



CTP acquires industrial warehouse in Ostrava with adjacent land enabling its future expansion to a total of 94,000 sqm, making it the largest building in the Czech portfolio

Prague, March 4, 2023 - CTP, the largest developer in the Czech Republic focused on the sustainable construction of industrial and logistics properties, acquired an industrial complex from Bluehouse Capital earlier this year on a plot of land with a total area of 330,000 sqm in the city district of Ostrava - Hrušov. In addition to the existing first phase of 18,000 sqm, which already has three tenants, the developer plans to build another 76,000 sqm of industrial-logistics space. The warehouse will be built in the revitalized area of the former chemical plants with a total area of 94,000 sqm and will become the largest in the Czech CTP portfolio.

The first phase of the warehouse, with an area of 18,000 sqm, has already been completed and leased out to tenants such as Prosperplast, Hyundai Steel and the logistics company LogFlex. In the first half of 2023, the developer will begin the construction of a separate part of the warehouse with a total area of 74,000 sqm, including the surrounding industrial park facilities typical for all developer projects, such as the necessary infrastructure, abundant greenery and electric vehicle chargers.

Michal Felcman, Head of M&A at CTP: "Our long-term aim is to acquire land and projects in order to offer our clients the widest network of quality facilities to further their business development in Europe. Owing to its strategic geographic location, the Czech Republic continues to demonstrate strong growth potential in the industrial and logistics real estate sector in the long term, which is why I am delighted that we have added a new project in Hrušov to our portfolio. The site is in a great location near the centre of Ostrava and the motorway, neatly complementing our other successful projects in the region."

Ostrava is a strategic region for CTP, where it has been intensively developing its activities since 2004. Thanks to its parks, the developer has provided facilities for 10,000 jobs in the region. It already has two industrial parks there, CTPark Ostrava and CTPark Ostrava Poruba, as well as the premium office complex IQ Ostrava. In response to the growing interest of companies in the

press release



Ostrava region, CTP decided to purchase the revitalised Hrušov complex, located on the brownfield site of former chemical plants. By doing so, CTP continues to expand its park network to 57 locations across the Czech Republic.

Vojtěch Peřka, Business Developer at CTP: "We perceive Ostrava as a place with enormous potential, which is developing very quickly thanks to the openness of local governments and institutions. The new project in Hrušov fits perfectly into our strategy of creating high-quality and accessible infrastructure for companies in logistics, e-commerce, light manufacturing and R&D. The Hrušov site benefits not only from its excellent location, but also the state of readiness of the land and completed building permits. We can now begin construction work immediately and offer our existing clients and new tenants the highest class-A premises with a number of features to increase the sustainability of operations as soon as possible."

Victor Pisante, Director of Bluehouse Capital: "The successful transformation of the development site and completion of Phase 1 was one of our key project milestones. It also provided an optimal point to hand over the project to a long-term owner-developer such as CTP."

The new CTPark Ostrava Hrušov will provide companies in the region with the necessary facilities and more space for the further growth of companies already operating in the region. The Park's new concept also fits in with Ostrava's urban plan, under which a new manufacturing and business district is to be built nearby.

CONTACT DETAILS FOR MEDIA ENQUIRIES:

CTP

Patryk Statkiewicz
Group Head of Marketing & PR
Mobile: +31 6 29 59 61 19
Email: patryk.statkiewicz@ctp.eu

About CTP

CTP Europe's largest listed owner, developer, and manager of logistics and industrial real estate by gross lettable area, owning 10.5 million sqm of GLA across 10 countries as at 31 December 2022. CTP certifies all new buildings to BREEAM Very good or better and earned a 'Low-Risk' ESG rating by Sustainalytics, underlining its commitment to being a sustainable business. For more information, visit CTP's corporate website: www.ctp.eu

press release