

CTP reaches final stage of one of Central Europe's most advanced office building and residential housing projects at Vlněna regeneration in Czech Republic

Prague, 25 April 2024 - The Brno brownfield Vlněna, which was purchased in 2007 by CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), is now entering its final phase. This year, CTP, which is the largest office owner in Brno (with 27% share of the Brno office market), will complete one of the most modern office buildings in Central Europe, Building I. At the same time, this year it has started construction of three buildings called KXY, which will offer additional office space, 255 apartments and a 25m swimming pool. The developer has transformed the formerly dilapidated site into a modern multifunctional district connecting the working and personal lives of Brno residents.

Flagship building I

The premium office building I with a unique saw-toothed glass façade, designed by Studio acht, will be ceremonially opened in the second half of this year. The 60-metre high building with 16 above-ground floors and one below-ground will offer tenants a smart office concept including, among other things, intelligent lighting that responds to light conditions during the day, controlled air quality that works with a multitude of people and responds to changing CO2 levels in the space, heat recovery and other technologies to enhance the comfort of its future tenants. Building I offers not only attractive views of Brno, but also the extensive facilities of the entire Vlněna complex. With its design and equipment it will be classified as a low-energy building and will aim for the highest certification of BREEAM Outstanding and WELL Platinum. CTP is investing approximately CZK 700 million in the Vlněna pearl. Building I will also soon welcome its first tenants, which will include a leading player in energy consulting, PKV BUILD, which has leased almost 3,000 sqm.

"Building I is one of our flagships not only in terms of its architecture but also its equipment. We want our buildings to stand the test of time, which is why we are installing advanced measurement and control systems, which is simply a nervous system that controls the building and can be connected to new technological elements in the future. It will also be one of the few office buildings in the world to have international BREEAM and WELL certification at the highest level. Together with the varied facilities throughout the site, we believe this will be a very exciting space for businesses across a range of sectors."

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We have already signed pre-orders for more than half of the building," said Jan Hübner, CTP's Construction Director in the Czech Republic.

Residential housing on Vlněna

CTP has also started the construction of the last phase of the transformation of the Vlněna site, namely the construction of three buildings named K, X and Y respectively. Building K will offer office and retail space totalling almost 8,000 sqm, with completion scheduled for the end of 2025. Up to 255 apartments ranging in size from one-bedroom to three-bedroom will be built by CTP in two buildings X and Y, which will reach a total area of almost 14,500 sqm. The first buyers will be able to move into them in the first half of 2026, when they are scheduled for completion. In addition to the apartments, there will be a wellness centre, a 25m swimming pool, rich greenery with water features and other facilities throughout the Vlněna complex.

"I have to highlight the long-term cooperation of the City of Brno with the developer CTP, which is implementing a number of projects in our city bringing new business and job opportunities. I am glad that CTP, in cooperation with the city and other organizations, adapts its projects to be beneficial for ordinary citizens and in line with city planning," said Jiří Oliva, Member of the Brno City Council for City Property.

Transforming Vlněna

The multifunctional district was the joint vision of developer CTP and Studio acht, who are behind the fundamental transformation of Brno's urban district, which was once more of an obstacle, and which is now a sought-after location. CTP has created a highly functional office complex sought after by international companies and local business players. It also offers a wealth of amenities for the local community. With the construction of the new residential space, a functional unit will be created that meets today's work-life balance requirements.

Since the 18th century, the woollen area was an industrial area with traditional textile production, which disappeared at the end of the 20th century. The entire site was left to lie fallow until a demolition order was issued. In 2007, the former factory was bought by CTP. Avast (now Gen) became the first tenant of the new business park in 2018. By 2021, all the buildings had achieved BREEAM sustainability certification, and in the same year the highly successful co-working centre Clubco opened its doors, which subsequently expanded to other cities. Currently, there are 10 buildings on an area of

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80,000 sqm, including the oldest building saved, the neo-Renaissance Bochner Palace, in whose restoration CTP invested 70 million crowns.

"Transforming Vlněna is a spectacular project that I can talk about for hours. It has so many beautiful aspects and details that combine to create an amazing example of a modern urban neighbourhood that brings everything citizens need in one place. They can find comfortable housing, take their children to playgroup in the morning and go to work in the pleasant offices, and in the afternoon go to the café, the pool, local events, all in an environment with a pleasant atmosphere and aesthetics," explained **Václav Hlaváček**, architect of **Studio acht**, with a smile.

ABOUT CTP

CTP is Europe's largest listed owner, developer and manager of logistics and industrial real estate in terms of gross leasable area, with 11.8 million sqm of GLA in 10 countries (as of 31 December 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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