



Save the date:
Capital Markets Day
September 25 / 26 in Bucharest,
Romania

CTP N.V. Financial Highlights **H1-2024**

8 August 2024

H1-2024: long-term demand trend continues to drive strong results

Financial highlights

€321m

(+14.4% vs. H1-2023)
Gross Rental Income

€437m

(+4.7% vs. H1-2023)
Net valuation results on
investment property

€178m

(+12.4% vs. H1-2023)
Company Specific
Adjusted EPRA earnings

€0.40

(+11.2% vs. H1-2023)
Company Specific
Adjusted EPRA EPS

€17.05

(+7.1% vs. 31 Dec 2023)
EPRA NTA per share

€1.7bn

(€1.2bn as at 31 Dec 2023)
Liquidity

Operational highlights

93%

(93% as at 30 June 2023)
Occupancy

6.5 yrs

(6.5 years as at 30 June 2023)
WAULT

15.3%

(14.5% as at 31 Dec 2023)
Reversionary potential

4.8%

(7.5% in H1-2023)
Like-for-like rental growth¹

2.0m sqm

(2.0 m sqm as at 31 Dec 2023)
Under construction

10.3%

(10.3% as at 31 Dec 2023)
Estimated YoC of projects
under construction

1. The like-for-like gross rental growth compares the growth of the gross rental income of the portfolio that has been consistently in operation (not under development) during the two preceding periods that are described

CTP: pan-European platform and market leader in the CEE

- Core Markets
- Growth Markets
- Western European Markets

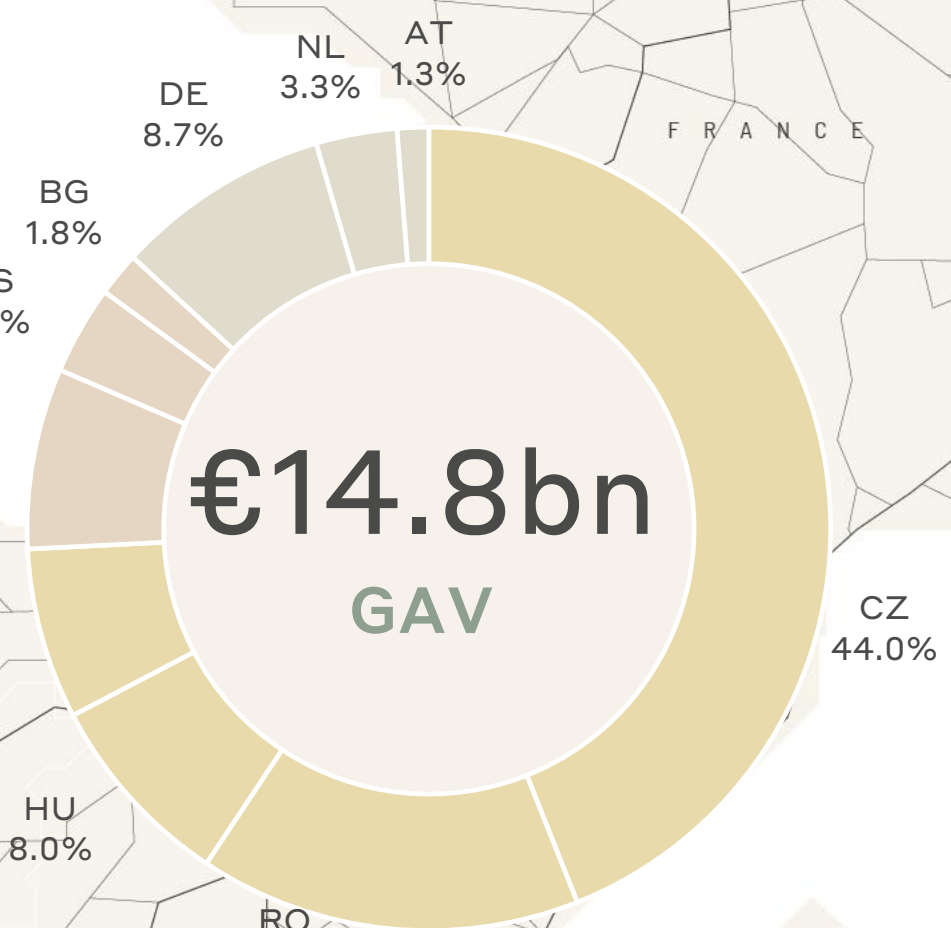
12.4m
sqm GLA

2.0m
sqm GLA under construction

25.5m
sqm landbank

115MW_p
Installed PV

Portfolio Value by Country (%)

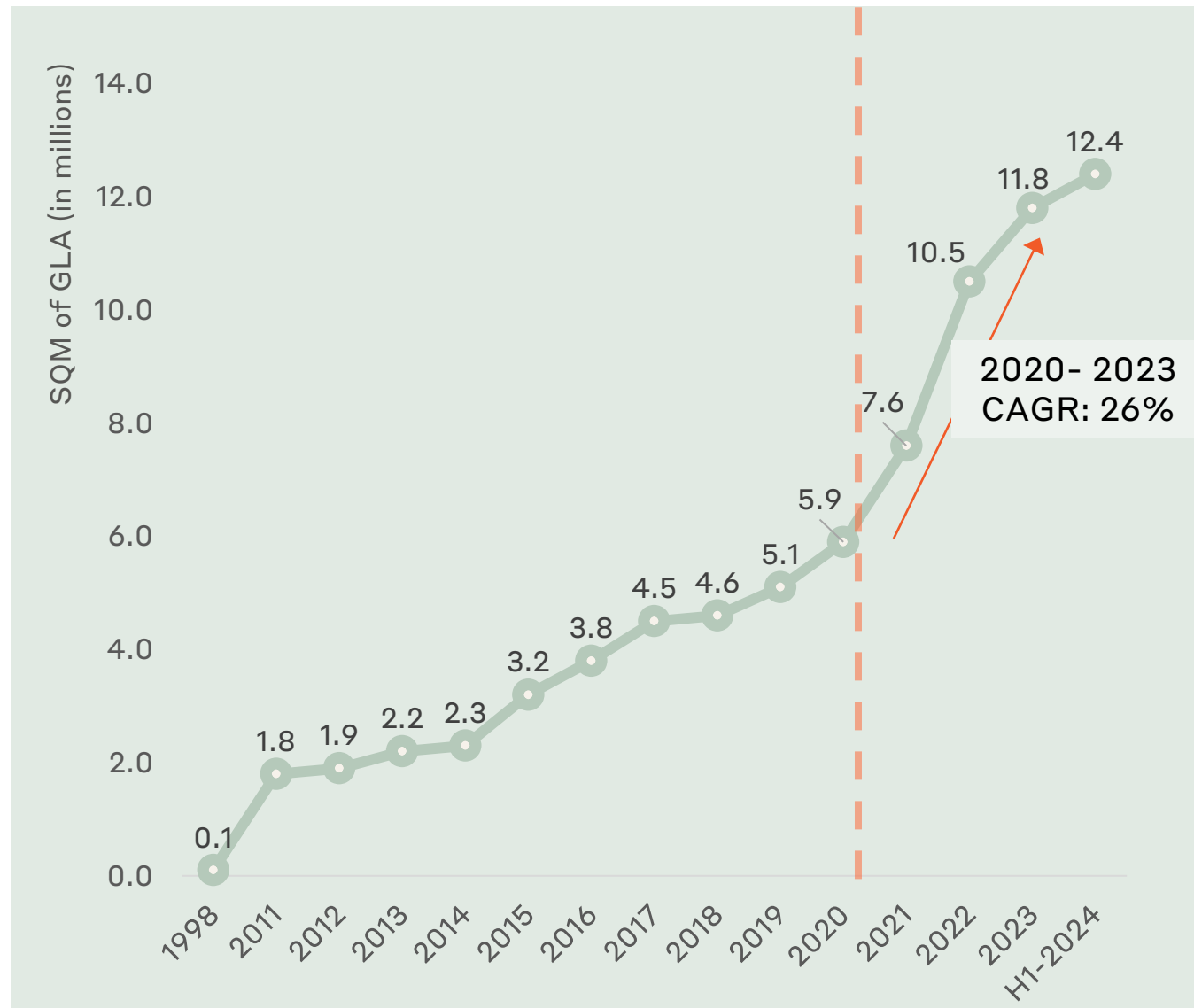


€14.8bn
GAV

NB: Figures may not add up due to rounding

Accelerated growth since IPO in March 2021

IPO
03/2021



+110%

Growth in GLA
from 5.9 million sqm to
12.4 million sqm

+190%

Growth in Landbank
from 8.8 million sqm to
25.5 million sqm

+152%

**growth in Investment
Property**
from €5.8 to €14.5 billion

+125%

**growth in annualized
rental income**
from €302 to €679 million

+105%

**growth in EPRA NTA
per share**
from €8.32 to €17.05

+84%

**growth in Company Specific
Adjusted EPRA EPS**
from €0.44 to €0.81¹

Entered new markets including Germany, Poland, Austria and The Netherlands

1. Mid-point 2024 Company Specific Adjusted EPRA EPS guidance: €0.80 - €0.82
NB: Figures may not add up due to rounding

Secured landbank gives significant mid-term potential

Significant embedded growth

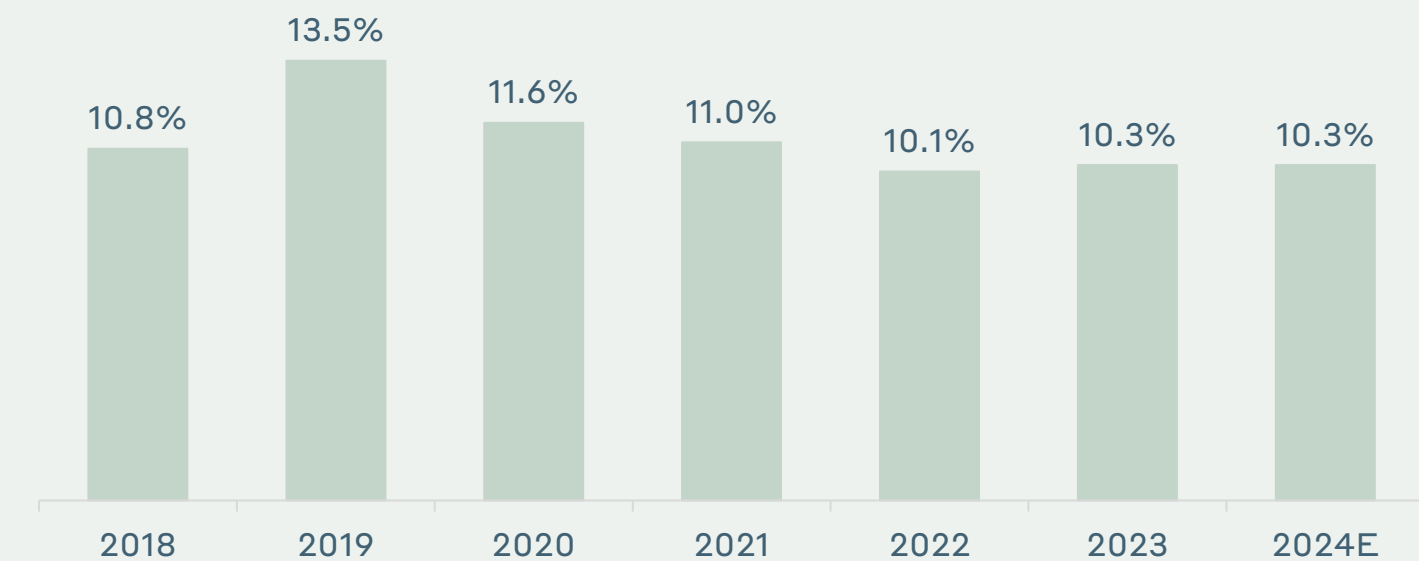
- **25.5 million sqm landbank**, o/w 20.3 million sqm owned and on balance sheet. 64% in existing parks, 25% in new parks with potential over 100,000 sqm of GLA
- Assuming a build-up ratio of 2 sqm of land : 1 sqm of GLA, allows CTP to **build over 12 million sqm of GLA**
- FV of landbank on balance sheet of ~€50 per sqm
- Average construction costs ~€500 per sqm
- **Total investment costs ~€600 per sqm** (€500 + 2 * €50)



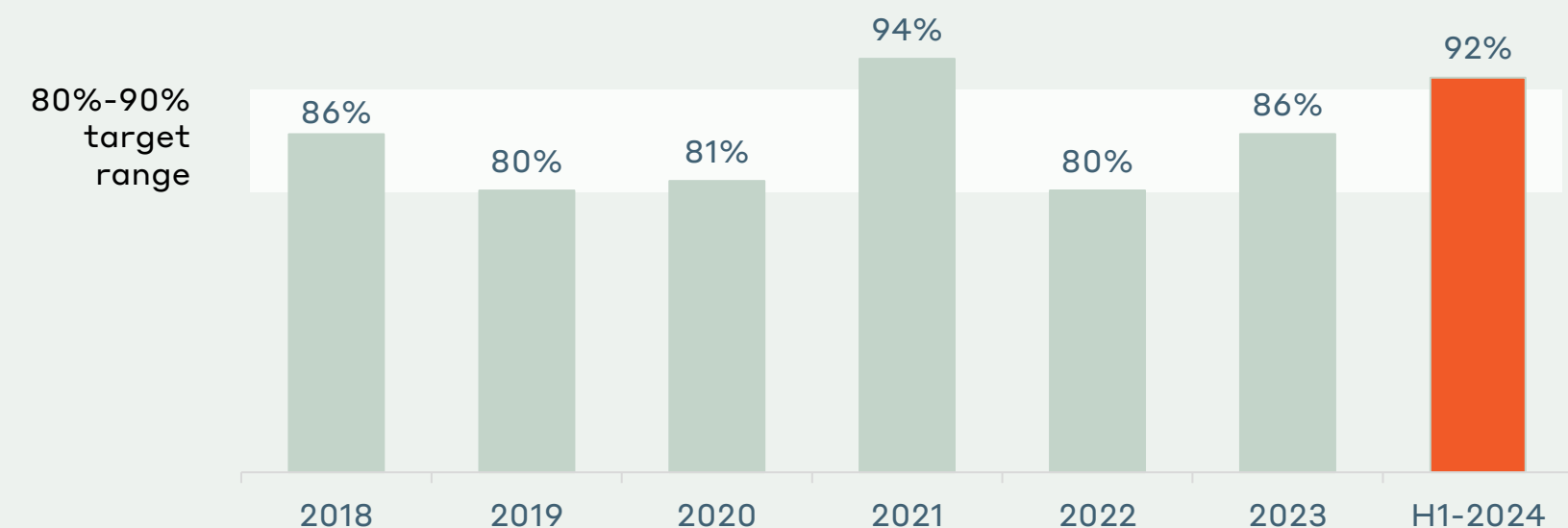
- Investment Properties valued at ~€950 per sqm
- Illustrative **revaluation potential of ~€350 per sqm**
- **Continued double digit NTA growth**

Expected YoC

Projects under construction



Pre-let at delivery



Leasing activity in H1-2024 ahead of previous year

Leases signed by sqm	Q1	Q2	YTD	Q3	Q4	FY
2022	441,000	452,000	893,000	505,000	485,000	1,883,000
2023	297,000	552,000	849,000	585,000	542,000	1,976,000
2024	336,000	582,000	918,000			

+8%
H1-2024 YoY sqm of leases signed

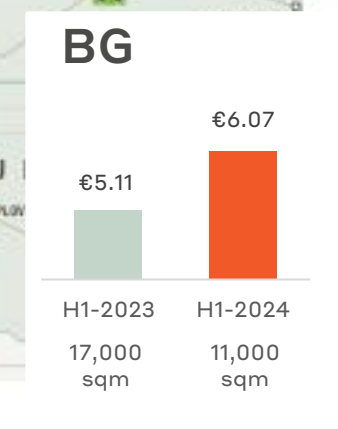
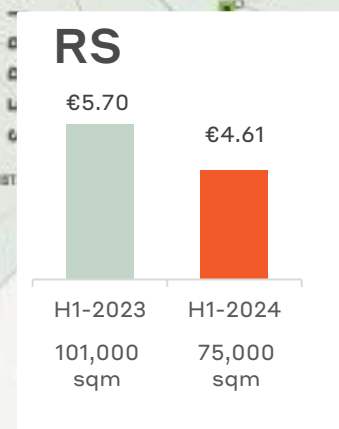
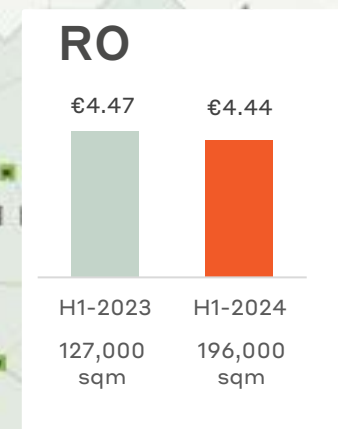
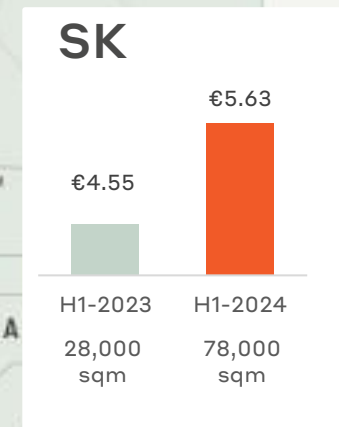
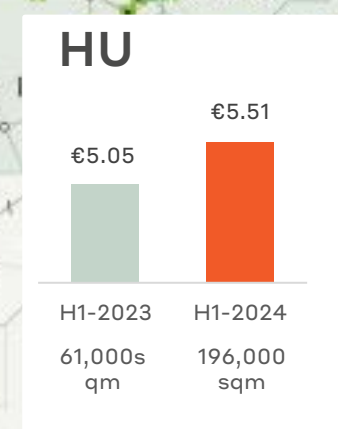
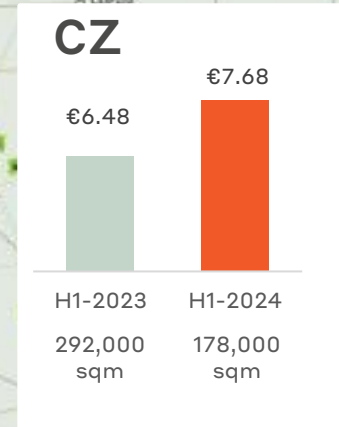
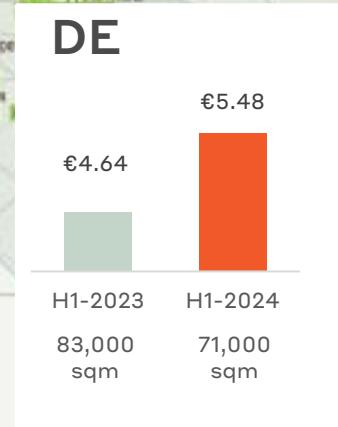
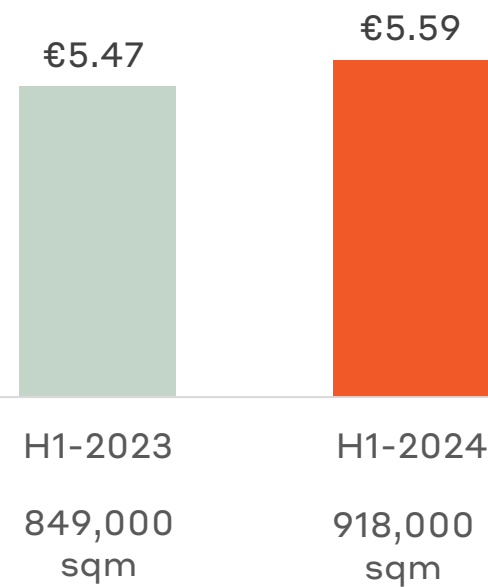
Average monthly rent leases signed by sqm (€)	Q1	Q2	YTD	Q3	Q4	FY
2022	4.87	4.89	4.88	4.75	4.80	4.82
2023	5.31	5.56	5.47	5.77	5.81	5.69
2024	5.65	5.55	5.59			

+3%
H1-2024 YoY average monthly rent signed

+8%
H1-2024 YoY average monthly rent signed adjusted for country mix

Adjusted for country mix, rent levels of new leases signed in H1-2024 8% higher than in H1-2023

Group

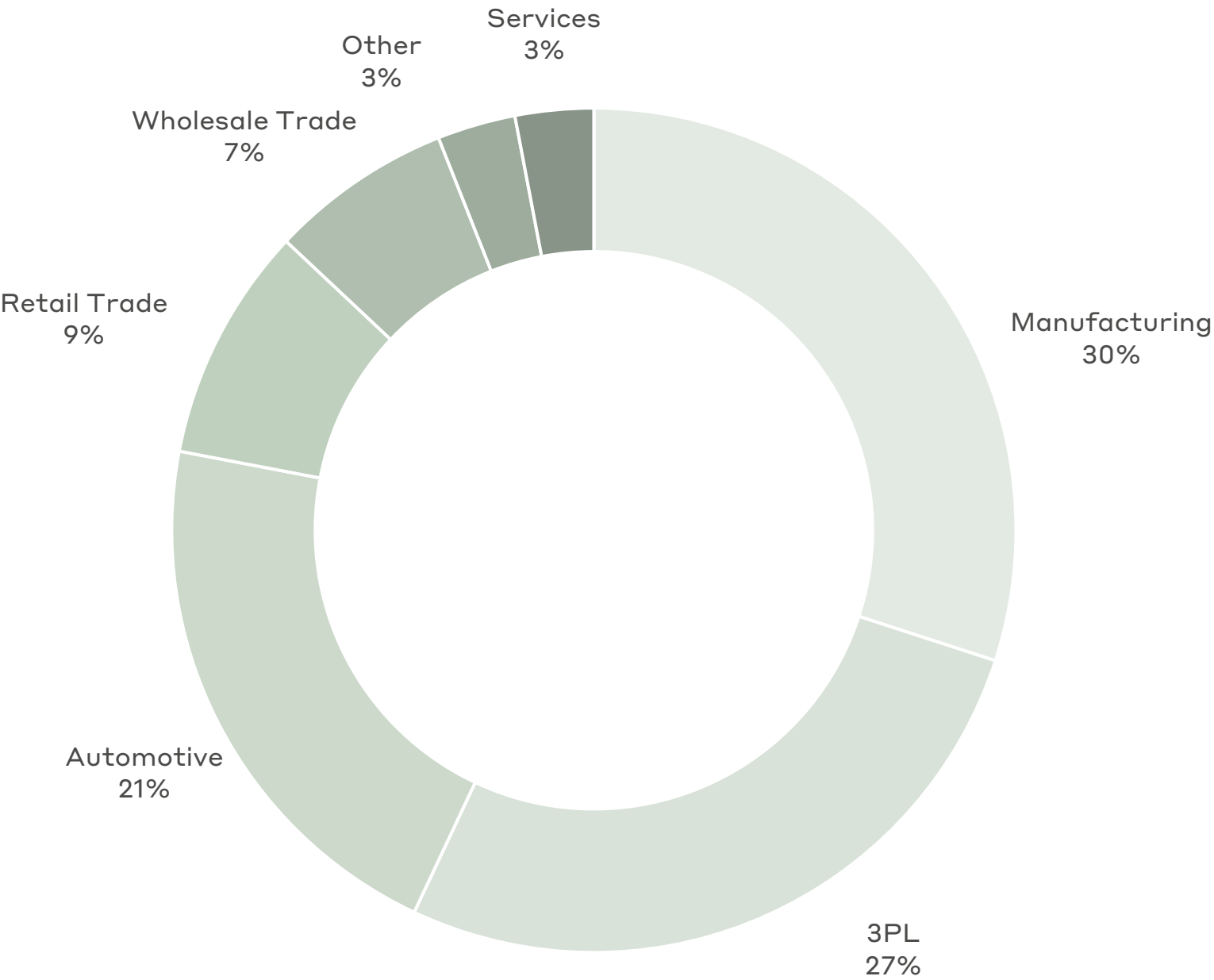


NB: Figures may not add up due to rounding
Excluding Austria and Netherlands, due to lack of comparable periods

Nearshoring drives demand from manufacturing tenants, which are strongly represented in CTP's portfolio

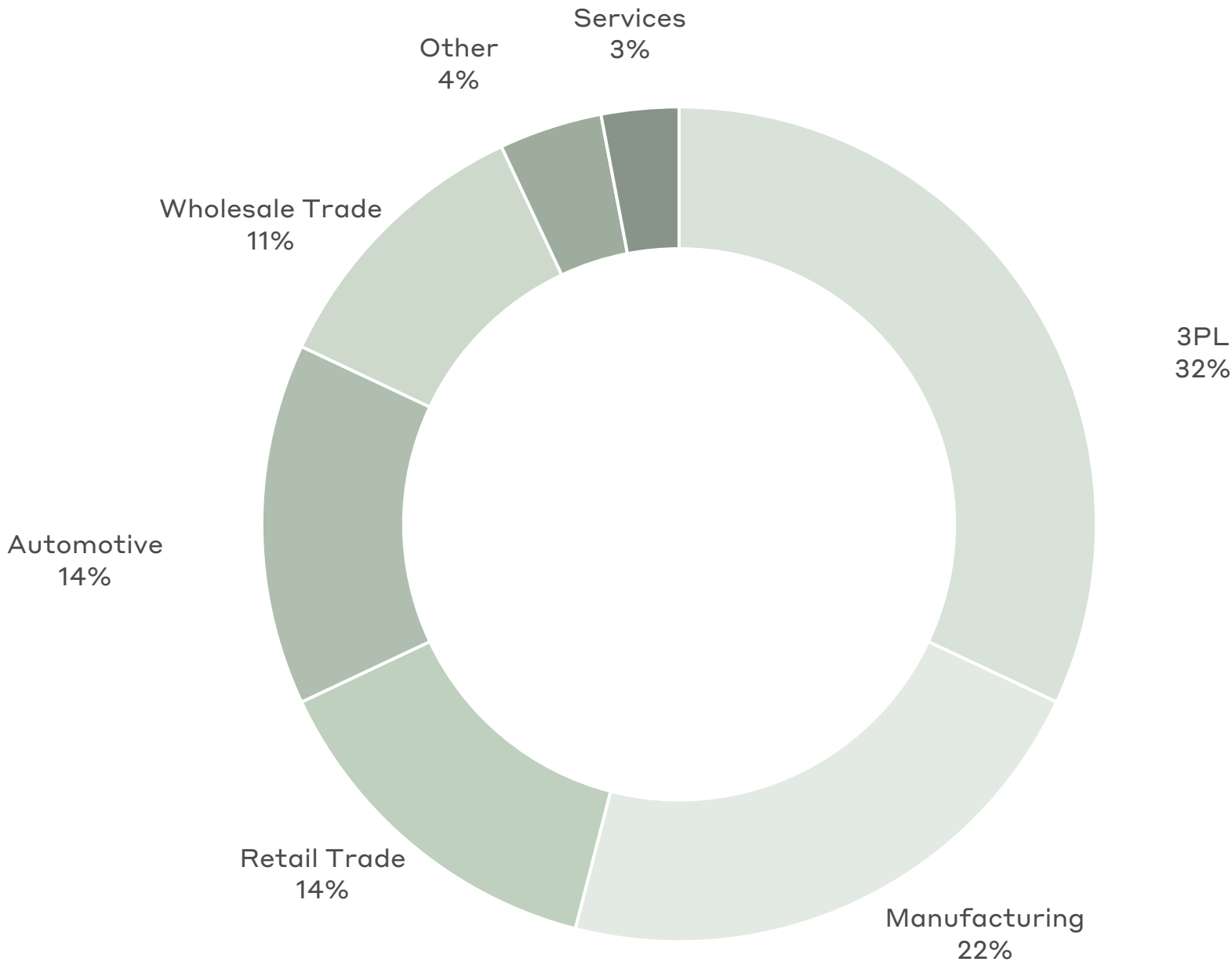
Portfolio June 2024

GLA split by industry (%)



Leases signed in last 24 months

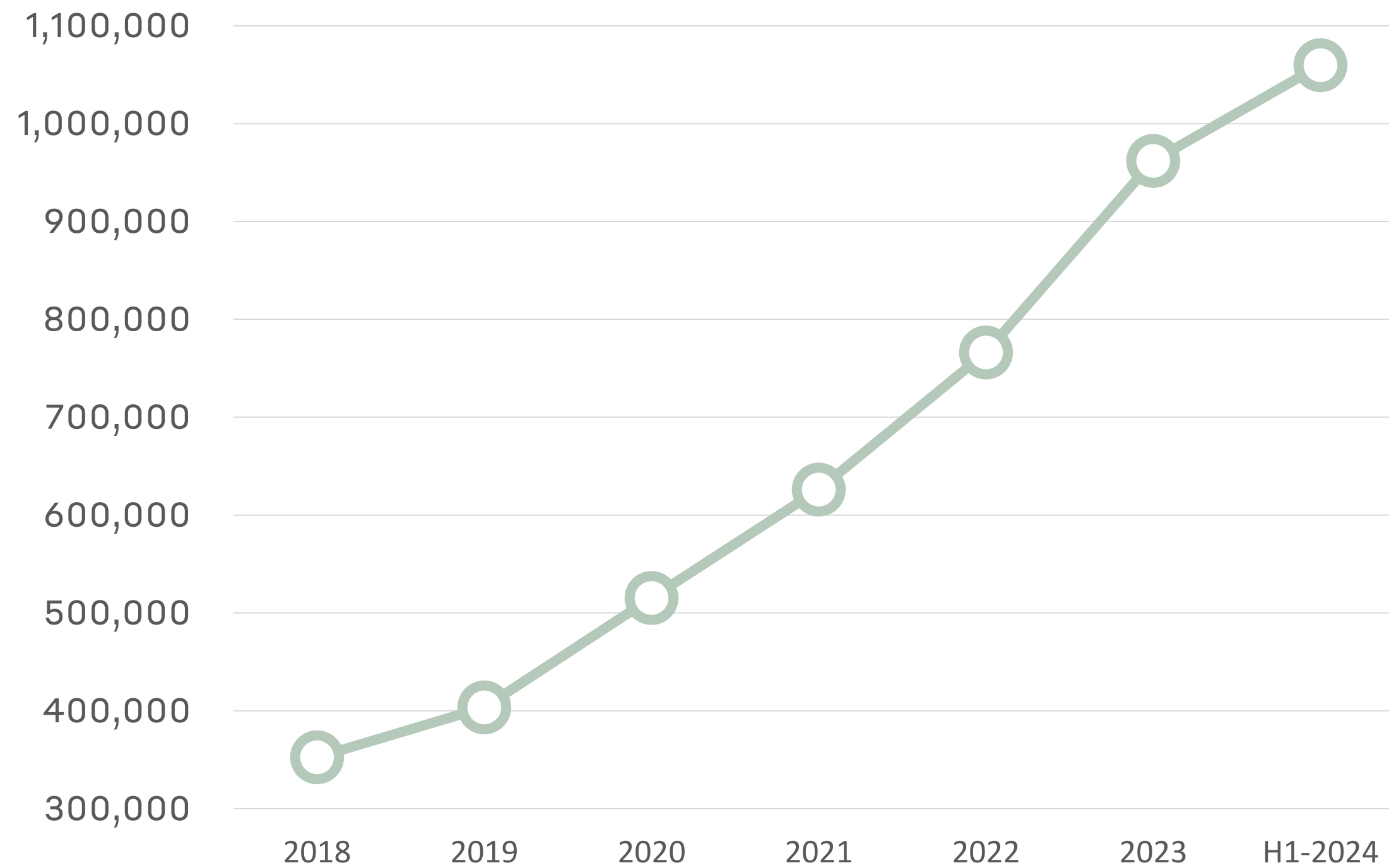
GLA split by industry (%)



NB: Figures may not add up due to rounding

Nearly 10% of portfolio leases to Asian clients producing in Europe for Europe

GLA of Asian tenants



Strong and diversified international client base

Low operational and financial risk

34.7%

Top 50 as a % of portfolio GLA

31.7%

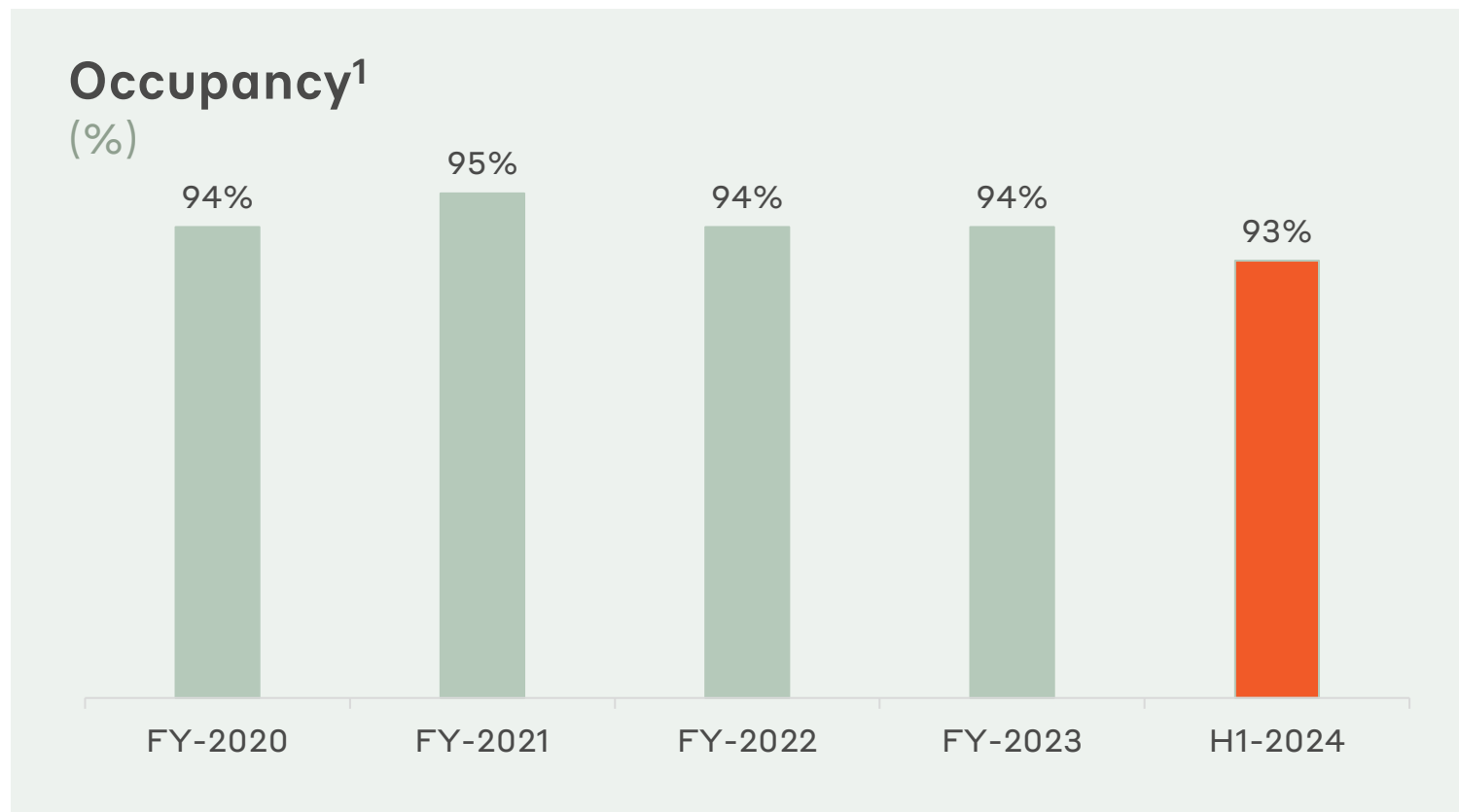
Top 50 as a % of Rental Income

Top 50 Clients GLA split by industry (%)



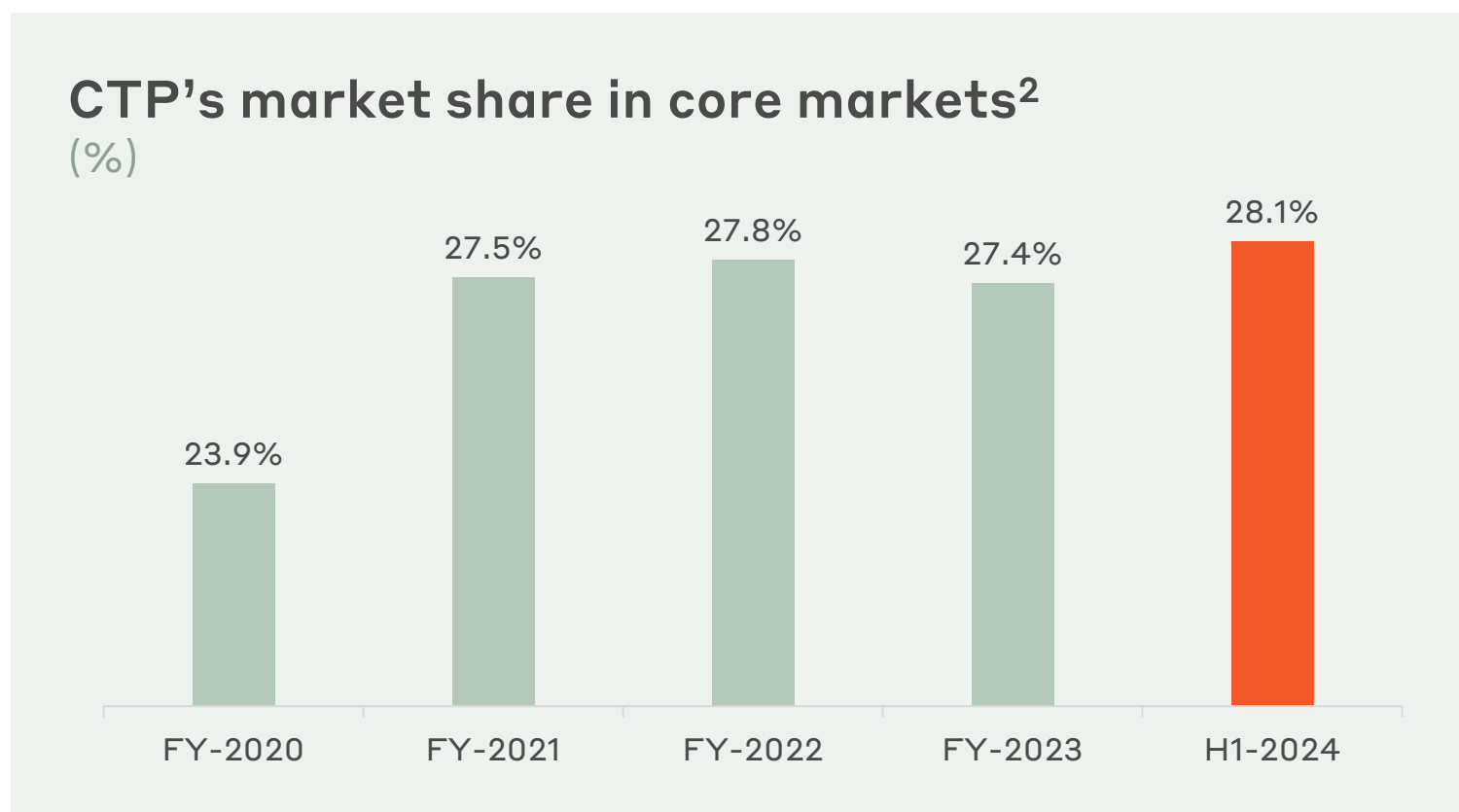
NB: Figures may not add up due to rounding

CTP's long-lasting tenant relations drive strong operational results



95%
Tenant retention

99.9%
Collection rate



4.8%
Like-for-like rental growth³

69%
CPI linked contracts⁴

1. Including Germany from 2022 onwards.
 2. Core Markets are defined as the Czech Republic, Romania, Slovakia & Hungary
 3. The like-for-like gross rental growth compares the growth of the gross rental income of the portfolio that has been consistently in operation (not under development) during the two preceding periods that are described
 4. Contracts with a double indexation clause, with indexation being the higher of i) a fixed increase of 1.5%–2.5% a year; or ii) the Consumer Price Index.

Successful leasing of H1-2024 deliveries

328,000
sqm

92%
Leased at delivery

€19.0m
Contracted rental income

€1.8m
Additional rental income potential
when full occupancy is reached

10.7%
YoC

85%
In existing parks or in new parks with
>100k sqm potential



NB: Figures may not add up due to rounding

Next growth phase locked in thanks to projects under development

2,044,000

sqm under construction

10.3%

Expected YoC

80-90%

Expected pre-let at delivery

78%

In existing parks

16%

In new parks with
>100k sqm potential

51%

Pre-let 2024 deliveries
(vs. 40% at H1-2023 for
2023 deliveries)

€148m

Potential rental income

86,000 sqm signed for future projects that haven't started yet,
illustrating ongoing healthy occupier market



Pipeline drives continued double digit NTA growth

Accretive acquisitions – Romanian portfolio

270,000

sqm of GLA

299,000

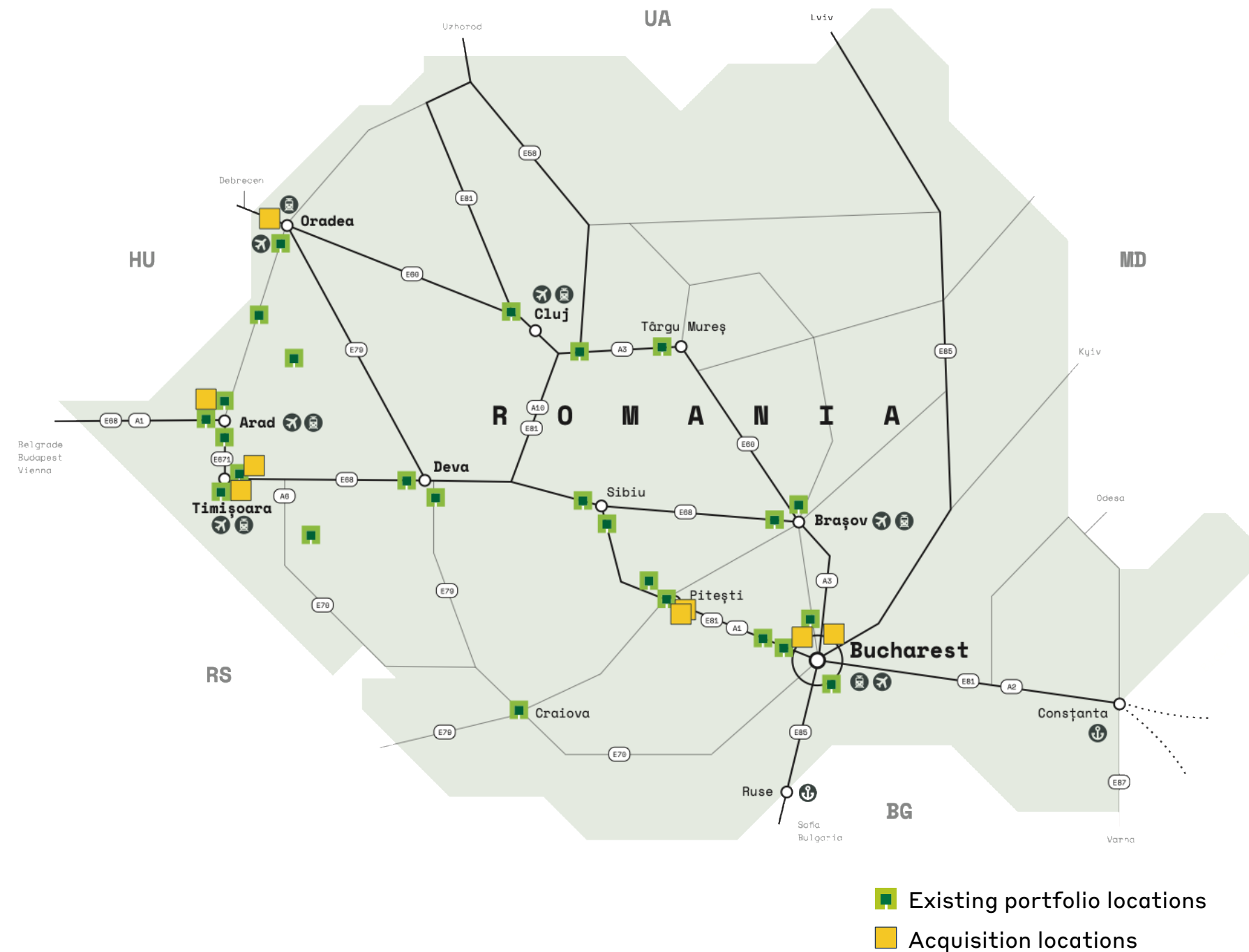
sqm of landbank

168.6m

Purchase Price¹

> 9%

Reversionary Yield



Facility in Piteşti



Facility in Oradea

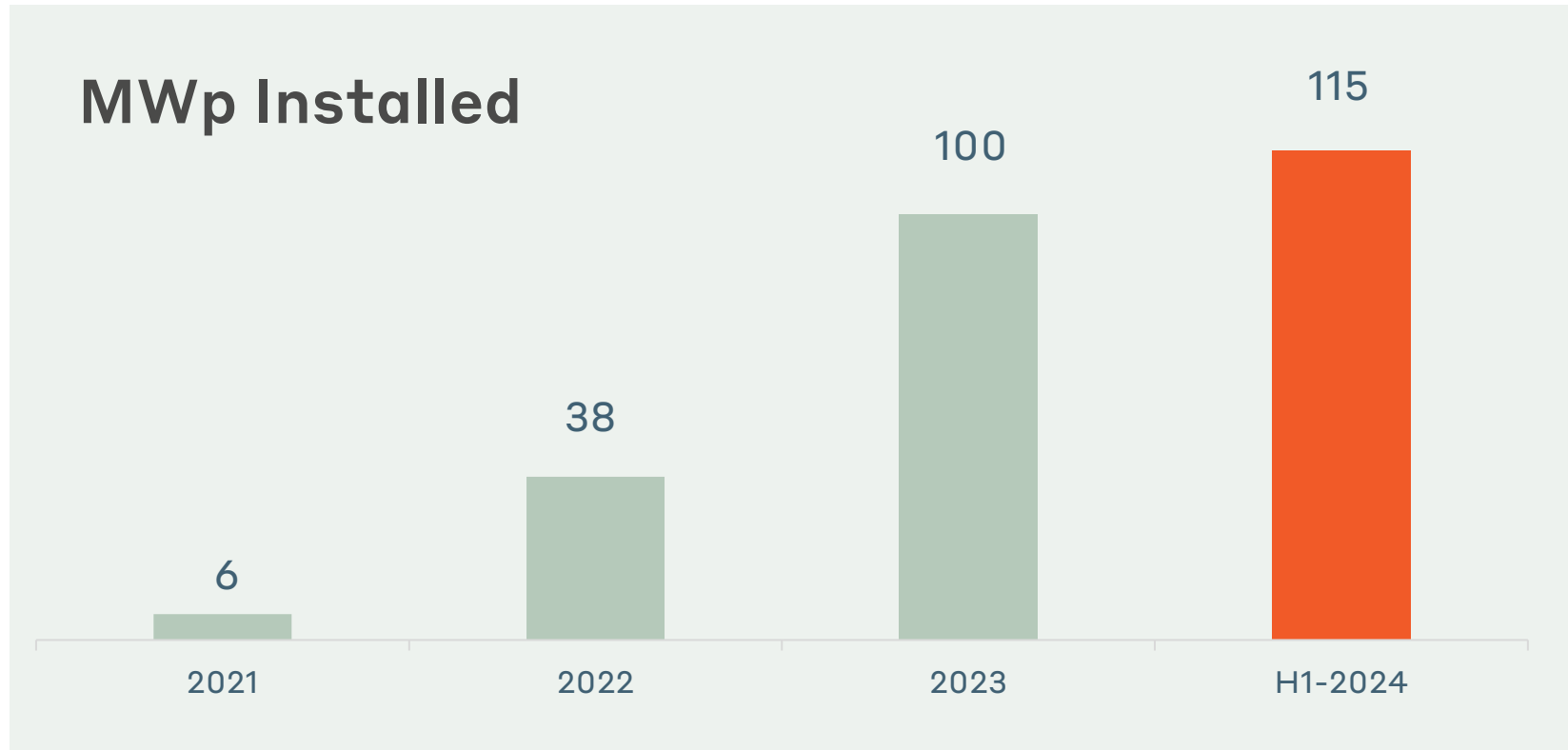


Facility in Timişoara



1. Based on Net cash outflow (€74.8 million) + acquired liabilities (€93.8 million)

Energy

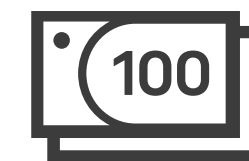


- YoC target: 15%
- Cost per MWp: ~€750k – below market average thanks to CTP acquiring in bulk and PV ready roof structures since 2020
- Income: 1-year lag between installation and income, i.e. MWp installed in 2023 drive 2024 income
- H1-2024 revenues: €3.4 million (+25% y-o-y)

Importance to tenants:



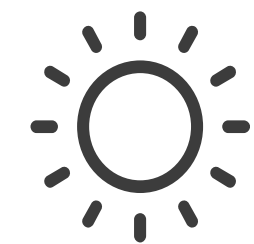
Energy security



Lower cost of occupancy

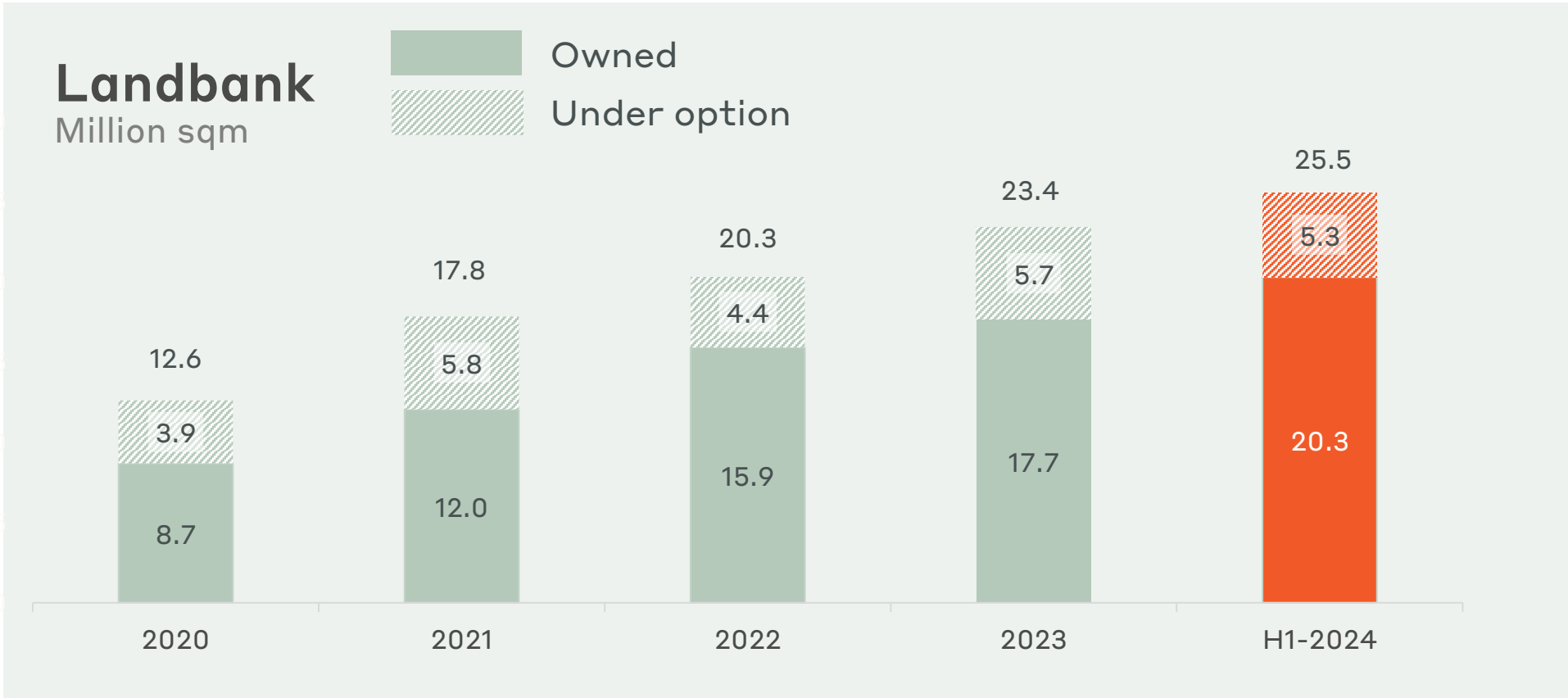
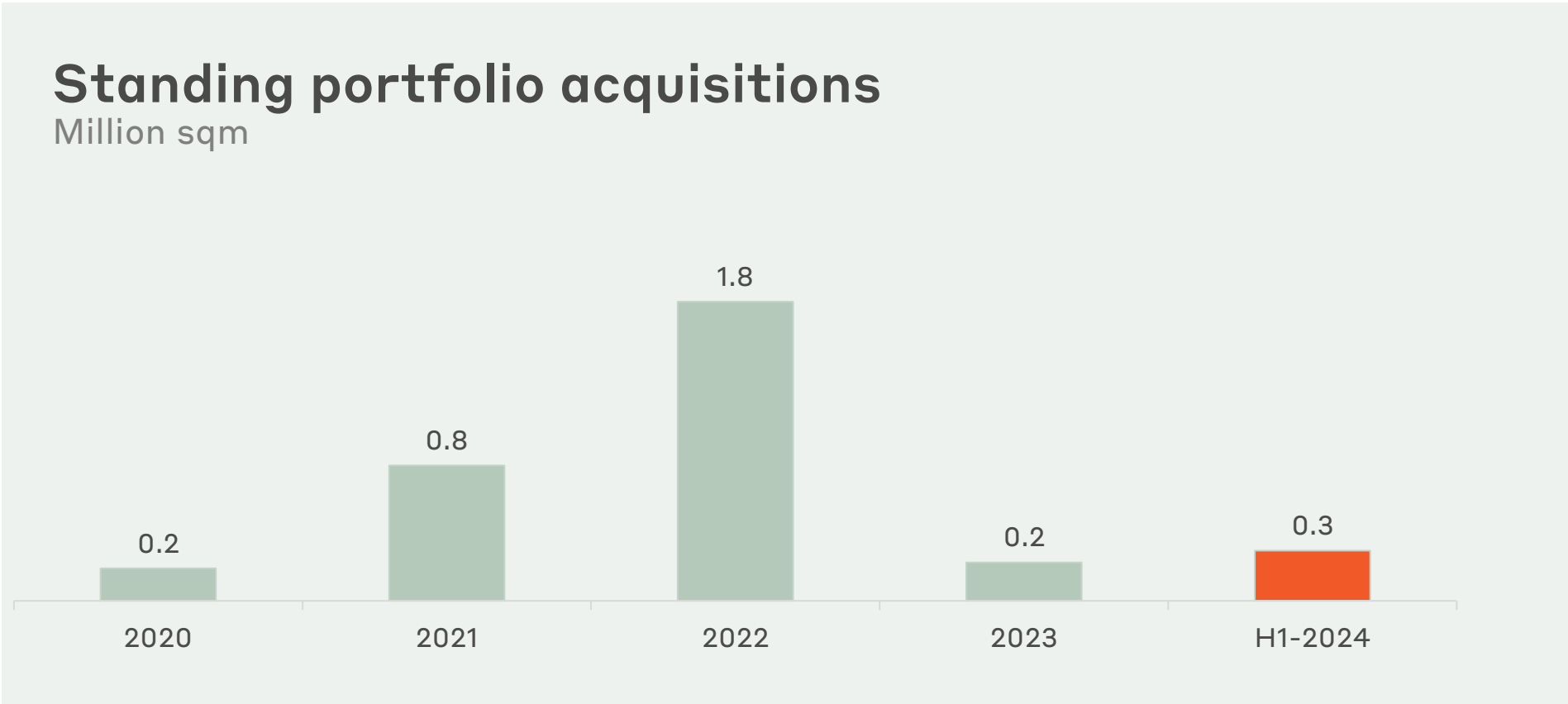
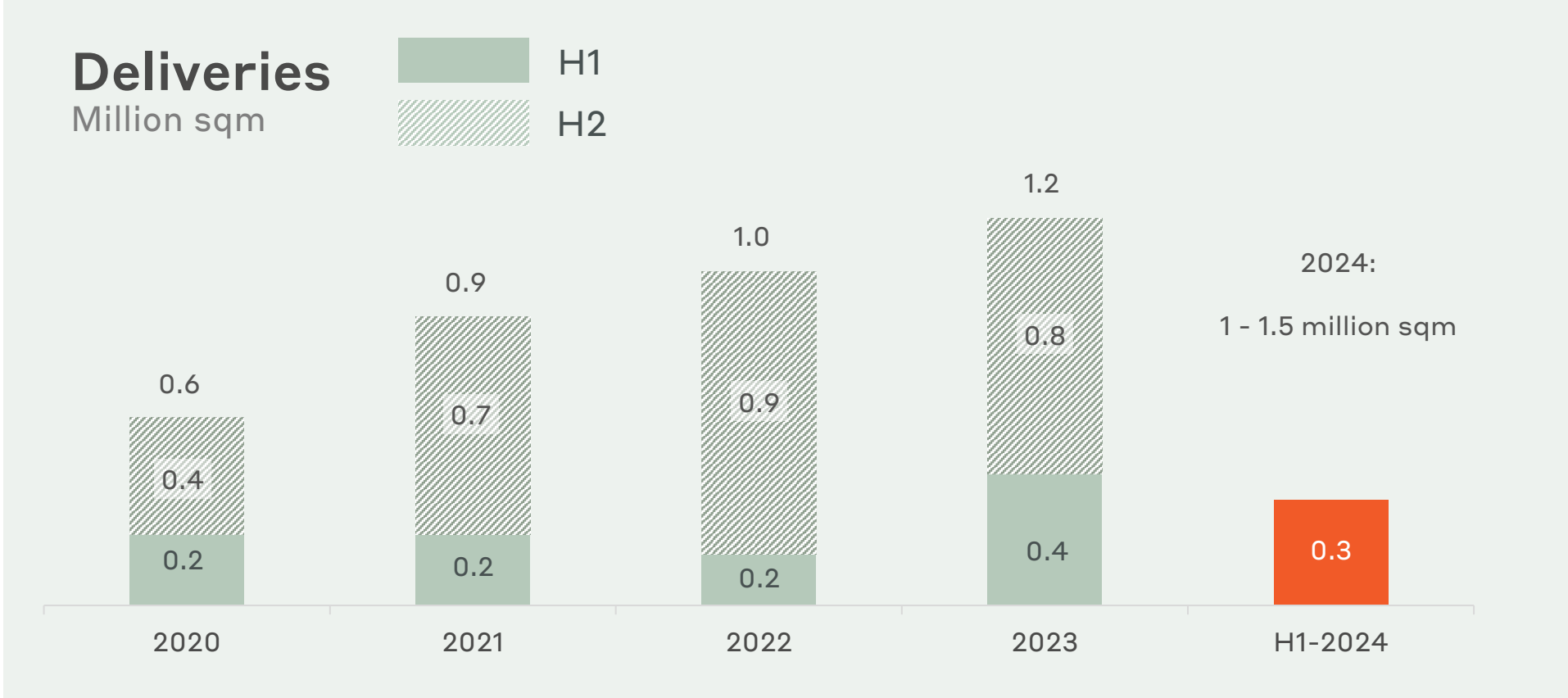
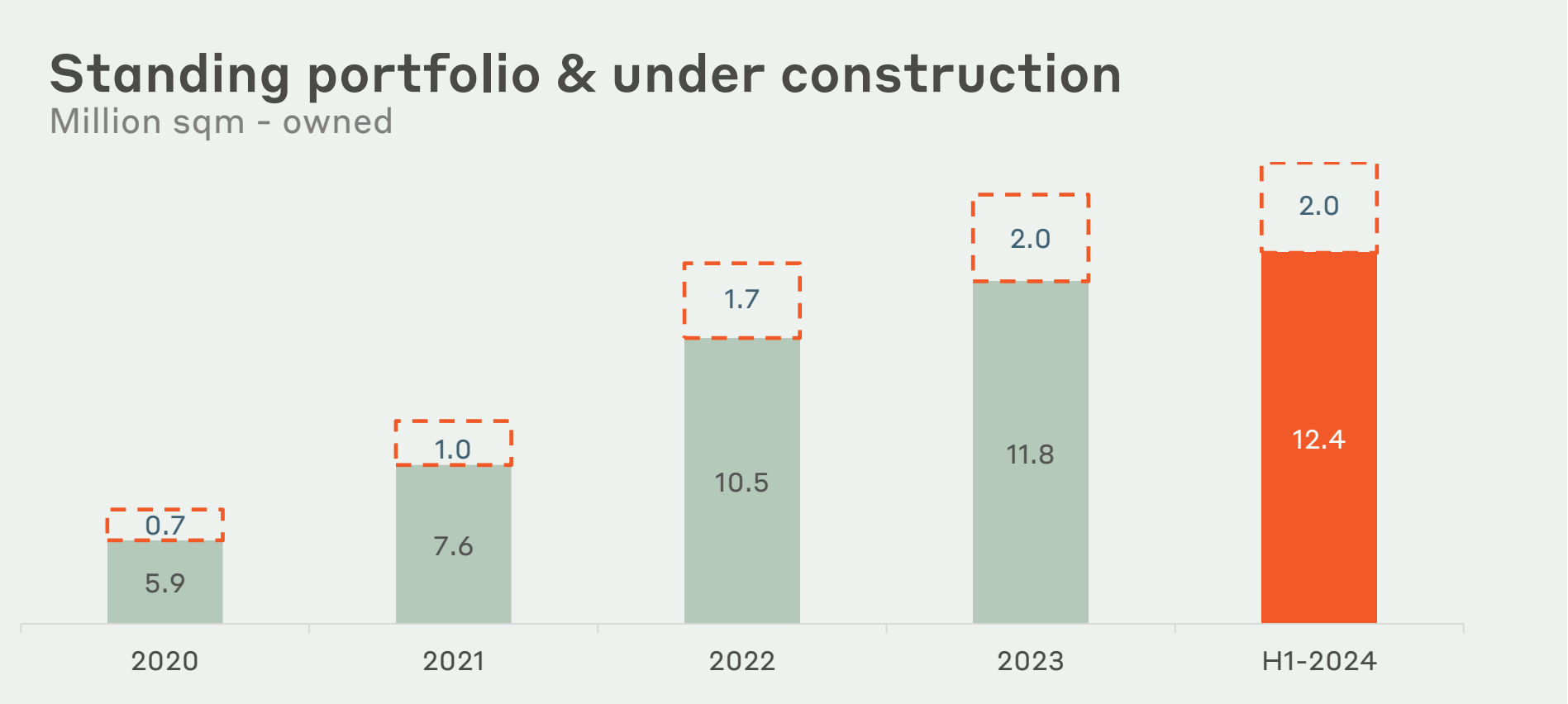


Increased regulation and / or their client requirements



Tenants' ESG ambitions

Growth plan on track to reach 20 million sqm before end of the decade



ESG Integrated in CTP Business Model

Clubhaus CTPark Bucharest West

- Recently rated world's most sustainable non-residential building
- BREEAM score 94.67% - highest In-Use rating worldwide



Fitness & recreation



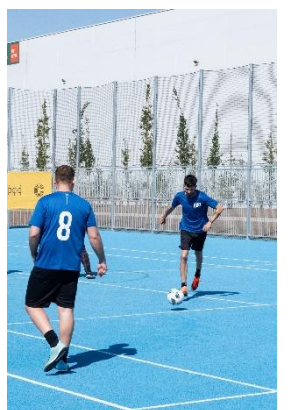
Education & training



Restaurants & amenities



Medical care on site



Financial results

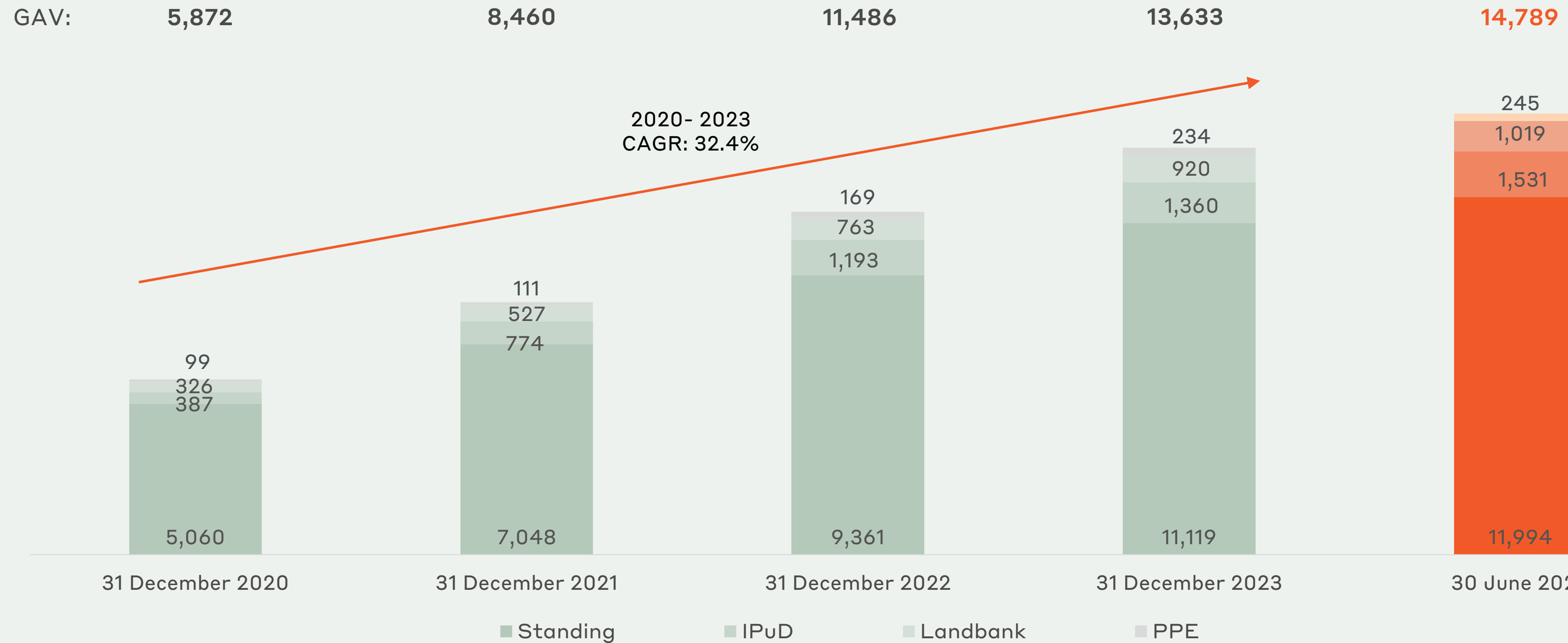


Financial highlights

In € million	H1-2024	H1-2023	% change	Q2-2024	Q2-2023	% change
Gross Rental Income	320.9	280.4	+14.4%	163.3	144.4	+13.1%
Net Rental Income	313.8	268.3	+17.0%	160.2	137.6	+16.4%
Net valuation result on investment property	436.7	417.2	+4.7%	270.0	208.9	+29.2%
Profit for the period	533.7	469.6	+13.6%	306.8	244.2	+25.7%
Company specific adjusted EPRA earnings	177.6	158.1	+12.4%	90.2	79.8	+13.0%
In €	H1-2024	H1-2023	% change	Q2-2024	Q2-2023	% change
Company specific adjusted EPRA EPS	0.40	0.36	+11.2%	0.20	0.18	+11.7%
In € million	30 June 2024	31 Dec. 2023	% change			
Investment Property	13,012.7	12,039.2	+8.1%			
Investment Property under Development	1,530.9	1,359.6	+12.6%			
	30 June 2024	31 Dec. 2023	% change			
EPRA NTA per share	€17.05	€15.92	+7.1%			
Expected YoC of projects under construction	10.3%	10.3%				
LTV	46.2%	46.0%				

Gross Asset Value up 8.5% in H1-2024

Investment Property (IP), Investment Property under Development (IPuD) and Property, Plant & Equipment (PPE) (€ million)



NB: Figures may not add up due to rounding

Rental growth and pipeline drive valuation results

Revaluation (YTD) (€ million)

500
450
400
350
300
250
200
150
100
50
0

H1-2024 like-for-like revaluation of +3.0% driven by like-for-like ERV growth of +2.9%

+229.2

Standing assets including stabilization H1-2024 deliveries

+175.2

IPuD

+32.3

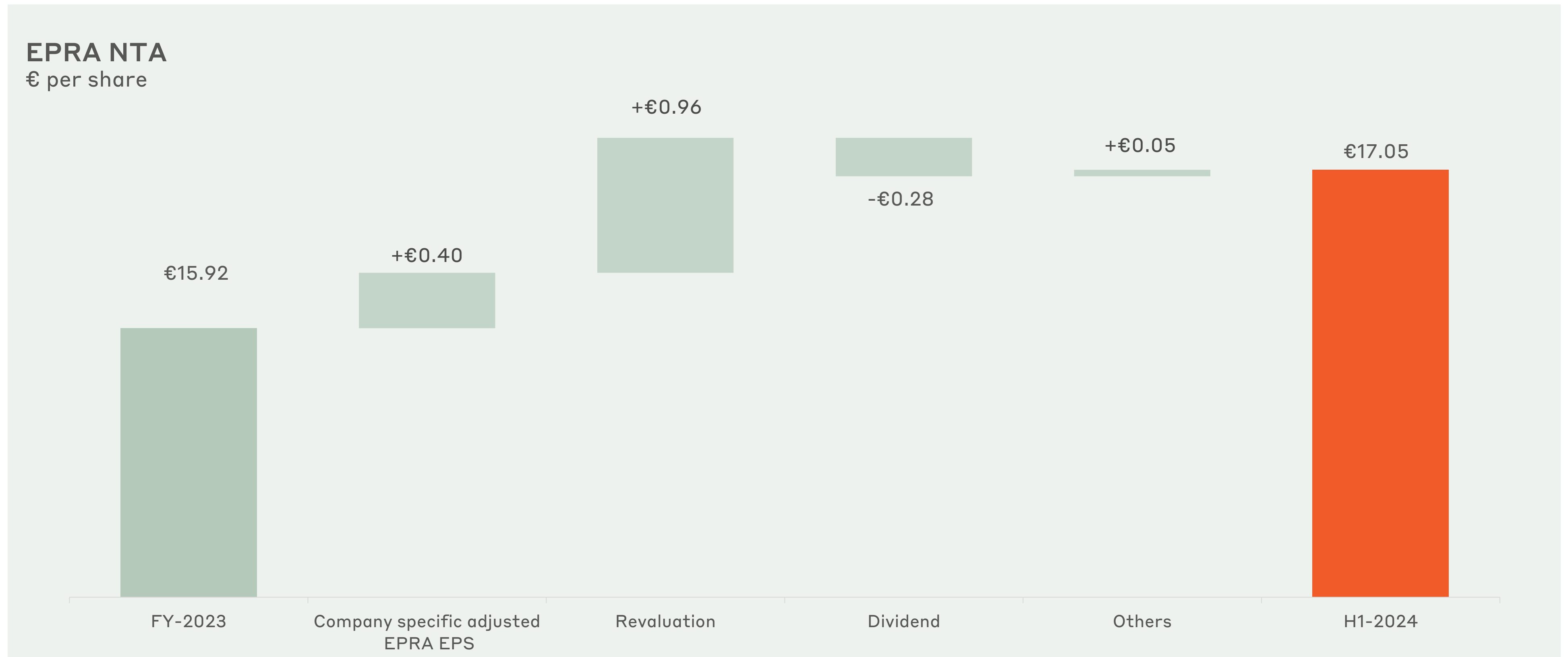
Landbank

436.7

H1-2024

NB: Figures may not add up due to rounding

EPRA NTA up 7.1%, driven by positive revaluations



NB: Figures may not add up due to rounding

Conservative valuation yields

	H1-2024	FY-2023	H1-2023	FY-2022	H1-2022
Gross Portfolio yield	6.5%	6.7%	6.6%	6.5%	6.3%
	H1-2024	FY-2023	H1-2023	FY-2022	H1-2022
Reversionary yield	7.2%	7.2%	7.1%	6.8%	6.4%
Czech Republic	6.5%	6.6%	6.6%	6.1%	5.6%
Slovakia	7.1%	7.1%	7.0%	6.1%	5.8%
Romania	8.2%	8.0%	7.9%	7.7%	7.7%
Hungary	7.5%	7.4%	7.4%	6.7%	6.6%
Poland	6.6%	6.5%	6.8%	5.4%	5.8%
Serbia	8.7%	9.0%	9.0%	9.1%	9.2%
Bulgaria	8.1%	8.3%	8.2%	8.2%	7.7%
Austria	5.6%	5.5%	5.6%	5.7%	5.4%
Netherlands	5.6%	5.5%	5.7%	8.9%	n/a
Germany	8.7%	8.7%	8.8%	8.7%	8.3%

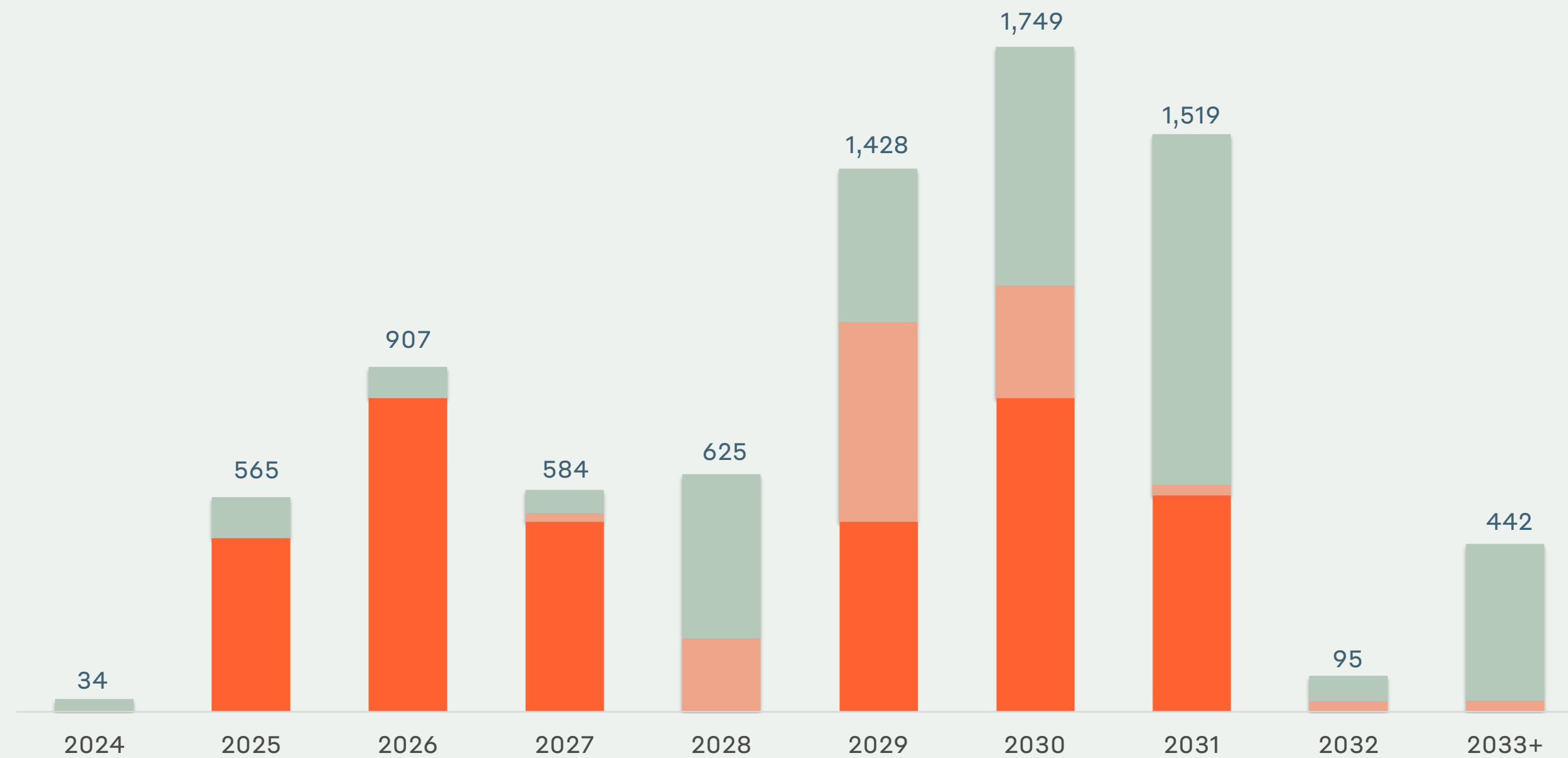
- Between H1-2022 and H1-2024 80bps reversionary yield¹ widening
- Yields have peaked in the Industrial & Logistics sector in the CEE region
- Yield differential between CEE and Western European logistics yield back to long term average
 - Expected to come down further – driven by the higher growth expectations for CEE region
- Positive ERV growth expected for 2024 – on the back of continued strong tenant demand, driven by the structural demand drivers, and more limited supply

1. Reversionary Yield = ERV / IFRS market value
 NB: Figures may not add up due to rounding

Favourable maturity profile reflects active liquidity management

Conservative residual maturity of debt
(€ million)

- Bonds
- Unsecured loans
- Secured loans



2.38%

Average cost of debt

99.7%

Hedged / fixed

5.2 yrs

Average debt maturity

Strong liquidity position and ample headroom to covenants

€1.7bn

Liquidity

9.2x

Normalized Net Debt to EBITDA

60%

Unsecured debt

46.2%

LTV

CREDIT RATINGS (S&P & MOODY'S)

BBB-

(stable)

Baa3

(stable)

	30 June 2024	Covenant
Secured Debt Test	19.1%	40%
Unencumbered Asset Test	183.5%	125%
Interest Cover Ratio	3.1x	1.5x



LTV target between 40-45%
Normalized Net Debt to EBITDA <10x

Good access to credit markets, €1.7 billion raised in H1-2024

January 2024: Secured Loan Facility

- €100 million
- 6-year
- Fixed all-in cost: 4.9%
- Syndicate of Italian & Czech bank

February 2024: Green Bond

- €750 million
- 6-year
- MS +220bps
- Coupon: 4.75%

March 2024: Secured Loan Facility

- €90 million
- 7-year
- Fixed all-in cost: 4.9%
- Austrian bank

RCF

- Increased to €550 million
- First extension option exercised, new maturity date: February 2027
- 1-year extension option

May 2024: Secured Loan Facility

- €168 million
- 7-year
- Fixed all-in cost: 5.1%
- Syndicate of Slovak & Austrian banks

June 2024: Green Bond Tap

- €75 million
- 6-year
- MS +171bps
- Coupon: 4.75%

June 2024: Unsecured Loan Facility

- €500 million
- 5-year
- Fixed all-in cost: 4.7%
- Syndicate of international banks

Outlook

- Leasing dynamics remain strong, with robust occupier demand, and decreasing new supply leading to continued rental growth
- The Group's pipeline is highly profitable with a YoC target of >10% and tenant led. The YoC for CTP's current pipeline increased to 10.3%, thanks to decreasing construction cost and rental growth
- Next stage of growth built in and financed, with as at 30 June 2024 2.0 million sqm under construction and the target to deliver between 1 – 1.5 million sqm in 2024
- CTP's robust capital structure, disciplined financial policy, strong credit market access, industry leading landbank, in-house construction expertise and deep tenant relationships allow CTP to deliver on its targets

CTP is well positioned to:

- **generate double digit NTA growth in the years to come, driven by development completions;**
- **reach €1 billion of rental income in 2027; and**
- **20 million sqm of GLA and €1.2 billion rental income before the end of the decade**

Guidance confirmed

Guidance 2024

€0.80-€0.82

2024 Company specific
adjusted EPRA EPS
+10%-13% vs. 2023

Growing dividend



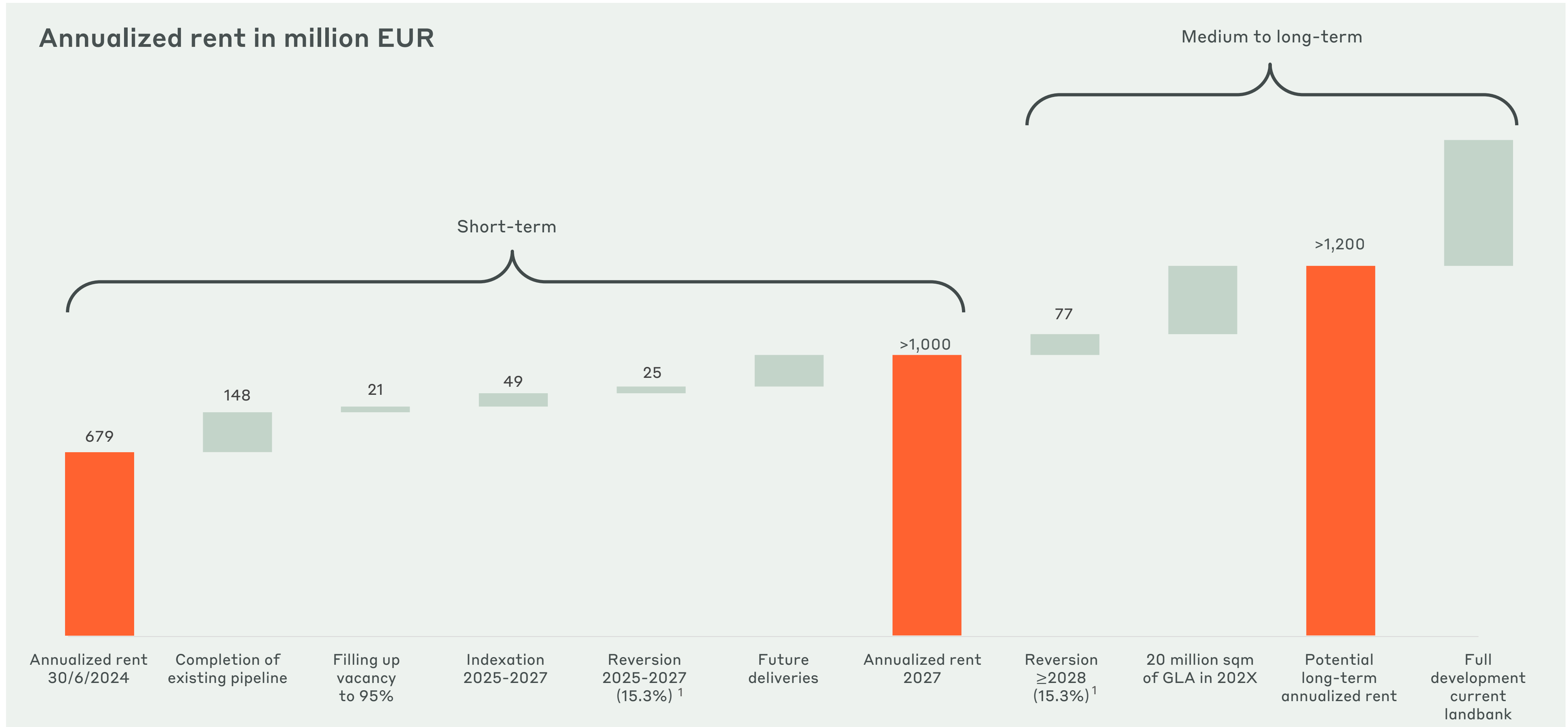
Dividend policy¹

70% - 80%

pay-out

1. Default dividend is scrip with option to receive cash

Long-term potential

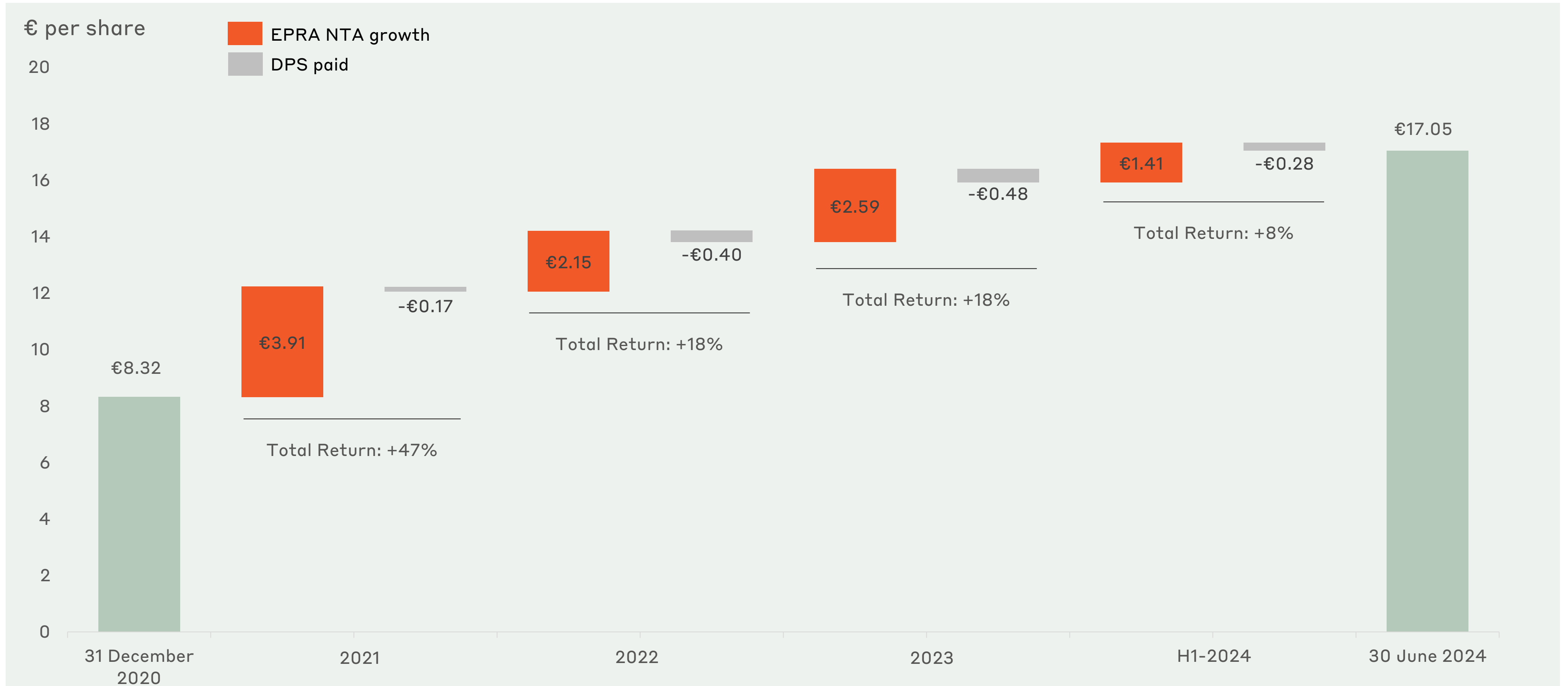


1. No ERV growth assumed, only reversion to current ERVs
 NB: Figures may not add up due to rounding

Appendices



Total return



NB: Figures may not add up due to rounding

Top 20 Parks

The Top 20 parks represent the core of the CTPark Network. They are thriving business communities, with a dynamic mix of clients from a broad range of industries.

44%

GLA of our portfolio

~50%

of our over 1,000+ clients

2.4m sqm

development opportunity



Bucharest West

GLA: 859,000 sqm
Adjacent Landbank: 1,492,000 sqm
Under construction: 66,000 sqm
 On A1 at 23 km; western gateway logistics park
Tenants: 28
 Network One Distribution, Quehenberger, Profi, Maersk



Bor

GLA: 641,000 sqm
Adjacent Landbank: 236,000 sqm
Under construction: - sqm
 15 km to Germany; ideal for cross-border logistics
Tenants: 25
 Loxness, GXO, Primark, Tech Data, Autoneum



Bucharest

GLA: 572,000 sqm
Adjacent Landbank: 315,000 sqm
Under construction: - sqm
 13 km to city centre; last-mile city logistics park
Tenants: 110
 DHL, Urgent Cargus, Pepsi, DSV



Brno

GLA: 540,000 sqm
Adjacent Landbank: 294,000 sqm
Under construction: 42,000 sqm
 Technology Park
Tenants: 48
 Honeywell, Acer, Kompan, Thermo Fischer Scientific



Ostrava

GLA: 390,000 sqm
Adjacent Landbank: 5,000 sqm
Under construction: - sqm
 10 km to city centre; ideal for any business type
Tenants: 80
 Brembo, Hyundai Steel, Stahlgruber, Moneta Bank, ABB, Vitesco



Budapest West

GLA: 303,000 sqm
Adjacent Landbank: 179,000 sqm
Under construction: 10,000 sqm
 Near the largest ring road and west. motorway junction
Tenants: 43
 DSV, TNT, Englemayer, DHL



Bucharest North

GLA: 231,000 sqm
Adjacent Landbank: 30,000 sqm;
Under construction: - sqm
 Direct ring-road connection, ideal for e-commerce, production, or logistics
Tenants: 29
 DSV, Tuborg, Rohlík



Budapest East

GLA: 212,000 sqm
Adjacent Landbank: 3,000 sqm
Under construction: - sqm
 5 min from the int'l airport on the ring road; ideal for logistics and e-commerce
Tenants: 19
 Lenovo, Euronics, DHL, Möbelix



Modřice

GLA: 205,000 sqm
Adjacent Landbank: 27,000 sqm
Under construction: - sqm
 5 min to Brno city centre on main highway to Vienna
Tenants: 25
 Quehenberger, IFE, IMI, Norgren, DHL, Megatech



Trnava

GLA: 177,000 sqm
Adjacent Landbank: 942,000 sqm
Under construction: 54,000 sqm
 Adjacent to PSA automotive plant, on main highway connecting HU, SK, CZ, PL
Tenants: 17
 C&A, GEFCO, Faurecia, Havi Logistics, DATALOGIC

Top 20 Parks

The Top 20 parks represent the core of the CTPark Network. They are thriving business communities, with a dynamic mix of clients from a broad range of industries.

44%

GLA of our portfolio

~50%

of our over 1,000+ clients

2.4m sqm

development opportunity



Brno Líšeň

GLA: 175,000 sqm
Adjacent Landbank: 30,000 sqm
Under construction: - sqm
 Inside the Brno ring road, light manufacturing, retail, research and small logistics
Tenants: 23
 Zetor Tractors, Krannich Solar, Rohlik CZ, Albert, Moog



Hranice

GLA: 153,000 sqm
Adjacent Landbank: 89,000 sqm
Under construction: - sqm
 Strategic in low-cost region with strong manufacturing tradition
Tenants: 20
 Medi-Globe, Toyota Material, Smiths Medical, DAS



Timișoara

GLA: 145,000 sqm
Adjacent Landbank: 387,000 sqm
Under construction: - sqm
 University town with excellent accessibility to Western markets near HU/RO border
Tenants: 22
 Kyocera, Raben, Ursus Breweries, Quehenberger,



Námestovo

GLA: 150,000 sqm
Adjacent Landbank: 16,000 sqm
Under construction: 4,000 sqm
 Production area with qualified workforce near PL border
Tenants: 21
 Yanfeng, Incap Electronics, Mahle, Visteon Electronics



Timișoara North

GLA: 141,000 sqm
Adjacent Landbank: 260,000 sqm
Under construction: - sqm
 Large inner-city location only 10 km to city centre and airport
Tenants: 10
 HEXING, Valeo, Continental, Agricoover, Litens Automotive



Pohořelice

GLA: 131,000 sqm
Adjacent Landbank: - sqm
Under construction: - sqm
 Strategic location ideal for cross border logistics just inside the CZ/AT border
Tenants: 11
 DHL, ČSAD, Coloplast, Darfon Electronics, Geis



Bratislava

GLA: 130,000 sqm
Adjacent Landbank: 56,000 sqm
Under construction: 10,000 sqm
 Automotive supply park adjacent to Volkswagen plant
Tenants: 12
 Grupo Antolin, Duvenbeck, Schnellecke, HP-Pelzer, Hella, Benteler Automotive



Žatec

GLA: 120,000 sqm
Adjacent Landbank: 166,000 sqm
Under construction: 63,000 sqm
 30 km from DE border in designated industrial zone
Tenants: 7
 Grammer, ZF Chassis Systems, Dellner Hydratech, Nexen Tire



Amsterdam City

GLA: 120,000 sqm
Adjacent Landbank: - sqm
Under construction: - sqm
 Inner-city, multi-modal, multi-story sustainable logistics hub
Tenants: 3
 Growy, VolkerWessel



Belgrade North

GLA: 120,000 sqm
Adjacent Landbank: 239,000 sqm
Under construction: - sqm
 Prime location between Serbias two largest cities, next to A1 highway
Tenants: 12
 Lidl, Tehnomanija, Mercata, Flux System, Dijamont

EPRA EPS

EPRA Earnings (€ million)	H1-2024	H1-2023
Earnings per IFRS income statement	533.7	469.6
Adjustments to calculate EPRA Earnings, exclude:		
Changes in value of investment properties, development properties held for investment and other interests	436.7	417.2
Profits or losses on disposal of investment properties, development properties held for investment and other interests	-0.3	3.4
Profits or losses on sales of trading properties including impairment charges in respect of trading properties.		
Tax on profits or losses on disposals	0.1	-0.1
Negative goodwill / goodwill impairment		
Changes in fair value of financial instruments and associated close-out costs	1.5	-0.8
Acquisition costs on share deals and non-controlling joint venture interests		
Tax in respect of EPRA adjustments	-104.7	-95.8
Adjustments (i) to (viii) above in respect of joint ventures (unless already included under proportional consolidation)		
Non-controlling interests in respect of the above		
EPRA Earnings	200.5	145.6
Average number of shares (in million)	449.3	444.6
EPRA Earnings per Share (EPS)	0.45	0.33
Adjustments to calculate Company specific adjusted EPRA Earnings, exclude:		
Impairment/depreciation on property, plant and equipment		
FX related to company restructuring, intra-group transfer of SPV's	4.3	1.4
Non-recurring financing cost (i.e., arrangement fees, etc.)	30.1	-3.5
Non-recurring items unrelated to operational performance (i.e., donations, transaction advisory, write-offs, etc.)	-4.3	-13.0
Tax in respect of Company specific adjustments	-7.2	2.7
Company specific adjusted EPRA Earnings	177.6	158.1
Company specific adjusted EPRA EPS	0.40	0.36

NB: Figures may not add up due to rounding

EPRA NAV

EPRA Net Asset Value Metrics (€ million)	EPRA NRV		EPRA NTA		EPRA NDV	
	30 June 2024	31 December 2023	30 June 2024	31 December 2023	30 June 2024	31 December 2023
IFRS Equity attributable to shareholders	6,681.0	6,166.9	6,681.0	6,166.9	6,681.0	6,166.9
Include / Exclude:						
i) Hybrid instruments						
Diluted NAV	6,681.0	6,166.9	6,681.0	6,166.9	6,681.0	6,166.9
Include:						
ii.a) Revaluation of IP (if IAS 40 cost option is used)						
ii.b) Revaluation of IPUC (if IAS 40 cost option is used)						
ii.c) Revaluation of other non-current investments						
iii) Revaluation of tenant leases held as finance leases						
iv) Revaluation of trading properties						
Diluted NAV at Fair Value	6,681.0	6,166.9	6,681.0	6,166.9	6,681.0	6,166.9
Exclude:						
v) Deferred tax in relation to fair value gains of IP	-1,257.7	-1,162.3	-1,257.7	-1,162.3		
vi) Fair value of financial instruments	33.2	16.1	33.2	16.1		
vii) Goodwill as a result of deferred tax	38.8	38.8	38.8	38.8	38.8	38.8
viii.a) Goodwill as per the IFRS balance sheet (net of vii)			132.3	132.3	132.3	132.3
viii.b) Intangibles as per the IFRS balance sheet			6.5	5.4		
Include:						
ix) Fair value of fixed interest rate debt					442.0	683.7
x) Revaluation of intangibles to fair value						
xi) Real estate transfer tax	60.2	59.4				
NAV	7,926.8	7,333.7	7,727.8	7,136.6	6,951.7	6,679.5
Fully diluted number of shares (in million)	453.3	448.4	453.3	448.4	453.3	448.4
NAV per share	17.49	16.36	17.05	15.92	15.34	14.90

NB: Figures may not add up due to rounding

EPRA NIY

EPRA NIY and 'topped-up' NIY (€ million)	30 June 2024	31 December 2023
Investment property – wholly owned	14,543.6	13,398.8
Investment property – share of JVs/Funds		
Trading property (including share of JVs)		
Less: developments	1,530.9	1,359.6
Less: landbank	1,018.7	919.8
Completed property portfolio	11,994.0	11,119.4
Allowance for estimated purchasers' costs		
Gross-up completed property portfolio valuation	11,994.0	11,119.4
Annualised cash passing rental income	688.9	637.7
Property outgoings	23.6	20.0
Annualised net rents	665.3	617.7
Add: notional rent expiration of rent-free periods or other lease incentives	24.5	25.2
Topped-up net annualised rent	689.8	642.8
EPRA NIY	5.55%	5.56%
EPRA “topped-up” NIY	5.75%	5.78%

NB: Figures may not add up due to rounding

LTV

LTV (€ million)	30 June 2024	31 December 2023
Investment Property	13,012.7	12,039.2
Investment Property under Development	1,530.9	1,359.6
Property, Plant and Equipment	244.9	233.8
Gross Asset Value	14,788.5	13,632.6
Bonds	3,675.2	3,590.0
Interest-bearing loans and borrowings from financial institutions	4,251.2	3,378.2
Cash and cash equivalents	-1,101.4	-690.6
Net Debt	6,825.0	6,277.6
LTV	46.2%	46.0%

Cost of debt

Cost of Debt (€ million)	30 June 2024	31 December 2023
Net finance costs (IFRS)	-110.5	-111.7
<i>To be excluded:</i>		
Profit in loss from fin assets and liabilities for trading	0.6	-1.7
Exchange rate differences	12.1	9.2
Other financial income	32.5	1.0
Other financial expense	-8.3	-8.5
Interest income	28.8	17.2
Arrangement fees	-4.1	-4.0
Amortization Bond issuance fees	-1.6	
Effective financial expense	-170.5	-125.0
Average outstanding debt¹	7,164.1	6,421.2
Cost of Debt	2.38%	1.95%

1. Average outstanding debt is calculated based on the last 12 months: (outstanding debt per 1/7/2023 + outstanding debt per 30/6/2024) / 2
NB: Figures may not add up due to rounding

Portfolio

Portfolio split by value (in %)	GAV ¹ (€14,789m)	Standing ² (€11,994m)	IPuD (€1,531m)	Landbank ² (€1,019m)	PPE (€245m)
Czech Republic	44%	47%	28%	30%	64%
Romania	15%	17%	5%	11%	9%
Germany	9%	10%	3%	7%	2%
Hungary	8%	8%	9%	11%	4%
Poland	7%	4%	30%	17%	2%
Slovakia	7%	6%	11%	11%	2%
Serbia	4%	3%	3%	5%	13%
Netherlands	3%	4%	0%	5%	2%
Bulgaria	2%	1%	5%	1%	0%
Austria	1%	1%	4%	2%	1%

1. Consists of Investment Property, Investment Property under Development and Property Plant & Equipment

2. Included in Investment Property on the balance sheet

NB: Figures may not add up due to rounding

Portfolio

Portfolio split by sqm ('000)	Standing (12,439 sqm)		IPuD (2,044 sqm)		Landbank (25,542 sqm)	
	sqm	%	sqm	%	sqm	%
Czech Republic	4,216	34%	469	23%	8,702	34%
Romania	2,962	24%	202	10%	3,804	15%
Germany	1,685	14%	64	3%	534	2%
Hungary	1,054	8%	181	9%	2,942	12%
Slovakia	881	7%	181	9%	2,075	8%
Poland	507	4%	558	27%	3,067	12%
Serbia	500	4%	168	8%	2,183	9%
Netherlands	247	2%	-	0%	1,564	6%
Bulgaria	237	2%	133	7%	230	1%
Austria	79	1%	88	4%	441	2%
Other	70	1%	-	0%	-	0%

NB: Figures may not add up due to rounding

Financial calendar

Event:	Date:
Ex-dividend - 2024 interim dividend	2 September 2024
Record date - 2024 interim dividend	3 September 2024
Start election period scrip or cash - 2024 interim dividend	4 September 2024
Capital Markets Day (Bucharest, Romania)	25/26 September 2024
End election period - 2024 interim dividend	27 September 2024 (including)
Payment date - 2024 interim dividend	3 October 2024
Q3-2024 results	6 November 2024
FY-2024 results	27 February 2025

Disclaimer

This announcement contains certain forward-looking statements with respect to the financial condition, results of operations and business of CTP. These forward-looking statements may be identified by the use of forward-looking terminology, including the terms “believes”, “estimates”, “plans”, “projects”, “anticipates”, “expects”, “intends”, “targets”, “may”, “aims”, “likely”, “would”, “could”, “can have”, “will” or “should” or, in each case, their negative or other variations or comparable terminology. Forward-looking statements may and often do differ materially from actual results. As a result, undue influence should not be placed on any forward-looking statement. This presentation contains inside information as defined in article 7(1) of Regulation (EU) 596/2014 of 16 April 2014 (the Market Abuse Regulation).



PARKMAKERS

Maarten Otte, Head of Investor Relations
Mobile: +420 730 197 500
Email: maarten.otte@ctp.eu