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CTPark Sofia East

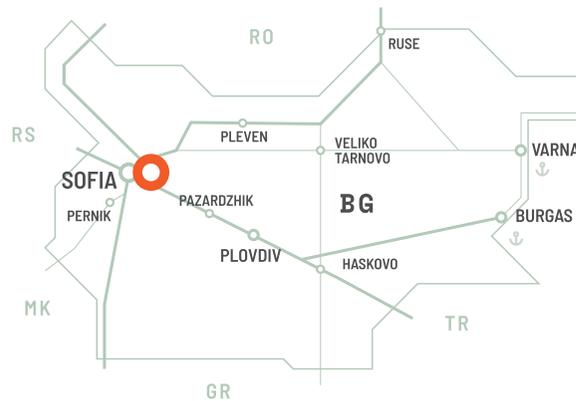


БГ

Регионален център за Югоизточна Европа и отвъд нея

Sofia (capital) is the biggest economy in the country. About 39% of Bulgaria's GDP is produced here. Sofia also attracts about half of the total investment in the country. City offers the most diversified and active labor market with combination of high skilled workforce, foreign languages proficiency and efficient cost of labor. Education wise, Sofia offers the greatest number of schools of all types and educational levels. 51 accredited universities in the country are in Sofia. Apart from an educated work force, Sofia also has the best infrastructure connectivity to offer. The city is one of the main railway hubs in the country. It is interconnected with three European transport corridors and the starting point of several motorways that connect the capital with the Black Sea coast, Turkey, Greece and Serbia. Sofia also accommodates the busiest international airport in Bulgaria. The total capacity of the cargo terminals is 20 000 tons annually, and that of the passenger terminals is 4.6 m. passengers annually.

- ▶ Land available for future development - built-to-suit
- ▶ Direct access and high visibility from and to the Ring Road
- ▶ Connection with A1, A2, A3 and A6 Highways to Central Bulgaria, Black Sea, Macedonia and Serbia
- ▶ Retail park, restaurant and gas station nearby

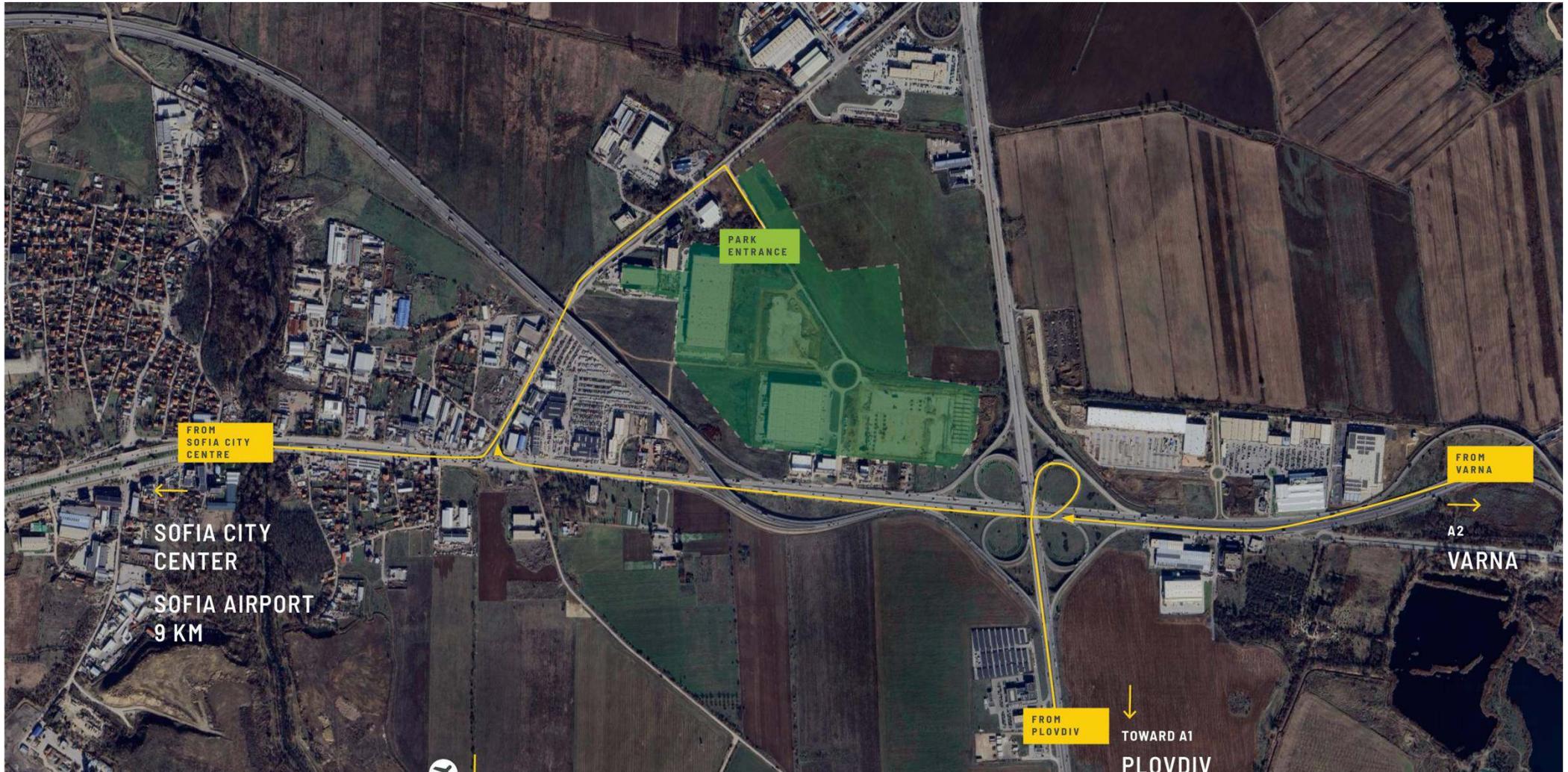


Value-ad location for logistics

CTPark Sofia East tenants benefit from its convenient location for logistics - direct connection to four highways and only 20 minutes from Sofia International Airport and city center. Direct access from and to Ring Road

ХАРАКТЕРИСТИКИ НА ПАРКА

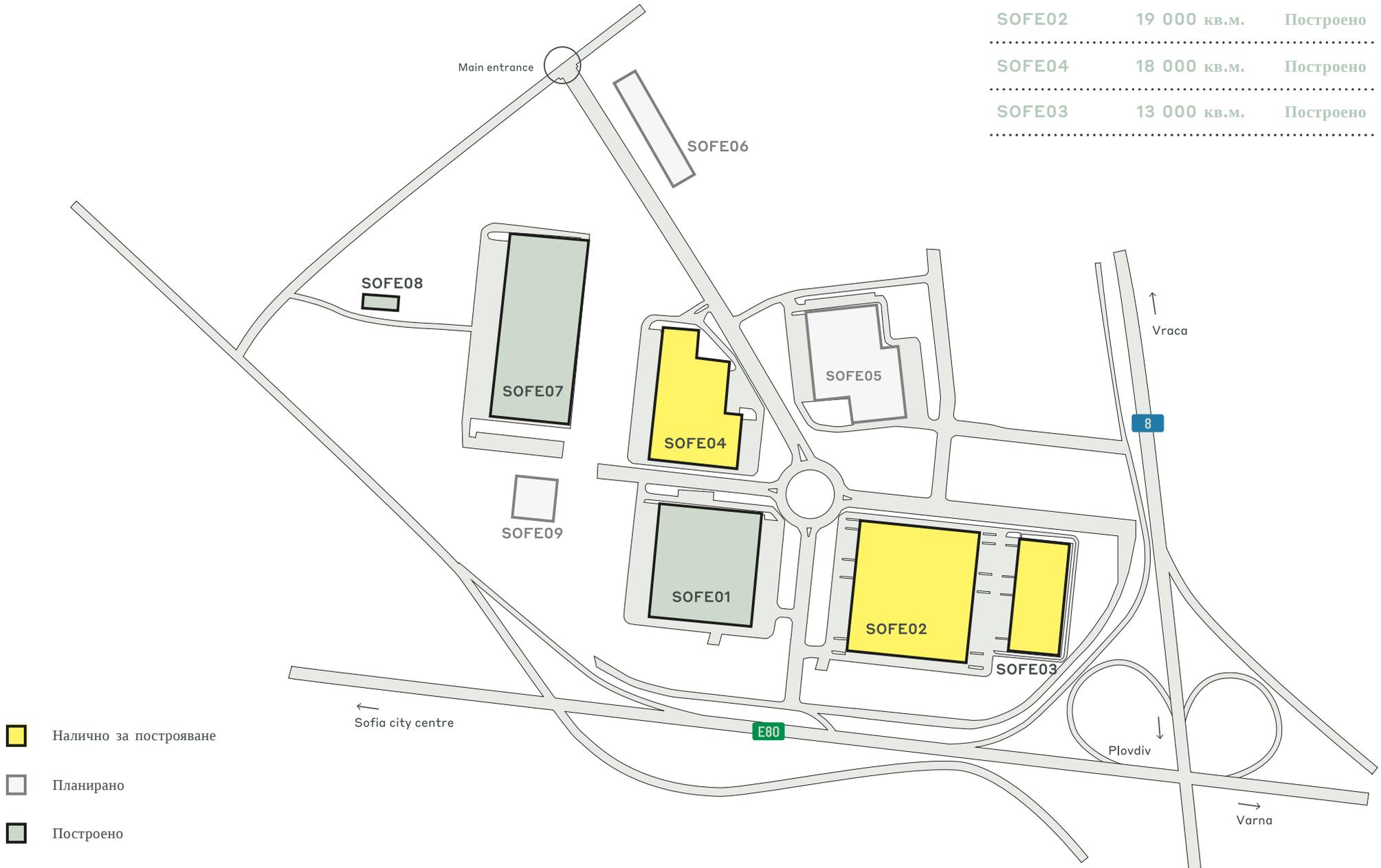
- ▶ Warehouses from 2,000 m² to over 20,000 m² in a single location.
- ▶ Suitable for logistics, light manufacturing, and e-commerce operations.
- ▶ Potential for expansion within the park in the coming years.
- ▶ Immediate proximity to Retail Park, Sofia Airport, and only 20 minutes from the city center.



Masterplanned for business efficiency

НАЛИЧНОСТ И ДОСТАВКА

SOFE06	27 500 кв.м.	Планирано
SOFE05	23 000 кв.м.	Планирано
SOFE02	19 000 кв.м.	Построено
SOFE04	18 000 кв.м.	Построено
SOFE03	13 000 кв.м.	Построено



- Налично за построяване
- Планирано
- Построено

КЛЮЧОВИ ДАННИ ЗА ПАРКА

CTPark Sofia East



ГОТОВ ЗА
СЛЪНЧЕВА
ЕНЕРГИЯ



ОЗЕЛЕНЯВАНЕ



БЕНЗИНОСТАНЦИЯ



4.5 KM



ОБЩЕСТВЕН
АВТОБУС /
ТРАНЗИТ



1,5 KM



11 KM

НАЛИЧНО СЕГА

50 000 КВ.М.

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

50 500 КВ.М.

ЗАСТРОЕНА ПЛОЩ

95 830 КВ.М.

ОБЩА ПЛОЩ

28,47 хектара

ПАРК И ИНВЕСТИТОРИ НАБЛИЗО

Orbico Bulgaria

Quehenberger

Delivery Solutions

Maxima Bulgaria

Transcapital

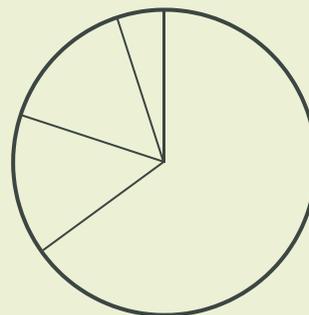
ИНДУСТРИИ В ПАРКА

65% Търговия На Едро

15% Услуги

15% Логистика На Трети Страни (3PL)

5% Търговия На Дребно



ctp

ctPark NETWORK

WHERE YOU NEED TO BE
11 countries

TRACK RECORD OF SUCCESS
14.6 mil. sqm GLA

SPACE FOR YOU TO GROW
25.7 million sqm landbank

SPACE FOR YOU TO GROW
≈1,500 clients

KEY

- CTParks >100,000 sqm GLA
- CTP Locations <100,000 sqm GLA
- Mixed-use Parks
- Planned

MARKETS

- Core markets
- Growth markets
- Western European markets

ctp

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СВЪРЖЕТЕ СЕ С МЕН