

PRESS RELEASE

CTP's Kicks Off Investment Programme to Double the Size of its Logistics/Industrial Portfolio in Germany by 2026, through Deutsche Industrie Grundbesitz, with Bremen Project

Frankfurt/Bremen, 5 August 2022 – Deutsche Industrie Grundbesitz, part of CTP Group, continental Europe's largest listed owner, developer and manager of logistics and industrial real estate¹, has initiated an investment programme with a target to double its total rental space in the German market to 3.4 million sqm by 2026, from around 1.7 million sqm currently, with the refurbishment and expansion of its production and logistics site in the northwestern city of Bremen. DIG has also made four appointments to its senior management team to drive the company's growth.

DIG was acquired as Deutsche Industrie REIT by CTP earlier this year with a portfolio of 90 mainly 'last mile' logistics properties located in key industrial and transport zones across Germany. The acquisition made Germany CTP's third largest market, with about 15% of the company's total gross asset value, after the Czech Republic (c. 40%) and Romania (c.20%).

Remon Vos, CEO of CTP and DIG, said: "Just five months after the completion of CTP's acquisition of the formerly named DIR portfolio in Germany, we are well underway in Bremen with our first project under our ambitious investment programme to significantly grow our footprint in the German market over the next five years.

This project is a prime example for our strategy in Germany. Through enhanced densification and modernisation, we are unlocking the inherent potential of an existing site, substantially improving the quality and sustainability credentials of the property and in turn generating significant added value for our clients, investors as well as our broader stakeholders.

I'm also very pleased we've now put the core German management team into place, who will lead the implementation of our strategy to deliver a doubling of DIG's current GLA over the next four years.

Germany will play an important role in delivering our current and potential clients with access to a pan-European network of industrial and logistics assets that spans Europe from the Black to the North Sea."

Bremen Project

The Bremen site at a major intersection of the A1 and A27 highways to the southeast of the city, will provide over 35,000 sqm GLA of logistics and office space. During the refurbishment, an existing office building comprising 2,700 sqm of office space will be modernised. In addition, a new logistics building with a gross floor area of over 32,000 sqm is being built, including 1,200 sqm of offices and a mezzanine floor with 2,700 sqm.

The Big-Box property is designed as a flexible building, providing for subdivision into smaller units where required. A total of 28 loading ramps are proposed to ensure optimal delivery servicing. The site also includes 200 car parking spaces. In keeping with CTP sustainability standards, the revitalised property will receive the BREEAM certification “very good” or above. The roof areas of the buildings will be suitable for the installation of photovoltaic systems.

Four DIG Senior Management Appointments

Krzysztof Wawrzyniak has been appointed as Construction & Development Director Germany. His responsibilities include the management of all construction projects, as well as the identification and evaluation of new development opportunities in the German market. In his previous position at Berlinovo Grundstücksentwicklungs GmbH, the trained architect was responsible for project management and representing building owners in the development and refurbishment of residential and mixed-use properties. Among other positions, he has also worked for the online retailer Zalando and Messe Berlin GmbH. In his function as project and construction manager, he was responsible for the development and refurbishment of logistics centres in Germany and Poland for almost five years.

Fabian Kempchen has been appointed as DIG’S Regional Development Director North, with responsibility for asset and property management throughout northern Germany. He was previously responsible for managing the same portfolio as asset management team leader at Berlin-based real estate firm Elgeti Brothers and so is already very familiar with the DIG assets.

Florian Jobski joins Deutsche Industrie Grundbesitz AG as Business Development & Leasing Manager. He has over 14 years of professional experience in real estate management and already managed Deutsche Industrie Grundbesitz’s portfolio in northern Germany as an asset manager at Elgeti Brothers. Prior to joining CTP, he worked as asset manager for Ashtrom Properties Germany GmbH and for Sirius Facilities GmbH as head of joint venture. He holds a degree in international business administration from the International Business School (IBS) in Berlin. He reports directly to Fabian Kempchen.

Timo Hielscher has assumed the role of Regional Development Director for Asset and Portfolio Management in Western Germany for DIG. He was formerly responsible for the acquisition and development of commercial real estate at Aurelis Real Estate Service. Prior to that, he worked as an asset manager for CORPUS SIREO Asset Management Residential.

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Deutsche Industrie Grundbesitz by CTP

Deutsche Industrie Grundbesitz AG is an owner, developer and manager of logistics and industrial real estate in Germany. The company’s portfolio is strategically allocated on infrastructurally well-connected locations across



Germany.

Deutsche Industrie Grundbesitz AG was founded under the name Jägersteig Beteiligungs GmbH in November 2014. The company was renamed Deutsche Industrie Grundbesitz AG in October 2017. In December 2017, the company went public on the Berlin Stock Exchange and obtained REIT status (real estate investment trust) in the beginning of 2018 as Industrie REIT-AG.

In the course of the takeover by CTP, the company was delisted, and REIT status terminated in January 2022. Since 20 January 2022, the company is a part of CTP and once again operates under the name Deutsche Industrie Grundbesitz AG.

CTP Group

CTP Continental Europe's largest listed owner, developer and manager of logistics and industrial real estate¹, owning over 9.5 million sqm of space across 10 countries. CTP is the only investor in the region with an entirely BREEAM-certified CEE portfolio, and it became carbon neutral in operations from 2021, underlying its commitment to being a sustainable business. For more information, visit our corporate website: www.ctp.eu

¹ By gross lettable area (GLA)

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press release

