

CTP expands Warsaw industrial and logistics park by 67,000 sqm

Warsaw, 22 February 2024 - CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), has expanded the Polish capital's warehouse market by more than 67,000 sqm through the delivery of two new buildings at CTPark Warsaw South. This completion means the industrial and logistics complex in Mszczonów, near Warsaw, is now almost 90 per cent complete.

At CTPark Warsaw South, production and warehousing halls with a leasable area of 20,500 sqm and 47,000 sqm and a storage height of 12 metres were delivered to the market. The development has also been fitted with translucent façade panels that go beyond the industry standard, significantly increasing the illumination of the space. An alternative to glass, these panels are characterised by solar transmittance of up to 55 per cent, while maintaining high thermal insulation properties.

"Until now, little has been said about the impact of warehouse worker comfort on the success of production and logistics operations. Meanwhile, appropriate lighting, ergonomic workstation positioning or air temperature are of key importance in terms of productivity, safety and stability of employment – and also when recruiting new employees. That is why we have installed light strips in the buildings of CTPark Warsaw South, providing 12.5 % natural light illumination for our production customers. This enables clients to adapt the halls to their individual needs more quickly and easily and to optimise the cost of these adaptations - already included in the rental price," explains **Bogi Gabrovic, Deputy Country Head at CTP Poland.**

In terms of energy efficiency, the new buildings at CTPark Warsaw South differ from standard warehouses. Tenants in the larger of the buildings (MSZ1) can heat their space with heat pumps, and the roof structure of the entire park is prepared for photovoltaic installations. The buildings also have LED lighting, controlled by a DALI system. The effect of the sustainable operation of the building will be to reduce light pollution levels and save up to around 55 per cent of electricity consumption in the external common areas.

When fully complete, the business park, located 50 km from Warsaw, will consist of three buildings, offering 162,400 sqm of leasable space. Two of the buildings are

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already completed, and a Polish logistics operator, TAS Logistyka, or Fiege, has its operations within the complex.

"Mszczonów may not be associated with manufacturing at first sight, but at CTP, where many of our clients are manufacturing companies, we are offering a new facet to this location through ready-made solutions that facilitate the start of manufacturing activities and the benefits of being in the ŁSEZ - which in this region offers very intensive assistance of up to 60% CIT exemption", says **Daniel Soboń, Business Developer at CTP.**

The CTPark Warsaw South complex is located by the S8 expressway, which connects the capital city with Silesia and Wrocław. In addition, it has a convenient connection to the A2 motorway, which is a transport corridor to all parts of Poland. Companies starting up their business here can also benefit from the support of the Łódź Special Economic Zone in the form of a tax exemption of up to 60 per cent of the investment value.

ABOUT CTP

CTP is the largest listed owner, developer and manager of logistics and industrial real estate in terms of gross leasable area, with 11.2 million sq m. GLA in 10 countries (as of 30 September 2023). The company certifies all new buildings under BREEAM at 'very good' or above and has achieved a negligible-risk ESG rating from Sustainalytics, reaffirming its commitment to sustainability. For more information, please visit: www.ctp.eu.

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