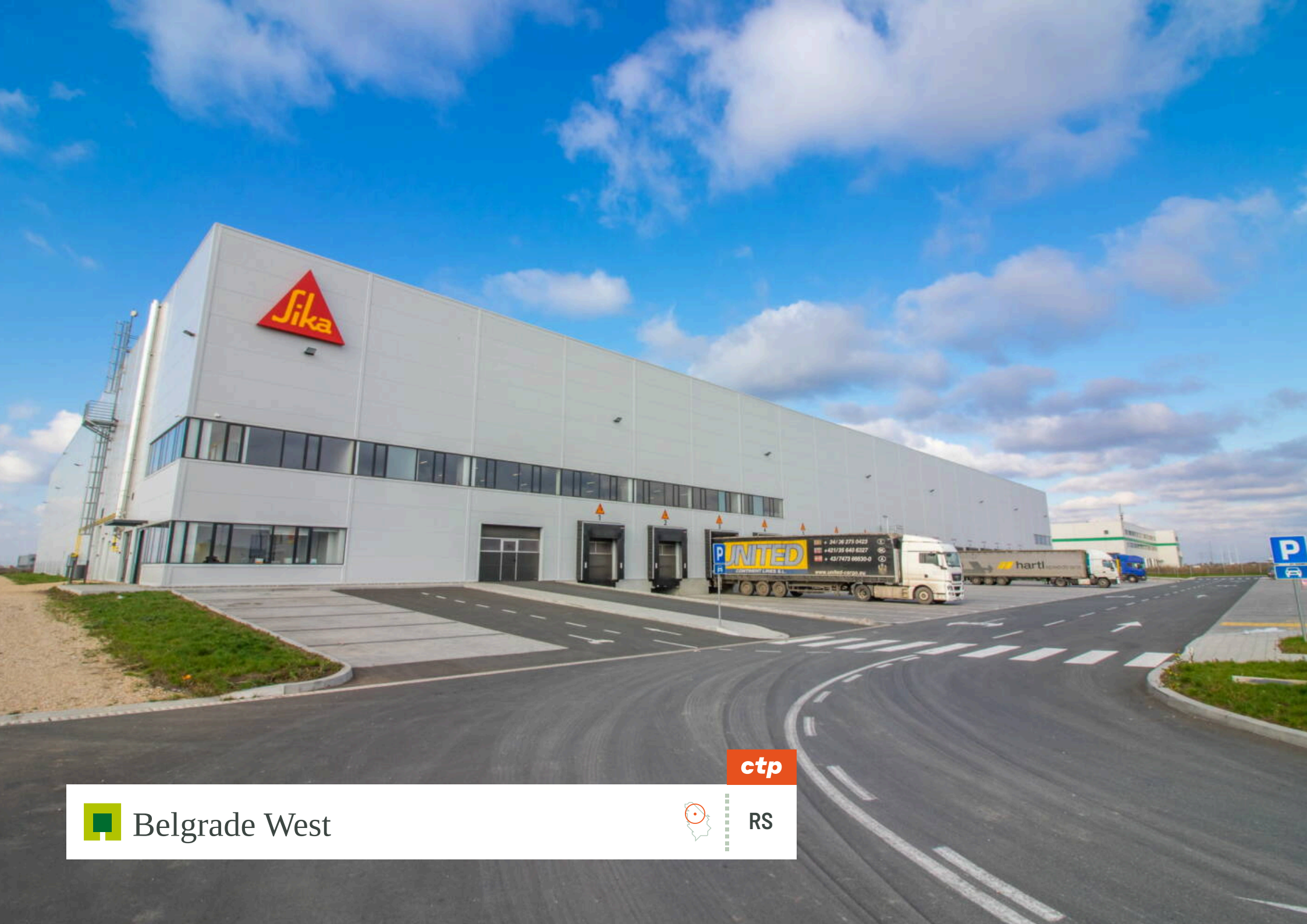
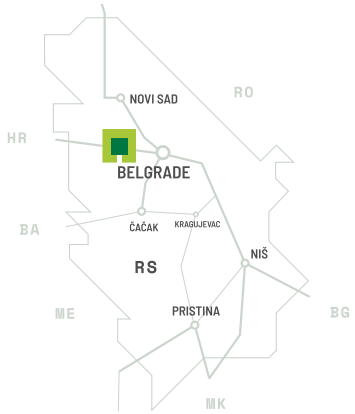


Belgrade West

RS

REGIONAL BENEFITS

- Close proximity to the main Belgrade market (20 km) with approximately 1.7 million inhabitants
- Highly skilled labour pool with above average unemployment



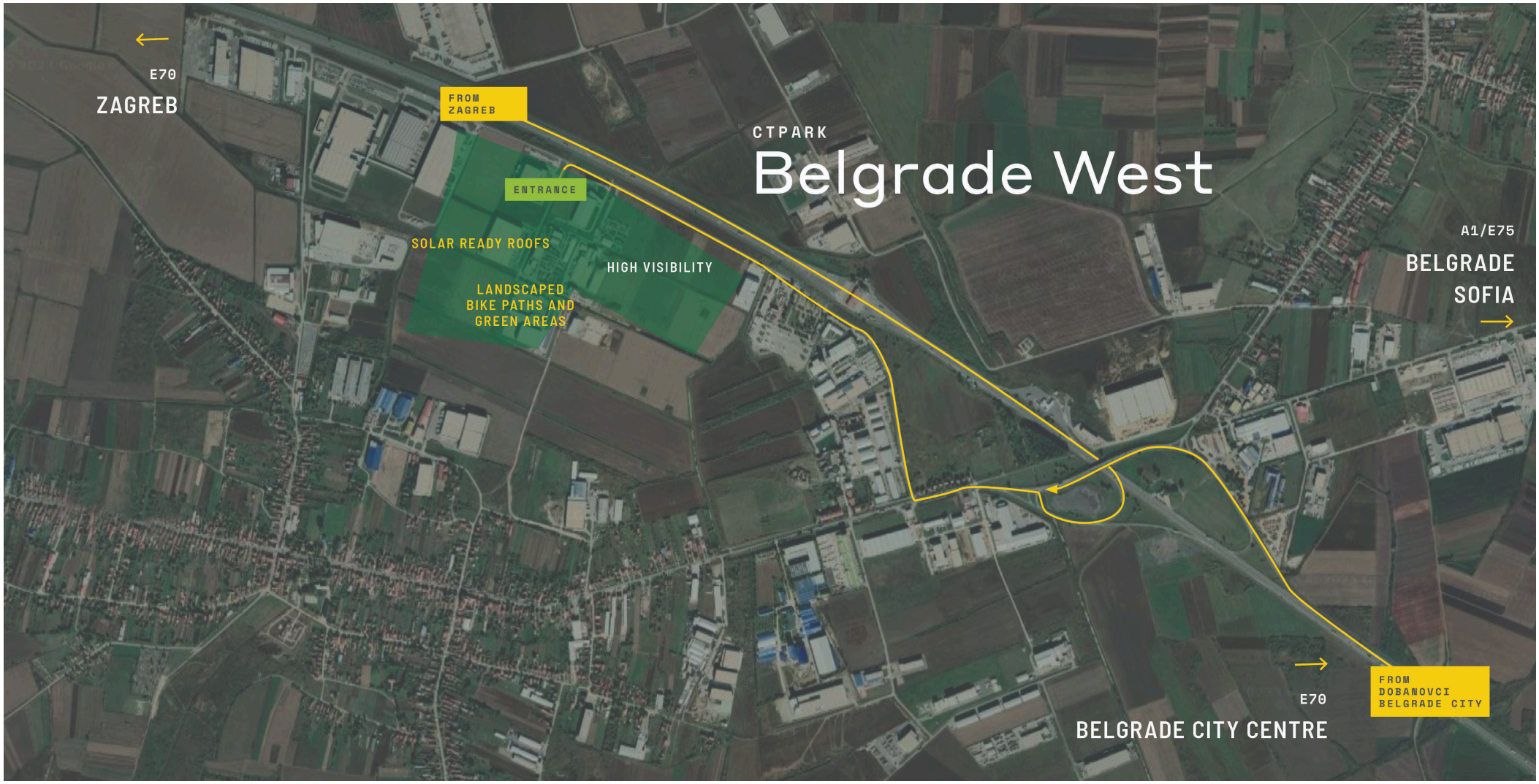
MAJOR CITIES

Belgrade	33 km
Budapest	360 km
Zagreb	369 km
Sofia	424 km
Skopje	463 km

LOCAL ACCESS

PARK FEATURES

- Direct highway access
- Strategic location for logistics
- Sufficient land available for future expansion



AVAILABILITY & DELIVERY

SIM12	50,000 sqm	Planned
SIM7	45,000 sqm	Planned
SIM6	38,000 sqm	under construction
SIM11	37,000 sqm	Planned
SIM9	30,000 sqm	Planned
SIM14	20,000 sqm	Planned
SIM8	17,000 sqm	Planned
SIM13	15,000 sqm	Planned
SIM10	8,000 sqm	Planned
SIM3	6,500 sqm	Planned

Built available

Planned

Built occupied

KEY PARK DATA

CTPark Belgrade West

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

266,500 sqm

BUILT-UP AREA

59,500 sqm

TOTAL AREA

61 ha

PARK & NEARBY INVESTORS

Phoenix Pharma

Peri

Emmezeta

SIKA

SUSTAINABILITY

Sustainability is in our DNA

Sustainability is built into all aspects of our parks, with the ultimate goal of mitigating the environmental impact our parks have.

We provide:

- energy efficient buildings
- high-quality insulation
- low carbon materials
- BMS monitoring of energy use to reduce overall energy consumption
- solar plants ensuring supply of clean energy to our clients
- electric car charging stations
- water containment and reuse systems
- lanscaping with high grasses and local trees to ensure water stays in the soil
- biodiversity with bug hotels & beehives

Because we build parks, not just buildings, CTP's approach to sustainabilty ensures a lower enviornmental impact of our operations, but also pleasant and enjoyable places to work—a benefit to park residents and local communities alike.

COMMUNITY

Embedding parks in communities

In large parks, we develop our Clubhaus concept, which acts as the community hub, not only for the people working in the park, but also for nearby residents. Clubhaus incorporates public spaces for public meetings, educational and training events, as well as team buildings. Outfitted with a pleasnt designed atmosphere, Clubhaus is a vibrant community setting with healthy food options, doctors offices and the place where park residents can meet with our on-site community and park managers.

CTParks are designed to be both a convenient and healthy work place. We go the extra mile to incorporate safe bike & walking lanes, and work with local authorities to ensure ample public transportation connections to nearby cities and towns, making it easy for employees to get to work.

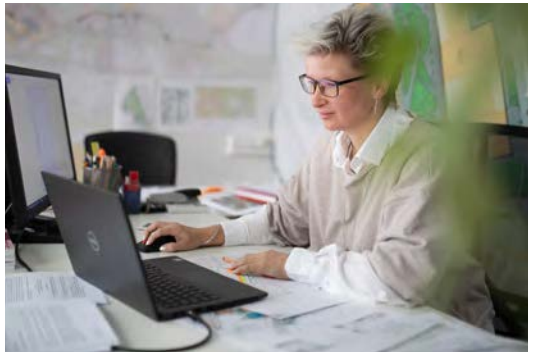
CTP Parkmaker Service Provider

Long term Owner Operator: we with you for the long term

Developer: we build high quality, and know how to upgrade, expand your premises on time and in budget

Energy: CTP is investing in solar energy, to compliment our already energy efficient buildings, in orderto supply our clients and surrounding communities with green energy.

On Site: CTP as a long-term owner, views our clients as partners, and we have friendly, service-oriented park managers to maintain ongoing communication with our clients, to better understand your needs, so you can focus on your core business—and help you succeed.



Grow Together: CTP adds value by taking care of your premises through ongoing maintenance, permitting and local regulations. More than just facility managers, our team is trained to care for your labour needs in addition to your company growth and ESG goals, acting as a partner between companies and local schools, universities, charities and public administrators. And when you need to expand, CTP is there with you to expand no matter if its in the current or new location. CTP's strong financial position allows us to invest to help your company expand, so you can focus on your core business.

SOLAR READY

WATER RECYCLING

PUBLIC BUS/ TRANSIT

LANDSCAPED AREAS

SECURED AREA

ELECTRIC CHARGERS

TECH SPECS OUTSIDE

High quality building in a healthy environment

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

ROOF: Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

OUTSIDE AREAS: Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

HYDRAULIC DOCK LEVELLERS: Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

SIGNAGE & BRANDING: All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

FACADE: Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

FENCE, GATES & PAVEMENT: Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

LANDSCAPING: CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

PUBLIC TRANSPORT & ACCESS: Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.

BMS

SPRINKLERS

10/12/14 M
CLEAR HEIGHT

SERVER
ROOMS

LED
LIGHTING

7 KG
FLOOR LOAD

TECH SPECS INSIDE

Cost-saving & high quality

SUSTAINABILITY
All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs. All buildings are built to achieve a minimum certification of BREEAM Very Good CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.

SPRINKLERS & FIRE SAFETY
Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

HALLS Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

OFFICES Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

LIGHTING Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

FLOORS Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

HVAC SYSTEMS All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

CLIENTS REQUIREMENTS

Turn-key, built-to-suit solutions to fit clients' exact requirements.

FLEXIBLE OPTIONS

Flexible options for dock levellers and loading ramps.

END-TO-END DEVELOPMENT SERVICE

End-to-end development services including permitting, design, construction, project management, and facility management after move-in.

HIGH QUALITY STANDARDS

High quality standards including flexible 12×24m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting

LANDSCAPED GREEN

Landscaped green areas with year-round park management services.

EPC RATINGS

Energy efficient buildings built to BREEAM standards and high EPC ratings. All new buildings are built to BREEAM Very Good or Higher rating

CTPARK

Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

10.9 million sqm GLA

SPACE FOR YOU TO GROW

20.7 million sqm landbank

LONG TERM PARTNER

>1,000 clients

ctp

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