

CTP STARTS CONSTRUCTION ON THREE NEW POLISH LOGISTICS AND INDUSTRIAL PARKS TOTALLING OVER 215,000 SQM

13 December 2023 - CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), has started construction on three new business parks in Poland totalling more than 215,000 sqm of leasable space. The new parks in Łódź, Częstochowa and Bydgoszcz reflect CTP's entry into new regional markets in Poland.

CTPark Bydgoszcz in Kujawsko-Pomorskie, near the Bydgoszcz agglomeration, will comprise two buildings with a total area of more than 48,500 sqm. Due to be delivered in 2024, CTPark Bydgoszcz will provide additional infrastructure for the region's growing industrial sector. The proximity of university centres in Bydgoszcz, Toruń and Poznań, will facilitate easy and convenient access to workers and specialised staff from the region.

Situated in the triangle between Warsaw, Poznań and the Tricity, at the intersection of the S5 and S10 expressways, CTPark Bydgoszcz will also guarantee operational security for, among others, enterprises conducting cross-border business and logistics activities. Due to the location of the complex in the Pomeranian Special Economic Zone, tenants will be able to take advantage of national regional investment aid in the form of income tax exemption up to 45 per cent. Importantly, companies from the industrial sector, the service sector, as well as those conducting research and development activities, can apply for the tax exemption.

Nearly 230 km away, in central Poland, CTP will start building the CTPark Łódź Airport ecosystem as early as 2024. Located directly at the intersection of the S14 and S8 expressways, and in the vicinity of Łódź airport, CTPark Łódź will provide a modern urban complex for manufacturing and logistics. Comprising three buildings with a total area of almost 69,000 sqm, the new park will offer the surface area and flexibility for clients to select the space which best suits their needs, as well as the capacity for

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expansion in the future. In addition, the park's location within the Łódź Special Economic Zone provides the opportunity for tenants to obtain income tax exemptions. Companies will also be able to gain financial support for their employees' development - especially in technical and technological faculties - as well as in the field of innovation.

Next year, CTP will also start developing a third complex - just 5 km from Częstochowa. CTPark Częstochowa is a cross dock investment comprising two buildings that will be tailored to the needs of logistics operators and manufacturing companies operating in the region - a total of nearly 98,400 sq m of leasable space. CTPark Częstochowa has been designed by CTP for companies looking for development opportunities both within the Silesian voivodship and for companies planning to enter CEE markets - the park's strategic location right next to the A1 motorway is integral to this.

As part of CTP's solar energy development programme, photovoltaic panels will be installed on all three new parks in Poland. The loading zones at CTPark Bydgoszcz, CTPark Łódź Airport and CTPark Częstochowa will be additionally illuminated - 7.5 per cent of the roof area will be covered with skylights. All facilities will also include: reinforced floors and increased wall insulation parameters, intelligent lighting and ventilation control systems and charging stations for cars and the possibility of charging electric trucks.

These latest parks in Poland are part of CTP's portfolio development strategy for the region. The company envisages a total investment of EUR 300 million to purchase land and start new projects. Currently, CTP has 10 strategically located complexes in the country at various stages of development and a land bank of more than 2.5 million sq m, allowing for further growth of the property portfolio.

Bogi Gabrovic, Deputy Country Head at CTP Poland said:

"CTP's north-south expansion confirms the company's strong position in Poland. Using the Group's extensive capabilities, we have already built several hundred thousand sq m of production and logistics space in two years. Our existing network of properties in the most strategically located logistics hubs in Poland, as well as our latest expansion in

the region, reflects CTP's status as a provider of exceptional industrial and logistics parks, as well as a trusted long-term business partner."

Piotr Flugel, Country Construction Director and COO at CTP Poland said:

"Preparatory work is already underway in Bydgoszcz and Częstochowa, and we are about to commence works in Łódź. All the warehouse and logistics ecosystems will be built by the end of 2024. Their main asset will be transport accessibility, which will automatically translate into the efficiency of operations. We will place equal emphasis on sustainable solutions and building systems and are aiming to achieve BREEAM Excellent for all facilities."

"The CTP park portfolio and our current land bank gives us a lot of flexibility to adapt to the needs of our customers and their ambitions for growth."

ABOUT CTP

CTP is the largest listed owner, developer and manager of logistics and industrial real estate in terms of gross leasable area, with 11.2 million sq m. GLA in 10 countries (as of 30 September 2023). The company certifies all new buildings under BREEAM at 'very good' or above and has achieved a negligible-risk ESG rating from Sustainalytics, reaffirming its commitment to sustainability. For more information, please visit: www.ctp.eu.

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