



ctp



Oradea Cargo Terminal



R0

REGIONAL BENEFITS

Romania's First Industrial Park with Air Cargo Facilities

CTPark Oradea Cargo Terminal stands as a pioneering project in Romania, combining industrial excellence with a dedicated air cargo terminal. Situated in the western part of the country, the park enjoys seamless connectivity to Oradea Airport and the Euro Business II industrial center, as well as convenient access to major neighboring cities like Timisoara, Arad, Cluj-Napoca, Deva, Debrecen, and Budapest.

The Air Cargo Terminal offers strategic advantages, providing both storage capabilities and efficient air transportation services, accommodating Boeing 737-800 series aircraft, along with seamless road transport options. In line with its vision for extensive air transport operations, CTP Romania has designed a comprehensive project featuring three buildings, tailor-made for warehouses and cargo services.



17 KM TO HUNGARIAN BORDER

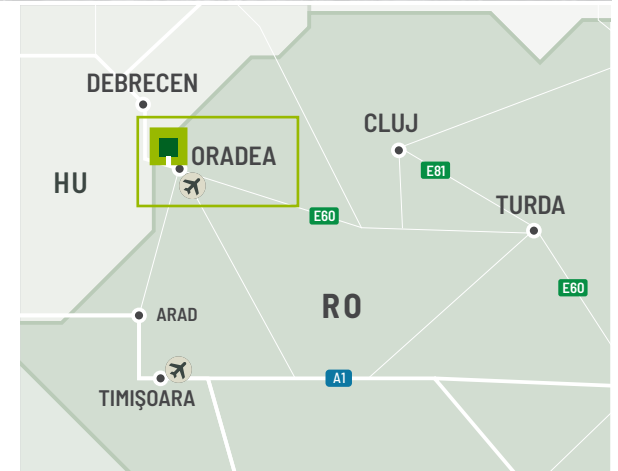
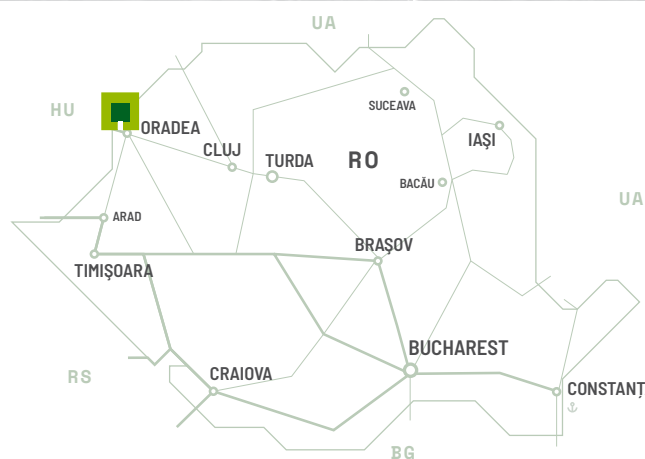
4 KM TO CITY CENTER

CONNECTED TO ORADEA INT. AIRPORT

BUS STATION 200 M

MAJOR CITIES

Debrecen	83.8 km	1.5 hrs
Budapest	312 km	3.5 hrs
Belgrade	321 km	5.5 hrs
Zagreb	599 km	6.50 hrs
Sofia	672 km	2.50 hrs
Bucharest	596 km	8.5 hrs



Connecting Businesses



With its strategic location, CTPark Oradea Cargo Terminal enjoys direct connections to large neighboring cities. This proximity allows businesses to tap into a vast market, facilitating smoother distribution of goods and faster access to regional and international customers. The Cargo Terminal boasts comprehensive capabilities, enabling storage and transportation of goods by air. This versatility extends to road transport options, ensuring seamless integration with existing logistics networks.

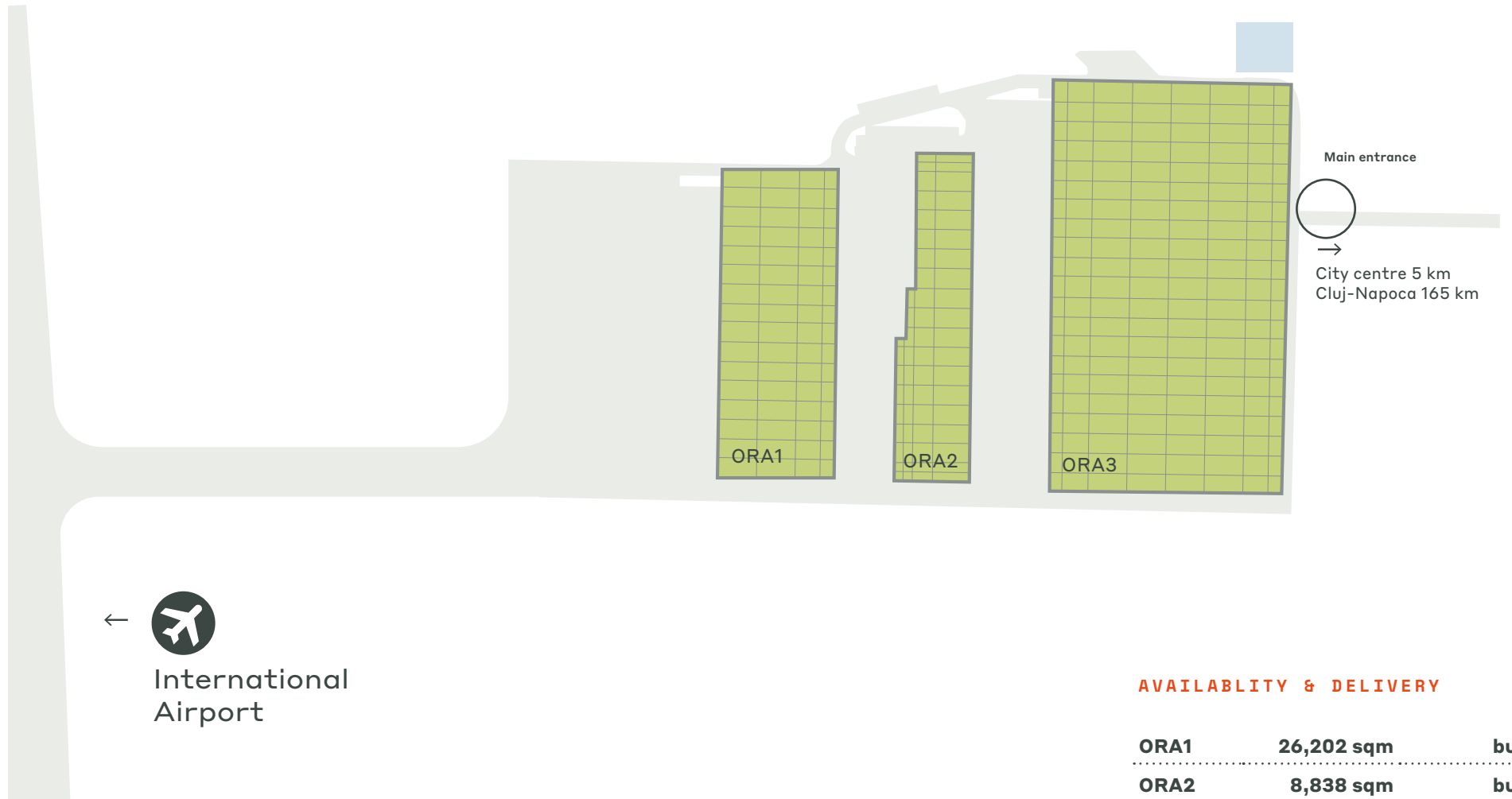
PARK FEATURES

- ▶ Solar power planned
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Gas station 2,3 km away
- ▶ Public transportation 200 m away



Elevating Logistics Efficiency and Connectivity

-  Built available
-  Planned
-  Built occupied



AVAILABILITY & DELIVERY

ORA1	26,202 sqm	built
ORA2	8,838 sqm	built
ORA3	1,712 sqm	built

KEY PARK DATA

CTPark Oradea airport



LANDSCAPED
AREAS



WATER
RECYCLING



GAS STATION
2.3 KM



BUS STATION
200 M



RESTAURANT 2.5 KM



CONNECTED
TO AIRPORT

AVAILABLE NOW

36,503 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

60,512 sqm

TOTAL AREA

14.39 ha

PARK & NEARBY INVESTORS

Grasstech

Etron

Plexus

Raben

Cargus

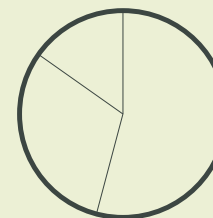
Inatech

INDUSTRIES IN THE PARK

54% Other

31% 3PL

15% Wholesale Trade



Road network expansion in Romania

30 projects with a total of 600 km of highways and express roads are now under construction and expected to be open by 2025.



By the end of 2023:

Over 115 km of highways and express roads to be delivered by the end of the year, of which 83 km of highways:

6 projects under construction, including A0 (section close to CTPark Bucharest North), A3 and A11 (section close to CTPark Oradea)

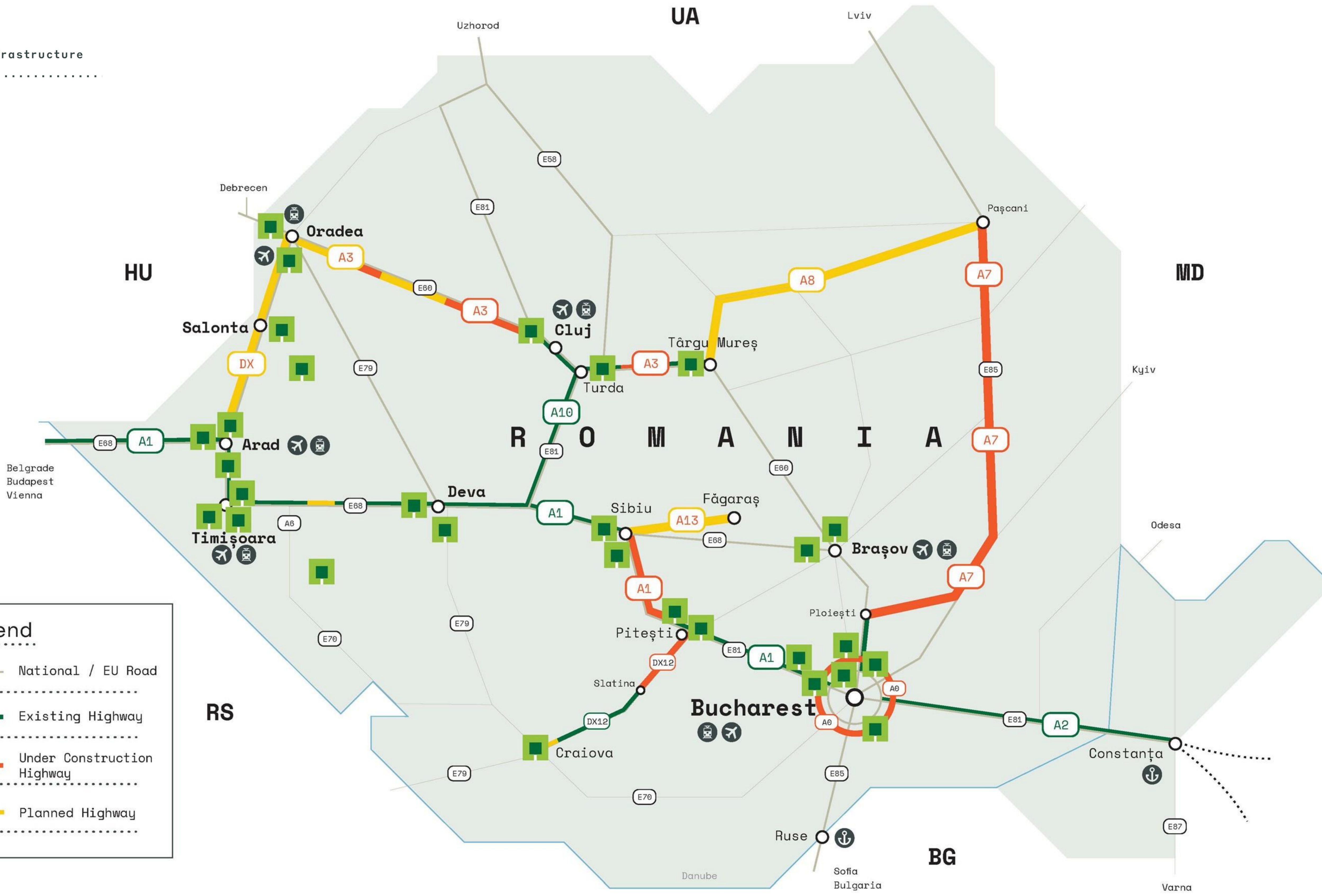
To be delivered in 2024 – 2025:

Around 500 km (493.54) of highways and express roads are under construction and expected to be opened in the next 2 years, with 24 projects under construction, close to several CTPark projects:

Over 160 km in 2024: 10 projects under construction, including A0 (section close to CTPark Bucharest South) and A3 (section close to CTPark Oradea, CTPark Cluj and CTPark Turda)

Over 330 km in 2025: 14 projects under construction, including A0 (section close to CTPark Bucharest North) and A3 (section close to CTPark Oradea, CTPark Cluj and CTPark Turda)

Romania Infrastructure



Map Legend

- National / EU Road
- Existing Highway
- Under Construction Highway
- Planned Highway

Full speed for connecting Oradea with Western Europe

A3 Highway, the game changer

Oradea Municipality and Bihor County Council have multiple infrastructure projects planned and under construction, all with full speed.

The bypass road around the municipality is being renovated and widened to 4 lanes, to be opened in 2024.

Furthermore, the construction of an express road linking Oradea's bypass to the A3 motorway is scheduled for completion in 2024. These significant infrastructure investments will establish a direct connection between Oradea and Hungary's M4 highway by 2024, connecting Oradea with Western Europe.



BUDAPEST



Map Legend

- Hungarian Highway
- Existing Highway
- Under Construction Highway
- Planned Highway



DEBRECEN

KECSKEMET

ORADEA

CLUJ

HU

SALONTA

BEKESCSABA

RO

SZEGED

ARAD

TIMIȘOARA

HU

Oradea Infrastructure

Map Legend

- National / EU Road
- New Road Under Construction
- Existing Road Rehabilitation





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

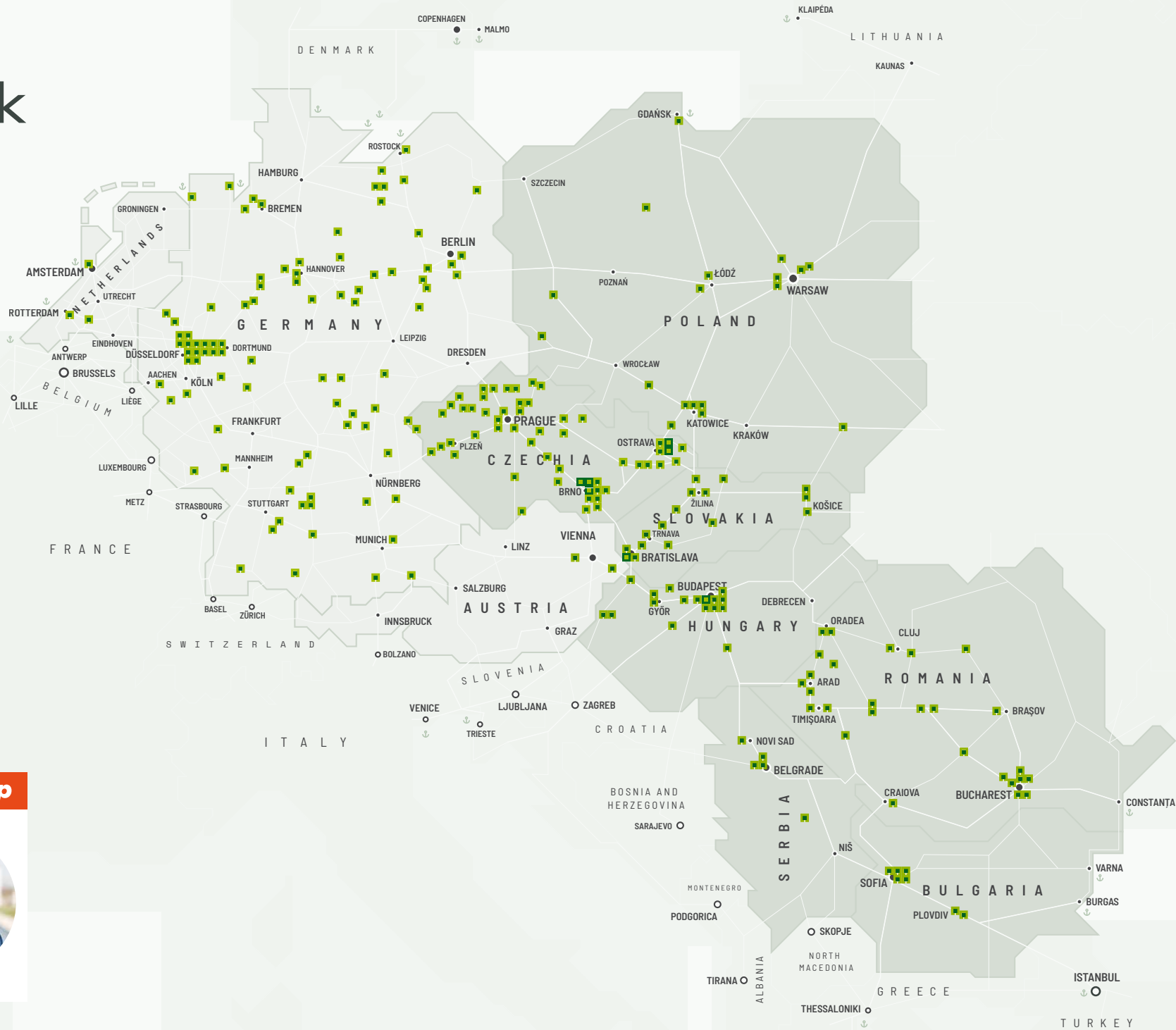
11 million sqm

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



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