



**ctp**

 **Bucharest West**



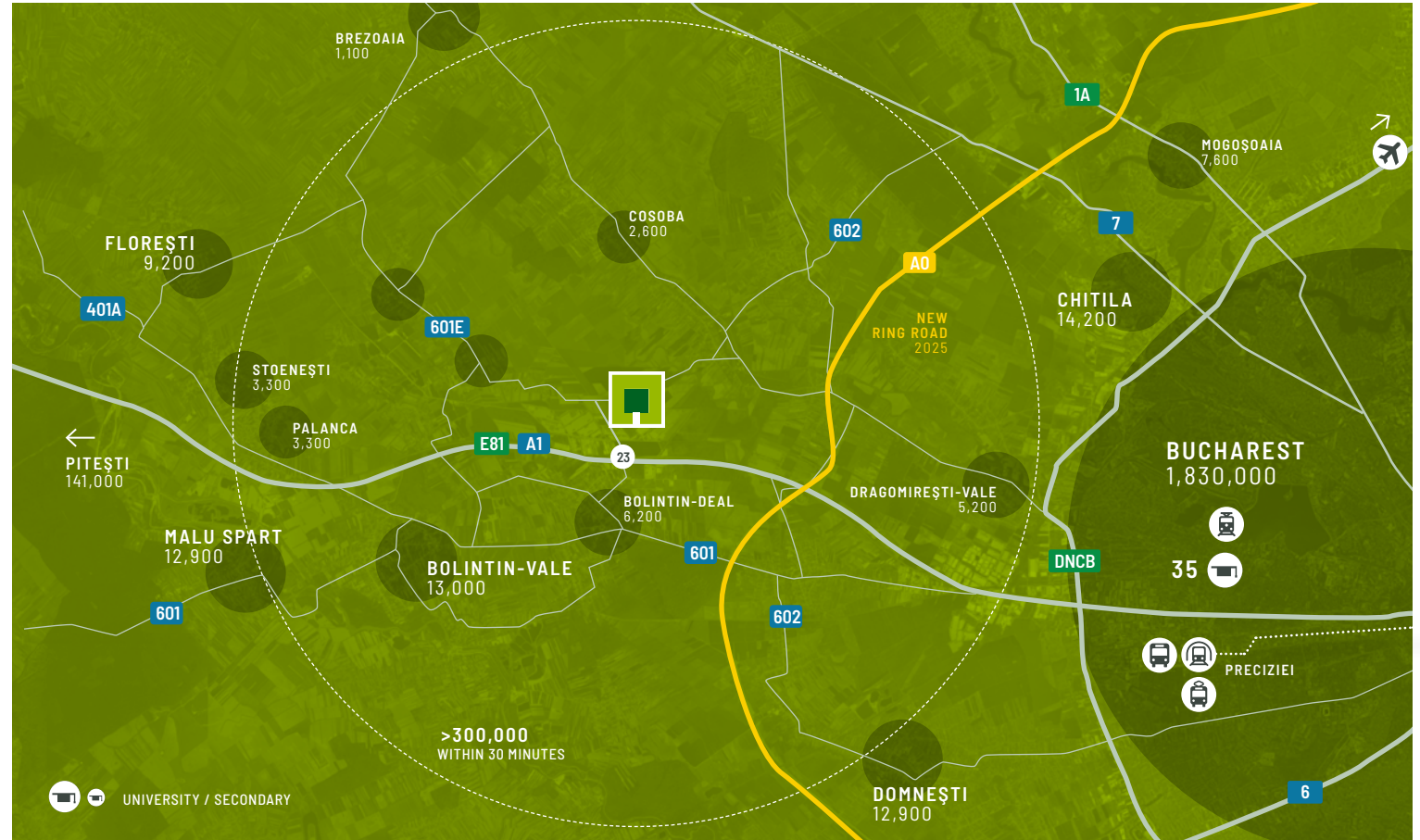
**RO**

REGIONAL BENEFITS

# Regional hub for South-east Europe and beyond

Located on the A1 highway at km 23, CTPark Bucharest West is the largest industrial park in Europe with a total planned lettable area of nearly 1.5 million sqm. The park has been masterplanned, offering highly efficient, BREEAM-certified buildings and logistics infrastructure set amidst an enjoyable landscaped environment, creating a high quality of life for park residents and their over 2,500 employees who work there.

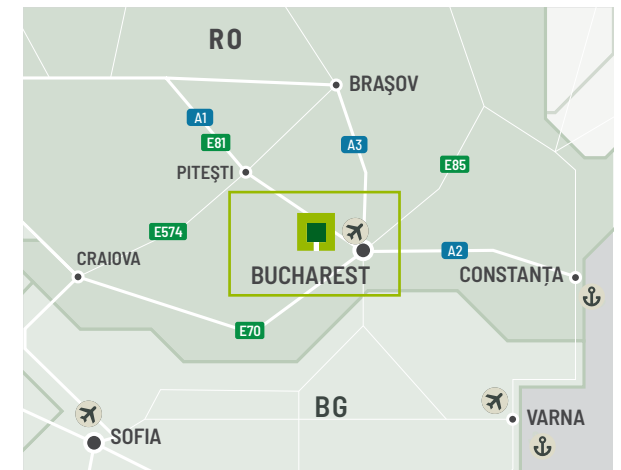
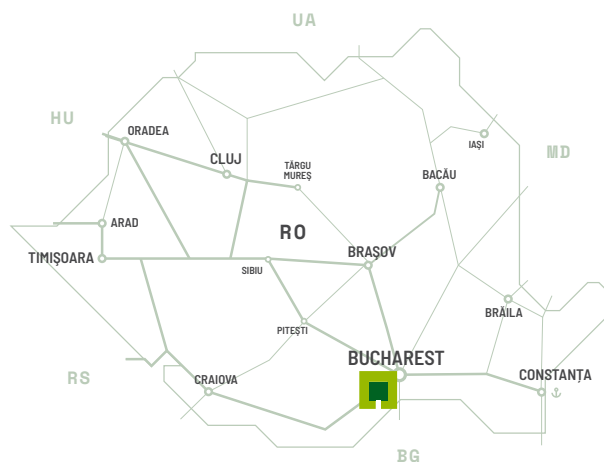
CTP developed the first Clubhaus in Romania in the park, which acts as a community hub for client meetings, lectures & training sessions. Clubhaus provides an onsite medical office, a multifunctional amphitheater, as well as meeting rooms, relaxation spaces, and outdoor exercise facilities.



 RING ROAD A0 20 KM	 BOLINTIN-VALE 8 KM
 BUCHAREST 30 KM	 STATION PRECIZIEI, PACII LESS THAN 20 KM

MAJOR CITIES

Constanta	266 km	2h 30min
Sofia	390 km	5h 30min
Istanbul	650 km	9h 00min
Budapest	830 km	9h 30min
Zagreb	990 km	12h 00min
Athens	1178 km	14h 00min



LOCAL ACCESS

## Direct highway access on Bucharest's western gateway

CTPark Bucharest west is strategically located directly on the A1 motorway—the main entryway to the city through which 70% of all goods flow. The location is ideal for companies looking to access the growing Bucharest market. Nearby towns are connected by local transportation, and only a short drive to city ring road.

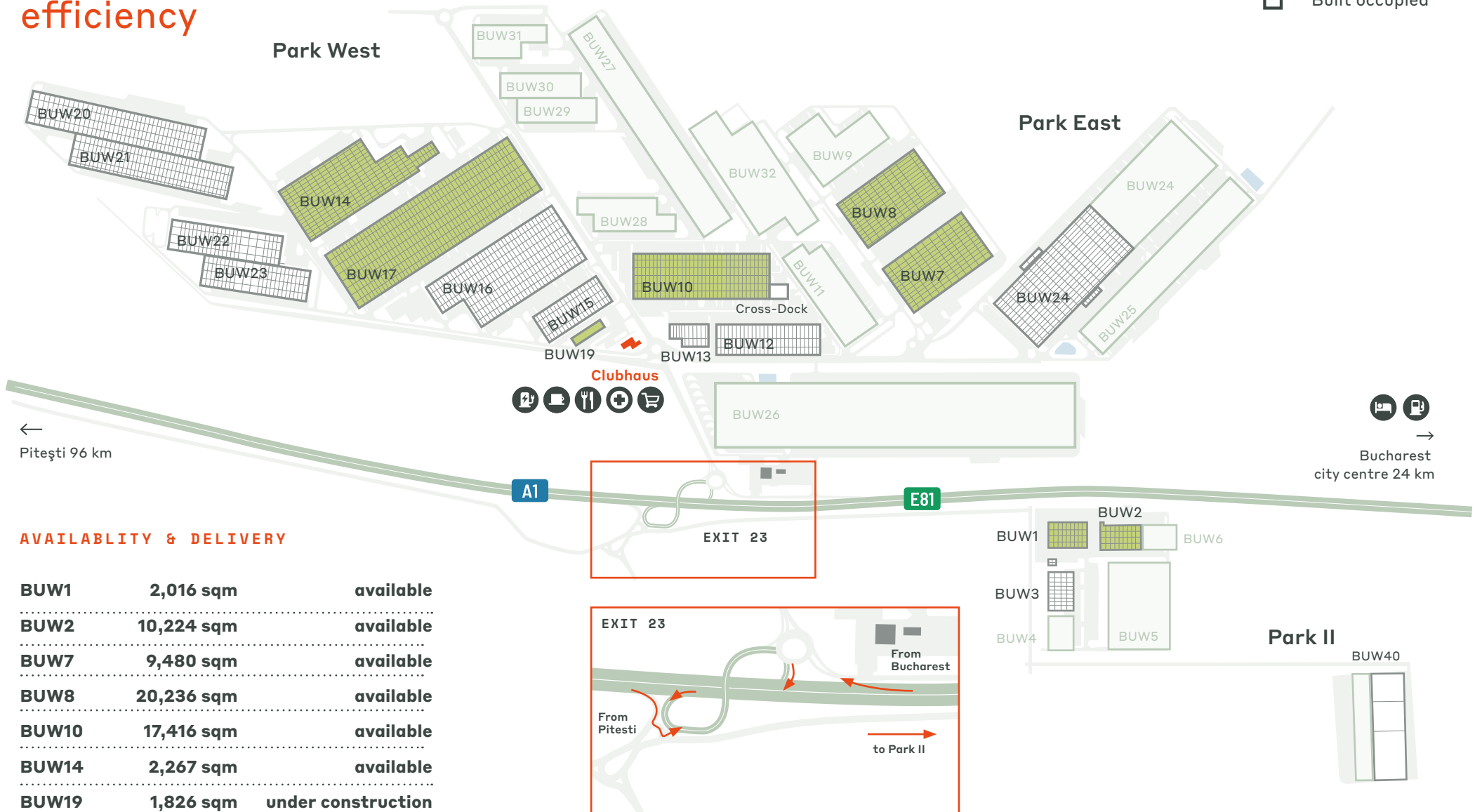
PARK FEATURES

- ▶ Solar power in place: 10,9 MWp. Another 16 MWp planned
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Sports facilities and bike/pedestrian paths
- ▶ Clubhaus: cafeteria, amphitheater, medical point, minimarket.



# Masterplanned for business efficiency

- Built available
- Planned
- Built occupied



KEY PARK DATA

# CTPark Bucharest West

AVAILABLE NOW

**61,639 sqm**

DEVELOPMENT OPPORTUNITY

**506,330 sqm**

BUILT-UP AREA

**778,409 sqm**

TOTAL AREA

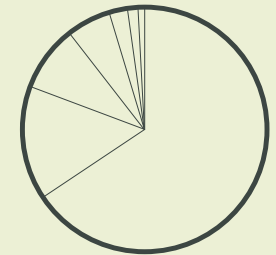
**314.63 ha**

PARK & NEARBY INVESTORS

- Quehenberger
- Maersk
- Kuehne+Nagel
- LPP
- Profi
- DSV
- Pirelli Tyres
- Arctic

INDUSTRIES IN THE PARK

- 66% 3PL
- 15% Groceries
- 9% IT
- 6% Furniture
- 2% Tyres
- 2% Other



SOLAR POWER IN PLACE: 10.9 MWP INSTALLED. ANOTHER 16 MWP PLANNED



WATER RECYCLING



LANDSCAPED AREAS



MEDICAL POINT



CAFETERIA



MINIMARKET



ELECTRIC CHARGERS



SPORTS FIELD BIKE PATHS



AMPHITHEATER



## Full-service CTPark for all types of investor

CTPark Bucharest West is one of the most successful projects in the CTPark Network. With the multifunctional project Clubahus, CTPark Bucharest West offers all the facilities for its residents such as restaurant with terrace, barbeque area, minimarket, coffee shop, medical point, amphitheater for events, meeting rooms, expansive green areas for employees to relax in their spare time and separated bicycle/pedestrian paths for safety and comfort.

### COMING SOON:

- ▶ Accommodation facilities: Q2 2024 1st Phase to be delivered.
- ▶ CTBox: small units starting from 500 sqm for startups & small companies: Q4 2023
- ▶ Supermarket available: Q4 2023
- ▶ Sports field available: Q2 2024



## 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. Each Clubhaus incorporates spaces for public meetings, educational and training events, as well as team building. Outfitted with a pleasantly designed atmosphere, the Clubhaus is a vibrant community setting with healthy food options, doctors offices and a place where park residents can meet with our on-site community and park managers.

CTParks are designed to be both a convenient and healthy workplace. We go the extra mile to incorporate safe bike and 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.



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 to ensure the supply of clean energy to our tenants
- ▶ EV charging stations
- ▶ water containment and reuse systems
- ▶ landscaping with high grasses and local trees to ensure water stays in the soil
- ▶ biodiversity with insect hotels & beehives

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





## CTP Parkmaker Service Provider

**Long-term Owner Operator:** We are with you for the long term.

**Developer:** We build to the highest quality standards, and know how to upgrade or, expand your premises on time and on budget.

**Energy:** CTP invests in solar energy to compliment our already energy-efficient buildings to supply our tenants 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 on-going communication with you as our client, to better understand your needs, so you can focus on your core business.



**Grow Together:** CTP adds value by taking care of your premises through on-going 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 your company 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 to a new location. Our strong financial position allows us to invest to help your company expand, so you can focus on your core business.



SOLAR  
READY



PUBLIC BUS/  
TRANSIT



SECURED  
AREA



WATER  
RECYCLING



LANDSCAPED  
AREAS



ELECTRIC  
CHARGERS

#### TECH SPECS OUTSIDE

## A high-quality building in a healthy environment

Intelligent engineering extends beyond the building's 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 motorised/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.

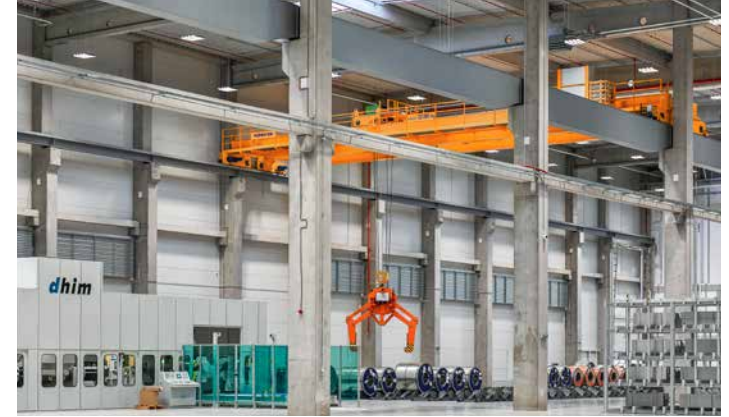
**FLOORS** Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

**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.

CTP CAPABILITIES

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.



## CTP SPECIFICATIONS

### HIGH-QUALITY STANDARDS

High-quality standards including flexible 12x24m 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





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm  
GLA

SPACE FOR YOU TO GROW

23.4 million sqm  
landbank

LONG TERM PARTNER

>1,000 clients



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