

CTP Romania

We are Parkmakers

2024

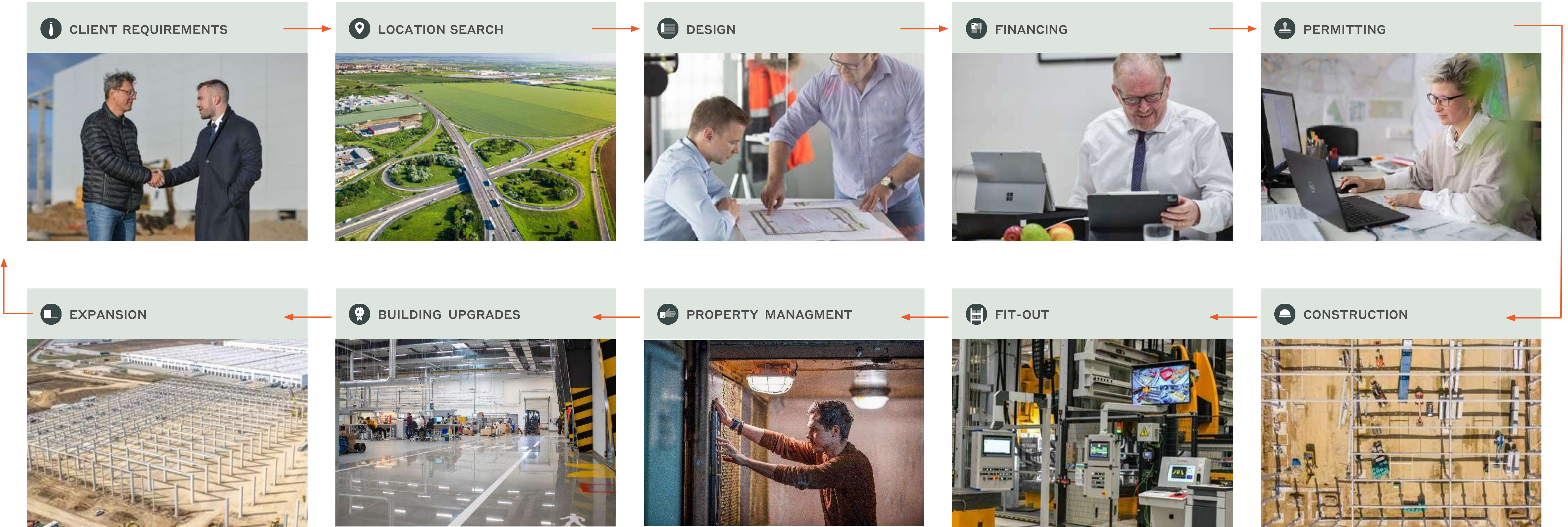
We are Parkmakers

The CTPark Network offers top-tier logistics solutions across Europe, housing major industry players and prioritizing sustainability with A-class, BREEAM-certified buildings. Our parks go beyond standard infrastructure, providing amenities, solar energy, and green workspaces for enhanced employee wellbeing. Strategically located to foster community connections and streamline talent acquisition, our parks are ideal for businesses seeking to optimize supply chains, establish e-commerce centers, or integrate advanced automation into operations, making logistics more connected.

OUR OFFER
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Full-Service Property Development: One-stop shop

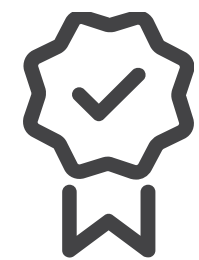
The CTP platform is our in-house team of property professionals who provide personalised service to our clients from land acquisition to long term customer care after move-in providing our clients a one- stop shop for all their property needs allowing them to focus on their core business.



Long-Term Partner

Largest listed
developer in Europe

AMSTERDAM AEX
25.03.21



Security of
execution

STRONG FINANCIAL POSITION AND IN-HOUSE
CONSTRUCTION TEAM ENSURES PROJECT
COMPLETION ON TIME



Unique, stable build-
to-hold business model

AS DEVELOPER / OWNER, OUR INTERESTS
ALIGN WITH THOSE OF OUR CLIENTS AND
COMMUNITIES



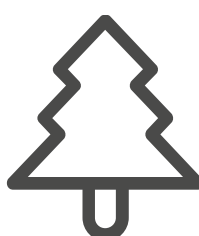
Five property types:
Built-in flexibility

CATERING TO ANY
CLIENT REQUIREMENT



Sustainability
is in our DNA

SELF GENERATED ENERGY AND
GREEN, HEALTHY WORK SPACES



Community-based
Parks

INTEGRATED INTO EXISTING BUILT-UP
ENVIRONMENTS AND LOCAL COMMUNITIES



Strong Values Underpin Our Development Vision



Committed



We commit to delivering buildings that are not only functional but also future-proof, designed to meet the needs of our clients. Commitment to excellence is at the heart of everything we do, and we are passionate about exceeding expectations. As long-term owners and developers, we go the extra mile to ensure that our buildings are built to last and stand the test of time.



Entrepreneurial



As an entrepreneurial company, we react quickly to market changes and clients' needs. We take calculated risks and seize opportunities to enhance our position as a leader in the industry. Our competitive, innovative, and agile nature drives us to constantly improve and push boundaries.



Accountable



We hold ourselves accountable to our clients, investors, employees, and communities. We set clear goals, communicate effectively, and pay attention to details. As a long-term partner, we take ownership and understand the strategies and needs of our stakeholders to deliver on our promises and remain their partner of choice.



Sustainable



Sustainability is at the forefront of everything we do. We build highly efficient buildings to reduce energy and water consumption, and since 2021, all of CTP's buildings are built to high BREEAM* standards – 'Very Good' or better. We are committed to growth that is both responsible and sustainable.



Community



Our parks are home to our people, our clients, their employees, and families. We strive to develop healthy relationships between all stakeholders, with the goal of improving the quality of life. We invest in communities, provide public relax/exercise facilities, work with local schools and universities, and create community centres in our parks.

*) for Germany we use DGNB certification system.

Our Four Pillars

Following the Paris Agreement plan to become CO₂ neutral by 2050, and the UN 17 Sustainable Development Goals (SDGs), CTP plans to meet these challenges head-on. To serve as guiding principles to achieve these goals, CTP has identified four pillars on which its ESG approach is based. These support 11 of the 17 UN SDGs.

In April 2024 CTP received an ESG Risk rating of 'Low Risk', ranking it among the top 10% of real estate companies worldwide.



E

1 Striving to be Climate Positive

Goals

- Carbon neutral operations and business (corp. and business) through:
 - Energy efficient design and operations
 - Producing more energy than consumed
- Parks that support biodiversity
- Support the natural water cycle



E / S

2 Embedding Parks in Communities

Goals

- Parks that provide space and support community activities
- Parks are well accessible
- Promote clean mobility



S / G

3 Stimulating Social Impact & Well-being

Goals

- Develop parks that encourage healthy living
- Develop inclusive parks that create opportunities for everyone
- Create safe workplace that supports well-being and employee development



G

4 Conducting Business with Integrity

Goals

- Conduct business with integrity
- Ensure governance is in place to support business continuity and quick decision processes
- Make ESG is an integral part of business decisions

Community



Park / facility managers



On-site facility managers are key to day-to-day communication with our clients, fostering deeper understanding of client needs and improving long-term relationships.



Community engagement



CTP hires special community managers to build relationships with local schools, universities, charities to develop projects connecting local communities with park residents, through education, support and environmental projects.



Public spaces & landscaping



To make our workplaces more comfortable, CTP goes the extra mile in terms of design and layout of our common spaces and outdoor green areas.



Public transport & shuttle buses



CTParks are connected to local towns and cities, with on-site public transportation.



Sports facilities & bike paths



Our large parks are master planned, incorporating best practices for the safety of pedestrians and bikers, with clean, well marked bike and pedestrian paths, which also serve to support healthier lifestyles and bike-to-work commuting.



Affordable accommodation



Where the need arises, CTP develops affordable housing solutions for both seasonal workers in our parks or for young professionals who are just starting their careers.

CTPARK NETWORK

The Largest Park Network in CEE

The CTPark Network is the largest integrated system of business parks in CEE. With over 12.4 million sqm, over 200 locations, and a 25.5 million sqm landbank for client expansion, the CTPark Network supports our clients' growth anywhere in the region.

#1

CEE

12.4

MIL SQM GLA

25.5

MIL SQM LANDBANK

10

COUNTRIES

825

EMPLOYEES

93%

OCCUPANCY

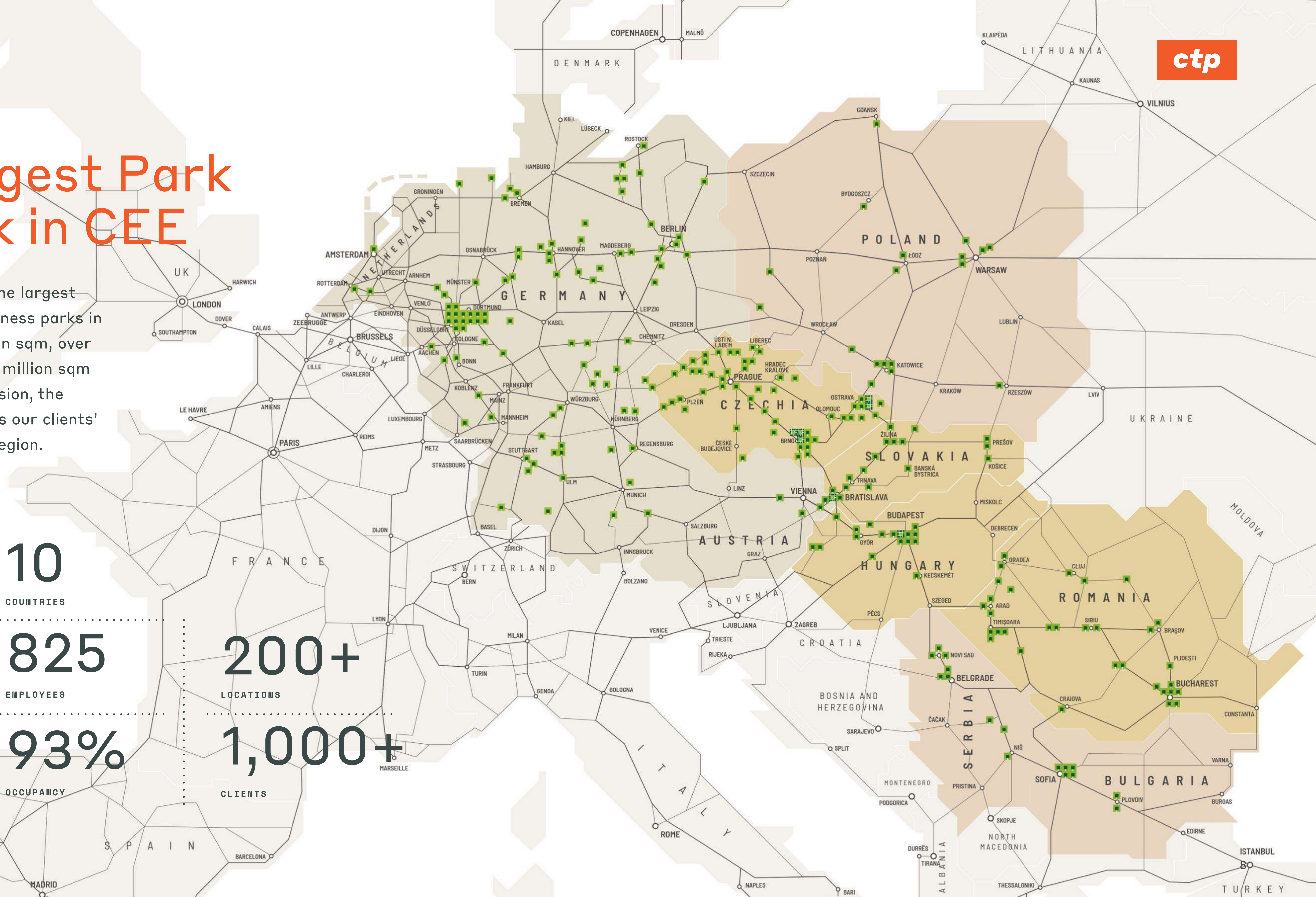
200+

LOCATIONS

1,000+

CLIENTS

ctp

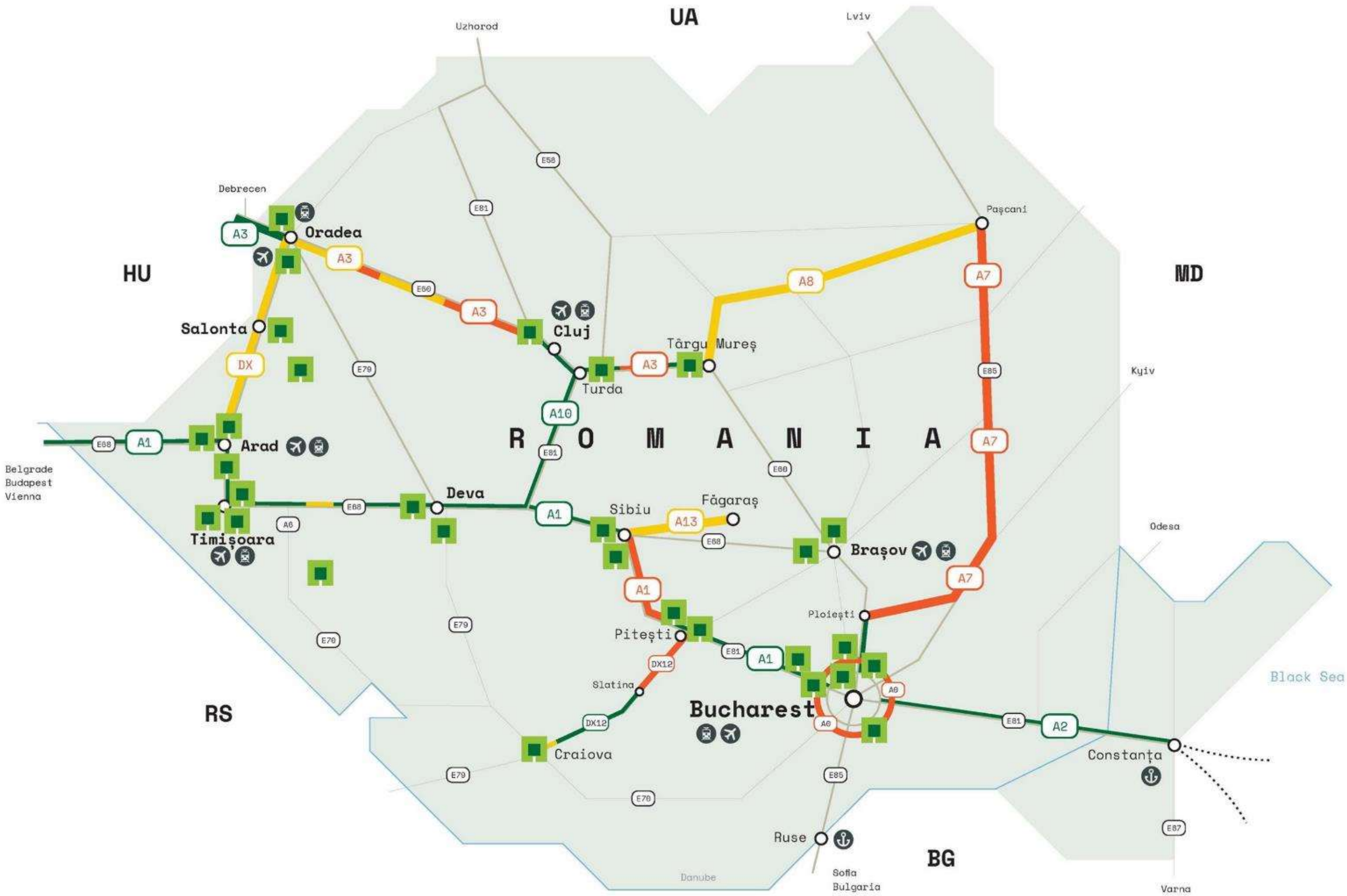


CTP Romania


Dynamic Markets, Cultural Diversity and Infrastructure Development

Romania currently holds the title for the fastest-growing economy in the European Union. It presents investors with exceptional chances to tap into markets across Western, Eastern, and Southern Europe. With a well-educated population of around 20 million, Romania offers a diverse and multilingual workforce at significantly lower costs compared to Western Europe.


Regarding infrastructure, there are currently 30 projects underway, encompassing a total of 600 kilometers of highways and express roads, with plans for completion by 2025.



#1



33



Baa3

Moody Rating

GLA 3.0

mil. sqm

202


under develop. '000 sqm

3.8

land bank mil. sqm

96%

retention



22%

of portfolio GLA


135

€ million annualised rent


VAULT

6.0 years

H1 2024




Locations with existing GLA




Locations with land or buildings under construction


Map Legend




National / EU Road



Existing Highway



Under Construction Highway



Planned Highway

CTParks in Arad

Arad in western Romania is an ideal hub for business and industrial development. Its crossed by major infrastructure projects, has skilled labor pool, and a supportive business environment that make it attractive for businesses seeking growth and prosperity.



PUBLIC TRANSPORT
ON SITES



IN CITY
LOCATIONS

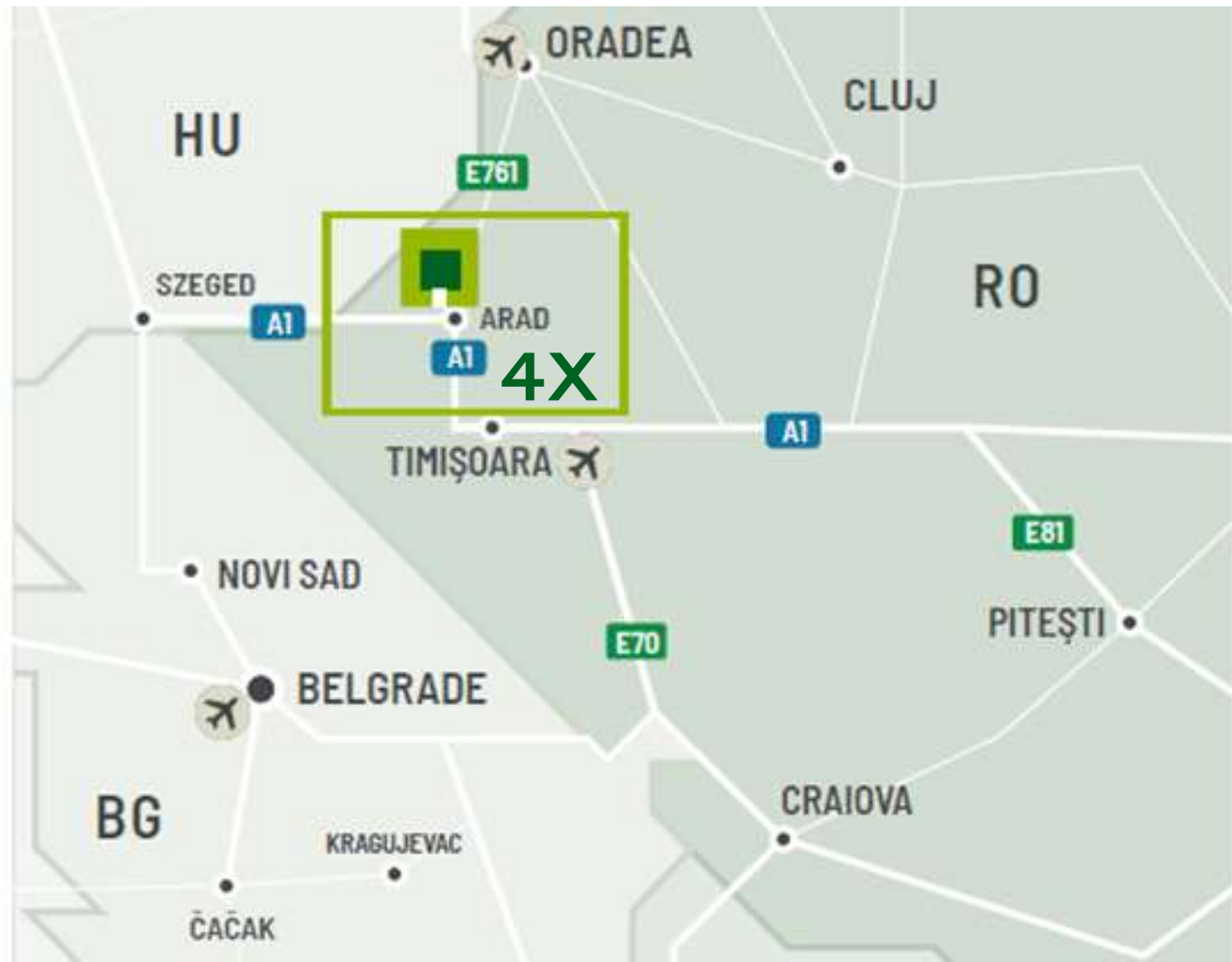


EXPRESS ROAD
UNDER
DEVELOPMENT



A1 HIGHWAY
CONNECTION

Timisoara	58 km	1 h 00min
Belgrade	207 km	3 h 30min
Budapest	265 km	3 h 20min
Bucharest	380 km	7 h 00min
Vienna	500 km	5 h 10min



CTPark Arad West



Production



In city logistics

CTPark Arad West is strategically situated in the western region of Romania, an essential industrial center and transportation hub, in close proximity to the vibrant city of Arad. The park enjoys exceptional visibility and direct access to the A1 motorway, as well as the forthcoming Bucuresti-Timisoara-Arad-Nadlac motorway, forming the vital Pan European transport corridor that seamlessly connects western Europe with the southeastern region.

This premier industrial park boasts a host of advantages, including top-notch infrastructure and unmatched accessibility, leading to cost efficiencies and easy access to a pool of skilled labor. Conveniently located merely 3 km from the heart of Arad and a mere 7 km from Arad International Airport, CTPark Arad West is well-positioned to facilitate seamless operations for businesses. The primary access route is through E68, ensuring smooth and efficient connections to and from the park.

BUILDINGS TYPE

.....



ctSpace



ctFlex



REGIONAL BENEFITS

CTPark Arad West

Arad in western Romania is an ideal hub for business and industrial development. Its strategic location near major transportation hubs, skilled labor pool, and supportive business environment make it attractive for businesses seeking growth and prosperity.

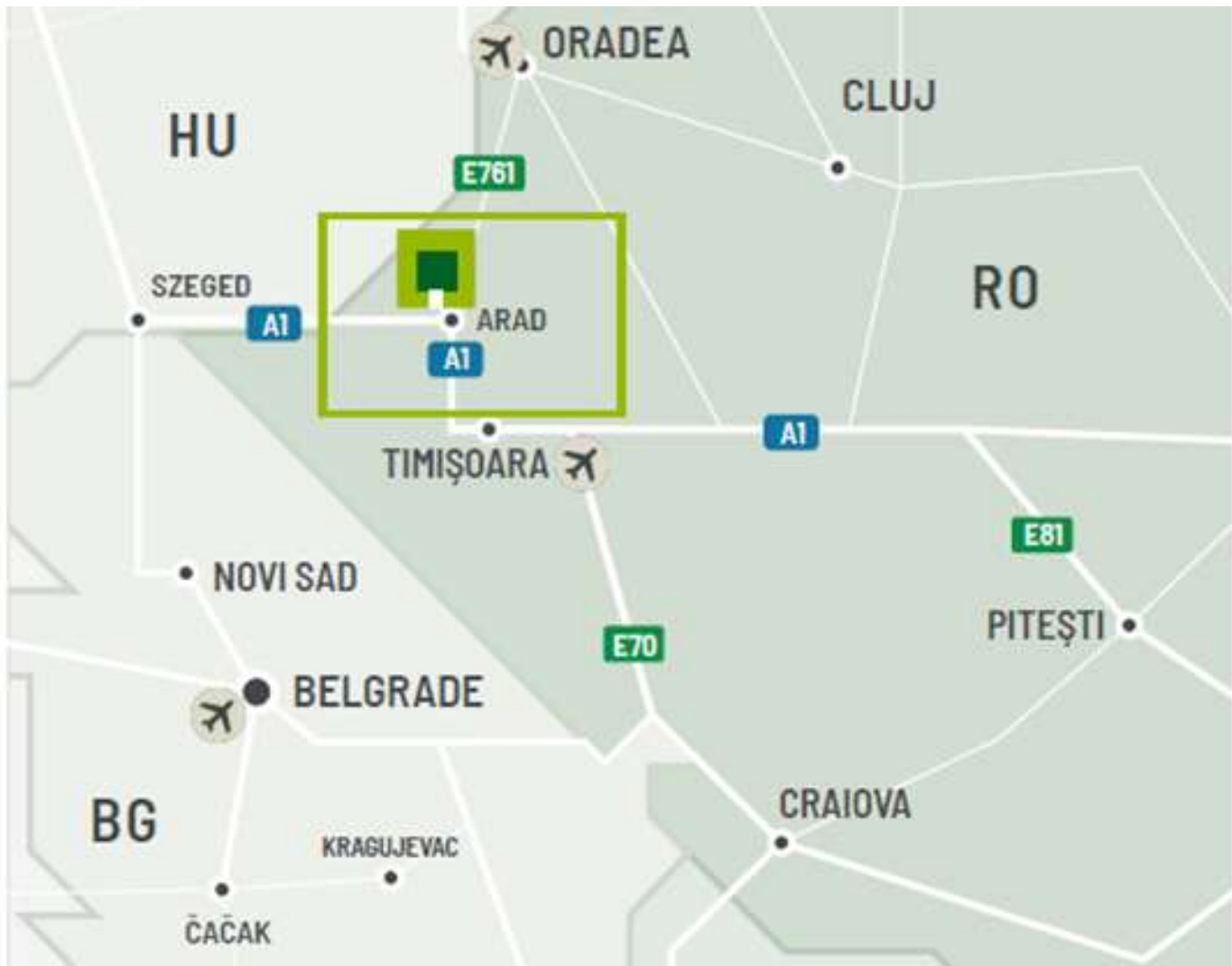
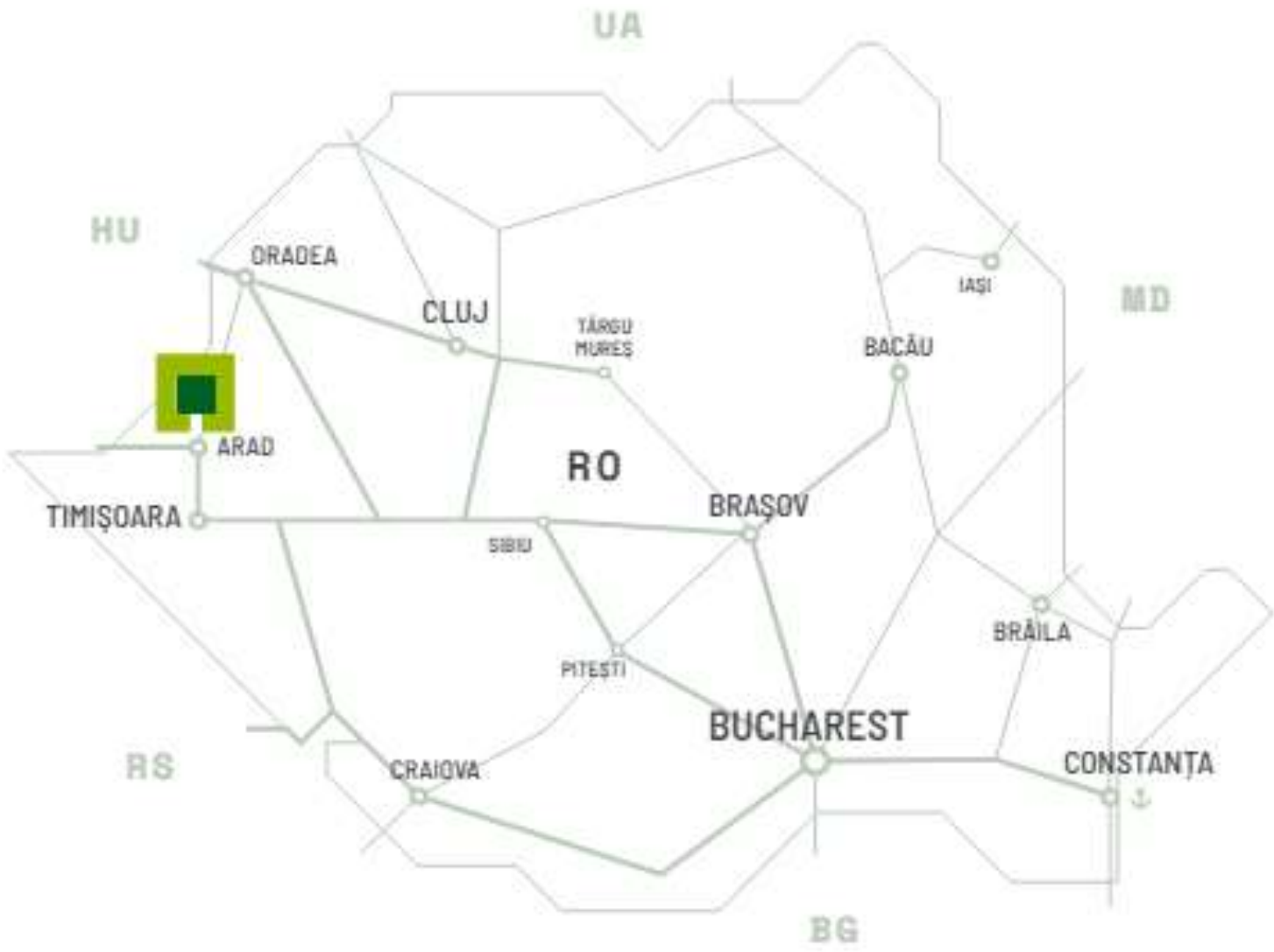
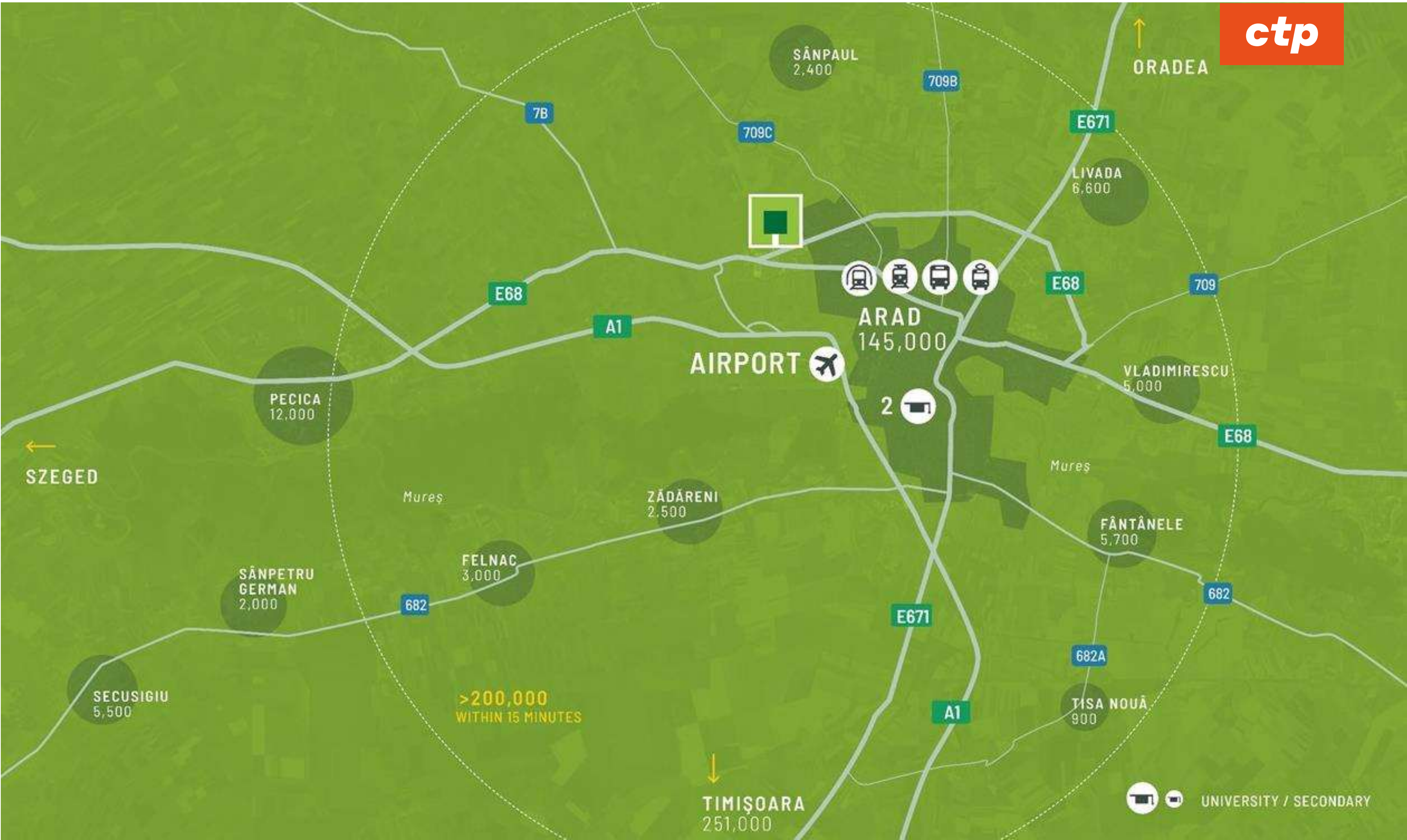
 PUBLIC TRANSPORT
0.5 KM

 ARAD
0.5 KM

 TRAIN STATION
6 KM

 HIGHWAY
1.4 KM

Timisoara	58 km	1 h
Belgrade	207 km	3.5 hrs
Budapest	265 km	3 hrs
Bucharest	380 km	7 hrs
Vienna	500 km	5 hrs



Best location for logistics In Arad

Strategically positioned in Romania's western industrial heart near vibrant Arad city, CTPark Arad West enjoys exceptional visibility and direct access to A1 motorway. It's a premier industrial park with top-tier infrastructure, unmatched accessibility, and skilled labor, just 3 km from Arad's center. With a mere 7 km to Arad International Airport and easy E68 access, it's perfectly poised for seamless business operations.







PARK FEATURES

- Water retention and reuse
- Landscaping
- In city location (3km)
- Tram station at 500 m
- Perfect for in city logistics
- Hungarian border 50 km

Siteplan CTPark Arad West



PARK FEATURES

- | | | | |
|---|-----------------|---|-------------|
|  | WATER RECYCLING |  | LANDSCAPING |
|  | 450M |  | 500M |
|  | SHOP |  | 1,4 KM |

PARK NUMBERS

29.63 ha
TOTAL AREA

50,169 m²
BUILT-UP AREA

OUR PARKS
.....

CTPark Arad



Warehousing



In city logistics

CTPark Arad is strategically positioned in the western part of Romania, near the city of Arad, serving as a pivotal industrial hub with exceptional access to the A1 motorway. This location is part of the broader Pan-European transport corridor IV, ensuring seamless connectivity between Western and South-East Europe. The park is renowned for its excellent infrastructure and direct motorway access, enhancing logistical operations and facilitating efficient business growth.

With a focus on providing competitive advantages, CTPark Arad offers lower operational costs, access to skilled labor, and a robust infrastructure. It's an ideal setting for businesses aiming to leverage strategic location and state-of-the-art facilities for innovation and expansion, making it a prime choice for companies looking to thrive in a dynamic industrial ecosystem.

BUILDINGS TYPE
.....



ctSpace

ctp



Well connected industrial hub

CTPark Arad is strategically positioned in the western part of Romania, near the city of Arad, serving as a pivotal industrial hub with exceptional access to the A1 motorway. This location is part of the broader Pan-European transport corridor IV, ensuring seamless connectivity between Western and South-East Europe. The park is renowned for its excellent infrastructure and direct motorway access, enhancing logistical operations and facilitating efficient business growth.

PARK FEATURES

- Situated in the Arad-Timisoara agglomeration
- Excellent international transportation links
- Located in an established industrial zone
- High visibility from the motorway
- 5km from downtown Arad
- Attractive labour costs



Siteplan CTPark Arad



PARK FEATURES

	LANDSCAPING		2,5 KM AWAY
	1 KM		6 KM
	9 KM FROM CITY CENTER		2 KM

PARK NUMBERS

8.78 ha

TOTAL AREA

46,328 m²

BUILT-UP AREA

5 PROPERTY TYPES

It is your space to do business

All shapes and sizes to match any business need

CTP has developed five bespoke building types ranging in size and functionality to support a broad spectrum of business activities.



ctBox



Designed for local companies and startups, this simple and functional building provides showroom, office and warehouse space.

- Amtech
- Vekra Windows
- AkzoNobel



ctFlex



CTFlex offers a modifiable and expandable concept for small- and mid-sized companies with built-in offices and warehouses.

- Acer
- MAPO Medical
- Zodiac Aerospace



ctSpace



The CTSpace concept is ideal for logistics operations, distribution centres or supply-chain hubs.

- DHL
- DB Schenker
- DSV



ctFit



Ideal for the activities of large enterprises with special technical parameters, such as distribution hubs, chilled warehousing, high-tech manufacturing and R&D labs.

- Honeywell
- Brembo
- Thermo Fisher Scientific



ctLab



ctLab is a cost-effective facility ideal for service centres, software/equipment design, R&D and back-office operations of all types of companies.

- IBM
- Vitesco
- AeskuLab

5 PROPERTY TYPES
.....



From 400-850 sqm

Typical Usage
B2B retail, showrooms,
warehousing / production

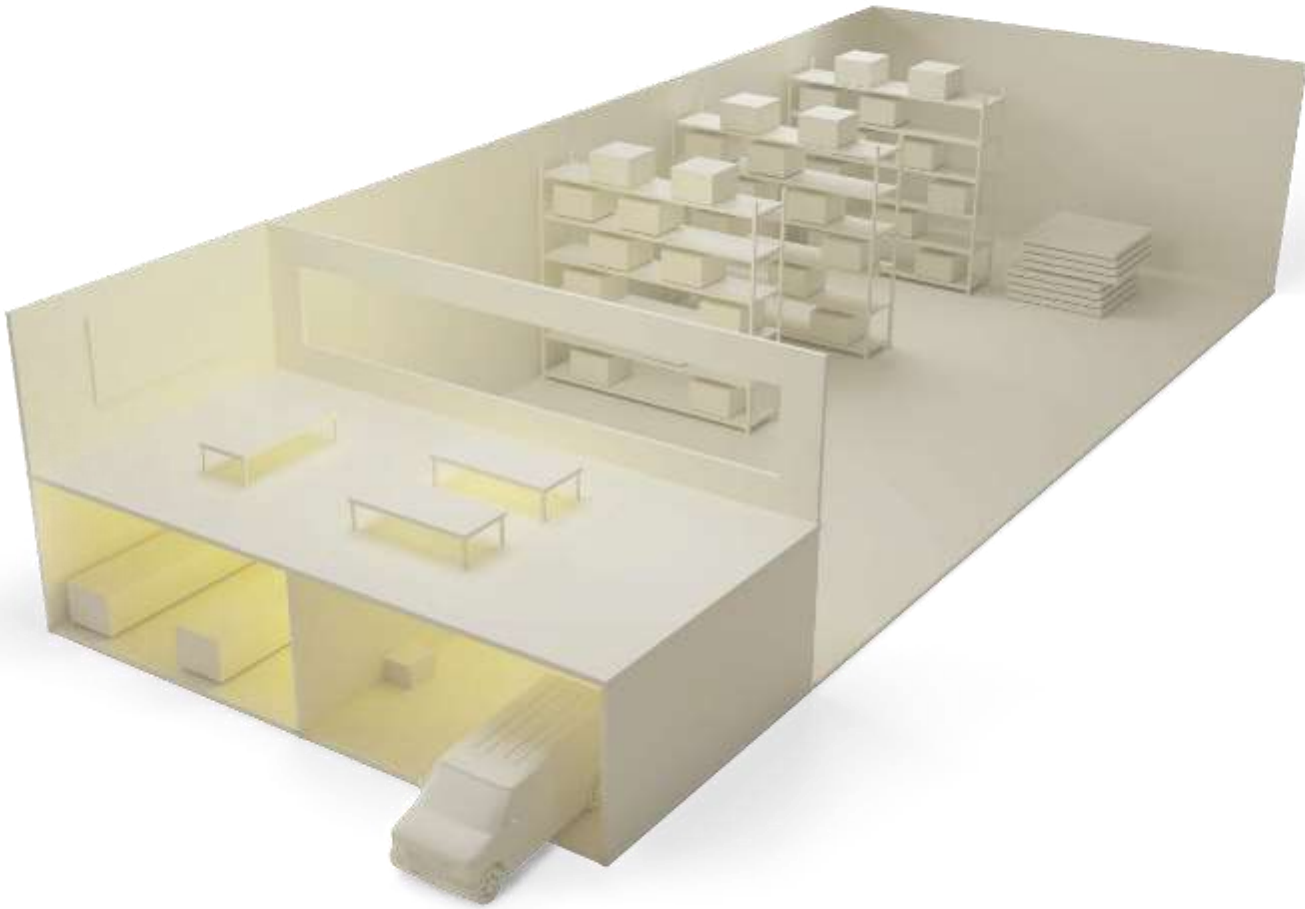
Typical Size
400-850 sqm

Standard Height
7 m

Floor Loading
500 kg/sqm (Office),
4 tn/sqm (Warehouse) or
3.2 tn for rack support

Standard Grid
15x24 m, office in-built
reduced up to 5x6 m

- Clients
- ABB
 - AG Foods
 - AkzoNobel
 - Amber
 - Plasma
 - Amtech
 - Ascendum
 - Hecht
 - SIEMENS
 - Vekra Windows
 - Vertiv
 - Zenith



5 PROPERTY TYPES
.....



1,150-3,000 sqm

Typical Usage

Production/warehousing in smaller units that can be merged as clients grow

Typical Size

1,150–3,000 sqm

Standard Height

10.5 m

Floor Loading

5,000 kg/sqm

Standard Grid

12x24 m

Clients

Allogi

Assa Abloy

BJS

BoBaek

DHL

Gebrüder

Weiss Hella

MAPO Medical

PaletExpress

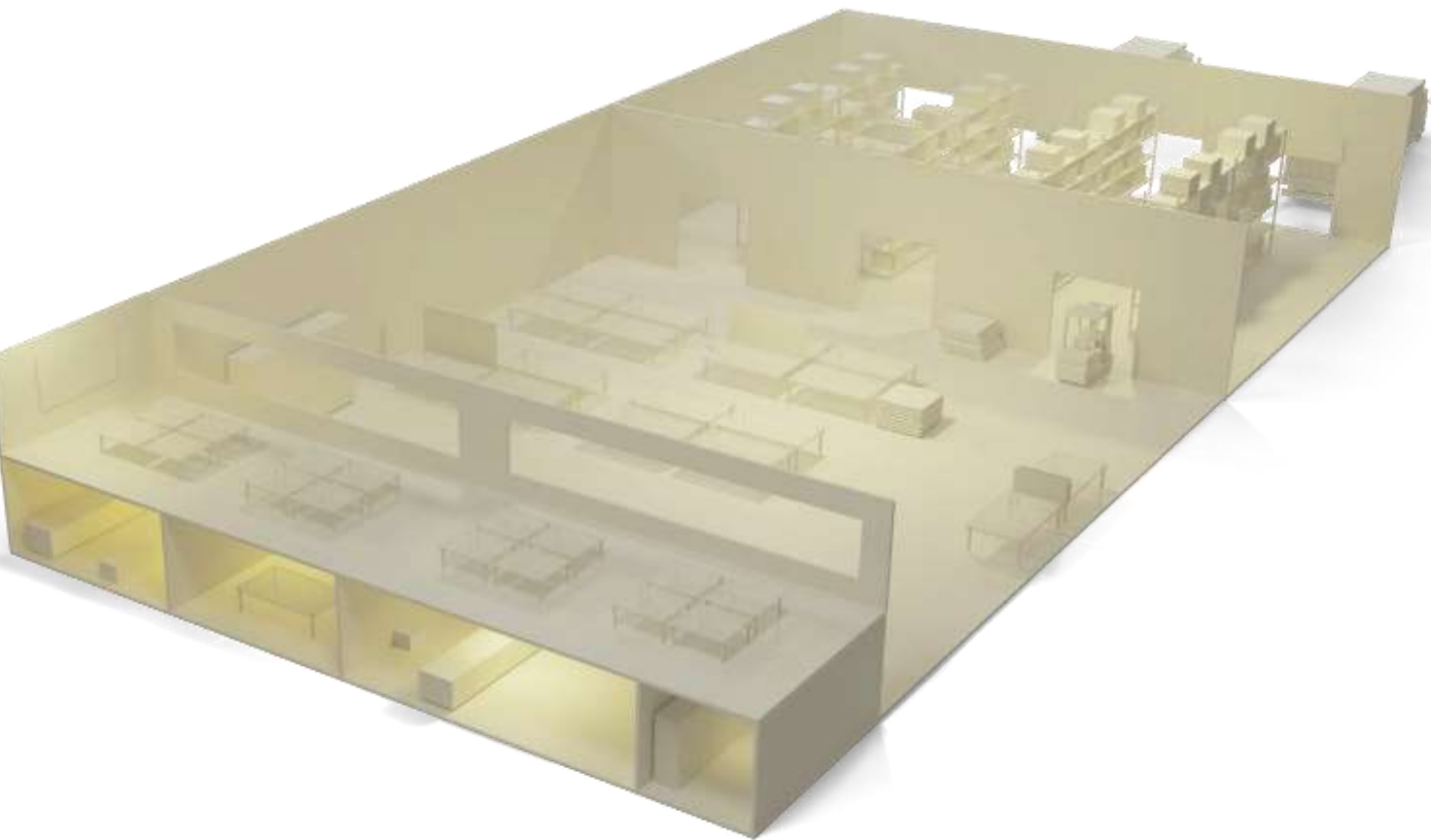
PPL

Rehau Polymer

Toyota Logistics

Wacker-Chemie

Well Well Foods



5 PROPERTY TYPES
.....



From 3,000 sqm

Typical Usage

Big Box Logistics

Standard Height

12 m

Floor Loading

5,000 kg/sqm

Standard Grid

12x24 m

Clients

DB Schenker

DHL

DSV

GXO

Hermes

LOXXESS

MAERSK

PRIMARK

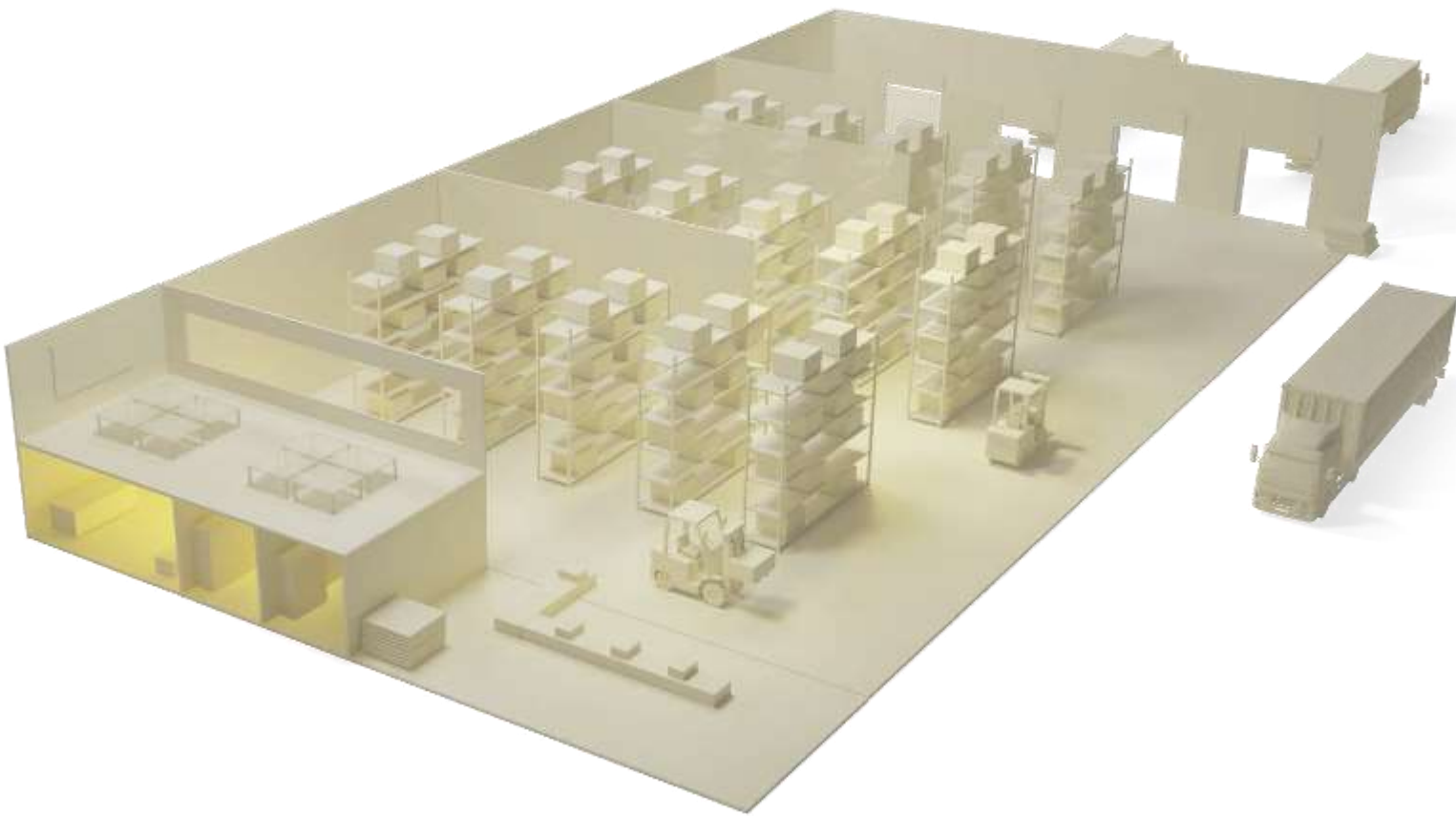
Quehenberger

Raben

Wistron

Kuhne &

Nagel



5 PROPERTY TYPES
.....



From 5,000 sqm

Typical Usage

To meet client specifications,
but also for new clients.

Typical Size

from 5,000 sqm

Standard

Height

Clear height per client request

Floor Loading

500 kg/sqm (Office),
5 tn/sqm (Warehouse) or
greater, per client request

Standard Grid

12×24 m, office inbuilt
reduced up to 6×6 m

Clients

Adient

Brembo

Faurecia

Grammer

Honeywell

Iron Mountain

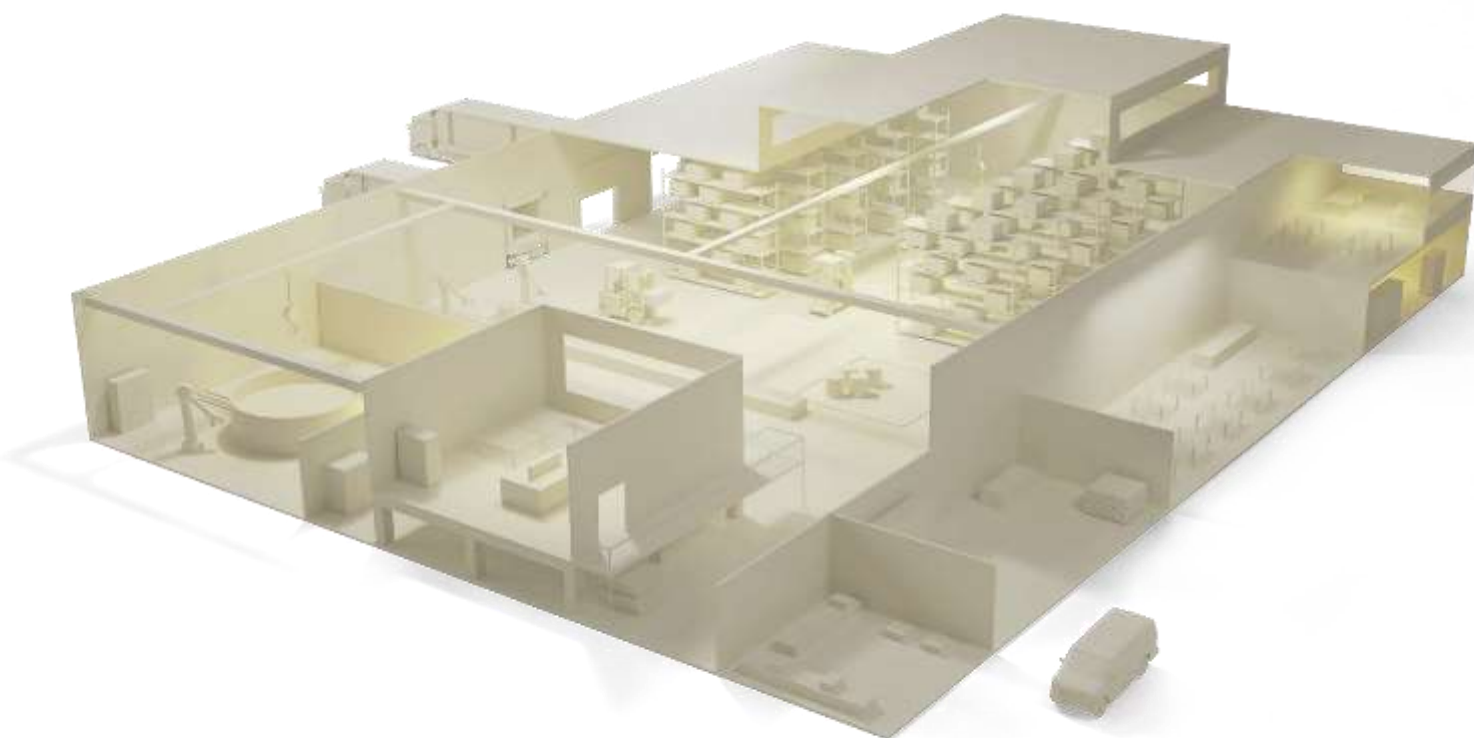
JV Europe

Kompan

Metro

Orbico

Rohlik



5 PROPERTY TYPES
.....



From 196 sqm

Typical Usage

Supplementary
offices in parks

Typical Size

from 195 sqm

Standard Height

2.8 m

Floor Loading

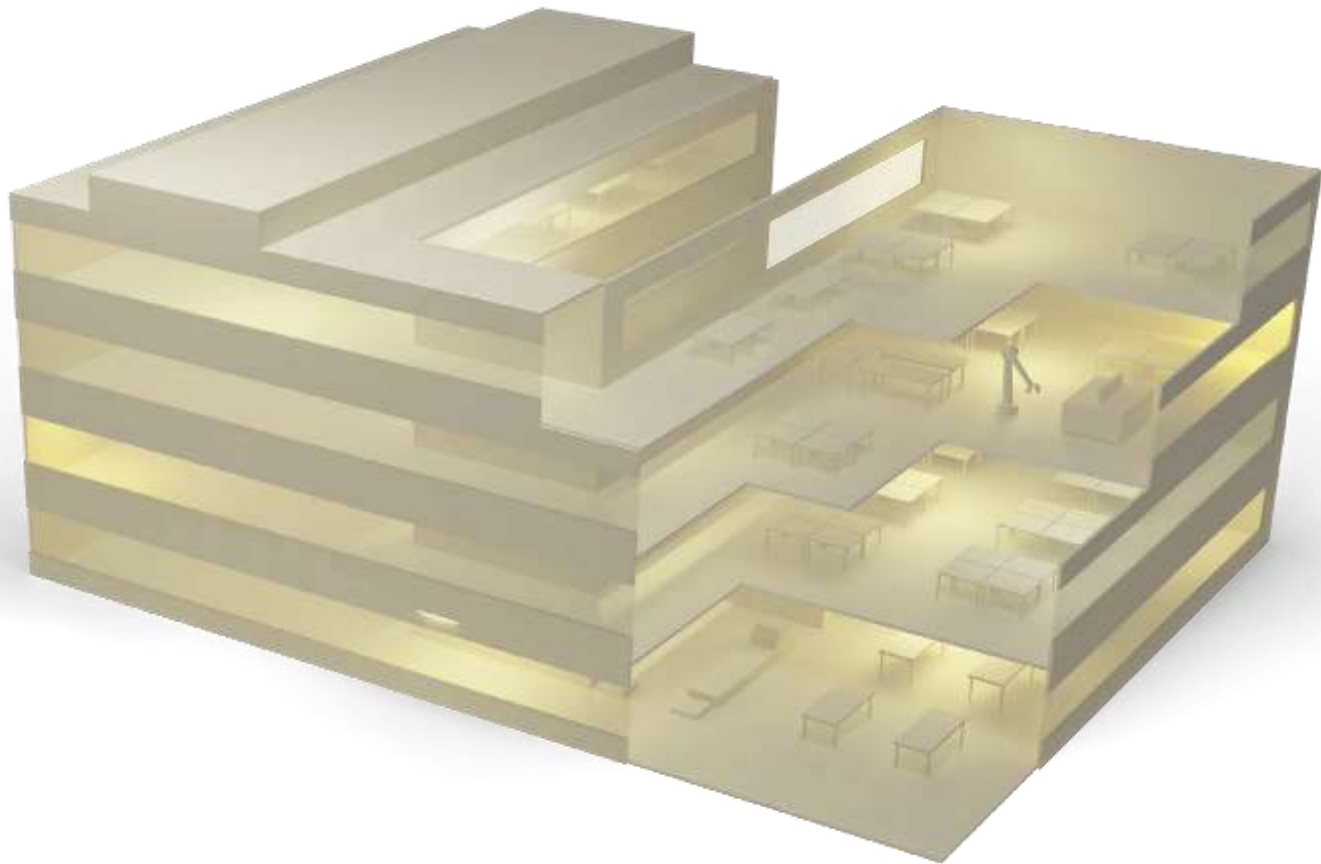
400 kg/sqm

Standard Grid

Variable, typically 6×6 m
up to 7.5×7.5 m





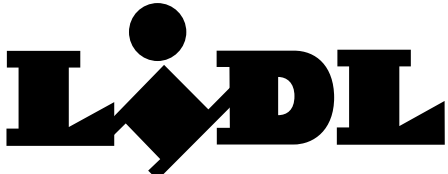




















Clients

- ABB
- Aeskulab
- Automators
- CityGolf
- Vitesco
- Dotykačka
- Easit
- Form
- Factory
- KPMG



OUR CLIENTS
.....

Possibilities: Over 1,000 satisfied clients in 10 countries trust us for property solutions across 5 different building types

3PLS	AUTOMOTIVE	E-COMMERCE, RETAIL, WHOLESALE & DISTRIBUTION	MANUFACTURING	HIGH TECH
		PRIMARK®		Honeywell
	•faurecia			wistron
				ThermoFisher SCIENTIFIC
 	 	METRO 	 	Lenovo™
 	 	 	 	

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 motorised/hydraulic control and dynamic load capacity of 6,000 kg, 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.





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. CTP 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.

Thank you

by
CTP.

Mulțumesc!

CONTACT ME

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