

CTP EXPANDS SLOVAKIAN INDUSTRIAL PARK FOLLOWING 30,000 SQM PRE-LET

Amsterdam, 20 December 2023 - CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), has announced the 30,000 sqm expansion of CTPark Košice in Slovakia following two pre-lets.

The first completed warehouse at the new expansion of CTPark Košice will be leased to a provider of comprehensive logistics services - an existing client of CTP, which is expanding its operations in Slovakia. This is in line with CTP's strategy of long-term partnership and mutual growth with its clients. This new 4,000 sqm warehouse will be built on the principles of long-term sustainability and efficient operations, with the aim of achieving BREEAM Excellent certification.

Ján Rakovský, Senior Business Developer at CTP, said: *"Approximately two-thirds of all new leases signed by CTP are with existing clients. It is therefore crucial for us to be a good partner for our clients and seek avenues for further cooperation, as is the case at the new development in CTPark Košice where the expanded park's first occupier will be expanding its operations from another of our existing location in Slovakia. This new logistics space demonstrates how our buildings can be tailored to the needs of our clients and meet their operational needs without compromise. For example, it will have an adapted internal column grid, an increased number of loading docks and extensive external hardened surfaces for truck parking."*

The second warehouse represents an over 26,000 sqm turnkey solution for a company from the automotive sector.

The expanded area of CTPark Košice will be a class-A industrial park boasting facilities perfectly tailored for logistics, distribution, and light industry. Nestled at the heart of a cross-border region connecting Hungary, Poland, and Ukraine, the park offers a strategically advantageous location. The park's proximity to Košice International Airport and its adjacency to Slovakia's primary east-west highway, D1, ensure effortless access not only across Slovakia but also to neighbouring markets. As Slovakia's second-largest city, Košice is a vibrant economic centre that provides access to a highly skilled and cost-competitive workforce.

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CTPark Košice currently consists of six industrial buildings with a leasable area of over 79,000 sqm, which are let to clients including DPD, Ceva Logistics, U-Shin, Howe, Hi-Technology Mouldings and Ehlebracht.

Ján Rakovský, Senior Business Developer at CTP, added: *“The Košice area has great potential, driven further by the investment of automotive company VOLVO. Therefore, we expect significant economic growth in the near future, also thanks to subcontractors relocating to the east of Slovakia.”*

The east of Slovakia is one of the locations where CTP invested in speculative land purchase several years ago. As a result, it can now adequately respond to the growing demand for A-class industrial real estate, driven by a combination of factors such as nearshoring, which results in companies moving production closer to their end customers, or friendshoring, which involves relocating companies to a geopolitical environment with similar values and business conditions. CTP owns and operates a total of three parks in the east of Slovakia - CTPark Košice, CTPark Prešov North and CTPark Prešov South.

CTP is the market leading developer of industrial and logistics properties in Slovakia, with 803,000 sqm of GLA across 14 parks. Since its integration into the European Union in 2004 and the Eurozone in 2009, Slovakia's growth has accelerated rapidly. An advantageous location in the heart of Central Europe and tax incentives for foreign investors have contributed greatly to the country's economic success, particularly in recent years: FDI inflows more than doubled between 2018 and 2019. Slovakia's capital city, Bratislava, sits on the borders of Hungary and Austria just 65 kilometres from Vienna, offering unparalleled proximity to millions of consumers in Europe's west, east, and south.

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 sqm 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,

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reaffirming its commitment to sustainability. For more information, please visit:
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