

## Opennness to new investors

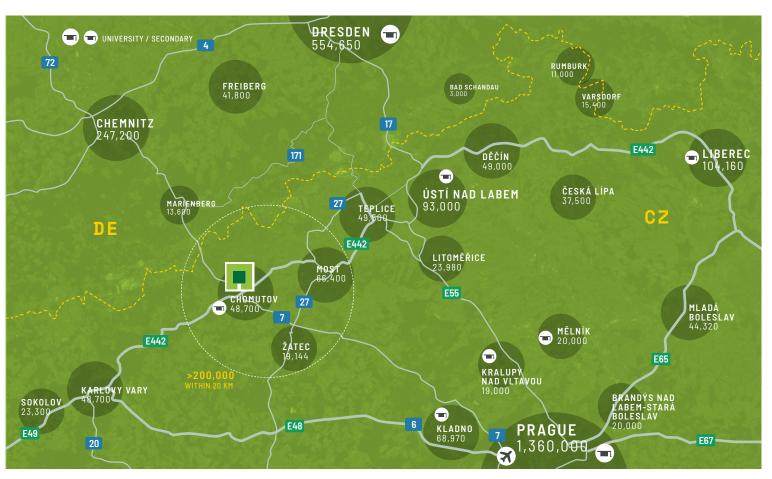
CTPark Chomutov offers a wide range of possibilities for production and warehousing activities. The building standards are of the highest quality in the market, ensuring a sustainable solution with BREEAM certification. The park is in the city of Chomutov, boasting excellent infrastructure at the junction of E442 and motorway D7, and providing excellent access to the site. The region's high unemployment rate offers a large labor pool for warehousing or manufacturing operations.

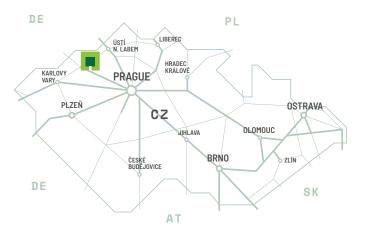
- ▶ Highest unemployment rate in the region
- ▶ Lower wage area
- Universities campuses within the city
- ▶ Proximity to German market
- on the junction from Prague/Ústí nad labem/Chemnitz
- ▶ Perfect visibility from the main road
- ▶ In the city of Chomutov



#### MAJOR CITIES

Chomutov centre	4 km	0h 05min
Ústí nad Labem	68 km	1h 00min
Prague	96 km	1h 10min
Dresden	127 km	1h 30min
Leipzig	150 km	1h 50min







# Exclusive location on the international junction

CTPark Chomutov offers excellent accessibility from all directions in North Bohemia to German Border. Building offers flexibility to customers needs from 4,000 sqm.

#### PARK FEATURES

- ▶ BREEAM new construction, Exellent
- ► Solar power planned
- ▶ Water retention and reuse
- ► EV charging stations
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ► High quality roof and wall insulation



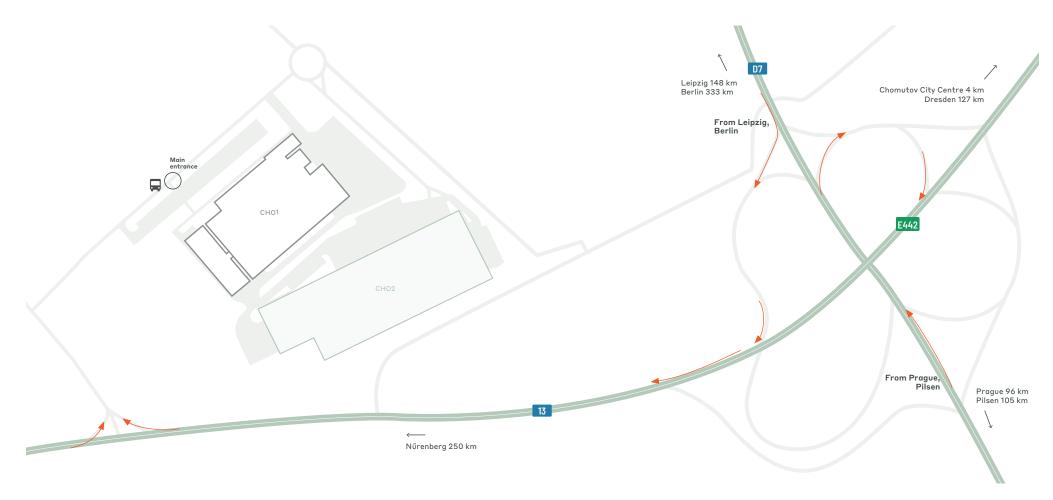
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### Excellent accessibility and visibility from the main roads





Built occupied



AVAILABLITY & DELIVERY

CHO<sub>2</sub>

14,917 sqm

planned

KEY PARK DATA

## **CTPark** Chomutov









LANDSCAPED AREAS

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

14,917 sqm

BUILT-UP AREA

12,589 sqm

TOTAL AREA

6 ha

PARK & NEARBY INVESTORS

Xandor





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm GLA

23.4 million sqm calais landbank

LONG TERM PARTNER

>1,000 clients

FRANCE

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GREECE