



CTP Group recorded a profit of EUR 99 million (more than CZK 2.5 billion) in the first half of 2020, while its Portfolio of A-class property under management grew to over 5.8 million sqm.

- CTP Group remains the market leader in its sector in Central Europe, and top 5 in Europe
- During the first six months of the year, CTP Group added 268,926 square metres (sqm) of lettable area to its portfolio, and plans to grow by additional 595,000 sqm by year-end
- The pandemic has transformed the nature of demand, but rental incomes increased in the second quarter

Prague, 22nd September 2020 - In the first half of this year, CTP Group recorded a profit of EUR 99 million (more than CZK 2.5 billion) with gross rental income reaching EUR 152 million during the period (more than CZK 4 billion)¹.

Despite the coronavirus pandemic, in the second quarter of this year CTP Group recorded an increase in rental income, which reached EUR 72 million, a 16% year-on-year increase. CTP Group was also able to sign new long-term leases for 345 thousand sqm signed in 1H 2020.

CTP Group founder, owner, and CEO Remon Vos said: “For the last three years, our focus has been on expanding our portfolio at sites in proximity to the most important cities in the region. This strategy has been vindicated by the performance during the pandemic. Doing so has enabled us to respond immediately to the increased demands of logistics and e-commerce companies. What is more, the trend of nearshoring in some sectors, evident even before the onset of the pandemic, was merely accelerated by it.”

Richard Wilkinson, CTP Group CFO, added: “The rental income of the group is increasing despite the coronavirus pandemic, and the occupancy rate remains at 94% as we continue to grow. In addition, our space is leased on a long-term basis. I consider these very positive indicators of the performance of our group, which plays an integral role in the Czech economy.”

¹ Gross rental income refers to rental income and service charge income for the relevant period.

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The area of CTP Group's leased premises increased by over 268,000 sqm in the first half of the year. The CTP Group's portfolio under management in Central and Eastern Europe currently amounts to 5.8 million sqm of lettable space. Demand for such premises was strong in the first six months of 2020, especially in Romania, where the Group expects to grow by further 389,000 sqm by the end of the year, primarily through new construction. The Group now has 46 projects under construction across the Central and Eastern European region. Therefore, by the end of 2020, it expects its property AUM portfolio to reach 6.5 million sqm. CTP Group plans to continue expanding mostly in the industrial real estate, in the Central and Eastern European region.

Rental income has remained high, and more than 97% of rent was collected in Q2. Occupancy levels of individual halls also remained high, at 94%, with very strong demand from existing clients – especially in the fast-moving goods and e-commerce sectors.

CTP Group has over 80% of its portfolio BREEAM certified and targets operational carbon neutrality by 2023. In September 2019, CTP Group announced its goal to certify its entire portfolio of industrial buildings according to the BREEAM standard, and in January began the certification process in six countries with local appraisers. Currently, over 80% of all the buildings in the CTP Group's portfolio have achieved the BREEAM Excellent or Very Good rating. This means that we can refinance our portfolio with Green Bonds.

In addition to the environmental certification of buildings, CTP Group has begun a range of initiatives enabling the company to reach operational carbon neutrality by 2023.

In September 2020, CTP B.V. announces its intention to issue senior notes in benchmark size

Subject to favourable market conditions, CTP B.V. plans to issue fixed rate senior unsecured notes (the "Notes") and has mandated several banks to arrange a series of fixed income investor meetings across Europe.

CTP B.V. targets a benchmark-sized issue. The Notes will likely be in the form of Green Bonds, highlighting CTP Group's commitment to sustainability. CTP Group intends to use the net proceeds

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of the issue of the Notes for the refinancing of existing secured debt and for the funding of future developments according to CTP's Green Bond Framework.

CTP B.V. has received investment grade corporate ratings from Moody's Baa3 and Standard & Poors BBB-, both with a stable outlook.

The CTP Group was founded in the Czech Republic in 1998 by Dutchman Remon Vos. Although Czechia is still the CTP Group's home market, CTP Group has expanded to other CEE markets. At the end of June 2020, the CTP Group operated 3,456,000 sqm of space at 54 parks in Czechia, almost 60% of its portfolio. CTP Group also has plans for more significant development in its home country. The CTP Group has over 340 thousand sqm of lettable space under construction at 13 industrial parks in Czechia. Most recently, it has launched the brand new ctPark Ostrava Poruba, which will offer 90,000 sqm of space for light industry, logistics and e-commerce. In general, CTP Group focuses on developments on the outskirts of cities in CEE. At the end of the year, ctPark Bucharest West, with a planned lettable area of 654 thousand sqm, will become the largest park in the CTP Group portfolio. In total, the CTP Group has four parks in the Bucharest area, three near Budapest and three around Prague, as well as parks in Bratislava and Belgrade.

About CTP

CTP Group is a commercial real estate developer and manager providing complete services in the real estate sector. The firm specialises in the construction and management of customer-oriented high-tech business parks for leading international and domestic companies that are strategically investing in new or expanded projects. CTP Group owns and operates the ctPark Network, the largest integrated system of premium business parks in Central and Eastern Europe. They cover more than 5.8 million square metres of Class A real estate in 96 strategic locations in six countries. In addition to the Czech Republic, CTP Group currently has a presence in Slovakia, Hungary, Serbia, Romania, and Poland. It recently started operating in Bulgaria where the first ctPark will be established in due

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course. Among others, the firm owns ctPark Brno, currently the largest industrial park in the Central and Eastern European region.

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