

 Trnava

ctp



SK



REGIONAL BENEFITS

Gateway For CEE Markets

Trnava is an excellent location, strategically positioned at the crossroads of the D1 highway and R1 expressway, and just 50 kilometers from the capital. Situated adjacent to the Stellantis automotive plant, the park is ideal for companies involved in automotive component manufacturing, as well as logistics and distribution activities in Central and Eastern Europe due to excellent accessibility to all major nearby cities and surrounding countries.

Key benefits of the area:

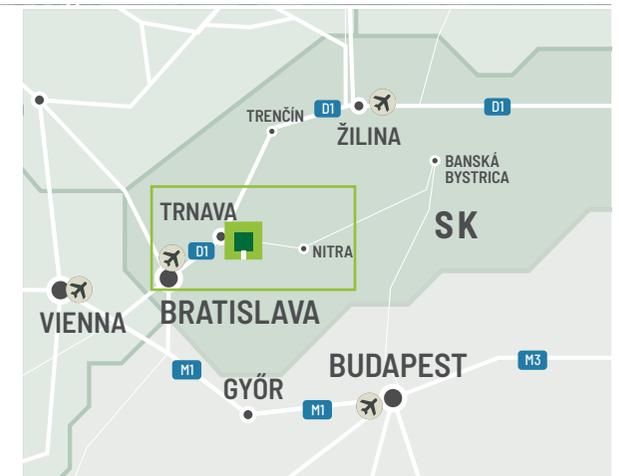
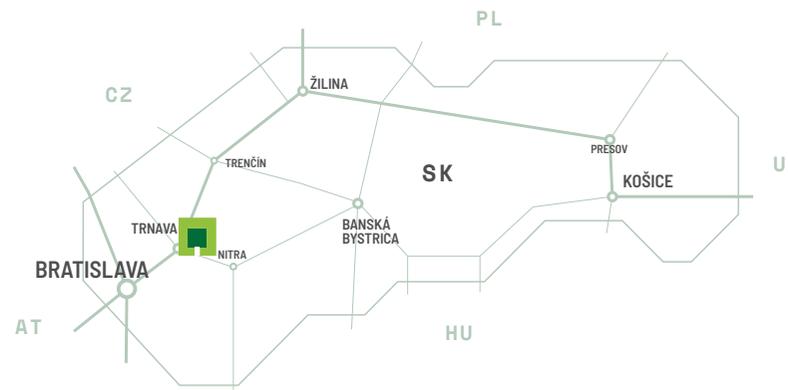
- ▶ Approximately 566,000 inhabitants in the Trnava Region
- ▶ Two universities in close proximity contributing to the availability of skilled local talent
- ▶ Excellent infrastructure, including the intersecting highways and well-developed transportation networks
- ▶ Growing rate of foreign industrial investment, indicating the attractiveness of the region as a business destination
- ▶ Gateway for CEE markets



	D1 HIGHWAY 3.9 KM		TRNAVA 3 KM
	BRATISLAVA 44 KM		STATION TRNAVA 6.5 KM

MAJOR CITIES

Bratislava	55 km	0h 30min
Vienna	115 km	1h 30min
Brno	148 km	2h 00min
Ostrava	230 km	2h 30min
Budapest	170 km	3h 00min



LOCAL ACCESS

Located just off the D1/R1 Highway

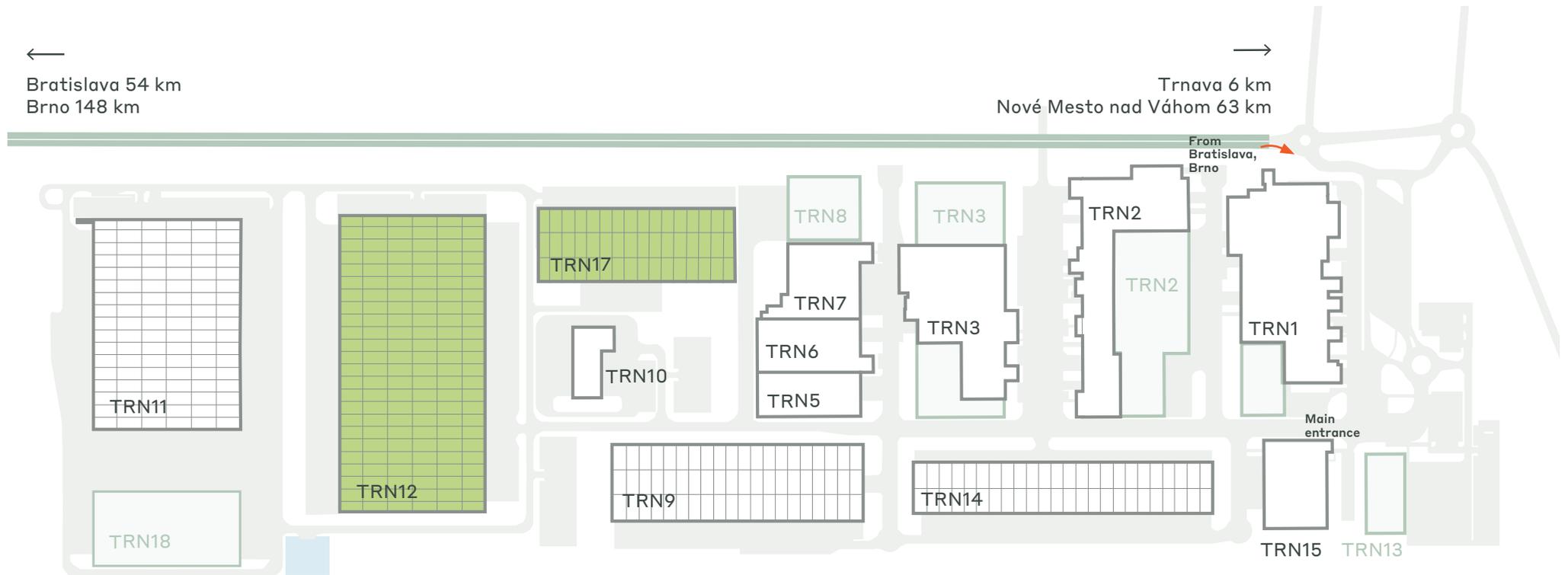
CTPark Trnava enjoys a strategic location at the intersection of two major roads, the D1 motorway and the R1 expressway, both of which hold international significance. This advantageous position provides seamless access to neighboring markets, including Austria and Hungary to the west, and the Czech Republic and Poland to the north. CTPark Trnava is conveniently accessible via public transportation from Trnava. Trnava boasts an important railway station on the Bratislava-Žilina railway line, offering convenient connections to other major cities within Slovakia.

PARK FEATURES

- ▶ Solar installation planned for 2024, with renewable energy available to CTP clients
- ▶ Rain water retention and reuse for watering trees
- ▶ Electric charging stations
- ▶ Public transport stop at the park entrance
- ▶ Elegant natural landscaping and biodiversity infrastructure with insect hotels and green roof
- ▶ Located just off the D1/R1 highways



Expand with Confidence



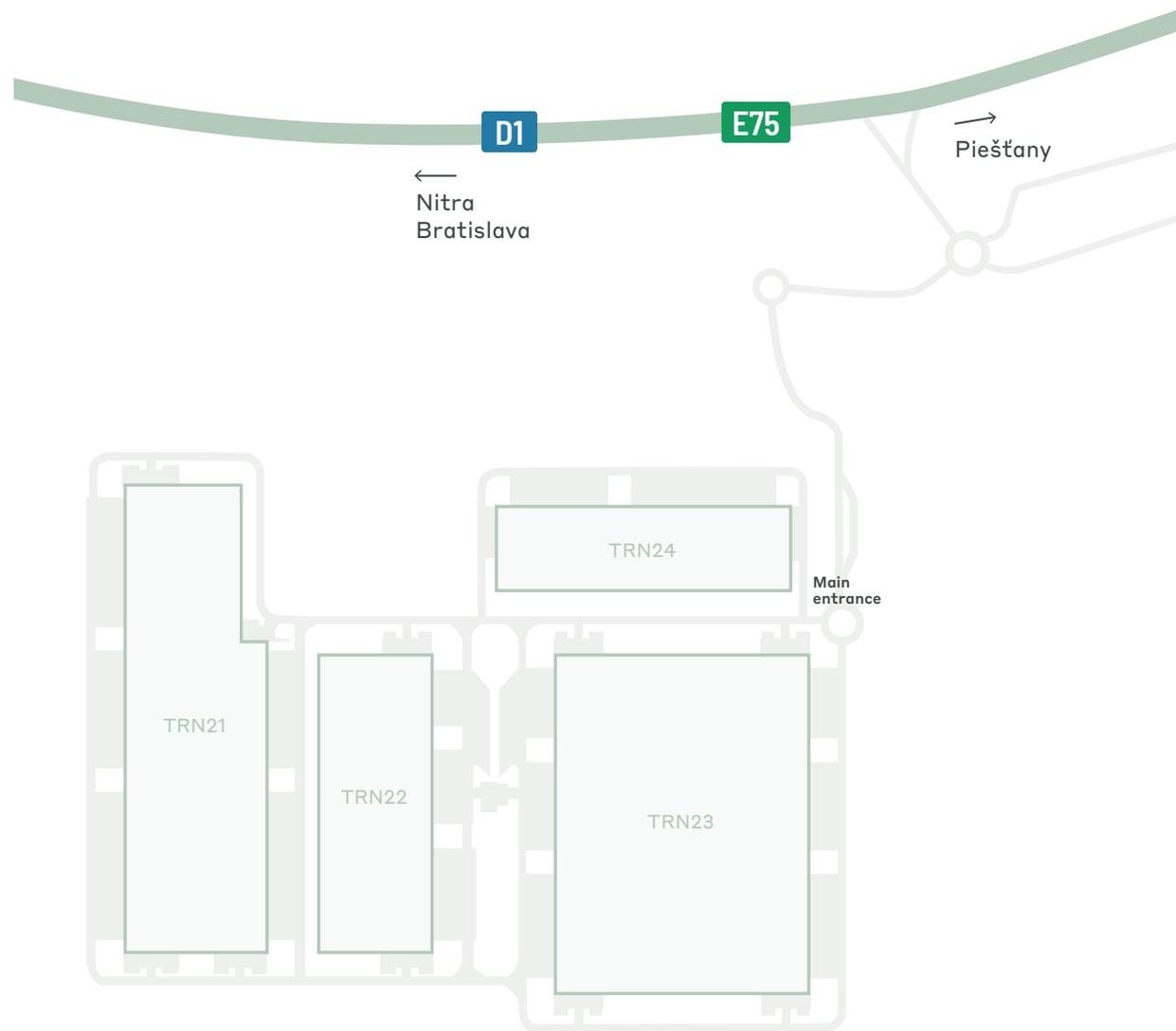
AVAILABILITY & DELIVERY

TRN1	2,205 sqm	planned
TRN2	11,247 sqm	planned
TRN3	8,802 sqm	planned
TRN8	4,426 sqm	planned

TRN12	5,092/41,818 sqm	available
TRN13	3,186 sqm	planned
TRN17	2,600/14,036 sqm	avail/under const.
TRN18	19,144 sqm	planned

- Built available
- Planned
- Built occupied

Expand with Confidence



AVAILABILITY & DELIVERY

TRN21	44,765 sqm	planned
TRN22	24,471 sqm	planned
TRN23	62,615 sqm	planned
TRN24	18,403 sqm	planned

-  Built available
-  Planned
-  Built occupied

KEY PARK DATA

CTPark Trnava

AVAILABLE NOW

5,092 sqm

DEVELOPMENT OPPORTUNITY

208,379 sqm

BUILT-UP AREA

177,000 sqm

TOTAL AREA

54.90 ha

PARK & NEARBY INVESTORS

- CEVA
- C&A
- HAVI Logistics
- Coscunoz
- FORVIA
- Ancient Wisdom
- Stellantis
- ZF
- BOGE
- Datalogic



SOLAR INSTALLATION
PLANNED FOR 2024



WATER
RECYCLING



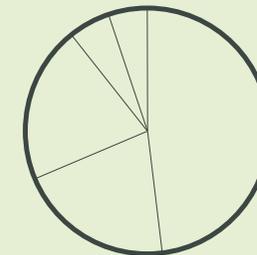
LANDSCAPED
AREAS



PUBLIC TRANSPORTATION
WITHING WALKING DISTANCE

INDUSTRIES IN THE PARK

- 48% 3PL
- 21% Automotive
- 21% Manufacturing
- 5% Services
- 5% Wholesal trade





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 meetings, educational and training events, as well as team buildings. Outfitted with a pleasant 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.



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
- ▶ landscaping 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 sustainability ensures a 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 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 order to 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.



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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CONTACT ME

