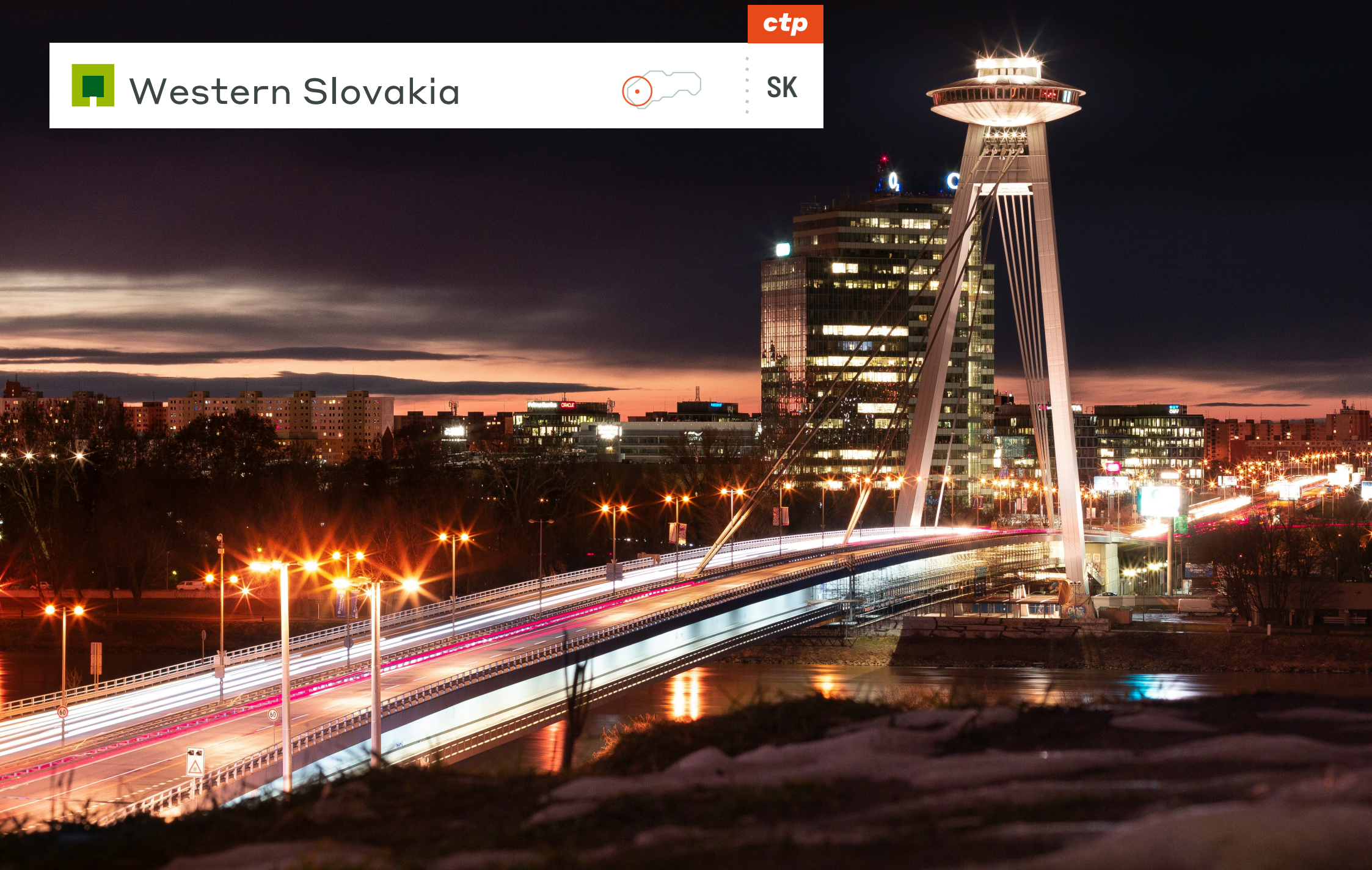


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 Western Slovakia



SK



Western Slovakia: Gateway to the CEE Markets

Western Slovakia is comprised of four regions: Bratislava, Trnava, Trenčín and Nitra regions, which share borders with the Czech Republic to the northwest, Austria to the west and Hungary to the south.

BRATISLAVA REGION

The Bratislava Region stands out as the largest recipient of FDI among all Slovak regions. Its regional GDP accounted for 28.4% of the national GDP in 2021. Bratislava Region benefits from its proximity to Hungary, the Czech Republic, and Austria, positioning it as an important CEE hub. The region boasts well-developed infrastructure, encompassing highways and railways that facilitate both international and domestic connectivity, a naval and cargo port, and an international airport. Additionally, the region hosts a concentration of highly educated individuals, supported by the presence of 12 universities.

TRNAVA REGION

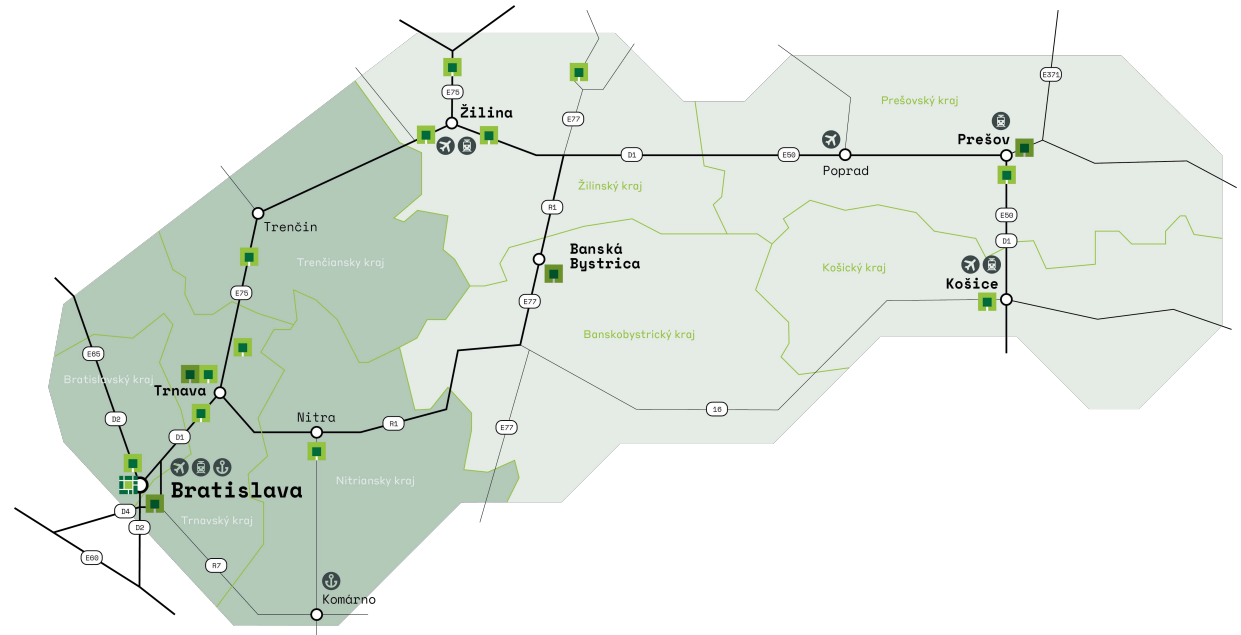
Experiencing a growing influx of foreign capital, particularly in the industrial sector, the Trnava Region demonstrates the highest level of agricultural land utilization. It boasts a qualified workforce, facilitated by the presence of four universities in the region. The region holds a favorable transport position, including proximity to two international airports in Bratislava and Vienna.

TRENČÍN REGION

The Trenčín Region enjoys a favorable geographical location with access to a highway linking it to crucial European corridors. It offers lower wage levels compared to the Trnava and Bratislava Regions. The region's industrial base is diversified, and it hosts two universities.

NITRA REGION

Known for its strong potential in both industrial and agricultural capital goods, the Nitra Region boasts an available pool of qualified workforce. Its developed infrastructure includes a highway connecting Nitra with Trnava and the broader Western Slovakia and EU regions. Nitra is also home to two universities and a research center.



POPULATION OF CITIES

Bratislava	476.922
Trnava	62.806
Trenčín	54.107
Nitra	76.951

CTPARKS IN THE REGIONS

- CTPark Bratislava
- CTPark Trnava
- CTPark Voderady
- CTPark Nitra
- CTPark Hlohovec
- CTPark Nové Mesto nad Váhom

INVESTORS IN THE REGIONS

Bratislava Region

- Volkswagen
- TESCO
- IBM
- Dell
- Slovnaft

Trenčín Region

- Leoni
- Adient
- Hella
- Nestlé
- Delta Electronics

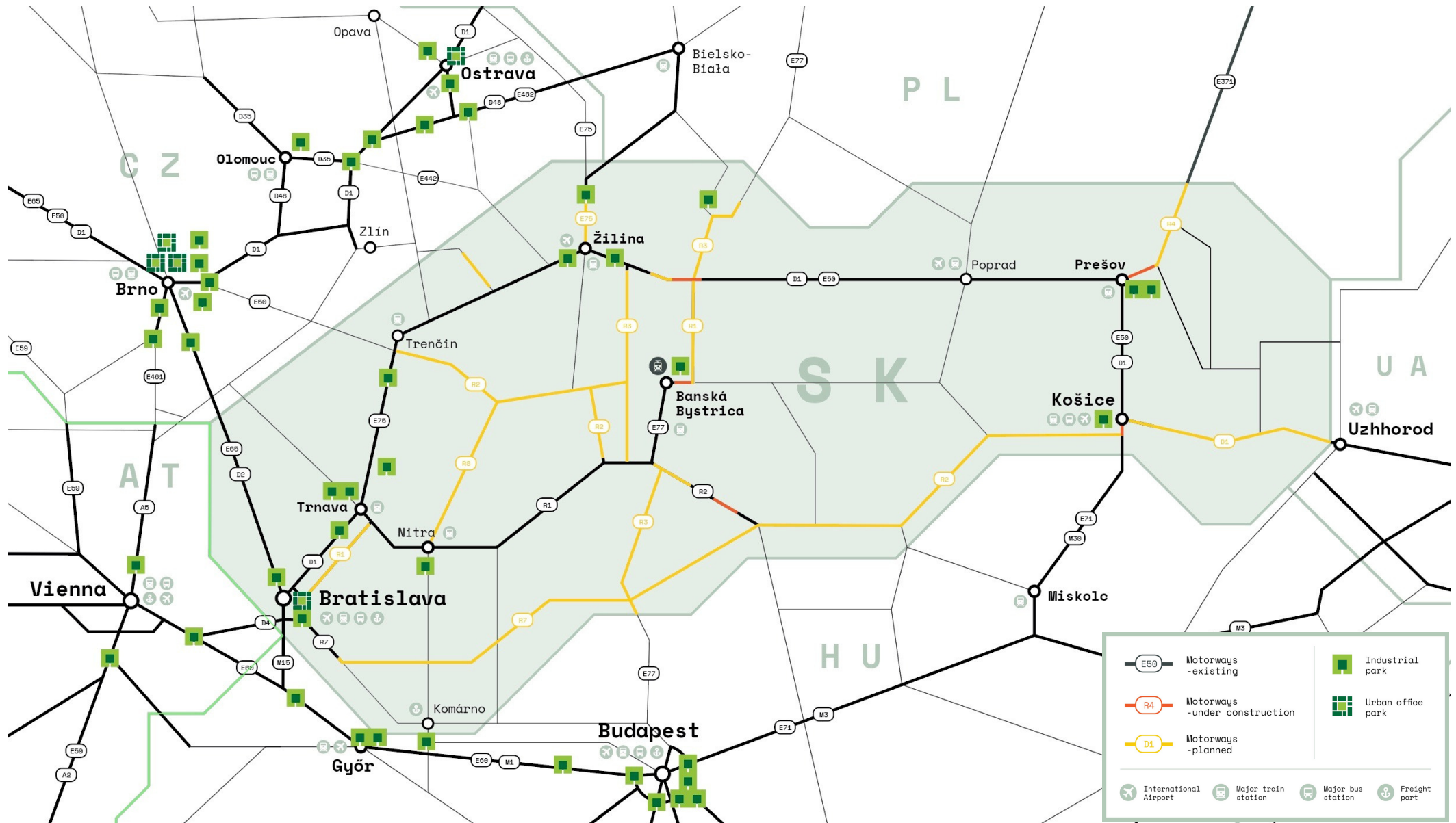
Trnava Region

- PSA Peugeot Citroën
- IKEA Industry
- SAMSUNG electronics
- Schäffler
- ZF Slovakia

Nitra Region

- Jaguar Land Rover
- Foxconn
- ZKW Slovakia
- Heineken
- Osram

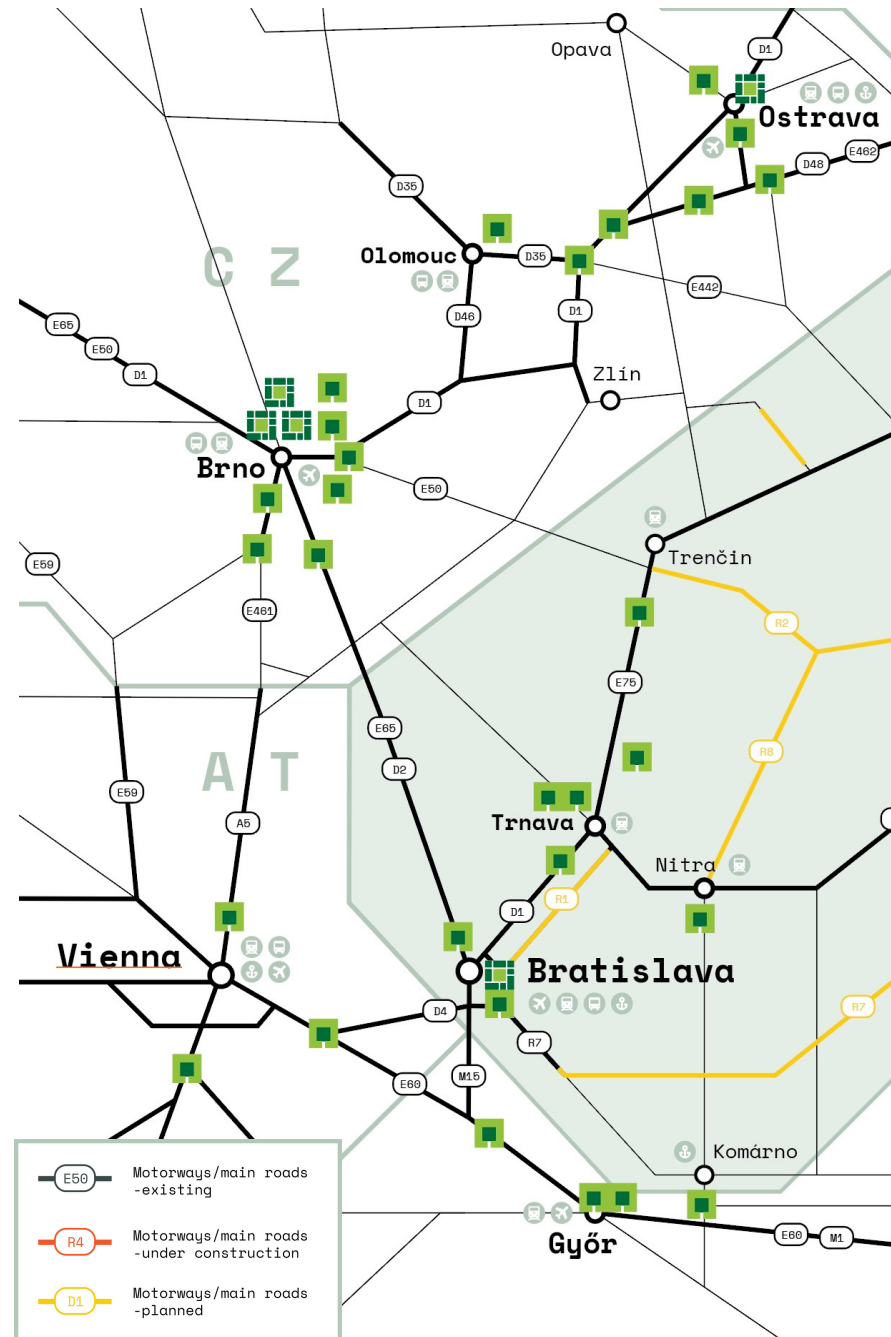
Road Infrastructure in Slovakia



Road Network

Western Slovakia boasts a well-developed road infrastructure of both national and international significance. Key motorways and expressways in the region include:

- **D1:** Slovakia's longest east-west motorway linking Bratislava with Trnava, Trenčín, Púchov, Žilina, Martin, Ružomberok, Poprad, Prešov and Košice, with an extension planned to Michalovce and the SK/UA border in the east.
- **D2:** Spanning western Slovakia, this motorway provides convenient connectivity between the Czech Republic and Hungary.
- **D4:** The D4 highway serves as the outer bypass of Bratislava, connecting to Austria's A6 highway at the Jarovce border crossing and forming part of the European route E58 upon its completion.
- **R7:** An expressway linking Bratislava to Holic, with a planned extension to Lučenec upon its completion.
- **R1:** An expressway connecting Trnava to Ružomberok upon completion, currently operational from Trnava to Banská Bystrica.





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Bratislava



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REGIONAL BENEFITS

Thriving Automotive Ecosystem

Nestled in Devínska Nová Ves, a district of Bratislava, CTPark Bratislava enjoys a strategic position at the crossroads of Slovakia, Austria, Hungary, and the Czech Republic. The park offers over 140,000 sqm of A-class warehouse and production space tailored to the diverse needs of companies, especially those engaged in distribution, logistics, production, and assembly. Its proximity to the Volkswagen automotive plant makes it a pivotal hub for industries operating in the automotive sector, fostering a symbiotic business ecosystem. Additionally, supported by a skilled talent pool from 12 universities, this area is a fertile ground for businesses seeking specialized expertise.

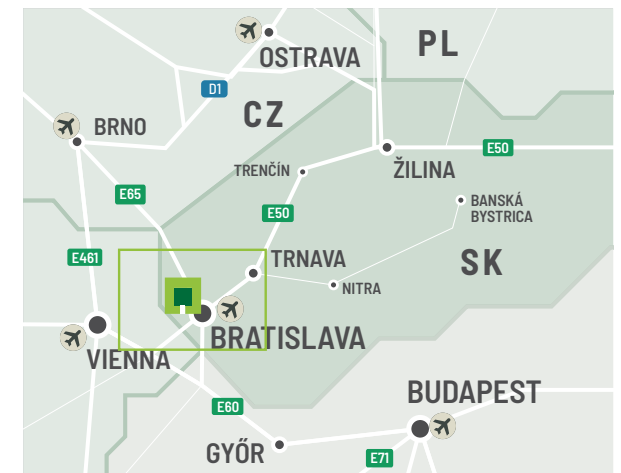
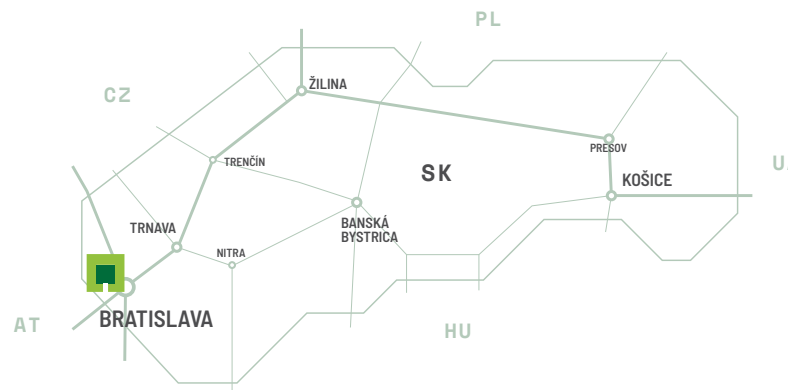
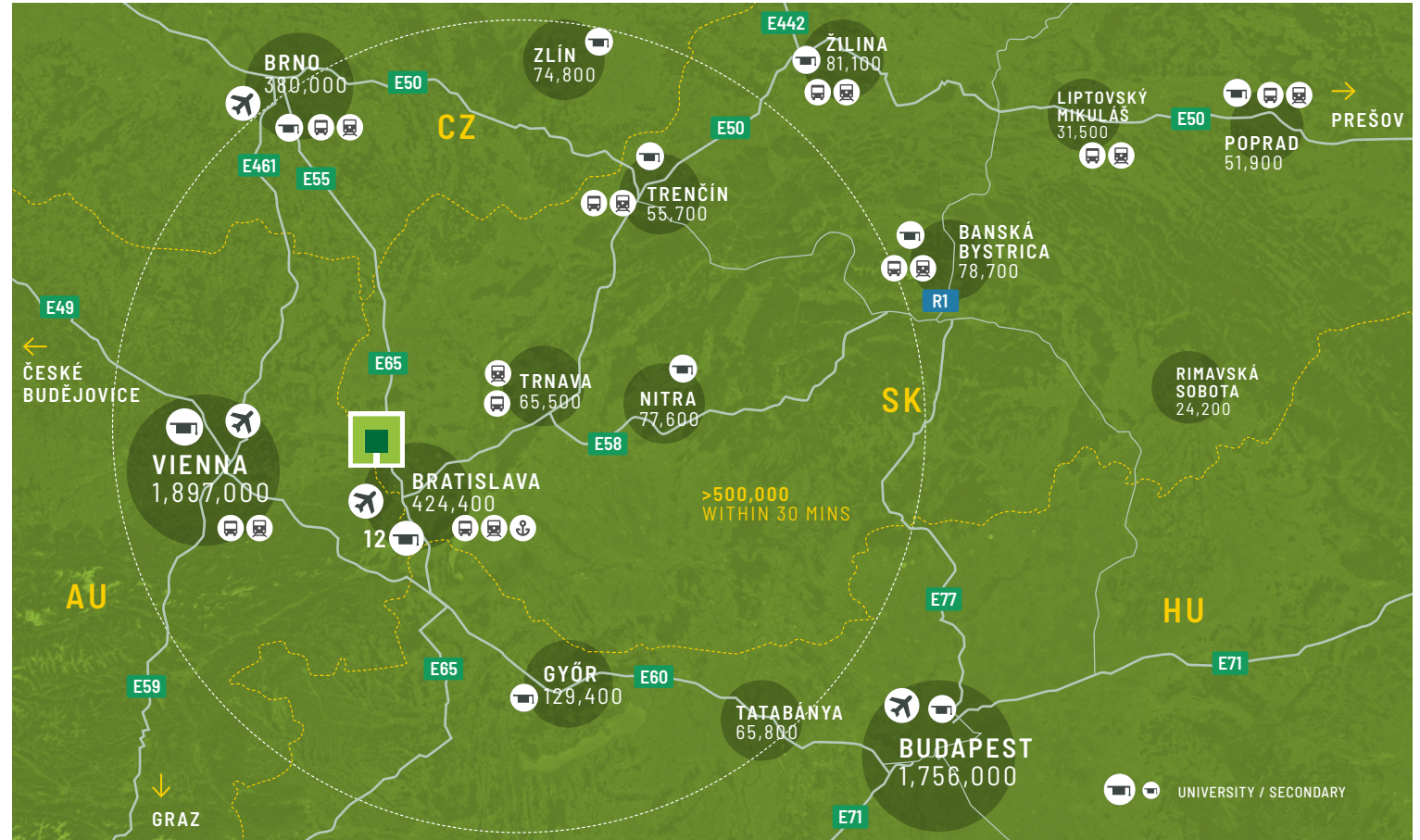
Key benefits of the area:

- ▶ Volkswagen automotive plant adjacent to the park
- ▶ The best location within the D2 highway sub-market
- ▶ On the border of Slovakia, the Czech Republic, Austria, and Hungary
- ▶ 730,000 inhabitants in the Bratislava Region
- ▶ Highly complex economic area
- ▶ A highly educated population, with 12 universities offering a skilled talent pool

 HIGHWAY D2 4 KM	 BRATISLAVA 26 KM
 BRATISLAVA AIRPORT 23 KM	 TRAIN STATION 1,2 KM

MAJOR CITIES

Trnava	73 km	1h 00min
Vienna	93 km	1h 00min
Győr	93 km	1h 10min
Brno	123 km	1h 30min
Budapest	214 km	2h 15min



LOCAL ACCESS

Best location within the D2 sub-market

CTPark Bratislava boasts exceptional connectivity, strategically positioned with direct access to the D2/E65 highway, adjacent to a railway, and in close proximity to a bustling cargo port, as well as the international airports in both Bratislava and Vienna. This prime location facilitates seamless transportation and trade, establishing it as a highly sought-after hub for businesses seeking optimal logistical advantages.

PARK FEATURES

- ▶ Best spot on D2 highway sub-market
- ▶ On-site park management team
- ▶ Public transport stop within 10 minutes walking distance
- ▶ Solar panels installed with green electric energy available to CTP clients

- ▶ Biodiversity infrastructure with green roof, green wall and beehives
- ▶ Elegant natural landscaping
- ▶ Railway adjacent to the park
- ▶ Street workout
- ▶ Gatehouse



Maximizing efficiency



AVAILABILITY & DELIVERY

BRA16 **9,332 sqm** **available**

KEY PARK DATA

CTPark Bratislava

AVAILABLE NOW

9,332 sqm

DEVELOPMENT OPPORTUNITY

28,000 sqm

BUILT-UP AREA

130,000 sqm

TOTAL AREA

26.28 ha

NEARBY INVESTORS

Schnellecke

Slomatec

Duvenbeck

SMP

Benteler

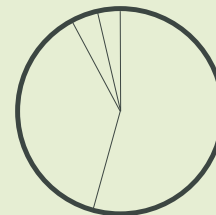
INDUSTRIES IN THE PARK

54% Automotive

38% 3PL

4% Retail Trade

4% Manufacturing



WATER RECYCLING

LANDSCAPED AREAS

STREET WORKOUT

RESTAURANT 1.7 KM

SHOPPING MALL 7 KM

5 KM



 Trnava

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REGIONAL BENEFITS

Gateway For CEE Markets

Trnava is an excellent location, strategically positioned at the crossroads of the D1 highway and R1 expressway, and just 50 kilometers from the capital. Situated adjacent to the Stellantis automotive plant, the park is ideal for companies involved in automotive component manufacturing, as well as logistics and distribution activities in Central and Eastern Europe due to excellent accessibility to all major nearby cities and surrounding countries.

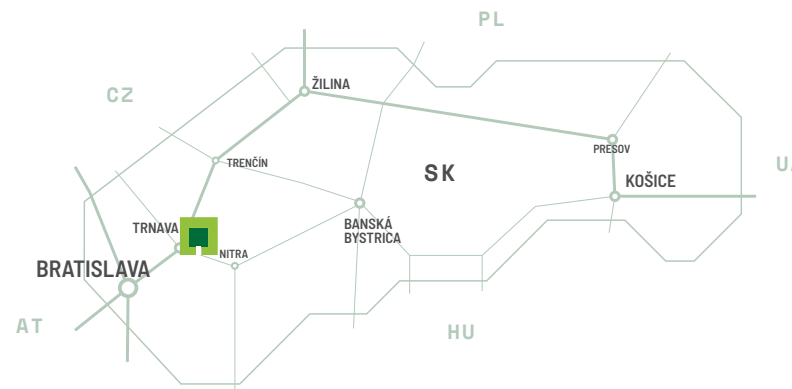
Key benefits of the area:

- ▶ Approximately 566,000 inhabitants in the Trnava Region
- ▶ Two universities in close proximity contributing to the availability of skilled local talent
- ▶ Excellent infrastructure, including the intersecting highways and well-developed transportation networks
- ▶ Growing rate of foreign industrial investment, indicating the attractiveness of the region as a business destination
- ▶ Gateway for CEE markets



MAJOR CITIES

Bratislava	55 km	0h 30min
Vienna	115 km	1h 30min
Brno	148 km	2h 00min
Ostrava	230 km	2h 30min
Budapest	170 km	3h 00min



LOCAL ACCESS

Located just off the D1/R1 Highway

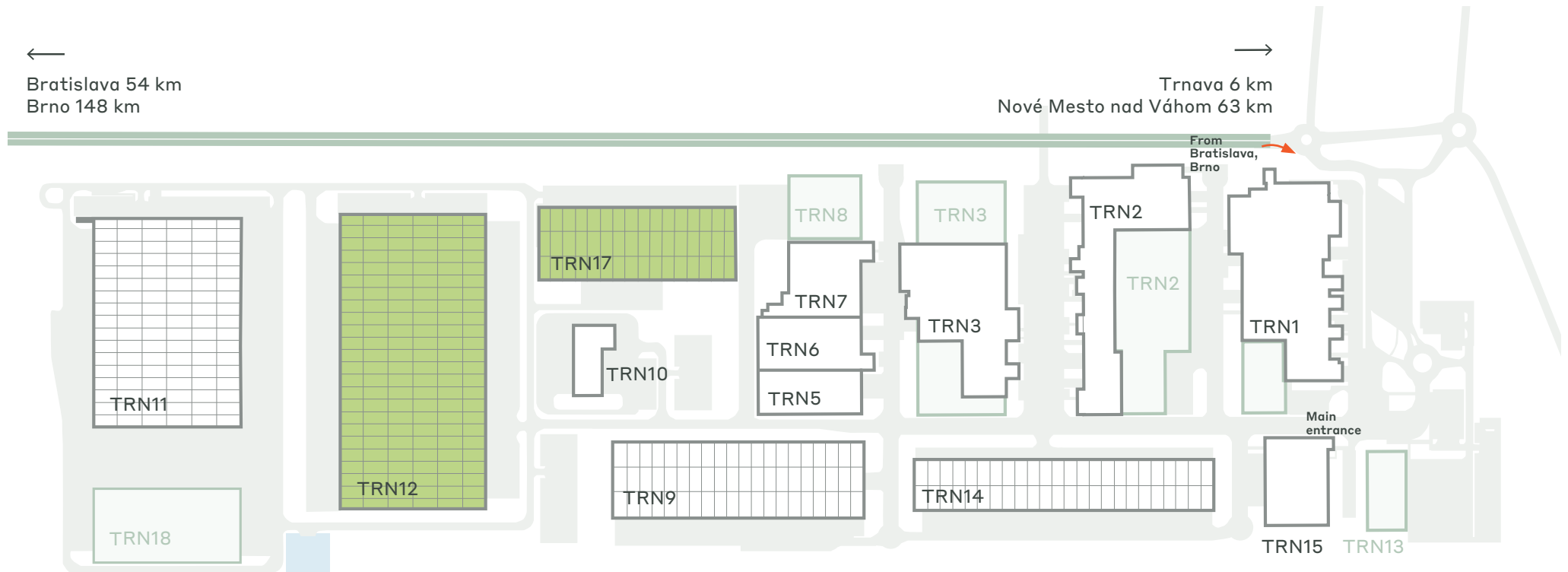
CTPark Trnava enjoys a strategic location at the intersection of two major roads, the D1 motorway and the R1 expressway, both of which hold international significance. This advantageous position provides seamless access to neighboring markets, including Austria and Hungary to the west, and the Czech Republic and Poland to the north. CTPark Trnava is conveniently accessible via public transportation from Trnava. Trnava boasts an important railway station on the Bratislava-Žilina railway line, offering convenient connections to other major cities within Slovakia.

PARK FEATURES

- ▶ Solar installation planned for 2024, with renewable energy available to CTP clients
- ▶ Rain water retention and reuse for watering trees
- ▶ Electric charging stations
- ▶ Public transport stop at the park entrance
- ▶ Elegant natural landscaping and biodiversity infrastructure with insect hotels and green roof
- ▶ Located just off the D1/R1 highways



Expand with Confidence



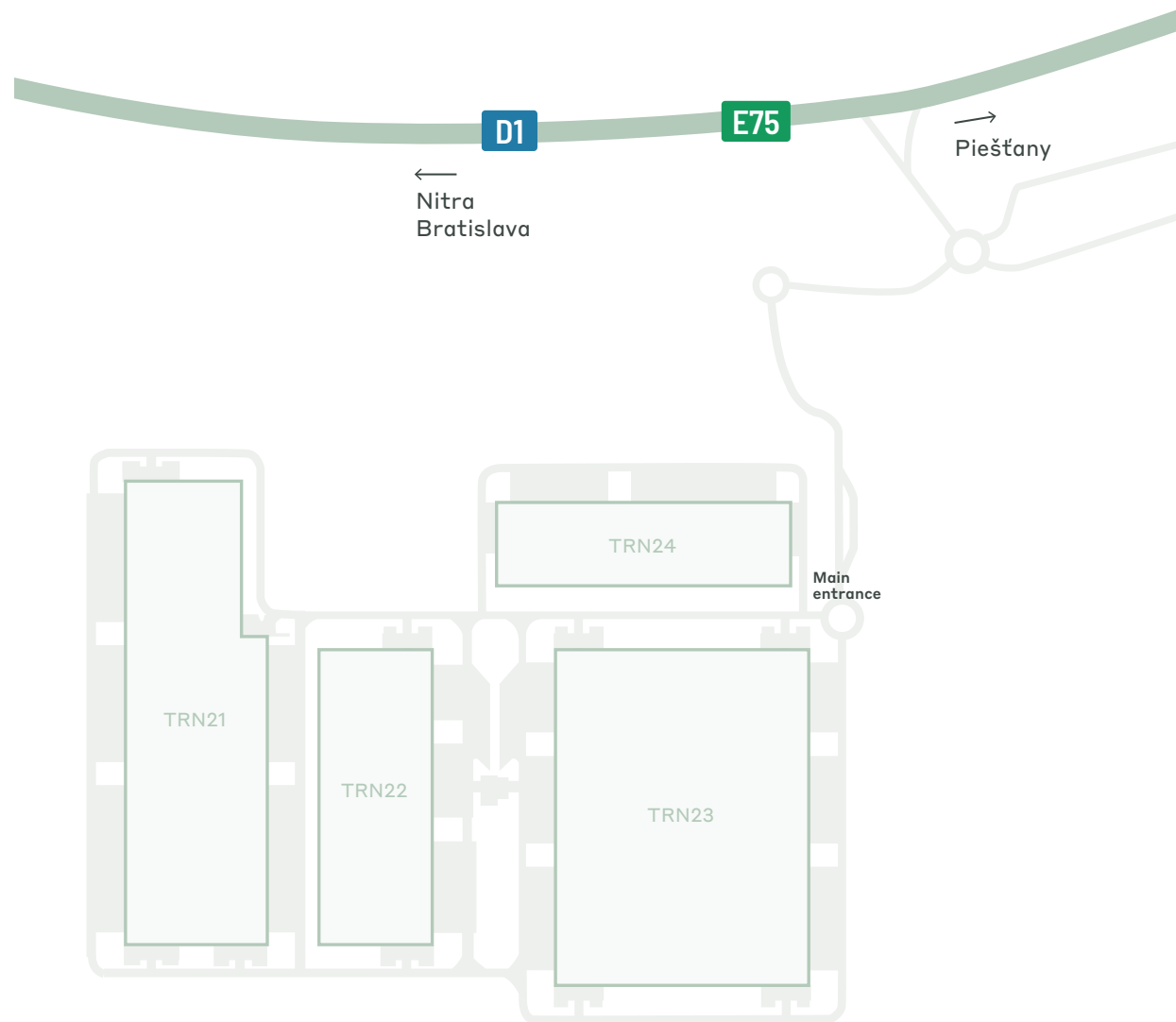
AVAILABILITY & DELIVERY

TRN1	2,205 sqm	planned
TRN2	11,247 sqm	planned
TRN3	8,802 sqm	planned
TRN8	4,426 sqm	planned

TRN12	5,092/41,818 sqm	available
TRN13	3,186 sqm	planned
TRN17	2,600/14,036 sqm	avail/under const.
TRN18	19,144 sqm	planned




- Built available
- Planned
- Built occupied

Expand with Confidence



AVAILABILITY & DELIVERY

TRN21	44,765 sqm	planned
TRN22	24,471 sqm	planned
TRN23	62,615 sqm	planned
TRN24	18,403 sqm	planned

-  Built available
-  Planned
-  Built occupied

KEY PARK DATA

CTPark Trnava

AVAILABLE NOW

5,092 sqm

DEVELOPMENT OPPORTUNITY

208,379 sqm

BUILT-UP AREA

177,000 sqm

TOTAL AREA

54.90 ha

PARK & NEARBY INVESTORS

- CEVA
- C&A
- HAVI Logistics
- Coscunoz
- FORVIA
- Ancient Wisdom
- Stellantis
- ZF
- BOGE
- Datalogic



SOLAR INSTALLATION
PLANNED FOR 2024



WATER
RECYCLING



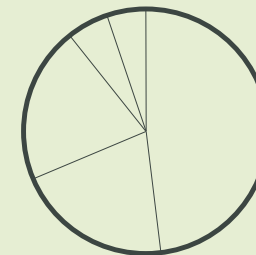
LANDSCAPED
AREAS



PUBLIC TRANSPORTATION
WITHING WALKING DISTANCE

INDUSTRIES IN THE PARK

- 48% 3PL
- 21% Automotive
- 21% Manufacturing
- 5% Services
- 5% Wholesal trade



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 Voderady



SK



REGIONAL BENEFITS

The hub for CEE logistics

CTPark Voderady offers an excellent location for companies looking to establish themselves in western Slovakia. The park provides convenient connectivity to the nearby city of Trnava (10 km), Slovakia's capital, Bratislava (50 km), as well as neighboring markets Austria, the Czech Republic, Poland, and Hungary.

Key benefits of the area:

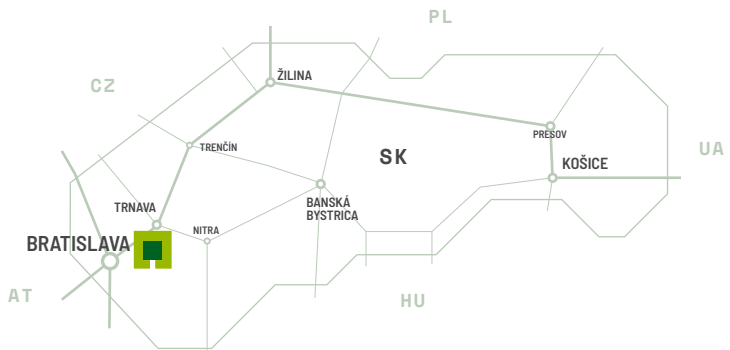
- ▶ Approximately 566,000 inhabitants in the Trnava Region
- ▶ Two universities in the vicinity contributing to the availability of a skilled local workforce
- ▶ High visibility from the D1 highway
- ▶ Close proximity to production companies such as Audia Plastics (plastics), Samsung Electronics (electronics) and Stellantis (automotive)



HIGHWAY 2 KM	VODERADY 4 KM
AIRPORT BRATISLAVA 38 KM	ČÍFER TRAIN STATION 14 KM

MAJOR CITIES

Bratislava	50 km	0h 30min
Vienna	115 km	1h 30min
Brno	148 km	2h 00min
Ostrava	230 km	2h 30min
Budapest	190 km	2h 30min



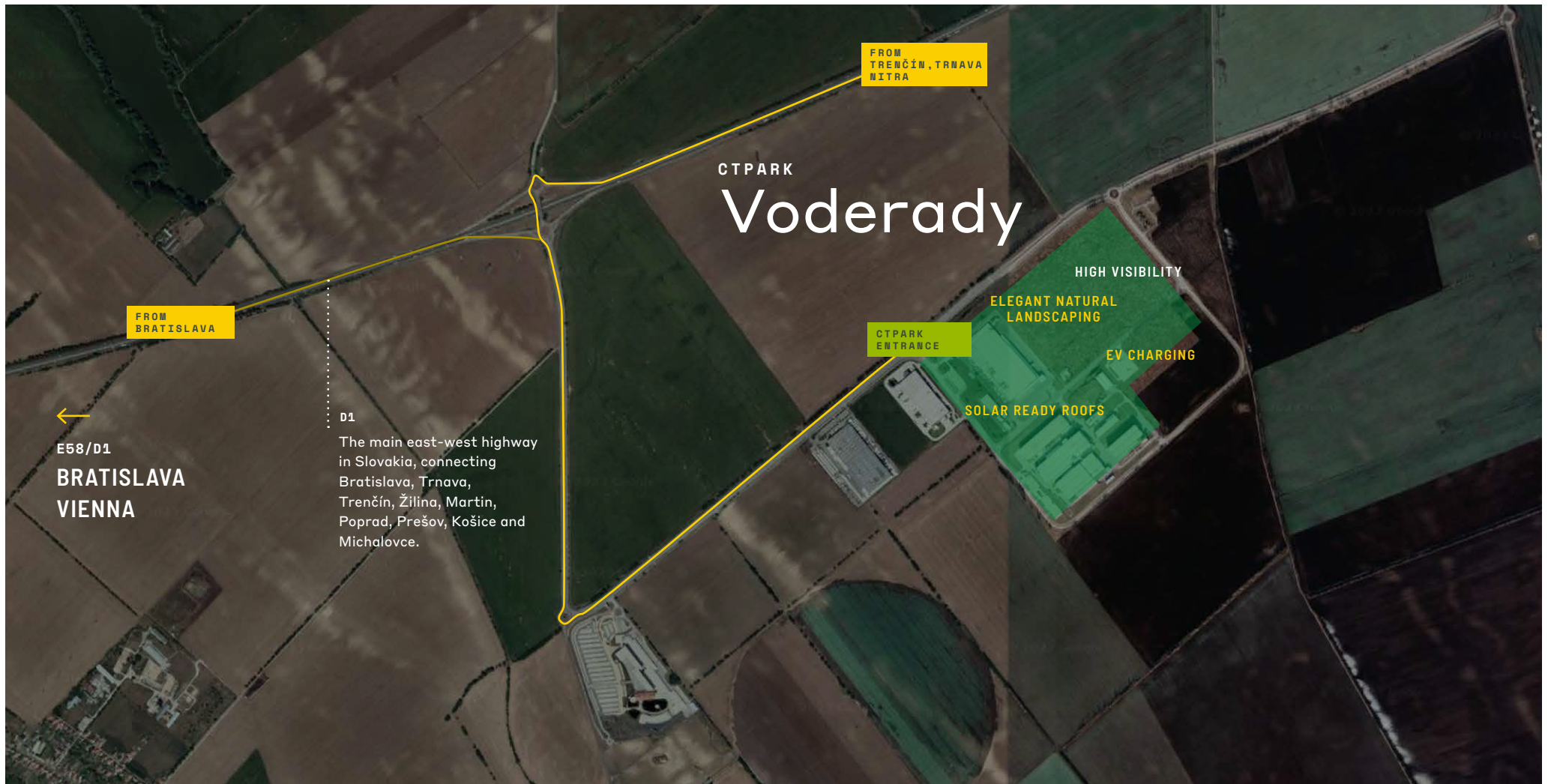
LOCAL ACCESS

Infrastructure Backbone

CTPark Voderady holds a prime position, with a direct access point to the D1 motorway, the main east-west highway in Slovakia. The park offers direct road connections, providing convenient access to Voderady (3.5 km) and Trnava (10 km).




PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping
- ▶ Gas station 12 km



Offering Room For Your Growth



-  Built available
-  Planned
-  Built occupied

AVAILABILITY & DELIVERY

VOD2 5,200 / 13,356 sqm under construction

KEY PARK DATA

CTPark Voderady



SHOP 3 KM



GAS STATION 15 KM



WATER
RECYCLING

AVAILABLE NOW

5,200 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

73,000 sqm

TOTAL AREA

14.40 ha

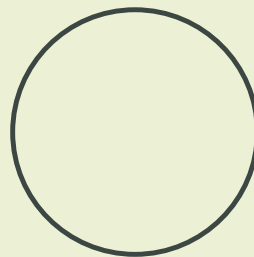
PARK & NEARBY INVESTORS

Lear

Nagel

INDUSTRIES IN THE PARK

100% Automotive





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

