

Park of the future: CTP lets 60% of the new addition to CTPark Prague North

Prague, 4 March 2024 - CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), has signed three key ten-year leases in its most sustainable industrial park near Prague, comprising more than 60% of a new 32,000 sqm building that will be delivered by the end of Q2 2024 at CTPark Prague North.

CTPark Prague North will welcome MEMODO, Fulfillment.cz and the Albert retail chain this year, confirming the increasingly strong demand for quality and sustainable industrial premises, which the park perfectly meets thanks to its strategic location and high sustainability standards.

At a time when nearshoring, e-commerce, energy, and global political events are redefining the rules of the game in the industrial and logistics sphere, CTPark Prague North stands out as a model of the future for industrial parks – it places emphasis on the efficient use of space and resources, sustainability, and integration into the surroundings, including strategic accessibility close to Prague and transport connections to the motorways network. The park, whose buildings aspire to achieve the highest sustainability score of BREEAM New Construction Outstanding, is becoming home to companies committed to innovation and sustainability in their industries.

The tenants of CTPark Prague North will include the Albert supermarket chain, which is expanding its presence in the CTP portfolio. Another client is Fulfillment.cz, specializing in warehousing and logistics for e-commerce, for which the choice of CTPark Prague North was clear. *"We were looking for a long-term partner that would meet our clients' growing interest and need for sustainable logistics in a strategic location for Prague. The availability of 'same-day delivery' carriers for Prague and Central Bohemia and maintaining a personal pick-up close to the motorway is key to our continued growth,"* shared **Vojta Bulíř, CSO Fulfillment CZ s.r.o.** With a lease of almost 8,500 sqm, Fulfillment.cz is becoming an important player in the fast-growing world of online commerce.

MEMODO, a photovoltaic and heat pump wholesaler, values CTP's flexibility and ability to accommodate specific requirements, such as special battery storage chambers and special fire safety equipment, in their 6,000 sqm space. This commitment to adaptation

and sustainability is key to supporting a greener future. *"We have faced challenges in the solar storage sector with stringent safety requirements. CTP has demonstrated exceptional flexibility and willingness to adapt the space to suit our needs, which has been critical to the successful establishment of our business in the park,"* noted Jonas Kasal, CEO MEMODO.

CTPark Prague North is a response to the growing demand for industrial and logistics space in and around Prague, where the offer of available space is very limited. With a total area of 32.7 hectares, an aspirational zero carbon footprint and the highest level of BREEAM Outstanding certification, CTP sets new standards for industrial parks in the Czech Republic.

Jakub Kodr, Managing Director and Head of Business Development of CTP in the Czech Republic, emphasizes: *"We are now realizing our vision of a modern and sustainable industrial park with these major tenants who share our values and ambitions. CTPark Prague North is proof of our commitment to the development of the region and to supporting the trends that are shaping the future of industry and logistics."*

CTPark Prague North offers 70,000 sqm of Shell & Core warehouse space for delivery within six months of signing the lease. The park allows flexible leasing options from 1,200 sqm for smaller businesses to 120,000 sqm for large distribution centres or manufacturing plants. The site will gradually include community living, sports facilities, cycle paths, horse stables and also a CTP Clubhaus which offers community services such as a doctor, fitness centre, bistro etc. Significant sustainability benefits include a 19 MWp photovoltaic system, electric vehicle chargers, rainwater retention systems and comprehensive biodiversity support. CTPark Prague North is ready to support other businesses in their growth and transition to a more sustainable future.

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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