



**Save the date:**  
Capital Markets Day  
September 25 / 26 in Bucharest,  
Romania

# CTP N.V. Financial Highlights Q1-2024

9 May 2024



# Q1-2024: continued strong growth

## Financial highlights

€742m

(+18.2% vs. Q1-2023)

Next 12 months' contracted revenues<sup>1</sup>

€154m

(+17.5% vs. Q1-2023)

Net Rental Income

€87m

(+11.7% vs. Q1-2023)

Company Specific Adjusted EPRA earnings

€0.20

(+10.7% vs. Q1-2023)

Company Specific Adjusted EPRA EPS

€16.50

(+3.7% vs. 31 Dec 2023)

EPRA NTA per share

€2.0bn

(€1.9bn as at 31 Dec 2023)

Pro-forma liquidity<sup>4</sup>

## Operational highlights

93%

(94% as at 31 Dec 2023)

Occupancy

6.6 yrs

(6.6 years as at 31 Dec 2023)

WAULT

14.5%

Reversionary potential<sup>2</sup>

5.0%

(7.8% in Q1-2023)

Like-for-like rental growth<sup>3</sup>

2.0m sqm

(2.0 m sqm as at 31 Dec 2023)

Under construction

10.3%

(10.3% as at 31 Dec 2023)

Estimated YoC of projects under construction

1. Rent roll including service charge income (Base rent + other rental income + extras for above standard technical improvement + services –rent free)

2. As at 31 December 2023

3. The like-for-like gross rental growth compares the growth of the gross rental income of the portfolio that has been consistently in operation (not under development) during the two preceding periods that are described

4. Pro-forma for €168 million loan facility signed in May 2024

# CTP is active in 10 countries across Western Europe and CEE

- Core Markets
- Growth Markets
- Western European Markets

12.0m

sqm GLA

2.0m

sqm GLA under construction

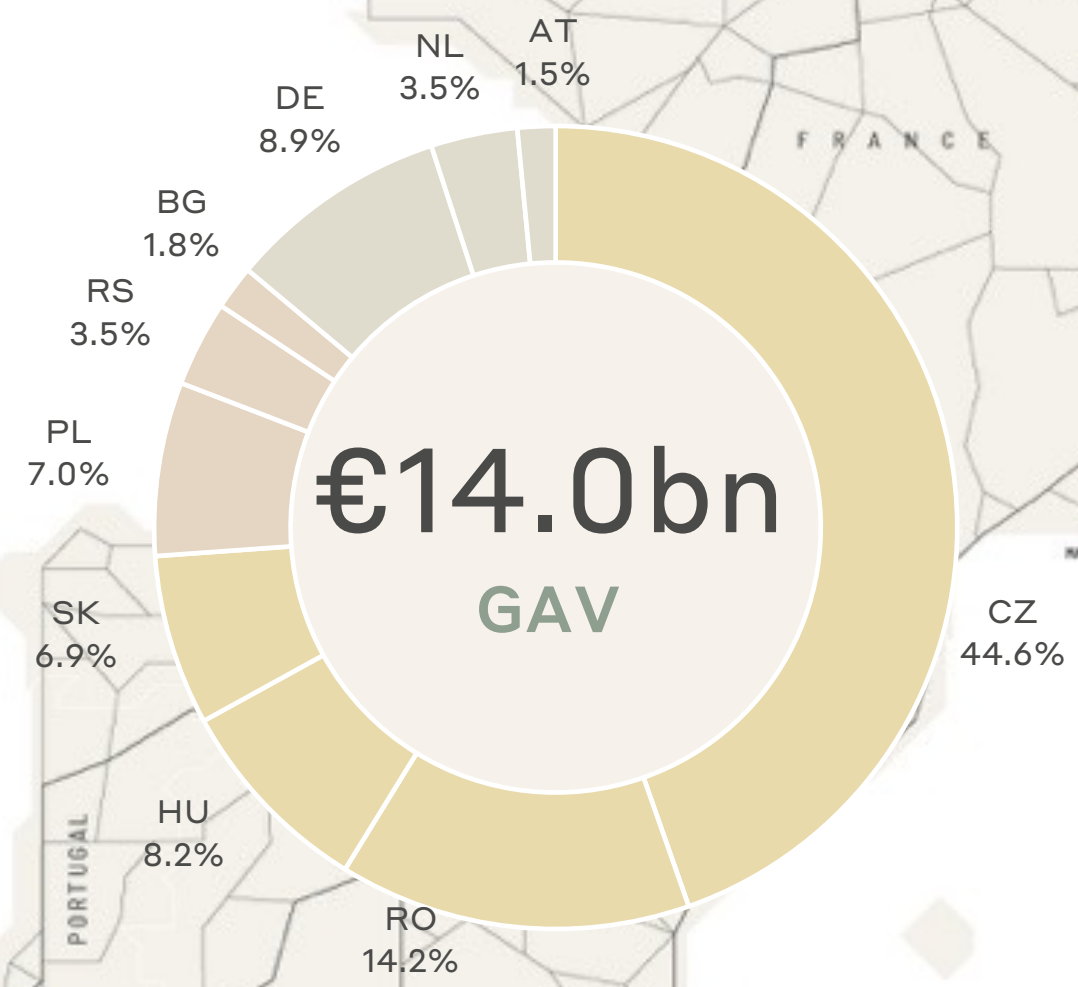
23.1m

sqm landbank

108MW<sub>p</sub>

Installed PV

Portfolio Value by Country (%)

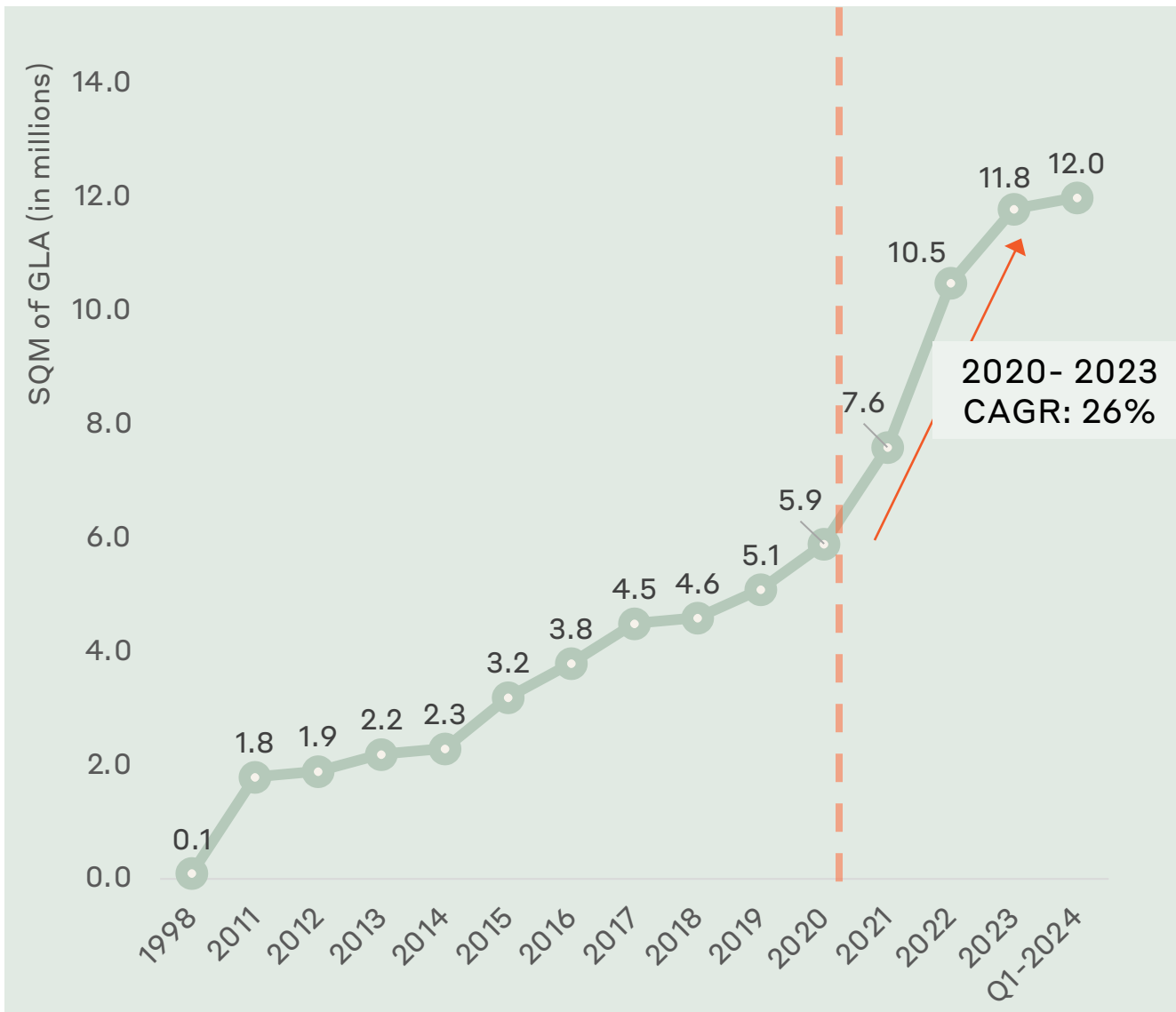


NB: Figures may not add up due to rounding



# Accelerated growth since IPO in March 2021

IPO  
03/2021



**+103%**

**Growth in GLA**  
from 5.9 million sqm to  
12.0 million sqm

**+162%**

**Growth in Landbank**  
from 8.8 million sqm to  
23.1 million sqm

**+138%**

**growth in Investment  
Property**  
from €5.8 to €13.8 billion

**+116%**

**growth in Next 12 months  
contracted revenues**  
from €344 to €742 million

**+98%**

**growth in EPRA NTA  
per share**  
from €8.32 to €16.50

**+84%**

**growth in Company Specific  
Adjusted EPRA EPS**  
from €0.44 to €0.81<sup>1</sup>

Entered new markets including Germany, Poland, Austria and The Netherlands

1. Mid-point 2024 Company Specific Adjusted EPRA EPS guidance: €0.80 - €0.82  
NB: Figures may not add up due to rounding

# Secured landbank gives significant mid-term potential

## Significant embedded growth

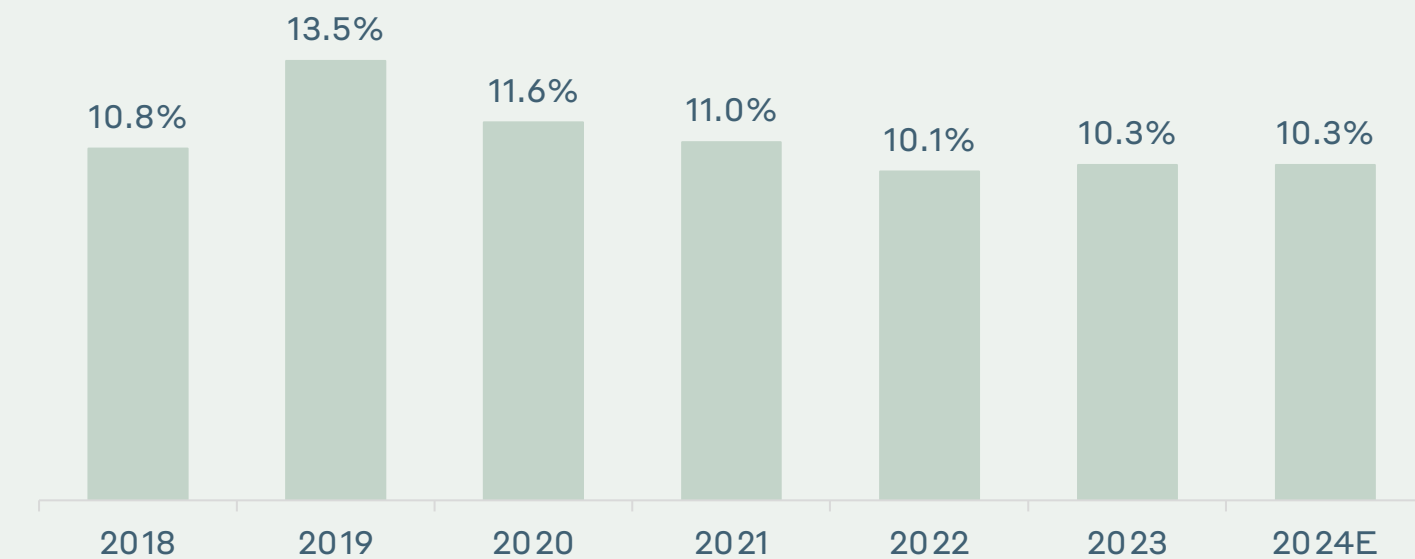
- 23.1 million sqm landbank, o/w 17.5 million sqm owned and on balance sheet
- 58% in existing parks, 33% in new parks with potential over 100,000 sqm of GLA
- Assuming a build-up ratio of 2 sqm of land : 1 sqm of GLA, allows CTP to build over 11 million sqm of GLA
- FV of landbank on balance sheet of ~€50 per sqm
- Average construction costs ~€500 per sqm
- Total investment costs ~€600 per sqm (€500 + 2 \* €50)



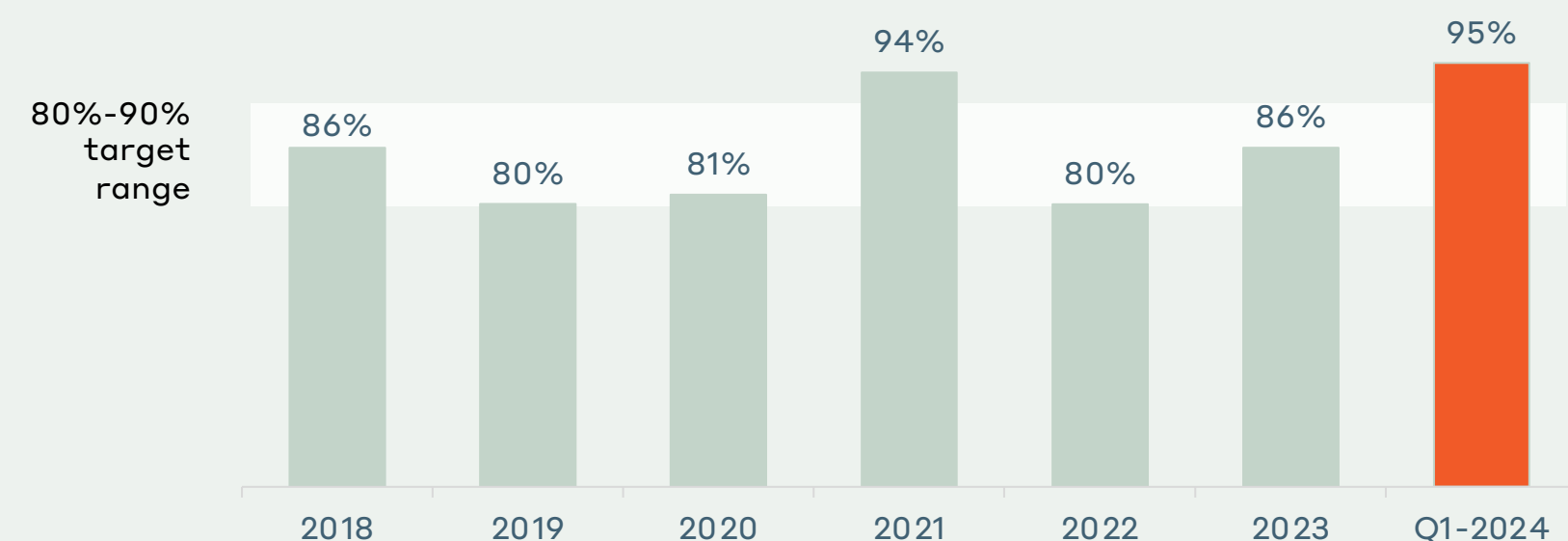
- Investment Properties valued at ~€950 per sqm
- Illustrative revaluation potential of ~€350 per sqm

## Expected YoC

Projects under construction



## Pre-let at delivery



# Leasing activity in Q1-2024 ahead of previous year

Leases signed by sqm	Q1	Q2	Q3	Q4	FY
2023	297,000	552,000	585,000	542,000	1,976,000
2024	336,000				

**13%**  
 Q1-2024 YoY  
 increase in sqm  
 of leases signed

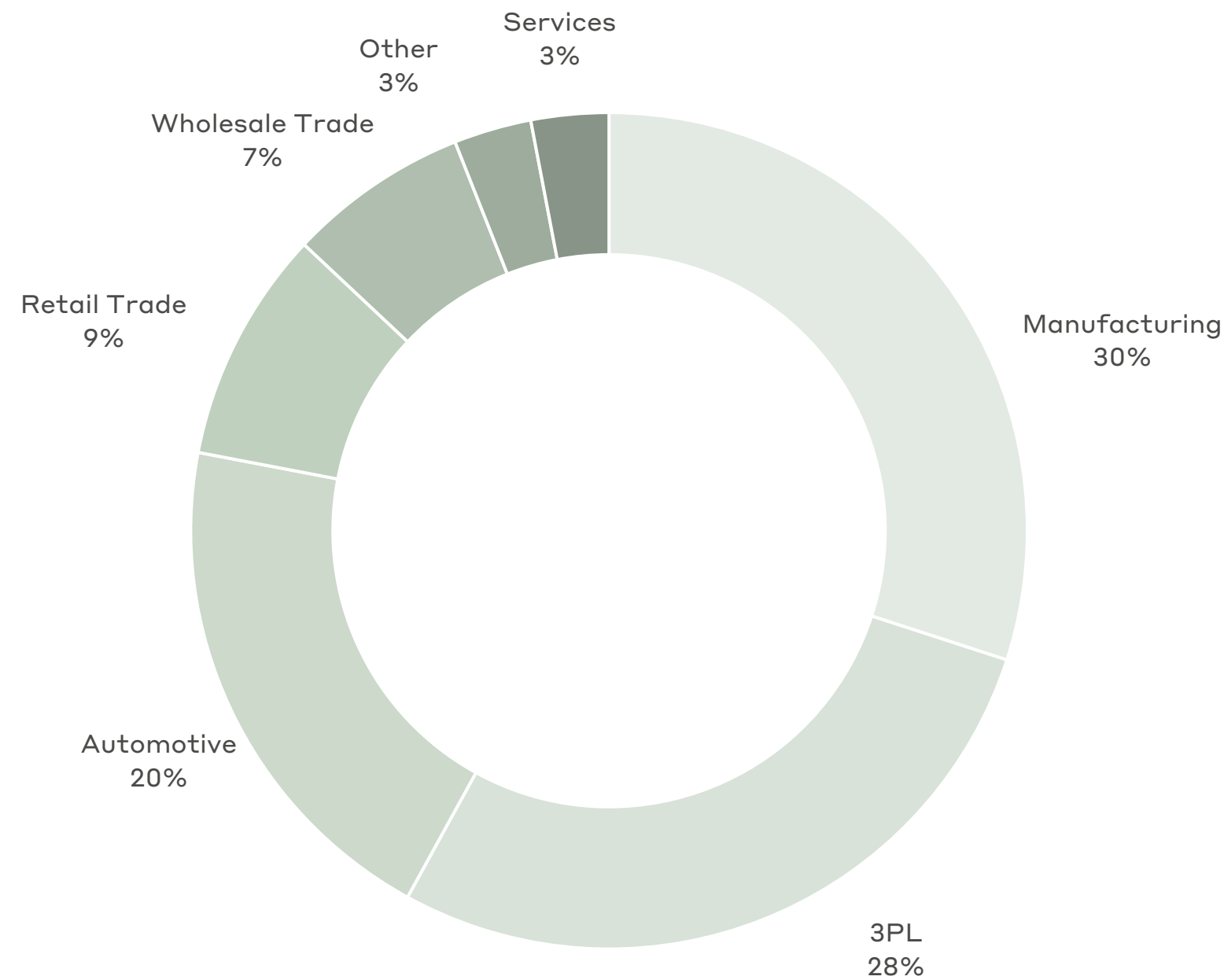
Average monthly rent leases signed by sqm (€)	Q1	Q2	Q3	Q4	FY
2023	5.31	5.56	5.77	5.81	5.69
2024	5.65				

**6%**  
 Q1-2024 YoY  
 increase in average  
 monthly rent signed

# Nearshoring drives demand from manufacturing tenants, which are strongly represented in CTP's portfolio

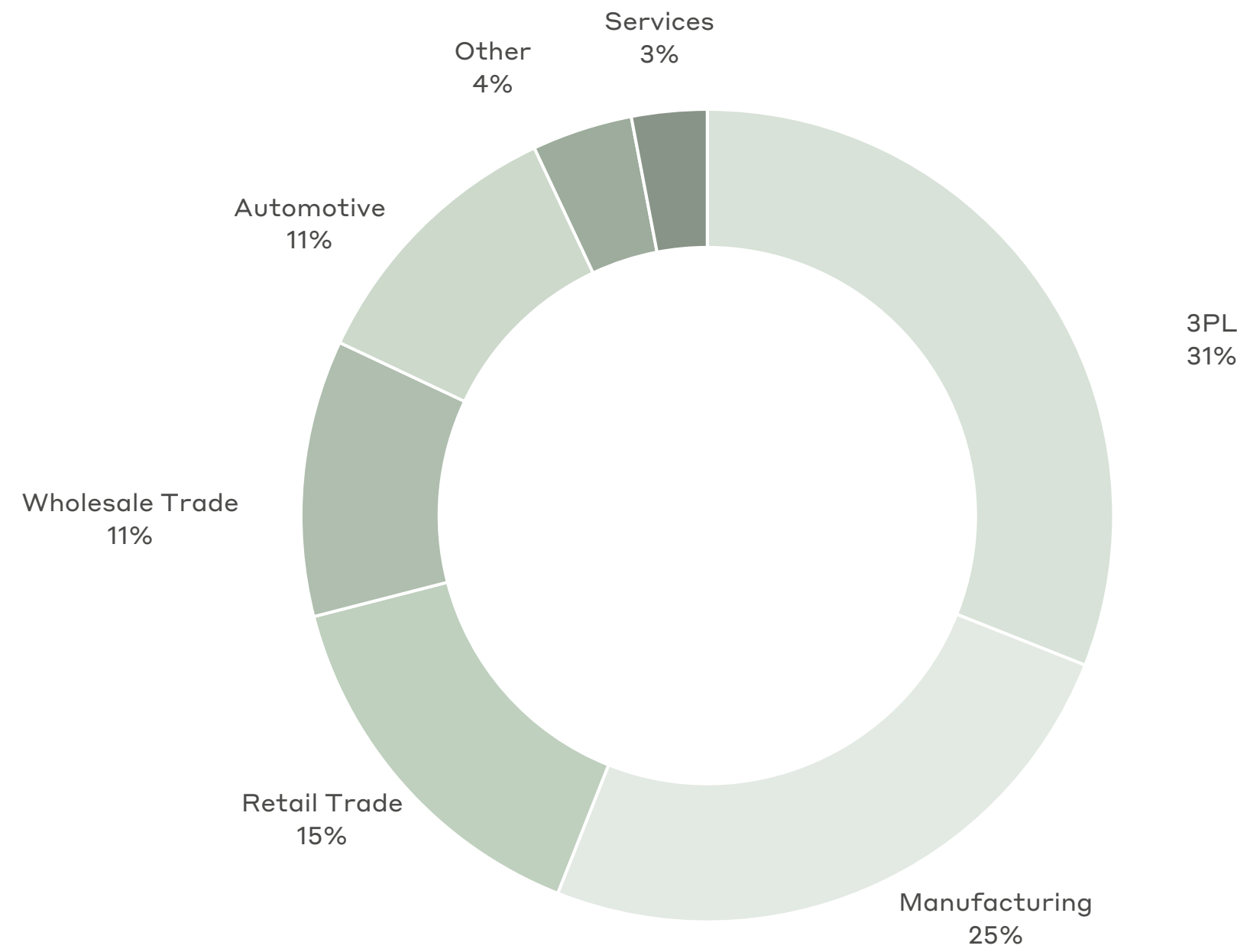
**Portfolio March 2024**

GLA split by industry (%)



**Leases signed in last 24 months**

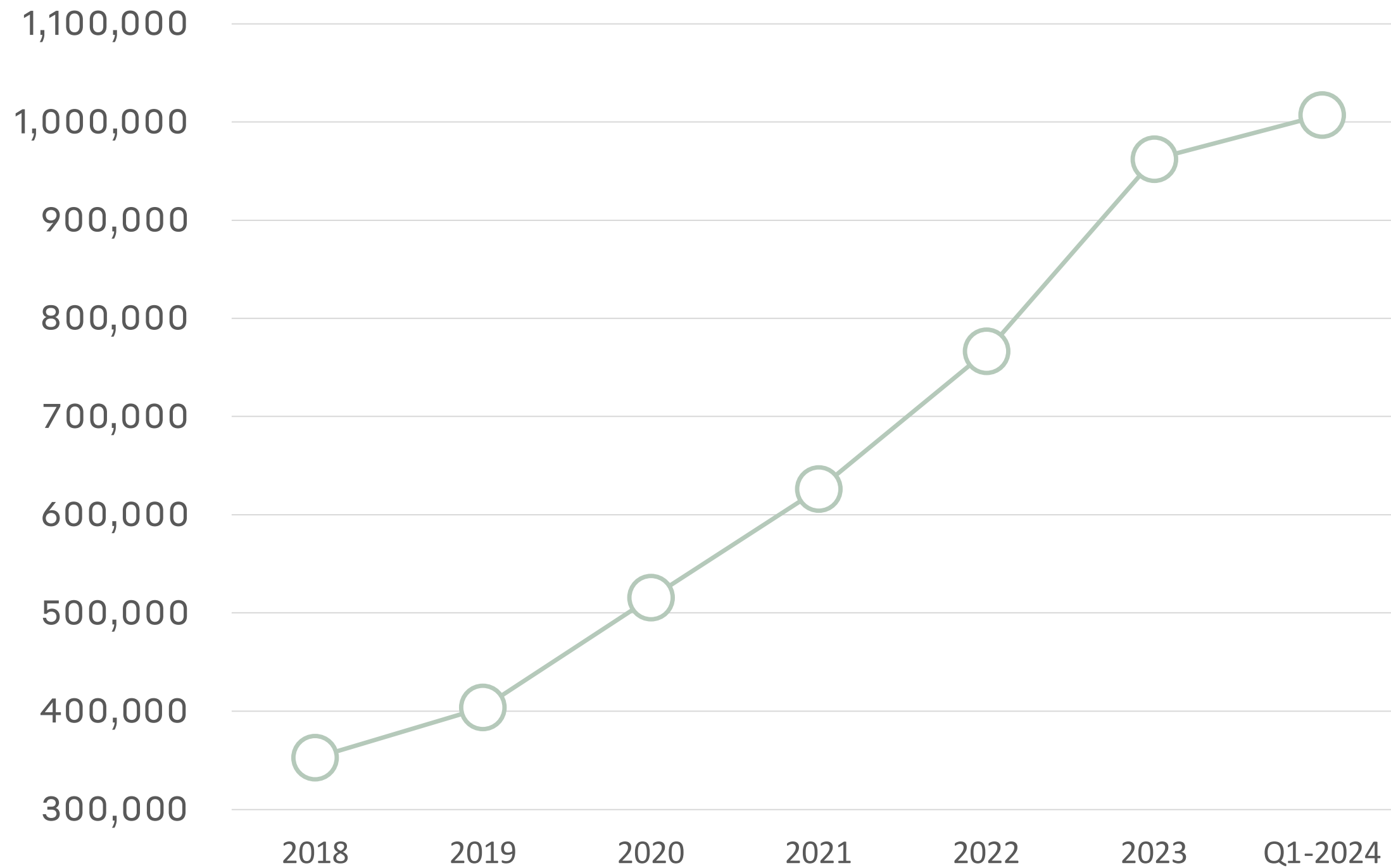
GLA split by industry (%)



NB: Figures may not add up due to rounding

# Nearly 10% of portfolio leases to Asian clients producing in Europe for Europe

GLA of Asian tenants



NB: Figures may not add up due to rounding



# Strong and diversified international client base

Low operational and financial risk

35.1%

Top 50 as a % of portfolio GLA

32.3%

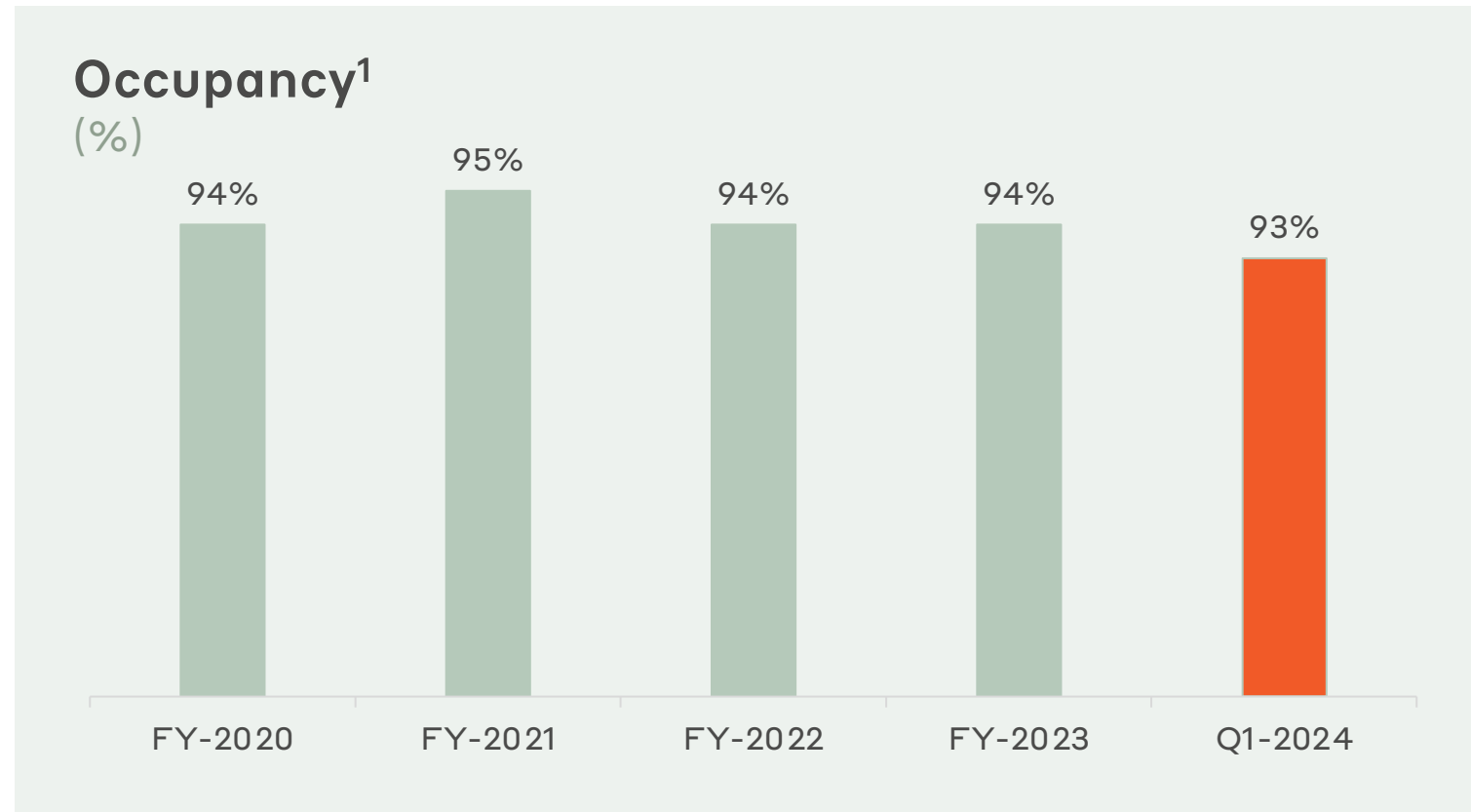
Top 50 as a % of Rental Income

**Top 50 Clients**  
GLA split by industry (%)



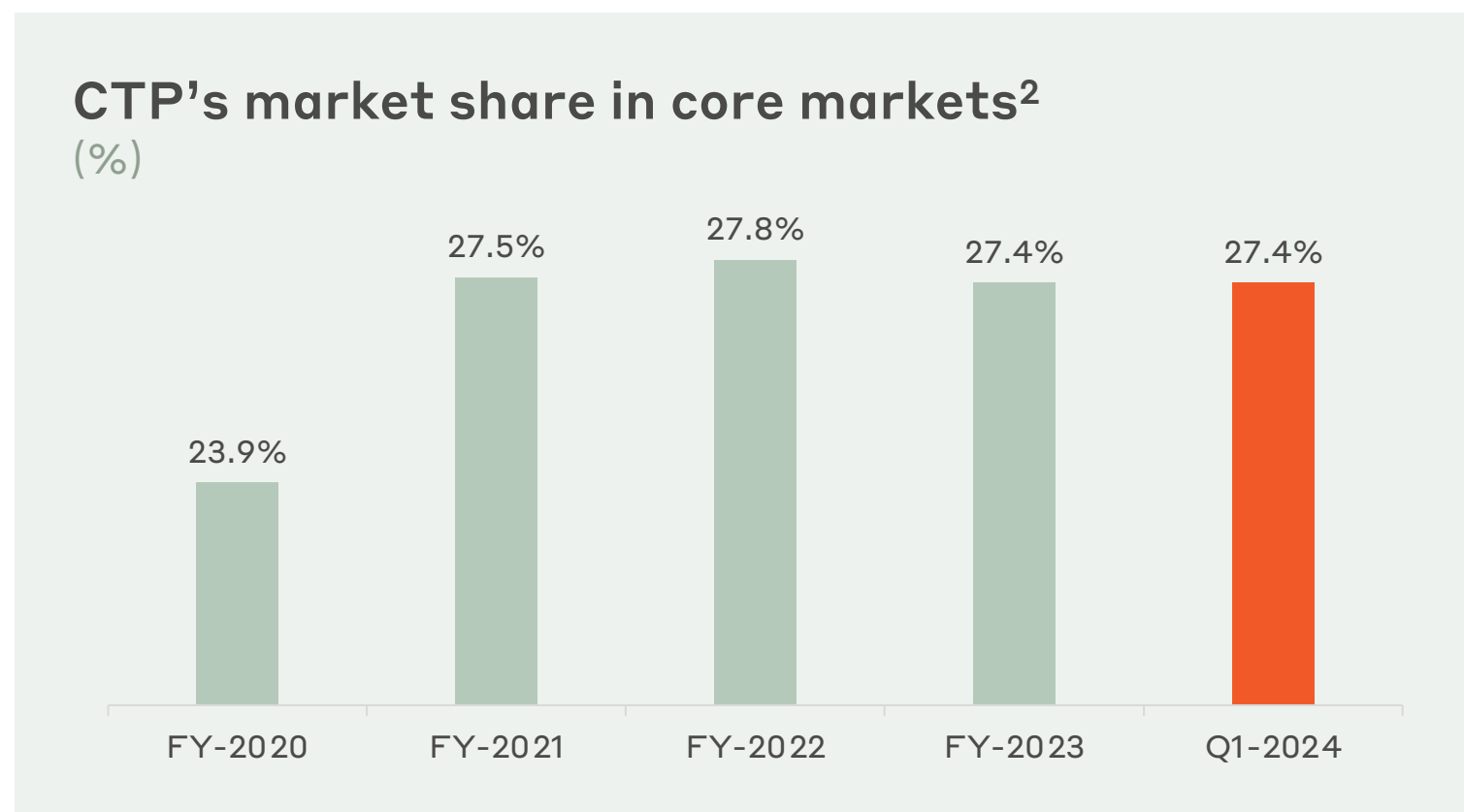
NB: Figures may not add up due to rounding

# CTP's long-lasting tenant relations drive strong operational results



**94%**  
Tenant retention

**99.9%**  
Collection rate



**5.0%**  
Like-for-like rental growth<sup>3</sup>

**68%**  
CPI linked contracts<sup>4</sup>

1. Including Germany from 2022 onwards.
2. Core Markets are defined as the Czech Republic, Romania, Slovakia & Hungary
3. The like-for-like gross rental growth compares the growth of the gross rental income of the portfolio that has been consistently in operation (not under development) during the two preceding periods that are described
4. Contracts with a double indexation clause, with indexation being the higher of i) a fixed increase of 1.5%–2.5% a year; or ii) the Consumer Price Index.



# Strong revenue growth

Next 12 months' contracted revenue growth<sup>1</sup>  
(€ million)



1. Rent roll including service charge income (Base rent + other rental income + extras for above standard technical improvement + services –rent free)

2. For leases that start in the future, only the pro-rata impact is included, instead of the annualized impact

NB: Figures may not add up due to rounding

# Successful leasing of Q1-2024 deliveries

**169,000**  
sqm

**95%**  
Leased at delivery

**€9.8m**  
Contracted rental income

**€0.6m**  
Additional rental income potential  
when full occupancy is reached

**10.7%**  
YoC

**83%**  
In existing parks or in new parks with  
>100k sqm potential





# Next growth phase locked in thanks to projects under development

1,961,000

sqm under construction

10.3%

Expected YoC

80-90%

Expected pre-let at delivery

77%

In existing parks

15%

In new parks with  
>100k sqm potential

43%

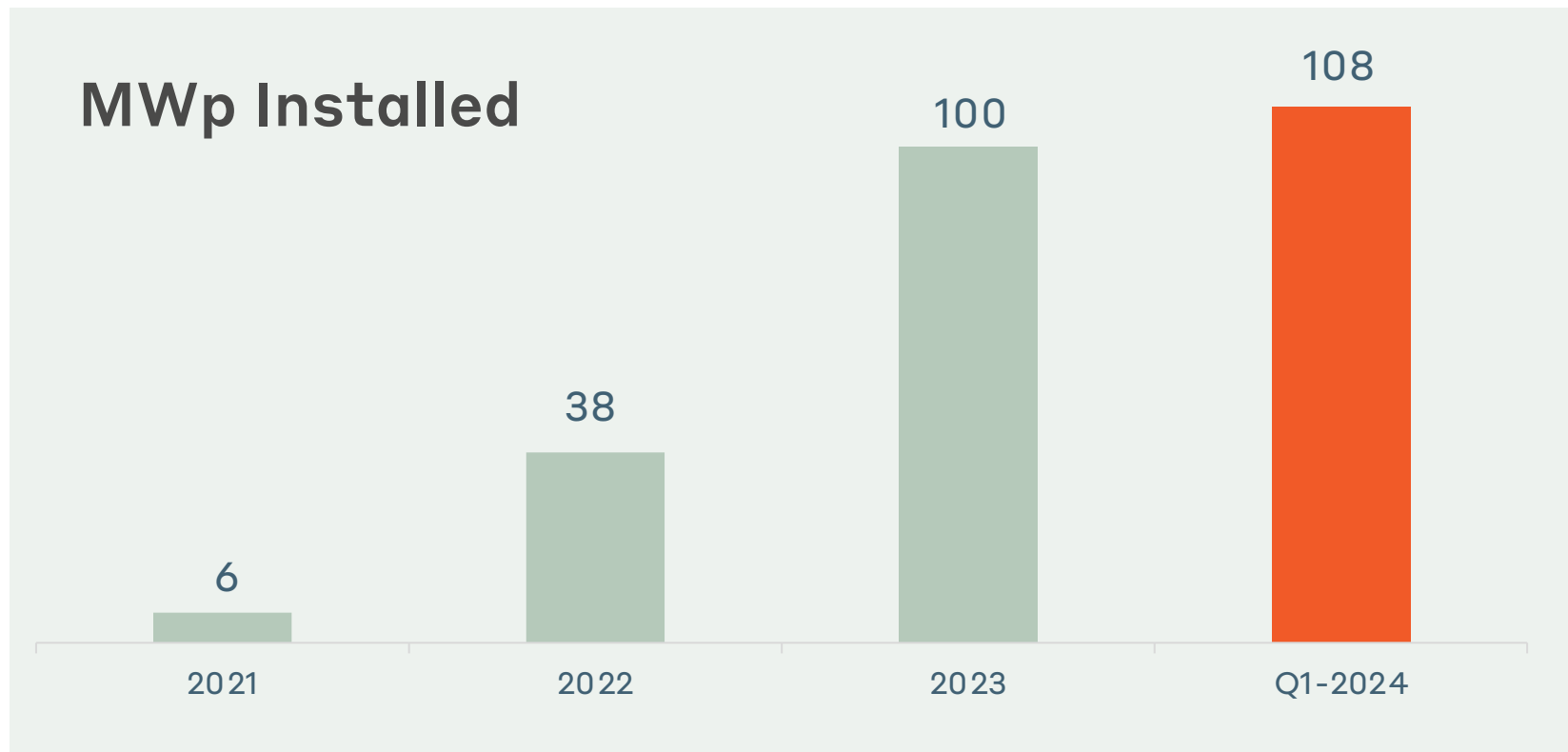
Pre-let 2024 deliveries  
(vs. 38% at FY-2023 for  
2024 deliveries)

€146m

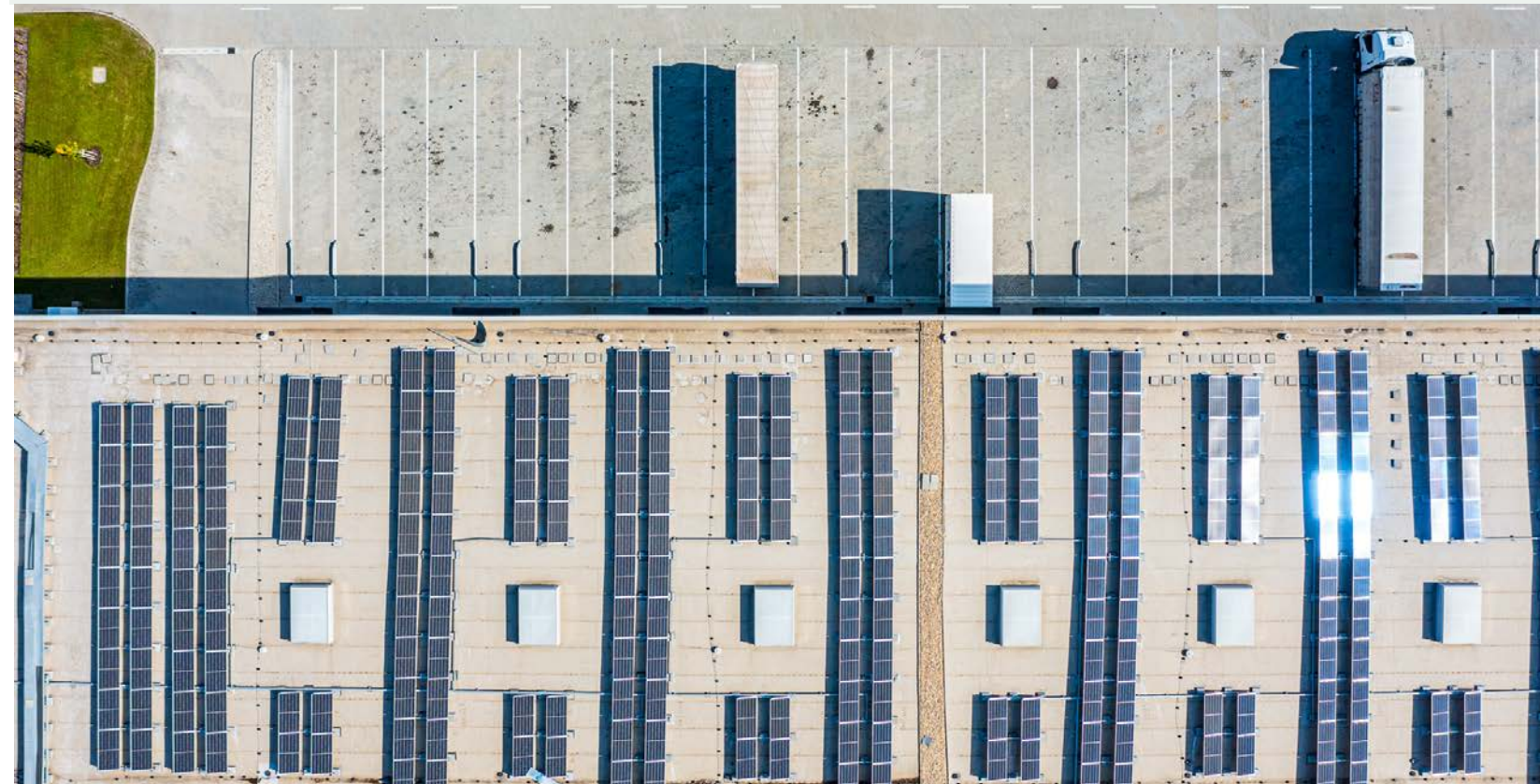
Potential rental income

57,000 sqm signed for future projects that haven't started yet,  
illustrating ongoing healthy occupier market

# Energy



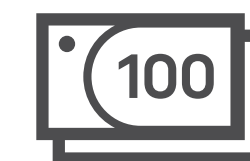
- **YoC target: 15%**
- **Cost per MWp: ~€750k** – below market average thanks to CTP acquiring in bulk and PV ready roof structures since 2020
- **Income:**  
1-year lag between installation and income, i.e. MWp installed in 2023 drive 2024 income



## Importance to tenants:



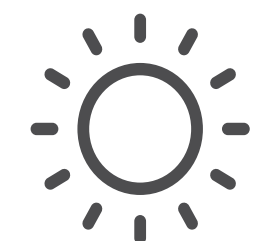
Energy security



Lower cost of occupancy



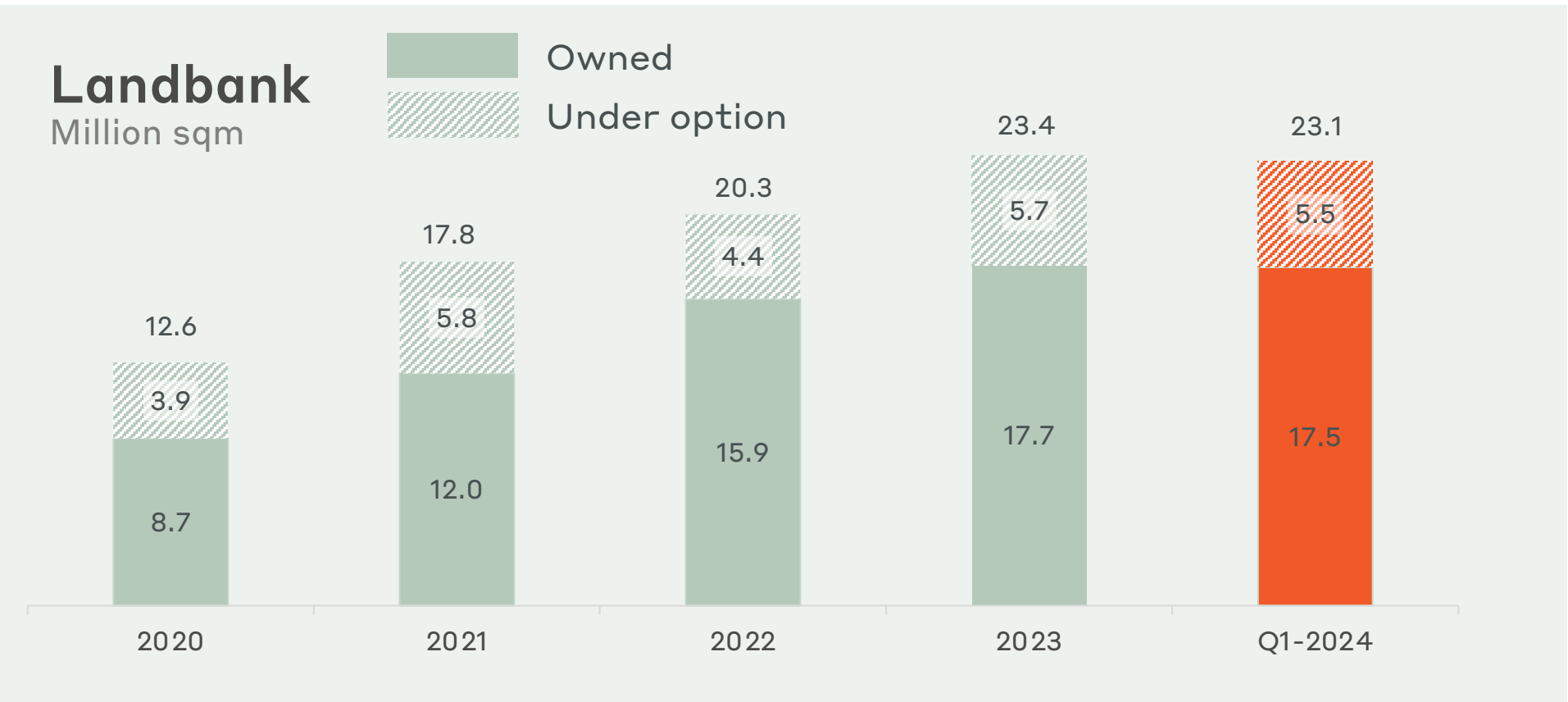
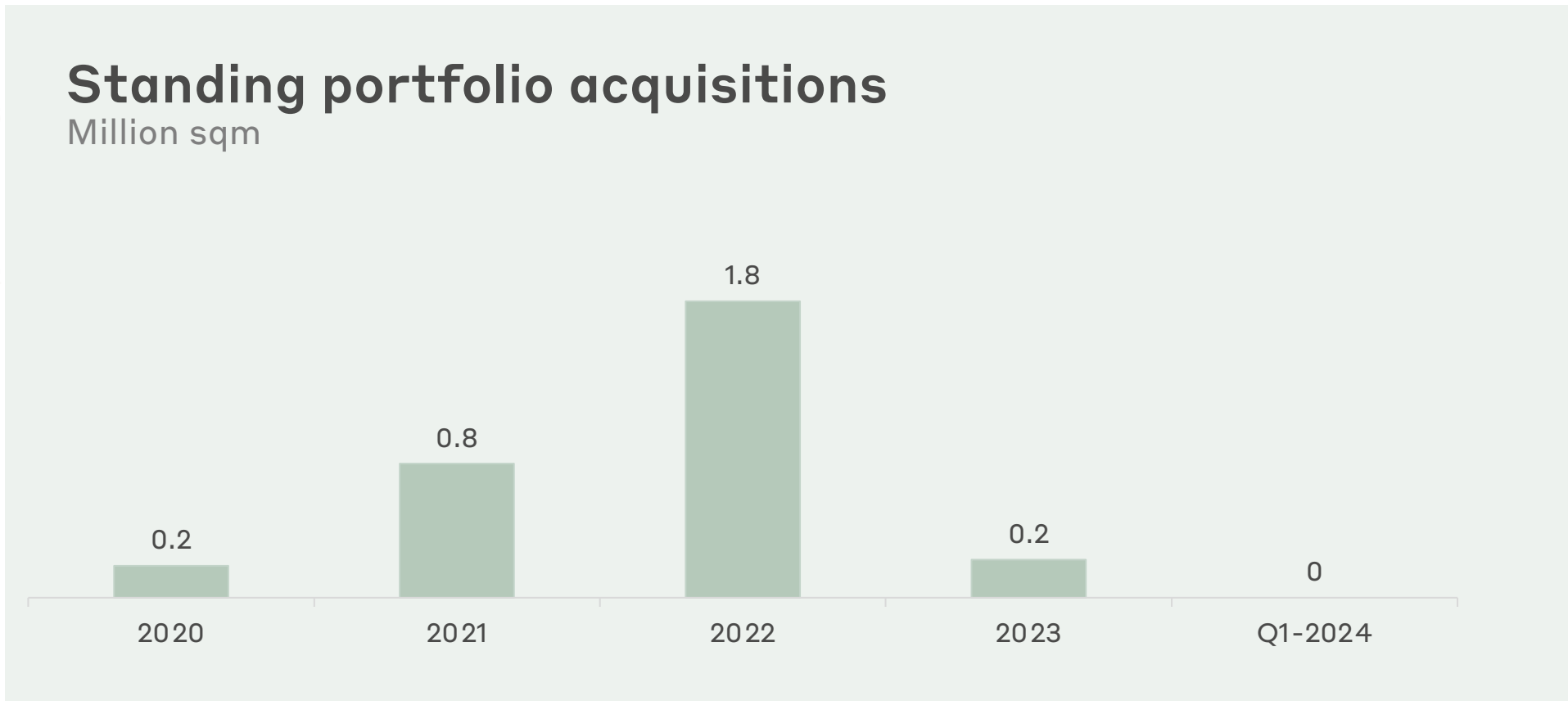
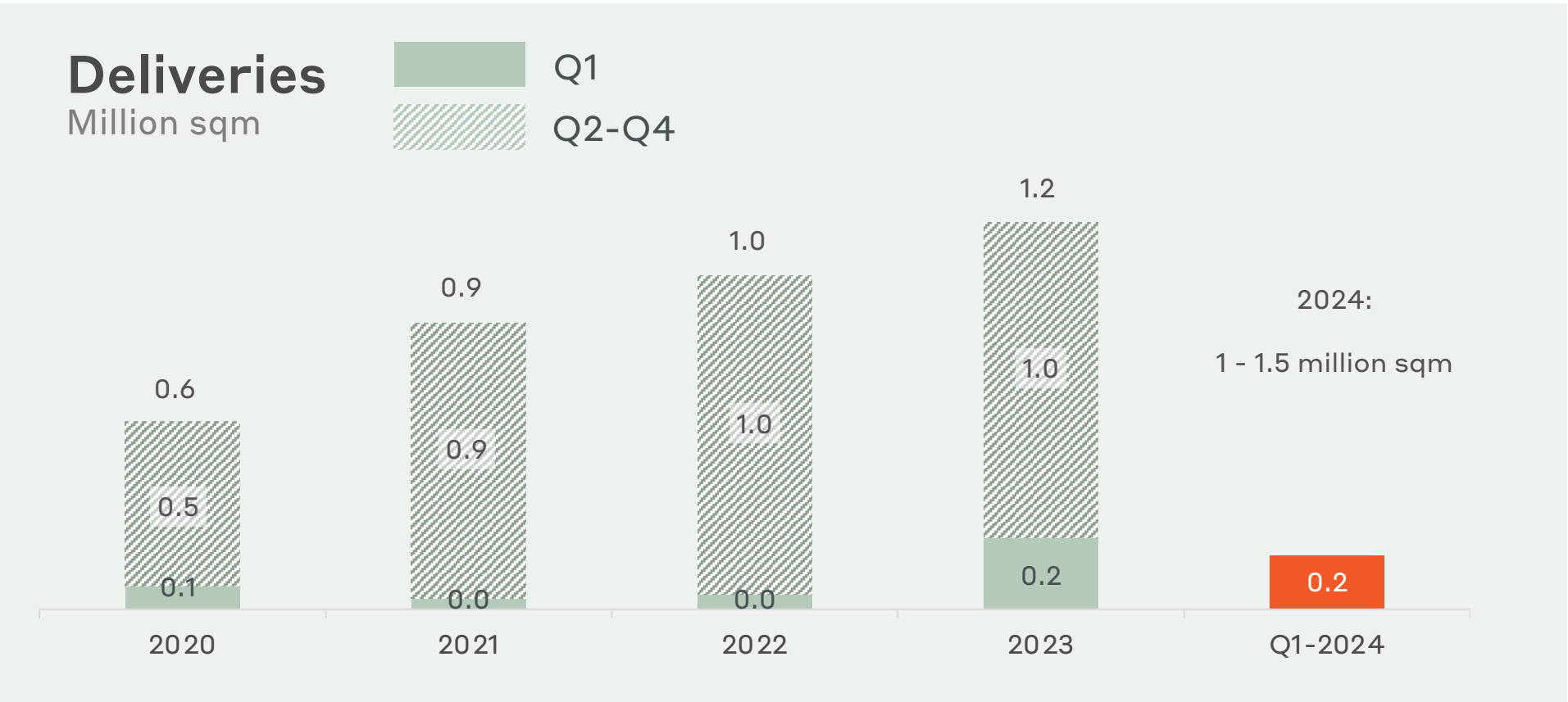
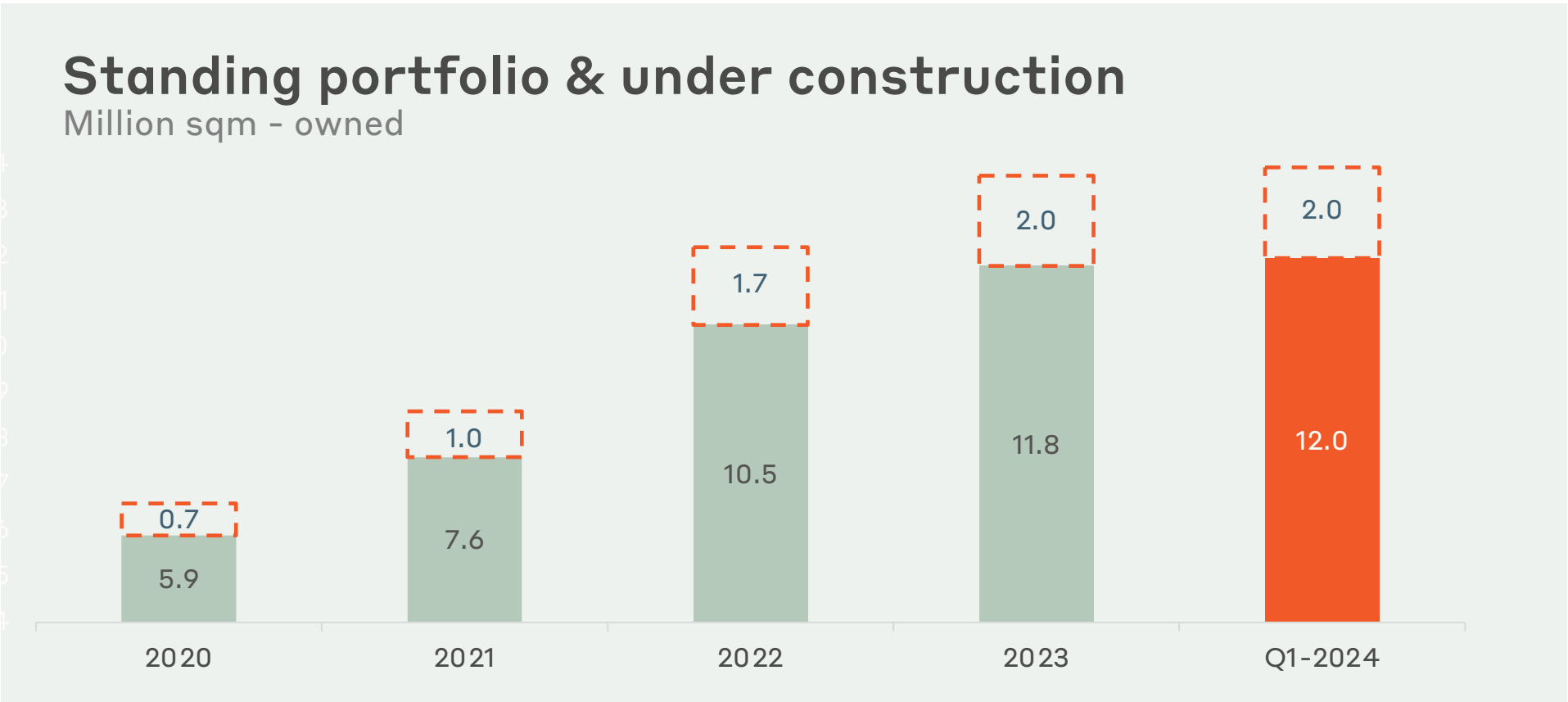
Increased regulation and / or their client requirements



Tenants' ESG ambitions



# Growth plan on track to reach 20 million sqm before end of the decade





# Financial results





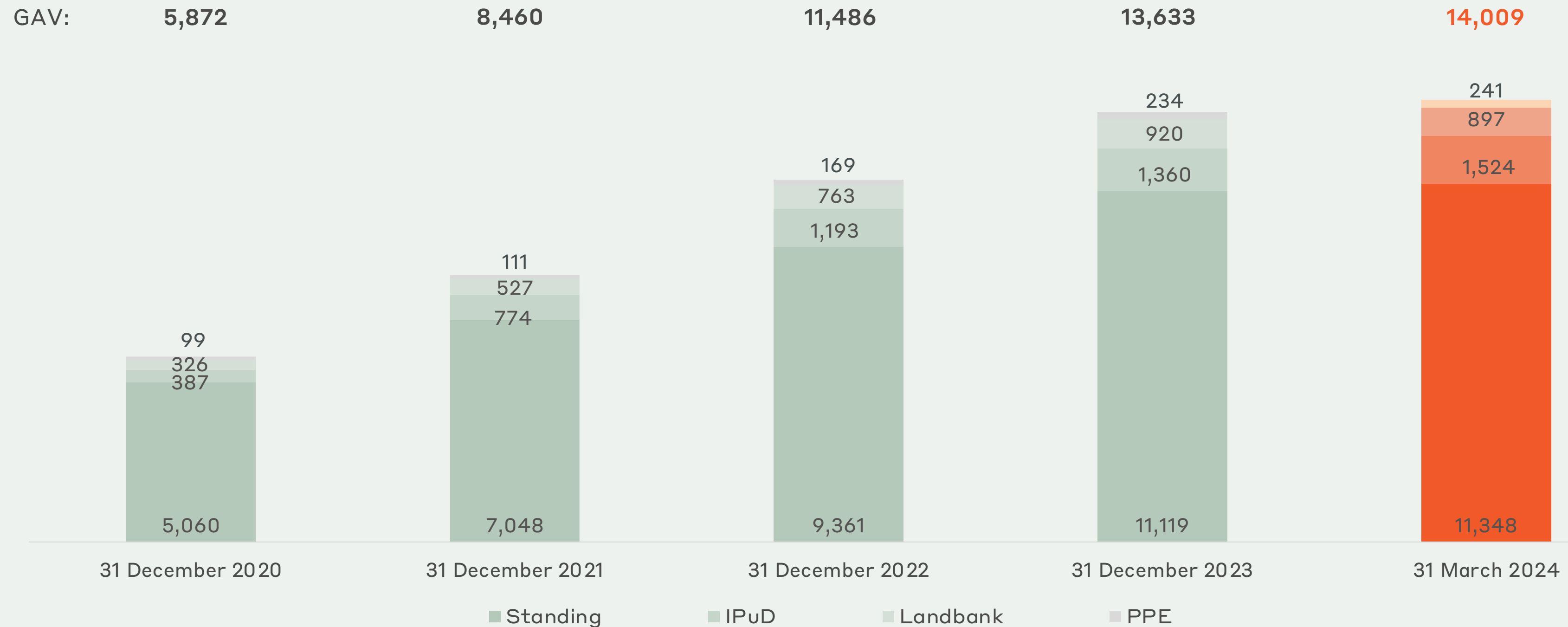
# Financial highlights

In € million	Q1-2024	Q1-2023	Increase (%)
Gross Rental Income	157.5	136.0	+15.8%
Net Rental Income	153.6	130.7	+17.5%
Net valuation result on investment property	166.7	208.3	-20.0%
Profit for the period	226.9	225.5	+0.6%
Company specific adjusted EPRA earnings	87.4	78.3	+11.7%
In €	Q1-2024	Q1-2023	Increase (%)
Company specific adjusted EPRA EPS	0.20	0.18	+10.7%
In € million	31 March 2024	31 Dec. 2023	Increase (%)
Investment Property	12,244.8	12,039.2	+1.7%
Investment Property under Development	1,523.6	1,359.6	+12.1%
	31 March 2024	31 Dec. 2023	Increase (%)
EPRA NTA per share	€16.50	€15.92	+3.7%
Expected YoC of projects under construction	10.3%	10.3%	
LTV	45.9%	46.0%	



# Gross Asset Value up 2.8% in Q1-2024

Investment Property (IP), Investment Property under Development (IPuD) and Property, Plant & Equipment (PPE) (€ million)



NB: Figures may not add up due to rounding

# EPRA NTA up 3.7%, driven by positive revaluations



1. At the Q1 and Q3 results only IPuD projects are revalued. Standing portfolio revalued at H1 and FY results.  
NB: Figures may not add up due to rounding

# Conservative valuation yields

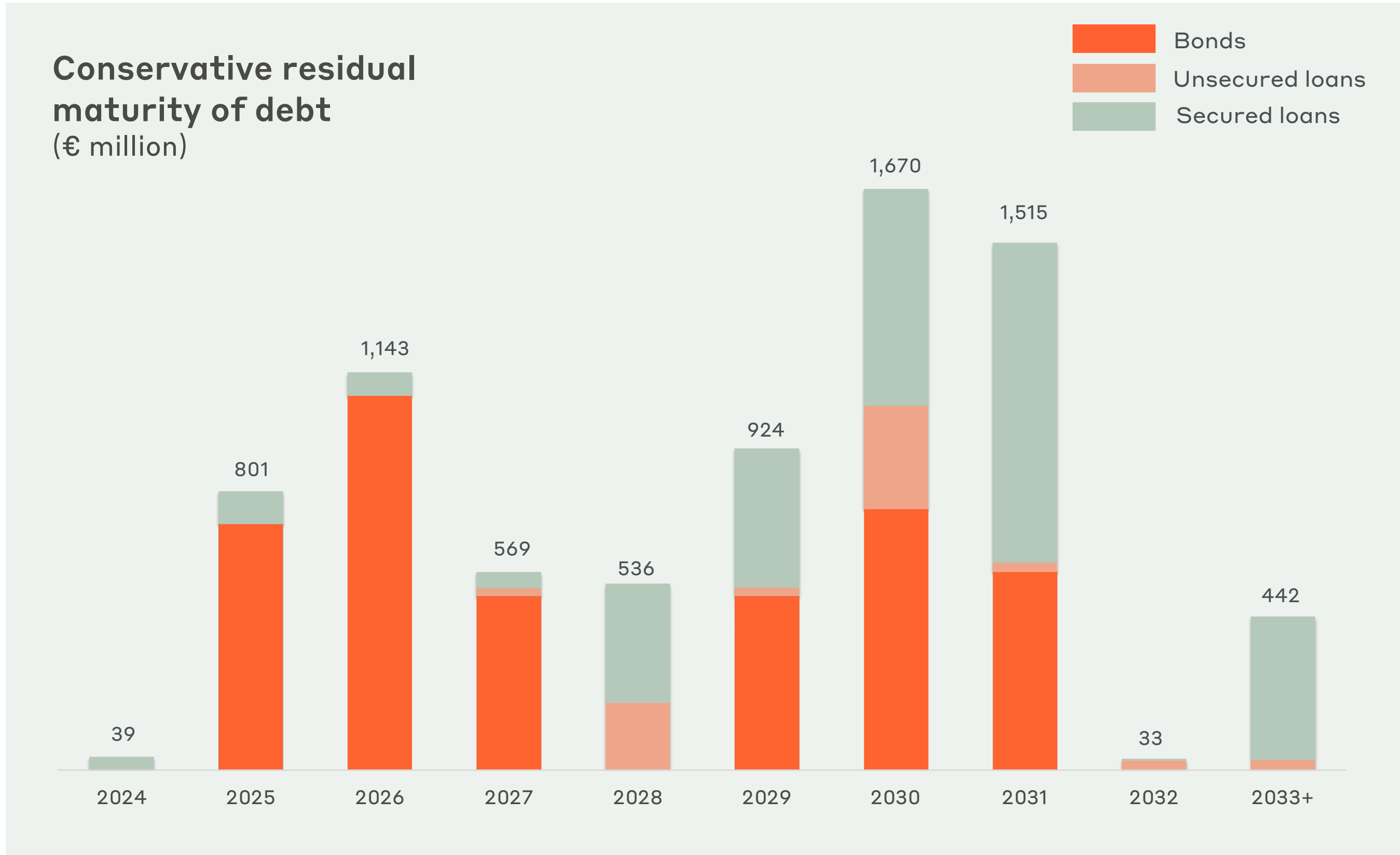
	FY-2023	H1-2023	FY-2022	H1-2022
Gross Portfolio yield	6.7%	6.6%	6.5%	6.3%
	FY-2023	H1-2023	FY-2022	H1-2022
Reversionary yield	7.2%	7.1%	6.8%	6.4%
Czech Republic	6.6%	6.6%	6.1%	5.6%
Slovakia	7.1%	7.0%	6.1%	5.8%
Romania	8.0%	7.9%	7.7%	7.7%
Hungary	7.4%	7.4%	6.7%	6.6%
Poland	6.5%	6.8%	5.4%	5.8%
Serbia	9.0%	9.0%	9.1%	9.2%
Bulgaria	8.3%	8.2%	8.2%	7.7%
Austria	5.5%	5.6%	5.7%	5.4%
Netherlands	5.5%	5.7%	8.9%	n/a
Germany	8.7%	8.8%	8.7%	8.3%

- At the Q1 and Q3 results only IPUd projects are revalued. Standing portfolio revalued at H1 and FY results.
- Between H1-2022 and FY-2023 80bps reversionary yield<sup>1</sup> widening – less yield widening seen in gross portfolio yield, as market rent growth outpaced indexation
- Yield differential between CEE and Western European logistics yield back to long term average
  - Expected to come down further – driven by the higher growth expectations for CEE region
- Positive ERV growth expected for 2024 – on the back of continued strong tenant demand, driven by the structural demand drivers, and more limited supply

1.  $\text{Reversionary Yield} = \text{ERV} / \text{IFRS market value}$   
 NB: Figures may not add up due to rounding



# Low average cost of debt and favourable maturity profile



**2.13%**  
Average cost of debt

**99.6%**  
Hedged / fixed

**5.2 yrs**  
Average debt maturity

# Solid liquidity and ample headroom to covenants

€2.0bn

Pro-forma liquidity<sup>1</sup>

9.1x

Normalized Net Debt to EBITDA

62%

Unsecured debt

45.9%

LTV

CREDIT RATINGS (S&P & MOODY'S)

BBB-

(stable)

Baa3

(stable)

31 March 2024    Covenant

Secured Debt Test

18.7%

40%

Unencumbered Asset Test

180.7%

125%

Interest Cover Ratio

3.4x

1.5x



LTV target between 40-45%  
Normalized Net Debt to EBITDA <10x

1. Pro-forma for €168 million loan facility signed in May 2024

# Good access to credit markets, €1.1 billion raised in 2024 YTD

## January 2024: Secured Loan Facility

- €100 million
- 6-year
- Fixed all-in cost: 4.9%
- Syndicate of Italian & Czech bank

## February 2024: Green Bond

- €750 million
- 6-year
- MS +220bps
- Coupon: 4.75%

## March 2024: Secured Loan Facility

- €90 million
- 7-year
- Fixed all-in cost: 4.9%
- Austrian bank

## May 2024: Secured Loan Facility

- €168 million
- 7-year
- Syndicate of Slovakian & Austrian banks

## RCF

- Increased to €550 million
- First extension option exercised, new maturity date: February 2027
- 1-year extension option



# Outlook

- Leasing dynamics remain strong, with robust occupier demand, and decreasing new supply leading to continued rental growth
- The Group's pipeline is highly profitable and tenant led. The YoC for CTP's pipeline increased to 10.3%, while the target for new projects across the CEE markets is 11%, thanks to decreasing construction cost and rental growth
- Next stage of growth built in and financed, with as at 31 March 2024 2.0 million sqm under construction and the target to deliver between 1 – 1.5 million sqm in 2024
- CTP's robust capital structure, disciplined financial policy, strong credit market access, industry leading landbank, in-house construction expertise and deep tenant relationships allow CTP to deliver on its targets

## **CTP is on track to reach:**

- **€1 billion of rental income in 2027; and**
- **20 million sqm of GLA and €1.2 billion rental income before the end of the decade**

# Guidance confirmed

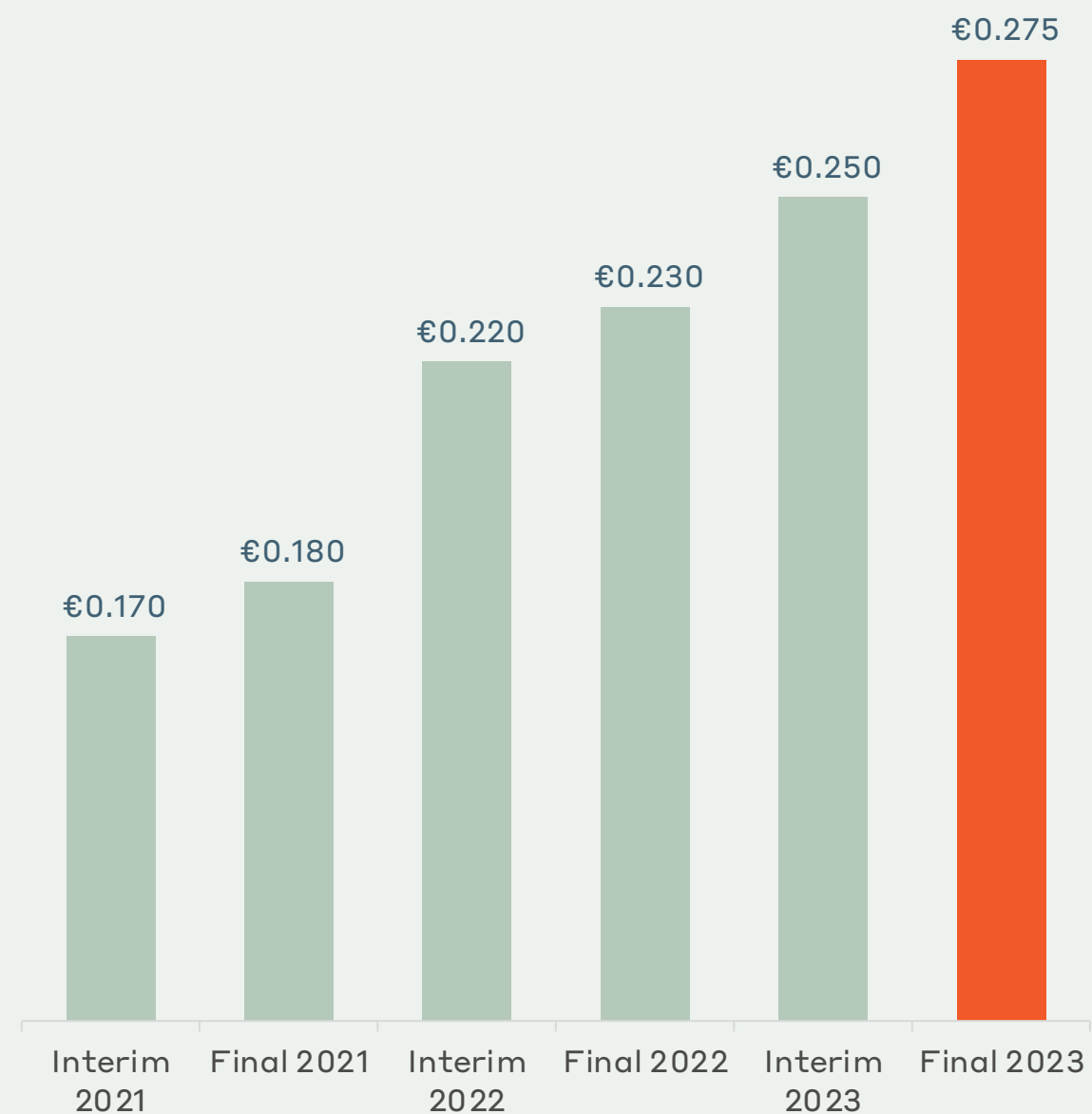
## Guidance 2024

**€0.80-€0.82**

2024 Company specific  
adjusted EPRA EPS  
+10%-13% vs. 2023

## Growing dividend

Dividend per share



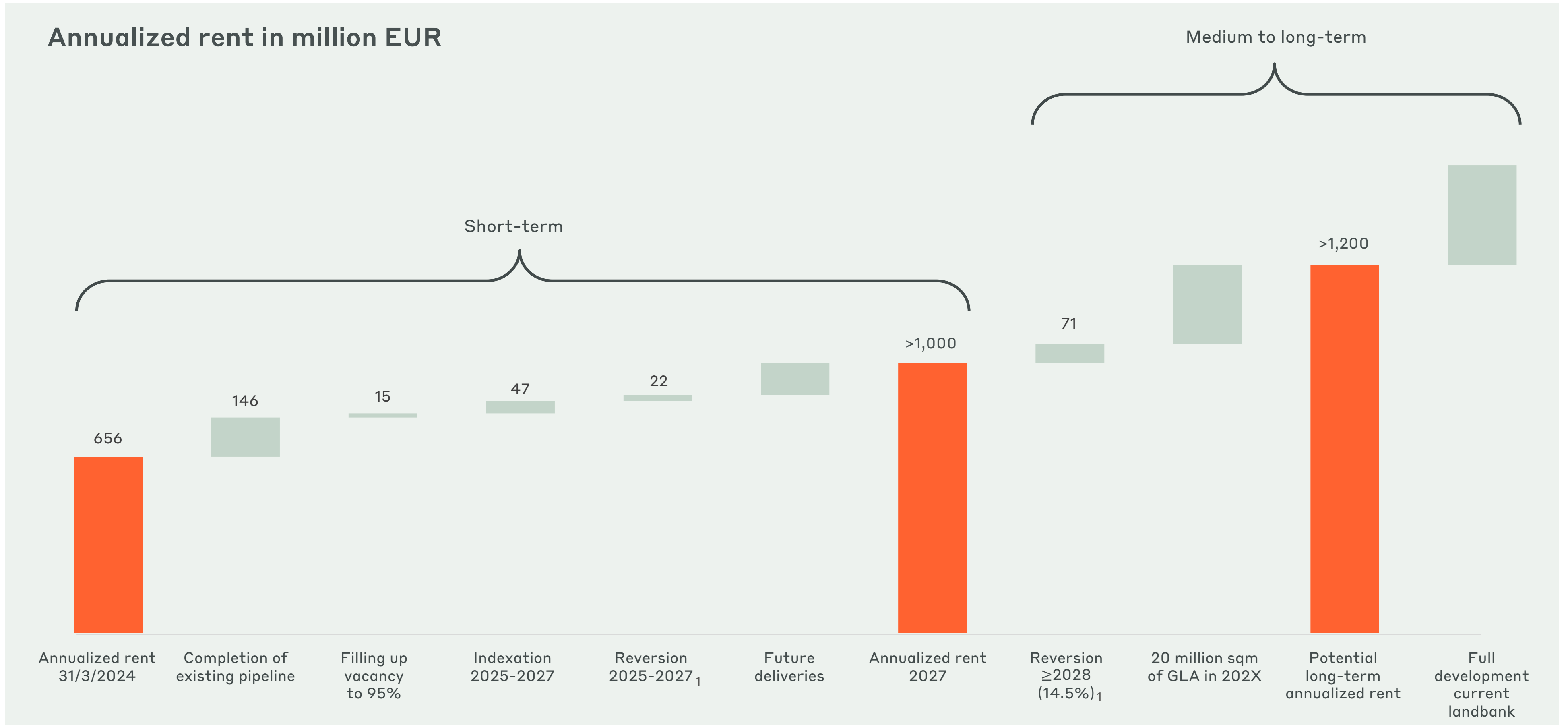
## Dividend policy<sup>1</sup>

**70% - 80%**

pay-out

1. Default dividend is scrip with option to receive cash

# Long-term potential



1. No ERV growth assumed, only reversion to current ERVs  
 NB: Figures may not add up due to rounding



# Appendices





# Top 20 Parks

The Top 20 parks represent the core of the CTPark Network. They are thriving business communities, with a dynamic mix of clients from a broad range of industries.

45%

GLA of our portfolio

~50%

of our over 1,000+ clients

2.0m sqm

development opportunity



## Bucharest West

**GLA:** 857,000 sqm

**Adjacent Landbank:**  
1,407,000 sqm

On A1 at 23 km; western gateway logistics park

**Tenants: 28**

Network One Distribution, Quehenberger, Profi, Maersk

**Since:** 2015

1



## Bor

**GLA:** 642,000 sqm

**Adjacent Landbank:**  
236,000 sqm

15 km to Germany; ideal for cross-border logistics

**Tenants: 25**

Loxness, GXO, Primark, Tech Data, Autoneum

**Since:** 2006

2



## Bucharest

**GLA:** 571,000 sqm

**Adjacent Landbank:** 315,000 sqm

13 km to city centre; last-mile city logistics park

**Tenants: 110**

DHL, Urgent Cargus, Pepsi, DSV

**Since:** 2015

3



## Brno

**GLA:** 540,000 sqm

**Adjacent Landbank:**  
294,000 sqm

Technology Park

**Tenants: 51**

Honeywell, Acer, Kompan, Thermo Fischer Scientific

**Since:** 2004

4



## Ostrava

**GLA:** 390,000 sqm

**Adjacent Landbank:**  
5,000 sqm

10 km to city centre; ideal for any business type

**Tenants: 80**

Brembo, Hyundai Steel, Stahlgruber, Moneta Bank, ABB, Vitesco

**Since:** 2006

5



## Budapest West

**GLA:** 303,000 sqm

**Adjacent Landbank:**  
179,000 sqm

Near the largest ring road and west. motorway junction

**Tenants: 41**

DSV, TNT, Englemayer, DHL

**Since:** 2015

6



## Budapest East

**GLA:** 212,000 sqm

**Adjacent Landbank:**  
3,000 sqm

5 min from the international airport on the ring road; ideal for logistics and e-commerce

**Tenants: 19**

Lenovo, Euronics, DHL, Möbelix

**Since:** 2015

7



## Bucharest North

**GLA:** 212,000 sqm

**Adjacent Landbank:**  
30,000 sqm;

Direct ring-road connection, in-between the A3 motorway and DN2; ideal for e-commerce, production, cold storage or logistics

**Tenants: 25**

DSV, Tuborg, Rohlík

**Since:** 2020

8



## Modřice

**GLA:** 205,000 sqm

**Adjacent Landbank:**  
27,000 sqm

5 min to Brno city centre on main highway to Vienna

**Tenants: 26**

Quehenberger, IFE, IMI, Norgren, DHL, Megatech

**Since:** 2002

9



## Trnava

**GLA:** 177,000 sqm

**Adjacent Landbank:**  
411,000 sqm

Adjacent to PSA automotive plant and on main highway connecting HU, SK, CZ, PL

**Tenants: 16**

C&A, GEFECO, Faurecia, Havi Logistics, DATALOGIC

**Since:** 2015

10



# Top 20 Parks

The Top 20 parks represent the core of the CTPark Network. They are thriving business communities, with a dynamic mix of clients from a broad range of industries.

45%

GLA of our portfolio

~50%

of our over 1,000+ clients

2.0m sqm

development opportunity



## Brno Líšeň

**GLA:** 175,000 sqm

**Adjacent Landbank:** 30,000 sqm

inside the Brno ring road, light manufacturing, retail, research and small logistics

**Tenants:** 23

Zetor Tractors, Krannich Solar, Rohlik CZ, Albert, Moog

**Since:** 2020



## Hranice

**GLA:** 152,000 sqm

**Adjacent Landbank:** 89,000 sqm

Strategic in low-cost region with strong manufacturing tradition

**Tenants:** 19

Medi-Globe, Toyota Material, Smiths Medical, DAS

**Since:** 2002



## Timișoara

**GLA:** 144,000 sqm

**Adjacent Landbank:** 393,000 sqm

University town with excellent accessibility to Western markets near HU/RO border

**Tenants:** 22

Kyocera, Raben, Ursus Breweries, Quehenberger,

**Since:** 2015



## Námestovo

**GLA:** 144,000 sqm

**Adjacent Landbank:** 16,000 sqm

Production area with qualified workforce near PL border

**Tenants:** 21

Yanfeng, Incap Electronics, Mahle, Visteon Electronics

**Since:** 2021



## Pohořelice

**GLA:** 131,000 sqm

**Adjacent Landbank:** - sqm

Strategic location ideal for cross border logistics just inside the CZ/AT border

**Tenants:** 10

DHL, ČSAD, Coloplast, Darfon Electronics, Geis

**Since:** 2007



## Bratislava

**GLA:** 130,000 sqm

**Adjacent Landbank:** 56,000 sqm

Automotive supply park adjacent to Volkswagen plant

**Tenants:** 12

Grupo Antolin, Duvenbeck, Schnellecke, HP-Pelzer, Hella, Benteler Automotive

**Since:** 2015



## Žatec

**GLA:** 120,000 sqm

**Adjacent Landbank:** 63,000 sqm

30 km from DE border in designated industrial zone

**Tenants:** 7

Grammer, ZF Chassis Systems, Dellner Hydratech, Nexen Tire

**Since:** 2007



## Amsterdam City

**GLA:** 120,000 sqm

**Adjacent Landbank:** - sqm

Inner-city, multi-modal, multi-story sustainable logistics hub

**Tenants:** 2

Growy, VolkerWessel

**Since:** 2023



## Belgrade North

**GLA:** 107,000 sqm

**Adjacent Landbank:** 239,000 sqm

Prime location between Serbias two largest cities, next to A1 highway

**Tenants:** 12

Lidl, Tehnomanija, Mercata, Flux System, Dijamont

**Since:** 2020



## Belgrade City

**GLA:** 104,000 sqm

**Adjacent Landbank:** - sqm

Large inner-city location only 10 km to city centre and airport

**Tenants:** 4

Mercata, Mercator, Lesnina, Wagen International

**Since:** 2023



# EPRA EPS

EPRA Earnings (€ million)	Q1-2024	Q1-2023
<b>Earnings per IFRS income statement</b>	226.9	255.5
Adjustments to calculate EPRA Earnings, exclude:		
Changes in value of investment properties, development properties held for investment and other interests	166.7	208.3
Profits or losses on disposal of investment properties, development properties held for investment and other interests	-0.2	0.3
Profits or losses on sales of trading properties including impairment charges in respect of trading properties.		
Tax on profits or losses on disposals	0.0	-0.1
Negative goodwill / goodwill impairment		
Changes in fair value of financial instruments and associated close-out costs	1.4	-0.7
Acquisition costs on share deals and non-controlling joint venture interests		
Tax in respect of EPRA adjustments	-46.2	-52.7
Adjustments (i) to (viii) above in respect of joint ventures (unless already included under proportional consolidation)		
Non-controlling interests in respect of the above		3.0
<b>EPRA Earnings</b>	<b>105.2</b>	<b>70.3</b>
<b>Average number of shares (in million)</b>	<b>448.2</b>	<b>444.1</b>
<b>EPRA Earnings per Share (EPS)</b>	<b>0.23</b>	<b>0.16</b>
Adjustments to calculate Company specific adjusted EPRA Earnings, exclude:		
Impairment/depreciation on property, plant and equipment		
FX related to company restructuring, intra-group transfer of SPV's	12.1	-1.7
Non-recurring financing cost (i.e., arrangement fees, etc.)	11.7	-0.9
Non-recurring items unrelated to operational performance (i.e., donations, transaction advisory, write-offs, etc.)	-3.5	-6.9
Tax in respect of Company specific adjustments	-2.5	1.5
<b>Company specific adjusted EPRA Earnings</b>	<b>87.4</b>	<b>78.3</b>
<b>Company specific adjusted EPRA EPS</b>	<b>0.20</b>	<b>0.18</b>

NB: Figures may not add up due to rounding

# EPRA NAV

EPRA Net Asset Value Metrics (€ million)	EPRA NRV		EPRA NTA		EPRA NDV	
	31 March 2024	31 December 2023	31 March 2024	31 December 2023	31 March 2024	31 December 2023
<b>IFRS Equity attributable to shareholders</b>	<b>6,389.2</b>	<b>6,166.9</b>	<b>6,389.2</b>	<b>6,166.9</b>	<b>6,389.2</b>	<b>6,166.9</b>
<b>Include / Exclude:</b>						
i) Hybrid instruments						
<b>Diluted NAV</b>	<b>6,389.2</b>	<b>6,166.9</b>	<b>6,389.2</b>	<b>6,166.9</b>	<b>6,389.2</b>	<b>6,166.9</b>
<b>Include:</b>						
ii.a) Revaluation of IP (if IAS 40 cost option is used)						
ii.b) Revaluation of IPUC (if IAS 40 cost option is used)						
ii.c) Revaluation of other non-current investments						
iii) Revaluation of tenant leases held as finance leases						
iv) Revaluation of trading properties						
<b>Diluted NAV at Fair Value</b>	<b>6,389.2</b>	<b>6,166.9</b>	<b>6,389.2</b>	<b>6,166.9</b>	<b>6,389.2</b>	<b>6,166.9</b>
<b>Exclude:</b>						
v) Deferred tax in relation to fair value gains of IP	-1,199.7	-1,162.3	-1,199.7	-1,162.3		
vi) Fair value of financial instruments	13.0	16.1	13.0	16.1		
vii) Goodwill as a result of deferred tax	38.8	38.8	38.8	38.8	38.8	38.8
viii.a) Goodwill as per the IFRS balance sheet (net of vii)			132.3	132.3	132.3	132.3
viii.b) Intangibles as per the IFRS balance sheet			5.3	5.4		
<b>Include:</b>						
ix) Fair value of fixed interest rate debt					485.6	683.7
x) Revaluation of intangibles to fair value						
xi) Real estate transfer tax	59.4	59.4				
<b>NAV</b>	<b>7,596.5</b>	<b>7,333.7</b>	<b>7,399.5</b>	<b>7,136.6</b>	<b>6,703.7</b>	<b>6,679.5</b>
Fully diluted number of shares (in million)	448.4	448.4	448.4	448.4	448.4	448.4
<b>NAV per share</b>	<b>16.94</b>	<b>16.36</b>	<b>16.50</b>	<b>15.92</b>	<b>14.95</b>	<b>14.90</b>

NB: Figures may not add up due to rounding



# EPRA NIY

EPRA NIY and 'topped-up' NIY (€ million)	31 March 2024	31 December 2023
Investment property – wholly owned	13,768.3	13,398.8
Investment property – share of JVs/Funds		
Trading property (including share of JVs)		
Less: developments	1,523.6	1,359.6
Less: landbank	896.6	919.8
Completed property portfolio	<b>11,348.1</b>	<b>11,119.4</b>
Allowance for estimated purchasers' costs		
<b>Gross-up completed property portfolio valuation</b>	<b>11,348.1</b>	<b>11,119.4</b>
Annualised cash passing rental income	654.8	637.7
Property outgoings	27.2	20.0
<b>Annualised net rents</b>	<b>627.6</b>	<b>617.7</b>
<b>Add:</b> notional rent expiration of rent-free periods or other lease incentives	<b>26.8</b>	<b>25.2</b>
<b>Topped-up net annualised rent</b>	<b>654.4</b>	<b>642.8</b>
<b>EPRA NIY</b>	<b>5.53%</b>	<b>5.56%</b>
<b>EPRA “topped-up” NIY</b>	<b>5.77%</b>	<b>5.78%</b>

NB: Figures may not add up due to rounding

## LTV

LTV (€ million)	31 March 2024	31 December 2023
Investment Property	12,244.8	12,039.2
Investment Property under Development	1,523.6	1,359.6
Property, Plant and Equipment	241.0	233.8
<b>Gross Asset Value</b>	<b>14,009.3</b>	<b>13,632.6</b>
Bonds	4,089.0	3,590.0
Interest-bearing loans and borrowings from financial institutions	3,568.5	3,378.2
Cash and cash equivalents	-1,232.2	-690.6
<b>Net Debt</b>	<b>6,425.3</b>	<b>6,277.6</b>
<b>LTV</b>	<b>45.9%</b>	<b>46.0%</b>



# Cost of debt

Cost of Debt (€ million)	31 March 2024	31 December 2023
Net finance costs (IFRS)	-101.7	-111.7
<i>To be excluded:</i>		
Profit in loss from fin assets and liabilities for trading	0.4	-1.7
Exchange rate differences	23.0	9.2
Other financial income	12.9	1.0
Other financial expense	-8.5	-8.5
Interest income	22.1	17.2
Arrangement fees	-3.2	-4.0
Bond issuance fees	-1.7	
<b>Effective financial expense</b>	<b>-146.7</b>	<b>-125.0</b>
<b>Average outstanding debt<sup>1</sup></b>	<b>6,890.4</b>	<b>6,421.2</b>
<b>Cost of Debt</b>	<b>2.13%</b>	<b>1.95%</b>

1. Average outstanding debt is calculated based on the last 12 months: (outstanding debt per 1/4/2023 + outstanding debt per 31/3/2024) / 2  
NB: Figures may not add up due to rounding

# Portfolio

Portfolio split by value (in %)	GAV <sup>1</sup> (€14,009m)	Standing <sup>2</sup> (€11,348m)	IPuD (€1,524m)	Landbank <sup>2</sup> (€897m)	PPE (€241m)
Czech Republic	45%	48%	26%	30%	64%
Romania	14%	16%	6%	12%	10%
Germany	9%	10%	3%	8%	2%
Hungary	8%	8%	10%	12%	4%
Slovakia	7%	6%	10%	10%	2%
Poland	7%	3%	31%	15%	2%
Netherlands	3%	4%	0%	6%	2%
Serbia	3%	3%	4%	4%	13%
Bulgaria	2%	1%	5%	2%	0%
Austria	2%	1%	6%	2%	1%

1. Consists of Investment Property, Investment Property under Development and Property Plant & Equipment

2. Included in Investment Property on the balance sheet

NB: Figures may not add up due to rounding

# Portfolio

Portfolio split by sqm ('000)	Standing (11,958 sqm)		IPuD (1,961 sqm)		Landbank (23,063 sqm)	
	sqm	%	sqm	%	sqm	%
Czech Republic	4,182	35%	450	23%	7,682	33%
Romania	2,646	22%	180	9%	3,465	15%
Germany	1,683	14%	48	2%	524	2%
Hungary	1,018	9%	214	11%	2,953	13%
Slovakia	880	7%	137	7%	1,567	7%
Poland	476	4%	565	29%	2,939	13%
Serbia	466	4%	134	7%	1,477	6%
Netherlands	247	2%	-	0%	1,564	7%
Bulgaria	210	2%	130	7%	351	2%
Austria	77	1%	104	5%	540	2%
Other	70	1%	-	0%	-	0%

NB: Figures may not add up due to rounding



# Financial calendar

Event:	Date:
Payment date - 2023 final dividend	20 May 2024
H1-2024 results	8 August 2024
Capital Markets Day (Bucharest, Romania)	25/26 September 2024
Q3-2024 results	6 November 2024
FY-2024 results	27 February 2025

# Disclaimer

This announcement contains certain forward-looking statements with respect to the financial condition, results of operations and business of CTP. These forward-looking statements may be identified by the use of forward-looking terminology, including the terms “believes”, “estimates”, “plans”, “projects”, “anticipates”, “expects”, “intends”, “targets”, “may”, “aims”, “likely”, “would”, “could”, “can have”, “will” or “should” or, in each case, their negative or other variations or comparable terminology. Forward-looking statements may and often do differ materially from actual results. As a result, undue influence should not be placed on any forward-looking statement. This presentation contains inside information as defined in article 7(1) of Regulation (EU) 596/2014 of 16 April 2014 (the Market Abuse Regulation).



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