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Central Slovakia



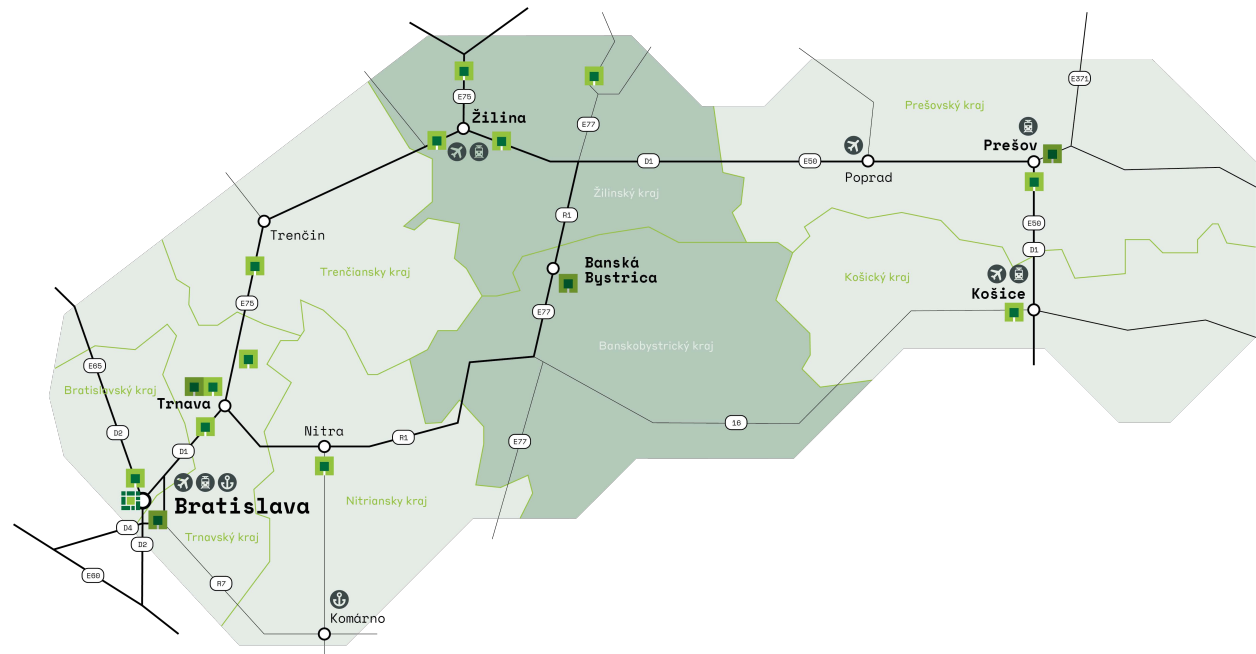
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Central Slovakia: Where Tradition Meets Innovation

Central Slovakia comprises two regions: Žilina Region (Žilinský kraj) and Banská Bystrica Region (Banskobystrický kraj), bordered by the Czech Republic, Poland, and Hungary.

The Žilina Region, with a total population of around 690 thousand inhabitants, holds significance as a key economic hub, with a developed industry providing enough working opportunities. Notably, around 51.3% of the population is actively engaged in economic activities. Well-connected internationally, Žilina Region serves as a vital transportation hub, linking Slovakia, the Czech Republic, and Poland. Žilina is considered one of Slovakia's automotive hubs, with the automotive plant KIA and several OEMs located in the area. Other key industries include metallurgy, mechanical engineering, electrotonics and wood and paper production.

The Banská Bystrica Region boasts a population of around 620 thousand inhabitants. The industry primarily focuses on manufacturing metals and metal products, producing other non-metallic mineral items, as well as producing food, beverages, machinery and equipment.



REGIONAL HIGHLIGHTS



Žilina is an important railway hub, serving as the connection point of the Slovak railway network to the pan-European system.



International airport in Dolný Hričov municipality.



Wide network of education facilities, with four universities/academies located in the Žilina Region and three in the Banská Bystrica Region.

POPULATION OF CITIES

Žilina	81.219
Banská Bystrica	74.590
Martin	51.139
Zvolen	39.844
Liptovský Mikuláš	30.162
Ružomberok	26.794

CTPARKS IN THE REGION

CTPark Žilina
CTPark Žilina Airport
CTPark Námestovo
CTPark Banská Bystrica
CTPark Krásno Nad Kysucou

INVESTORS IN THE REGION

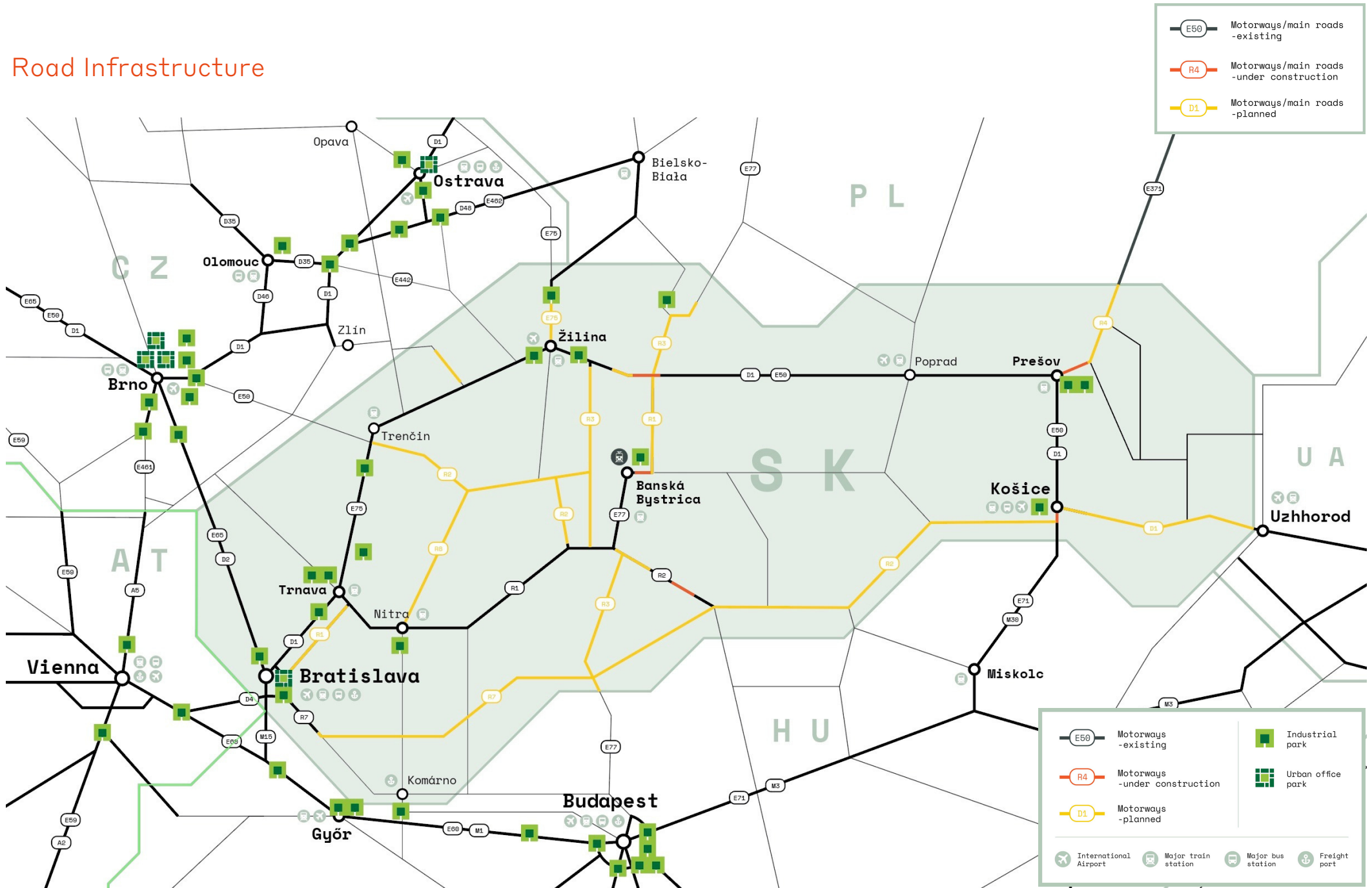
Žilina Region

- KIA Motors
- Mobis Slovakia
- Schaeffler
- Faurecia Automotive
- Mondi SCP

Banská Bystrica Region

- Continental Automotive
- Kronospan
- Nematik

Road Infrastructure



Road Network

The Žilina Region holds a strategically advantageous transport position within Slovakia, intersected by significant international and domestic roads. Key routes, including the one connecting the Czech Republic to Ukraine and the route from Bratislava and Šahy to Poland, traverse through this region.

Two motorways cross the Žilina Region, and some of their sections are currently under construction: the D1 from Bratislava to Košice and the D3 from Hričovské Podhradie to Žilina, continuing on to Čadca and Poland.

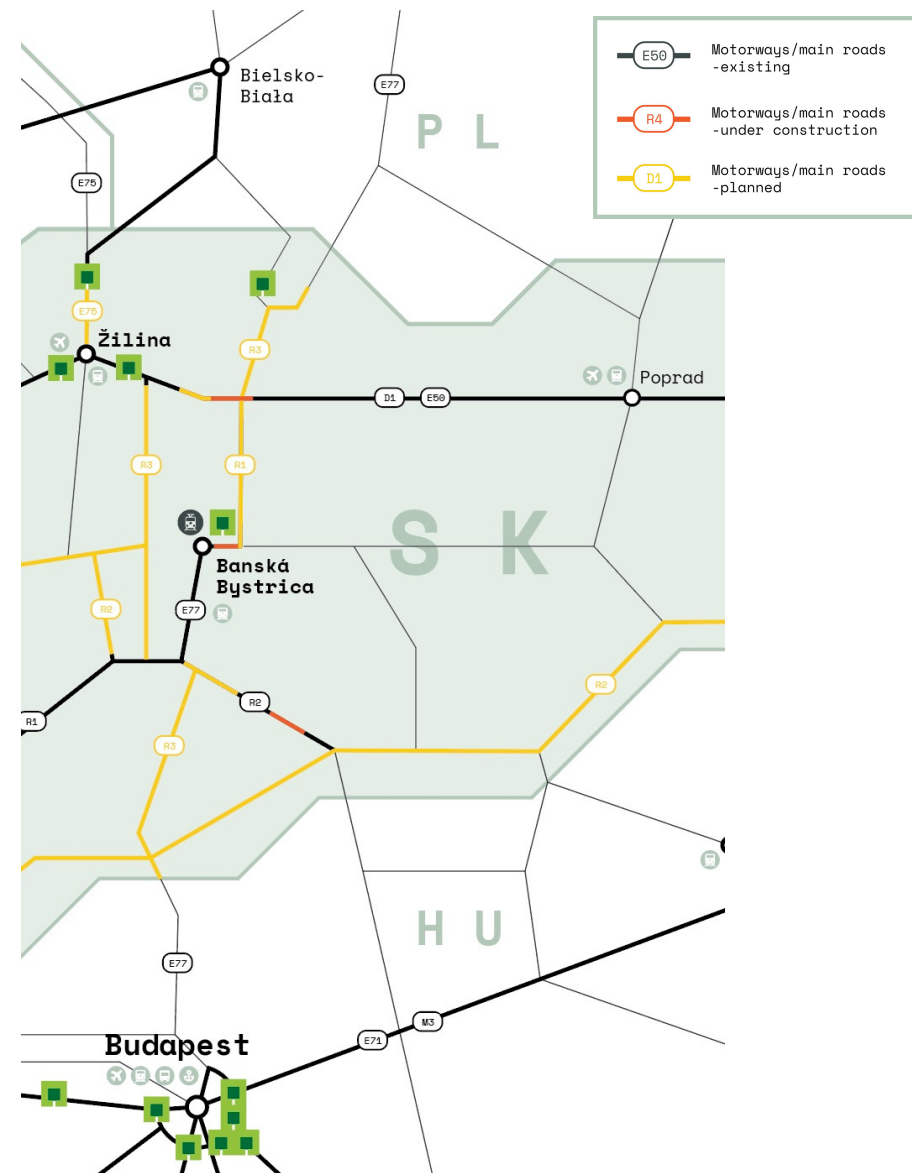
The R1 expressway connects Banská Bystrica with the western part of Slovakia. Presently, a continuous section between Trnava and the bypass of Banská Bystrica is operational, with plans for extension to Ružomberok upon completion.

Motorways under construction

D1 Lietavská Lúčka - Dubná Skala: Currently under construction, the 13 km-long D1 motorway section including the currently longest tunnel Višňové will create a convenient connection between Žilina and Martin, allowing motorists to save up to 15 minutes of driving time.

D1 Hubová - Ivachnová: The D1 Hubová - Ivachnová section, spanning over 14 kilometers, will serve as a bypass for the town of Ružomberok, resulting in a time savings of 16 minutes.

R2 Kriváň - Mýtňa: Upon completion of the 9-km-long R2 expressway section, motorists will enjoy a secure motorway link from Bratislava to Lučenec, excluding the Zvolen, West - Zvolen, East section.





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Banská Bystrica



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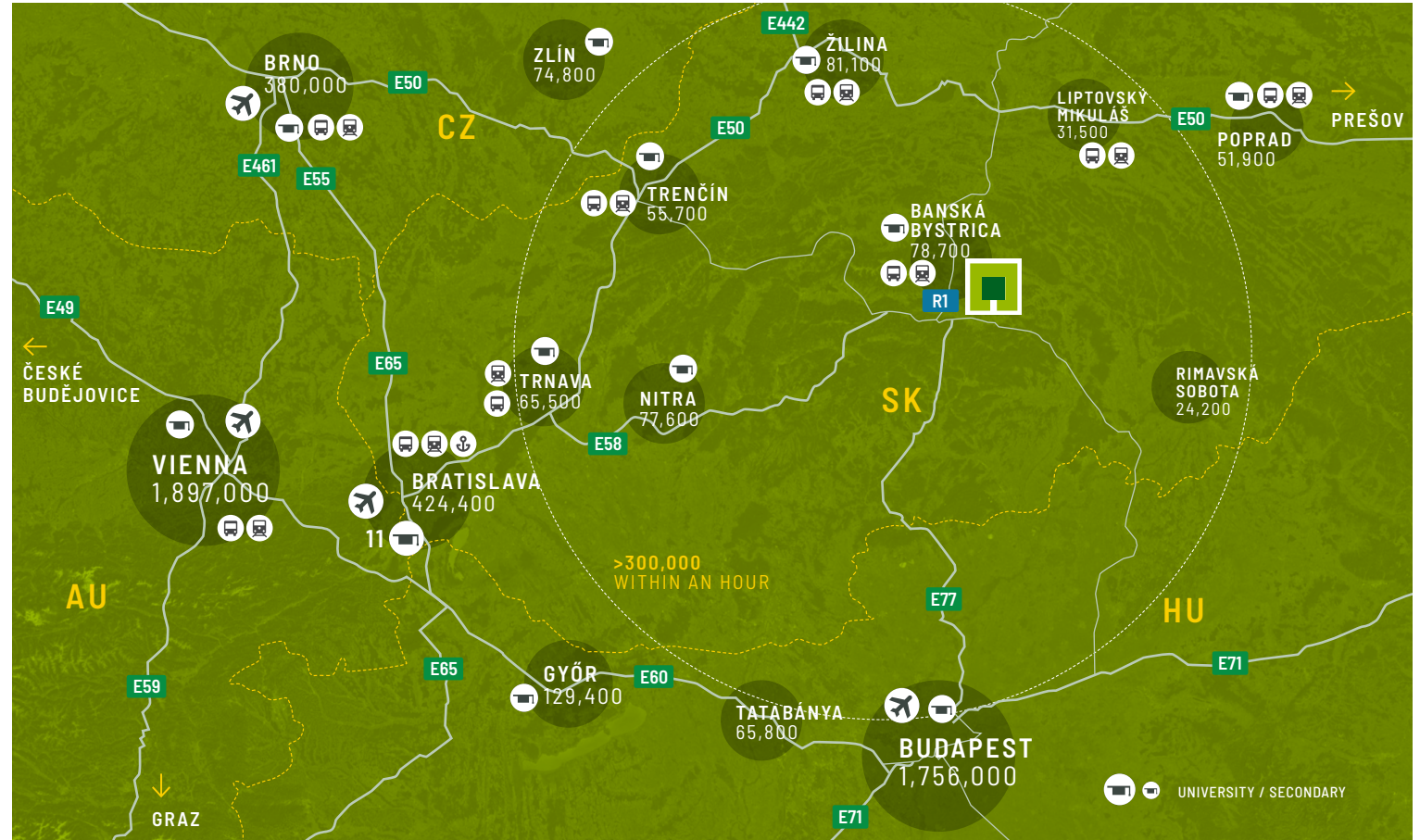
REGIONAL BENEFITS

Center of gravity for national logistics

CTPark Banská Bystrica is strategically positioned in central Slovakia, benefiting from excellent connectivity to the adjacent R1 expressway. The region boasts several strengths, including an abundant workforce, a high level of education in regional centers, and a large base of raw materials that support various sectors, notably metallurgy, glass processing, and the chemical industry. Upon its completion, CTPark Banská Bystrica will offer ca. 17,000 sqm of A-class warehouse and production space suitable for logistics, distribution and production.

Key benefits of the area:

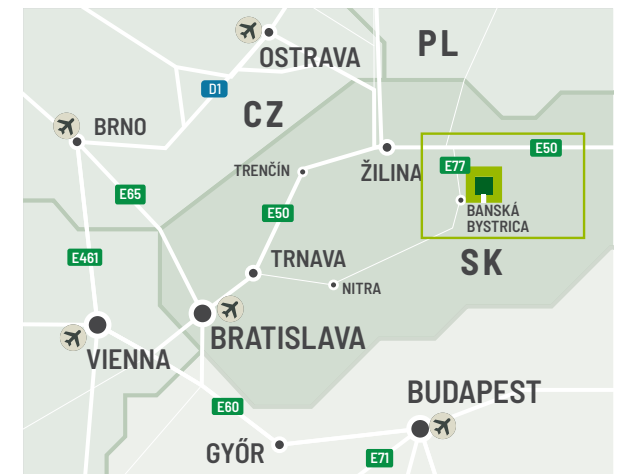
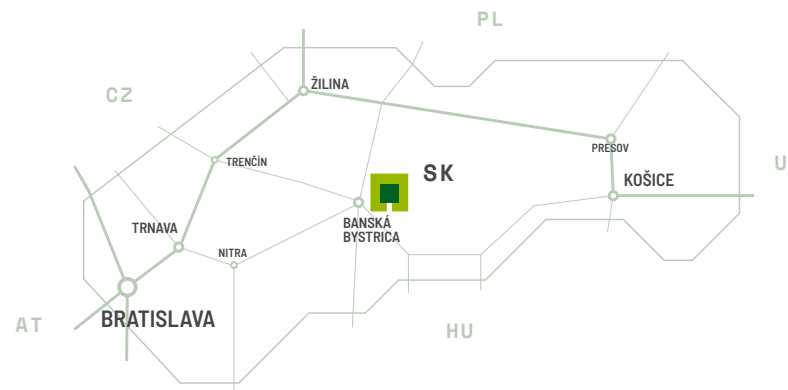
- ▶ Approximately 620,000 inhabitants in the region
- ▶ A university with around 9,000 students in Banská Bystrica, ensuring access to highly educated labor pool
- ▶ Region with an industrial tradition
- ▶ Cost-effective labor pool available



 R1 EXPRESSWAY 1.5 KM	 BANSKÁ BYSTRICA 5 KM
 ZVOLEN 26 KM	 TRAIN STATION 1.6 KM

MAJOR CITIES

Zvolen	26 km	0h 20min
Žilina	93 km	1h 45min
Nitra	128 km	1h 10min
Budapest	189 km	2h 50min
Ostrava	196 km	3h 10min
Bratislava	218 km	3h 30min



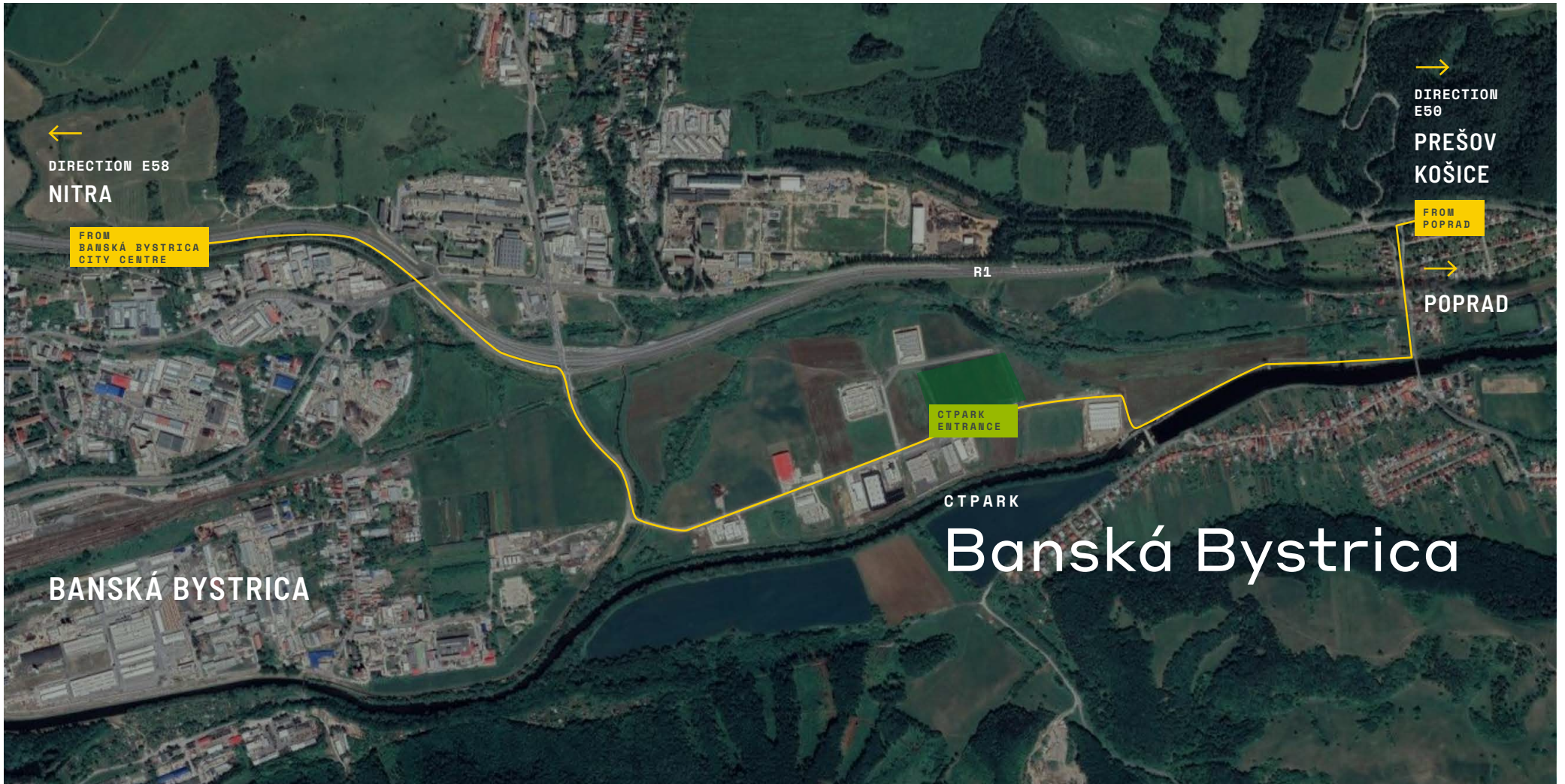
LOCAL ACCESS

Slovakia's hub for raw materials

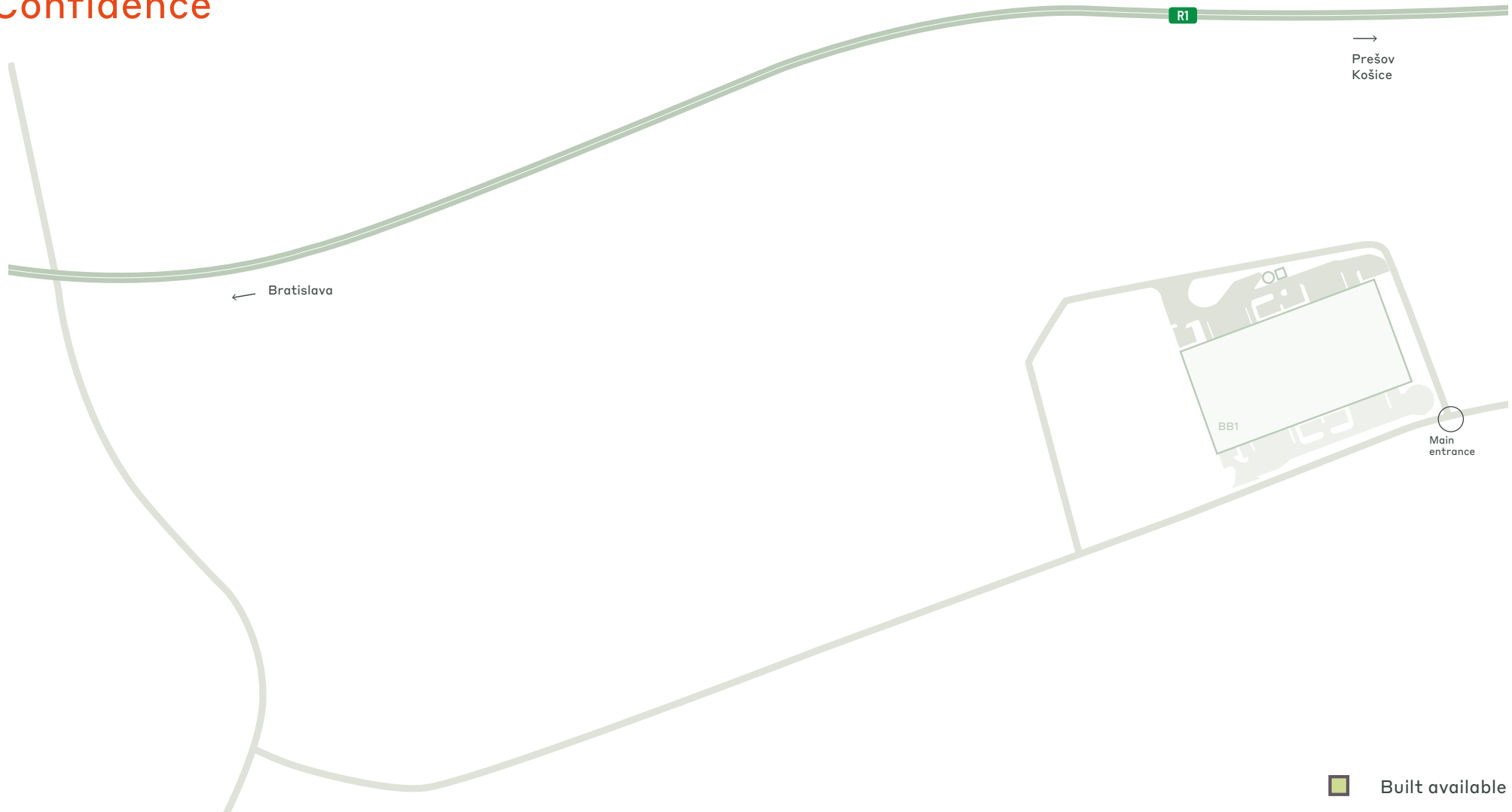
CTPark Banská Bystrica holds a strategic position, situated in the prime spot within the R1 sub-market. The park benefits from its adjacency to the R1 expressway, which provides seamless connectivity to Bratislava, Slovakia's capital, as well as to the city of Zvolen.

PARK FEATURES

- ▶ Adjacent to R1 expressway
- ▶ Train stop 1.6 km from the park






Expand With Confidence



AVAILABILITY & DELIVERY

BB1 **17,501 sqm** **planned**

-  Built available
-  Planned
-  Built occupied

KEY PARK DATA

CTPark Banská Bystrica



SHOP 1.6 KM



5 KM



HOSPITAL 11.6 KM



TRAIN STATION
1,6 KM

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

17,501 sqm

BUILT-UP AREA

0 sqm

TOTAL AREA

2 ha



 Žilina Airport

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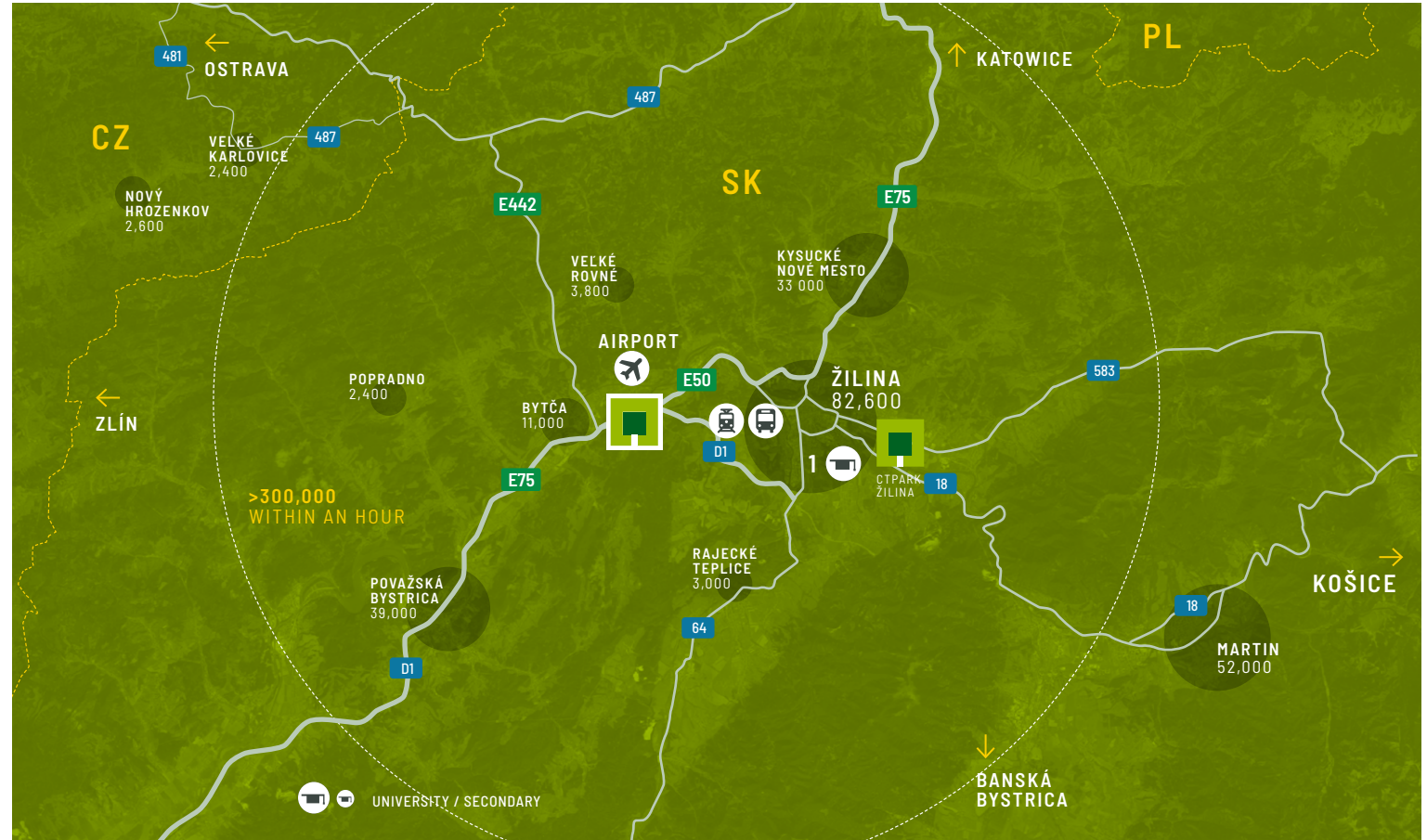
REGIONAL BENEFITS

Slovakia's Automotive & High-tech Hub

CTPark Žilina Airport is situated right in the heart of one of Slovakia's main automotive and high-tech clusters. Kia Motors is located in Žilina, VW plants are just 30 km away in Martin, along with several other OEMs in the area. The park is strategically located on the E50/D1 motorway, with excellent access to the Czech Republic (40 km) and Poland (50 km).

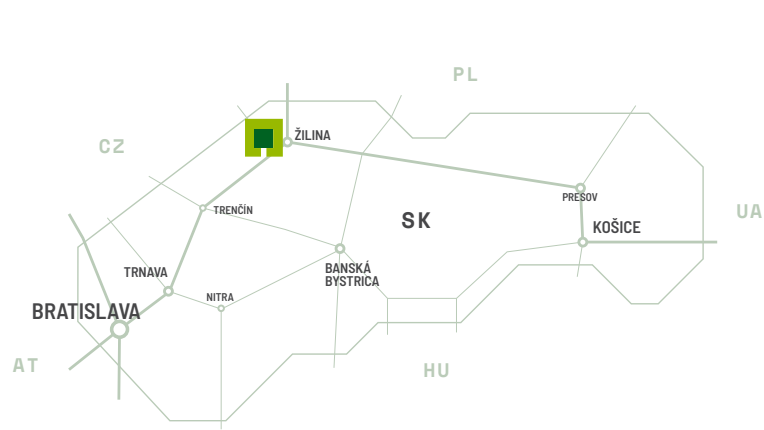
Key benefits of the area:

- ▶ Žilina is part of an established automotive and high-tech cluster, with the KIA Motors plant adjacent to the park
- ▶ Approximately 690,000 inhabitants in the Žilina Region
- ▶ Region representing a complex economic area, encompassing multiple industries
- ▶ Availability of deep commodity resources
- ▶ The University of Žilina nearby - availability of qualified workforce
- ▶ Competitive labor costs
- ▶ Expansion opportunities in the park



MAJOR CITIES

Ostrava	96 km	1h 30min
Kraków	180 km	3h 30min
Bratislava	190 km	2h 00min
Brno	200 km	2h 30min
Budapest	320 km	4h 00min



LOCAL ACCESS

Perfect Location for Logistics & Distribution

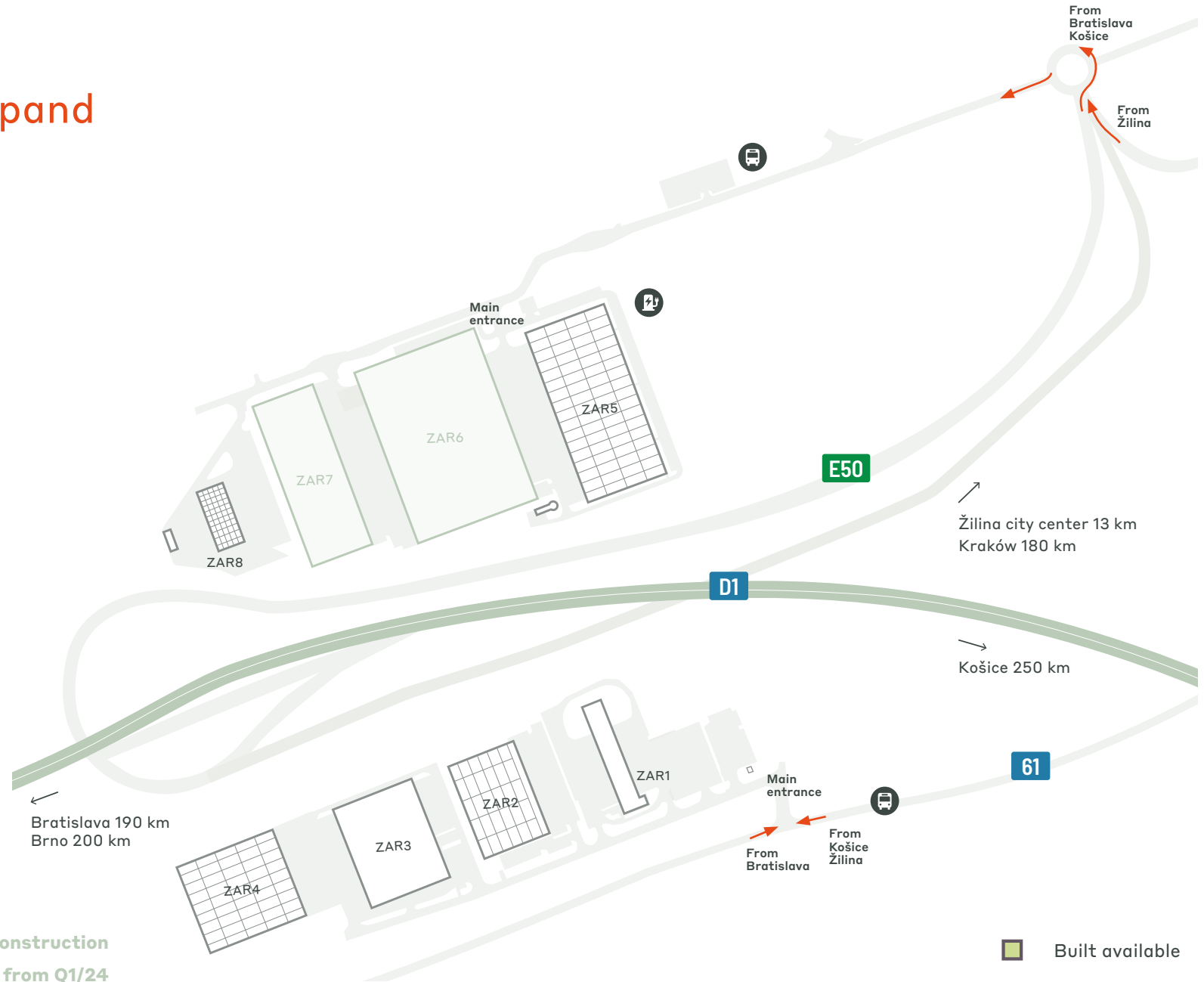
Žilina serves as a significant international road and rail junction, making it a pivotal transportation hub. CTPark Žilina Airport is conveniently situated just off the E50/D1 motorways, providing easy access to neighboring markets Czechia and Poland, as well as to other regions within Slovakia. The park enjoys excellent visibility from the motorway. The park is connected with the city of Žilina with public transportation.

PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Public transportation within walking distance



The Place to Expand Business



AVAILABILITY & DELIVERY

ZAR6 19,900 sqm under construction
available from Q1/24

ZAR7 15,000 sqm under construction
available from Q3/24

- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Žilina Airport

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

105,000 sqm

BUILT-UP AREA

63,000 sqm

TOTAL AREA

32.47 ha

NEARBY INVESTORS

KIA Motors

Schaeffler

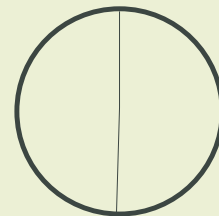
Mondi SCP

Panasonic Industrial Devices

INDUSTRIES IN THE PARK

49% 3PL

51% Wholesale Trade



ELECTRIC CHARGERS



WATER RECYCLING



LANDSCAPED AREAS



 Žilina



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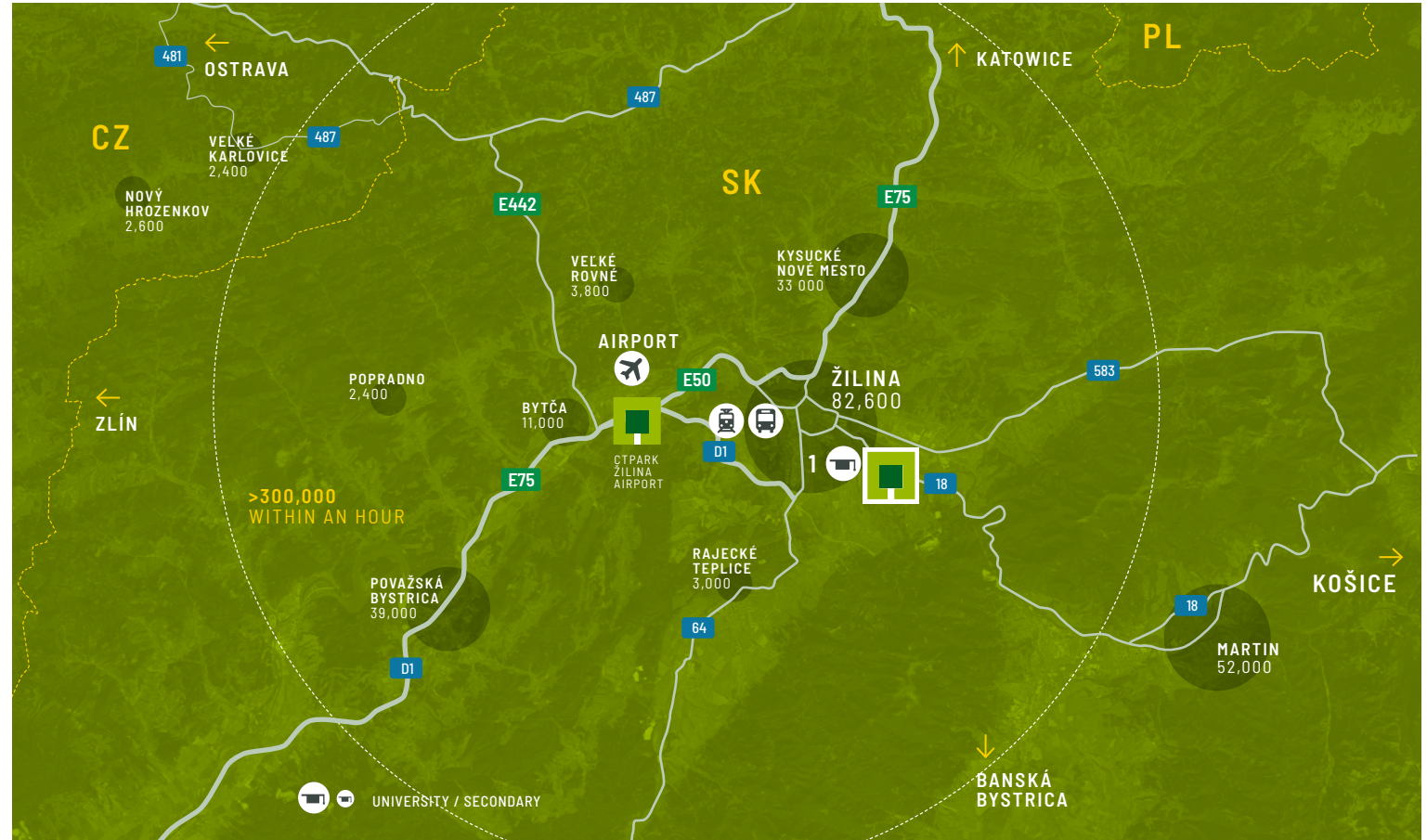
REGIONAL BENEFITS

Next-generation manufacturing

Žilina, situated in the north-west of Slovakia, boasts a strategic location in close proximity to both Czechia (40 km) and Poland (50 km). CTPark Žilina benefits from excellent motorway connections, while being situated within one of Slovakia's main high-tech and automotive clusters. The presence of Kia Slovakia, Hyundai, and other Slovak and Polish OEMs in the vicinity enhances the park's appeal to businesses in these industries.

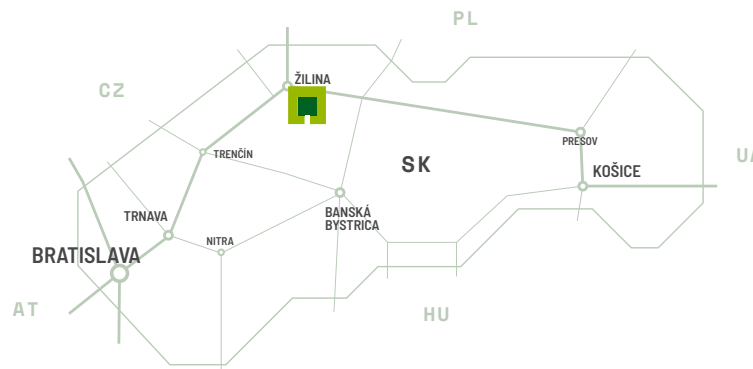
Key benefits of the area:

- ▶ Approximately 690.000 inhabitants in the Žilina region
- ▶ University of Žilina - access to a skilled and educated workforce
- ▶ Expansion opportunities within the park
- ▶ Competitive labor costs



MAJOR CITIES

Banská Bystrica	96 km	1h 55min
Ostrava	110 km	1h 45min
Kraków	190 km	3h 15min
Bratislava	209 km	2h 11min



LOCAL ACCESS

Stable & well-established industrial zone




CTPark Žilina enjoys a highly advantageous location near an important international road junction. In the city of Žilina, three major roads of international significance, namely E50, E75, and E442, converge. The D1 motorway, which runs through Žilina, connects the city with Slovakia's capital, Bratislava (210 km), in the west, and with Košice (260 km) in the east.

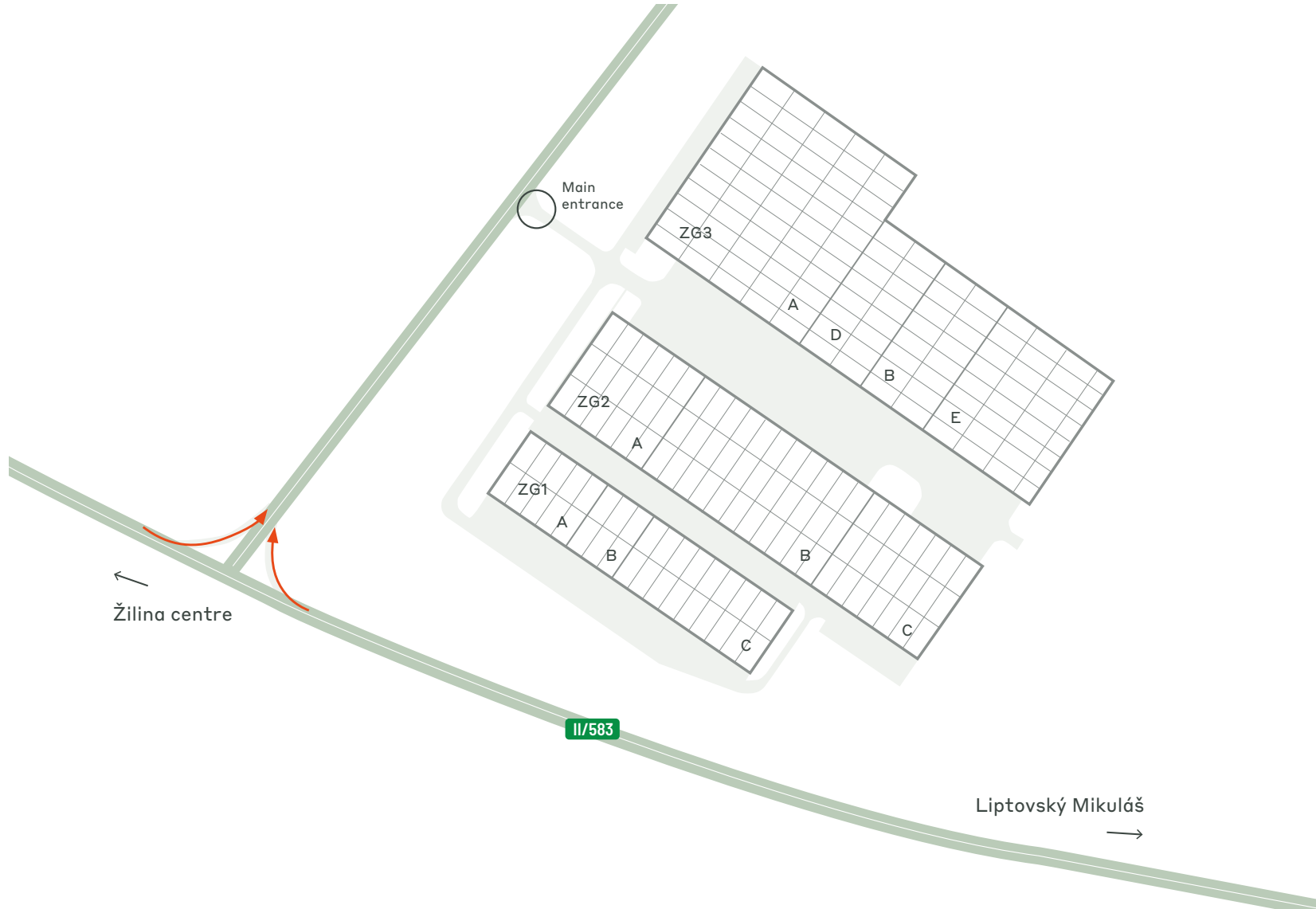
PARK FEATURES

- ▶ Solar panels installed
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure



Slovakia's automotive hub

-  Built available
-  Planned
-  Built occupied



KEY PARK DATA

CTPark Žilina



SOLAR PANELS
INSTALLED



WATER
RECYCLING



LANDSCAPED
AREAS

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

59,000 sqm

TOTAL AREA

11.03 ha

NEARBY INVESTORS

KB Components

Plakor

MOBIS Slovakia

Constellium Automotive



 **Námestovo**



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REGIONAL BENEFITS

Region with strong industrial tradition

CTPark Námestovo, strategically located in northern Slovakia, offers over 140,000 sqm of versatile space for production, distribution, logistics, and assembly. It sits close to the Polish border (20 km) and the Czech Republic (60 km), benefiting from a region with a strong industrial history and lower labor costs. Námestovo town and its surroundings provide access to a dedicated and skilled workforce thanks to the presence of a technical high school.

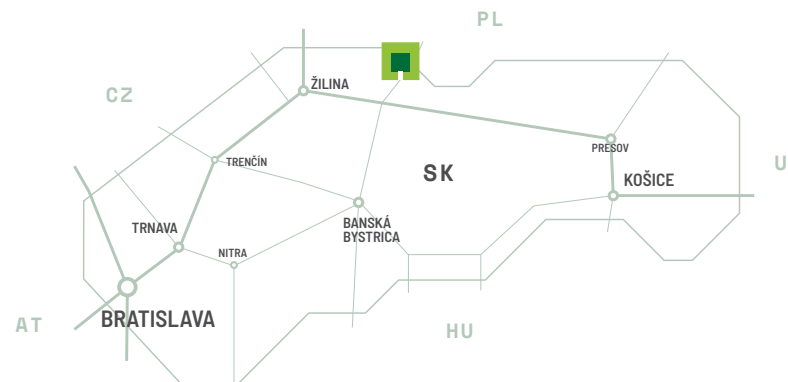
Key benefits of the area:

- ▶ Competitive labor cost
- ▶ Region with a strong industrial tradition
- ▶ Technical high school in Námestovo



MAJOR CITIES

Kraków	113 km	1h 50min
Ostrava	145 km	2h 05min
Bratislava	285 km	3h 30min
Budapest	286 km	4h 50min
Brno	290 km	3h 45min



LOCAL ACCESS

At the Borders of Slovakia, Poland and the Czech Republic

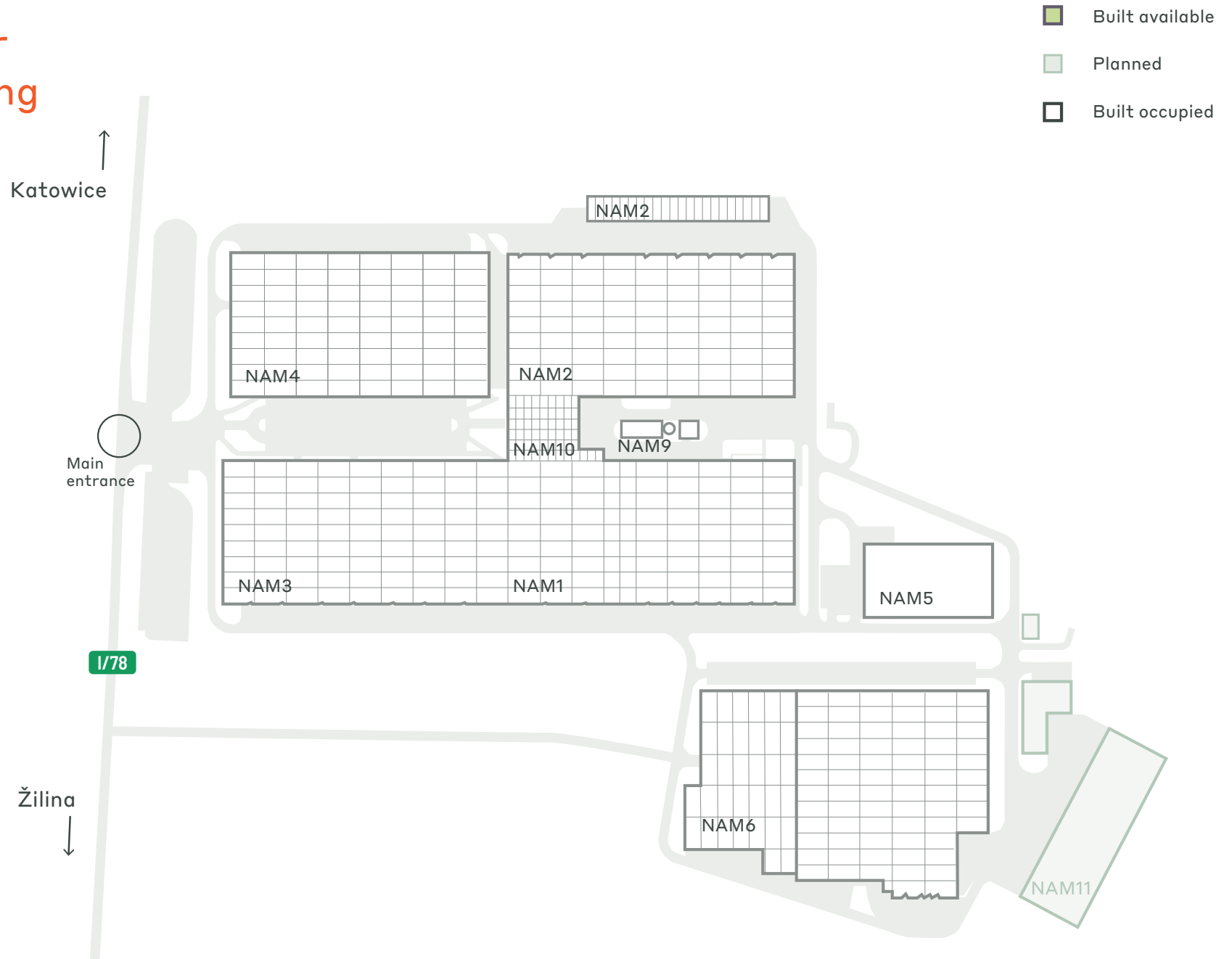
CTPark Námestovo holds a strategic location in the northern part of Slovakia, in proximity to the borders with Poland and the Czech Republic. The town of Námestovo is located just 3 kilometers away from the park. Accessibility between the town and its surrounding areas is facilitated via local public transportation.

PARK FEATURES

- ▶ BREEAM Excellent certification
- ▶ Elegant natural landscaping, biodiversity infrastructure with beehives
- ▶ Public transportation at the park entrance
- ▶ Solar panels with over 270 kWp capacity and with green energy available to clients
- ▶ Electric charging stations
- ▶ Canteen



Best spot for manufacturing



KEY PARK DATA

CTPark Námestovo



AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

9,680 sqm

BUILT-UP AREA

140,000 sqm

TOTAL AREA

14.50 ha

NEARBY INVESTORS

Yanfeng

Visteon

Mahle MITS

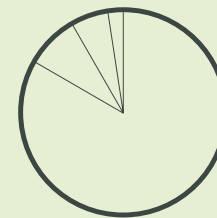
INDUSTRIES IN THE PARK

84% Automotive

8% Manufacturing

6% Services

2% Other





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm
GLA

SPACE FOR YOU TO GROW

23.4 million sqm
landbank

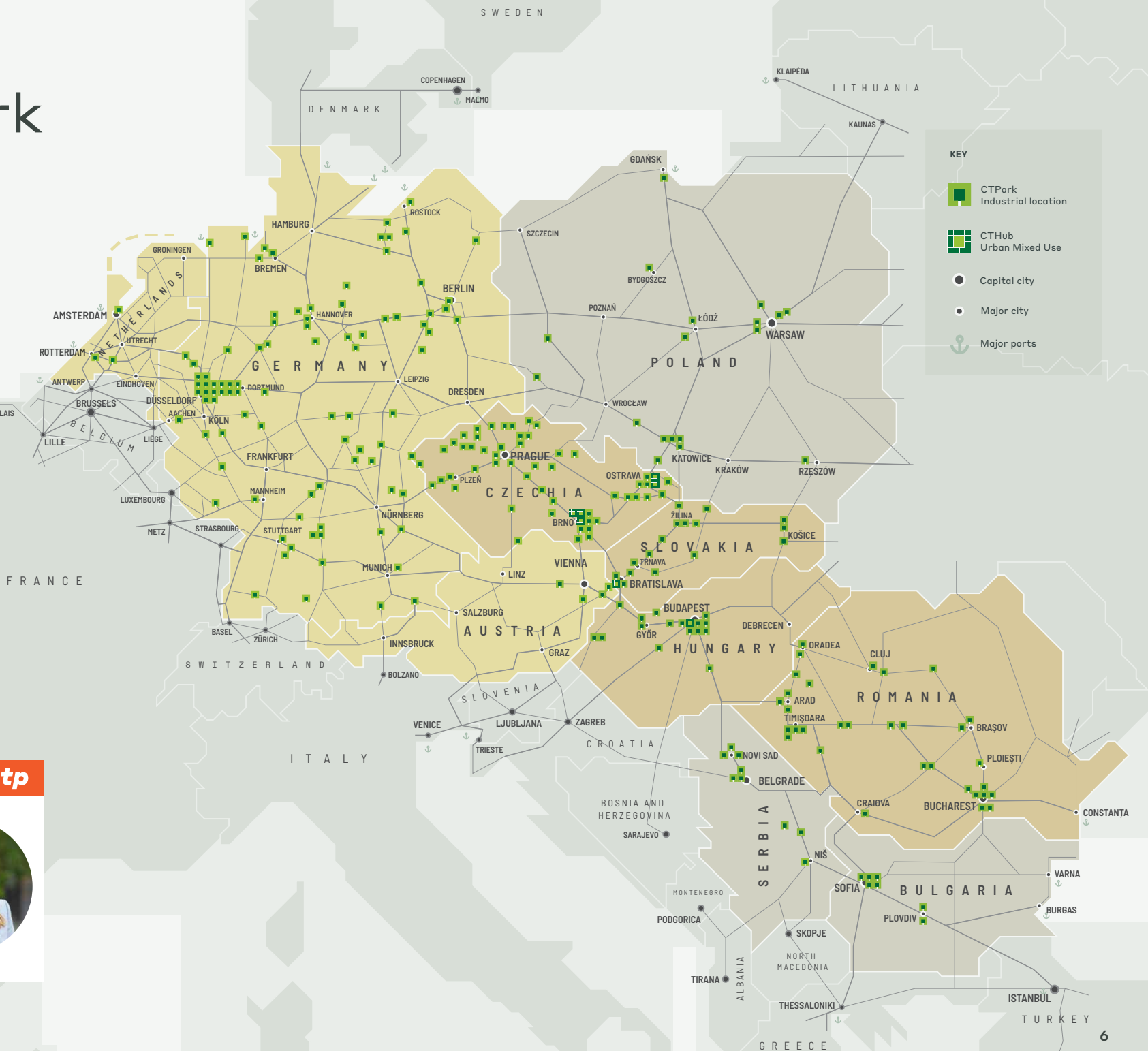
LONG TERM PARTNER

>1,000 clients



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CONTACT ME