



ctp



Eastern Slovakia



SK

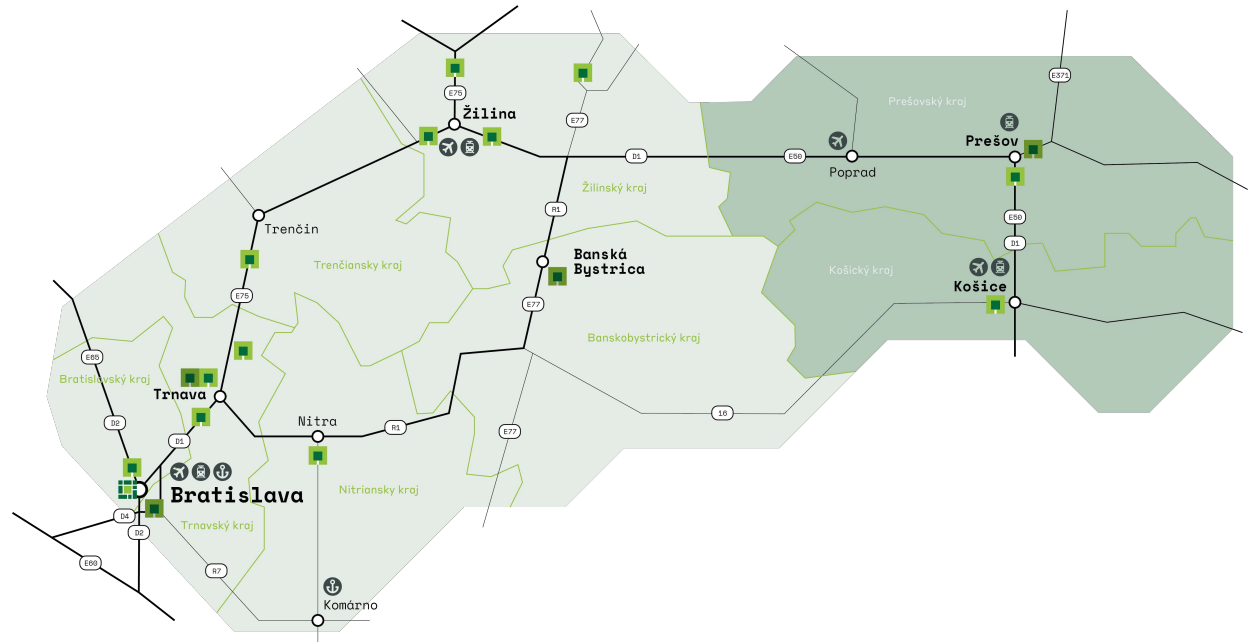
REGIONAL BENEFITS

Eastern Slovakia: Where Culture, Nature, and Investment Opportunities Converge

Eastern Slovakia, a region of profound cultural heritage and breathtaking landscapes, is quickly becoming a prominent industrial investment hub. Comprising Košický and Prešovský kraj and strategically situated at the crossroads of Poland to the north, Ukraine to the east, and Hungary to the south, this region provides easy access to European markets. Modern infrastructure and the highest available level of state aid are another factors making Eastern Slovakia an attractive destination.

One of the notable strengths of Eastern Slovakia lies in its high-quality and cost-effective labor force, proficient in various sectors. This workforce is nurtured by the presence of several universities in Eastern Slovakia, ensuring a steady supply of highly skilled professionals across various technical and socio-economic domains.

Notably, recent investments from Swedish carmaker Volvo and German engineering and technology company Bosch have underlined the region's potential. These commitments underscore the area's growing significance as a hub for cutting-edge manufacturing and technological advancements.



REGIONAL HIGHLIGHTS (KOŠICKÝ AND PREŠOVSKÝ KRAJ)



Well-developed road infrastructure with ongoing developments underway, providing seamless access to the whole Slovakia as well as to the neighboring markets Poland, Hungary and Ukraine.



2 international airports in the region (Košice and Poprad)



Educational hub with approximately 28,000 enrolled students

POPULATION OF CITIES

Košice	230.000
Prešov	90.000
Poprad	55.000
Michalovce	40.000
Spišská Nová Ves	40.000
Humenné	30.000

CTPARKS IN THE REGION

- CtPark Prešov South
- CtPark Prešov North
- CTPark Košice

INVESTORS IN THE REGION

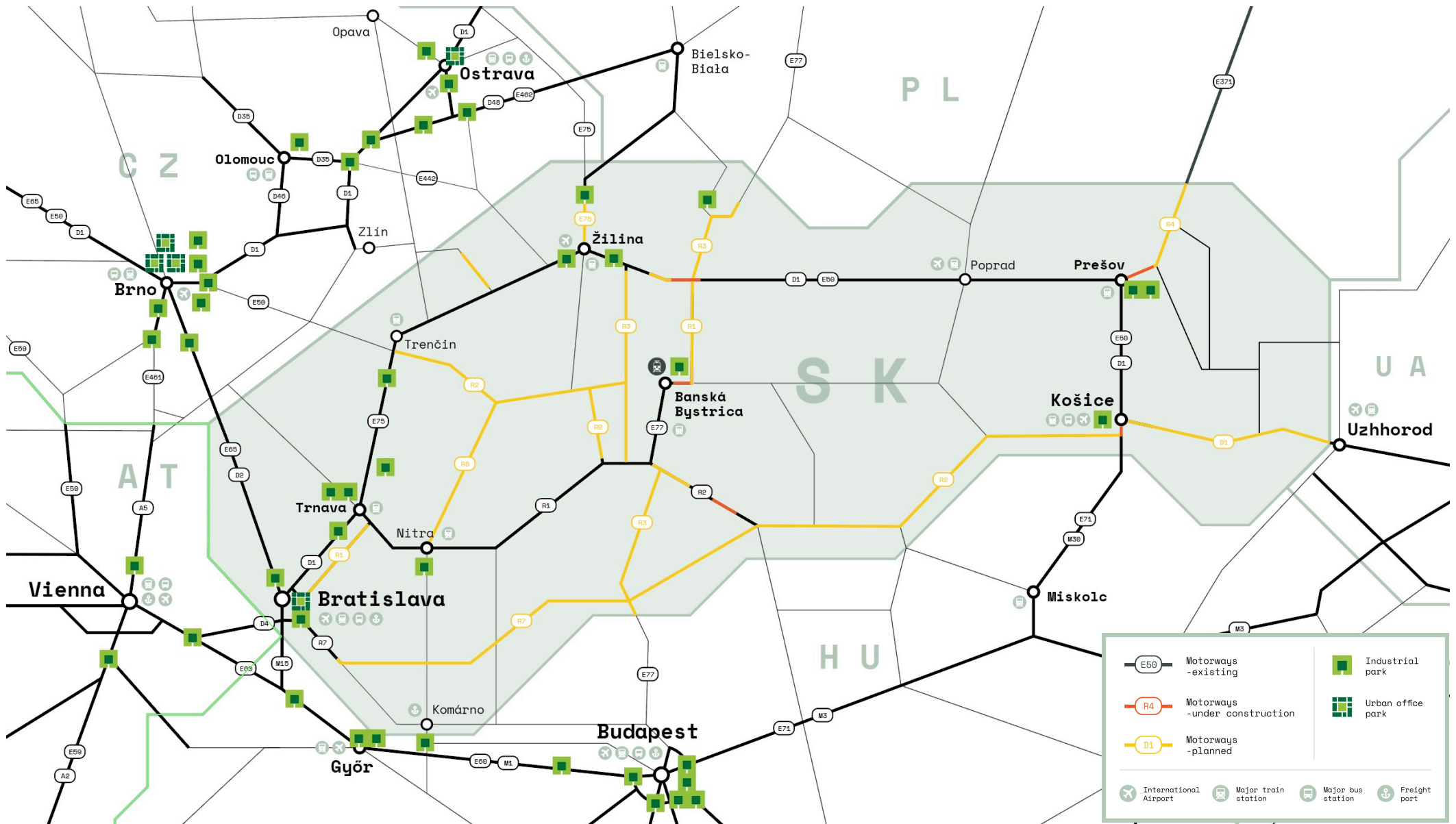
Košice Region

- US Steel
- BSH Drives and Pumps
- Magneti Marelli
- Magna PT
- Unomedical
- Mineba

Prešov Region

- Whirpool
- Lear Corporation Seating
- Plzeňský Prazdroj
- STIGA
- SPINEA
- Tatravagónka

Road Infrastructure



Road Network Development In The East of Slovakia

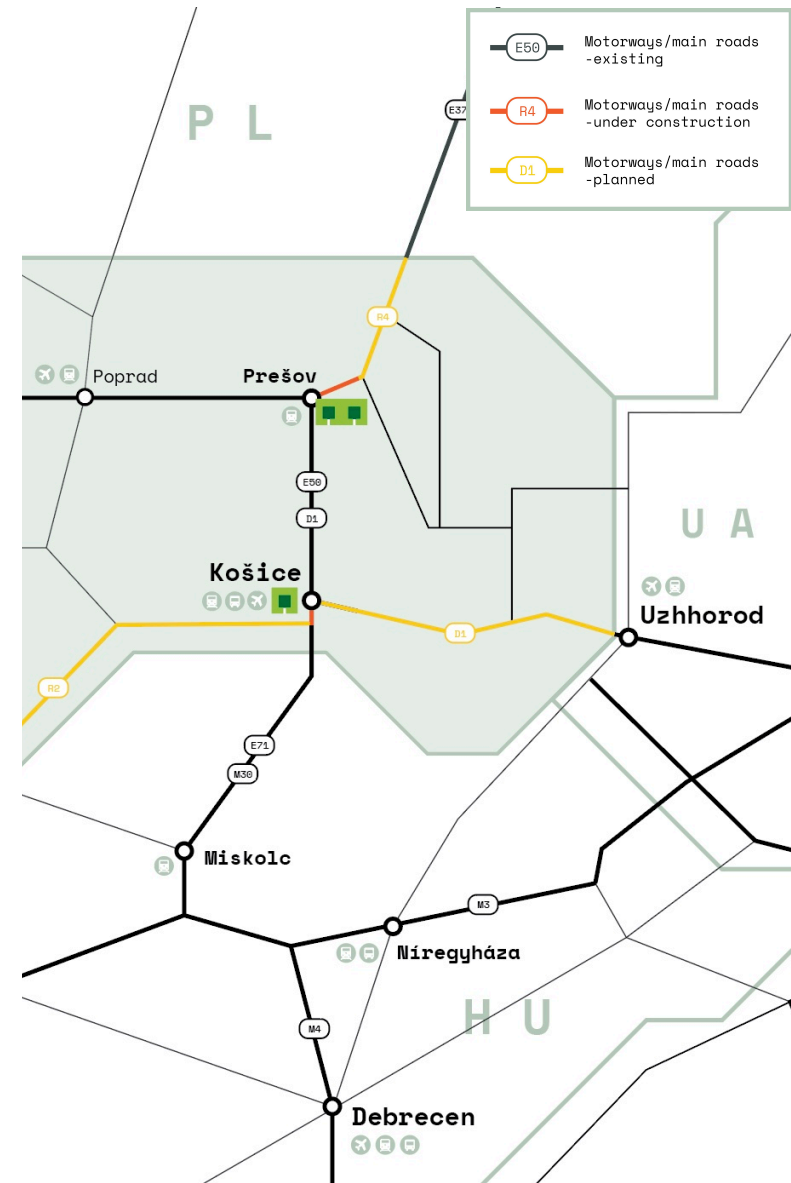
Eastern Slovakia is linked to other regions of the country via Slovakia's primary East-West highway, D1, extending from Bratislava to Prešov and Košice. Development of 24.5 km of new highways and expressways is currently underway, with another 55 km (R4), 74 km (D1) and 32 km (R2) planned.

Infrastructure under development

Prešov Northern Bypass, consisting of Phase I (4.3 km opened in September, 2023) and Phase II (10.2 km to be completed in 2027) forms a vital segment of the planned R4 expressway, which will link Hungary with Poland. The R4 holds significant European importance as part of the Via Carpatia corridor and the TEN-T network, serving the purpose of connecting the Baltic, Black, and Aegean Seas along the eastern border of the European Union.

The R2 expressway expansion in Košice, encompassing 14.2 km, will be a critical addition to the city's southeastern bypass, linking it to the operational D1 motorway. The project is expected to be completed in 2025.

The development of Valaliky Industrial Park encompasses significant investments in road infrastructure, including nearly 16 kilometers of new roads, 10.6 kilometers of cycling paths, and the refurbishment of 8.5 kilometers of existing roads.



The Largest Industrial Zone

In The Region



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Prešov South



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REGIONAL BENEFITS

Strong local industrial tradition

CTPark Prešov South is strategically located in Slovakia's third-largest city, benefiting from an excellent motorway connection to Košice (40km) and the automotive cluster in Žilina / Martin (200km), as well as to Poland (70km). With nearby technical universities and skilled available workforce, the park is ideally suited for companies engaged in logistics and high-tech production.

Key benefits of the area:

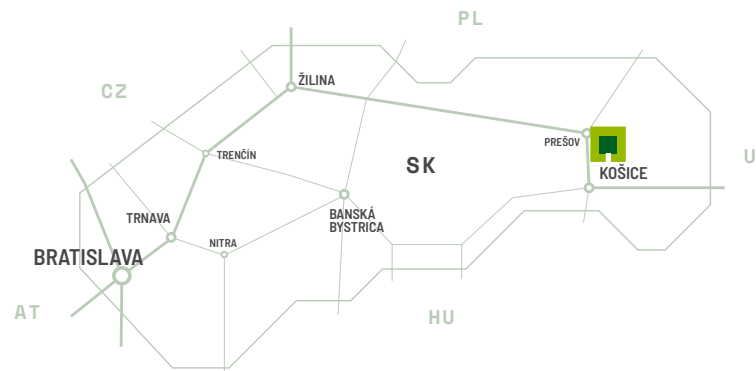
- ▶ Around 90,000 inhabitants in Prešov, with 70% falling within the productive age range
- ▶ Competitive labor costs in the region, with the unemployment rate standing at approximately 10%
- ▶ Diverse local economy, region with a strong industrial tradition
- ▶ Significant levels of foreign direct investment (FDI)
- ▶ Region with the highest available level of state aid (50%)
- ▶ 2 universities in Prešov with 12,500 students
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/23, with construction currently underway for an additional 10.2 km of road



MAJOR CITIES

Prešov centre	7 km	couple mins
Košice	32 km	20 min
Poprad	88 km	50 min
Kraków	220 km	3 hrs
Budapest	300 km	3 hrs

- HIGHWAY D1/ E50 2 KM
- KOŠICE AIRPORT - 43 KM
- PREŠOV 8 KM
- PREŠOV STATION 6 KM



LOCAL ACCESS

The Largest Industrial Zone in The Region

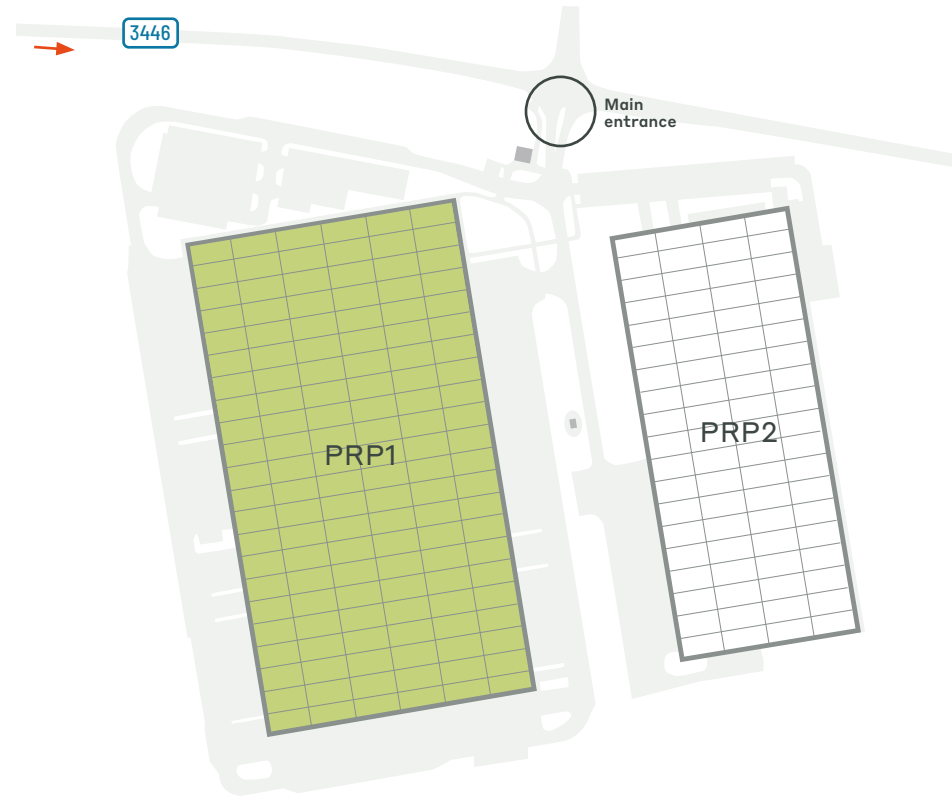
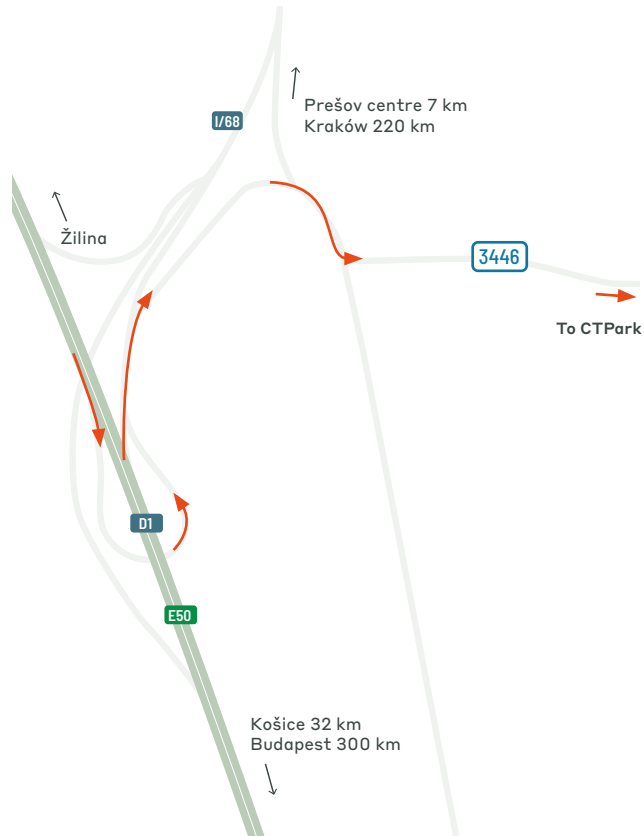
Located around 8 km from Prešov and 40 km from Košice, CTPark Prešov South offers great connection to the E50 highway. Prešov is well-served by transportation infrastructure, with a railway running through the city and a bus transportation. The area also benefits from two international airports: Košice International Airport, (40 km) and Poprad-Tatry Airport (85 km).

PARK FEATURES

- ▶ Water retention
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Public transport stop located directly in the park
- ▶ EV charging stations installation planned for 2024






Road Network Accessibility



AVAILABILITY & DELIVERY

PRP1 **15,700 sqm** **available now**

-  Built available
-  Planned
-  Built occupied

KEY PARK DATA

CTPark Prešov South



LANDSCAPED
AREAS



WATER
RECYCLING



ELECTRIC
CHARGERS



GAS STATION 2 KM

AVAILABLE NOW

15,700 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

63,107 sqm

TOTAL AREA

8 ha

NEARBY INVESTORS

Lidl

Geis

INDUSTRIES IN THE PARK

60% Retail Trade

26% 3PL

12% Wholesal trade

2% Manufacturing



Expand With Confidence



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 Prešov North



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REGIONAL BENEFITS

Robust Manufacturing Infrastructure

CTPark Prešov North holds a strategic position in Prešov, the third-largest city in Slovakia. The Prešov Region benefits from extensive transportation connection throughout whole Slovakia and it is well-positioned for cross-border cooperation and trade with Poland, which is located only 70 km from the city of Prešov. Two technical universities in the area ensure access to a talented pool of skilled workers. The abundance of qualified workforce, combined with the park's strategic position, makes the park an ideal choice for companies engaged in logistics and high-tech production.

Key benefits of the area:

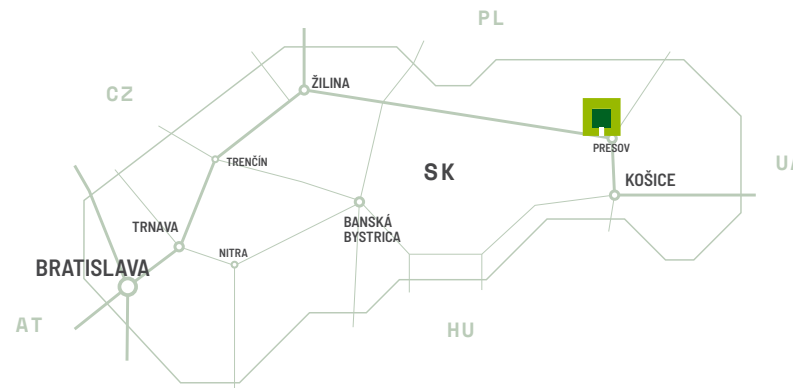
- ▶ 90,000 inhabitants in Prešov, 70% in productive age
- ▶ 2 universities, with 12,500 students
- ▶ Competitive labor cost
- ▶ Unemployment 10%
- ▶ Region with the highest available state aid (50%)
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/2023, with construction currently under-way for an additional 10.2 km of road



HIGHWAY E50 9 KM	PREŠOV 6 KM
KOŠICE AIRPORT 53 KM	TRAIN STATION PREŠOV 8 KM

MAJOR CITIES

Košice int. airport	53 km	45 min
Rzeszów	170 km	3.0 hrs
Žilina	215 km	2.5 hrs
Budapest	300 km	3.5 hrs
Bratislava	410 km	4.5 hrs



LOCAL ACCESS

Industrial Park Promoting Local Workforce

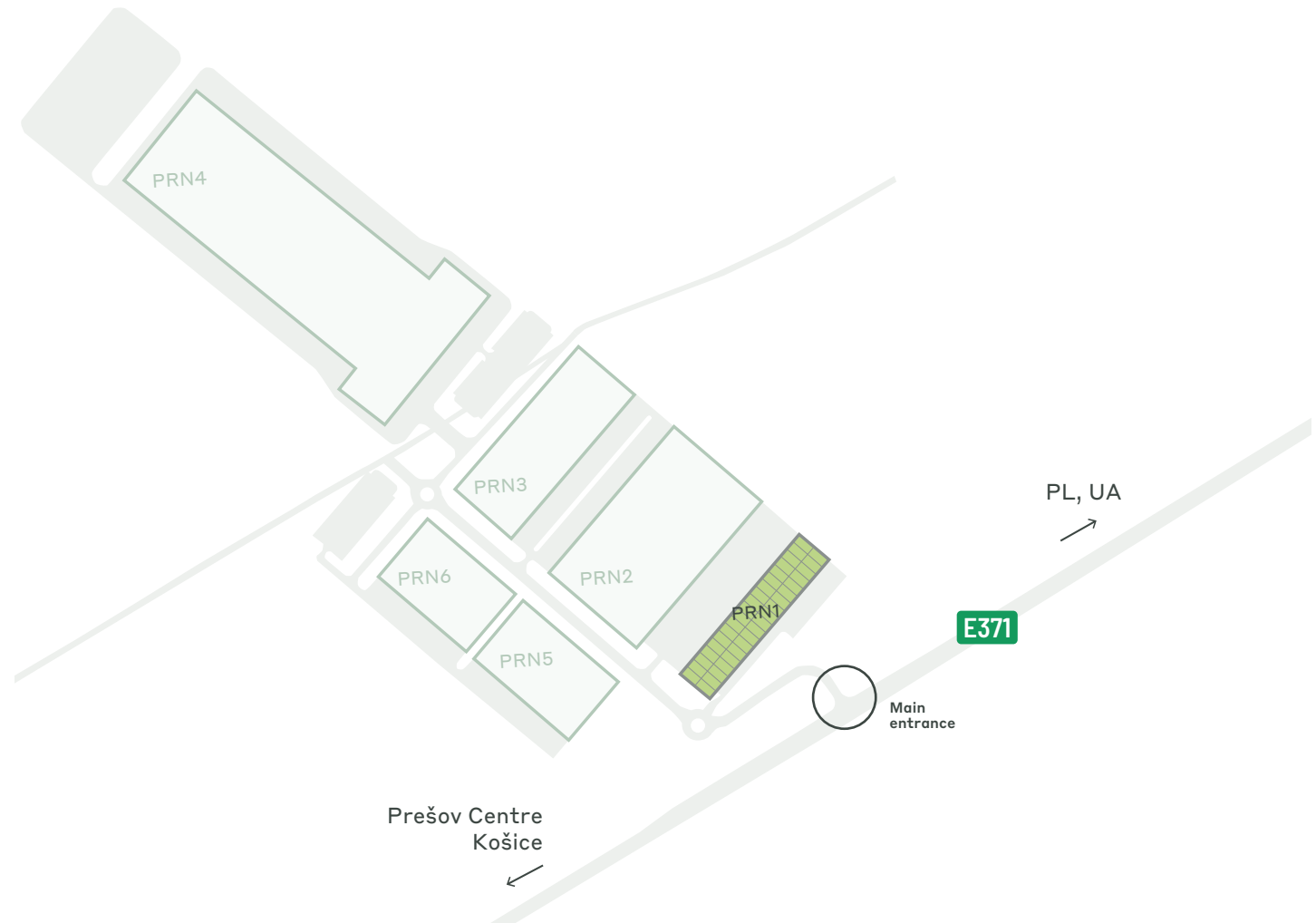
The park benefits from easy access to Slovakia's main west-east highway D1, connecting Prešov with Košice, Žilina, Martin, Trnava and Bratislava. Prešov is well-served by transportation infrastructure, with a railway running through the city and a bus transportation. The area also benefits from two international airports: Košice International Airport, (40 km) and Poprad-Tatry Airport (85 km).

PARK FEATURES

- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Public transportation nearby
- ▶ Expansion opportunities



Expand With Confidence



AVAILABILITY & DELIVERY

PRN1	11,000 sqm	available
PRN2	34,868 sqm	planned
PRN3	23,310 sqm	planned
PRN4	19,825 sqm	planned

PRN5	29,655 sqm	planned
PRN6	27,917 sqm	planned
PRN7	17,501 sqm	planned
PRN8	15,178 sqm	planned
PRN9	14,017 sqm	planned

- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Prešov North

AVAILABLE NOW

11,000 sqm

DEVELOPMENT OPPORTUNITY

159,270 sqm

BUILT-UP AREA

11,000 sqm

TOTAL AREA

43.54 ha

NEARBY INVESTORS

FTE Automotive

WHIRLPOOL

Tatravagonka

STD DONIVO

KE Prešov Elektrik

Magnetti Marelli

U-Shin

Yazati Wiring Technologies

BSH Drives and Pumps

U.S.Steel Košice

WATER RECYCLING

LANDSCAPED AREAS

HOSPITAL 5.7 KM

RESTAURANT 3.2 KM

SHOP 3.3 KM

8 KM



 Košice

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REGIONAL BENEFITS

Center of a Cross-Border Region of Hungary, Poland and Ukraine

CTPark Košice represents an A-class modern industrial park with premium premises suitable especially for logistics, distribution, and light industry. The park is strategically situated in Slovakia's second-largest city, enjoying a convenient location adjacent to Košice International Airport and an excellent D1 motorway connection to Prešov (35km), as well as the entirety of Slovakia.

The availability of a skilled and cost-effective workforce is one of the region's standout strengths. The city of Košice is a university hub providing access to a pool of educated professionals, specialized in a wide range of technical and socio-economic fields.

Notably, recent investment from Swedish carmaker Volvo has underlined the region's potential as a hub for cutting-edge manufacturing and technological advancements.

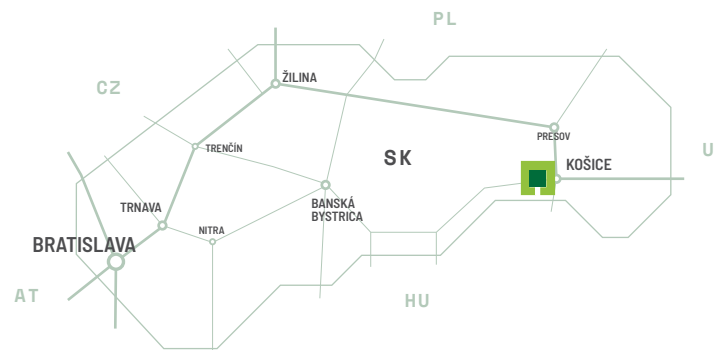
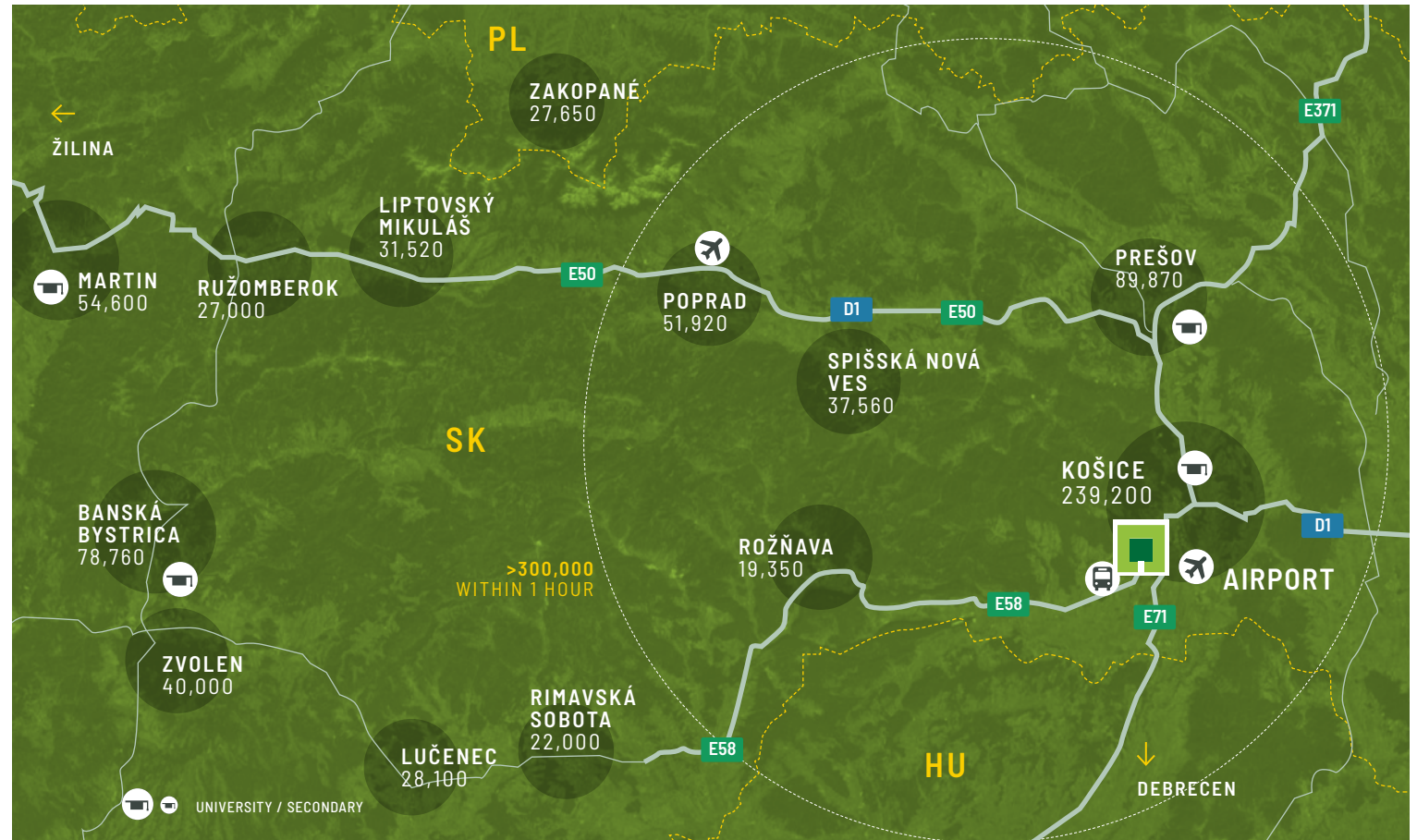
Key benefits of the area:

- ▶ 240,000 inhabitants in Košice
- ▶ University hub ensuring access to skilled workforce
- ▶ Competitive labor costs in the region
- ▶ Highest level of state aid (50%)
- ▶ Ongoing infrastructure development

MAJOR CITIES

Prešov	50 km	0.5 hrs
Poprad	120 km	1.25 hrs
Žilina	260 km	3 hrs
Kraków	270 km	3.5 hrs
Budapest	300 km	4 hrs

-  E58 HIGHWAY
1,3 KM
-  KOŠICE
1,4 KM
-  KOŠICE
10 KM
-  TRAIN STATION
7 KM



LOCAL ACCESS

On The Via Carpatia Route

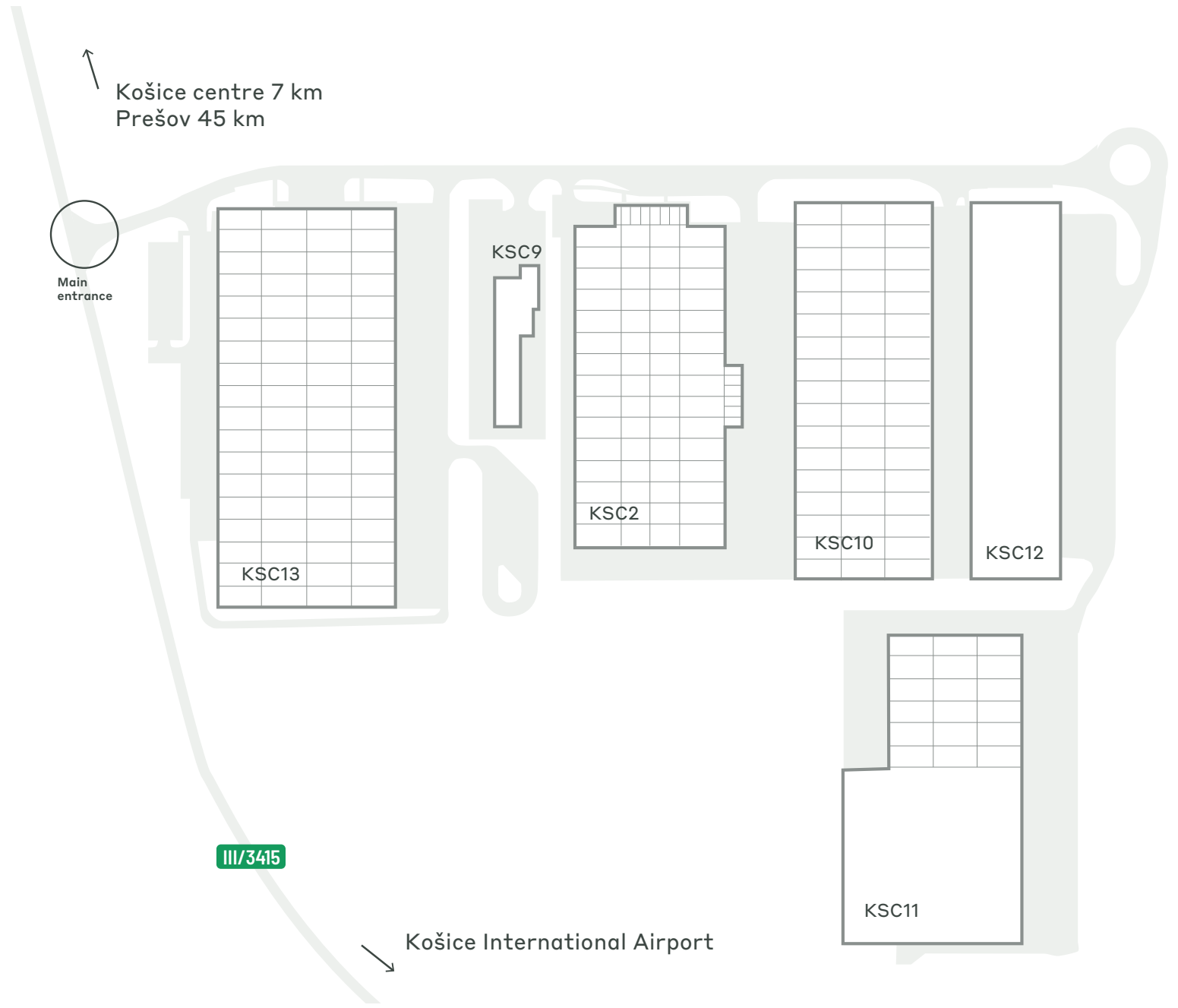
CTPark Košice benefits from its location just off the D1 motorway as well as from the adjacent Košice International Airport. The city of Košice is situated just 7 km away, offering convenient access to the park via public transportation. Košice railway station is a rail hub of eastern Slovakia, connecting the city with other major cities in Slovakia and with Miskolc, Uzhorod and Prague.

PARK FEATURES

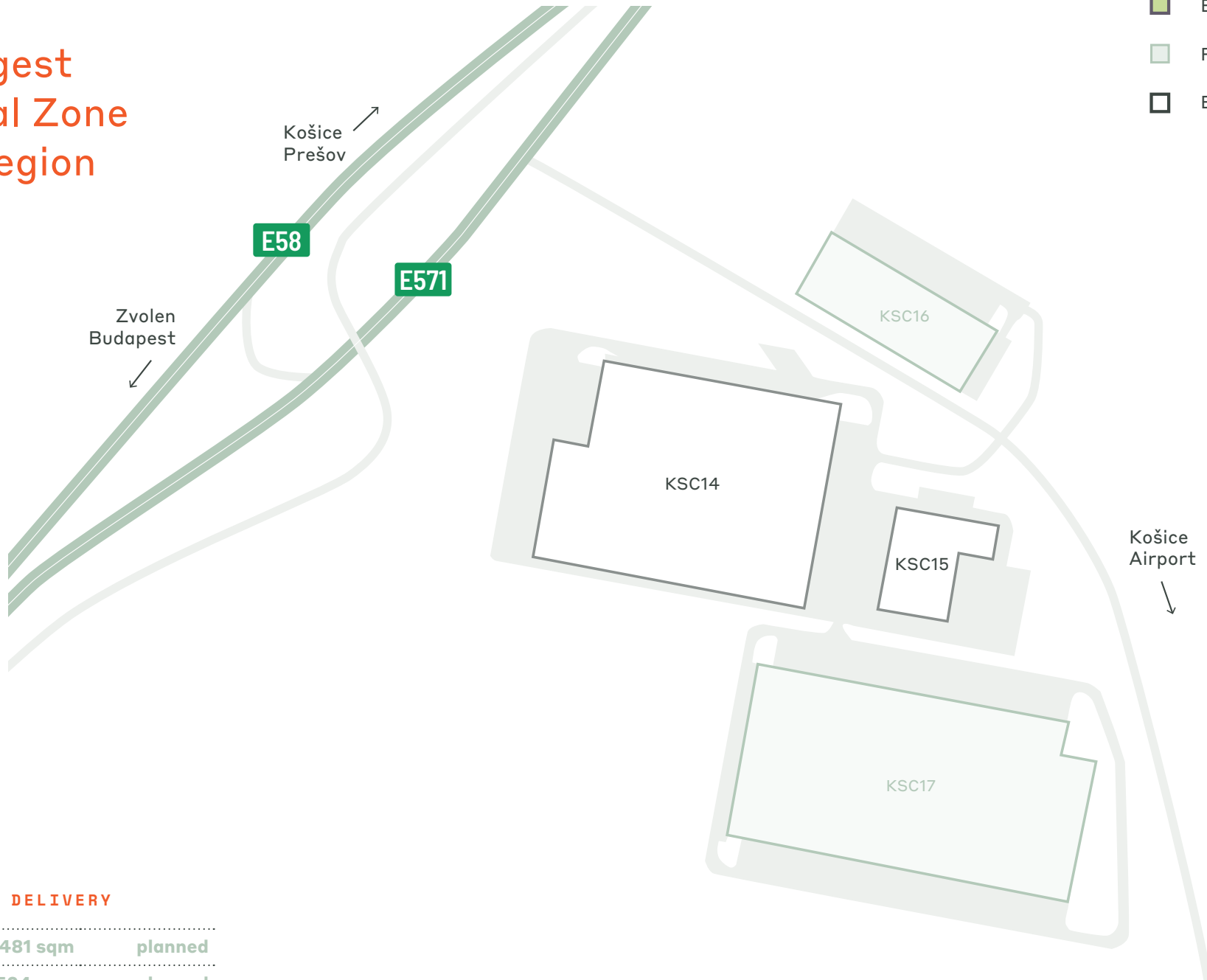
- ▶ Solar panels installation planned for Q2/2024 – green electricity will be available to our tenants, helping them lower their carbon footprint
- ▶ 100% rain water retention
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Public transportation within walking distance right next to the park



The Largest Industrial Zone in The Region



The Largest Industrial Zone in The Region



AVAILABILITY & DELIVERY

KSC16	6,481 sqm	planned
KSC17	28,504 sqm	planned

KEY PARK DATA

CTPark Košice

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

29,459 sqm

BUILT-UP AREA

78,484 sqm

TOTAL AREA

20 ha

PARK & NEARBY INVESTORS

- GymBeam
- Hi-Technology Mouldings
- Ehlebracht
- Raben
- Dachser
- IEE
- Volvo
- US Steel



SOLAR READY



WATER RECYCLING



LANDSCAPED AREAS



BUS STATION/TRANSIT



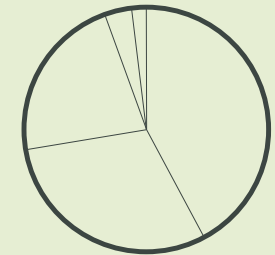
ELECTRIC CHARGERS



GAS STATION 3 KM

INDUSTRIES IN THE PARK

- 42% Automotive
- 30% Manufacturing
- 22% 3PL
- 4% Wholesale Trade
- 2% Retail Trade





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

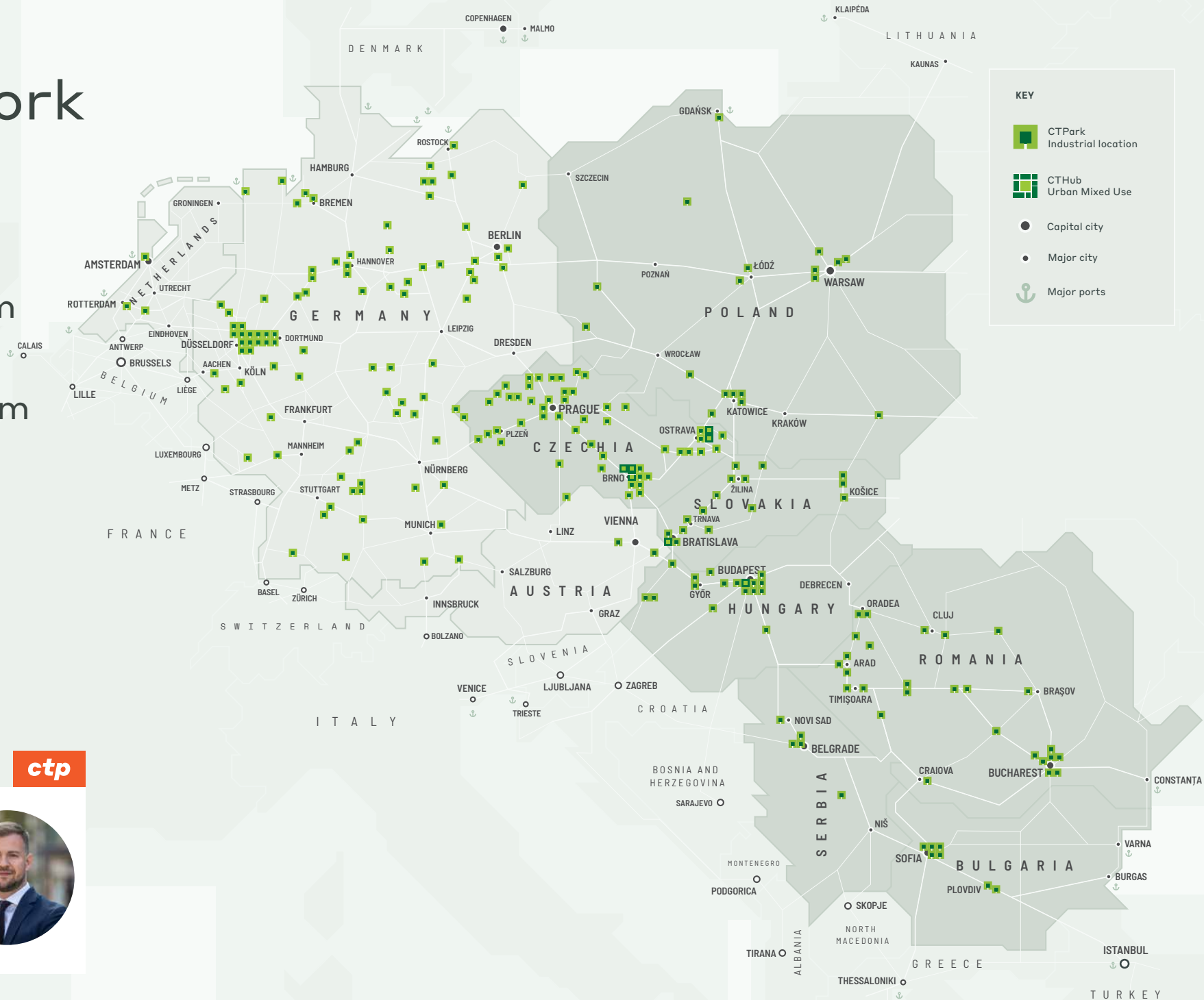
11.2 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG-TERM PARTNER

>1,000 clients



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