

CTP leases 110,000 sqm to Raben Group in largest Polish logistics deal of 2023

Amsterdam, 10 October 2023 - CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), has leased approximately 110,000 sqm at the CTPark Warsaw West complex to Raben Group, one of the largest logistics companies in the world.

This 10-year lease is the largest transaction in the warehouse and logistics market in Poland this year, for which the Raben Group was advised by Savills, and was also a record-breaking agreement for 2023 across CTP's entire portfolio.

Having been operating in CTPark Opole since 2018, Warsaw West will be Raben Group's second CTP location in Poland and its 36th branch in the country overall. In total, the company now leases a total of 250,000 sqm across 13 CTP industrial and logistics complexes in six different countries.

This lease agreement for another 110,000 sqm includes two of the five buildings currently being built as part of CTPark Warsaw West in Wiskitki, which will be put into operation in Q4 2024. In the new location, Raben Group will carry out warehousing and forwarding operations supplemented with a whole range of added services, including packing or contract logistics.

"The Raben Group does not rent standard development warehouses, they are always BTS (Build to suit). We place many requirements on our partners and developers to ensure that the facilities implemented for us are characterized by higher efficiency of logistics operations (e.g., above-average number of pallet spaces per square meter of area), guaranteed ergonomics and safety - in particular in the field of fire protection -, low utility consumption and low environmental impact. Having cooperated with CTP for many years, we are confident that the facility will meet our expectations," commented **Marek Zychla**, Head of Real Estate at Raben Group.

"Our strategy relies largely on long-term cooperation with tenants. By offering them prospective business ecosystems, we create space for stable and long-term growth, constantly improving available building solutions and expanding CTP complexes. We are honored that global leaders such as the Raben Group have been with us for years. We are sure that the new location will support the brand in achieving both business and non-financial goals," explains **Bogi Gabrovic**, Deputy Country Head at CTP Poland.

Raben Group has an entire network of branches in which approximately 5,000 specialists work in Poland alone. One of the brand's strategies is to invest in low-

emission logistics buildings that will meet the highest standards not only now, but also in the long term. CTPark Warsaw West is part of the Raben Group's sustainable development strategy. Fire protection has been expanded in the complex in accordance with the FM Global standard. Additionally, the building, divided into numerous zones, will be heated without the use of fossil fuels thanks to the use of heat pumps partly powered by photovoltaic panels installed on the facility's roofs. This leasing will also support eco-mobility as CTP, striving to reduce emissions in heavy transport, offers its tenants infrastructure for charging electric cars and trucks.

Building relationships and communities around CTPark Warsaw West will be equally important as sustainability. As part of the investment, CTP will build the first Clubhaus in Poland with access to, among others, a medical point, a canteen, a gym and a grocery store. This 700 sqm multi-functional space will be available to tenants and local residents to support CTP's ambition to build communities at its parks.

Warsaw West also offers a wide range of possibilities for production and warehousing activities. The park is located between two agglomerations, Warsaw, and Łódź, in an attractive urban area equipped with all required infrastructure, enabling clients to get operations up and running quickly. The location right next to the A2 motorway is undoubtedly one of the CTPark Warsaw West's strengths, confirming its attractiveness among future lessees.

"The contract signed by Raben Group for the lease of new logistics space in CTPark Warsaw West in Wiskitki near Warsaw is the largest transaction on the warehouse and logistics market this year in Poland. So far, the 100,000 sqm threshold has been exceeded only a few times in its history and is rare in one transaction. I am glad that thanks to the close cooperation of all parties involved, we managed to secure the warehouse needs in this region for one of the leaders of the logistics industry in Poland," says **Katarzyna Pyś-Fabiańczyk**, director of the Industrial Services Hub department, Savills.

CTP has also expanded its partnership with Raben Group in Romania, increasing the leased warehouse space on the local market to 15,000 sqm thanks to a lease agreement at CTPark Oradea Cargo Terminal, considered to be the first industrial park with an airport terminal in Romania. It will launch an innovative high-bay warehouse with an area of 1,300 sqm, adapted to the diverse needs of its customers. This will be the fourth investment in CTP's Romanian portfolio, where Raben Logistics Romania will conduct its operations.

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About CTP

CTP is Europe's largest listed owner, developer, and manager of logistics and industrial real estate by gross lettable area, owning 11 million sqm of GLA across 10 countries as at 30 June 2023. CTP certifies all new buildings to BREEAM Very good or better and earned a 'Low-Risk' ESG rating by Sustainalytics, underlining its commitment to being a sustainable business. For more information, visit CTP's corporate website:

www.ctp.eu

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