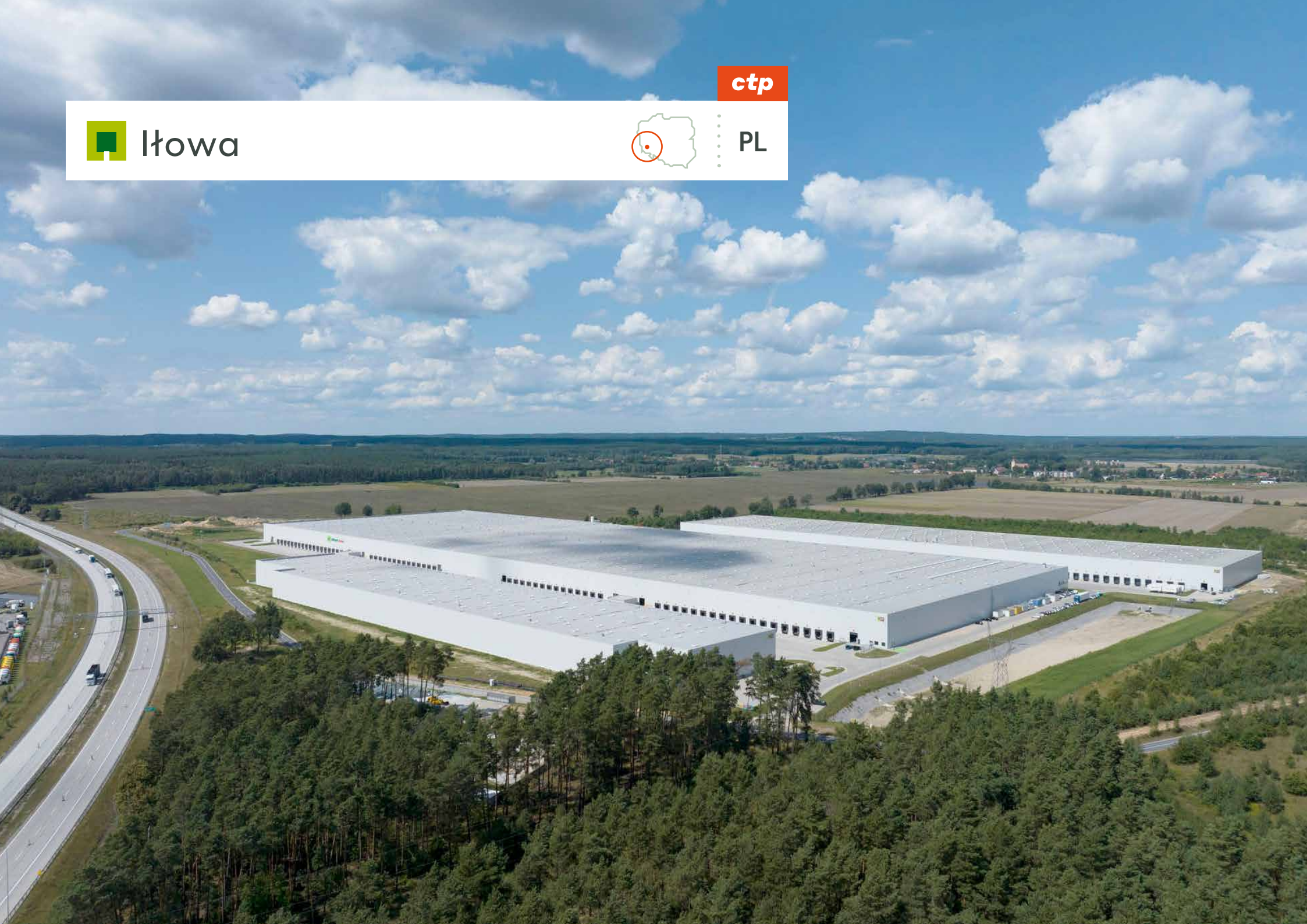


 Łowa

ctp



PL

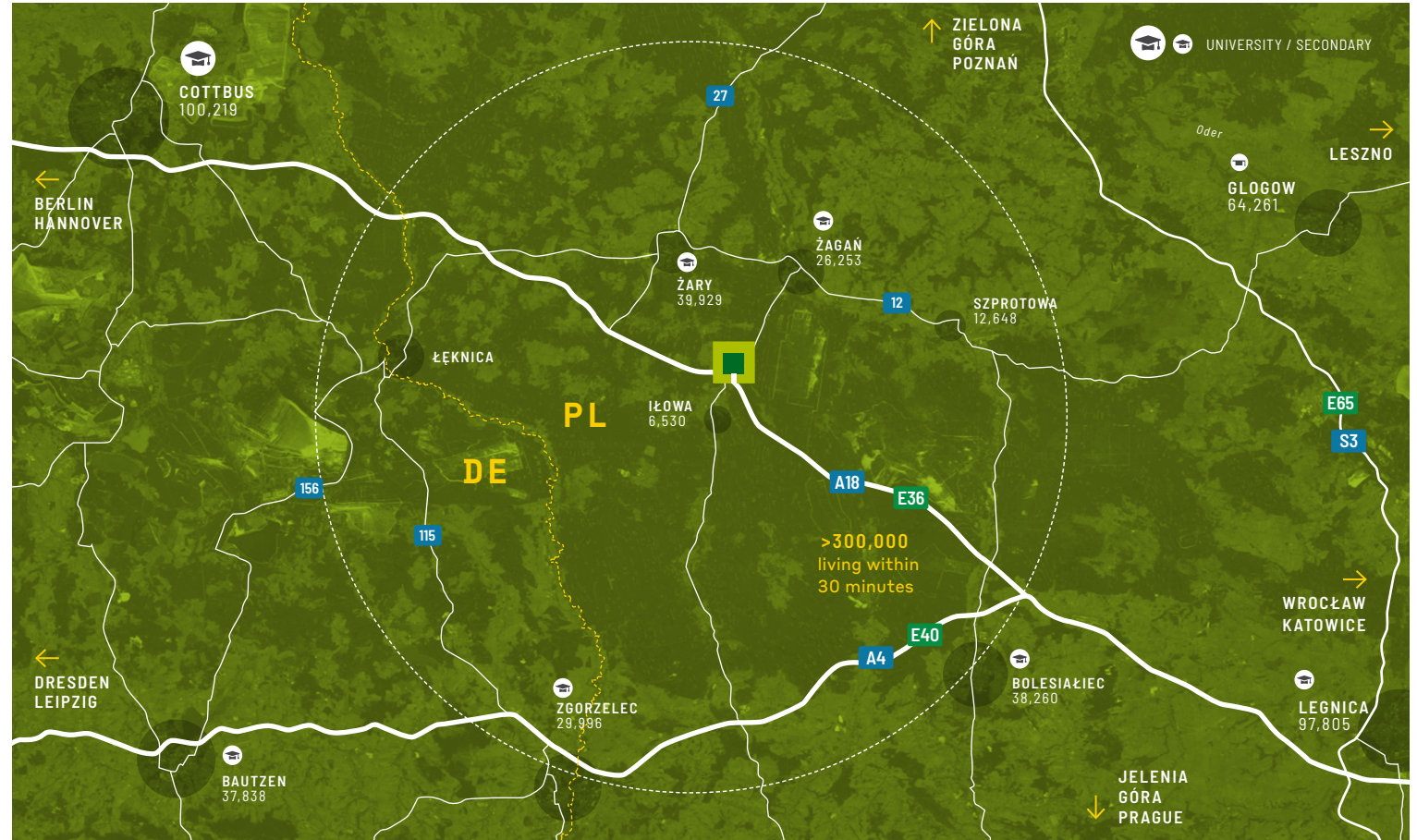


REGIONAL BENEFITS

Superior location within special economic-logistic cluster

CTPark Iłowa is a unique logistics and warehouse project, located partly in the Legnica Special Economic Zone. Access to the workforce and excellent infrastructure make the park a strategic choice for companies from logistics and e-commerce sectors, looking for development within the CEE. CTPark Iłowa is located directly next to the A18 motorway under construction, leading to the German border, and only four km from Iłowa city center.

- ▶ 176,000 people of working age
- ▶ Highly skilled population for the mechanical, construction, carpentry, chemical and food processing industries
- ▶ Four universities in the region
- ▶ Part of future educational-logistic cluster in the Żary-Żagań Functional Area)



A18/E36 ADJACENT

IŁOWA 4 KM

PRAGUE 160 KM

BERLIN 180 KM

MAJOR CITIES

Cottbus	74 km	50 mins
Legnica	88 km	1 hr
Wrocław	150 km	1.5 hrs
Dresden	163 km	2 hrs
Berlin	196 km	2 hrs
Prague	225 km	2.5 hrs





LOCAL ACCESS

Ideal for cross-border logistics with Germany

CTPark Iłowa is located directly next to the A18 motorway under construction, leading to the border with Germany.

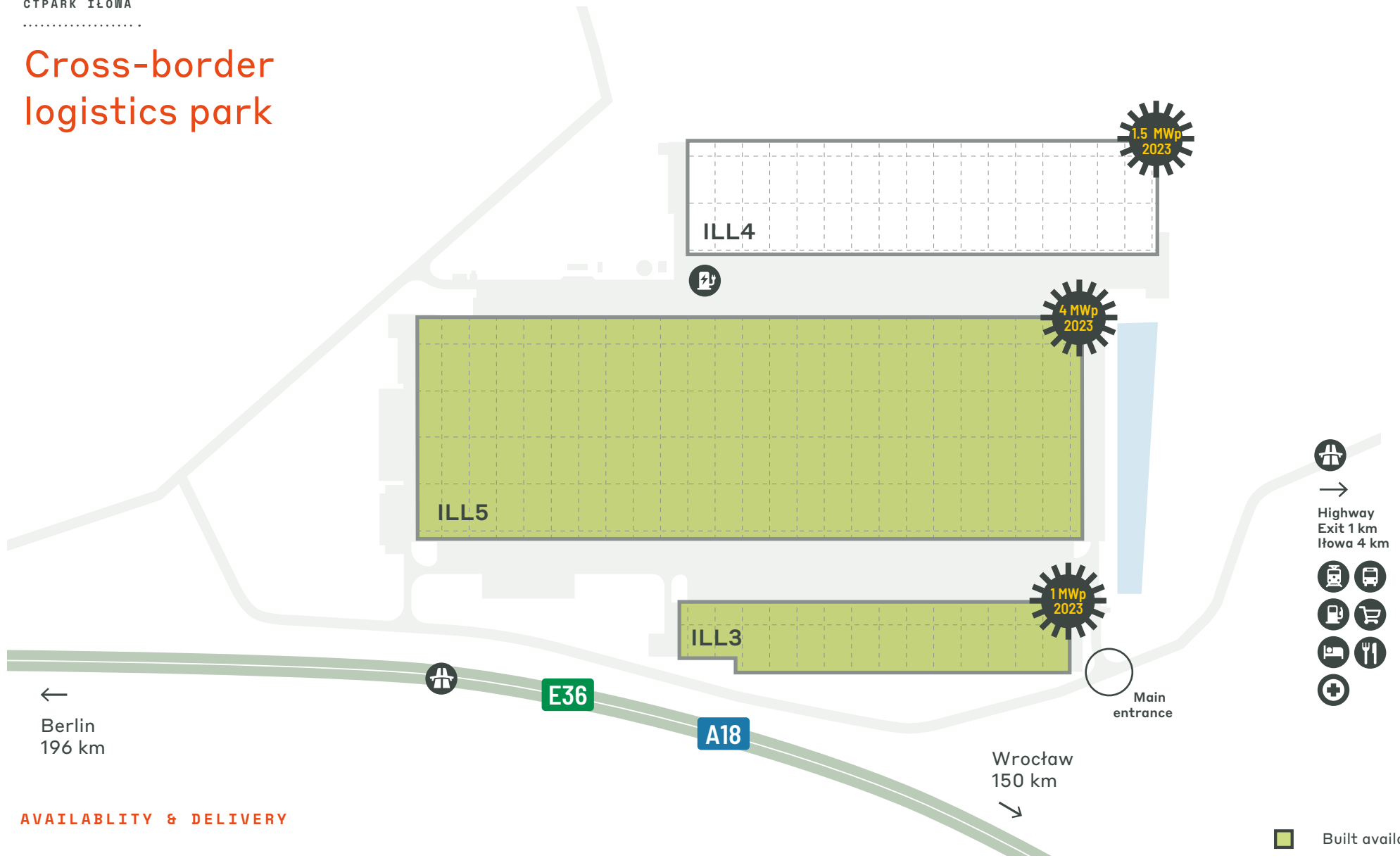
The Lubuskie Voivodeship is a relatively young, but at the same time the fastest growing logistics market in Poland. It is a perfect location for large players as well as smaller entities who plan to expand or relocate in Central and Eastern Europe.

According to Colliers data, in the first half of 2022, the largest increase in demand among warehouse investments in Poland was recorded in this region. During the six month of that year more space was leased than in the entire 2021.

PARK FEATURES

- ▶ Excellent visibility and access to the highway
- ▶ The park includes large-scale, top-class facilities that can be expanded
- ▶ The location of the park close to the border with Germany is perfect for border transfer business
- ▶ The project is carried out with respect for ESG aspects – roofs prepared for photovoltaics, installations of those planned for second half of 2023

Cross-border logistics park



AVAILABILITY & DELIVERY

ILL3	19,740 sqm	built
ILL4	39,000 sqm	built
ILL5	90,993 sqm	built

- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Itowa



SOLAR READY
2023



WATER
RECYCLING



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



GERMAN BORDER
40 KM



PASSENGER &
FREIGHT



PUBLIC BUS
NEARBY



SPORTS FIELD
BIKE PATHS

AVAILABLE NOW

110,733 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

170,023 sqm

TOTAL AREA

34.6 ha

PARK & NEARBY INVESTORS

OTTO GROUP

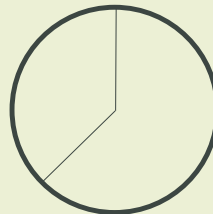
Saint Gobain

Vitrosilicon

INDUSTRIES IN THE PARK

35% Manufacturing
Automotive Glass

65% 3PL





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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