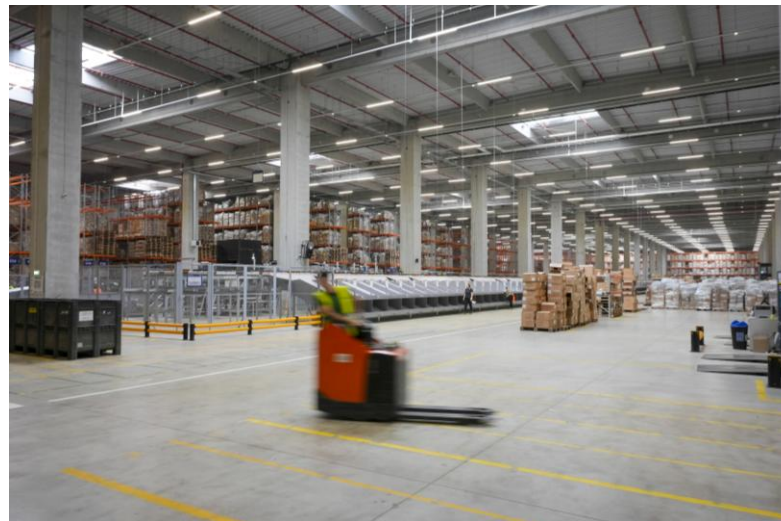




CTP N.V. Financial Highlights **Q3-2025**

6 November 2025

Q3-2025: strong financial results and continuous demand tailwinds

Financial highlights

€562m

(+15.1% vs. 9M-2024)
Gross Rental income

€802m

(+32.7% vs. 9M-2024)
Net valuation result

€305m

(+13.1% vs. 9M-2024)
Company Specific
Adjusted EPRA earnings

€0.64

(+7.2% vs. 9M-2024)
Company Specific
Adjusted EPRA EPS

€19.98

(+10.5% vs. 31 Dec 2024)
EPRA NTA per share

€2.4bn

(€2.2bn as at 31 Dec 2024)
Liquidity

Operational highlights

93%

(93% as at 31 Dec 2024)
Occupancy

6.1 yrs

(6.4 years as at 31 Dec 2024)
WAULT

13.7%

(14.5% as at 31 Dec 2024)
Reversionary potential

4.5%

(4.0% in FY-2024)
Like-for-like rental growth¹

2.0m sqm

(1.8 m sqm as at 31 Dec 2024)
Under construction

10.2%

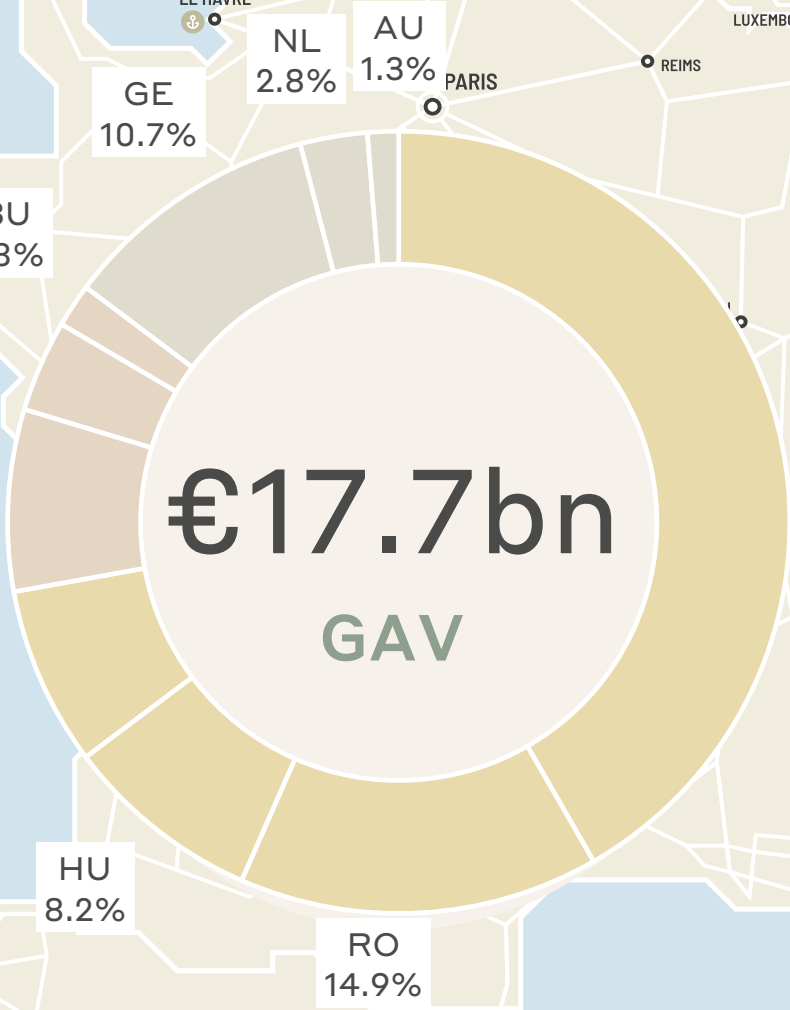
(10.3% as at 31 Dec 2024)
Estimated YoC of projects
under construction

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

Portfolio Value by Country (%)



NB: Figures may not add up due to rounding

13.8m

sqm GLA

2.0m

sqm GLA under construction

25.7m

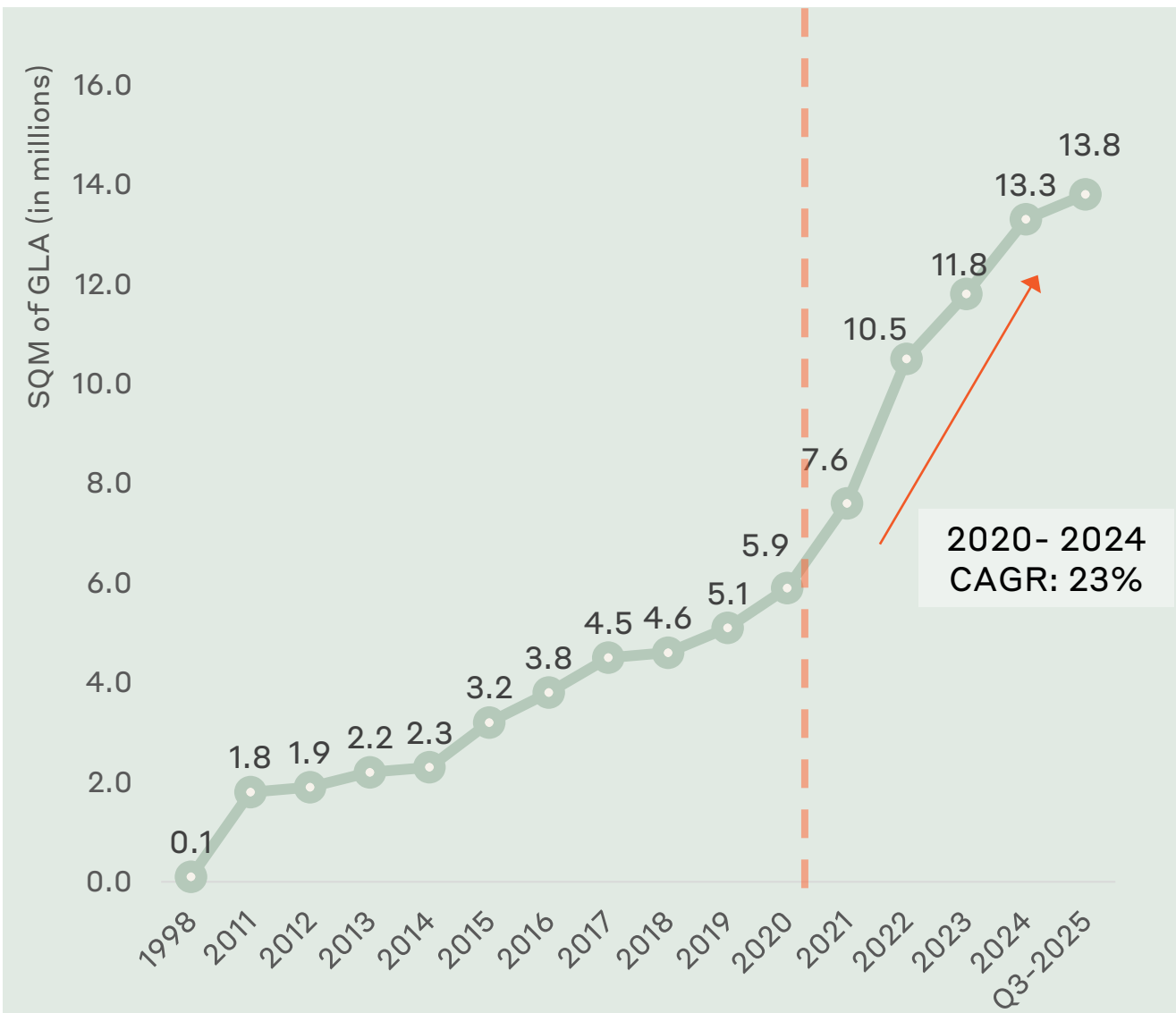
sqm landbank

149MW_p

Installed PV

Accelerated growth since IPO in March 2021

IPO
03/2021



+134%

Growth in GLA
from 5.9 million sqm to
13.8 million sqm

+104%

Growth in Landbank
from 12.6 million sqm to
25.7 million sqm

+200%

**growth in Investment
Property**
from €5.8 to €17.4 billion

+158%

**growth in annualized
rental income**
from €302 to €778 million

+140%

**growth in EPRA NTA
per share**
from €8.32 to €19.98

+98%

**growth in Company Specific
Adjusted EPRA EPS**
from €0.44 to €0.87¹

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

1. Mid-point 2025 Company Specific Adjusted EPRA EPS guidance: €0.86 - €0.88
NB: Figures may not add up due to rounding

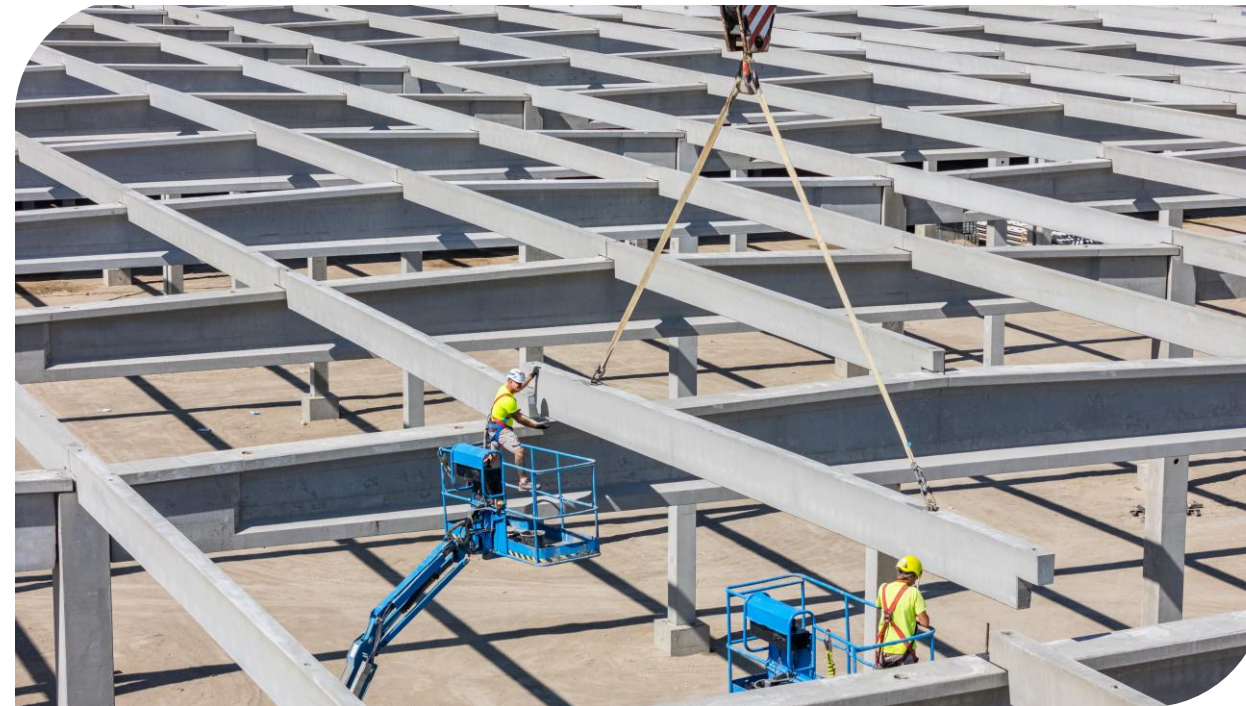
Embedded growth

Operator



€1 billion
annualised rental income
by 2027

Developer



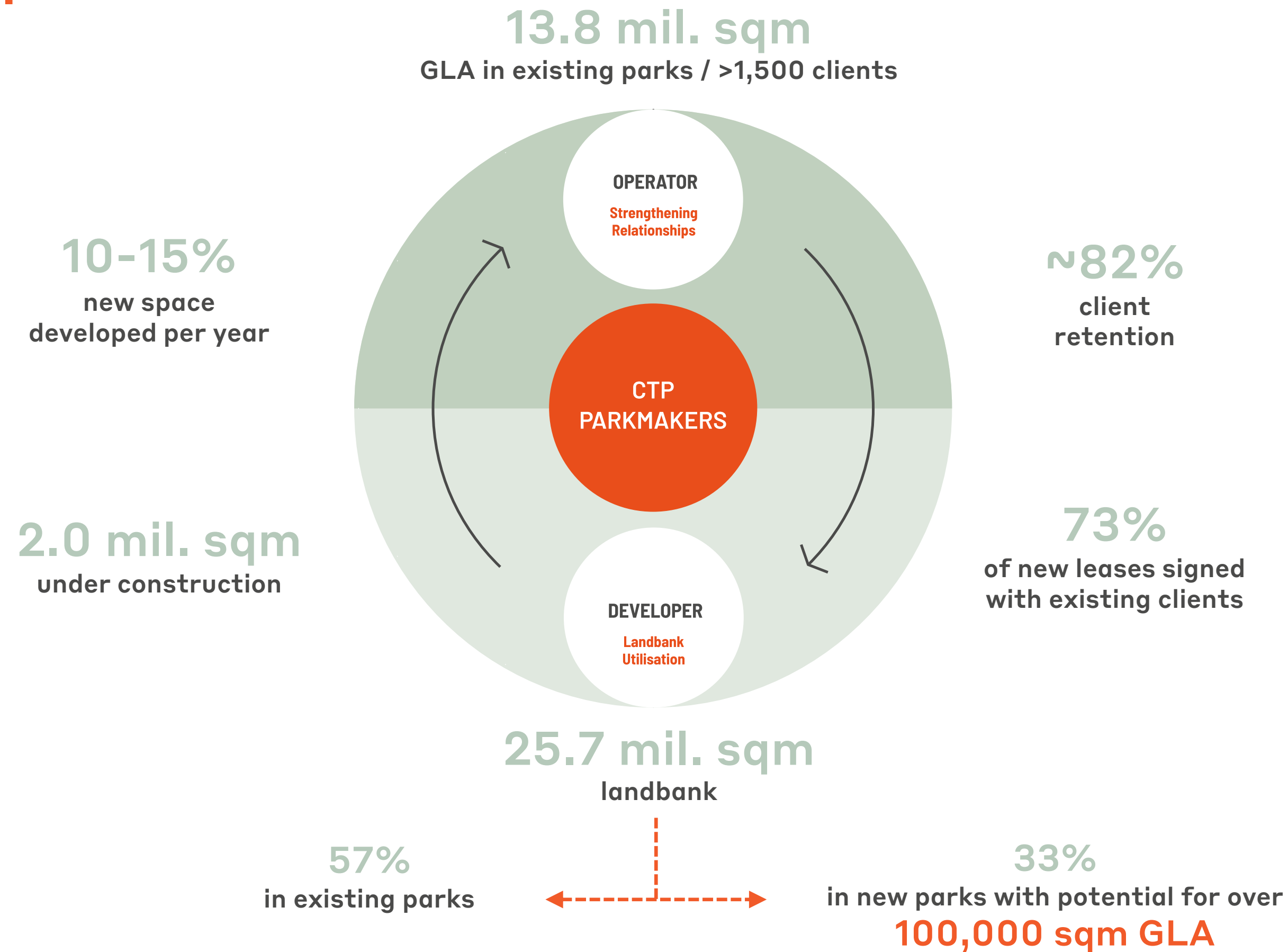
25.9 million sqm
of land with potential development
profit of
> €5 billion

Growth engine



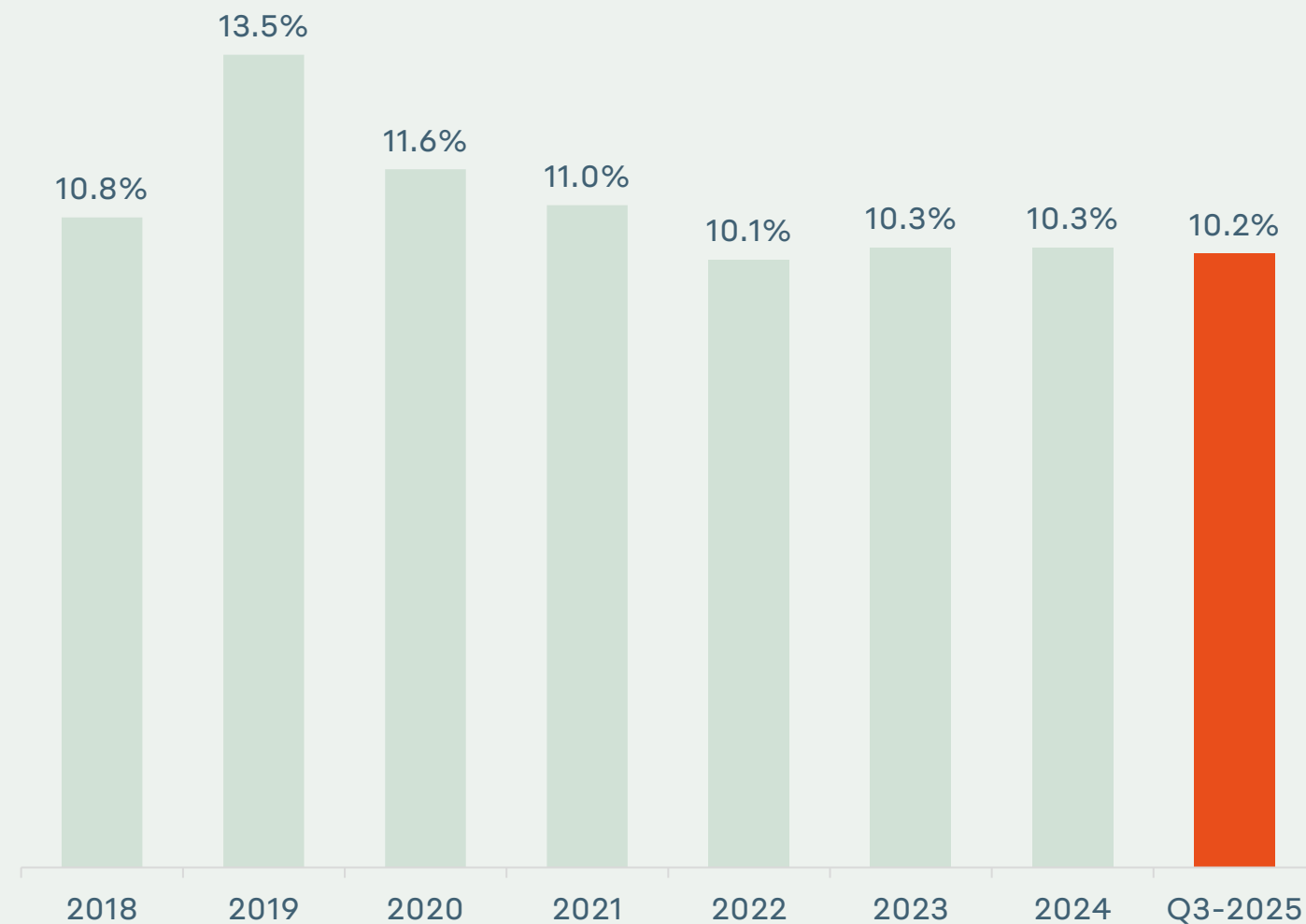
Leveraging
>1,500 clients
CTP International driving expansion
into new markets
and product innovation

Integrated and derisked business model drives annual double-digit NTA growth

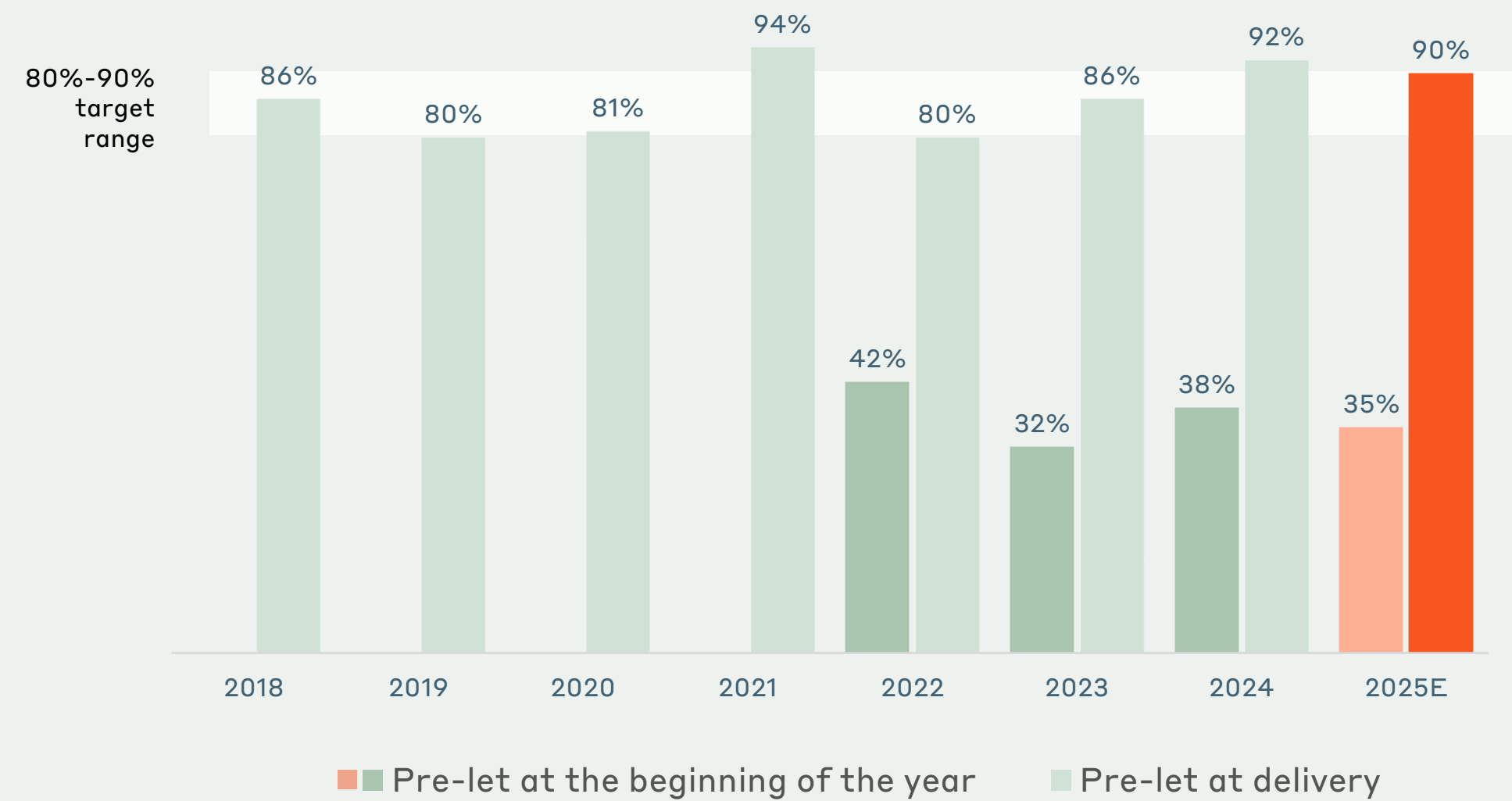


Strong and consistent development track record

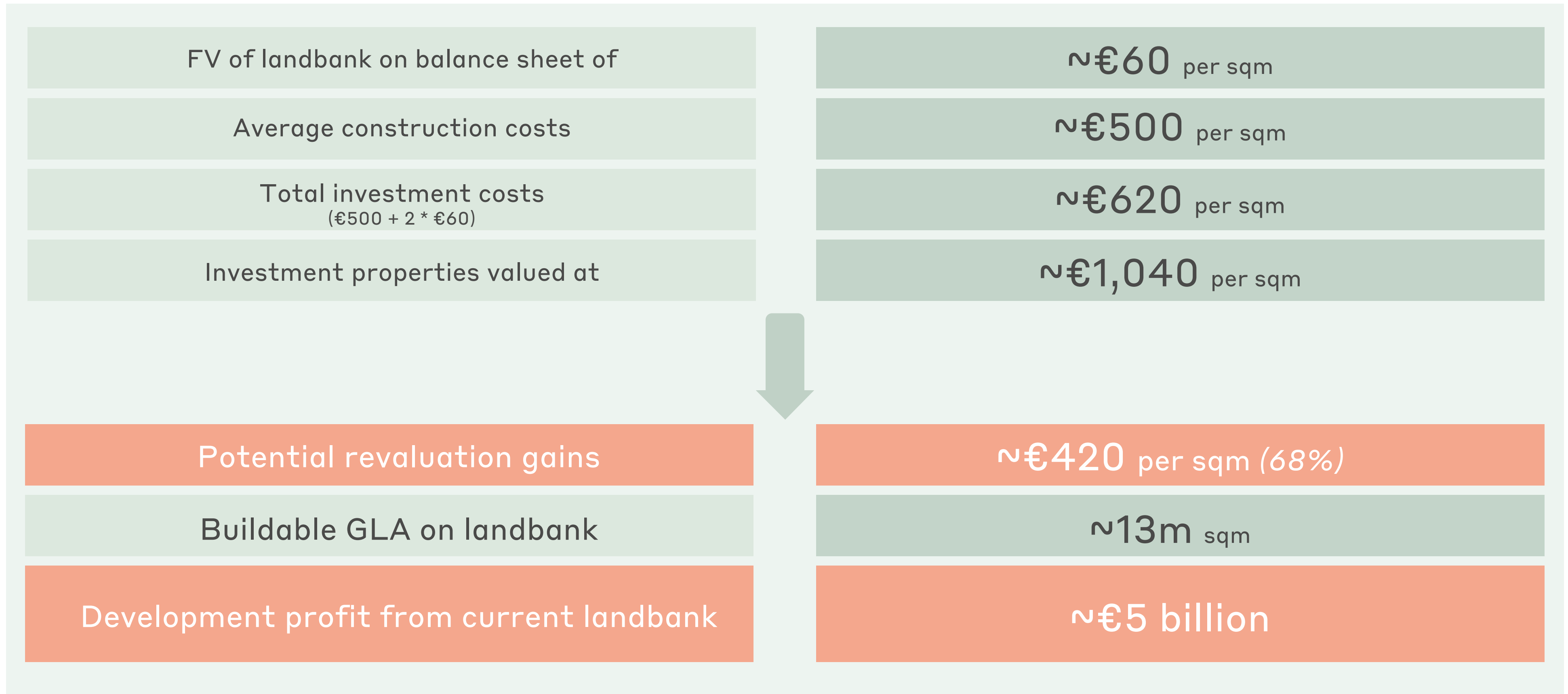
Expected YoC
Projects under construction



Pre-let at delivery



Unlocking the landbank value through profitable development



Strong leasing demand in 9M-2025 with increasing monthly rent

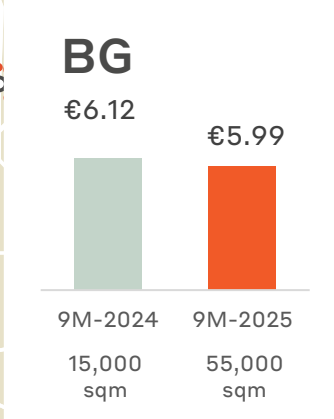
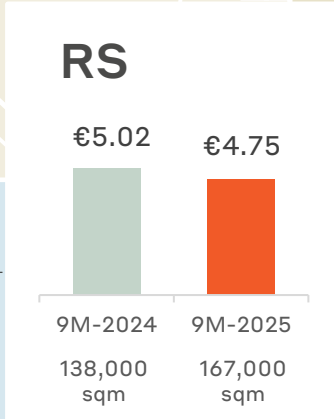
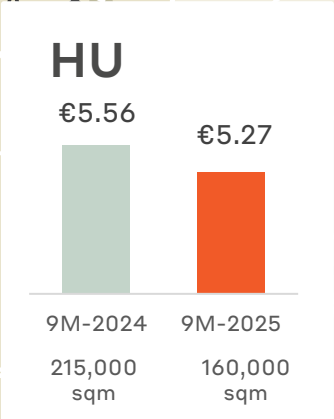
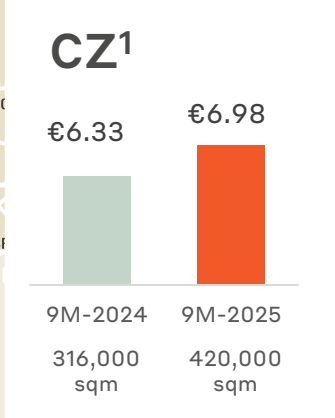
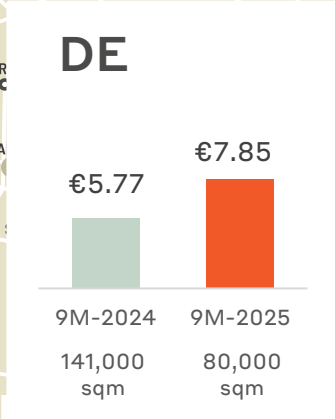
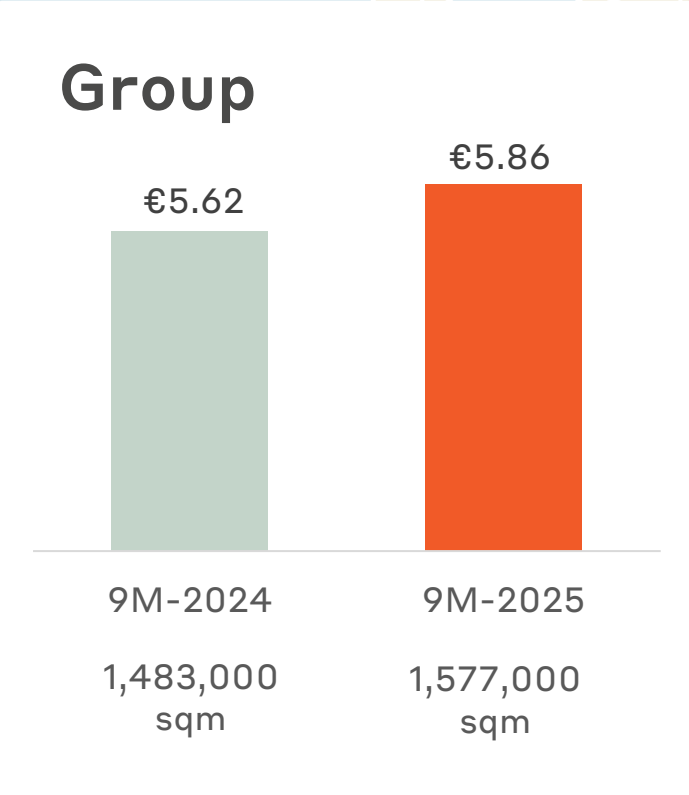
Leases signed by sqm	Q1	Q2	Q3	YTD	Q4	FY
2023	297,000	552,000	585,000	1,435,000	542,000	1,976,000
2024	336,000	582,000	577,000	1,495,000	618,000	2,113,000
2025	416,000	599,000	562,000	1,577,000		

+6%
9M-2025 YoY
increase in sqm of
leases signed

Average monthly rent leases signed by sqm (€)	Q1	Q2	Q3	YTD	Q4	FY
2023	5.31	5.56	5.77	5.60	5.81	5.69
2024	5.65	5.55	5.69	5.63	5.79	5.68
2025	6.17	5.91	5.64	5.86		

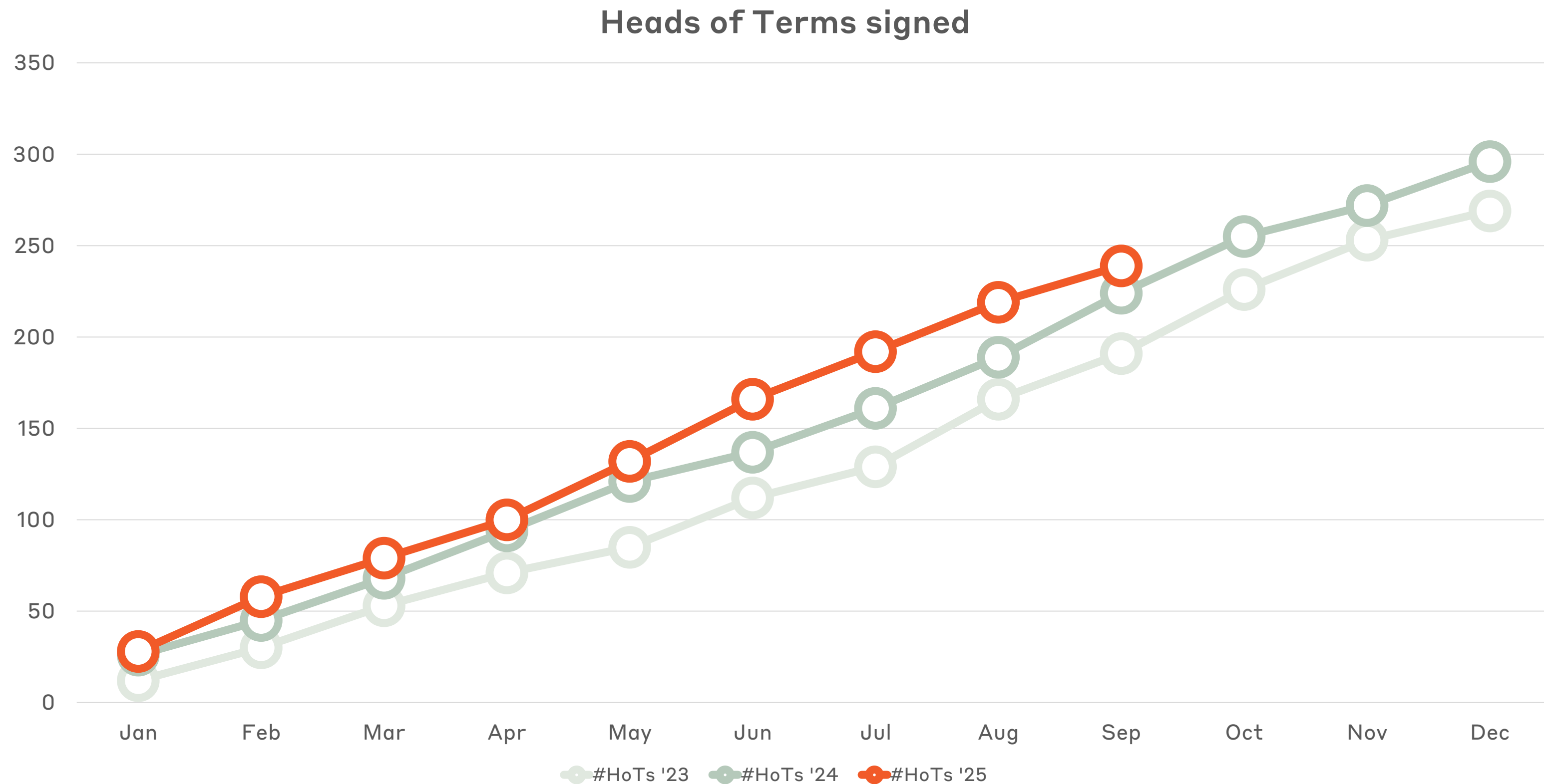
+6%
9M-2025 YoY increase in
average monthly
rent signed adjusted for
country mix

Adjusted for country mix, rent levels of new leases signed in 9M-2025 6% higher than in 9M-2024



1) Increase in CZ from 9M-2024 to 9M-2025 is excluding office leases, while the overall 6% growth includes office leases
NB: Figures may not add up due to rounding
Excluding Austria due to lack of comparable periods

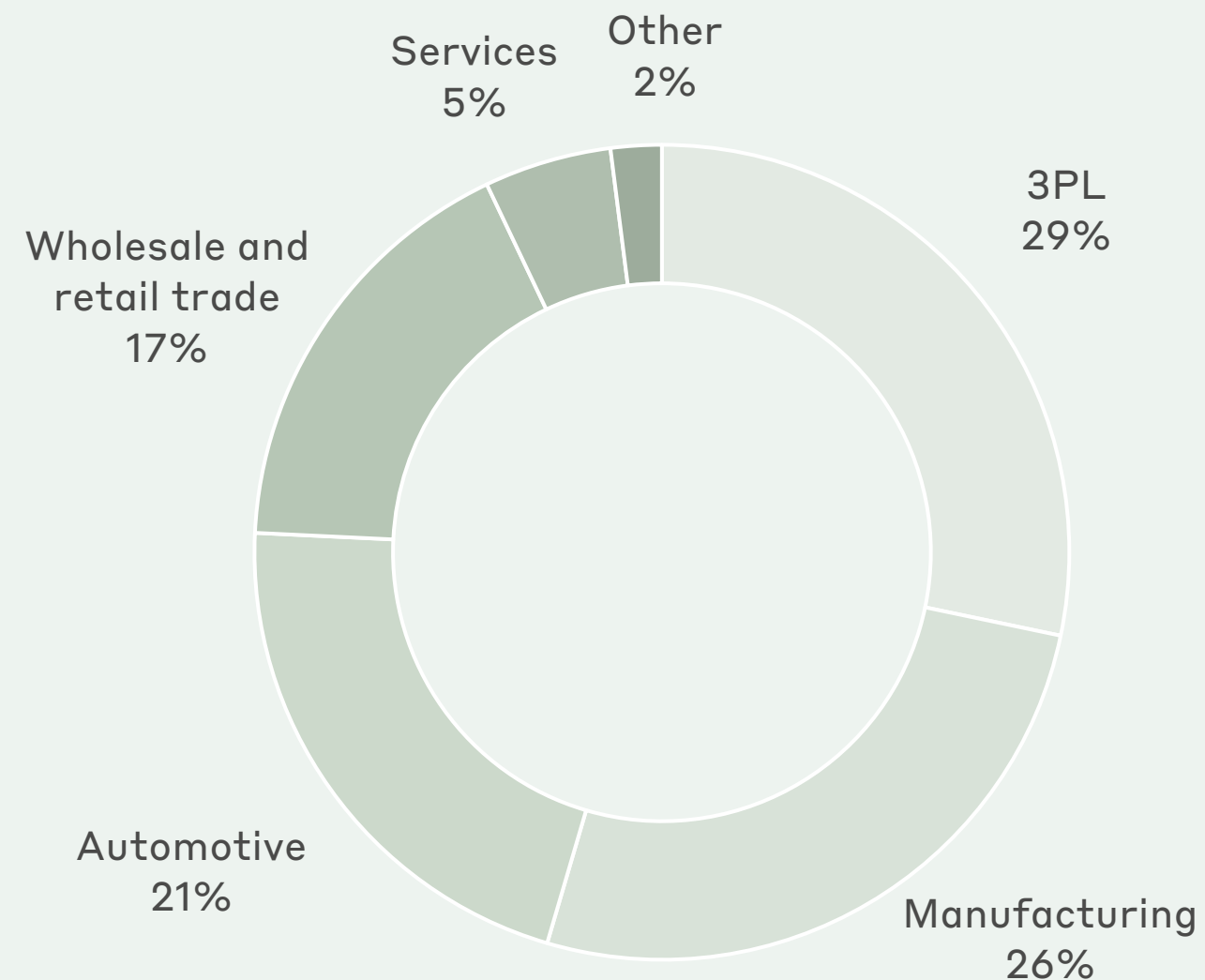
Increase in Heads of Terms signed, reflecting future leasing activity



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

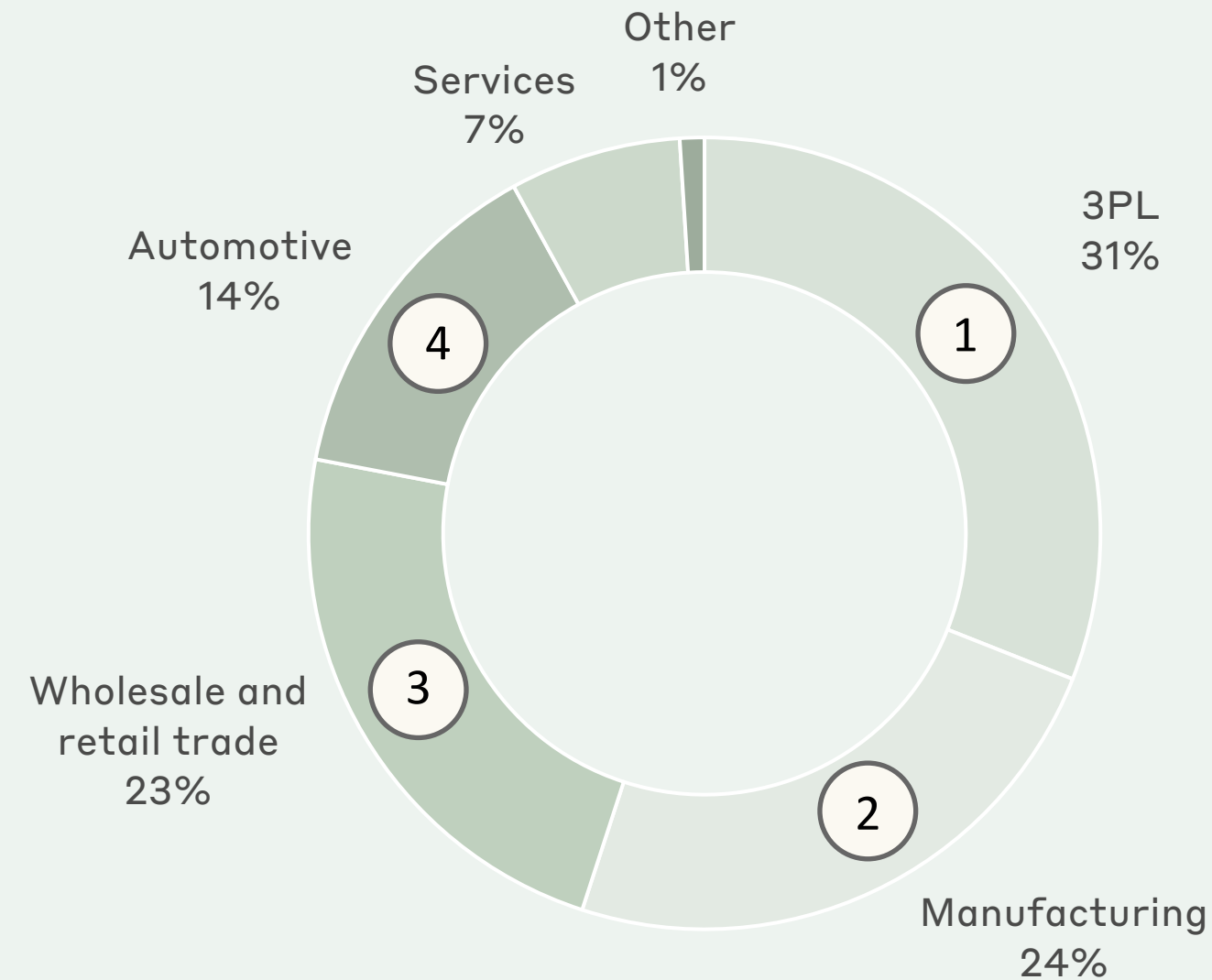
Portfolio September 2025

GLA split by industry (%)



Leases signed in the last 24 months

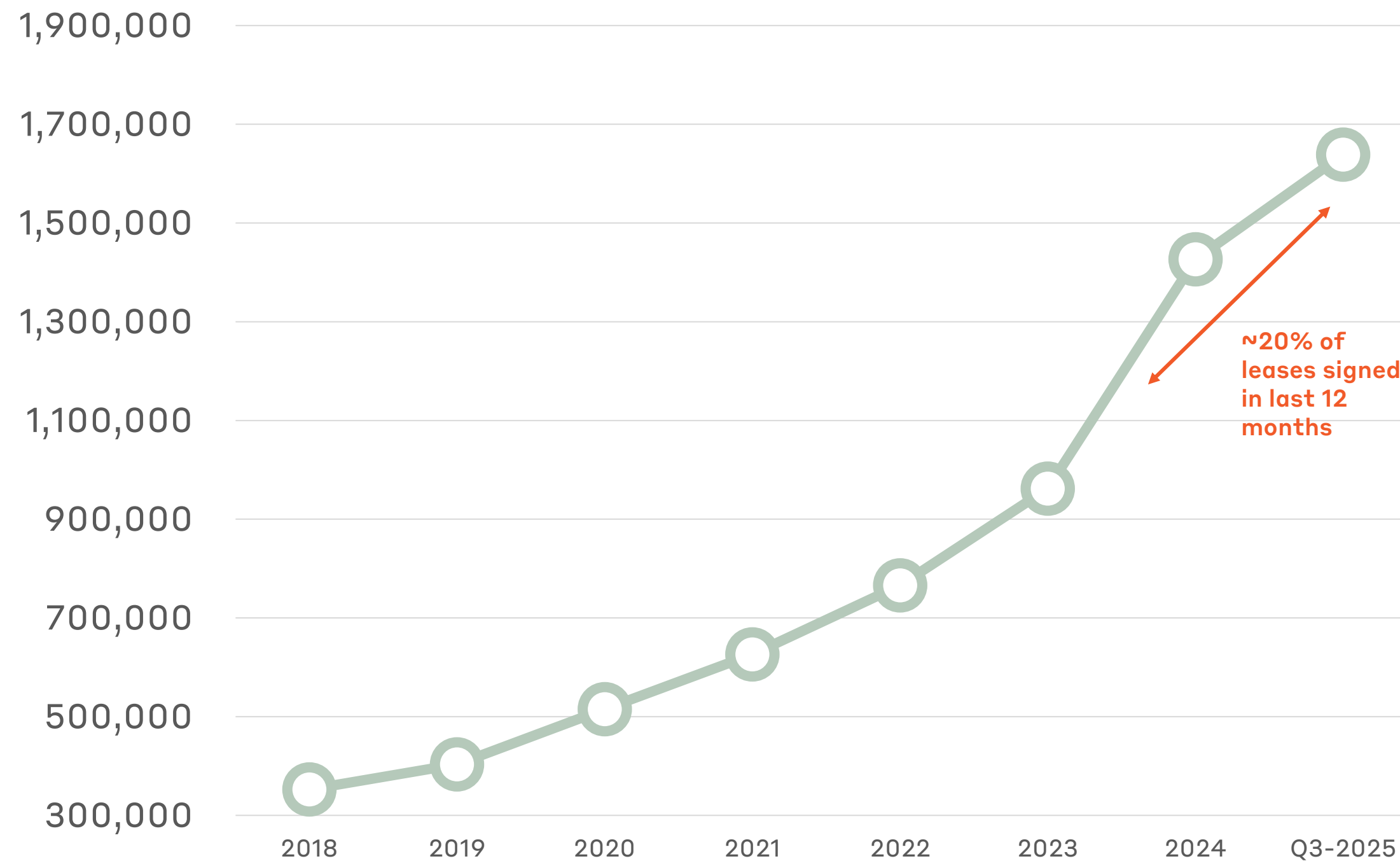
GLA split by industry (%)



- 1 Professionalization of **supply chains**, following CEE countries joining Schengen area with improved infrastructure
- 2 **Nearshoring** with production in Europe for Europe
- 3 CEE has fastest-growing purchasing power in Europe with **e-commerce** catching up rapidly
- 4 Asian (EV) **automotive** companies moving to Europe driven by import tariffs as well as European car manufacturers concentrating their production in CEE

Over 10% of portfolio leases to Asian clients producing in Europe for Europe – and around 20% of new leasing

GLA of Asian tenants



ZOOMLION

J'pai

SUMITOMO

HITACHI
Inspire the Next
Hitachi Energy

JUSIDA
EUROPE

KYOCERA

HYUNDAI STEEL

廣達電腦
Quanta Computer

BRIDGESTONE

Lenovo

XINQUAN

Inventec

wistron

Nidec
All for dreams

Yanfeng
Global Automotive Interiors

Structural long-term leasing trends

Nearshoring

and manufacturing in Europe for Europe in the business-smart CEE region



- Global engineering and high-tech leader expands operations near Brno
- 17,000 sqm signed in CTPark Brno South, CZ

Supply chain professionalization

leveraging improved infrastructure in CEE region



- French global logistics provider expands footprint in Poland
- 34,400 sqm signed in CTPark Sulechów, PL

E-commerce growth

and rising domestic consumption in CEE region



- German drug store chain expanding operations in CZ
- 30,000 sqm leased for its largest distribution hub in the country, CTPark Prague North, CZ

High-tech industry

as German economy is reinventing itself

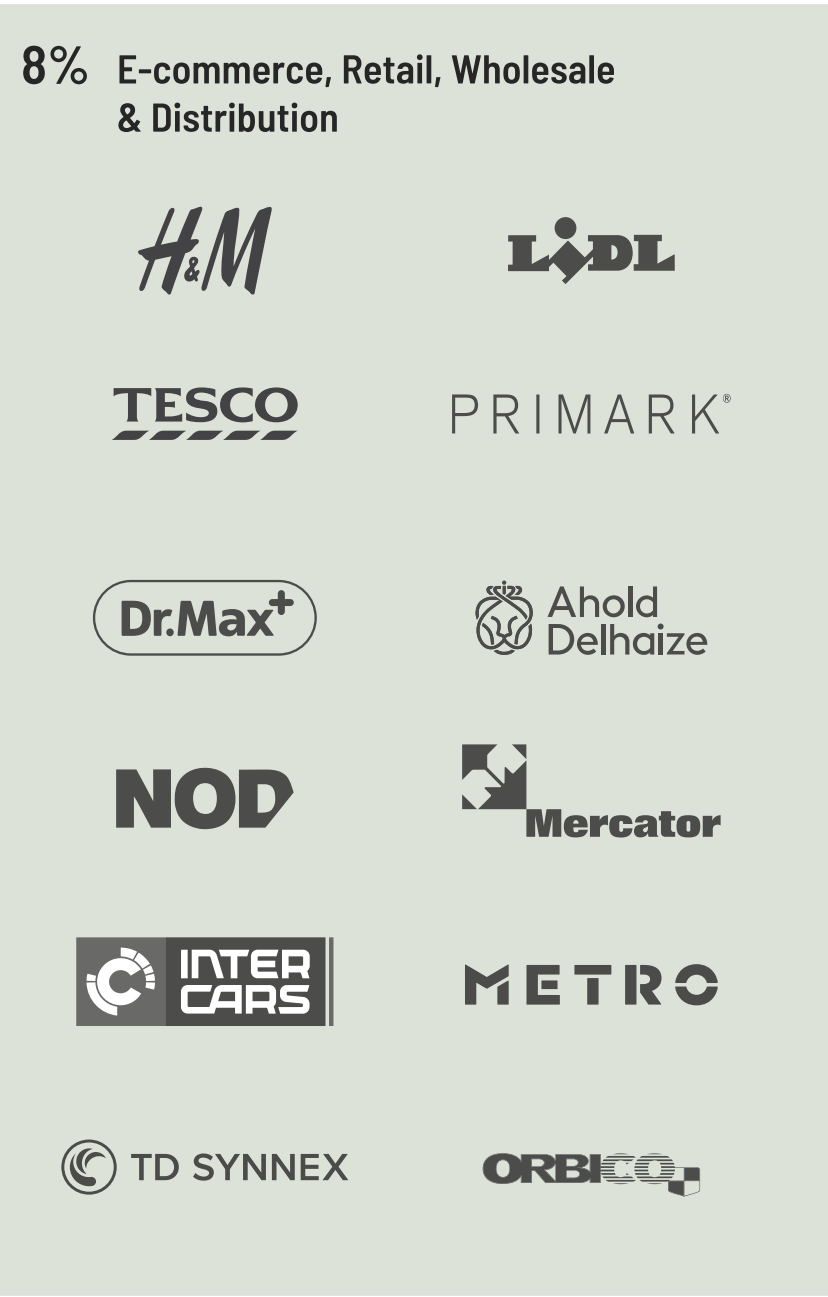


- German energy powerhouse
- 20,000 sqm signed for brownfield redevelopment in CTPark Mülheim, DE

Strong and diversified international client base

Low operational and financial risk

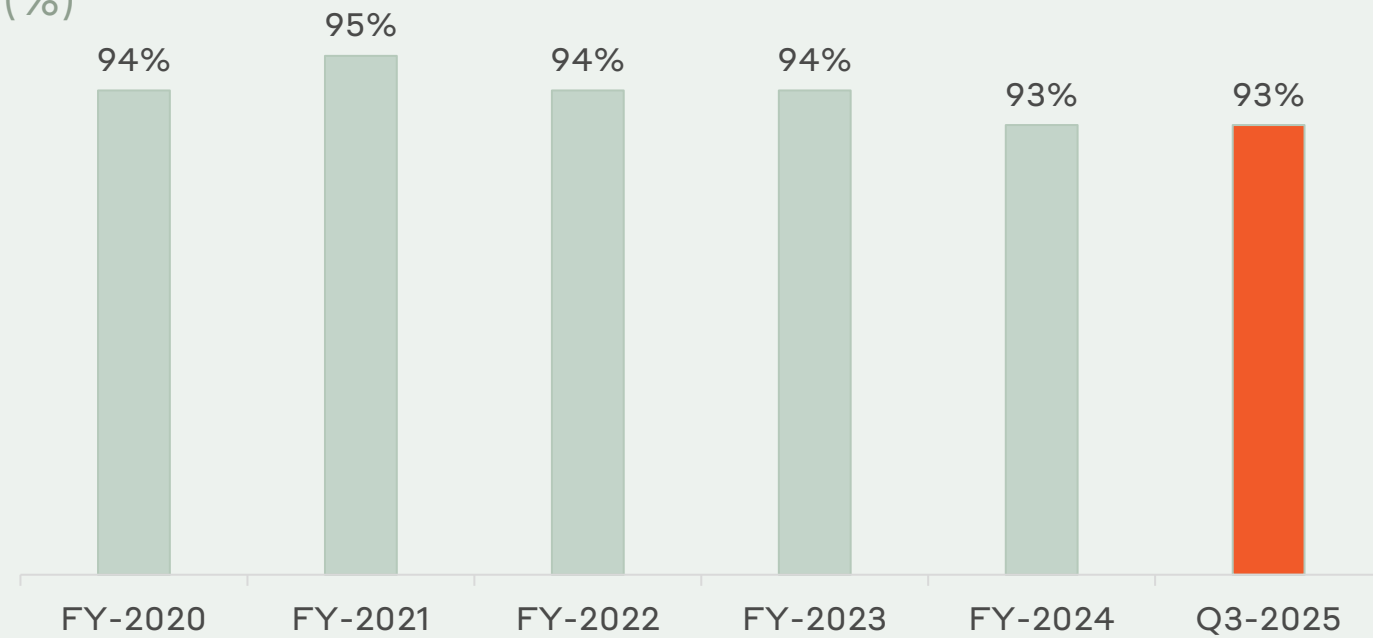
Top 50 Clients
GLA split by industry (%)



NB: Figures may not add up due to rounding

CTP's long-lasting tenant relations drive strong retention and collection rates

Occupancy¹
(%)



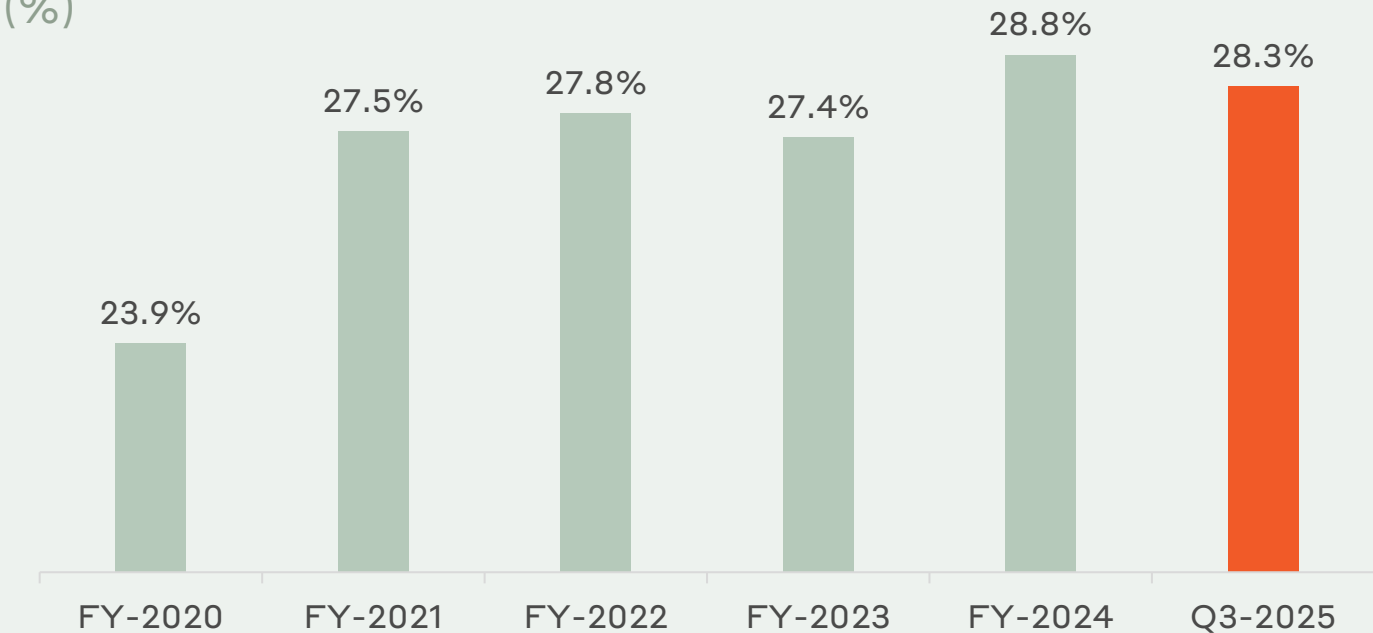
82%

Tenant retention

99.8%

Collection rate

CTP's market share in core markets²
(%)



4.5%

Like-for-like rental growth³

72%

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.

All deliveries in 9M-2025 have been fully leased

553,000
sqm delivered

100%
Leased at delivery

€35.5m
Contracted rental income

10.3%
YoC

90%
In existing parks or in new parks with
>100k sqm potential



Next growth phase locked in thanks to projects under development

2,036,000

sqm under construction

10.2%

Expected YoC

80-90%

Expected pre-let at delivery

78%

In existing parks

10%

In new parks with
>100k sqm potential

63%*

Pre-let 2025 deliveries
(64% 9M-2024)

*Pre-let in New locations: 76%
Pre-let in Existing locations: 58%

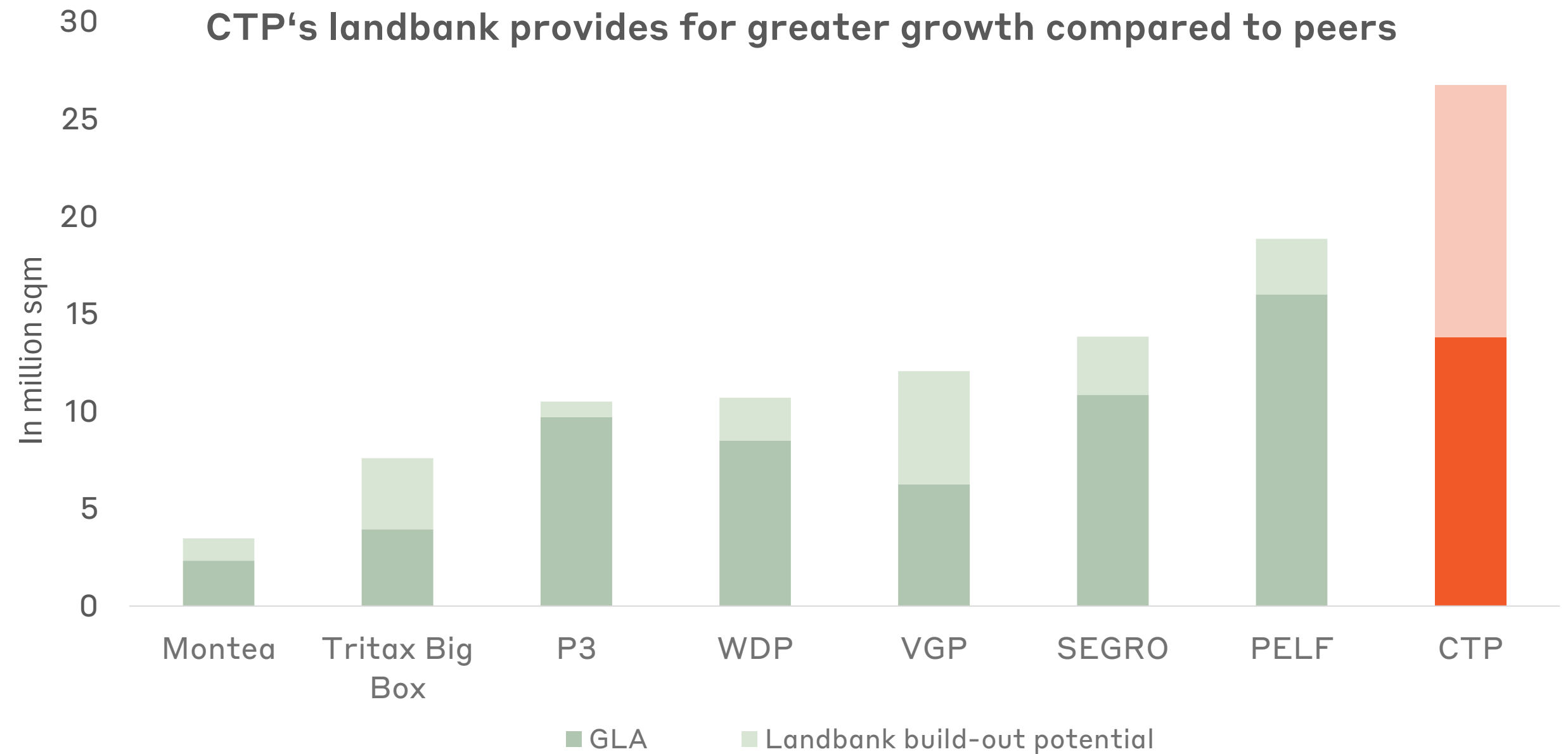
€165m

Potential rental income

151,000 sqm signed for future projects that haven't started yet,
illustrating ongoing healthy occupier market

Landbank offers opportunity to double portfolio

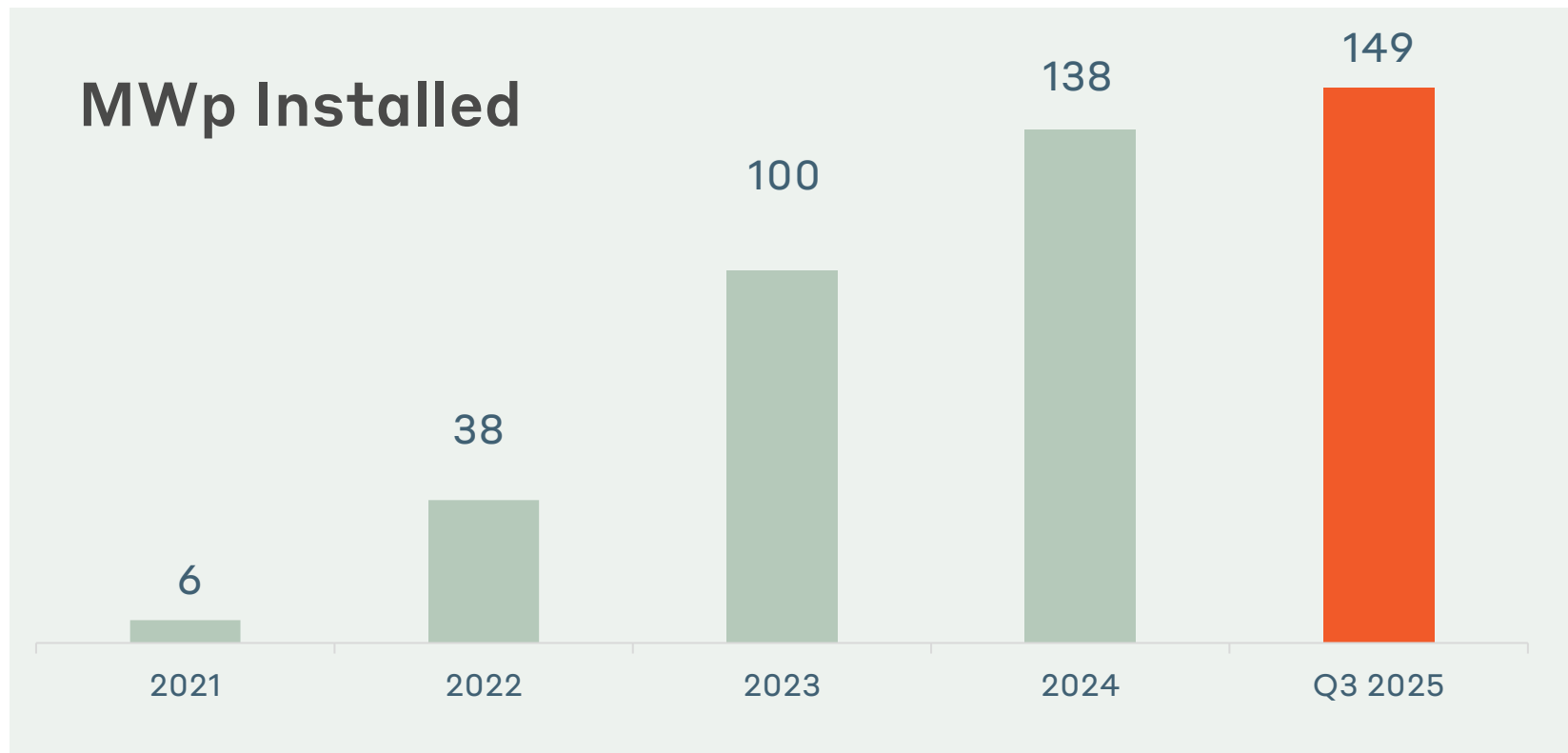
- 2:1 build-up ratio allows to double GLA from current landbank
- Target to have an owned land bank for 3 – 4 years of developments
- Continuous land scouting, especially around our existing parks
- Target countries for land acquisitions, Germany, Poland and new markets



Source: Annual reports and other publications of individual companies

Note: Landbank build-out potential takes into account landbank size and assumes 2:1 build-out ratio

Energy



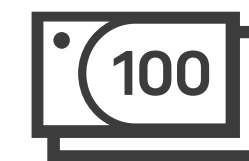
- **YoC target: 15%**
- **Cost per MWp: ~€750k** – below market average thanks to CTP acquiring in bulk and PV ready roof structures since 2020
- **Income: 1-year lag** between installation and income, i.e. MWp installed in 2024 drive 2025 income
- **9M-2025 revenues: €12.4 million** (+108% y-o-y vs. €6 million)



Importance to tenants:



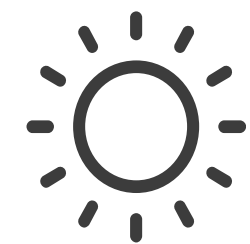
Energy
security



Lower cost
of occupancy



Increased
regulation and
/ or their client
requirements

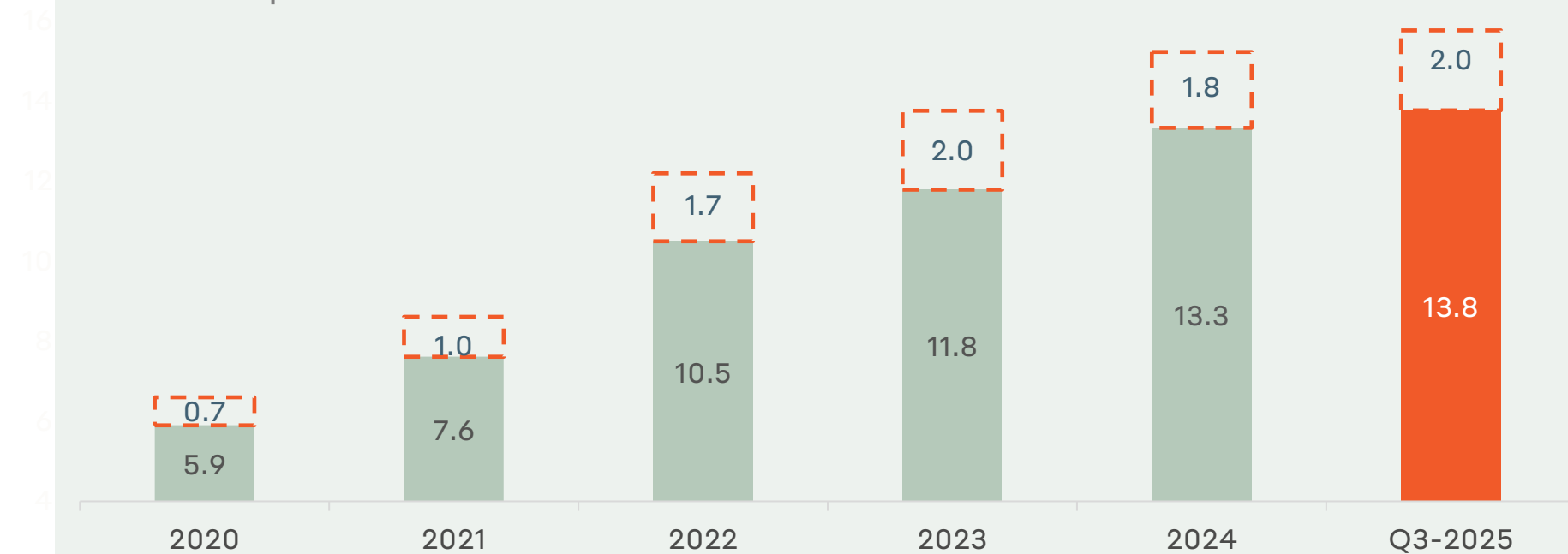


Tenants' ESG
ambitions

Growth plan on track to reach 30 million sqm by year 2030

Standing portfolio & under construction

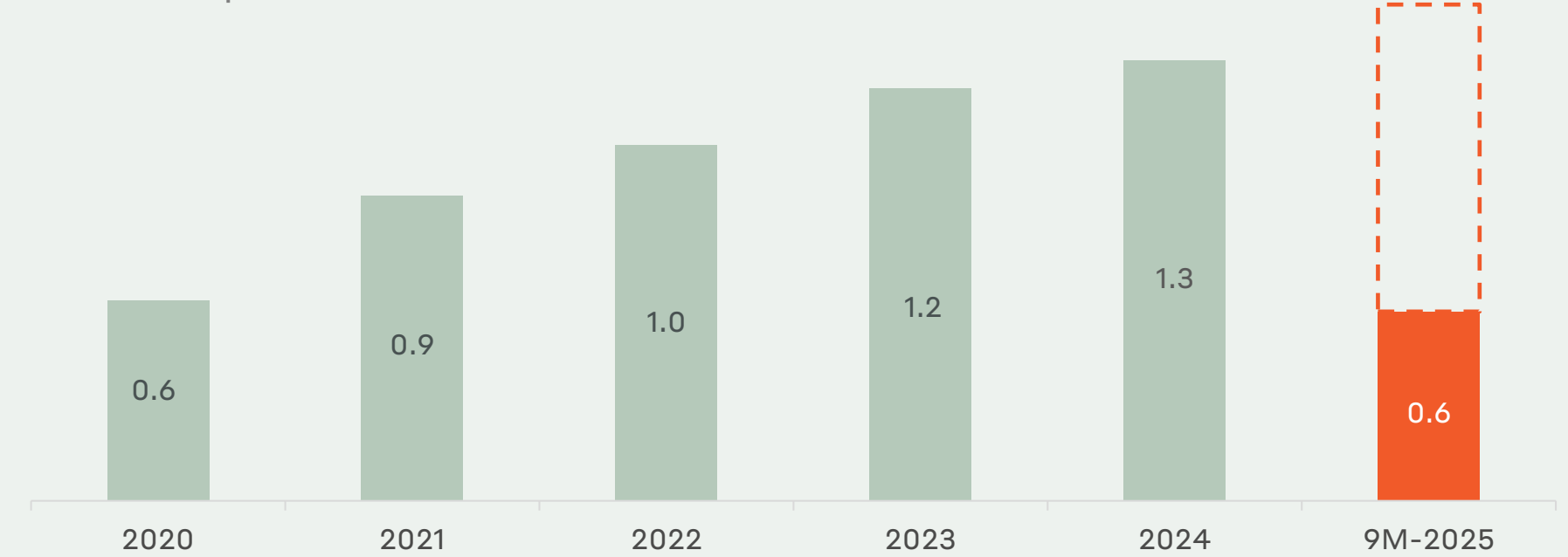
Million sqm - owned



Deliveries

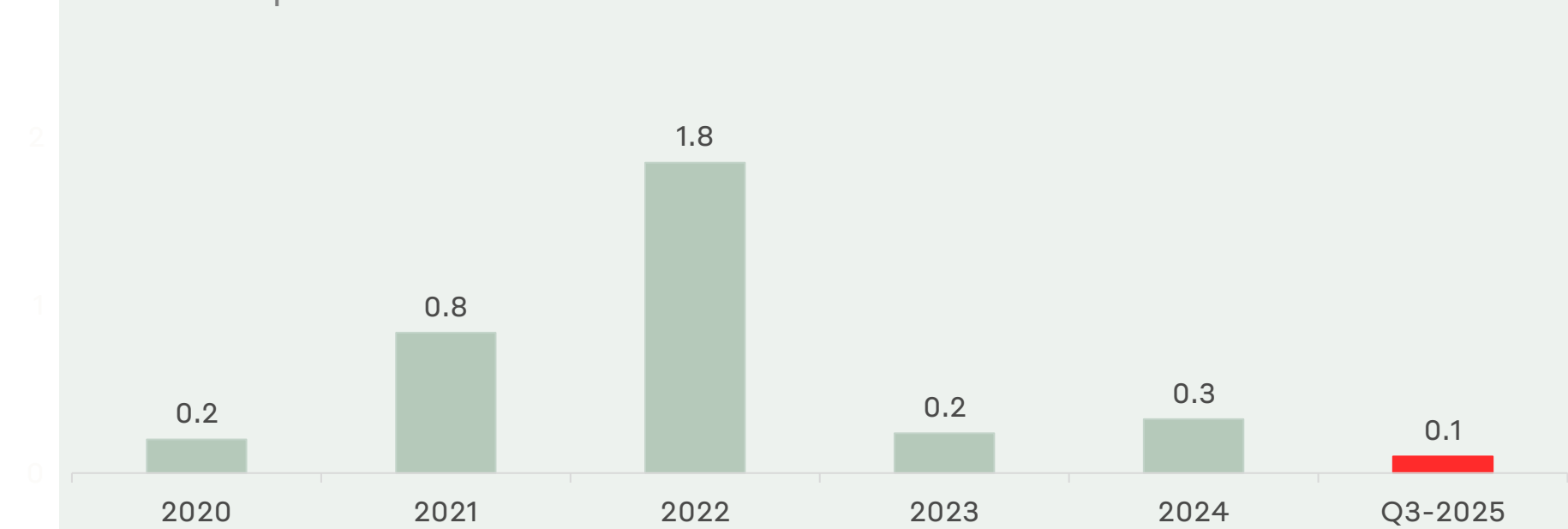
Million sqm

2025:
1.3 - 1.6 million sqm



Standing portfolio acquisitions

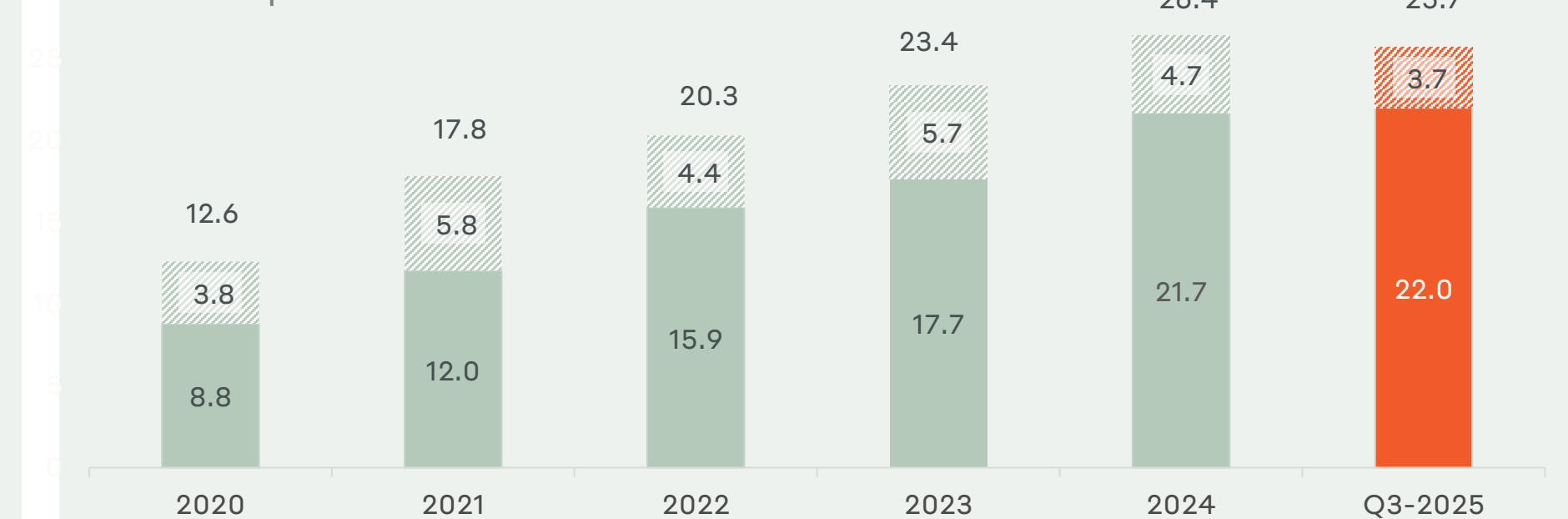
Million sqm



Landbank

Million sqm

Owned
Under option

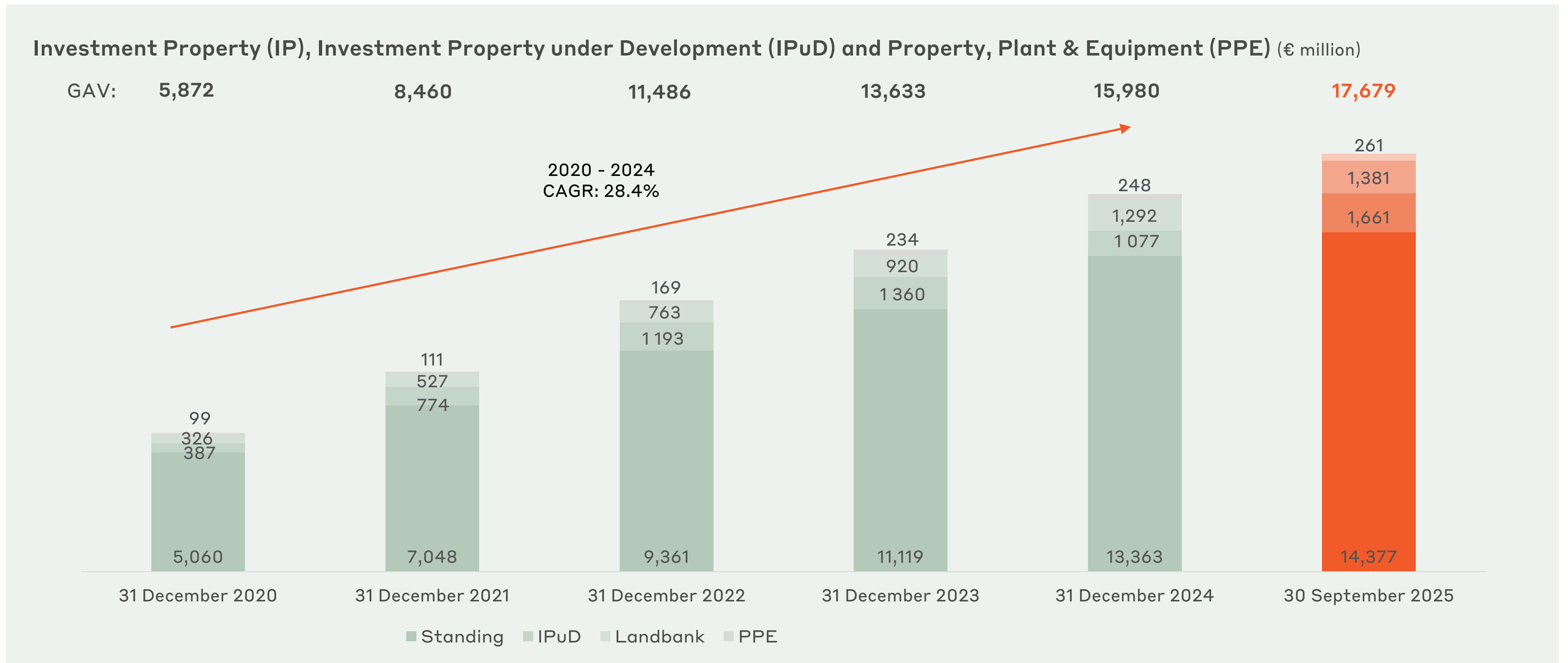


A photograph of a modern building with a large green wall and a living roof. The building has a white upper section and a tan lower section. The green wall is covered in various plants, and the roof is also covered in greenery. The building is surrounded by tall grass and a blue sky. The text "Financial results" is overlaid in the top left corner, and the "ctp" logo is in the top right corner.

Financial highlights

In € million	9M-2025	9M-2024	% change	Q3-2025	Q3-2024	% change
Gross Rental Income	562.0	488.4	+15.1%	194.8	167.5	+16.3%
Net Rental Income	549.0	475.9	+15.4%	188.6	162.1	+16.4%
Net valuation result on investment property	801.6	604.1	+32.7%	203.7	169.7	+20.0%
Profit for the period	862.8	737.0	+17.1%	237.1	203.3	+16.6%
Company specific adjusted EPRA earnings	305.2	269.8	+13.1%	105.9	92.3	+14.8%
In €	9M-2025	9M-2024	% change	Q3-2025	Q3-2024	% change
Company specific adjusted EPRA EPS	0.64	0.60	+7.2%	0.22	0.20	+9.0%
In € million	30 Sept. 2025	31 Dec. 2024	% change			
Investment Property	15,757.5	14,655.3	+7.5%			
Investment Property under Development	1,660.5	1,076.8	+54.2%			
	30 Sept. 2025	31 Dec. 2024	% change			
EPRA NTA per share	€19.98	€18.08	+10.5%			
Expected YoC of projects under construction	10.2%	10.3%				
LTV	45.2%	45.3%				

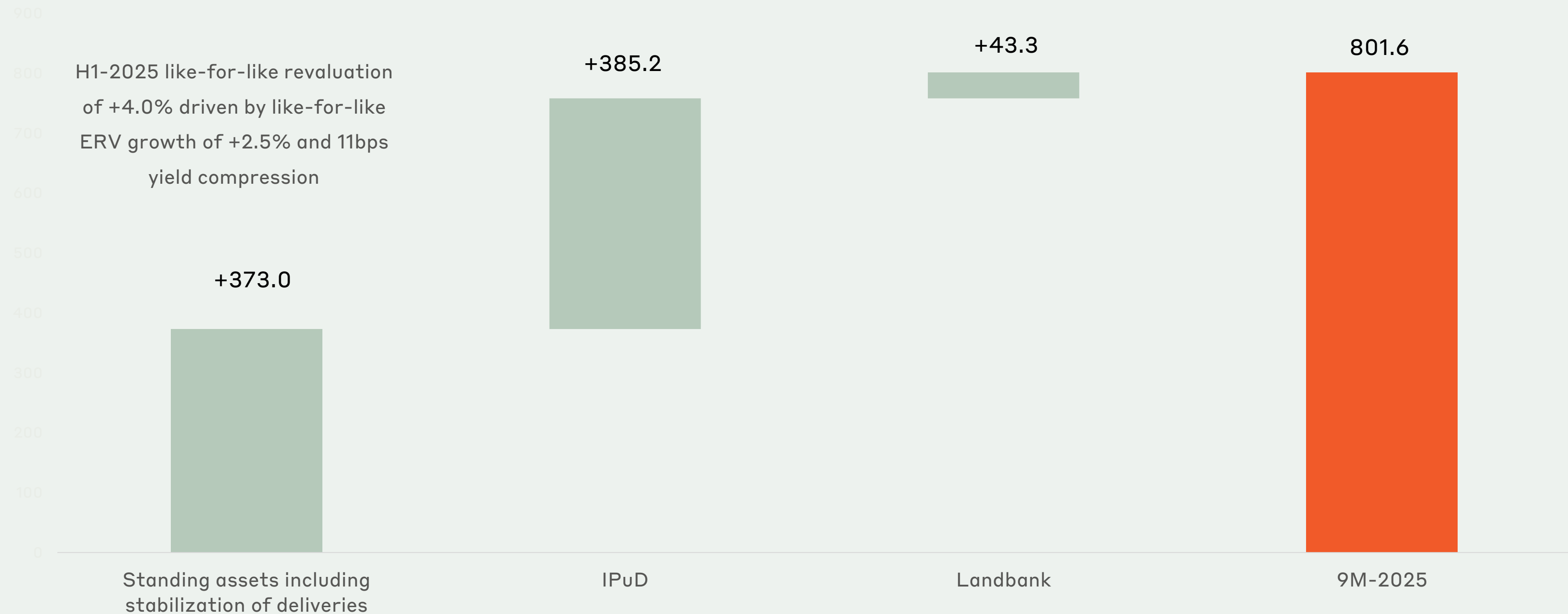
Gross Asset Value up 10.6% in Q3-2025 and 16.0% y-o-y



NB: Figures may not add up due to rounding

Rental growth, yield compression and pipeline drive valuation results

Revaluation (YTD) (€ million)



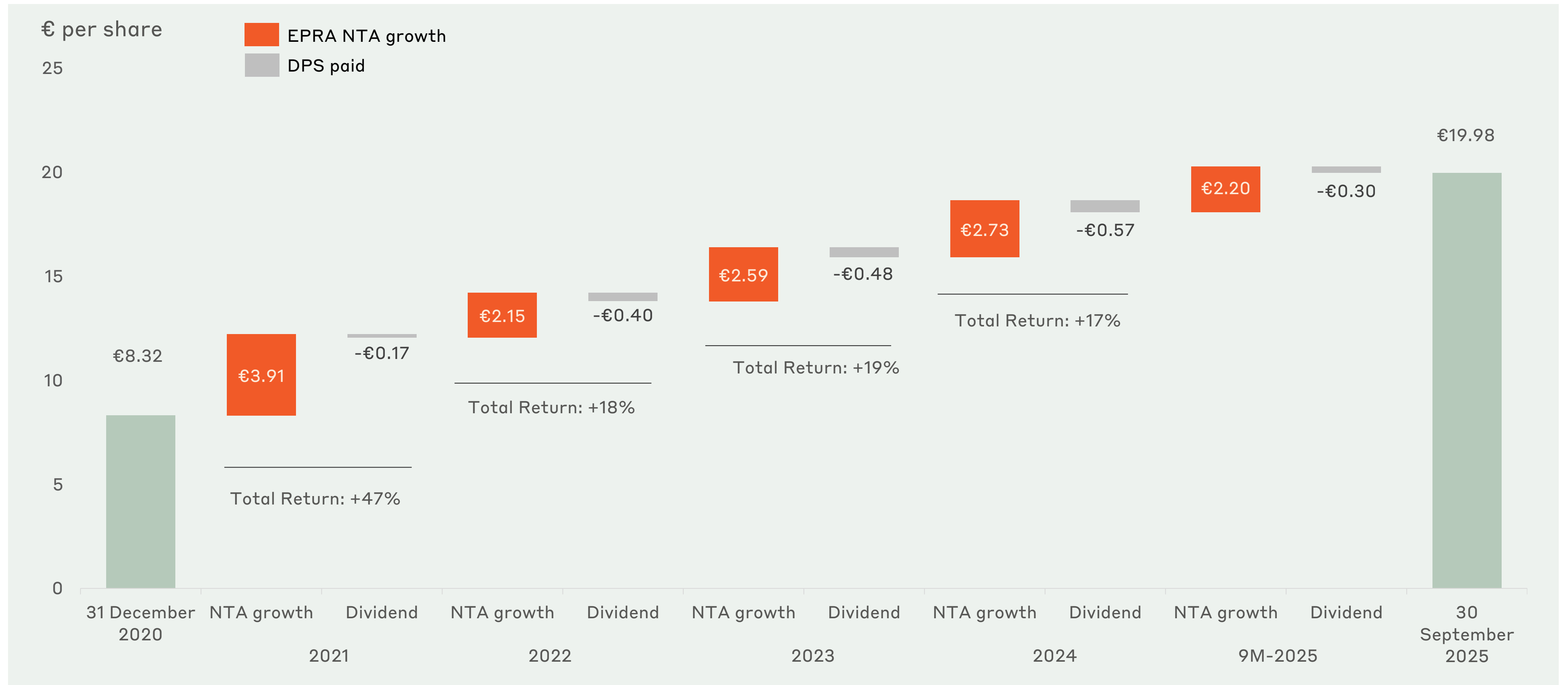
NB: Figures may not add up due to rounding

EPRA NTA up 10.5% in 9M-2025 and 14.0% y-o-y



NB: Figures may not add up due to rounding

Total return



NB: Figures may not add up due to rounding

Conservative valuation yields

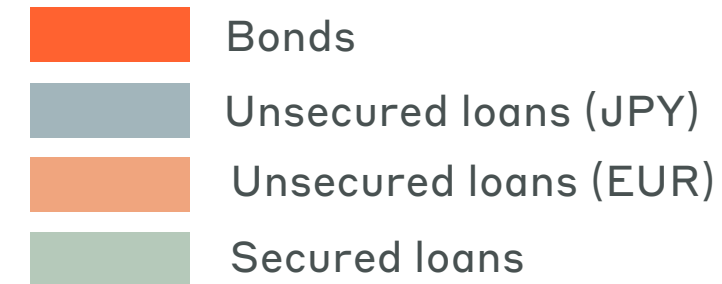
	H1-2025	FY-2024	H1-2024	FY-2023	H1-2023	FY-2022	H1-2022
Gross Portfolio yield	6.6%	6.6%	6.5%	6.7%	6.6%	6.5%	6.3%
	H1-2025	FY-2024	H1-2024	FY-2023	H1-2023	FY-2022	H1-2022
Reversionary yield	7.0%	7.1%	7.2%	7.2%	7.1%	6.8%	6.4%
Czech Republic	6.3%	6.4%	6.5%	6.6%	6.6%	6.1%	5.6%
Slovakia	6.6%	6.9%	7.1%	7.1%	7.0%	6.1%	5.8%
Romania	8.2%	8.2%	8.2%	8.0%	7.9%	7.7%	7.7%
Hungary	7.3%	7.4%	7.5%	7.4%	7.4%	6.7%	6.6%
Poland	6.4%	6.4%	6.6%	6.5%	6.8%	5.4%	5.8%
Serbia	8.7%	8.8%	8.7%	9.0%	9.0%	9.1%	9.2%
Bulgaria	7.9%	8.0%	8.1%	8.3%	8.2%	8.2%	7.7%
Austria	6.0%	6.2%	5.6%	5.5%	5.6%	5.7%	5.4%
Netherlands	5.8%	5.6%	5.6%	5.5%	5.7%	8.9%	n/a
Germany	8.2%	8.6%	8.7%	8.7%	8.8%	8.7%	8.3%

- At the Q1 and Q3 results, only IPuD projects are revalued, the standing portfolio revalued at H1 and FY results
- Reversionary yield¹ compressed by 11bps in H1-2025, while the ERV on a like-for-like basis grew by 2.5%, resulting in total like-for-like valuation growth of 4%.
- 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
- ERV growth for 2025 expected to be in line or slightly ahead of inflation, on the back of continued strong tenant demand

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

Favourable maturity profile reflects active liquidity management

Conservative residual maturity of debt (€ million)



3.2%

Average cost of debt

99.9%

Hedged / fixed

4.8 yrs

Average debt maturity

Strong liquidity position and ample headroom to covenants

€2.4bn

Liquidity

9.2x

Normalized Net Debt
to EBITDA

68%

Unsecured debt

45.2%

LTV

CREDIT RATINGS

BBB

(stable)

S&P

Baa3

(positive)

Moody's

A-

(stable)

JCR

	30 September 2025	Covenant
Secured Debt Test	14.9%	40%
Unencumbered Asset Test	190.6%	125%
Interest Cover Ratio	2.5x	1.5x



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

Proven good access to credit markets with €2.3 billion raised

Green Bond March 2025

- €1 billion dual-tranche
- 6-year at MS +145 bps with Coupon 3.625%
- 10-year at MS +188 bps with Coupon 4.250%

Samurai Loan Facility March 2025

- JPY 30 billion (€185 million equivalent)
- 5-year at TONAR +130bps
- Syndicate of 13 Asian banks

Unsecured Term Loan Facility June 2025

- EUR 500 million
- 5-year at fixed all-in cost of 3.7%
- Syndicate of 13 European and Asian banks

Green Bond October 2025

- €600 million (*not yet included in Q3 results*)
- 6.5-year at MS +118 bps
- Coupon 3.625%

- €193 million of secured bank loans repriced in 2025
- €441 million of relatively more expensive unsecured term loan signed in 2023 prepaid in June 2025
- Most debt repricing done and low-interest rate bonds issued before March 2022 comprise only 28% of the total debt

Guidance

Guidance 2025

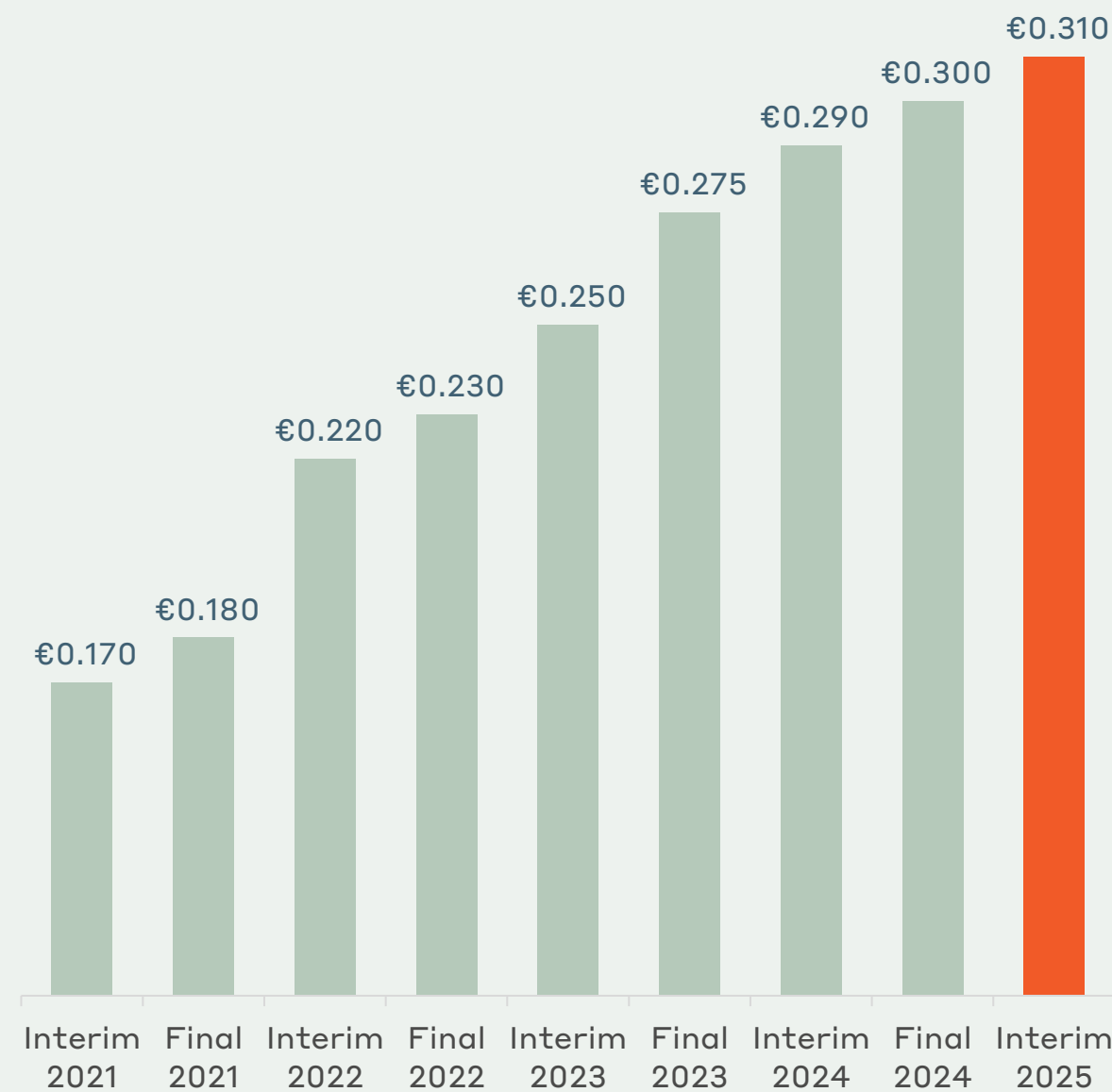
€0.86-€0.88

**2025 Company specific
adjusted EPRA EPS
+8-10% vs. 2024**

Expected towards the lower end of
the range due to intended acquisition
in Romania not taking place

Growing dividend

Dividend per share



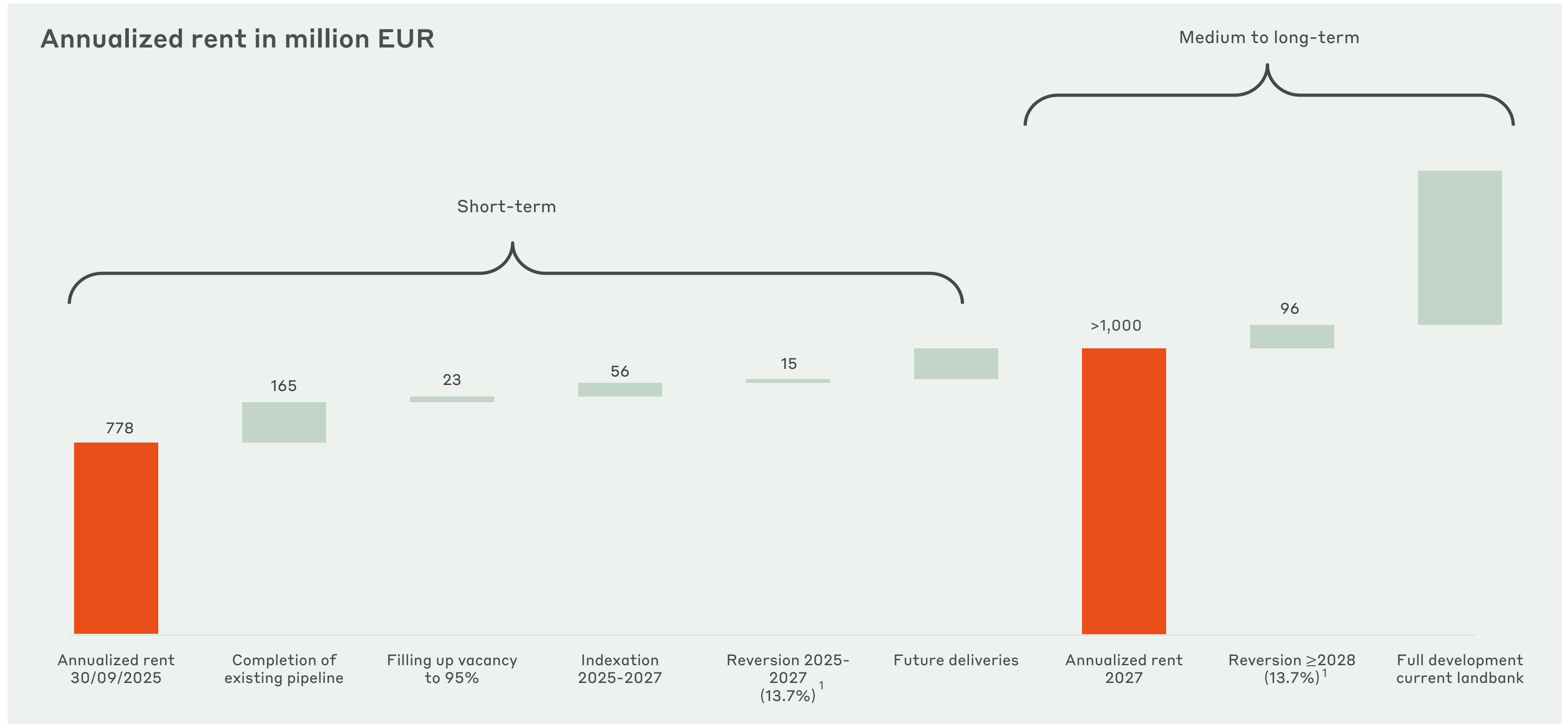
Dividend policy¹

70% - 80%

**pay-out of Company specific
adjusted EPRA EPS**

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

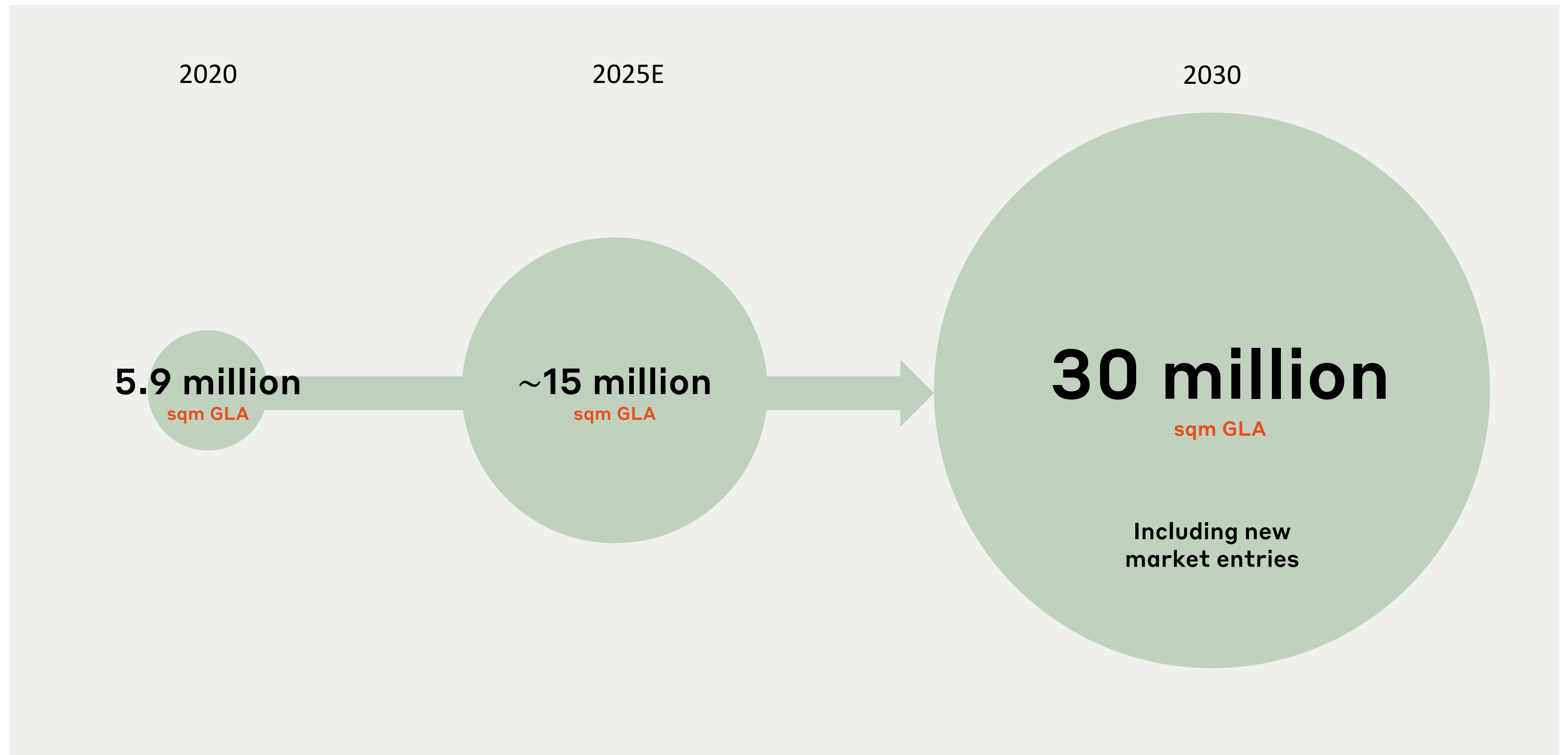
Outlook

- Leasing dynamics remain strong, with robust occupier demand, and decreasing new supply supporting ongoing rental growth
- The Group's pipeline is highly profitable with a YoC target of >10% and supplies tenant led growth. The YoC for CTP's current pipeline remains at industry leading 10.2%
- Next stage of growth built in and financed, with 2.0 million sqm under construction as at 30 September 2025 and the target to deliver between 1.3-1.6 million sqm in 2025 and between 1.4-1.7 million sqm in 2026
- 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
- meet the ambition of 30 million sqm of GLA by year 2030

30 million square metres by 2030



Appendices



Share price performance since the IPO



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.

41%

GLA of our portfolio

3.1m sqm

development opportunity

ctp



Bucharest West

GLA: 837,000 sqm

Adjacent Landbank:
1,846,000 sqm

Under construction:
136,000 sqm

On A1 at 23 km; western gateway logistics park

Tenants: 27

Kühne Nagel, Network One Distribution, Quehenberger, Maersk, DSV



Bor

GLA: 643,000 sqm

Adjacent Landbank:
675,000 sqm

Under construction: - sqm
15 km to Germany; ideal for cross-border logistics

Tenants: 22

Loxless, Primark, GXO, TD Synnex, Hellmann Worldwide



Brno

GLA: 596,000 sqm

Adjacent Landbank:
500,000 sqm

Under construction:
22,000 sqm

Technology Park

Tenants: 49

Honeywell, Wistron, Kompan, Thermo Fischer Scientific, Hitachi



Bucharest

GLA: 572,000 sqm

Adjacent Landbank:
381,000 sqm

Under construction: - sqm
13 km to city centre; last-mile city logistics park

Tenants: 111

DSV, Pepsi, IRON Mountain, Yusen Logistics, Delamode, Notino



Ostrava

GLA: 392,000 sqm

Adjacent Landbank:
6,000 sqm

Under construction:
8,000 sqm

10 km to city centre; ideal for any business type

Tenants: 83

Brembo, ITT Holdings, Hyundai, Grupo Antolin, Škoda Auto, ASUS



Budapest West

GLA: 330,000 sqm

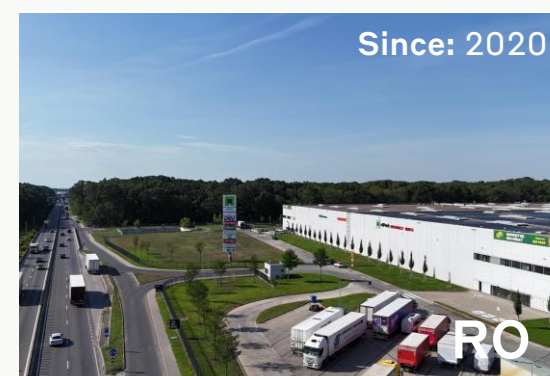
Adjacent Landbank:
117,000 sqm

Under construction:
13,000 sqm

Near the largest ring road and west. motorway junction

Tenants: 48

Aldi, Quehenberger, Nxt Logis, Teqball, Rohlík, Hisense



Bucharest North

GLA: 229,000 sqm

Adjacent Landbank: 30,000 sqm

Under construction: - sqm
Direct ring-road connection, ideal for e-commerce, production, or logistics

Tenants: 34

Maison Mex, Tuborg, Rohlík, Pet Factory, Sameday



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: 20

Lenovo, Euronics, DHL, Orbico



Modřice

GLA: 209,000 sqm

Adjacent Landbank:
28,000 sqm

Under construction: - sqm
5 min to Brno city centre on main highway to Vienna

Tenants: 24

DHL, IFE, IMI International, Inventec, Megatech, Mergon



Trnava

GLA: 191,000 sqm

Adjacent Landbank:
945,000 sqm

Under construction:
39,000 sqm

Adjacent to PSA automotive plant, on main highway connecting HU, SK, CZ, PL

Tenants: 17

C&A, Forvia, CEVA Logistics, Meta System, Martur

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.

41%

GLA of our portfolio

3.1m sqm

development opportunity



Since: 2024

Warsaw West

GLA: 179,000 sqm

Adjacent Landbank:
285,000 sqm

Under construction: 33,000 sqm

Set between urban centres
Warsaw and Łódź with direct
A2 highway access

Tenants: 2
Raben, H&M



Since: 2007

Žatec

GLA: 165,000 sqm

Adjacent Landbank:
81,000 sqm

Under construction:
57,000 sqm

30 km from DE border in
designated industrial zone

Tenants: 7
Grammer, Nexen Tire, Fiege, ZF
Friedrichshafen



Since: 2002

Hranice

GLA: 160,000 sqm

Adjacent Landbank:
106,000 sqm

Under construction: - sqm

Strategic in low-cost region
with strong manufacturing
tradition

Tenants: 19
Henniges Automotive, Medi-
Globe, CIE Automotive, Smiths
Medical, DAS



Since: 2021

Námestovo

GLA: 159,000 sqm

Adjacent Landbank:
17,000 sqm

Under construction: - sqm

Production area with qualified
workforce near PL border

Tenants: 19
Yanfeng, Incap Electronics,
Mahle, Visteon Electronics



Since: 2024

Warsaw South

GLA: 147,000 sqm

Adjacent Landbank:
30,000 sqm

Under construction:
39,000 sqm

Large inner-city location only
10 km to city centre and airport

Tenants: 6
Douglas, Fiege, TAS Logistyka,
IPOS



Since: 2015

Timișoara

GLA: 145,000 sqm

Adjacent Landbank:
440,000 sqm

Under construction: - sqm

University town with excellent
accessibility to Western markets
near HU/RO border

Tenants: 20
Kyocera, Cargo-Partner, Ursus
Breweries, Quehenberger, BCS
Automotive



Since: 2018

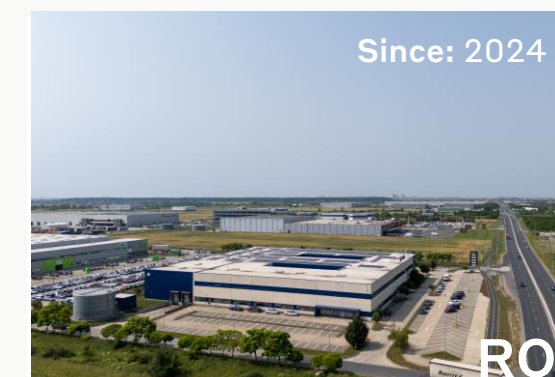
Belgrade West

GLA: 144,000 sqm

Adjacent Landbank:
441,000 sqm

Under construction: - sqm

Tenants: 6
Milšped, Bosch, JPAI Home,
Phoenix Pharma, Sika



Since: 2024

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,
DS Smith Packaging, Litens
Automotive



Since: 2007

Pohořelice

GLA: 132,000 sqm

Adjacent Landbank:
20,000 sqm

Under construction: - sqm

Strategic location ideal for
cross border logistics just
inside the CZ/AT border

Tenants: 11
DHL, ČSAD, Urban Transporte,
Darfon Electronics, Geis



Since: 2020

Belgrade City

GLA: 131,000 sqm

Adjacent Landbank:
22,000 sqm

Under construction: - sqm

Prime location between
Serbias two largest cities,
next to A1 highway

Tenants: 5
Mercator, Mercata, Lesnina,
Swiss Automotive, Inter Cars

EPRA EPS

EPRA Earnings (€ million)	9M-2025	9M-2024
Earnings per IFRS income statement	862.8	737.0
Adjustments to calculate EPRA Earnings, exclude:		
Changes in value of investment properties, development properties held for investment and other interests	801.6	604.1
Profits or losses on disposal of investment properties, development properties held for investment and other interests	-0.3	-0.3
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	0.6	0.2
Acquisition costs on share deals and non-controlling joint venture interests		
Tax in respect of EPRA adjustments	-196.7	-157.3
Adjustments above in respect of joint ventures (unless already included under proportional consolidation)		
Non-controlling interests in respect of the above		
EPRA Earnings	257.5	290.3
Average number of shares (in million)	476.3	451.3
EPRA Earnings per Share (EPS)	0.54	0.64
Adjustments to calculate Company specific adjusted EPRA Earnings, exclude:		
FX related to company restructuring, intra-group transfers of SPV's, etc.	-18.6	7.5
Non-recurring financing cost (e.g., prepayment fees, arrangement fees, etc.)	-21.2	28.4
Non-recurring items unrelated to operational performance (e.g., donations, transaction advisory, write-offs, etc.)	-13.6	-9.4
Tax in respect of Company specific adjustments	5.7	-6.0
Company specific adjusted EPRA Earnings	305.2	269.8
Company specific adjusted EPRA EPS	0.64	0.60

NB: Figures may not add up due to rounding

Company Specific Adjusted EPRA Earnings P&L

(€ million)	IFRS	EPRA Earnings Adjustments	Company specific adjusted EPRA Earnings
Rental Income	562.0	1.7	563.7
Service charge income	68.8	0.6	69.4
Property operating expenses	(81.9)	-	(81.9)
Net rental income	549.0	2.3	551.3
Net income / expenses from renewable energy	5.8	2.8	8.6
Net operating income from hotel operations	7.6	(1.2)	6.4
Net income from development activities	10.2	-	10.2
Net valuation result on investment property	801.6	(801.6)	-
Other income	7.6	0.3	7.9
Amortisation and depreciation and impairment	(8.5)	-	(8.5)
Employee benefits	(38.6)	-	(38.6)
Impairment of financial assets	-	-	-
Other expenses	(37.7)	5.4	(32.3)
Net other income/expenses	(77.3)	5.7	(71.5)
Profit/loss before finance costs	1,296.9	(792.0)	504.9
Interest income	19.7	-	19.7
Interest expense	(215.9)	4.0	(211.8)
Other financial expenses	(21.6)	17.1	(4.4)
Other financial gains/losses	(17.9)	18.0	0.1
Net finance costs	(235.7)	39.2	(196.5)
Profit/loss before income tax	1,061.2	(752.8)	308.4
Income tax expense	(198.4)	195.2	(3.1)
Profit for the period	862.8	(557.6)	305.2

EPRA NAV

EPRA Net Asset Value Metrics (€ million)	EPRA NRV		EPRA NTA		EPRA NDV	
	30 September 2025	31 December 2024	30 September 2025	31 December 2024	30 September 2025	31 December 2024
IFRS Equity attributable to shareholders	8,243.9	7,351.2	8,243.9	7,351.2	8,243.9	7,351.2
Include / Exclude:						
i) Hybrid instruments						
Diluted NAV	8,243.9	7,351.2	8,243.9	7,351.2	8,243.9	7,351.2
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	8,243.9	7,351.2	8,243.9	7,351.2	8,243.9	7,351.2
Exclude:						
v) Deferred tax in relation to fair value gains of IP	-1,554.4	-1,365.9	-1,554.4	-1,365.9		
vi) Fair value of financial instruments	38.1	-22.0	38.1	-22.0		
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			11.7	8.4		
Include:						
ix) Fair value of fixed interest rate debt					151.2	195.4
x) Revaluation of intangibles to fair value						
xi) Real estate transfer tax	74.3	73.4				
NAV	9,795.7	8,773.6	9,577.4	8,559.4	8,223.9	7,375.4
Fully diluted number of shares (in million)	479.4	473.3	479.4	473.3	479.4	473.3
NAV per share	20.43	18.54	19.98	18.08	17.16	15.58

NB: Figures may not add up due to rounding

EPRA NIY

EPRA NIY and 'topped-up' NIY (€ million)	30 September 2025	31 December 2024
Investment property – wholly owned	17,418.0	15,732.1
Investment property – share of JVs/Funds		
Trading property (including share of JVs)		
Less: developments	1,660.5	1,076.8
Less: landbank	1,381.0	1,292.4
Completed property portfolio	14,376.5	13,362.9
Allowance for estimated purchasers' costs		
Gross-up completed property portfolio valuation	14,376.5	13,362.9
Annualised cash passing rental income	783.6	745.4
Property outgoings	17.8	17.3
Annualised net rents	765.8	728.1
Add: notional rent expiration of rent-free periods or other lease incentives	23.9	23.1
Topped-up net annualised rent	789.6	751.2
EPRA NIY	5.33%	5.45%
EPRA “topped-up” NIY	5.49%	5.62%

NB: Figures may not add up due to rounding

LTV (€ million)	30 September 2025	31 December 2024
Investment Property	15,757.5	14,655.3
Investment Property under Development	1,660.5	1,076.8
Property, Plant and Equipment	260.7	248.4
Gross Asset Value	17,678.7	15,980.5
Bonds	4,790.5	4,043.1
Interest-bearing loans and borrowings from financial institutions	4,246.5	4,056.5
Cash and cash equivalents	-1,052.2	-855.4
Net Debt	7,984.8	7,244.2
LTV	45.2%	45.3%

NB: Figures may not add up due to rounding

Cost of debt

Cost of Debt (€ million)	30 September 2025 (LTM)	31 December 2024
Net finance costs (IFRS)	-307.3	-181.1
<i>To be excluded:</i>		
Profit in loss from fin assets and liabilities for trading	-1.5	-1.9
Exchange rate differences	-20.2	5.9
Other financial income	5.3	37.2
Other financial expense	-33.8	-17.3
Interest income	28.7	36.7
Arrangement fees	-7.2	-6.3
Amortization Bond issuance fees	-3.1	-2.4
Effective financial expense	-275.6	-232.9
Average outstanding debt¹	8,586.6	7,541.4
Cost of Debt	3.2%	3.1%

1. Average outstanding debt is calculated based on the last 12 months: (outstanding debt per 30/9/2024 + outstanding debt per 30/9/2025) / 2
 NB: Figures may not add up due to rounding

Portfolio

Portfolio split by value (in %)	GAV ¹ (€17,679m)	Standing ² (€14,377m)	Landbank ² (€1,381m)	IPuD (€1,660m)	PPE (€261m)
Czech Republic	42%	43%	29%	36%	62%
Romania	15%	16%	10%	7%	10%
Germany	11%	10%	19%	9%	5%
Hungary	8%	8%	8%	6%	5%
Poland	8%	6%	12%	17%	2%
Slovakia	7%	7%	9%	10%	2%
Serbia	4%	4%	4%	3%	11%
Netherlands	3%	3%	4%	0%	2%
Bulgaria	2%	1%	1%	6%	0%
Austria	1%	1%	3%	5%	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 (13,777 sqm)		IPuD (2,036 sqm)		Landbank (25,708 sqm)	
Czech Republic	4,499	33%	602	30%	8,267	32%
Romania	3,053	22%	246	12%	4,141	16%
Germany	1,730	13%	144	7%	1,647	6%
Hungary	1,273	9%	130	6%	2,565	10%
Slovakia	993	7%	135	7%	2,296	8%
Poland	909	7%	420	21%	2,596	10%
Serbia	679	5%	114	6%	1,958	8%
Netherlands	247	2%	-	0%	1,618	6%
Bulgaria	247	2%	129	7%	230	1%
Austria	77	1%	116	6%	391	2%
Other	70	1%	-	0%	-	0%

NB: Figures may not add up due to rounding

Financial calendar

Event:	Date:
FY-2025 results	26 February 2026
Q1-2026 results	30 April 2026
Annual General Meeting	20 May 2026
H1-2026 results	30 July 2026
Capital Market Days	September 2026
Q3-2026 results	29 October 2026

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

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