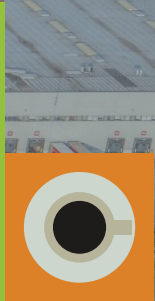




**ctPark**



**Parkmakers**



2021



**Arad I**



Berlin ✨

Warsaw ✨



Development highlights from our teams in the field

# Regional Round-Up

### Key

- ctPark
- ctZip
- ctHub
- Construction
- Deal
- Acquisitions
- Award



7 COUNTRIES

102 LOCATIONS

5.8 MILLION M2 GROSS LEASABLE AREA

500 TENANTS

95% OCCUPANCY

<b>Czech Republic</b>	Kralupy nad Vltavou	Prague West	<b>Romania</b>	<b>Slovakia</b>
Aš	Kutná Hora	Přestíče	Arad	Bratislava
Blatnice	Kvасыn	Střelice	Arad II	Hlohovec
Blušina	Liberec	Teplice	Bucharest ZIP	Košice
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Brno South	Mladá Boleslav	Zatec	Cluj	Prešov
Cerhovice	Mladá Boleslav II	Zatec II	Deva	Trnava
České	Modřice		Deva II	Voderady
Budějovice	Mest	<b>Hungary</b>	Ineu	Zilina
Česká Lípa	Nešovice	Arrabona	Pitești	
České Velenice	Nový Jičín	Budapest East	Salonta	<b>Serbia</b>
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Divišov	Ostava	Budapest West	Timișoara	Belgrade West
Hlubčický	Ostava Poruba	Győr	Timișoara II	Kragujevac
Holubice	Pardubice II	Kecskemét	Turda	Novi Sad
Hradec Králové	Planá nad Lužnicí	Komárom		
Hranice	Plzeň	Székesfehérvár		
Hrušky	Podbořany	Szombathely		
Humpolec	Pohořelice	Tatabánya		
Humpolec II	Prague Airport			
Jihlava	Prague East			
Kadaň	Prague North			
Karvíná				
			<b>Poland</b>	<b>ctHubs</b>
			Opole	Ponávka
			Zabrze	Viněna
				Spielberk
				IQ Ostrava

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- Mol Logistics moved into a new 15,000 m2 energy efficient building at CT Park Plzeň in June.
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- Started construction of a 30,800 m2 building at our second park in Ostrava, ctPark Ostrava Poruba, during June.
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**Austria**

- CTP brought in a seasoned professional to research opportunities in the country, especially around the capital, Vienna.

**Hungary**

- In 1H we welcomed three new clients: Scandi, JV Europe Zrt and Huncargo Forwarding Logistics.
- Also in 1H we handed over three buildings totalling over 62,000 m2 of space.
- In Q2 CTP delivered more than 35% of new supply to the market and signed 32% of all leases during the period.
- CTP Hungary completes BREEAM certification of the entire Hungarian portfolio with 14 buildings achieving Very Good and four achieving Excellent.
- One building ctPark Arrabona achieved the highest BREEAM rating in Hungary, outperforming even office buildings on the market.
- CTP recorded the largest lease in Q2 of 28,500 m2 at ctPark Budapest South.
- CTP to launch a new ctPark in Kecskemét, next to the Mercedes assembly plant, an ideal location for automotive logistics clients or OEM's, with up to 30,000 m2 development opportunity.

**Serbia**

- CTP is completing construction of three projects in Serbia—in Novi Sad, Belgrade and Kragujevac—totalling 75,000 m2 and plans to finish more than 100,000 m2 during 2020.
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- Delivery of phase 1 (12,000 m2) of a 25,000 m2 project at ctPark Novi Sad.
- Launch of construction of a new 20,000 m2 facility at ctPark Belgrade North for Serbian market leader Tehomanija.
- Two new deals signed with Yanfeng Seating and the launch of a new 30,000 m2 facility at ctPark Kragujevac.

**Romania**

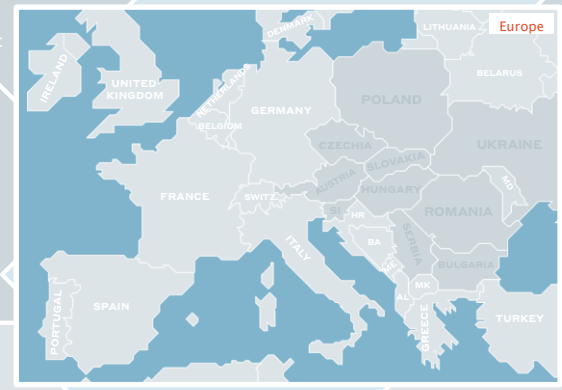
- CTP launched the new ctPark Bucharest North, our fourth major park around the capital.
- In March–August CTP signed leases with 18 clients in six of our parks covering nearly 120,000 m2 of space.
- CTP delivered 56,000 m2 on time for Profi to move in at ctPark Bucharest West.
- Bucharest West expected to become the largest ctPark in our portfolio and in CEE in Q4 2020, with over 626,000 m2 of total leasable area.
- In March, CTP Romania acquired Equest park, with nearly 60,000 m2 of fully leased industrial buildings.
- Key deals include those with DSV (10,000 m2 ctPark Bucharest North); MSL Pharmaceutical (7,000 m2, ctPark Chitila); Pro-Packing (11,000 m2 ctPark Bucharest West).
- ctPark Bucharest welcomes Farmasi, GTS Pharma and Olimp, who together agreed to lease over 27,000 m2.
- New construction highlights: 100,000 m2 at ctPark Bucharest North; 17,000 m2 at ctPark Timisoara III; 12,000 m2 at ctPark Turda II.

**Slovakia**

- Three new deals signed—one at ctPark Košice and two at ctPark Trnava.
- Start of construction at ctPark Košice, ctPark Prešov North and ctPark Bratislava.
- We are looking to develop more land at two locations around Bratislava to support growing demand

**Bulgaria**

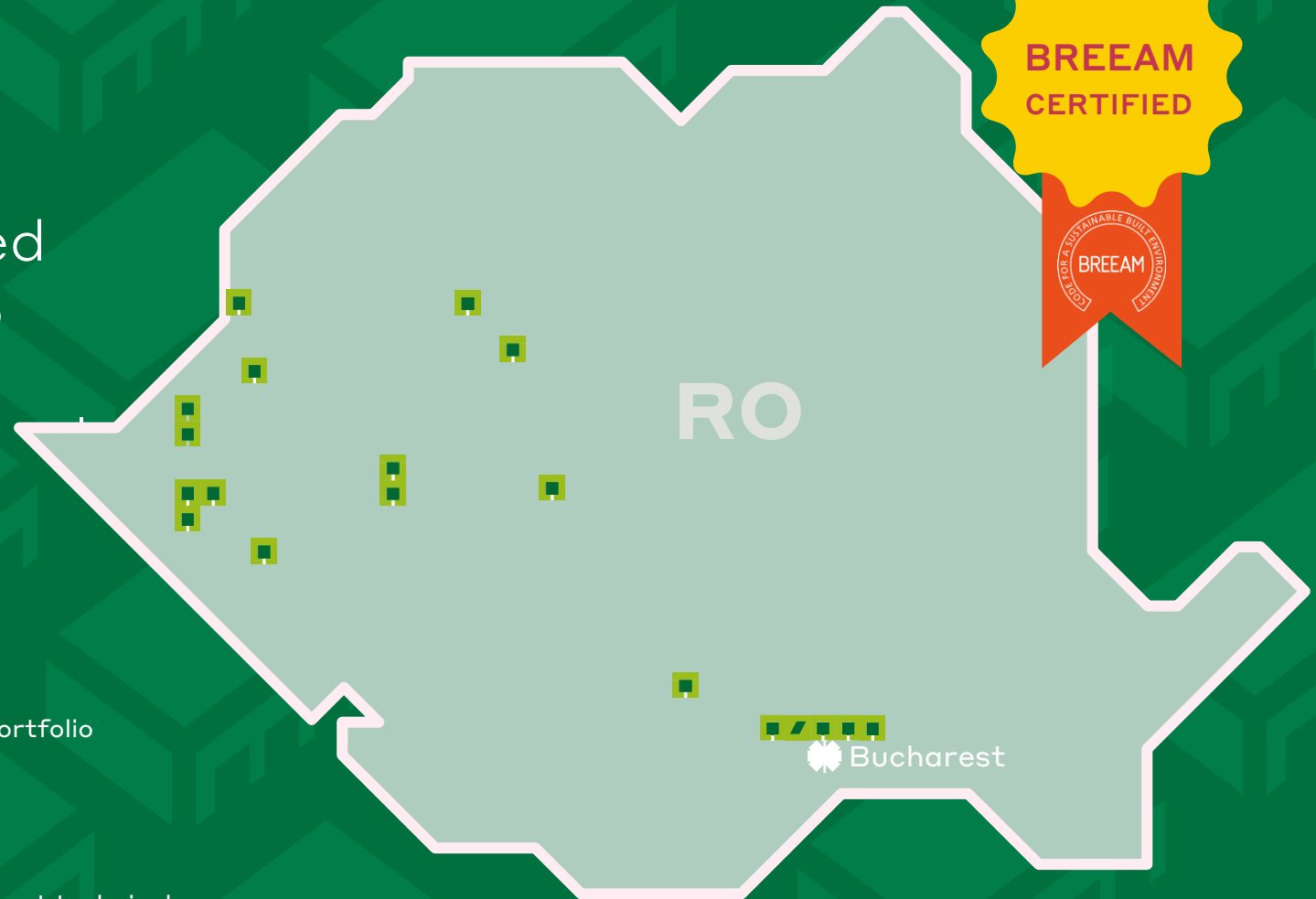
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# ctPark

Romania

100%  
**BREEAM** certified  
industrial portfolio



- Ctp Romania accounting 30% of CTP Portfolio
- Market Leader
- 1.5 M sqm
- 200 clients
- Lead developer in green buildings – Highest technical spcs. in the market
- CTP is a full-service international developer, specialized in delivering and management of high-tech personalized business parks in Central Europe. Also is the first real estate developer to reach a historical milestone: 1.5 million sqm of built area spread in 13 logistics and industrial parks throughout Bucharest and 9 other cities, strategically located in Romania.sit

ctPark

Arad I



ctPark Arad I

Business Study  
ROMANIA. ARAD I



# ctPark Arad I

ctPark Arad is located in the western part of Romania in an important industrial centre and transportation hub nearby the city of Arad. The park has high visibility and direct access to the A1 motorway and to future motorway Bucuresti-Timisoara-Arad-Nadlac which makes up the Pan European transport corridor, linking western Europe with south-east Europe. Park benefits include excellent infrastructure and accessibility, lower costs and available skilled labour.





# ctPark Arad I

Business Study  
ROMANIA, ARAD I

Map

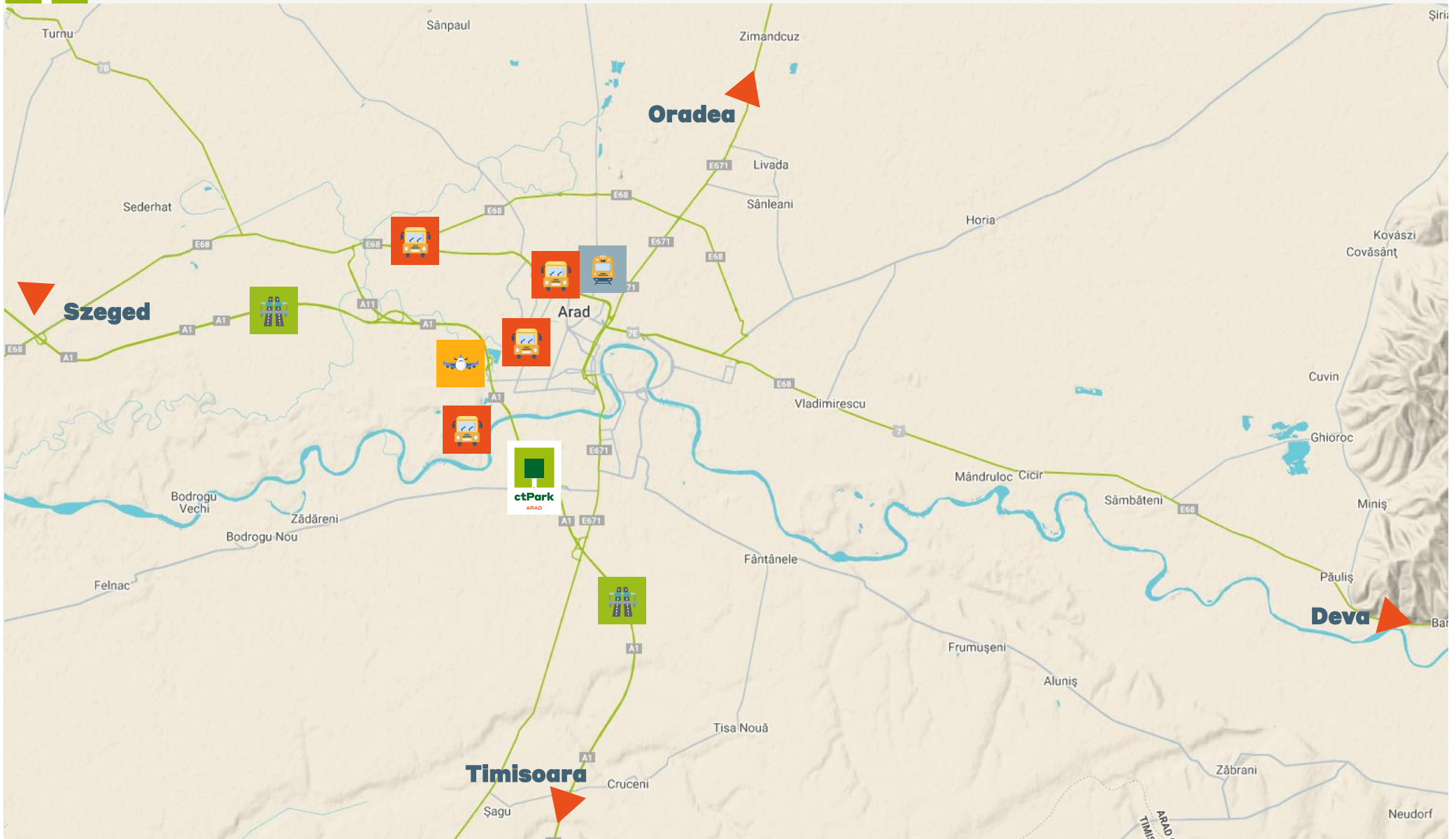


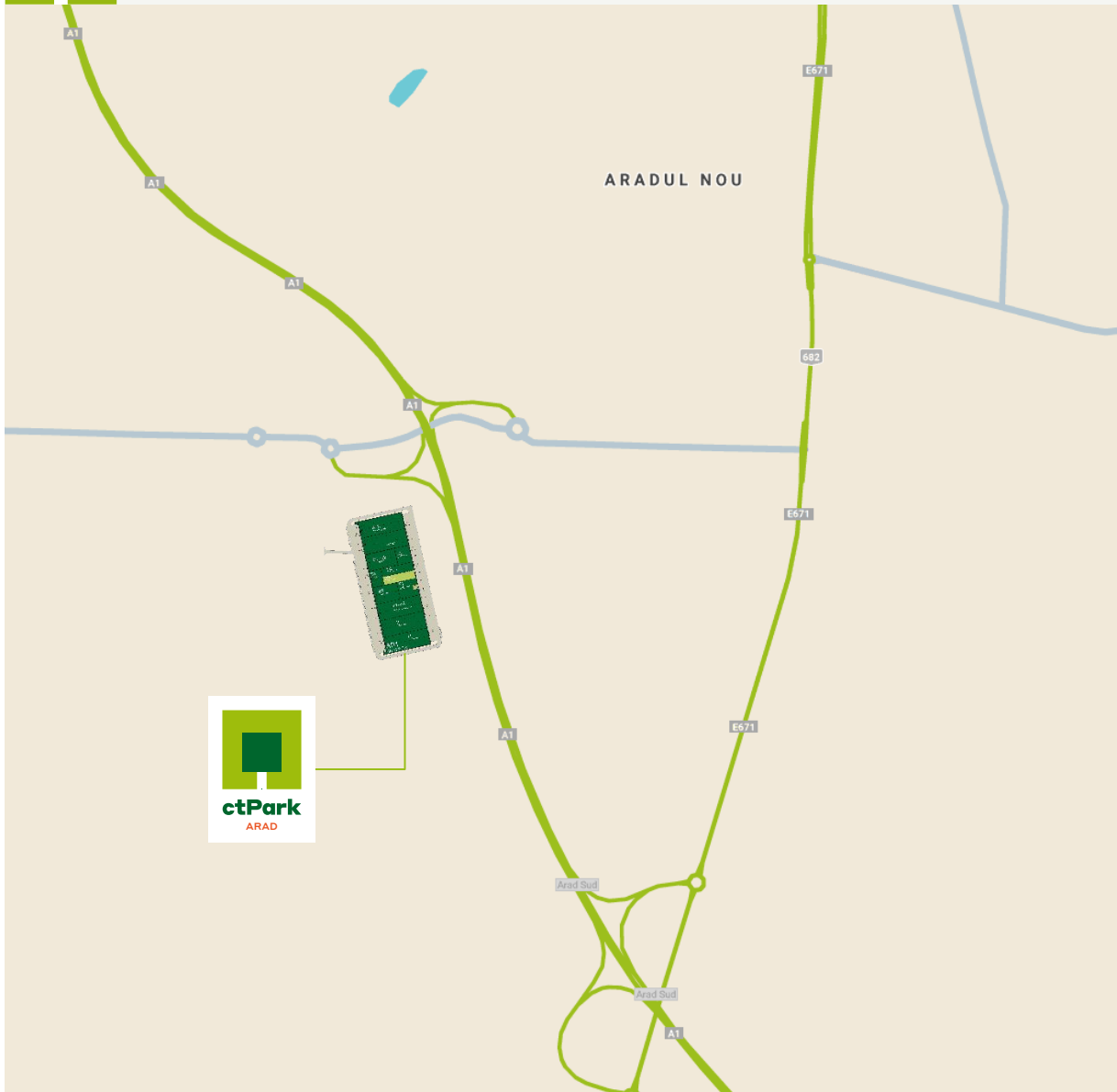
- |                        |                    |           |                  |                           |                      |
|------------------------|--------------------|-----------|------------------|---------------------------|----------------------|
| Warehouse / Production | Office/reception   | Extension | Occupied (built) | Available (built)         | Planned construction |
| Yard / Parking space   | Sanitary/utilities | Drive in  | Office entrance  | CTP Office / Service area |                      |



# ctPark Arad I

Business Study  
ROMANIA, ARAD I





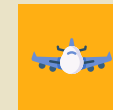
## Micro Location

CTPark Arad Industrial Park is located in the South industrial area of Arad, adjacent to the A1 highway. The park is located only 3 km from the center of Arad and 7 km away from Arad International Airport. The main access is from DJ682 - Ogorului Street.



Bus Station

7 min



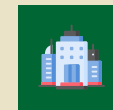
6 min

Arad Airport



16 min

Train Station



7 Km

Arad City Center

CTPark Arad map





# ctPark Arad I

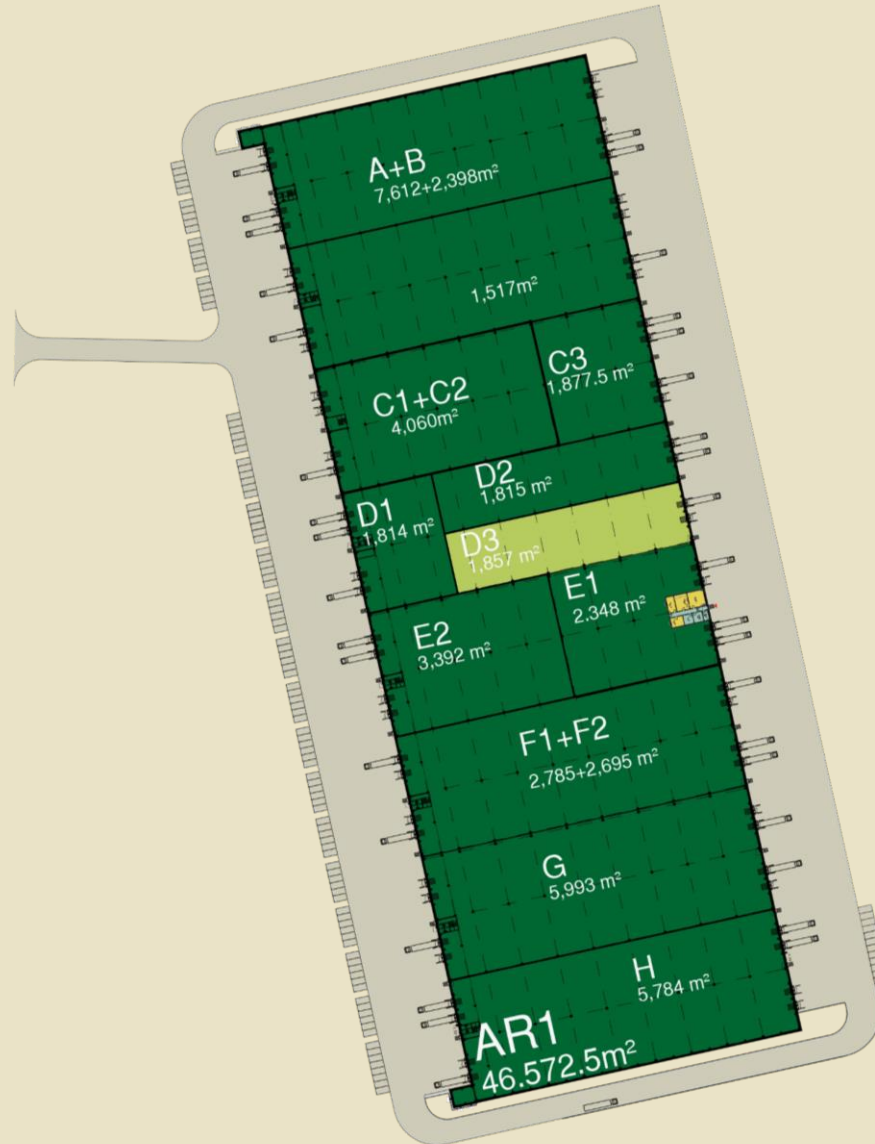
Situation

This business solution is designed to accommodate the growing demand of large business owners looking for modern and flexible work environments.

The building is designed class A

Built to BREEAM standards, accessibility, and infrastructure.

Business Study  
ROMANIA, ARAD I

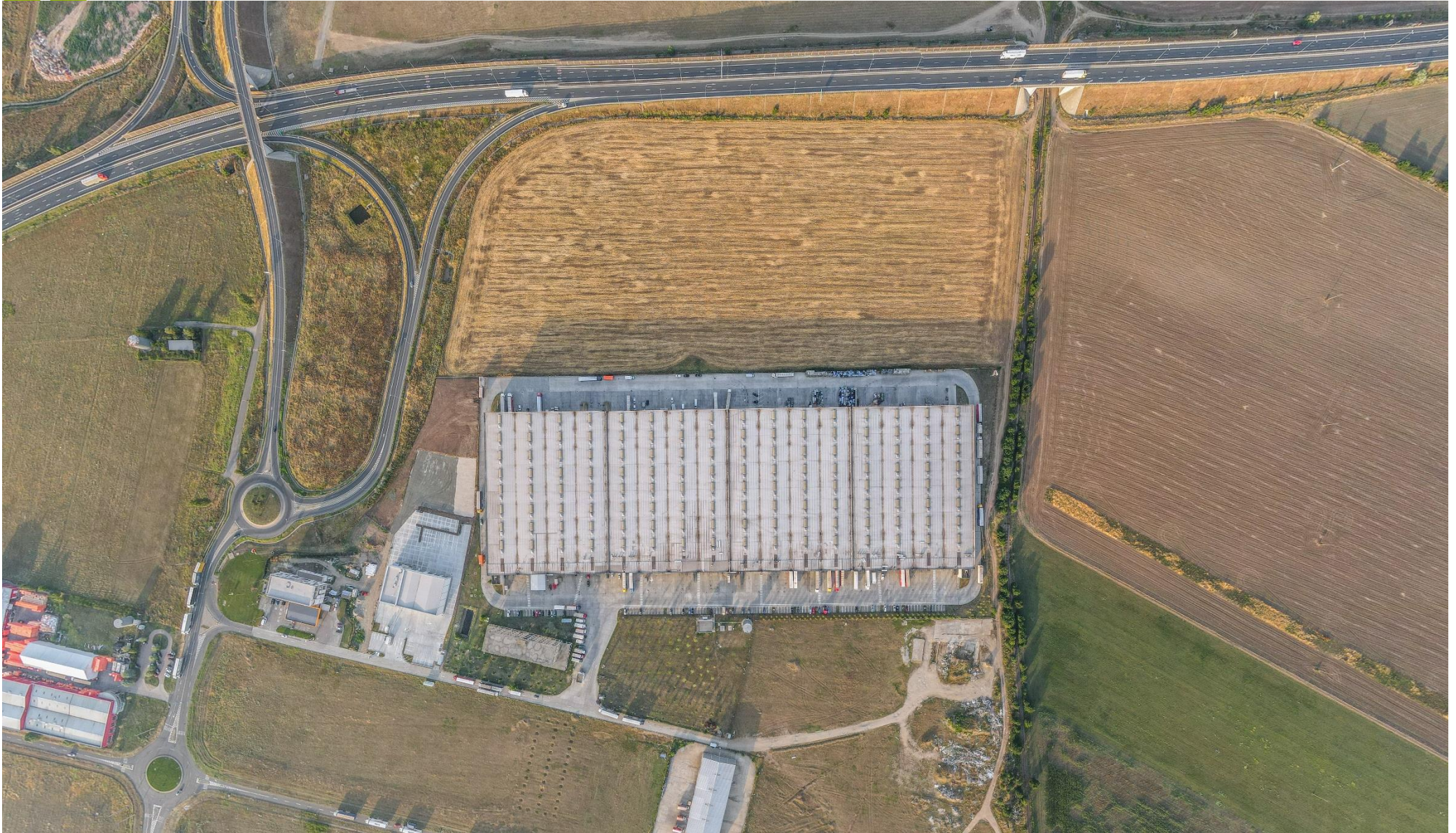













Arad	Warehouse
Spaces Available For Lease	Yes
Clear Height (M)	12
Floor Load Capacity (T/Sq M)	5
Column Grid (M)	12x24
Sprinklers	Yes
Docks	Yes
Drive-In Doors	Yes

- Warehouse / Production
- Office/reception
- Extension
- Occupied (built)
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- ▶ Drive in
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# ctPark Arad I

Business Study  
ROMANIA, ARAD I



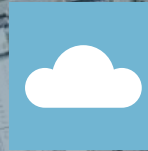
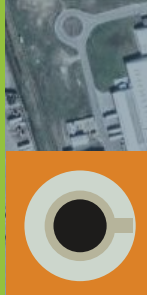
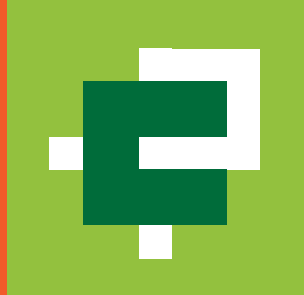
- |  |  |   |  |   |  |
|--|--|---|--|---|--|
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# ctPark

Arad West

Parkmakers

by  
CTP.



2021



Berlin \*

Warsaw \*



Development highlights from our teams in the field

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**Romania**

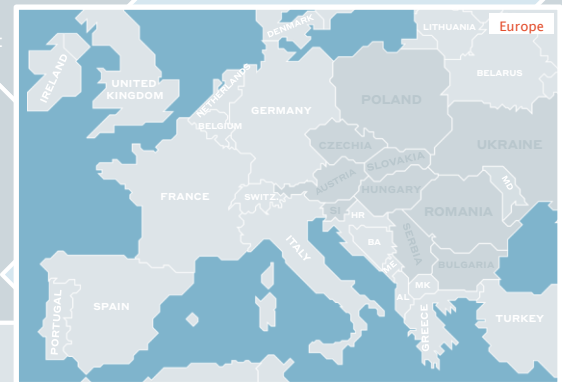
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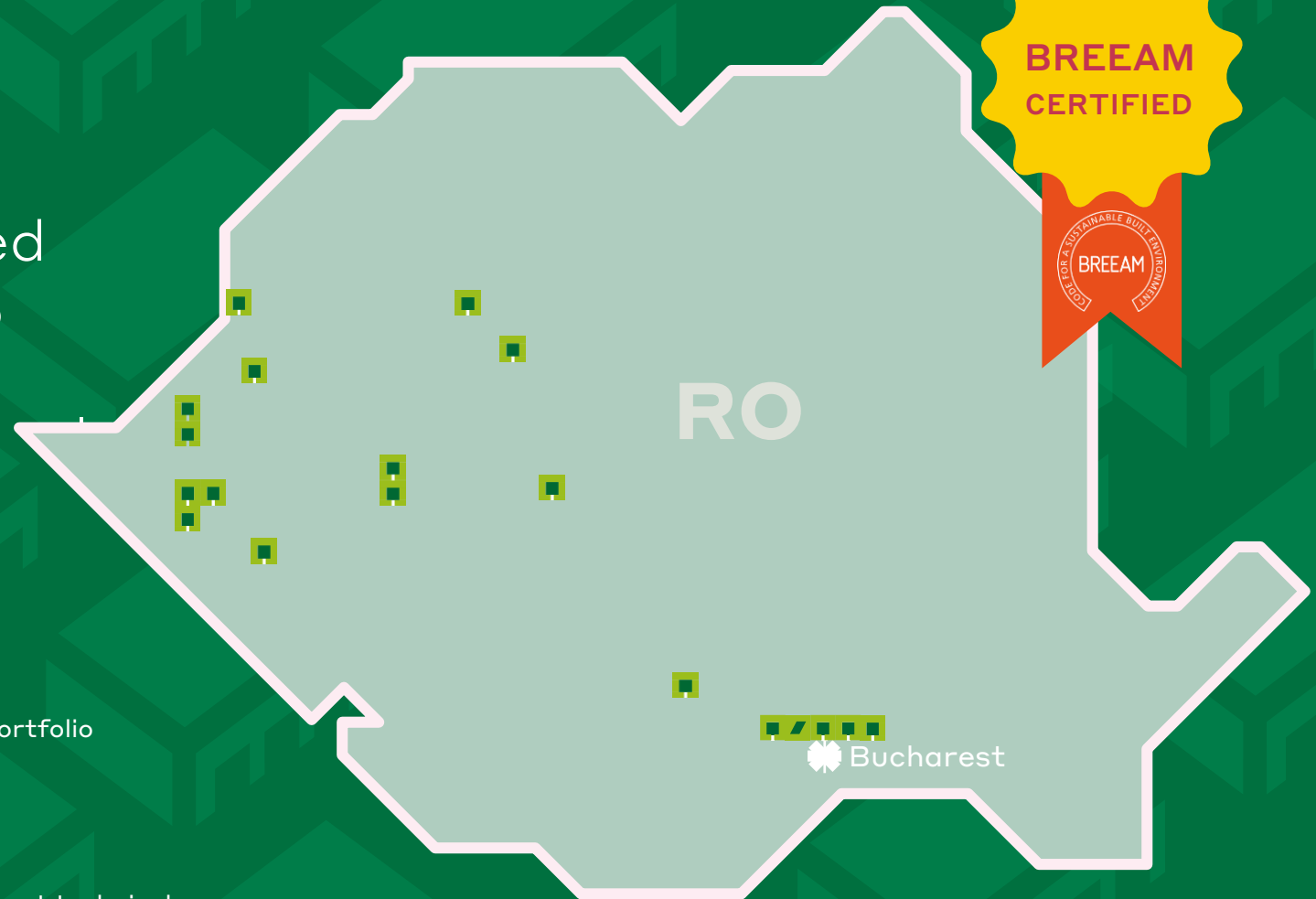
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# ctPark

Romania

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industrial portfolio



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- 200 clients
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# ctPark

## Arad West



**ctPark Arad West**

Business Study  
ROMANIA. ARAD WEST



# ctPark

## Arad West

ctPark Arad is located in the western part of Romania in an important industrial centre and transportation hub nearby the city of Arad. The park has high visibility and direct access to the A1 motorway and to future motorway Bucuresti-Timisoara-Arad-Nadlac which makes up the Pan European transport corridor, linking western Europe with south-east Europe. Park benefits include excellent infrastructure and accessibility, lower costs and available skilled labour.



Arad City Hall

# ctPark

## Romania

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# ctPark Arad West

Business Study  
ROMANIA, ARAD WEST

Map



	Warehouse / Production		Office/reception		Extension		Occupied (built)		Available (built)		Planned construction
	Yard / Parking space		Sanitary/utilities		Drive in		Office entrance		CTP Office / Service area		

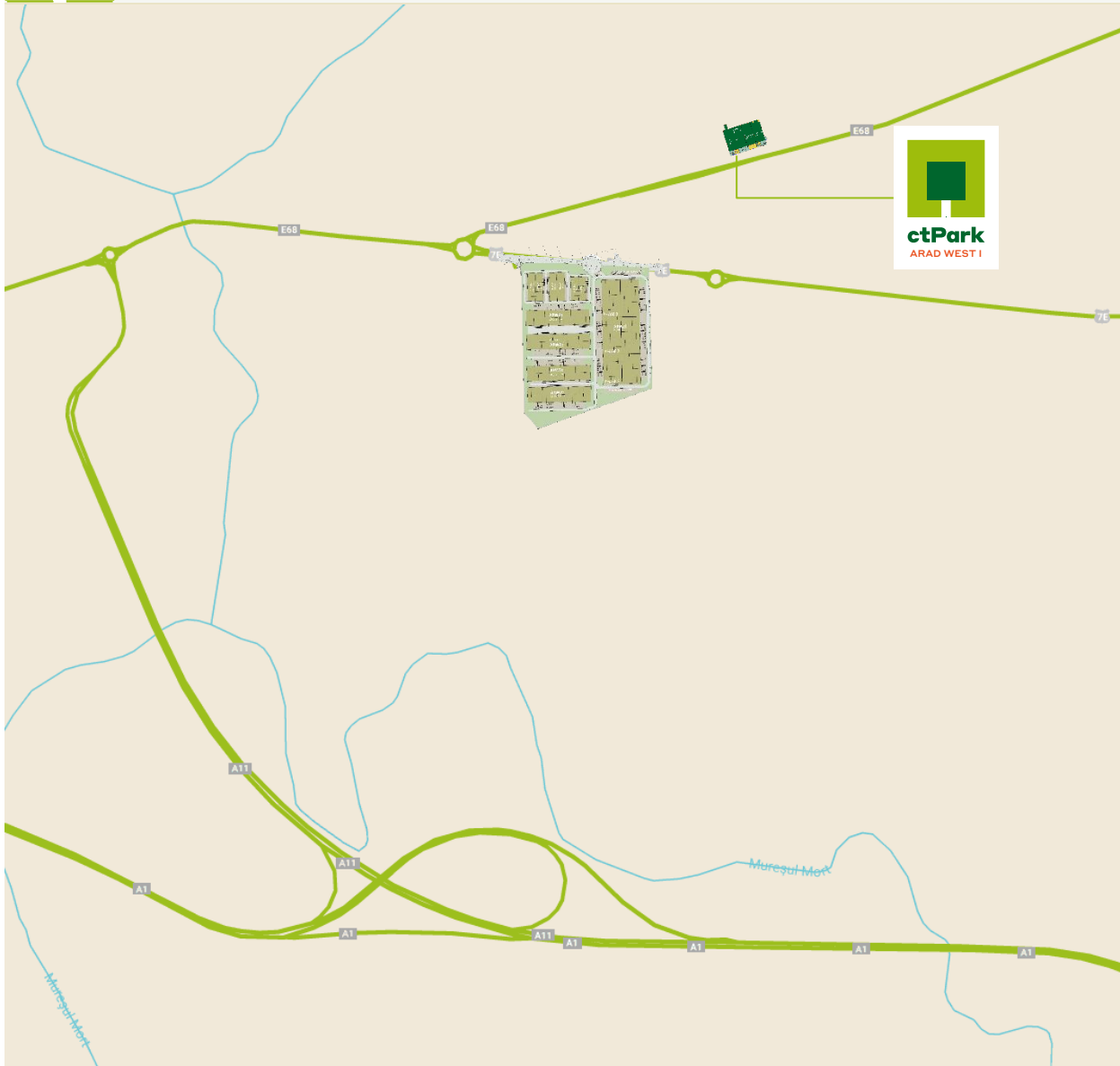




# ctPark Arad West

Business Study  
ROMANIA, ARAD WEST





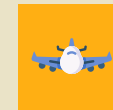
## Micro Location

CTPark Arad Industrial Park is located in the West industrial area of Arad, adjacent to the A1 highway. The park is located only 3 km from the center of Arad and 7 km away from Arad International Airport. The main access is from E68 .



Bus Station

2 min



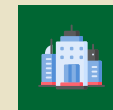
9 min

Arad Airport



13 min

Train Station



11 Km

Arad City Center

CTPark Arad West map



# ctPark Arad West I

Situation

This business solution is designed to accommodate the growing demand of large business owners looking for modern and flexible work environments.

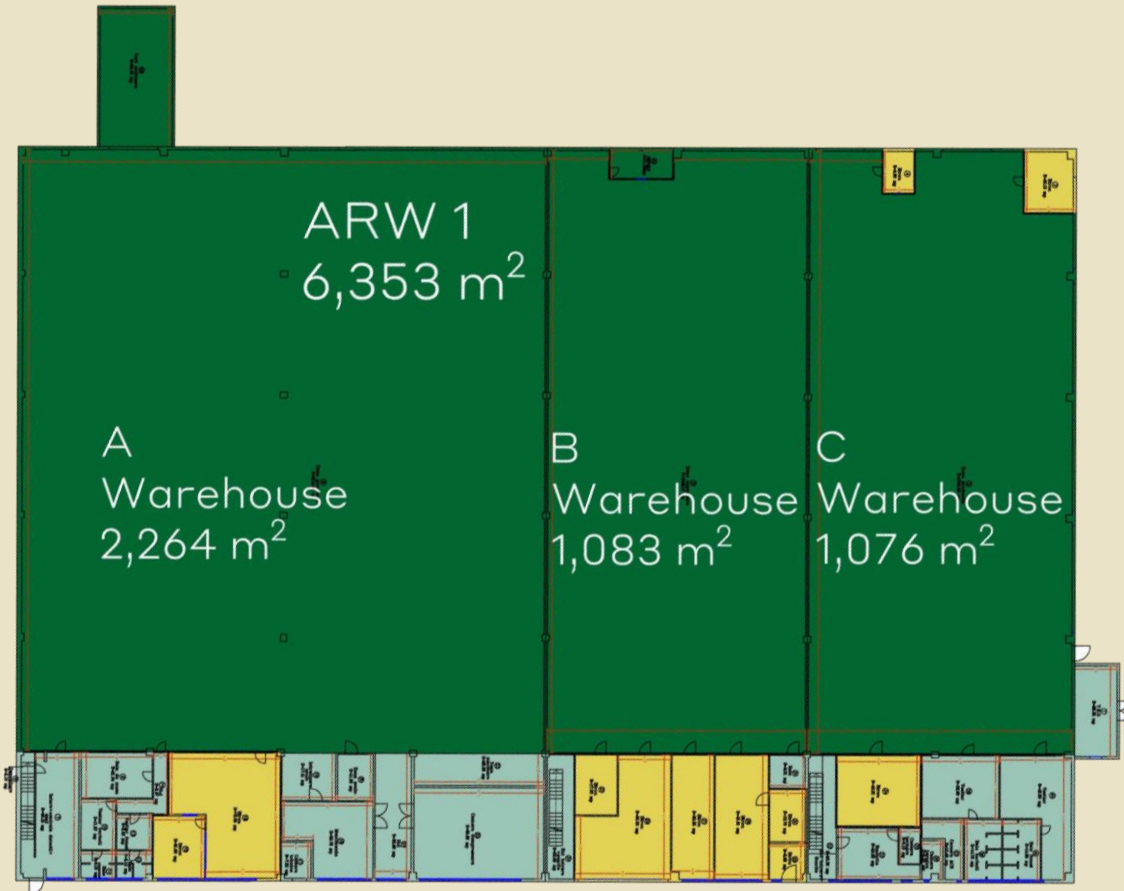
The building is designed class A

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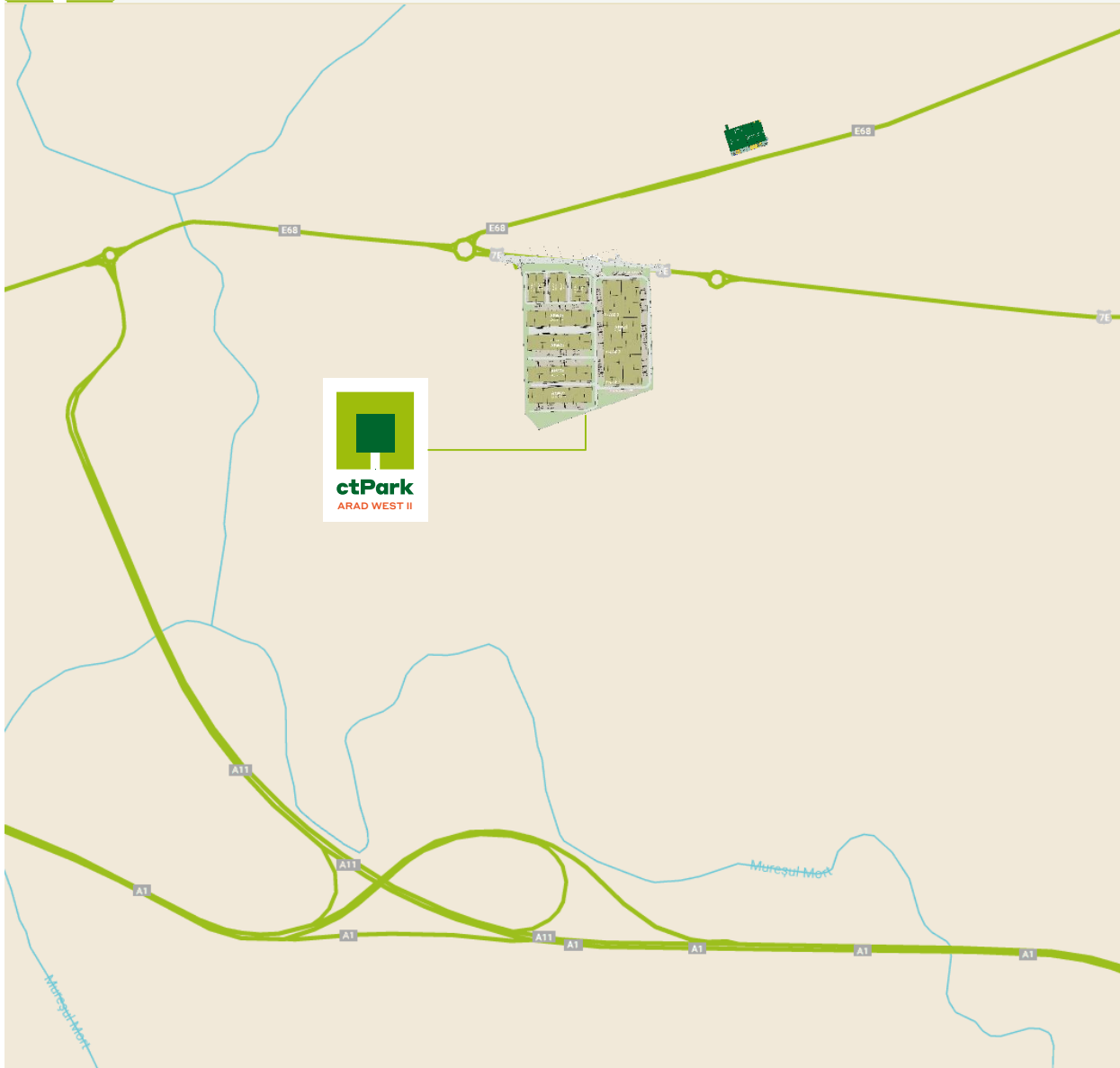
Business Study  
ROMANIA, ARAD WEST I



Arad West I	Warehouse
Spaces Available For Lease	0
Clear Height (M)	9,7
Floor Load Capacity (T/Sq M)	5
Column Grid (M)	12x24
Sprinklers	Yes
Docks	Yes
Drive-In Doors	Yes



- Warehouse / Production
- Office/reception
- Extension
- Occupied (built)
- Available (built)
- Planned construction
- Yard / Parking space
- Sanitary/utilities
- ▶ Drive in
- ▶ Office entrance
- CTP Office / Service area



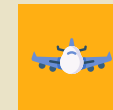
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Bus Station

2 min



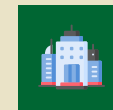
9 min

Arad Airport



13 min

Train Station



11 Km

Arad City Center

CTPark Arad West map



# ctPark Arad West II

Business Study  
ROMANIA, ARAD WEST II

## Situation

This business solution is designed to accommodate the growing demand of large business owners looking for modern and flexible work environments.

The building is designed class A

Built to BREEAM standards, accessibility, and infrastructure.



Arad West II	Warehouse
Spaces Available For Lease	Yes
Clear Height (M)	12
Floor Load Capacity (T/Sq M)	5
Column Grid (M)	12x24
Sprinklers	Yes
Docks	Yes
Drive-In Doors	Yes

- Warehouse / Production
- Office/reception
- Extension
- Occupied (built)
- Available (built)
- Planned construction
- Yard / Parking space
- Sanitary/utilities
- Drive in
- Office entrance
- CTP Office / Service area

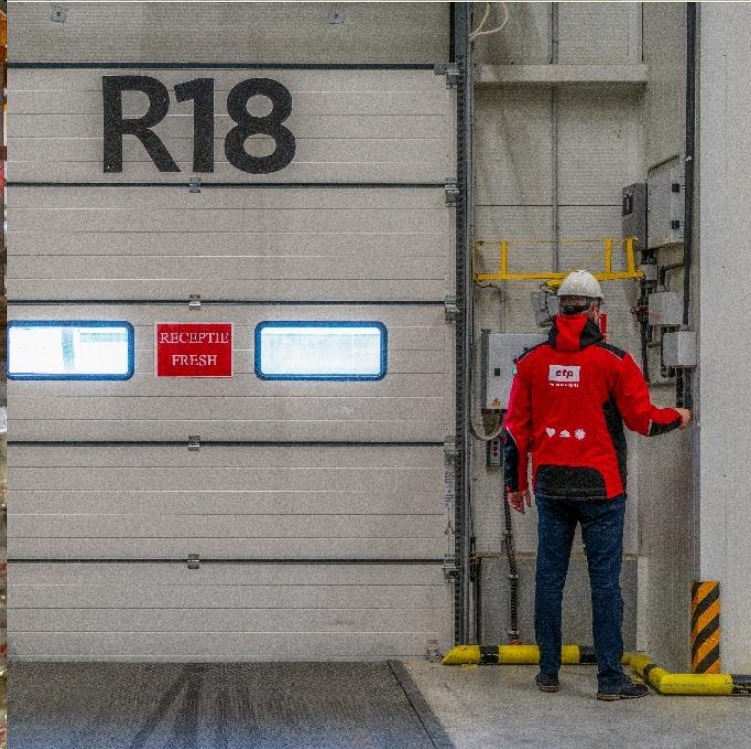
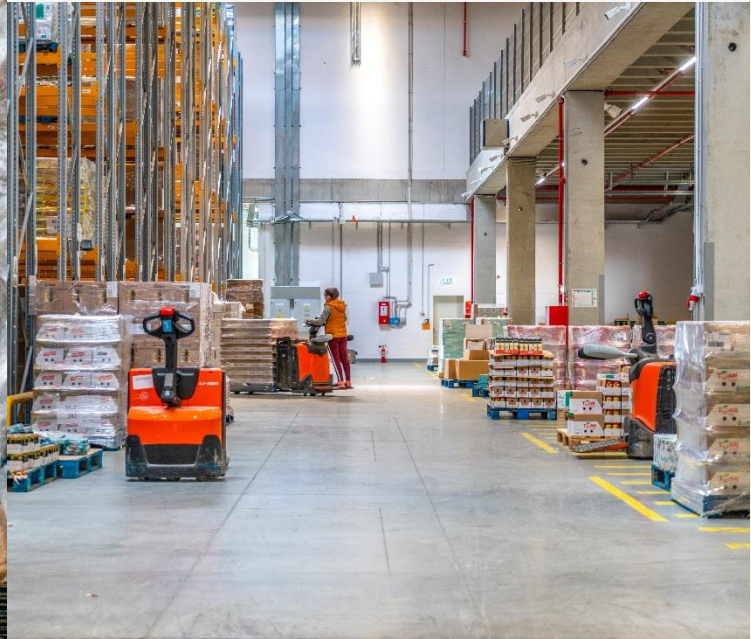


# ROMANIA

Business Study  
ctPark Romania



Construction is in our DNA. CTP is unique on the market because we have an in-house team to handle all aspects of the construction process, including design, permitting & engineering, as well as experienced project managers. CTP acts as the general contractor and maintains a network of trusted and vetted suppliers, providing certainty to our clients that their project will always be built on-time and on budget.









More than 3% skylights



150 mm mineral wool sandwich panels



Full LED lighting



Gray water and water retention tank



## Ana Dumitrahe

Country Head Romania

Mobile: +40 722 373 012

Email: [ana.dumitrache@ctp.eu](mailto:ana.dumitrache@ctp.eu)

## Cirstea Aurel

Business Development Manager, Transylvania

Mobile: +40 799 881 188

Email: [aurel.cirsteo@ctp.eu](mailto:aurel.cirsteo@ctp.eu)

