

CTP WINS BROWNFIELD24 AWARD WITH FIRST CONSTRUCTION PROJECT IN GERMANY

Stuttgart/Ibbenbüren, May 17, 2024 - CTP, Europe's largest listed owner, developer, and manager of logistics and industrial real estate by gross lettable area, has won this year's Brownfield24 Award in the category **Best Brownfield Project (Logistics)** with its first German new-build project. The award-winning property, the CTPark Bremen-Hemelingen, is located on the site of a former municipal landfill on the outskirts of Bremen. Following intensive construction and refurbishment work by CTP Germany, a modern business and logistics park with around 28,700 square meters of new logistics space will be built by 1 June 2024.

Special challenges in soil management

The main challenges of the project were the contaminated backfill material and the soil protection requirements. Right at the start of the earthworks, it became clear that the material produced was contaminated with a mixture of household waste and minerals (>20 % of the total mass) and could therefore only have been disposed of at high cost. The aim of the soil management concept therefore had to be to remove and dispose of as little landfill material as possible from the site. A solution-oriented and creative geotechnical concept consisting of soil management and special foundations was developed specifically for this purpose.

The removed material was to be backfilled to the area after separating and separating non-recyclable contents (household waste components such as plastic, foils, metal parts, fabric remnants, etc.). The leveling of the foundation was essentially achieved by relocating materials from the landfill body (cut & fill). The necessary removal amounted to around 16,200 cubic meters with a contract volume of around 19,800 cubic meters.

This method had the advantage that no excavated material and therefore no disposal costs are incurred, which conserves resources and is ideal for the contaminated soils found on the construction site. The full displacement method also meant that no pathways were created in impermeable layers (groundwater cover layers) during the construction of the columns, so that groundwater protection could also be guaranteed. Passive gas drainage and gas sealing of the hall floor also prevented the ingress of landfill gas.

Comprehensive renewal of urban infrastructure in Bremen

As winner of the Brownfield24 Award for Best Brownfield Project (Logistics), the site is one of the current prime examples of the successful revitalization. The focus is on the revitalization of brownfields contributes to the avoidance of further land sealing (greenfields) in terms of soil protection. Additionally, the reuse of existing resources and the implementation of modern environmental technologies also help to protect natural resources, reduce environmental pollution and promote sustainable

development opportunities. Thus, the property meets the criteria for a DGNB Gold certificate and has a photovoltaic system and air heat pumps.

The elaborate site preparation also proves to be worthwhile in view of the prime location at GVZ Bremen, Europe's largest freight center and the fourth largest container hub in Northern Europe. Located in a designated industrial area, the park is accessible around the clock and can be easily reached by public transport in the university city with a population of almost 600,000. The property is located directly at the A27/A1 highway junction and offers attractive transport links to Bremen city center, the northeast and the west of Germany. Thanks to its location, the park is also uniquely networked with the (wind) energy sector. Almost the entire value chain is covered with research, development, service and maintenance in Bremen and Bremerhaven.

Alexander Hund, Managing Director of CTP Germany, explains: "We believe that the refurbishment of brownfields is the best solution for many regions in Germany. This applies in particular to high-quality locations, which sometimes comes with special challenges for us. This was the case with CTPark Bremen, which is why we are particularly pleased to receive this award."

Lars Satthoff, Construction Director Region North at CTP Germany, adds: "With CTPark Bremen, not only have we realized our first construction project on German soil; we have also succeeded in upgrading a geologically difficult site in an exemplary manner, both from an economic point of view and in terms of sustainability. As a partner in this, we would especially like to thank Goldbeck international who were involved as the executing company for the excellent cooperation."

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About CTP

CTP is the largest listed owner, developer and manager of logistics and industrial real estate in terms of gross leasable area, with 12 million sq m. GLA in 10 countries (as of 31 March 2024). 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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