
ctp **CMD 24**

25-26
SEPTEMBER
2024

ctp.eu

Capital Markets Day
Bucharest & Belgrade

Jovan Radosavljevic, Managing Director, Romania

**Romania, the Fastest Growing European Country:
Strategic Position Bridges Europe & the Eastern Mediterranean**



Jovan Radosavljevic, Managing Director, Romania

With extensive experience in driving growth and operational excellence, Jovan brings over 26 years of leadership, including key roles in Romania and North Macedonia, where he implemented successful strategies and championed sustainability initiatives. Under his guidance, CTP will continue to support businesses looking to Romania for its strategic location, skilled workforce, and strong infrastructure.

The country of opportunity and future growth

2nd largest

Country in CEE

\$300 billion

GDP growth consistently among top 3 in Europe

20 million

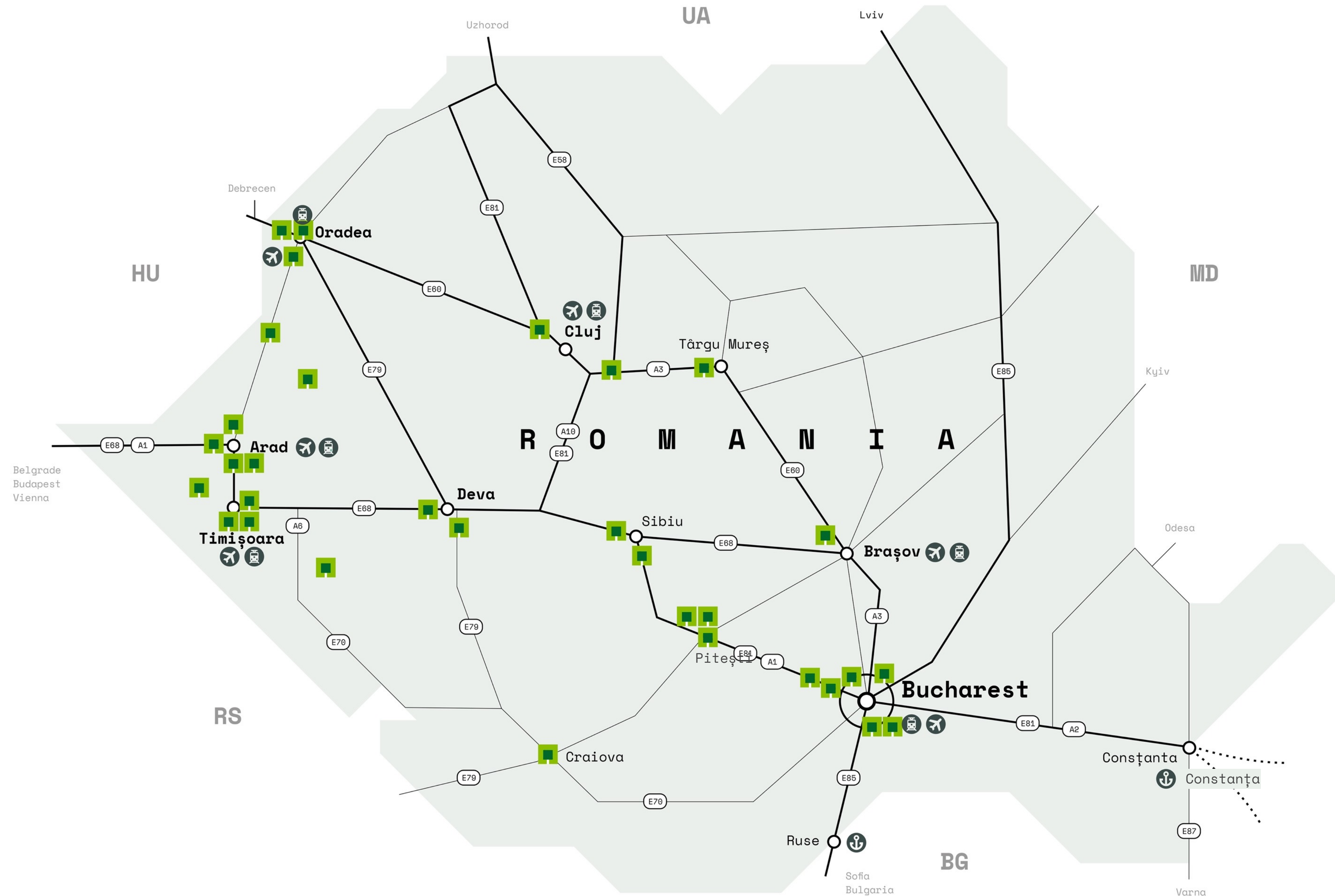
population

6th largest

city in Europe is Romania's capital

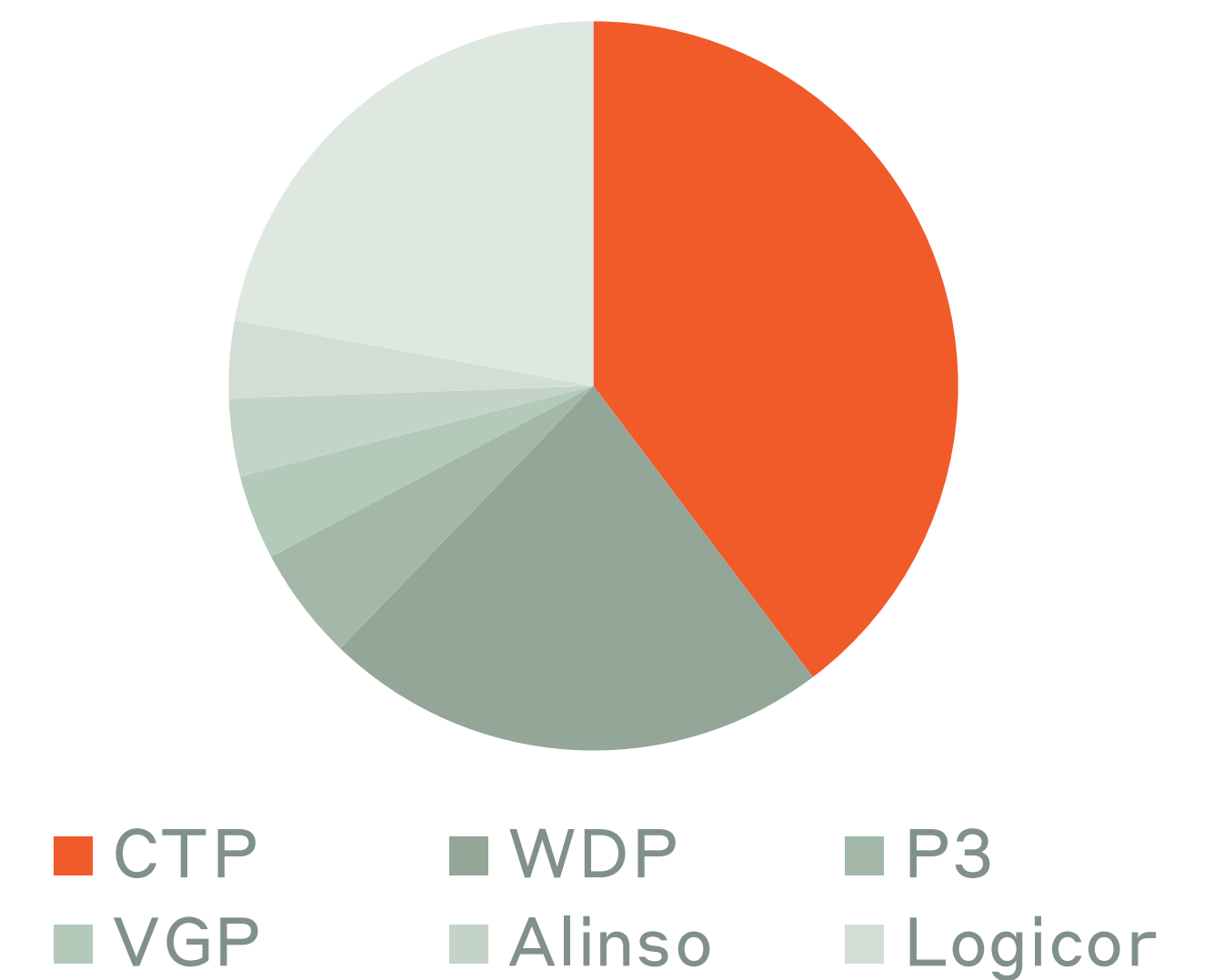


CTP: Undisputed market leader in Romania



#1		33	
Baa3		Moody Rating	
GLA 3.0		mil. sqm	
96%	retention		24%
		of portfolio GLA	
135	€ million annualised rent	WALVT	6.0 years
H1 2024			

Market Share



Strong landbank secured for future growth pipeline

202,000 sqm

UNDER CONSTRUCTION

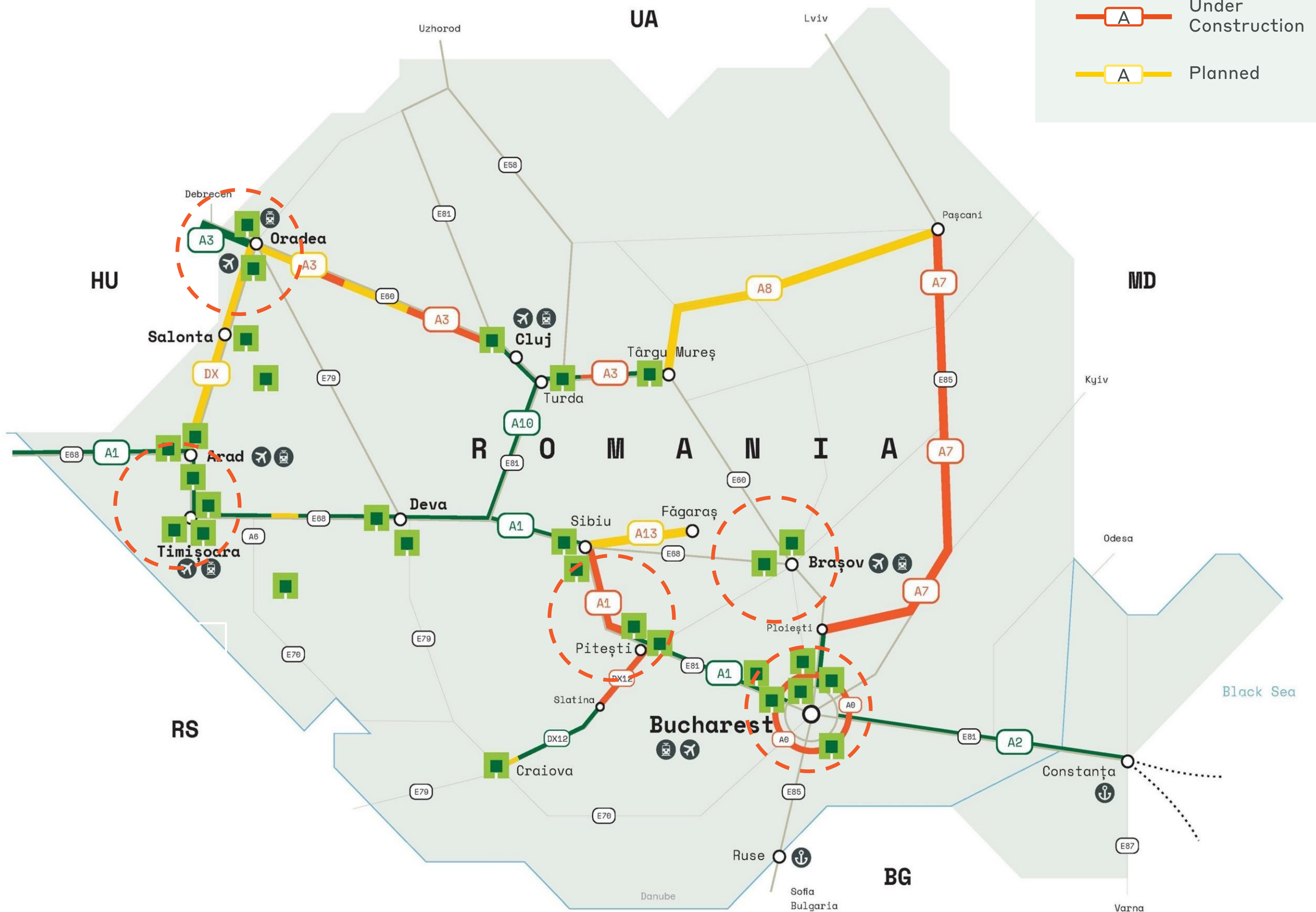
- Ploiești
- Brasov
- Bucharest
- Arad

3.8 mil. sqm

LANDBANK

- Bucharest
- Timișoara
- Oradea
- Pitești

Locations with projects under construction or slated to start in 2024/2025



- 25% of Romania's GDP
- 2 million residents
- 1 million people workforce
- 200,000 university students






Bucharest: the regional distribution hub for SEE

- Decentralization of the large DCs in CEE
- Closer to the client, shorter distribution times, smaller carbon footprint



CTP strategically positioned to leverage infrastructure improvements for growth

- **6 parks** near both the inner and new outer (A0) ring roads
- Offering **1.8 million sqm GLA**
- With **1 million sqm** development opportunity
- Ring Road: **70,000 cars / day**
- A0 Ring Road: **150,000 cars/day** capacity

A0 Ring Road (under construction) 
Bucharest Ring Road 
Regional Roads 



More than parks, we develop communities

- Welcoming environment that feels like home
- Includes CTP's unique Clubahaus facilities
- 3,000 people working for premium clients



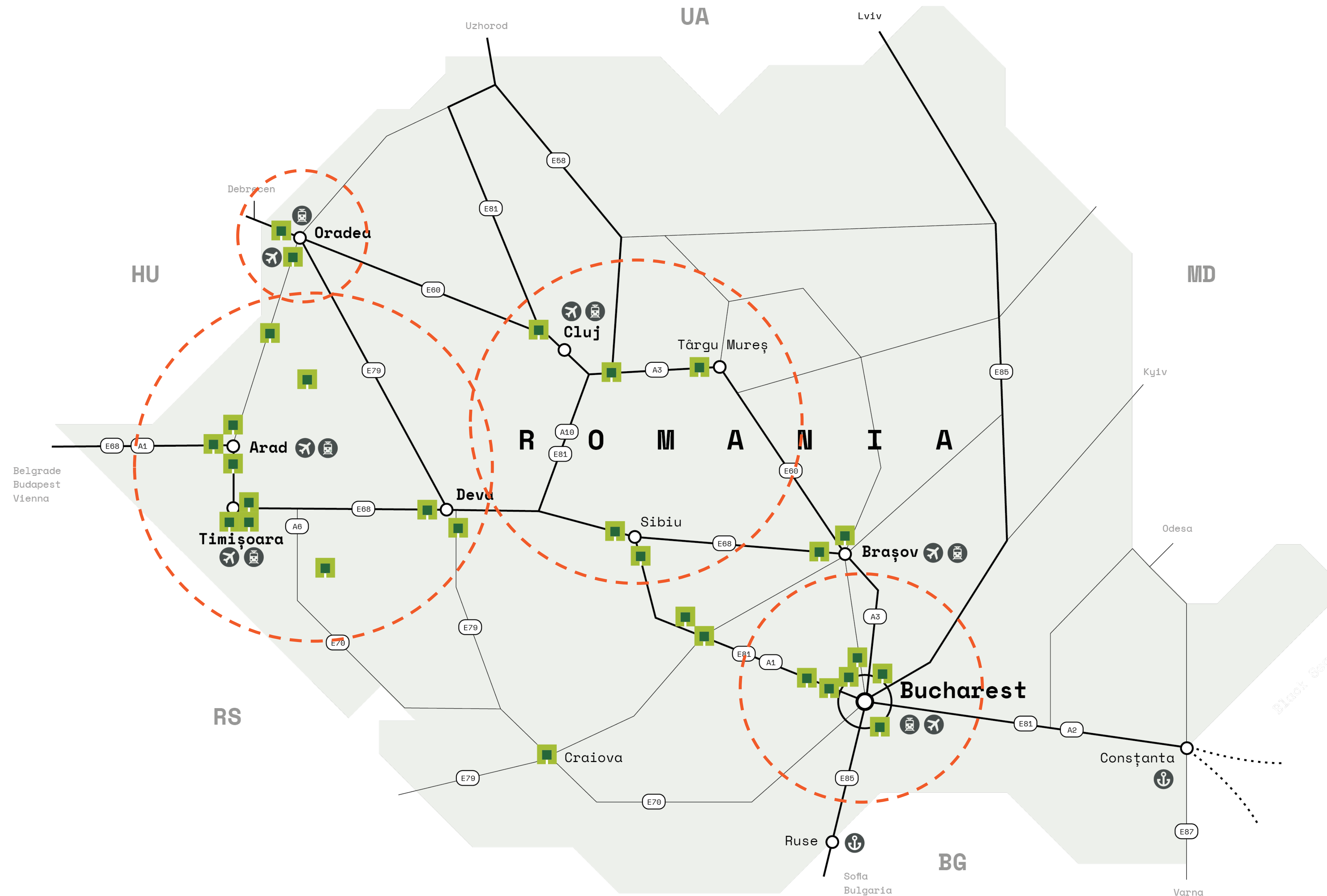
Solar in place	Education & training	Restaurants & amenities	Medical care on site	Landscaping	Electric charger	Public transport
AROUND THE PARK						



CTPark Bucharest West: Europe's largest business park



Driving success across Romania



- Bucharest: top choice regional DC's serving both Europe and near East
- Regional cities of Brasov, Timisoara, Arad, Oradea: manufacturing centres with strong historical tradition & cost effective labour

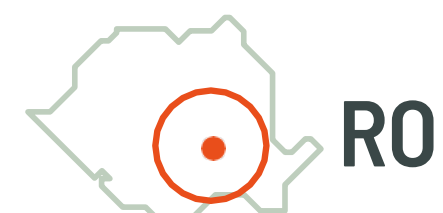
Ploiești

TOTAL SIZE
85,000 sqm

INDUSTRY
Retail

SPACE TYPE
Warehouse, distribution service

**Up to 1,000 jobs to be created in
the next 5 years**



 Brasov

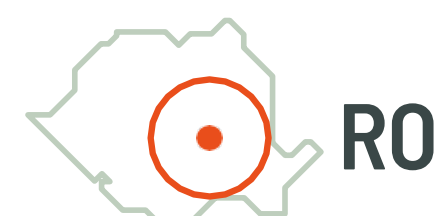
DIEHL
Controls

TOTAL SIZE
18,000 sqm

INDUSTRY
Manufacturing

SPACE TYPE
Warehouse, office

**600 jobs to be created in
the next three years**



 Oradea Cargo Terminal

TOTAL SIZE
65,500 sqm

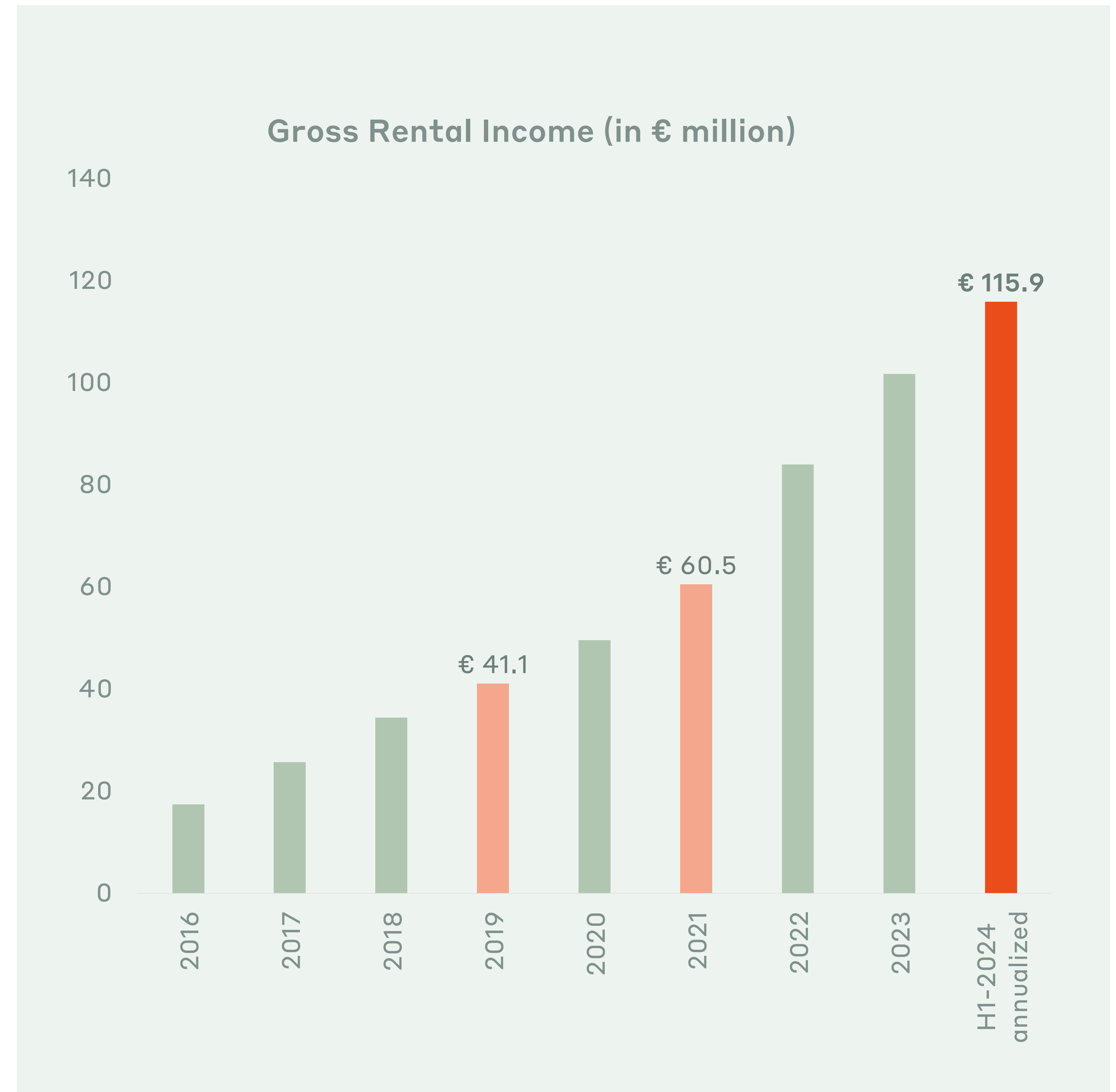
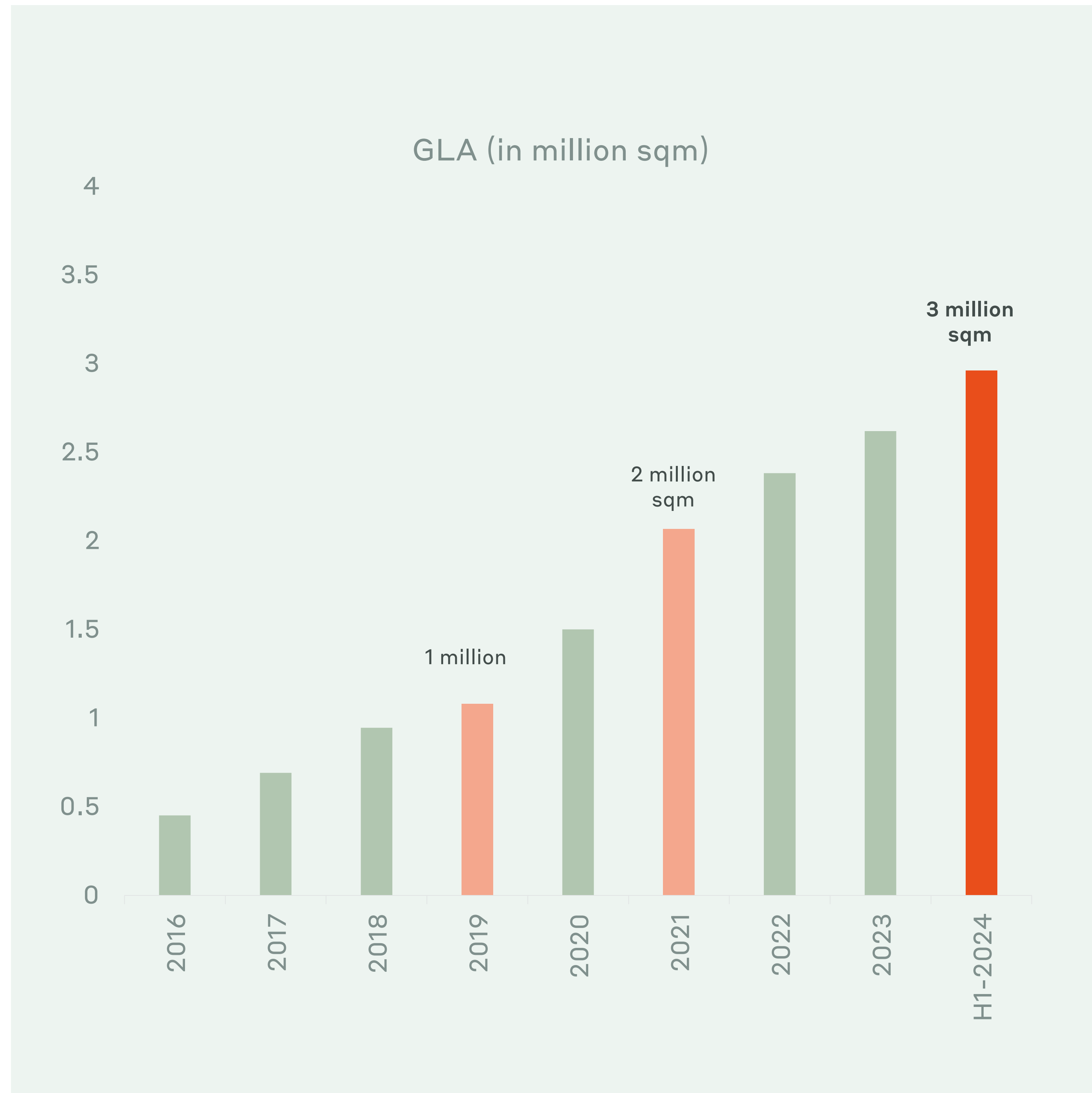


INDUSTRY
Retail, Logistic

SPACE TYPE
Warehouse, distribution center



Strong platform driving consistent growth: Setting us up for the future



CTPark Arad West

ARW2	
LA signed	April 2023
Indexation	FIX 2%
Base Rent p.m.	€4.2/sqm
Base Rent p.a.	€50.40/sqm

ARW2	
LA signed	March 2024
Indexation	HICP
Base Rent p.m.	€4.96/sqm
Base Rent p.a.	€59.52/sqm



CTPark Bucharest West

BUW17	
LA signed	December 2019
Indexation	FIX 2%
Base Rent p.m.	€3.50 sqm
Base Rent p.a.	€42.00/sqm

BUW24	
LA signed	July 2024
Indexation	HICP
Base Rent p.m.	€4.05/sqm
Base Rent p.a.	€48.60/sqm





Solar Energy

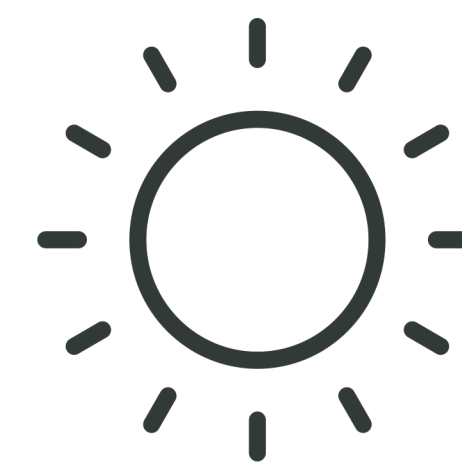
Available in Two Models

Income from Solar

Generating strong growth

Solar power plant
part of building
improvement

**Power Purchase
Agreements**
with CTP



28 MWp

Installed PV capacity

€1.3 million

Income from solar 9M-2024

€1 million

Income from solar 2023



PARKMAKERS

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