



Most brownfields in Brno are revitalized by the logistics and industrial developer CTP. Now it is reviving up to 75,000 square meters of space that was once the Zetor factory.

Prague, 24 June 2021 – This year the European industrial developer CTP will complete the next phase of the revitalization of the Brno brownfield that was once the Zetor factory near the city center in Brno- Líšeň . After the online supermarket Rohlík successfully launched its new storage space here in the autumn, CTP is preparing to open additional halls that will serve as e-shops, light industrial production areas or business premises for small entrepreneurs. In total, approximately 75,000 square meters of rentable area is being created within the CTPark Brno-Líšeň.

The revitalization of the brownfield near the city center in Brno-Líšni was **launched in 2019**, and CTP plans to complete it within **four years**. The first restored area of almost **8,000 m²** was **rented in the autumn by the online grocery store Rohlík.cz, which had previously used the premises of CTPark Brno** for approximately three years. Currently, CTP is preparing both space for larger companies, as well as smaller units for start-ups and young businesses that will be able to grow with the park.

"We have noticed an enormous interest in the new park, which is illustrated by the fact that we are currently building several buildings at the same time to meet this demand. We have recently agreed with six new tenants, and negotiations are ongoing with several others. Clients will move in at the turn of this year," commented **CTP business developer Pavel Blažek**, noting that the **expected amount of investment in the complex will be around CZK 1.5 billion**.

The new industrial park has a great diversity of tenants, who will use the premises for e-commerce, small development, research purposes and light production in several fields including the engineering, automotive and food industries. "CTP has met us with unique technological requirements, such as high-performance ventilation to maintain a specific humidity and temperature throughout the building, which is *necessary for optimizing the process of production and storage of foods. The project is a unique combination of agile production and distribution. Products can leave the factory on the same day to guarantee unrivalled freshness, taste and quality. Thanks to this, we are able to deliver yesterday's baked granola or ground nut butter,*" said **Michal Hubík, Sales Director of Aktin**, a sports nutrition company.

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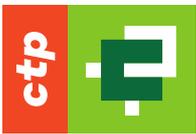
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Other tenants who, thanks to CTPark Brno-Líšeň, will expand their storage facilities **at the end of the year include several local companies such as Ahifi—a company providing sound and sound-proofing of vehicles and car cosmetic sales—and Moog Brno—a major European manufacturer of special electrical machines and drives for the aerospace, automotive and energy industries.**

The complex is well situated in the context of the city, located about fifteen minutes by public transport from the center and about ten minutes by car from the D1 motorway. *"Working with private investors to revitalize brownfields is crucial for the city. We want to gradually revive former production sites which have lost their original use. At the same time, I also appreciate the masterplan of the entire project, which envisages planting new trees and other greenery, taking a gentle approach to water management and using solar energy. This is exactly how we want to continue in other places in Brno,"* commented **First Deputy Mayor Petr Hladík.**

The revitalization of one of Brno's most important brownfields is also welcomed by the local management. *"It is a well-established locality that has its name in Brno and, at the same time, benefits from the proximity of nearby residential areas, a number of universities and thus the availability of jobs. Around 1,500 jobs, from highly qualified and administrative positions to labour and storage professions, could be created here. It is also very positive that the industrial development is created by revitalizing the brownfield and not developing on a greenfield,"* said **Břetislav Štefan, Mayor of Brno-Líšeň,** adding that the revitalization of a brownfield always carries pitfalls in the form of high investment—due to factors such as the environmental burden—which, in this case was managed by having a strong partnership with CTP.

CTP is the main developer revitalizing brownfields in Brno.

The first project of this type was a modern business park in the **center of Ponávka,** which currently **offers over 70,000 square meters of** rentable space. It was created by combining the reconstruction of historical buildings on the original brownfield and the new construction of smaller halls. These will be further enriched by the completed construction of residential housing units **Domeq II and III,** **which expand** the existing accommodation capacities of first stage modern living for students and young professionals in Brno.

This project was followed by the new, high tech **office complex Vlněna,** which is mainly used by **IT companies such as Oracle and Avast.** It offers **80,000 square meters and eight modern office**

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buildings, and last month, CTP opened its first **ClubCo coworking center here**. Both sites have brought thousands of new jobs **to the region**.

Within the giant brownfield of the former Zetor factory, CTP is **revitalizing 11.5 hectares**. The newly revived site will combine the advantages **of smaller CTBox units with what the developer has to offer from another one of their parks—CTPark Brno, which is one of the largest industrial parks in Central and Eastern Europe—and with what the Ponávka area brings**.

Sample Green Project

For industrial purposes, CTP is using a complex in Brno-Líšeň that also originally served industry, however, they are dressing it up in a modern and environmentally friendly way. The company, which has long built its business model on sustainability, wants to use all the latest technologies and design solutions. Naturally, there will be measures to retain rainwater in the area and to reuse grey waters. Water-saving faucets and waterless urinals will save drinking water. There will be high-quality, energy-efficient, smart **LED lighting, and the use of solar energy is also planned**.

During construction, emphasis is placed on the environmental impact of the buildings, both during the construction and subsequent operation. CTP certifies all its buildings according to the prestigious **BREEAM assessment method**, and newly completed properties will receive an Excellent certificate.

About CTP

With approximately 7 million square meters of logistics space in a total of eight countries, CTP is the largest industrial developer in Central and Eastern Europe. After obtaining prestigious BREEAM certification for its entire portfolio, it aspires to be the most conservative developer in the CEE region and wants to officially achieve carbon neutrality in 2021. In March this year, CTP entered the world's oldest stock exchange, Euronext Amsterdam, with its shares.

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