



ctp



Timișoara Ghiroda



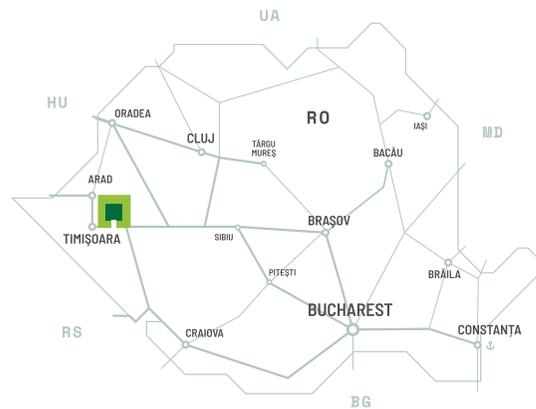
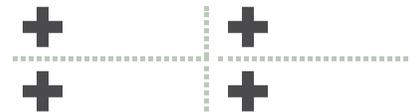
RO

REGIONAL BENEFITS

# Gate to the West

Timișoara, located in southwestern Romania, holds a key position as a gateway to the western regions and is renowned for its captivating architecture, earning the nickname "Little Vienna." Positioned strategically, the city lies at convenient distances from major European cities, with Vienna, Zagreb, and Skopje around 500 km away, Bucharest and Sofia 600 km away, Budapest and Sarajevo 300 km away, and Belgrade just 150 km away. With four top-ranking university centers and over 37 faculties, Timișoara is a significant educational hub in Romania, boasting an impressive enrollment of 40,000 students from both public and private institutions. This diverse pool of students contributes to the nurturing of specialists across various socio-economic and political domains. Timișoara's success story includes a thriving economy supported by substantial investments and a highly skilled workforce. This has led to a remarkable reduction in the unemployment rate, dropping from 9.4% in 1998 to an impressive 1.64%. Despite this achievement, the region still holds untapped labor potential, with approximately 15,000 unemployed individuals and around 12,000 university graduates entering the job market annually.

- ▶ Top location for manufacturing and logistics
- ▶ 4th largest city in Romania
- ▶ Top 10 ranking universities in Timișoara
- ▶ The densest railway network in Romania



LOCAL ACCESS

# Empowering Distribution, Logistics, and Manufacturing Excellence

CTPark Timișoara Ghiroda, enjoys an ideal location, making it an excellent choice for distribution, logistics, and manufacturing endeavors. Positioned merely 6 km away from the International Airport of Timișoara and a convenient 1 km distance from the A1 Highway to Arad and Timișoara ring road, the park offers unparalleled accessibility and connectivity for businesses seeking efficient operations.

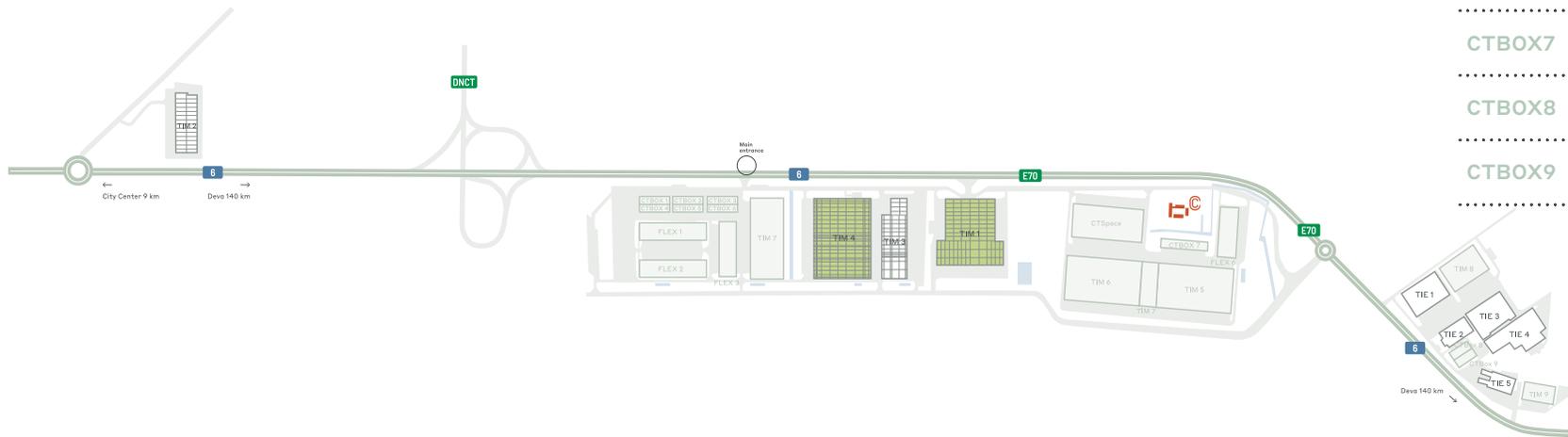
PARK FEATURES

- ▶ 4th largest city in Romania
- ▶ Top location for manufacturing and logistics
- ▶ Top 10 ranking universities in Timisoara
- ▶ High-tech and manufacturing cluster



# Masterplan for unveiling the Path to Industrial Success

## AVAILABILITY & DELIVERY



TIM1	9,181 sqm	Built
TIM5	48,200 sqm	Planned
TIM6	23,410 sqm	Planned
FLEX4	11,813 sqm	Planned
FLEX5	11,813 sqm	Planned
TIM8	10,365 sqm	Planned
FLEX6	8,116 sqm	Planned
TIM9	4,576 sqm	Planned
CTBOX7	3,416 sqm	Planned
CTBOX8	1,533 sqm	Planned
CTBOX9	1,533 sqm	Planned

- Built available
- Planned
- Built occupied

KEY PARK DATA

# CTPark Timișoara Ghiroda



WATER RECYCLING



LANDSCAPING



100 M



1,2 KM



RING ROAD

AVAILABLE NOW

**9,181 sqm**

DEVELOPMENT OPPORTUNITY

**196,573 sqm**

BUILT-UP AREA

**144,692 sqm**

TOTAL AREA

**200.83 ha**

PARK & NEARBY INVESTORS

ALTEX

URSUS

BREWERIES

RPW

LOGISTICS

DB

Schenker

Avery

Dennison

B Braun

Hella

Electronics

INDUSTRIES IN THE PARK

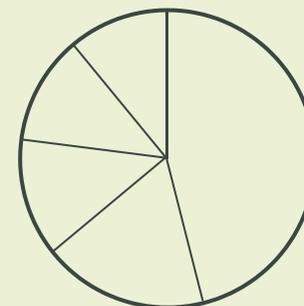
**46%** Manufacturing

**18%** 3pl

**13%** Automotive

**12%** Retail Trade

**11%** Wholesale-Trade



CTPARK TIMIȘOARA GHIRODA TODAY

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## Tailored Flexibility for Your Distribution and Manufacturing Needs

SUSTAINABILITY

Sustainability is in our DNA

Sustainability is built into all aspects of our parks, with the ultimate goal of mitigating the environmental impact our parks have.

We provide:

- ▶ energy efficient buildings
- ▶ high-quality insulation
- ▶ low carbon materials
- ▶ BMS monitoring of energy use to reduce overall energy consumption
- ▶ solar plants ensuring supply of clean energy to our clients
- ▶ electric car charging stations
- ▶ water containment and reuse systems
- ▶ landscaping with high grasses and local trees to ensure water stays in the soil
- ▶ biodiversity with bug hotels & beehives

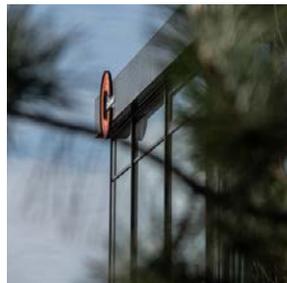
Because we build parks, not just buildings, CTP's approach to sustainability ensures a lower environmental impact of our operations, but also pleasant and enjoyable places to work—a benefit to park residents and local communities alike.



## Embedding parks in communities

In large parks, we develop our Clubhaus concept, which acts as the community hub, not only for the people working in the park, but also for nearby residents. Clubhaus incorporates public spaces for public meetings, educational and training events, as well as team buildings. Outfitted with a pleasant designed atmosphere, Clubhaus is a vibrant community setting with healthy food options, doctors offices and the place where park residents can meet with our on-site community and park managers.

CTParks are designed to be both a convenient and healthy work place. We go the extra mile to incorporate safe bike & walking lanes, and work with local authorities to ensure ample public transportation connections to nearby cities and towns, making it easy for employees to get to work.





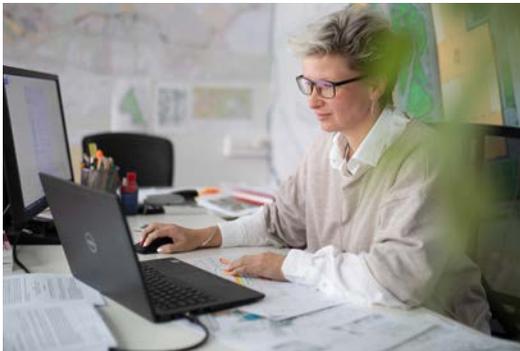
## CTP Parkmaker Service Provider

**Long term Owner Operator:** we with you for the long term

**Developer:** we build high quality, and know how to upgrade, expand your premises on time and in budget

**Energy:** CTP is investing in solar energy, to compliment our already energy efficient buildings, in order to supply our clients and surrounding communities with green energy.

**On Site:** CTP as a long-term owner, views our clients as partners, and we have friendly, service-oriented park managers to maintain ongoing communication with our clients, to better understand your needs, so you can focus on your core business—and help you succeed.



**Grow Together:** CTP adds value by taking care of your premises through ongoing maintenance, permitting and local regulations. More than just facility managers, our team is trained to care for your labour needs in addition to your company growth and ESG goals, acting as a partner between companies and local schools, universities, charities and public administrators. And when you need to expand, CTP is there with you to expand no matter if its in the current or new location. CTP's strong financial position allows us to invest to help your company expand, so you can focus on your core business.



SOLAR  
READY



PUBLIC BUS/  
TRANSIT



SECURED  
AREA



WATER  
RECYCLING



LANDSCAPED  
AREAS



ELECTRIC  
CHARGERS

## TECH SPECS OUTSIDE

### High quality building in a healthy environment

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

**ROOF:** Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

**OUTSIDE AREAS:** Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

**HYDRAULIC DOCK LEVELLERS:** Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

**SIGNAGE & BRANDING:** All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

**FACADE:** Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

**FENCE, GATES & PAVEMENT:** Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

**LANDSCAPING:** CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

**PUBLIC TRANSPORT & ACCESS:** Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.



BMS



SPRINKLERS



10/12/14 M  
CLEAR HEIGHT



SERVER  
ROOMS



LED  
LIGHTING



7 KG  
FLOOR LOAD

## TECH SPECS INSIDE

# Cost-saving & high quality

### SUSTAINABILITY

All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs. All buildings are built to achieve a minimum certification of BREEAM Very Good TYP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.

### SPRINKLERS & FIRE SAFETY

Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

**HALLS** Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

**OFFICES** Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

**LIGHTING** Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

**FLOORS** Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

**HVAC SYSTEMS** All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

## CTP CAPABILITIES

### CLIENTS REQUIREMENTS

Turn-key, built-to-suit solutions to fit clients' exact requirements.



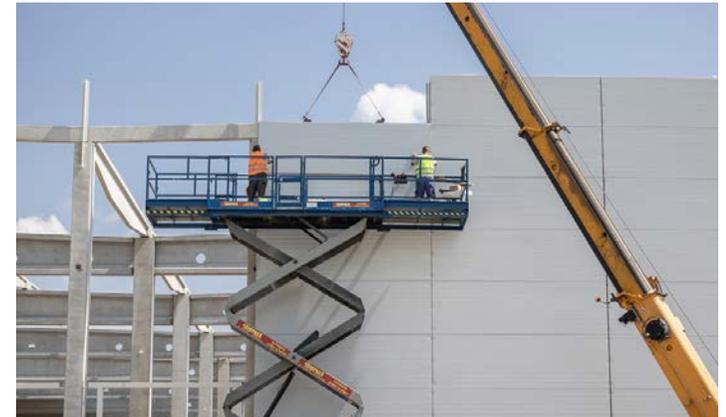
### FLEXIBLE OPTIONS

Flexible options for dock levellers and loading ramps.



### END-TO-END DEVELOPMENT SERVICE

End-to-end development services including permitting, design, construction, project management, and facility management after move-in.



## CTP SPECIFICATIONS

### HIGH QUALITY STANDARDS

High quality standards including flexible 12x24m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting.



### LANDSCAPED GREEN

Landscaped green areas with year-round park management services.



### EPC RATINGS

Energy efficient buildings built to BREEAM standards and high EPC ratings. All new buildings are built to BREEAM Very Good or Higher rating.





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

12.4 million sqm  
GLA

SPACE FOR YOU TO GROW

25.5 million sqm  
landbank

LONG TERM PARTNER

>1,000 clients



CONTACT ME

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