



At **ctp** we don't just build buildings—
we build sustainable business ecosystems
of the future. Our industrial and logistics
business parks are high-tech, full-service,
award-winning, and ready for move-in.





CTP
business model





ctParks
NETWORK

1 industrial developer in the CEE

6.6 million sqm GLA (Q2 2021)

400+ BREEAM certified buildings

700+ clients

96% retention rate

22+ years uninterrupted growth





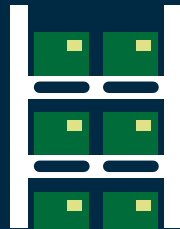
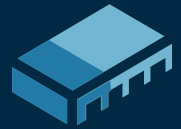
BREEAM
certified

Belgrade
Budapest
Vienna



Local Market Leader

CTP Romania represents
30% of CTP Portfolio



Very close to 2 million m² target for 2021 of premium light industrial and logistic space



200 clients in 14 logistic and industrial parks throughout the country in over 100 buildings



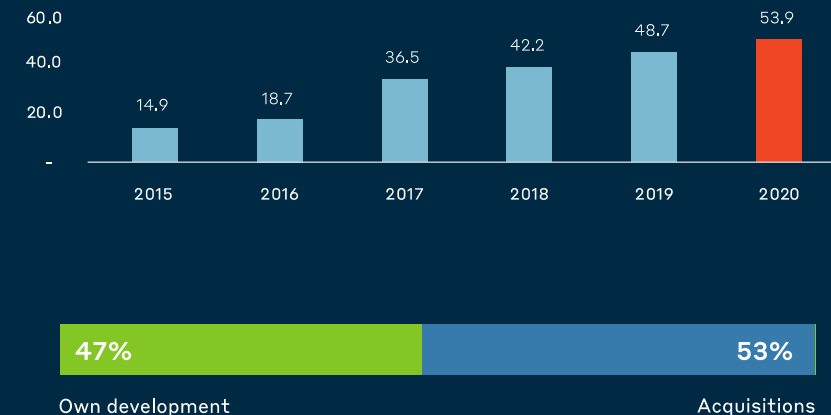
Green buildings – highest technical specifications in this market



Current Portfolio

- Sustained growth of the portfolio and rental income supported by both acquisitions and new developments
- Portfolio WAULT >5 years
- FMV of the portfolio EUR 950 Mio as of 2020 (27% increase y-o-y)
- 2.3 mln. m² landbank for future development – potential development 1 mln. m²
- Occupancy is currently at 92%

Rental Income Evolution (EUR Mio)



Pipeline

- There are 253,000 m² under development
- Acquisitions of approx. 265,000 m² – already done – bringing in new clients, new sites like Craiova and Brasov, ready for upgrade
- Expansion of the portfolio with new locations in Bucharest (South), Brasov, Craiova, Oradea
- Total portfolio should reach 3 mln. m² by the end of 2023

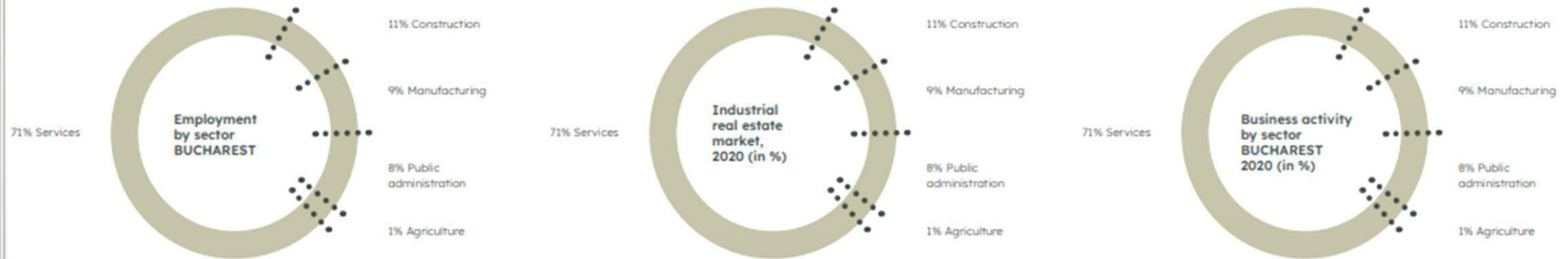


ctParks

BUCHAREST

Bucharest

Bucharest is the most economically developed and industrialised city in Romania, producing around 21% of the country's GDP and about one-quarter of its industrial production, while comprising of only 9% of the country's population. The city serves as the headquarters of nearly 200,000 firms, including nearly all large Romanian companies. The capital city has the highest socio-economic potential and the highest living standards of the country; and it is host to the country's top academic institutions and research infrastructure, exhibiting the highest research, development and innovation potential in the country. R&D expenditure is the highest in Romania, with more than 50% of country's total expenditure is in this city and the surrounding region. Employment in the region's high-tech sector is also high, and it has been gradually increasing. The city has the highest agglomeration of high tech clusters in the country, with seven active clusters in the fields of electronics, textiles, food industry, electrical engineering, space industry, mechatronics, manufacturing of automation equipment and systems





ctParks

BUCHAREST

- The **logistic hub of Romania** and of the Balkans region, servicing even Turkey.
- Economical cultural and political center of the country
- **5th Largest City** in Europe
- **5 CTParks** in the proximity of Bucharest
- Located in the proximity of the ring road and the main highways to the West and North of the City
- **1.3 Million sqm GLA** + 0.2 Million sqm under development
- **CTPark Bucharest West** - Largest industrial park in Europe
- Over 140 tenants





ctParks

ROMANIA

Center

- **Pitesti** - Heart of Romania's automotive industry with Renault-Dacia and Ford Romania assembly plants nearby, 90 km from Bucharest
- **Sibiu** - City with a long tradition in various industries, with skilled and multi-language speaking workforce;
- **Cluj** - 3rd largest city in Romania; important university center, important IT & technology hub
- **Turda** - Less than 30km from Cluj-Napoca, the region is home to major investments in several industry sectors such as automotive components, building materials, metallurgy etc.
- **Facts:** 115,000 sqm GLA in total of which approx. 30% light industrial and additional space under development;



Pitesti



Cluj



Turda



Sibiu

West

- **Timisoara** – 4th largest city in Romania; technology hub with one of the most powerful IT sectors in Romania; excellent road connection to Budapest (256km) Belgrade (121 km), Vienna (550km), Bucharest (545km)
- **Arad** - an important industrial centre and transportation hub; proximity to the Hungarian and Serbian borders
- **Deva** – situated in the centre-west region of Romania, in a location favoured by international forwarders. Deva city is a hub for automotive, commerce and power industries.
- **Other locations:** Salonta, Ineu, Caransebes
- **Facts:** Total GLA of approx. 197,000 sqm and additional space under development.





ctPark

TIMISOARA

The Vest region (largest city: Timișoara) occupies 13.4% of the country and it includes four counties: Arad, Caraș-Severin, Hunedoara and Timiș. The population with 1,777,474 inhabitants in 2019 (Eurostat, 2020) represented 9.2% of the country

Location

- Timișoara is considered the informal capital city of the historical Banat, which is nowadays broadly considered a subregion of Transylvania.
- Timișoara is one of the most dynamic economic centers in Romania. Based on its proximity to the western border, Timișoara has managed to attract many foreign investments in recent years, forming, together with Arad, the second largest area in Romania in terms of economic mass.

Industrial sector

- Industrial production currently including both traditional sub-branches and new, modern and dynamic ones. The main industrial groups in the city can be structured in three types: urban industrial areas, with large area and complex profile (Calea Buziașului, Freidorf, pericentral area along the railway, Calea Șagului, etc.), industrial platforms with unitary profile and dispersed industrial units, respectively.
- There are eight industrial zones in Timișoara where factories and plants cover several sectors from electronics, chemical and automotive to food processing and textile industries.





4 CTParks in the proximity of Timisoara

CTPark Timisoara I

□ 9,786 m² built-up area

CTPark Timisoara II

□ 98.000 m² built-up area

□ 150.000 m² development opportunity

CTPark Timisoara South

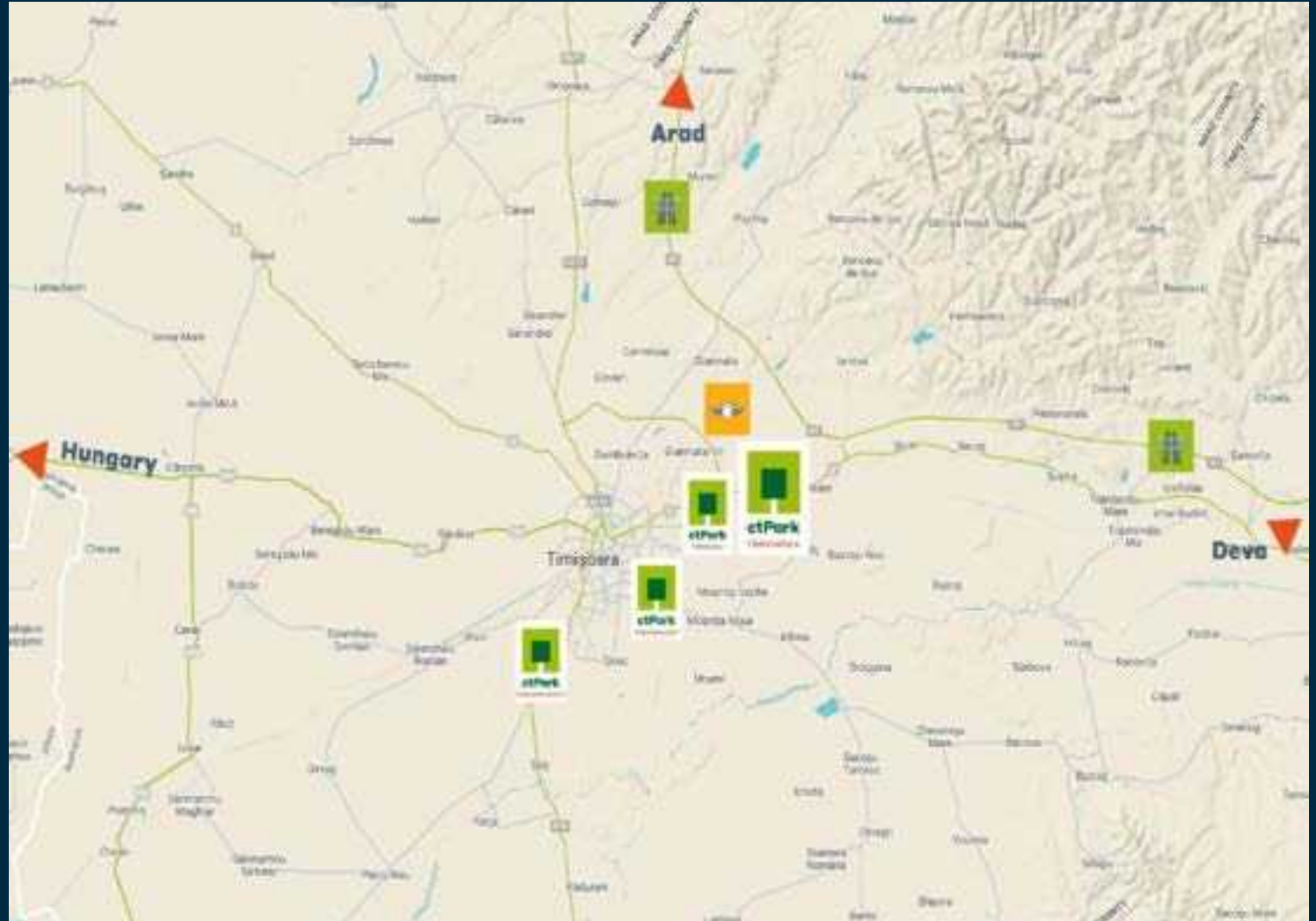
□ 23.500 m² built-up area

CTPark Timisoara Est (Conti area)

□ 28.200 m² development opportunity

• **Accessibility**

Direct access from European route 70 which provides direct access to the A1 Highway and the ring road





Timisoara II



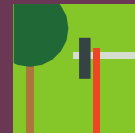
Community center



Park / Facility managers



Cafes, Restaurants and Shops



Sports facilities & Bike paths



Medical care on site



Electric car charge point



3rd largest city in Western Romania, behind Timișoara and Oradea, and the 12th largest in Romania, with a population of 159,704.

Transport

- Arad is the most important trans-European road and rail transportation junction point in western Romania, included in the 4th Pan-European Corridor linking Western Europe to South-Eastern European and Middle Eastern countries. The city has an extensive tram network and several bus lines covering most of the city's neighborhoods and suburbs.
- Arad International Airport, with the largest and most modern cargo terminal in western Romania, is situated only 4 km west from central Arad and is directly connected to the Arad west bypass road, part of the A1 Motorway.

Industrial sector

- With a rich industrial and commercial tradition, Arad is one of the most prosperous cities in Romania. Thanks to numerous investments in industry and commerce, Arad has a booming economy.
- The main industries are: railroad cars, food processing, furniture and household accessories, equipment for the car industry, electric components, instrumentation, clothing and textiles, and footwear.





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ARAD WEST

CTPark Arad West 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 WEST



ctBox

SIZE 450-800 sq m

The three-in-one functionality of the CTBox concept provides showroom, warehousing and office space in one efficient unit.

CTP Boxes are designed to support a wide range of activities, from test facilities and light manufacturing to R&D and wholesale/ retail operations.



ctFlex

SIZE 450-800 sq m

CTFlex buildings are multi-purpose facilities pre-built through CTP network to support a diverse range of business activities.

CTFlex units are ideal for light manufacturing, test/repair centers and R&D, with built-in office space and warehousing.



ALL-YEAR ROUND

ctp



TOP TECHNICAL SPECIFICATIONS

More than
3% skylights

0,10 euro/sqm
Utilities for
standard CTP
buildings

ctp

150 mm
mineral wool
sandwich
panels



Full LED
lighting

Gray water
and water
retention
tank

TOP TECHNICAL SPECIFICATION



ctp



SPRINKLER SYSTEM

150ML MINERAL WOOL SANDWICH BOARD



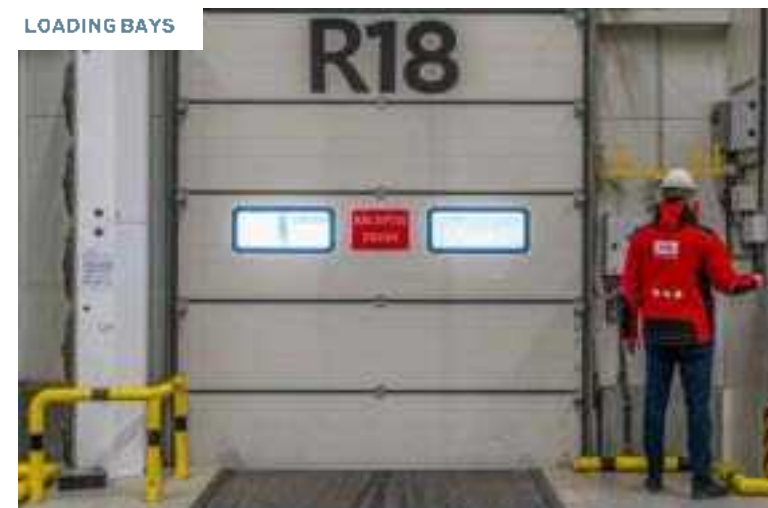
HVAC



3% SKYLIGHTS



LOADING BAYS





BREEAM
certified



Water Retention
& recycling



Solar farms
& Reflective roofs



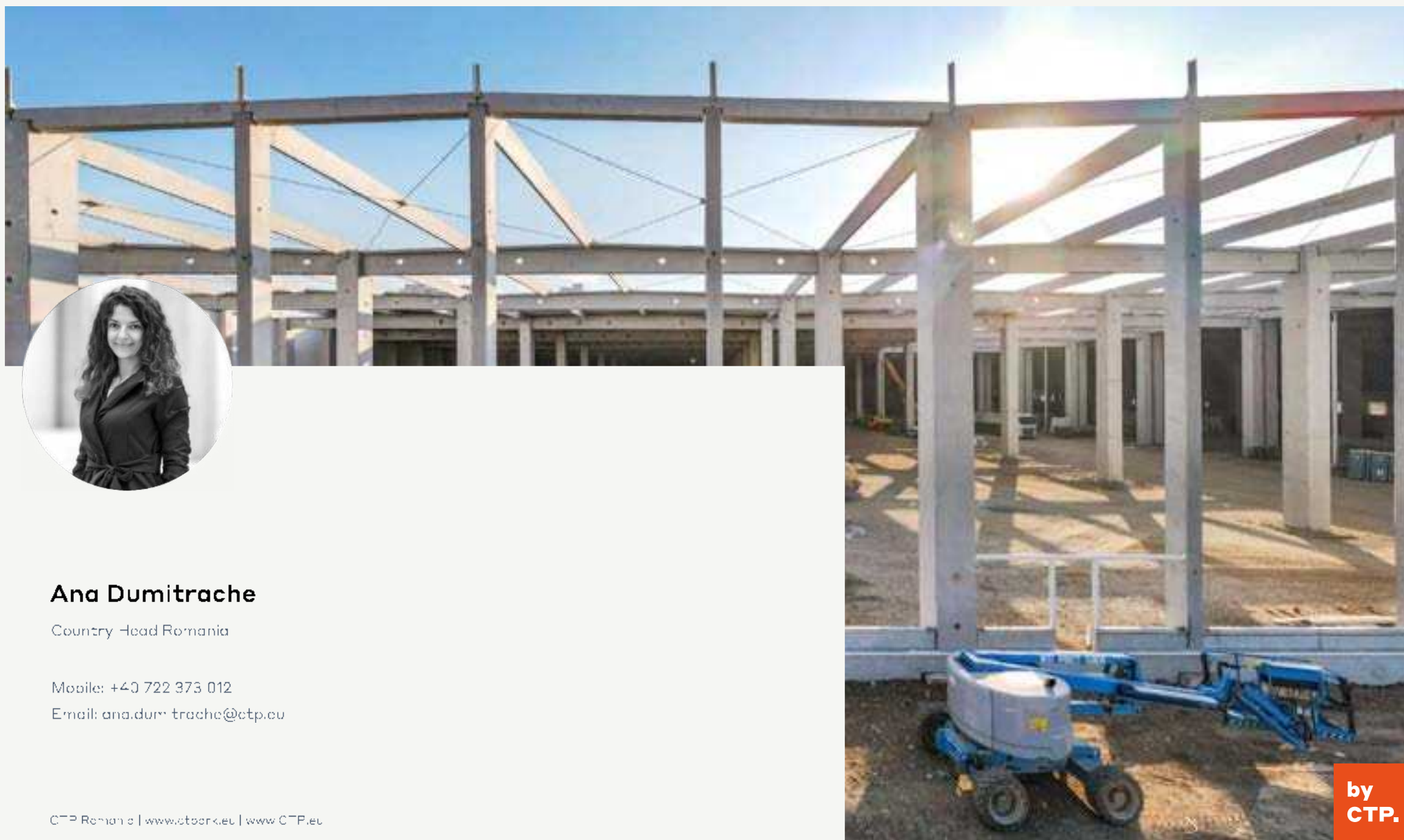
Low Energy
LED Lights



5.8 million kWh
Energy Generation



Nature
Inclusive



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by
CTP.