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Warsaw

CTP acquires 14 hectares to expand Gdańsk Port logistics park

CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), has purchased a 140,000 sqm plot of land located within the Pomeranian Investment Centre (PCI) - an industrial park located in the vicinity of the largest container terminal on the Baltic Sea. The land acquired from the Gdańsk Economic Development Agency will be used to construct the next stage of the CTPark Gdańsk Port industrial and logistics complex.

In March last year, CTP announced the start of construction of its first investment in the Pomeranian Voivodeship - in an area crucial for cross-border logistics. As part of CTPark Gdańsk Port, the developer has so far built two buildings with a total area of 117,000 sqm. The complex is largely commercialised, with operations being carried out there by, among others, NEFAB Packaging Poland, Morska Agencja Gdynia and BayWa r.e. Now the company has purchased additional land for the expansion of the project.

'Our entry into the Pomeranian warehouse market has proven to be an investment success for us. Therefore, we have decided to expand our portfolio there with further production and logistics buildings. As part of the second phase of CTPark Gdańsk Port, we will offer both classic big box space (CTSpace), as well as smaller rental modules starting from 400 sqm (small business units), which we at CTP refer to as CTPBox and CTFlex. These smaller formats are particularly interesting for SMEs - the largest economic sector in Poland in terms of the number of companies - as they provide the infrastructure for flexible, sustainable growth,' explains **Piotr Flugel, Managing Director at CTP Poland.**

The Pomeranian Investment Centre - the area on which the CTPark Gdansk Port is being built - is the logistical base for the adjacent Port of Gdansk and the Baltic Hub deep-water terminal, to which ships from Asia directly call. The industrial park has been developed with investors from the maritime, offshore and TSL sectors in mind. An internal road system has been built within the PCI to enable the transport of bulky and heavy cargo, which ensures the safety of transport. Commercialisation and economic activation of the area is handled by the Gdansk Economic Development Agency.

'Undoubtedly, the second stage of the investment carried out by CTP in our area is not only another milestone for the development of the Pomeranian Investment Centre, but,

*above all, it proves that the first stage brought the investor and us, as the Municipality of the City of Gdańsk, tangible benefits. One of them is undoubtedly the inflow of the property tax stream to the municipality's budget. It is also worth emphasising that despite the fact that the Company has sold the land, it has secured for itself a steady income from the use of the internal road system it has built. Once again, I congratulate the Investor on its decision and thank it for the trust it has placed in Gdańsk,' says **Marek Ossowski, Vice President of InvestGDA.***

With this acquisition of land in Gdansk, CTP's land bank in Poland currently stands at 3 million sqm. In the first half of the year alone, the developer acquired 580,000 sqm of investment land in five strategic locations. The decision to acquire new plots of land is in line with CTP's strategy, announced in 2023, to invest EUR 300 million a year to further develop the business in Poland - a key growth market for CTP.

ABOUT CTP

CTP is the largest listed owner, developer and manager of logistics and industrial real estate in terms of gross leasable area, with 12.4 million sqm of GLA in 10 countries (as of 30 June 2024). The company certifies all new buildings to BREEAM at a level of '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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