHARE OF TOTAL NEW GRADUATES (2021)
(Source: OECD)



2.0 Large Consumer Market

FIG. 3 GDP FORECAST 2012–2050
(in billion €)
(Source: Oxford Economics)

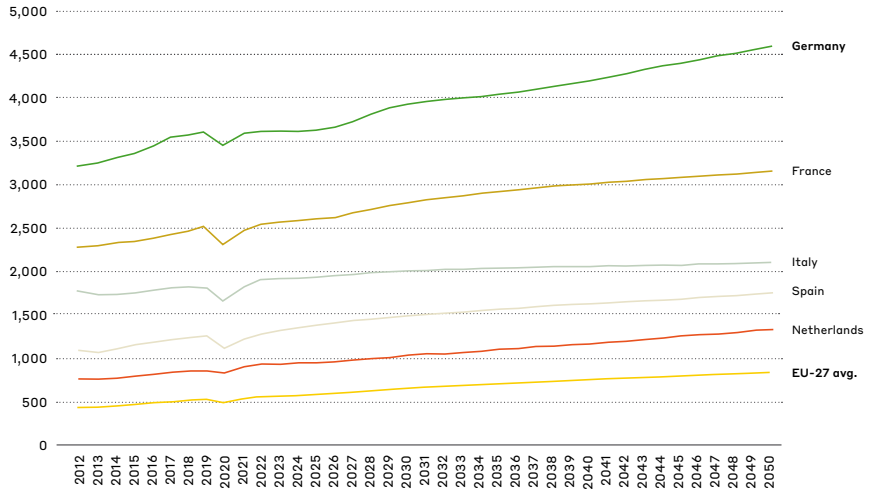
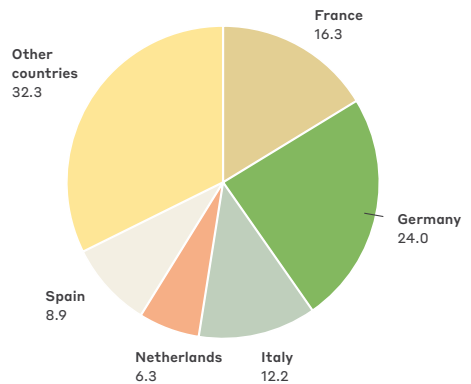


FIG. 4 PERCENTAGE OF TOTAL EU NOMINAL GDP
(in billion €)
(Source: Oxford Economics)



3.0 Innovation Powerhouse

FIG. 9 GROSS VALUE ADDED IN MANUFACTURING
IN 2024
(in billion €)
(Source: Oxford Economics)

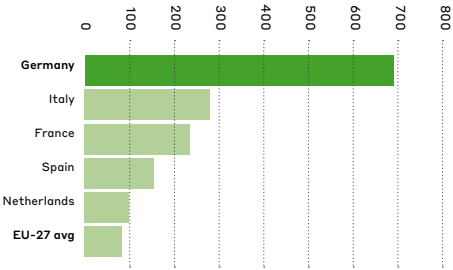
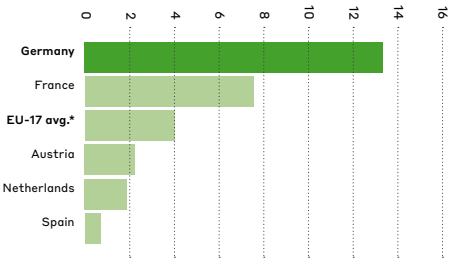


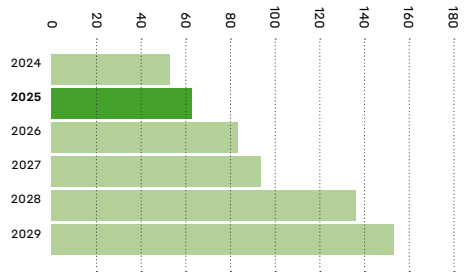
FIG. 10 HIGH-TECH INVESTMENTS IN 2024
(in billion €)
(Source: Oxford Economics)



* EU-17: Austria, Belgium, Czech Republic, Denmark, Finland, France, Germany, Greece, Hungary, Ireland, Italy, Netherlands, Poland, Portugal, Slovakia, Spain, Sweden.

4.0 Growing Defence Sector

FIG. 13 PROJECTED DEFENCE SPENDING, 2024-2029*
(in billion €)
(Source: BMVG)



* Includes only the Einzelplan 14 budget.

5.0 Open for Business

FIG. 14 EXPORTS, GOODS & SERVICES (2024)
(in billion €)
(Source: Oxford Economics)

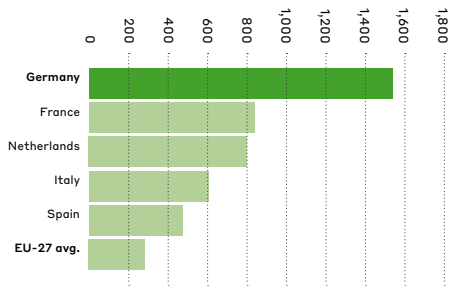
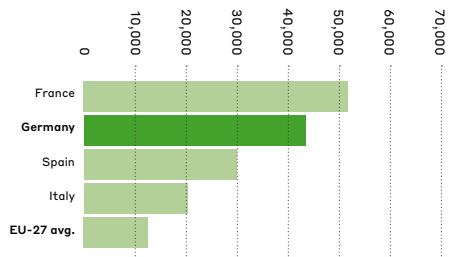


FIG. 15 INWARD FOREIGN DIRECT INVESTMENTS (2024)
(in million €)
(Source: Oxford Economics)



6.0 I&L Real Estate Market

FIG. 17 NET ABSORPTION AND COMPLETIONS
IN GERMANY IN THOUSAND SQM (2020-2024)
(Source: CBRE)

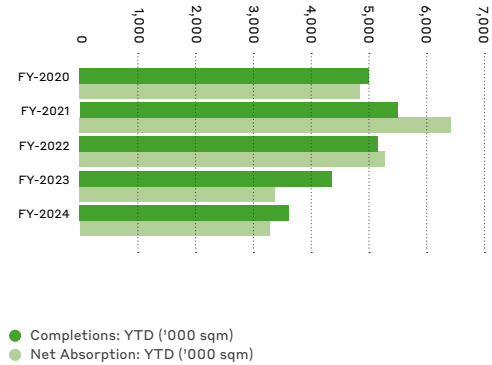
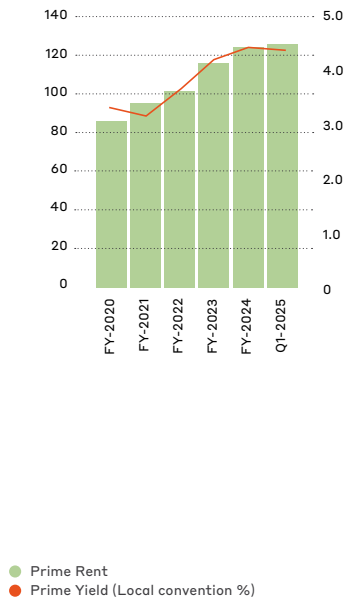


FIG. 18 PRIME RENT (€/SQM PA), PRIME YIELD-LOCAL
CONVENTION (%), AND VACANCY (%) 2020-Q1-2025
(Source: CBRE)



CTPark Düsseldorf, Germany



TOP 20 PARKS

1/2

THE TOP 20 PARKS REPRESENT THE CORE OF THE CTPARK NETWORK. THEY ARE THRIVING BUSINESS COMMUNITIES, WITH A DYNAMIC MIX OF CLIENTS FROM A BROAD RANGE OF INDUSTRIES.

GLA OF OUR PORTFOLIO

41%

DEVELOPMENT OPPORTUNITY (IN SQM)

3.1 mil.



● Bucharest West

GLA: 837,000 sqm
 Adjacent Landbank: 1,919,000 sqm
 Under construction: 65,000 sqm
 On A1 at 23 km; western gateway logistics park
 Tenants: 26
 LPP, Network One Distribution, Quehenberger, Maersk, DSV



● Bor

GLA: 643,000 sqm
 Adjacent Landbank: 675,000 sqm
 Under construction: - sqm
 15 km to Germany; ideal for cross-border logistics
 Tenants: 24
 Loxxess, Primark, GXO, TD Synnex, Hellmann Worldwide



● Budapest West

GLA: 314,000 sqm
 Adjacent Landbank: 117,000 sqm
 Under construction: 28,000 sqm
 Near the largest ring road and west. motorway junction
 Tenants: 46
 Aldi, Quehenberger, Nxt Logis, Teqball, Rohlík



● Bucharest North

GLA: 229,000 sqm
 Adjacent Landbank: 30,000 sqm
 Under construction: - sqm
 Direct ring-road connection, ideal for e-commerce, production, or logistics
 Tenants: 33
 Maison Mex, Tuborg, Rohlík, Pet Factory, Sameday



○ Bucharest

GLA: 572,000 sqm

Adjacent Landbank:

371,000 sqm

Under construction: - sqm

13 km to city centre;

last-mile city logistics park

Tenants: 105

DSV, Pepsi, IRON Mountain,
Cargus, Delamode, Notino



○ Brno

GLA: 542,000 sqm

Adjacent Landbank:

500,000 sqm

Under construction:

85,000 sqm

Technology Park

Tenants: 58

Honeywell, Wistron, Kompan,
Thermo Fischer Scientific,
Hitachi



○ Ostrava

GLA: 388,000 sqm

Adjacent Landbank:

6,000 sqm

Under construction: - sqm

10 km to city centre;

ideal for any business type

Tenants: 58

Brembo, ITT Holdings,
Hyundai, Grupo Antolin,
Škoda Auto



○ Budapest East

GLA: 212,000 sqm

Adjacent Landbank:

3,000 sqm

Under construction: - sqm

5 min from the int'l airport

on the ring road; ideal for

logistics and e-commerce

Tenants: 20

Lenovo, Euronics, DHL,
Orbico



○ Modřice

GLA: 208,000 sqm

Adjacent Landbank:

28,000 sqm

Under construction: - sqm

5 min to Brno city centre on

main highway to Vienna

Tenants: 28

Quehenberger, IFE, IMI,
Inventec, Megatech, Mergon



○ Trnava

GLA: 183,000 sqm

Adjacent Landbank:

945,000 sqm

Under construction:

46,000 sqm; Adjacent to

PSA automotive plant,

on main highway connecting

HU, SK, CZ, PL

Tenants: 21

C&A, Forvia, Havi Logistics,
Datalogic, Martur

TOP 20 PARKS

2/2



Warsaw West

GLA: 178,000 sqm

Adjacent Landbank:

285,000 sqm

Under construction: - sqm

Set between urban centres
Warsaw and Łódź with direct
A2 highway access

Tenants: 2

H&M, Raben



Hranice

GLA: 160,000 sqm

Adjacent Landbank:

106,000 sqm

Under construction: - sqm

Strategic in low-cost region
with strong manufacturing
tradition

Tenants: 19

Henniges Automotive,
Medi-Globe, CIE Automotive,
Smiths Medical, DAS



Timișoara North

GLA: 141,000 sqm

Adjacent Landbank:

260,000 sqm

Under construction: - sqm

Large inner-city location
only 10 km to city centre and
airport

Tenants: 10

HEXING, Valeo, Continental,
DS Smith Packaging, Litens
Automotive



Warsaw South

GLA: 136,000 sqm

Adjacent Landbank:

107,000 sqm

Under construction:

12,000 sqm

Large inner-city location
only 10 km to city centre and
airport

Tenants: 5

Douglas, Fiege, TAS
Logistyka, IPOS, Landtech



SINCE: 2021

SK

○ **Námetovo**

GLA: 148,000 sqm

Adjacent Landbank:
17,000 sqm

Under construction:
4,000 sqm

Production area with
qualified workforce near PL
border

Tenants: 29

Yanfeng, Incap Electronics,
Mahle, Visteon Electronics



SINCE: 2015

RO

○ **Timișoara**

GLA: 145,000 sqm

Adjacent Landbank:
440,000 sqm

Under construction: - sqm
University town with excellent
accessibility to Western
markets near HU/RO border

Tenants: 21

Kyocera, Raben, Ursus
Breweries, Quehenberger,
BCS Automotive



SINCE: 2018

RS

○ **Belgrade West**

GLA: 144,000 sqm

Adjacent Landbank:
430,000 sqm

Under construction: - sqm

Tenants: 6

Milšped, Bosch, JPAI Home,
Phoenix Pharma, Sika



SINCE: 2020

RS

○ **Belgrade City**

GLA: 132,000 sqm

Adjacent Landbank:
22,000 sqm

Under construction: - sqm
Prime location between
Serbia's two largest cities,
next to A1 highway

Tenants: 5

Mercator, Mercata, Lesnina,
Tehnomanija, Inter Cars



SINCE: 2007

CZ

○ **Pohořelice**

GLA: 132,000 sqm

Adjacent Landbank:
20,000 sqm

Under construction: - sqm
Strategic location ideal for
cross border logistics just
inside the CZ/AT border

Tenants: 11

DHL, ČSAD, Coloplast,
Darfon Electronics, Geis



SINCE: 2007

CZ

○ **Žatec**

GLA: 125,000 sqm

Adjacent Landbank:
93,000 sqm

Under construction:
98,000 sqm

30 km from DE border in
designated industrial zone

Tenants: 7

Grammer, Nexen Tire, Fiege,
ZF Friedrichshafen

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
RANGE OF BUSINESS
ACTIVITIES.

FIVE PROPERTY TYPES



ctBox > 450 sqm

Providing local companies and startups the three-in-one functionality of showroom, office, and warehouse space.



Amtech
Vekra Windows
AkzoNobel



ctFlex > 1,000 sqm

Modifiable and expandable space for small- and mid-sized companies, with built-in offices and warehouses.



Acer
MAPO Medical
Safran



ctSpace

> 3,000 sqm

The solution for large-scale logistics operations, distribution centres, or supply-chain hubs.



DHL
DB Schenker
DSV



ctFit

> 5,000 sqm

Custom-built for special needs such as chilled warehousing, high-tech manufacturing, and test centres.



Honeywell
Brembo
Thermo Fisher
Scientific



ctLab

> 185 sqm

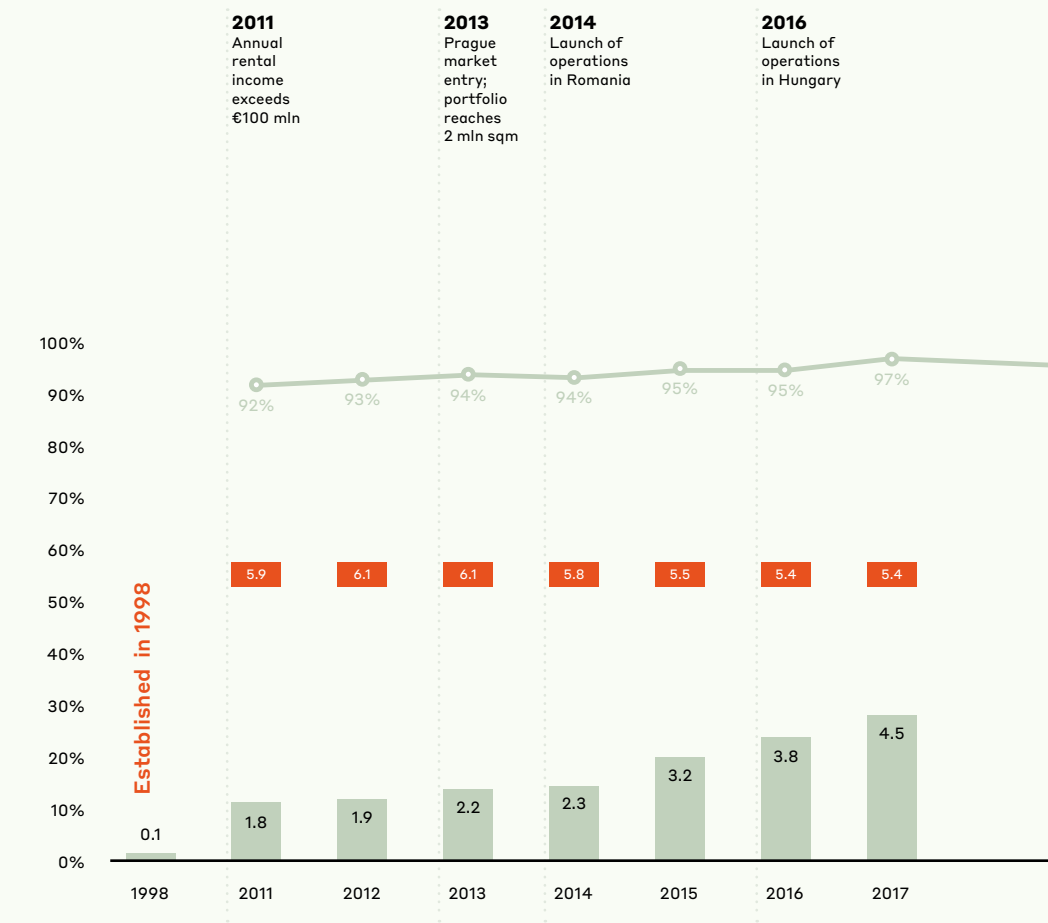
Cost-effective space ideal for service centres, software/equipment design, R&D, and back-office operations.



IBM
Schlaffer
AeskuLab

25-YEAR TRACK RECORD OF SUCCESS

~15% annual growth in GLA since 2011 with steady ~95% occupancy



1. Weighted average unexpired lease term
2. Based on Gross Leasable Area

ANNUAL GROWTH IN GLA
SINCE 2011 (CAGR)

~16%

OCCUPANCY

~93%

2018

Sale of Czech logistics portfolio (32 Class-A buildings) to Deka for €410 mln

2019

R. Vos becomes 100% owner of CTP

2020

S&P: BBB- Moody's: Baa3 (stable outlook); €650 mln + €400 mln green bond issues

2021

IPO on Euronext Amsterdam

2022

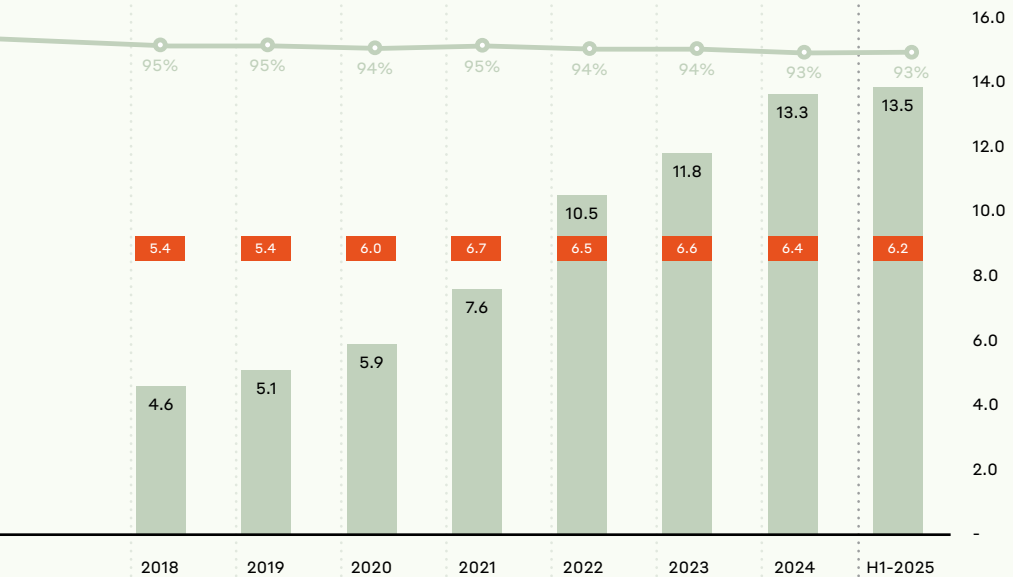
Market entry in Germany; expansion in Poland

2023

Annual rental income exceeds €550 mln

2024

€300 mln equity raise



AUM
(Million sqm GLA)

WAULT¹
(years)

Occupancy
rate² (%)

SUSTAINABLE DEVELOPMENT

RATINGS



Sustainalytics*

In May 2024, CTP received an ESG Risk Rating of 9.3 and was assessed by Morningstar Sustainalytics to be at Negligible Risk of experiencing material financial impacts from ESG factors. In no event shall these results be construed as investment advice or expert opinion as defined by the applicable legislation.*

ESG Risk Rating

9.3 Negligible Risk				
Negligible 0-10	Low 10-20	Medium 20-30	High 30-40	Severe 40+

Note: Updated May 23, 2024.

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ONSITE SOLAR PV
(H1 2025)

138 MWp



COUNTRY REVIEW



CTPark Ostrava Hrušov, CZ



CZECH REPUBLIC

COUNTRY DATA

CORE MARKET

MACROECONOMIC INDICATORS

Credit rating	Aa3
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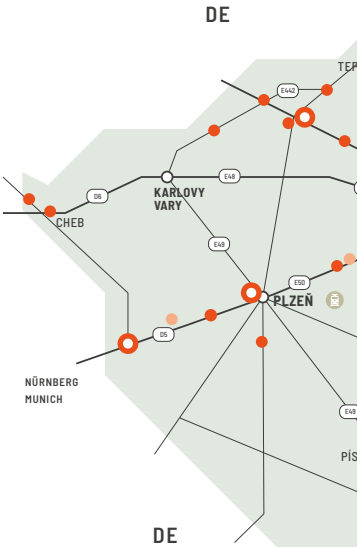
MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	12.7
Annual growth rate of stock (y/y)	5.3%
CTP market share	27.6%
Net take-up (in thousand sqm, last 12 months)	784.1
Market vacancy rate	4.0%
Prime rent sqm (€/sqm, per annum)	88.8

CTP INDICATORS (Q2-2025)

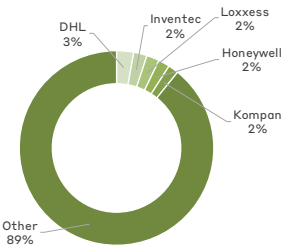
Locations with standing portfolio*	60
GLA (in thousand sqm)	4,376
Projects under construction (in thousand sqm)	638
Landbank (in thousand sqm)	8,578
Client retention rate	79%
Annualised rent (in mil. EUR)	296
WAULT	6.7

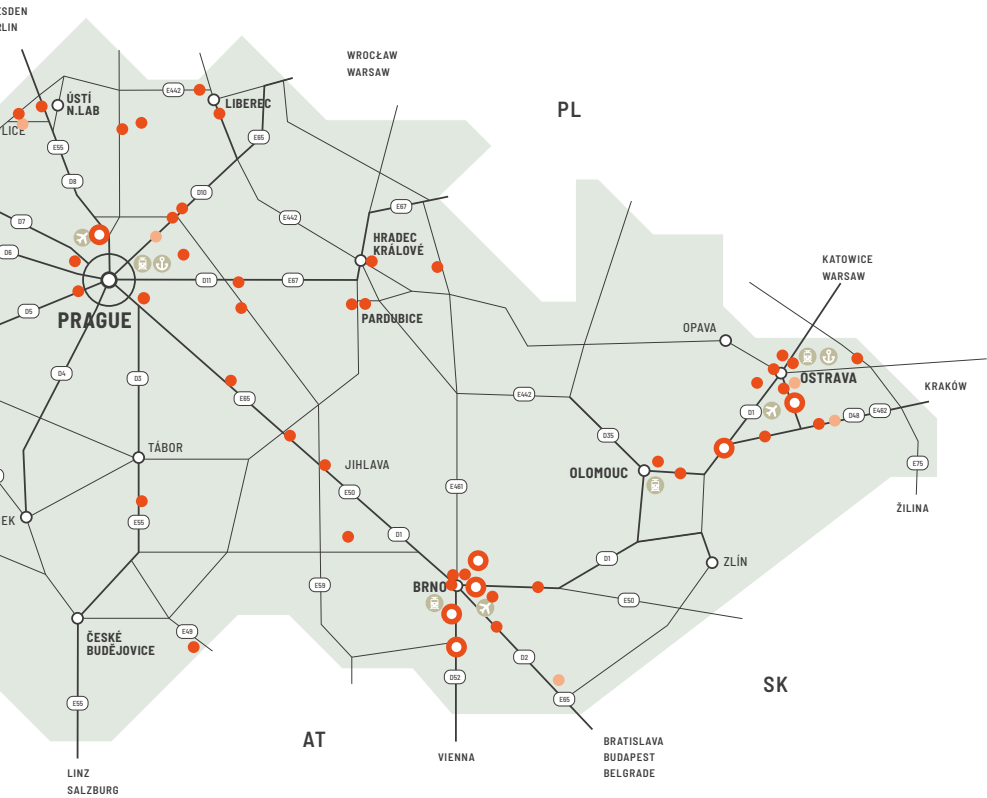
* includes only locations with existing GLA






TOP 5 CLIENTS

(% of rental income)





KEY

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

ROMANIA

COUNTRY DATA

CORE MARKET

MACROECONOMIC INDICATORS

Credit rating	Baa3
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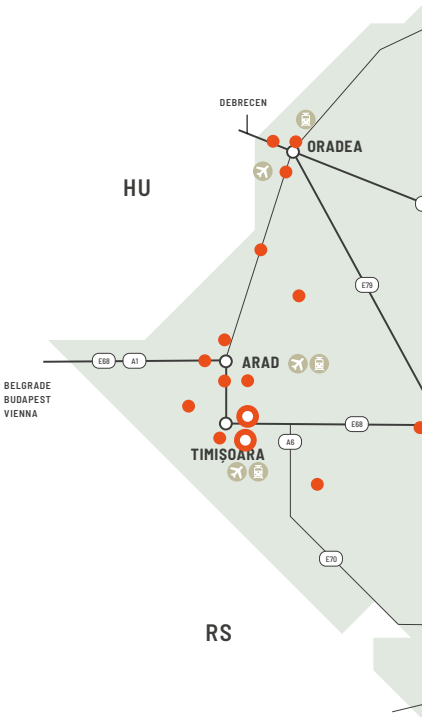
MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	8.0
Annual growth rate of stock (y/y)	7.2%
CTP market share	39.4%
Net take-up (in thousand sqm, last 12 months)	670.1
Market vacancy rate	5.1%
Prime rent sqm (€/sqm, per annum)	57.0

CTP INDICATORS (Q2-2025)

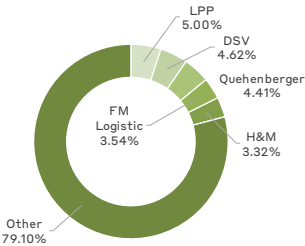
Locations with standing portfolio*	35
GLA (in thousand sqm)	3,055
Projects under construction (in thousand sqm)	151
Landbank (in thousand sqm)	4,248
Client retention rate	73%
Annualised rent (in mil. EUR)	146
WAULT	5.5

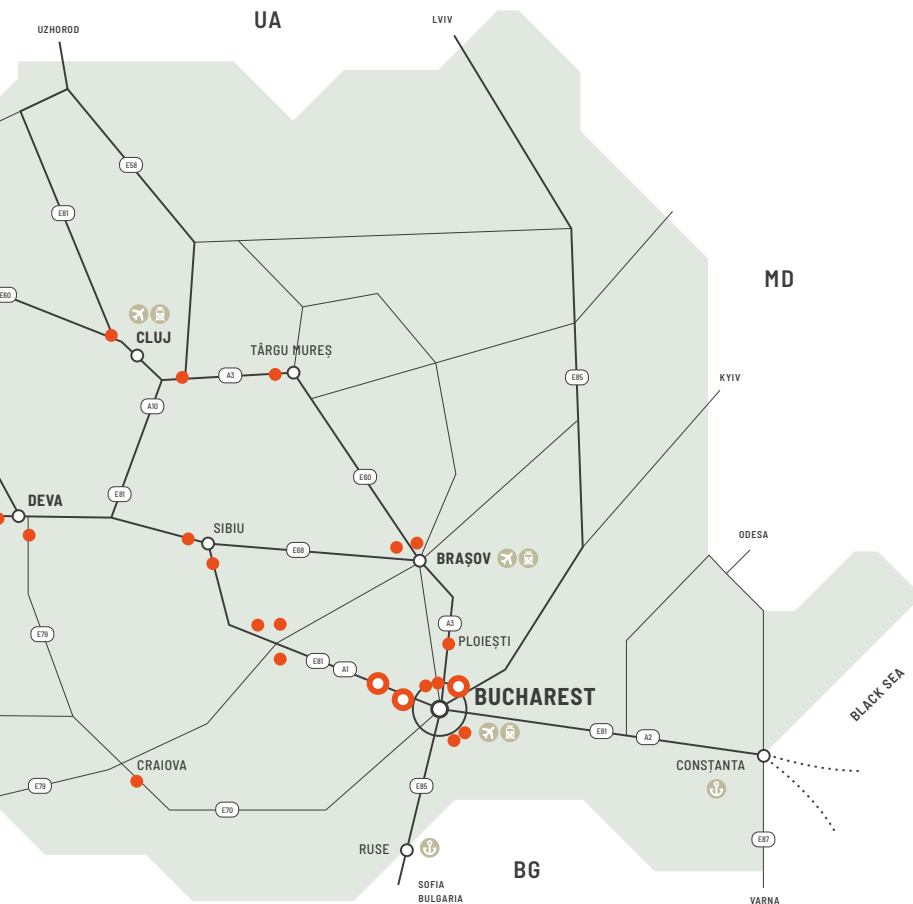
* includes only locations with existing GLA



TOP 5 CLIENTS

(% of rental income)





KEY

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

HUNGARY

COUNTRY DATA

CORE MARKET

MACROECONOMIC INDICATORS

Credit rating	Baa2
---------------	------

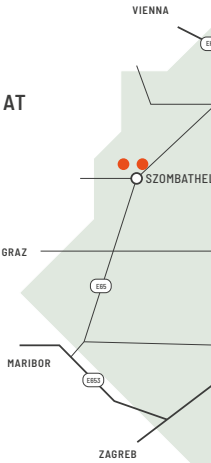
MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	5.8
Annual growth rate of stock (y/y)	13.7%
CTP market share	20.0%
Net take-up (in thousand sqm, last 12 months)	557.6
Market vacancy rate	7.6%
Prime rent sqm (€/sqm, per annum)	68.4

CTP INDICATORS (Q2-2025)

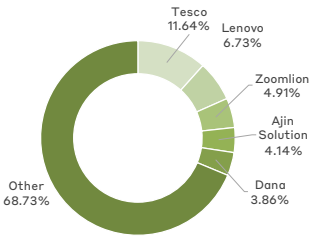
Locations with standing portfolio*	16
GLA (in thousand sqm)	1,237
Projects under construction (in thousand sqm)	144
Landbank (in thousand sqm)	2,633
Client retention rate	73%
Annualised rent (in mil. EUR)	71
WAULT	6.6

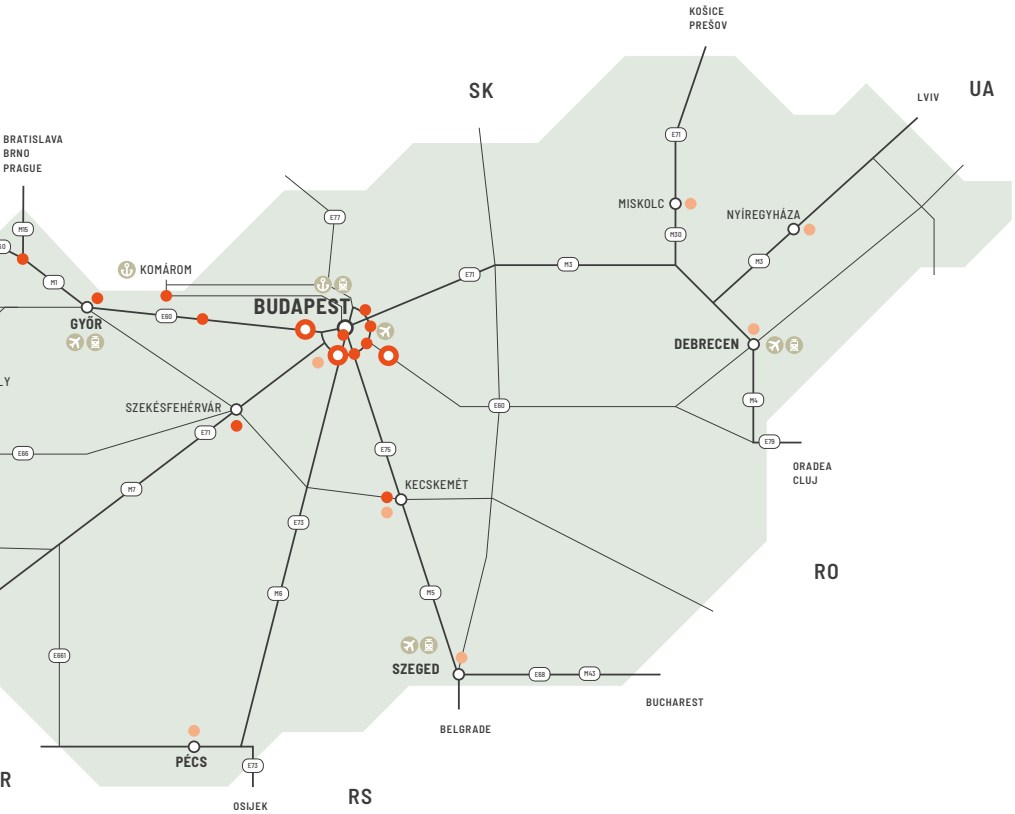
* includes only locations with existing GLA



TOP 5 CLIENTS

(% of rental income)





KEY

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

SLOVAKIA

COUNTRY DATA

CORE MARKET

MACROECONOMIC INDICATORS

Credit rating	A3
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MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	4.6
Annual growth rate of stock (y/y)	9.8%
CTP market share	20.8%
Net take-up (in thousand sqm, last 12 months)	304.7
Market vacancy rate	6.1%
Prime rent sqm (€/sqm, per annum)	69.6

CTP INDICATORS (Q2-2025)

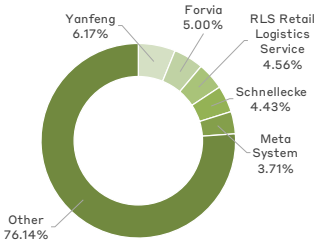
Locations with standing portfolio*	12
GLA (in thousand sqm)	977
Projects under construction (in thousand sqm)	118
Landbank (in thousand sqm)	2,150
Client retention rate	98%
Annualised rent (in mil. EUR)	61
WAULT	6.1

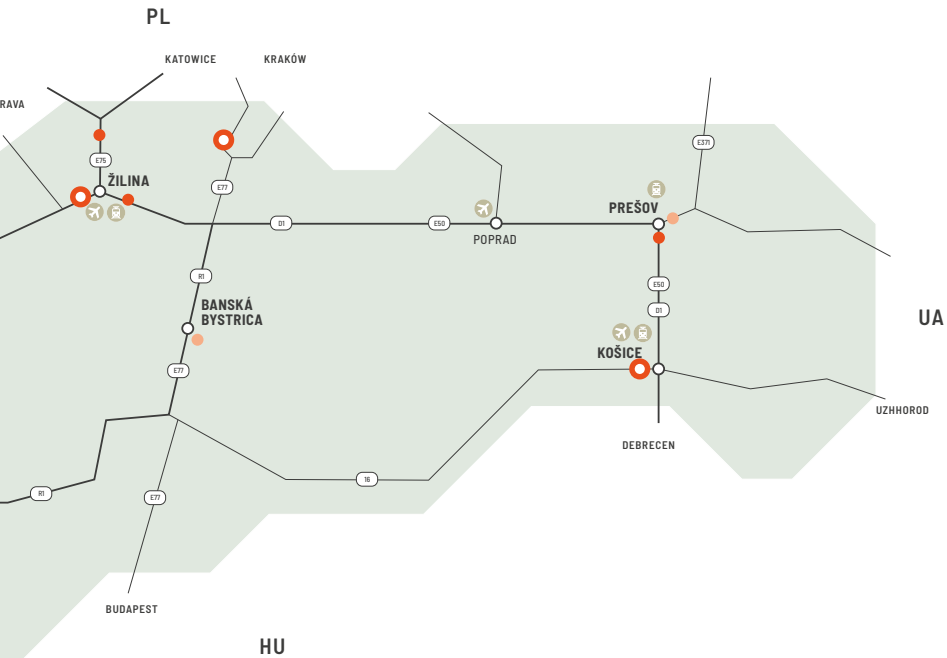
* includes only locations with existing GLA



TOP 5 CLIENTS

(% of rental income)





KEY

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

POLAND

COUNTRY DATA

GROWTH MARKET

MACROECONOMIC INDICATORS

Credit rating	A2
---------------	----

MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	35.7
Annual growth rate of stock (y/y)	6.2%
CTP market share	2.9%
Net take-up (in thousand sqm, last 12 months)	3,626.4
Market vacancy rate	8.2%
Prime rent sqm (€/sqm, per annum)	68.4

CTP INDICATORS (Q2-2025)

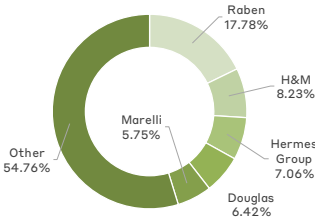
Locations with standing portfolio*	11
GLA (in thousand sqm)	849
Projects under construction (in thousand sqm)	404
Landbank (in thousand sqm)	2,759
Client retention rate	100%
Annualised rent (in mil. EUR)	41
WAULT	7.3

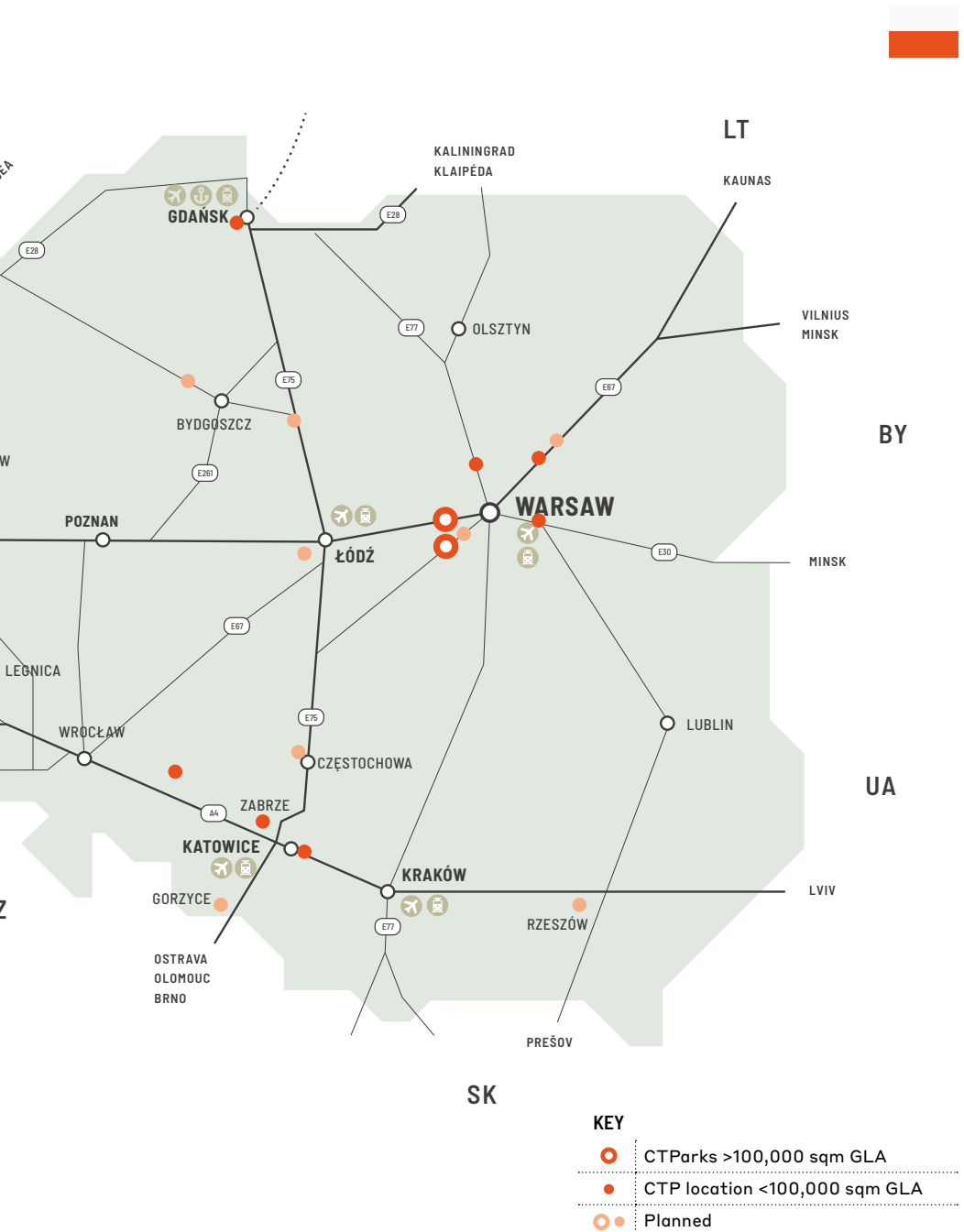
* includes only locations with existing GLA



TOP 5 CLIENTS

(% of rental income)





BULGARIA

COUNTRY DATA

GROWTH MARKET

MACROECONOMIC INDICATORS

Credit rating	Baa1
---------------	------

MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	0.9
Annual growth rate of stock (y/y)	4.4%
CTP market share	27.3%
Net take-up (in thousand sqm, last 12 months)	N/A
Market vacancy rate	1.5%
Prime rent sqm (€/sqm, per annum)	69.0

CTP INDICATORS (Q2-2025)

Locations with standing portfolio*	7
GLA (in thousand sqm)	240
Projects under construction (in thousand sqm)	135
Landbank (in thousand sqm)	230
Client retention rate	100%
Annualised rent (in mil. EUR)	16
WAULT	1.0

* includes only locations with existing GLA

RS

NIS
BELGRADE
BUDAPEST

SOFIGA

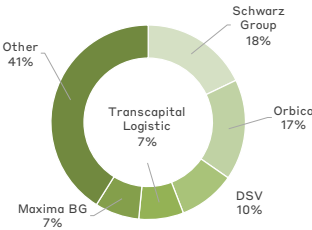
SKOPJE
TIRANA

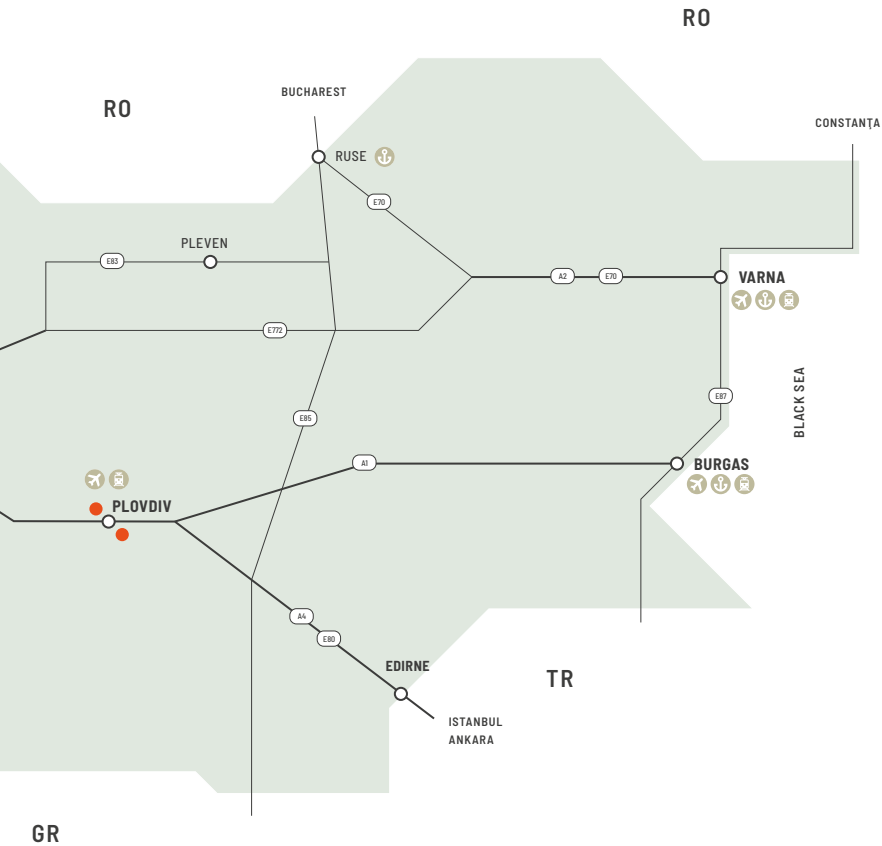
MK

THESSALONIKI
ATHENS

TOP 5 CLIENTS

(% of rental income)





KEY

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

SERBIA

COUNTRY DATA

GROWTH MARKET

MACROECONOMIC INDICATORS

Credit rating	Ba2
---------------	-----

MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	1.3
Annual growth rate of stock (y/y)	20.2%
CTP market share	52.0%
Net take-up (in thousand sqm, last 12 months)	N/A
Market vacancy rate	6.5%
Prime rent sqm (€/sqm, per annum)	57.0

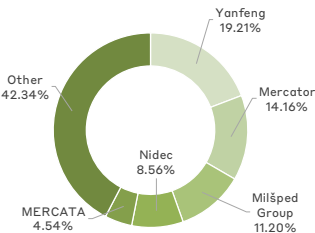
CTP INDICATORS (Q2-2025)

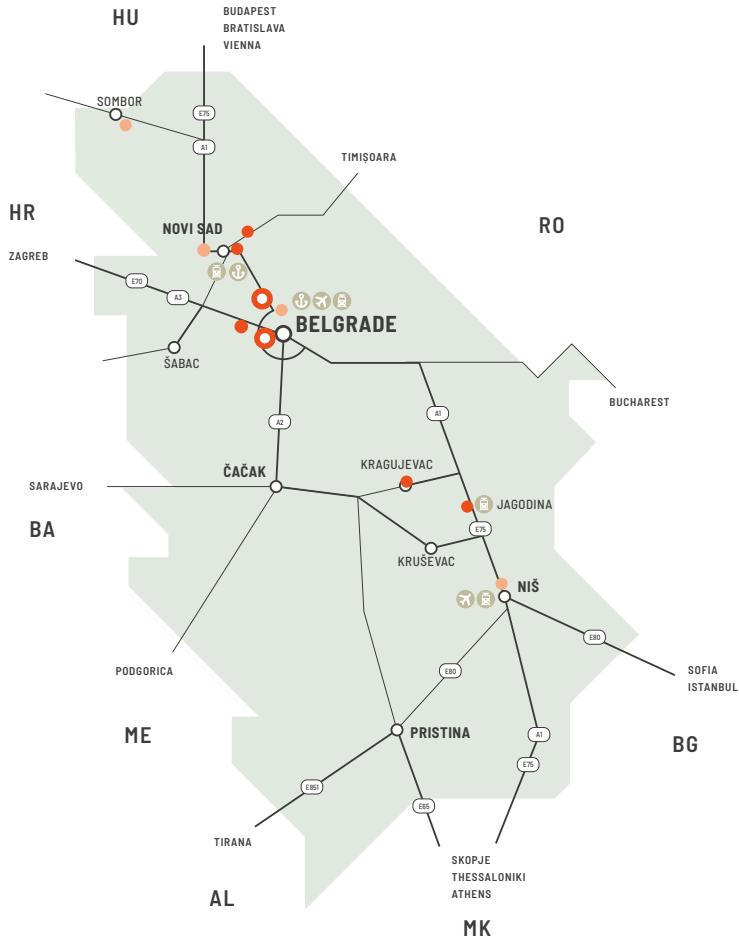
Locations with standing portfolio*	8
GLA (in thousand sqm)	640
Projects under construction (in thousand sqm)	148
Landbank (in thousand sqm)	1,947
Client retention rate	100%
Annualised rent (in mil. EUR)	39
WAULT	7.1

* includes only locations with existing GLA

TOP 5 CLIENTS

(% of rental income)





NETHERLANDS

COUNTRY DATA

● WESTERN EUROPEAN MARKET

MACROECONOMIC INDICATORS

Credit rating	Aaa
---------------	-----

MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	52.6
Annual growth rate of stock (y/y)	2.0%
CTP market share	0.5%
Net take-up (in thousand sqm, last 12 months)	1,321.7
Market vacancy rate	4.5%
Prime rent sqm (€/sqm, per annum)	115.0

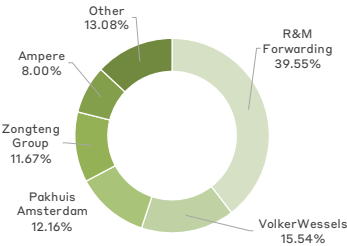
CTP INDICATORS (Q2-2025)

Locations with standing portfolio*	3
GLA (in thousand sqm)	247
Projects under construction (in thousand sqm)	-
Landbank (in thousand sqm)	1,618
Client retention rate	100%
Annualised rent (in mil. EUR)	12
WAULT	3.0

* includes only locations with existing GLA

TOP 5 CLIENTS

(% of rental income)





- KEY
- CTParks >100,000 sqm GLA
 - CTP location <100,000 sqm GLA
 - Planned

AUSTRIA

COUNTRY DATA

● WESTERN EUROPEAN MARKET

MACROECONOMIC INDICATORS

Credit rating	Aa1
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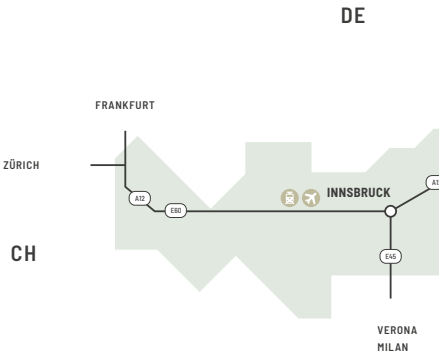
MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	4.2
Annual growth rate of stock (y/y)	20.7%
CTP market share	1.9%
Net take-up (in thousand sqm, last 12 months)	140.5
Market vacancy rate	9.2%
Prime rent sqm (€/sqm, per annum)	85.8

CTP INDICATORS (Q2-2025)

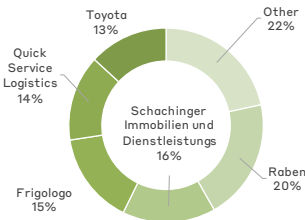
Locations with standing portfolio*	3
GLA (in thousand sqm)	77
Projects under construction (in thousand sqm)	116
Landbank (in thousand sqm)	391
Client retention rate	100%
Annualised rent (in mil. EUR)	6
WAULT	2.7

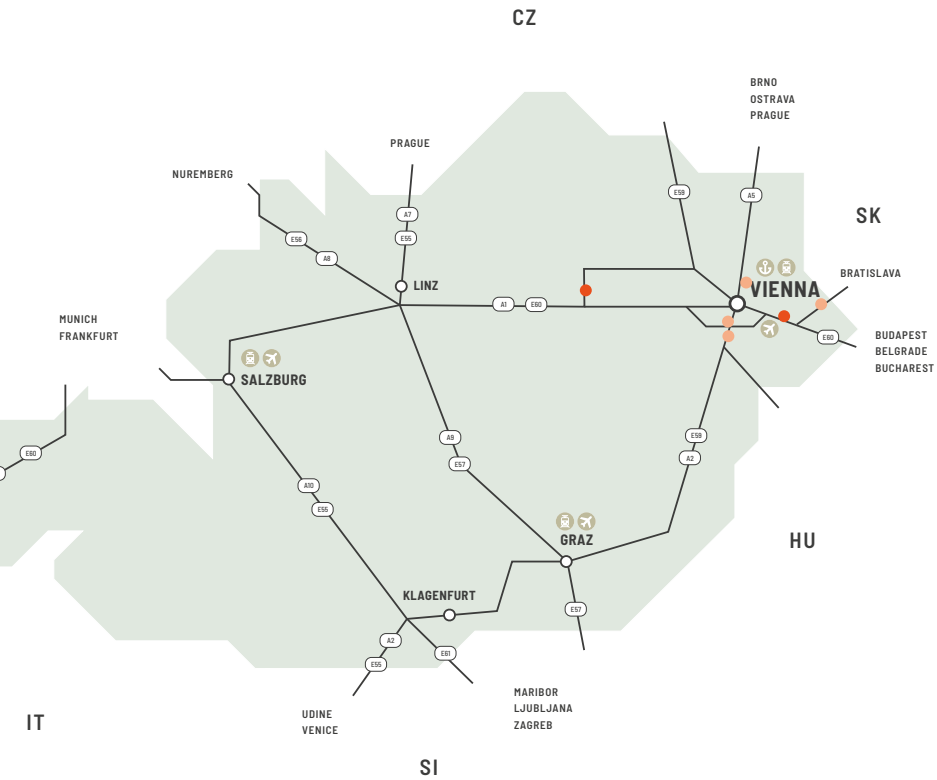
* includes only locations with existing GLA



TOP 5 CLIENTS

(% of rental income)





- KEY
- CTParks >100,000 sqm GLA
 - CTP location <100,000 sqm GLA
 - Planned

GERMANY

COUNTRY DATA

● WESTERN EUROPEAN MARKET

MACROECONOMIC INDICATORS

Credit rating	Aaa
---------------	-----

MARKET INDICATORS (Q2-2025)

Total stock (in mil. sqm)	107.5
Annual growth rate of stock (y/y)	3.7%
CTP market share	1.6%
Net take-up (in thousand sqm, last 12 months)	4,995.4
Market vacancy rate	3.4%
Prime rent sqm (€/sqm, per annum)	129.0

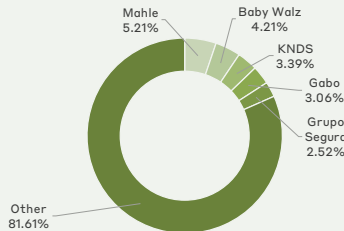
CTP INDICATORS (Q2-2025)

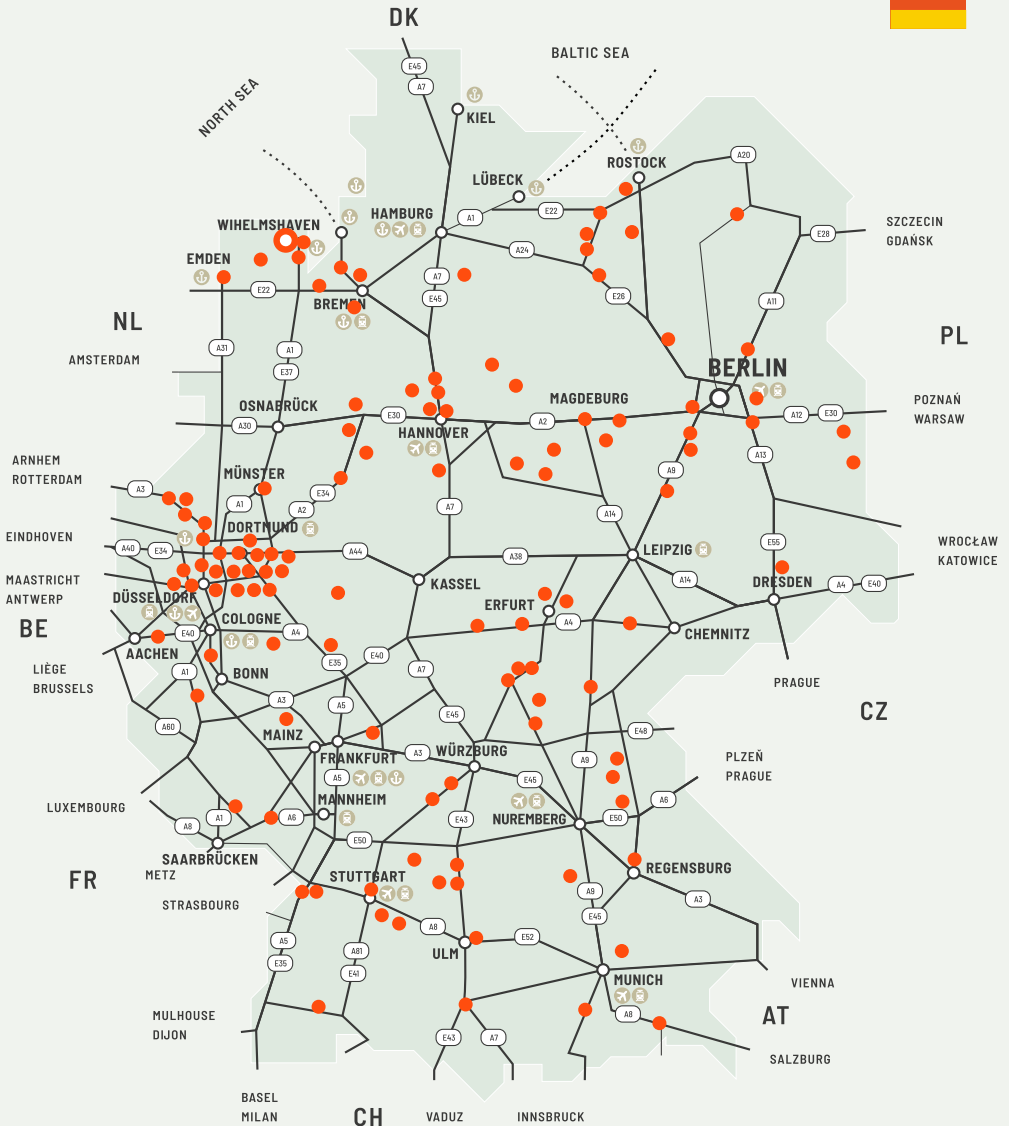
Locations with standing portfolio*	104
GLA (in thousand sqm)	1,714
Projects under construction (in thousand sqm)	171
Landbank (in thousand sqm)	1,530
Client retention rate	99%
Annualised rent (in mil. EUR)	69
WAULT	4.2

* includes only locations with existing GLA

TOP 5 CLIENTS

(% of rental income)





KEY

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

CTPARK TOURS



CTPark Bucharest West, Romania



DAY 1: WUPPERTAL



Wuppertal, North Rhine-Westphalia



TOUR PROGRAM

YOUR GUIDES



Timo Hielscher
Managing Director,
CTP DE



Alen Stosic
CFO, CTP DE



Christian Schröttle
Regional Construction
Director for Region West,
CTP DE



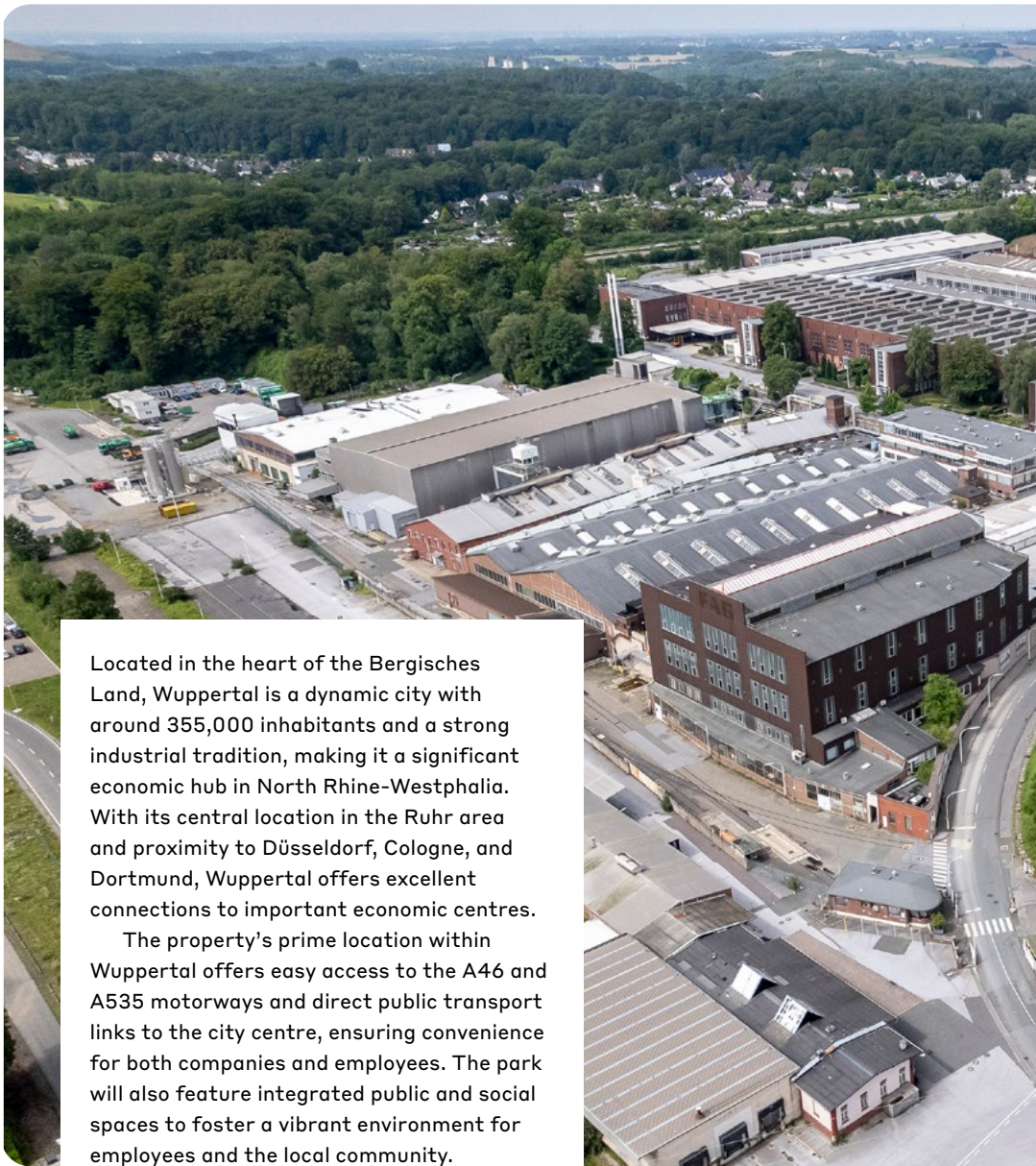
Daniel Busch
COO, CTP DE

DAY 1: WUPPERTAL, SOLINGEN, MÜLHEIM, DÜSSELDORF
WEDNESDAY 24.09



FROM	TO	ACTIVITY
13:25	14:25	Tour: CTPark Wuppertal
14:25	14:45	Drive to Solingen
14:45	15:05	Tour: CTPark Solingen
15:05	15:45	Drive to Mülheim
15:45	16:45	Tour: CTPark Mülheim
16:45	17:15	Drive to Düsseldorf
17:15	17:35	Introducing CTPark Düsseldorf
17:35	18:35	Tour: CTPark Düsseldorf
18:35	19:00	Drive to Hotel
19:00	19:45	Refreshment Break
19:45	20:00	Walk to Industrieclub Düsseldorf

CTPARK WUPPERTAL

An aerial photograph showing a large industrial complex in Wuppertal, Germany. The complex consists of several large, interconnected buildings with flat roofs, some of which are dark-colored. The surrounding area is a mix of greenery and residential housing. In the background, a dense forest covers a hillside. The foreground shows a road and some smaller industrial structures.

Located in the heart of the Bergisches Land, Wuppertal is a dynamic city with around 355,000 inhabitants and a strong industrial tradition, making it a significant economic hub in North Rhine-Westphalia. With its central location in the Ruhr area and proximity to Düsseldorf, Cologne, and Dortmund, Wuppertal offers excellent connections to important economic centres.

The property's prime location within Wuppertal offers easy access to the A46 and A535 motorways and direct public transport links to the city centre, ensuring convenience for both companies and employees. The park will also feature integrated public and social spaces to foster a vibrant environment for employees and the local community.



CTPARK WUPPERTAL

ctBox



ctSpace



ctFlex



PARKFACTS	SQM
GLA:	87,792
GLA TO BE (RE)DEVELOPED:	87,792
TOTAL AREA:	150,056

KEY CLIENTS:

Innlights GmbH, Handwerkskammer,
Karl Deutsch Prüf- und
Messgerätebau GmbH & Co. KG,
Kraus, Gödde, Innovate, Kettelfix,
vombaur GmbH & Co. KG

CTPark Wuppertal presents a compelling investment opportunity in the heart of the thriving Ruhr region, giving new life and opportunities to this once underused city quarter. At completion, the park will offer over 87,000 sqm of dynamic space, with a mix of revitalised buildings—many of which have unique heritage qualities—and new properties.

The park is ideally positioned to boost Wuppertal's growing potential, catering to a diverse range of tenants—from start-ups to established logistics and manufacturing firms.





CTPARK SOLINGEN





CTPARK SOLINGEN

ctBox



ctSpace



ctFlex



PARKFACTS	SQM
GLA:	24,700
GLA TO BE (RE)DEVELOPED:	24,700
TOTAL AREA:	41,315

KEY CLIENTS:
Zwilling J.A. Henckels AG,
Groupe SEB WMF Consumer GmbH

The current site, constructed between 1991 and 2001, includes a mix of warehouse and logistics buildings. CTP will start refurbishments in early 2026, including new roofs with solar panels, heat pumps, and LED light installations. The park features functionally designed buildings with flexible usage options suitable for storage, logistics, distribution, and offices, with ample parking and loading and unloading facilities with ramps to ensure the efficient handling of goods. CTPark Solingen's central location and excellent transport connections make it an attractive option for companies seeking warehouse and logistics solutions in this strategic area.





CTPARK MÜLHEIM





Part of the Rhine-Ruhr metropolitan region, Mülheim an der Ruhr is a vibrant city with 170,000 inhabitants in the western Ruhr area of North Rhine-Westphalia bordering the cities of Duisburg and Essen—home to several major German multinationals such as RWE, E.ON, Thyssen Krupp, ALDI Nord, and Schenker. Nestled in the Bergisches Land—an area that is gaining importance due to its excellent location—Mülheim has already completed its transformation into a diverse economic hub. With its universities, Max Planck research institutes, and green and forested areas, Mülheim is an attractive alternative to its larger neighbours. The local economy offers high employment density and is focused on business and industrial parks, which CTP will bolster with nearly 150,000 sqm of modern, energy-efficient space.

CTPARK MÜLHEIM

ctBox



ctFlex



ctLab



PARKFACTS	SQM
GLA:	148,836
GLA TO BE (RE)DEVELOPED:	148,836
TOTAL AREA:	334,284
KEY CLIENTS: Siemens Energy AG, Westenergie AG	

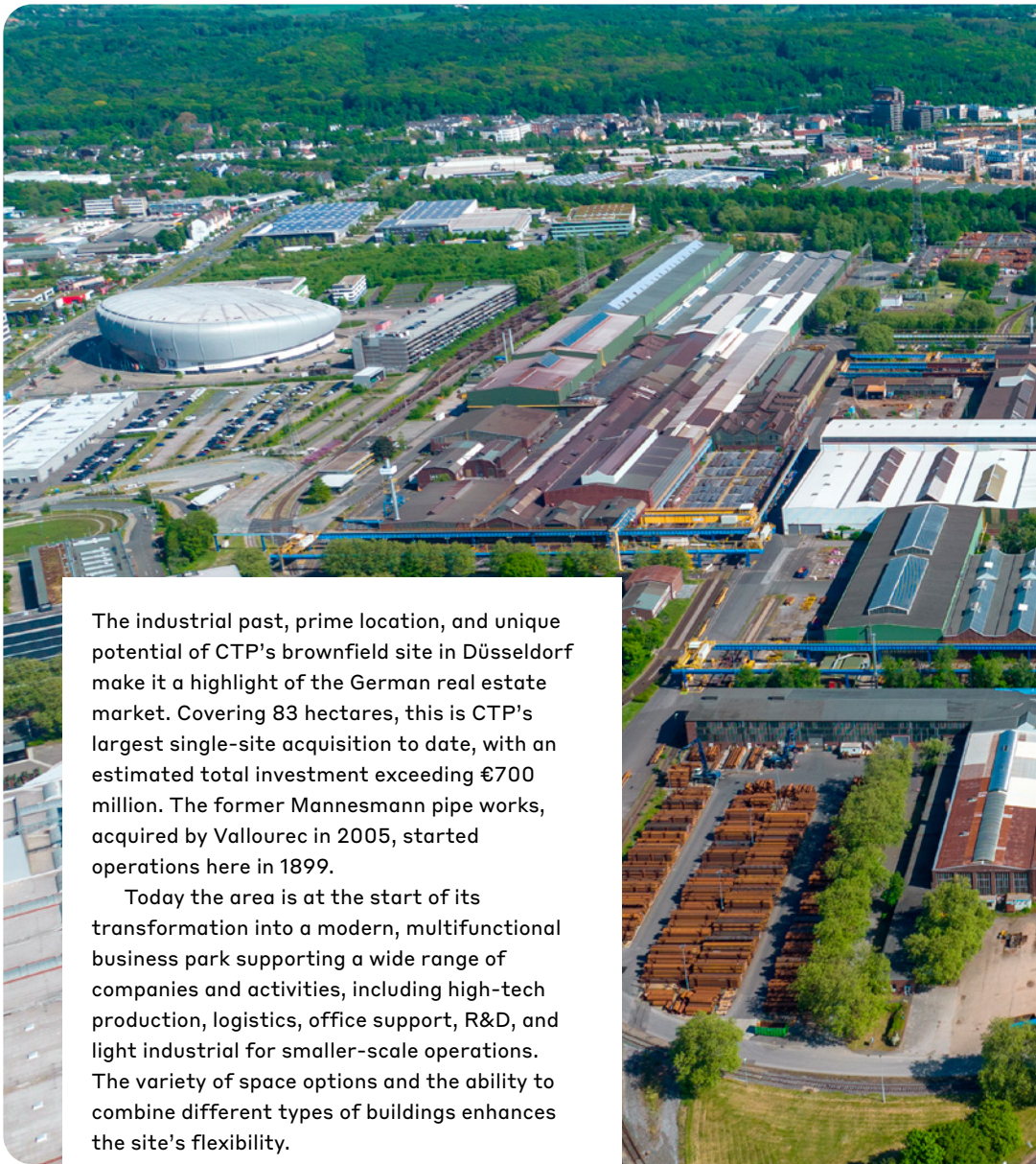
CTP acquired the 33-hectare site from multinational French industrial group Vallourec in 2024. CTPark Mülheim's prime location and strong growth potential—combined with CTP's proven expertise and close collaboration with the local authorities—position it to become a key business hub driving economic development in the region.

Designed to meet the demands of 21st-century markets, CTPark Mülheim will focus on logistics, green energy, and digital technologies. With a strategic emphasis on supporting SMEs, the park offers flexible solutions, including co-working spaces and units starting at 195 sqm catering to a diverse range of businesses—from start-ups and SMEs to manufacturers, logistics providers, and R&D firms. To date, CTP has signed two pre-lease agreements for custom-built facilities—with a subsidiary of E.ON (12,000 sqm) and Siemens (20,000 sqm).





CTPARK DÜSSELDORF



The industrial past, prime location, and unique potential of CTP's brownfield site in Düsseldorf make it a highlight of the German real estate market. Covering 83 hectares, this is CTP's largest single-site acquisition to date, with an estimated total investment exceeding €700 million. The former Mannesmann pipe works, acquired by Vallourec in 2005, started operations here in 1899.

Today the area is at the start of its transformation into a modern, multifunctional business park supporting a wide range of companies and activities, including high-tech production, logistics, office support, R&D, and light industrial for smaller-scale operations. The variety of space options and the ability to combine different types of buildings enhances the site's flexibility.



CTPARK DÜSSELDORF

ctBox



ctFlex



ctSpace



ctLab



PARKFACTS	SQM
GLA:	249,780
GLA TO BE (RE)DEVELOPED:	249,780
TOTAL AREA:	830,000
KEY CLIENTS:	
Hoberg & Driesch GmbH & Co. KG	

CTP is working closely with the local authorities to maximise the site's potential and ensure alignment with regional development goals. The redevelopment will enhance Düsseldorf's position as a leading destination for investment, leveraging its exceptional connectivity via an international airport, inland port, and strategic location.

Düsseldorf's strong infrastructure, skilled talent pool, and business-friendly environment make it a prime location for industrial, logistics, and high-tech investment in Europe. The excellent transport connections to the A44 and A52 motorways enable quick access to the Ruhr region's motorway network as well as to neighboring countries.





DAY 2: DORTMUND





TOUR PROGRAM

YOUR GUIDES



Timo Hielscher
Managing Director,
CTP DE



Alen Stosic
CFO, CTP DE

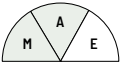


Christian Schröttle
Regional Construction
Director for Region West,
CTP DE



Daniel Busch
COO, CTP DE

DAY 2: DORTMUND, KREFELD, JÜLICH, AACHEN
THURSDAY 25.09



FROM	TO	ACTIVITY
7:30	8:45	Drive from Hotel to Dortmund
8:45	9:30	Tour: CTPark Dortmund
9:30	10:45	Drive to Krefeld
10:45	11:30	Tour: CTPark Krefeld
11:30	12:20	Drive to Jülich
12:20	13:05	Tour: CTPark Jülich
13:05	13:35	Drive to Aachen
13:35	14:20	Tour: CTPark Aachen
14:20	–	Depart

CTPARK DORTMUND WEST





CTPARK DORTMUND WEST

ctBox



ctFlex



ctSpace



ctLab



PARKFACTS	SQM
GLA:	3,728
GLA TO BE (RE)DEVELOPED:	3,728
TOTAL AREA:	10,485
KEY CLIENTS:	
Alphazoo AG	

CTPark Dortmund West is a refurbishment project scheduled for completion in Q4-2025. Strategically located within an industrial and commercial district, the site offers an ideal blend of logistics and office space with easy transport connections, making it an excellent choice for companies in the logistics and service sectors. Following refurbishment, the facility will have six loading bays and a clear height of approximately 6.5 metres. The site is fully fenced, level, and regularly shaped, offering secure and convenient 24-hour access and 50 parking spaces.

ALPHAZOO



CTPARK KREFELD





Historically renowned as the “City of Velvet and Silk” for its world-class textile industry, Krefeld is now emerging as a dynamic regional hub for modern production and business. Since acquiring the site, CTP has started a comprehensive redevelopment program—modernising existing infrastructure and constructing new, purpose-built facilities to support the region’s ongoing industrial transformation. The site is designed with flexibility in mind, capable of accommodating a diverse range of business activities including manufacturing, R&D, workshops, and logistics. In line with CTP’s development philosophy, the park will feature high-quality shared amenities aimed at streamlining operations while significantly enhancing the workplace experience for employees. Strategically located in a suburban area of Krefeld, the park benefits from close proximity to a large residential population and is well connected via public transport, making it both accessible and attractive for a stable workforce.

CTPARK KREFELD

ctBox



ctLab



ctFlex



PARKFACTS	SQM
GLA:	19,536
GLA TO BE (RE)DEVELOPED:	19,536
TOTAL AREA:	31,769
KEY CLIENTS: Van Well – Billiet GmbH	

Since acquiring the brownfield site in 2023, CTP has launched a phased, comprehensive redevelopment program to modernise the area and extend lease agreements with existing tenants. CTP will construct over 19,500 sqm of modern, new facilities.

The redevelopment will feature a mix of CTBox and CTFlex units, designed to support a wide range of business activities, including manufacturing, R&D, workshops, and logistics. Located 2.7 km from Krefeld's city centre, the park benefits from excellent connectivity. A nearby tram station is within walking distance, providing easy commuting options, while the A44 and A57 motorways can be reached in under 10 minutes.

Van Well | Billiet





CTPARK JÜLICH





CTPARK JÜLICH

ctBox



ctLab



ctFlex



PARKFACTS	SQM
GLA:	23,761
GLA TO BE (RE)DEVELOPED:	23,761
LANDBANK:	46,591

KEY CLIENTS:
Quanta Computer Inc.

CTPark Jülich is a greenfield development project strategically located near the Dutch and Belgian borders, with excellent motorway connections providing easy access to major European cities such as Frankfurt, Brussels, and Amsterdam. CTP has signed a deal with Quanta Computer Inc., a leading Taiwanese manufacturer of computers and electronic hardware, to develop a 23,800 sqm state-of-the-art, custom-built facility designed to meet a range of specialised requirements, including a product testing lab, bespoke airlocked spaces, and dedicated office areas. Quanta has leased the new facility for 15 years, with CTP investing a total of €45 million in the project's development.





CTPARK AACHEN





CTPARK AACHEN

ctBox



ctLab



ctFlex



PARKFACTS	SQM
GLA:	20,475
GLA TO BE (RE)DEVELOPED:	14,375
LANDBANK:	44,811
KEY CLIENTS:	N/A

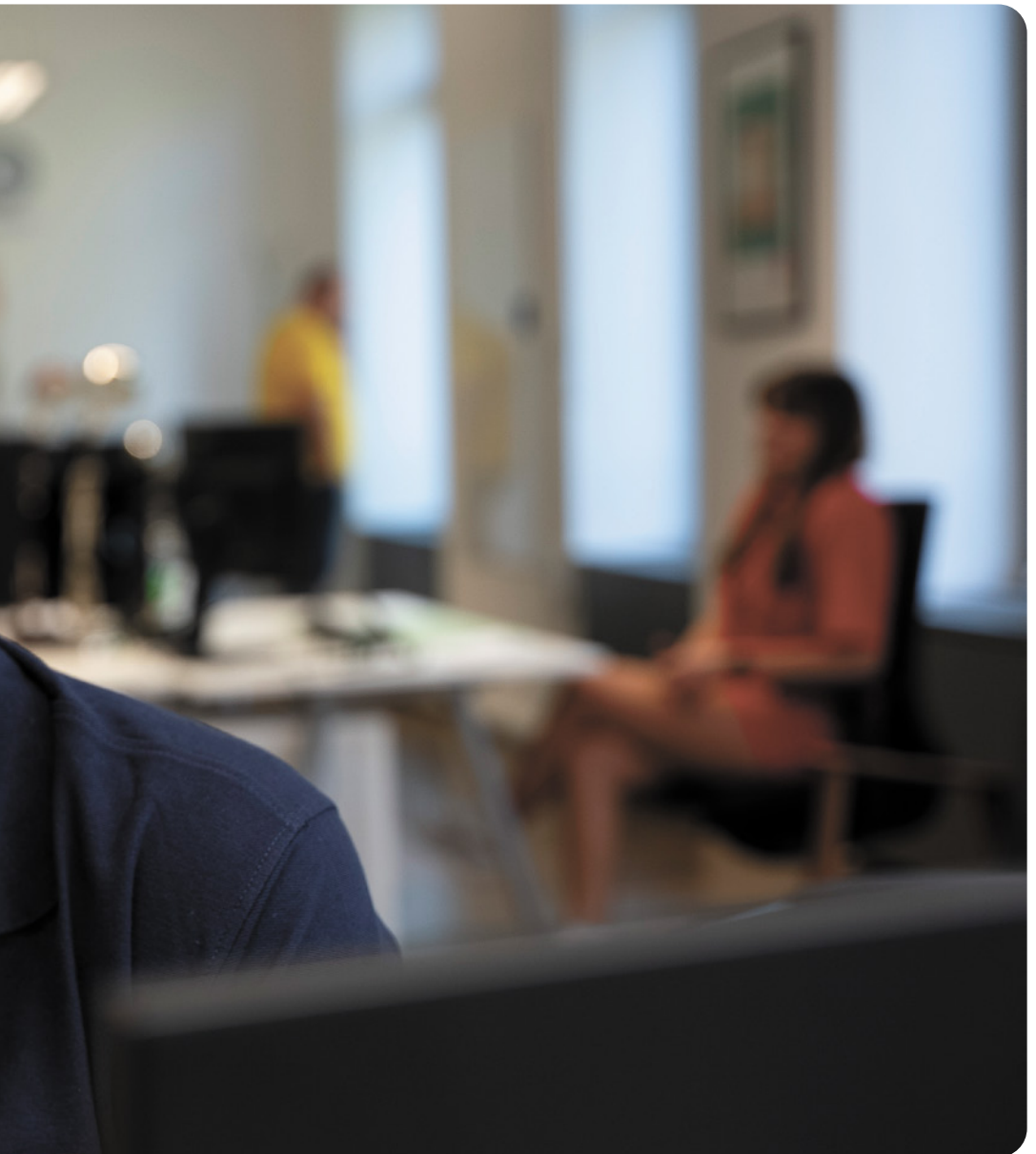
This brownfield revitalisation project is located in Aachen's northeastern industrial area, offering excellent connectivity with access to the B57 and A4/A44 motorways linking to Cologne, Düsseldorf, Belgium, and the Netherlands. The 45-hectare site has two access points, easily accessible for both passenger and freight traffic. The area is home to a mix of commercial and industrial businesses, with good public transport links to the city centre. The redevelopment is divided into three subprojects: Subproject 1—a 15,000 sqm space with parking garage, with units starting from 400 sqm; Subproject 2—a ~2,000 sqm residential area requiring zoning approval; Subproject 3—a mixed-use building for commercial, office, or residential use.

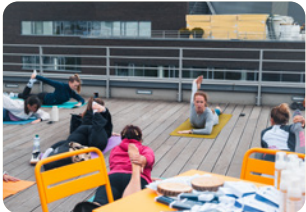




CTLIFE

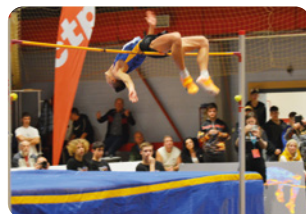












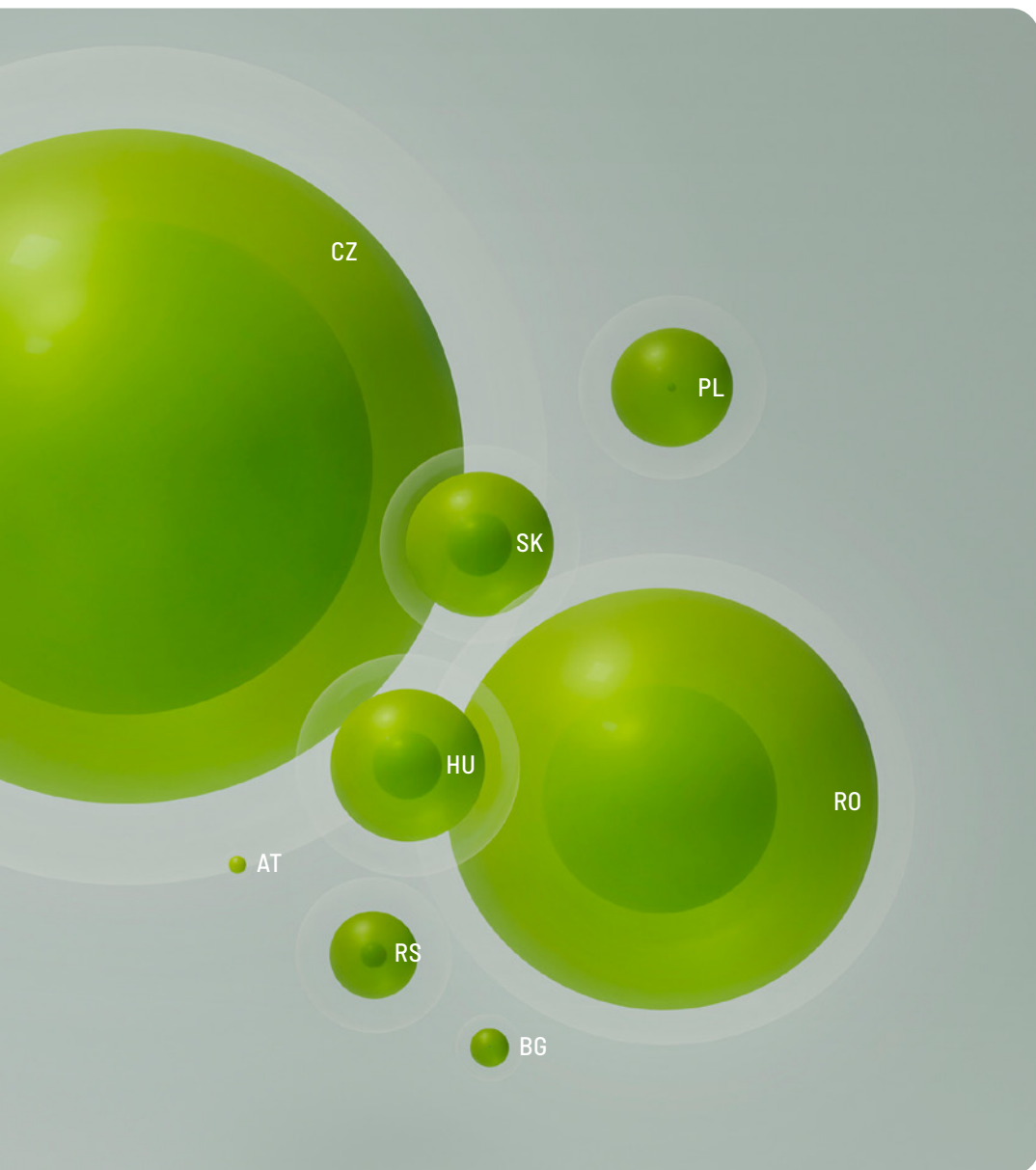
THE CTP UNIVERSE



NL

DE

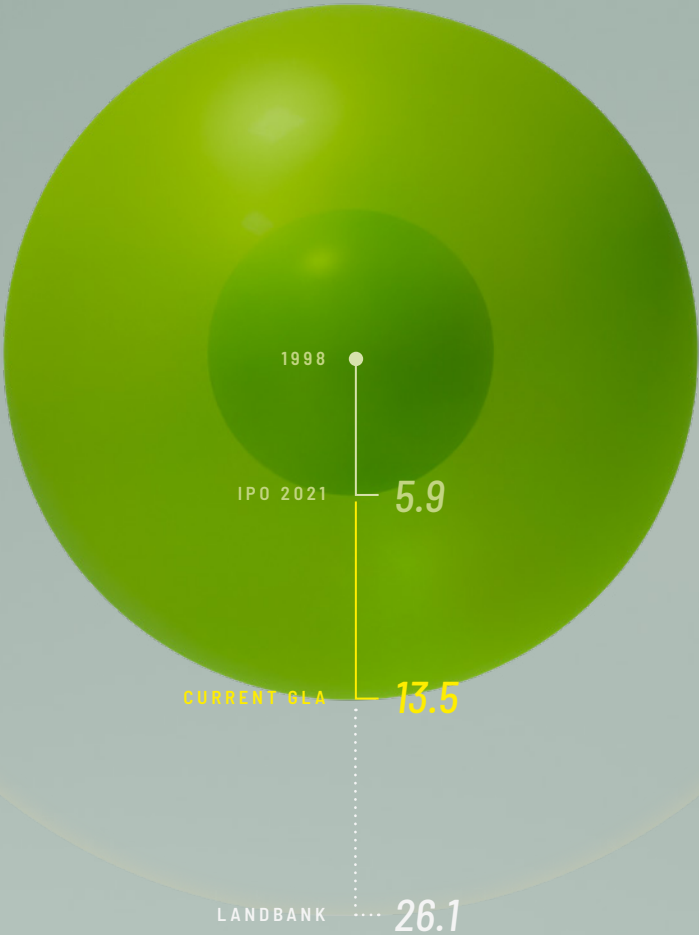
THE VISUAL THEME FOR 2025 BUILDS ON PREVIOUS YEARS, WHERE WE PRESENT OUR GLA IN EACH MARKET: THE CTP UNIVERSE. THE CONSTELLATION MAPS ROUGHLY TO ITS POSITION IN EUROPE, SHOWING THE RELATIVE SIZE OF GLA IN EACH COUNTRY AT THE TIME OF THE IPO IN 2021, GLA NOW, AND OUR CURRENT LANDBANK.



THE CTP UNIVERSE

NETWORK GLA & LANDBANK H1 2025 (MILLION SQM)

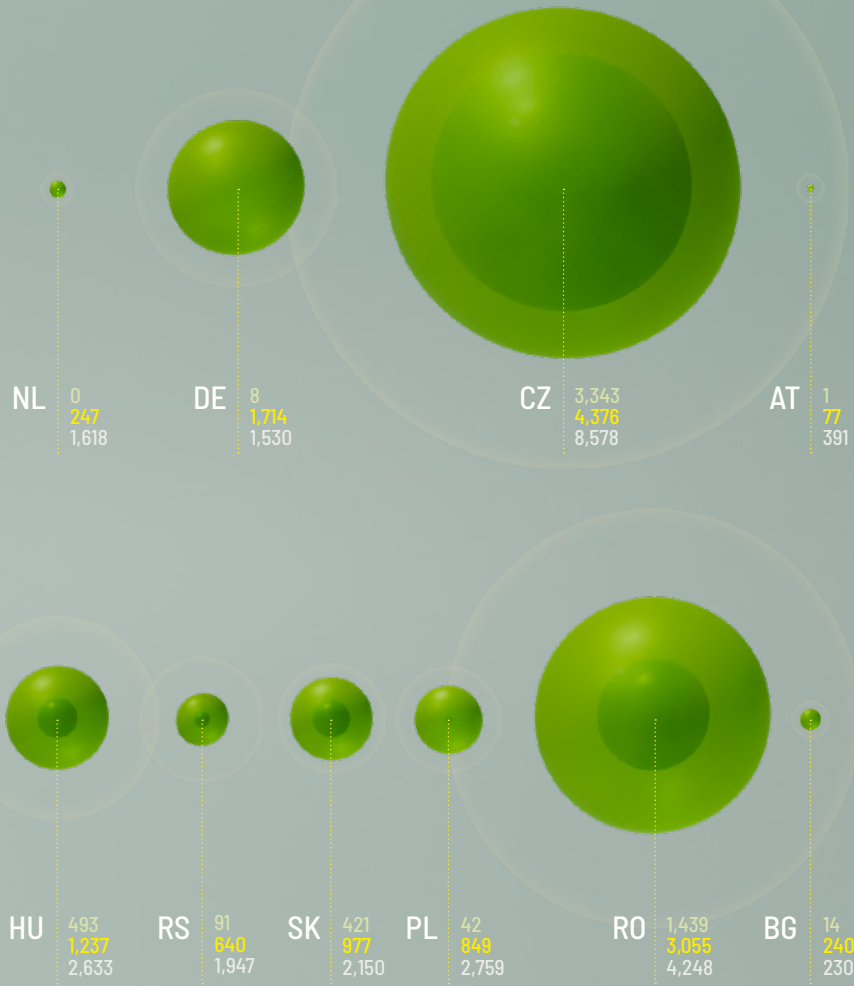
Landbank size shows GLA that can be built on the land, which is approx. 1 sqm of GLA for 2 sqm of landbank.



COUNTRY GLA

& LANDBANK

H1 2025 (THOUSAND SQM)



DISCLAIMER

This presentation may include statements which may be deemed to be, “forward-looking statements”. These forward-looking statements may be identified by the use of forward-looking terminology, including the terms “believes”, “estimates”, “plans”, “projects”, “anticipates”, “expects”, “intends”, “targets”, “may”, “aims”, “likely”, “would”, “could”, “can have”, “will” or “should” or, in each case, their negative or other variations or comparable terminology. Forward-looking statements reflect the current views of the Company’s management and assumptions based on information currently available to the Company’s management. By their very nature, forward-looking statements involve risks, uncertainties and assumptions, both general and specific, which could cause actual results or developments to differ materially from those expressed or implied by such statements. Given these uncertainties, investors are advised not to place undue reliance on these forward-looking statements. Furthermore, forward-looking statements speak only as of the date they are made, and the Company does not assume any obligation to update such statements, except as required by law.

THIRD PARTY MARKET DATA

Statements regarding market share, including those regarding CTP’s competitive position, contained in this document are based on outside sources such as research institutes, industry and dealer panels in combination with management estimates.

USE OF NON-IFRS INFORMATION

In presenting and discussing CTP’s financial position, operating results and cash flows, management uses certain non-IFRS financial measures. The non-IFRS financial measures should not be viewed in isolation as alternatives to the equivalent IFRS measure and should be used in conjunction with the most directly comparable IFRS measure. Non-IFRS financial measures do not have the standardised meaning under IFRS and therefore may not be comparable to similar measures presented by other issuers.

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