

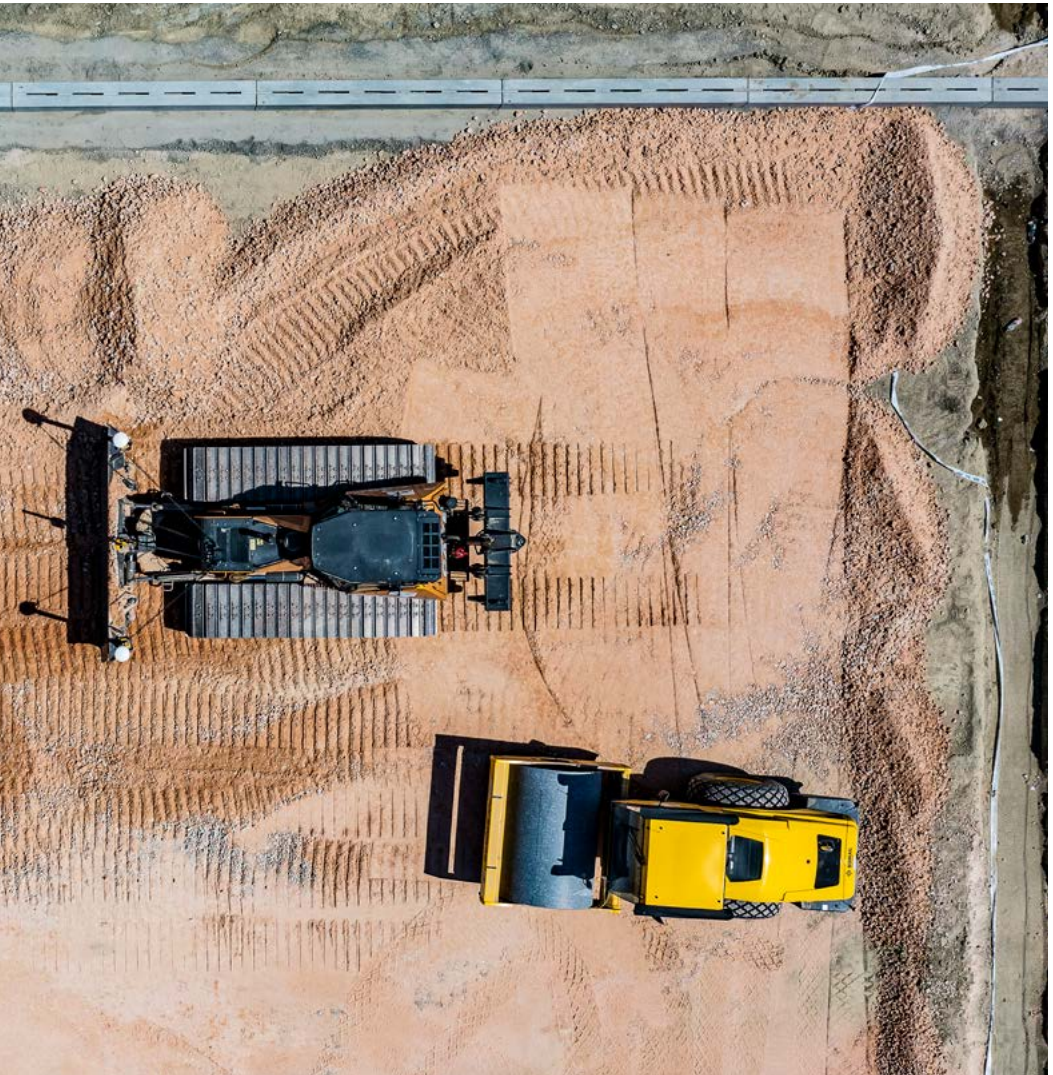


CMD24

25-26
SEPTEMBER
2024

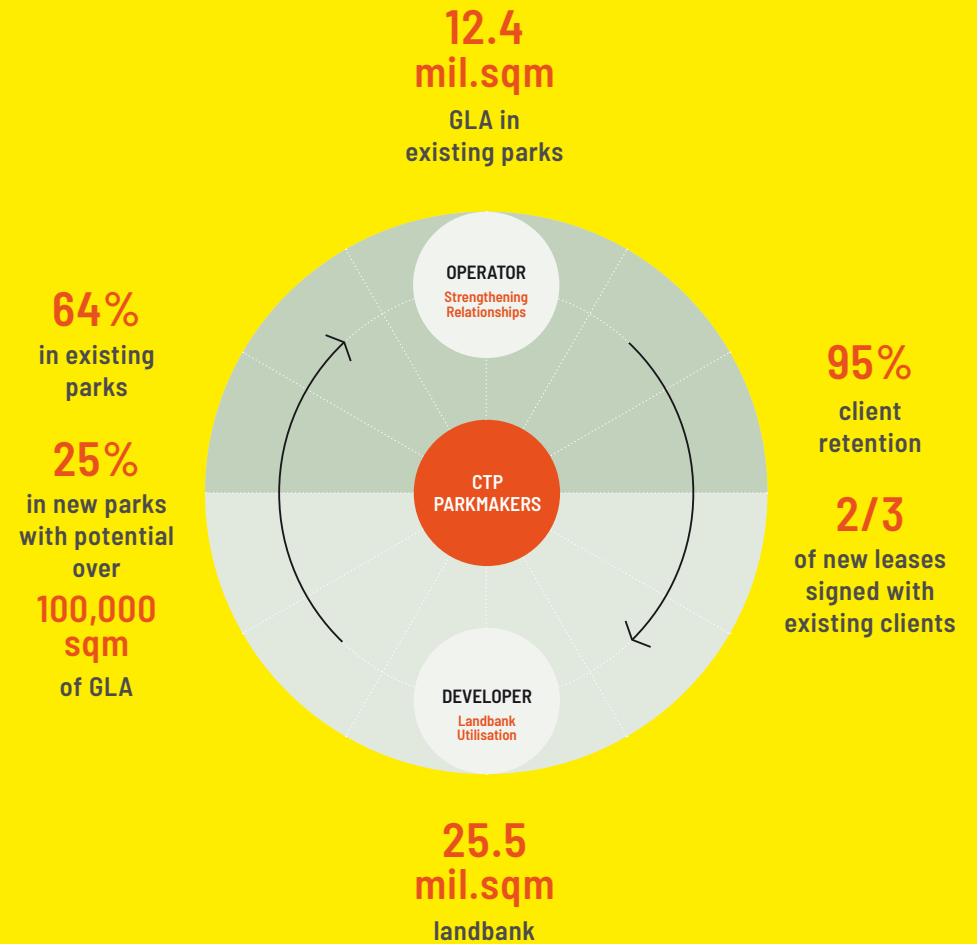
PROGRAMME

Capital Markets Day
Bucharest & Belgrade

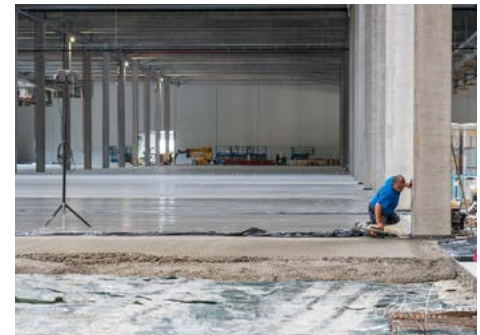


WHEEL OF GROWTH

CTP’s “Wheel of Growth” business model consists of two interconnected core business units that encompass our activities: the developer, where CTP invests in developing cost-efficient, future-proof buildings, leveraging its strategically located landbank; and the operator, where CTP manages and operates its properties to service its international client base while maximising value. CTP’s Parkmaker concept brings the synergies of our core business units together with our new energy business to provide sustainable, long-term value and growth to our clients and all stakeholders.

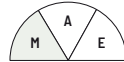






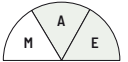
TOURS & PRESENTATIONS

WEDNESDAY 25.09 BUCHAREST



FROM	TO	ACTIVITY
8:00	8:30	Welcome coffee
8:30	9:00	CTP Well positioned to capture strong tenant demand Remon Vos, CEO
9:00	9:15	Unlocking the landbank potential and long-term growth prospects Maarten Otte, Head of Investor Relations
9:15	9:30	CTP's strong credit profile Richard Wilkinson, Group CFO
9:30	9:45	Q&A
9:45	10:15	Guest presentation: Macro-economic update Ciprian Dascalu, Chief Economist, Banca Comerciala Romana
10:15	10:45	Guest presentation: CEE real estate market update Kevin Turpin, Head of Capital Markets CEE, Colliers Robert Miklo, Director Romania, Colliers
10:45	11:00	Coffee break
11:00	12:15	CTPark Bucharest (drive through) Bus to CTPark Bucharest West
12:15	12:45	GROUP 1 Lunch
		GROUP 2 Romania, the Fastest Growing European Country: Strategic Position Bridges Europe & the Eastern Mediterranean Jovan Radosavljevic, Managing Director

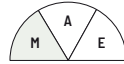
WEDNESDAY 25.09 BUCHAREST



FROM	TO	ACTIVITY
12:45	13:15	GROUP 2 Lunch
		GROUP 1 Romania, the Fastest Growing European Country: Strategic Position Bridges Europe & the Eastern Mediterranean Jovan Radosavljevic, Managing Director
13:15	18:00	Tours CTPark Bucharest West Client visits: LPP, Sport Vision, Profi, K&N and Maersk CTPark Bucharest Chitila , (drive by) CTPark Bucharest North Client visits: DSV, Tuborg
18:00	18:30	The CTP Parkmaker business model underpins long-term success Peter Čerešník, Group COO
18:30	19:30	Client insights and CEE growth drivers Bert Hesselink (moderator) Group Client Relationship Director Alex Catana, Regional Managing Director, Quehenberger Andrei Bica, CFO, Profi
19:30	20:00	Drinks
20:00	23:30	Dinner Invited Guests Aexandru Catana, Quehenberger Alina Cheles, DSV Alessandro Gallinella, AGW International Adelina Badea, Mobexpert Ionel Scriosteanu, State Secretary, Ministry of Transport, Romania Andrei Bica, Profi

TOURS & PRESENTATIONS

THURSDAY 26.09
BELGRADE

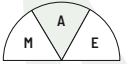


FROM	TO	ACTIVITY
6:30	6:45	Breakfast in hotel (not part of official program)
6:45	7:30	Bus to Bucharest Airport
7:45	7:45*	Flight from Bucharest to Belgrade
8:00	8:30	Bus to CTPark Belgrade City
		Market insights: Boško B. Tomašević, Managing Director SEE, CBRE Bozidar Gacesa, Head of Industrial & Logistics SEE, CBRE
8:30	9:30	Tour CTPark Belgrade City Tenant visits: Mercator, Mercata, Swiss automotive
9:30	10:00	Coffee break
10:00	10:30	Serbia, CTP's growth engine in SEE Laza Kovacevic, Managing Director
10:30	11:15	Guest presentation Danilo Cicmil, Special Investment Advisor to the President of the Republic of Serbia
11:15	11:45	Bus to airport

* All times local time, flight crosses time zone (+1 hr)

TOURS & PRESENTATIONS

THURSDAY 26.09
TIMIȘOARA & ORADEA



FROM	TO	ACTIVITY
12:00	13:45*	Flight from Belgrade to Timisoara
13:45	14:45	Tour CTPark Timișoara Ghiroda Client visit: Varroc
14:45	15:30	Flight from Timisoara to Oradea
15:30	16:00	Tour CTPark Oradea Cargo Terminal Client visits: Airport cargo terminal and Etron Welcome by Mihai Jurca, City Manager of Oradea and Member of the Board of the Oradea Airport
16:00	17:00	Flights from Oradea to Vienna / Bucharest

* All times local time, flight crosses time zone (-1 hr)



€1 BLN GROSS RENTAL INCOME BY 2027!

With our 25.5 million sqm landbank, our expert in-house teams, client relationships and strong balance sheet, we have all resources in place to generate €1 billion in gross rental income by 2027 and reach 20 million sqm of GLA before the end of the decade. With nearly 90% of our landbank located either in an existing park or in a new park with potential to develop over 100,000 sqm of GLA, we are able to create unique business ecosystems to better meet our clients' demands, offering them expansion opportunities in existing locations, while increasing client retention and rental income.

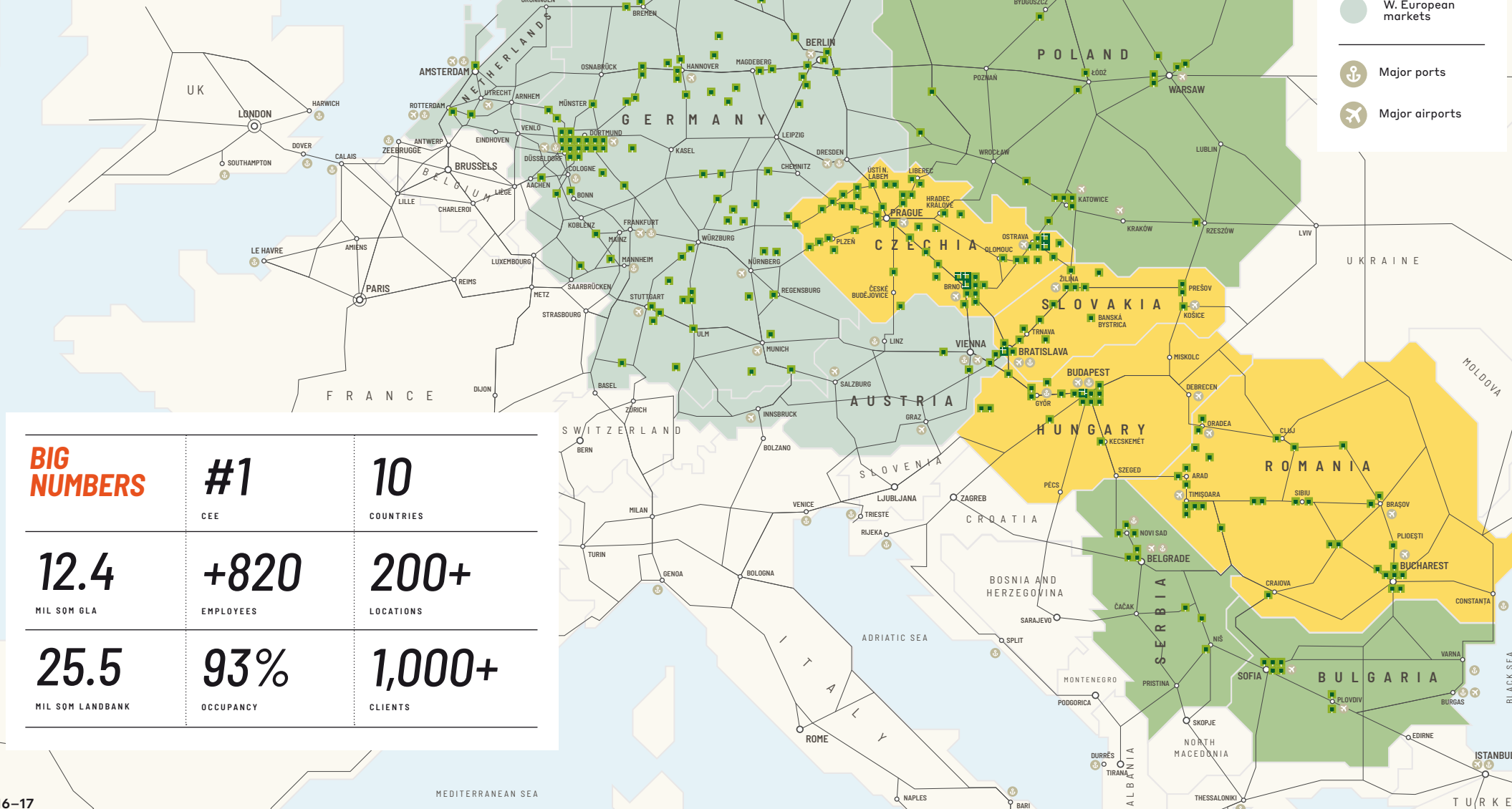


CTPARK NETWORK

The CTPark Network is the largest integrated system of business parks in CEE. With over 12.4 million sqm, over 200 locations, and a 25.5 million sqm landbank for client expansion, the CTPark Network supports our clients' growth anywhere in the region.

KEY

- Core markets
- Growth markets
- W. European markets
- ⚓ Major ports
- ✈ Major airports



BIG NUMBERS	#1 CEE	10 COUNTRIES
	12.4 MIL SQM GLA EMPLOYEES	200+ LOCATIONS
	25.5 MIL SQM LANDBANK OCCUPANCY	1,000+ CLIENTS

CTP SPEAKERS

 DAY 1
25.09


REMON VOS CEO

Remon established CTP in 1998 to develop full-service business parks for investors doing business in CEE. He remains personally involved at both the executive and operational levels, growing the portfolio and strengthening relationships with long-term business partners. In July 2019, Remon took over 100% control of the CTP Group and remains the majority shareholder since taking the company public in 2021.



RICHARD WILKINSON GROUP CFO

As Group CFO, Richard oversees and works constantly to expand CTP's core business in its CEE markets. Among his many achievements to date as CFO, he organised the largest industrial real estate refinancing in CEE history, led CTP's debut green bond issue, guided CTP's IPO process in 2021 and oversaw the takeover of Deutsche Industrie REIT.



MAARTEN OTTE HEAD OF INVESTOR RELATIONS

Maarten establishes and further develops relationships with existing and future investors as well as sell-side analysts. His aim is to ensure a high-level of disclosure and raise CTP's profile within the financial community as the company grows rapidly.

CTP SPEAKERS



JOVAN RADOSAVLJEVIC
MANAGING DIRECTOR,
ROMANIA

With extensive experience driving growth and operational excellence, Jovan brings over 26 years of leadership, including key roles in Romania and North Macedonia, where he implemented successful strategies and championed sustainability initiatives. Under his guidance, CTP will continue to support businesses looking to Romania for its strategic location, skilled workforce, and strong infrastructure.



PETER ČEREŠNÍK
GROUP COO

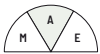
Peter has extensive management experience in real estate and other industries. As Group COO his responsibilities include management and oversight of CTP's leasing and marketing activities and new development projects, the expansion of its energy business, and the further development and organisation of the HR function within the company.



BERT HESSELINK
GROUP CLIENT
RELATIONSHIP DIRECTOR

Bert is a well-respected real estate professional with 20 years of international experience in commercial real estate. He is responsible for translating rapidly changing client needs into business opportunities.

DAY 1
25.09



DAY 1
25.09



GUEST SPEAKERS

DAY 1
25.09 

DAY 1
25.09 



CIPRIAN DASCALU
CHIEF ECONOMIST,
BANCA COMERCIALA ROMANA

Ciprian heads macro and fixed-income research covering Romania at BCR. He also coordinates equity and sectorial research, with a special focus on the banking market.



ROBERT MIKLO
DIRECTOR ROMANIA,
COLLIERS

Robert has been part of the Colliers team since 2006 when he started within the Consulting Division where he subsequently coordinated and contributed to over 30 market and feasibility studies for institutional investors and developers in multiple real estate sectors: office, industrial, residential, retail and mixed projects. Since 2011 Robert moved on to specialise in Investment Sales and Transaction Management. He provides investment advice to both institutional and private clients, as well as to owners of office, industrial and retail properties.



ALEXANDRU CATANA,
REGIONAL MANAGING DIRECTOR
BULGARIA, MOLDOVA, ROMANIA
AND UKRAINE, QUEHENBERGER

I have worked my entire life in logistics. I like working with people, playing football, reading, travelling, and skiing. I also enjoy good food, nice wine, and going to the theatre. For me, teamwork means a lot of people doing what I'm saying. That's a joke, but you probably know that all serious things are said as a joke!



ANDREI BICA
CFO, PROFI

Andrei Bica joined Profi in early 2021, as CFO with responsibility for Finance, IT, Digital, RPA and Indirect Procurement. His primary role is to directly contribute to increasing the enterprise value for Profi, which is a leading Romanian retailer. Before joining Quehenberger, Andrei held different finance executive roles at both local and regional level with Telekom, Vodafone, Metro Cash & Carry and Saatchi and was a senior consultant with PwC Romania.



KEVIN TURPIN
HEAD OF CAPITAL MARKETS CEE,
COLLIERS

Kevin has been working in the property industry for over 23 years, with 19 years spent in the Commercial Real Estate sector in Europe. His previous roles have been in Capital Markets, Property Market Research, HR Consultancy, Information Technology and the Public sector, where he gained valuable international experience working with people, technology, business and finance.

CTP SPEAKER

DAY 2
26.09 

LAZA KOVACEVIC
MANAGING DIRECTOR, RS

Laza excels in construction, business development, and property management. As an experienced manager with a robust commercial background, he's driven by a passion for his work and a deep connection with CTP from its inception in Serbia.. With his dynamic energy, Laza aims to expand Serbia's portfolio to 1 million sqm within the next three years and is proud of cultivating a dedicated team and their collective achievements.

GUEST SPEAKERS

DAY 2
26.09 

DANILO CICMIL
SPECIAL INVESTMENT ADVISOR TO THE
PRESIDENT OF THE REPUBLIC OF SERBIA

As the Special Investment Adviser to the President of the Republic of Serbia, Danilo focuses on improving the investment climate in Serbia through policy making and inter-ministerial coordination, defining and implementing sustainable economic development strategies, leading and ensuring successful implementation of direct investment projects, investment attraction and project multiplication process.

DAY 2
26.09 

BOŠKO B. TOMAŠEVIĆ
MANAGING DIRECTOR SEE, CBRE

As Managing Director of CBRE SEE, Boško has strengthened CBRE's position in all lines of business and in all eight markets in which the company operates, and opened two new local offices in Ljubljana and Zagreb, in addition to the existing ones in Belgrade and Sofia. Boško has 20 years of experience in real estate two years in New York and more than 18 years in Serbia and the SEE .

BOŽIDAR GAČEŠA
HEAD OF INDUSTRIAL & LOGISTICS
SEE, CBRE

Bozidar leads the Industrial & Logistics team of CBRE within the Advisory & Transactions department for South Eastern Europe. At CBRE, he provides services for clients in the I&L sectors throughout SEE. He provides assistance to occupiers with leasing, site selection and tenant representation.



MIHAI JURCA
CITY MANAGER OF ORADEA AND
MEMBER OF THE BOARD OF THE
ORADEA AIRPORT

Mihai's primary responsibilities as a City Manager are related to the EU financing department, the Oradea Local Development Agency (ADLO), where he is also the interim General Manager, and the Visit Oradea destination management organization. He is also a member of the Oradea Airport's Board of Directors and sits on the board of directors of Air Oradea Public Company.



CTP PEOPLE

JAKUB KODR HEAD OF BUSINESS DEVELOPMENT, CZ

Jakub has a central role in securing CTP's number-one market position in the Czech Republic with his team of over 30 people serving more than 600 clients. He has over 10 years of industrial real estate experience, holds an MBA in Real Estate, Development and Valuation, and is a member of the RICS.



ALEX HUND MANAGING DIRECTOR, DE & AT

Alex oversees all development and construction projects in Germany, ensuring that developments meet CTP's high standards for quality and sustainability. Alex has over a decade of experience in urban and industrial real estate development. Motivated and forward-thinking, Alex aims to meet CTP's ambitious 2030 goals for Germany, embodying leadership that inspires collective success.



BARBARA KNOFLACH NON-EXECUTIVE DIRECTOR

Barbara's career has taken her through banking and finance, real estate, and most recently to innovation and sustainability. Highlights include her positions as CEO of SEB Asset Management from 2005 to 2015, and later as Global CEO of BNP Paribas Real Estate Investment Management. She has sat on several committees and boards throughout her career, such as AFIRE, BVI, ULI, ZIA, Real Estate Academic Initiative at Harvard University, and as chairwoman of HQ Capital. Most recently, she created LifeWorkSpace, a consulting and private investment company focused on spurring innovation and sustainability strategies in the real estate sector.



SUSANE EICKERMANN-RIEPE NON-EXECUTIVE DIRECTOR

Susanne joined CTP following the end of her active partner role at PwC Germany where she served as Head of Real Estate. With 30 years of experience in strategic and operational consulting in financial services, real estate services, funds and companies, Susanne knows that the future of the industry will not happen without sustainability. Susanne was appointed as the chair of the board of the Royal Institution of Chartered Surveyors (RICS) Germany, where she drives several working groups on the implementation of the EU Green Deal.



WE ARE PARKMAKERS



CZECH TEAM ON TOUR OF BRNO PARKS,
VLNĚNA, DECEMBER 2023

WHAT SETS US APART DRIVES OUR SUCCESS



ESG

POSITIONED TO DELIVER ATTRACTIVE AND SUSTAINABLE TOTAL RETURNS

CEE: A BUSINESS-SMART REGION

KEY TAKEAWAY ADVANTAGES OF DOING BUSINESS IN CEE:

A business-friendly environment, with lower tax rates and employment costs than Western Europe;

GDP growth rates that have surpassed those of Western Europe and in 2024–2028 are forecast to grow twice as fast as the EU-27 average;

Significant and ongoing EU inflows for infrastructure investments (road, rail, air, water), which will further boost market connectivity and economic growth;

A robust manufacturing base with increasing complexity and diversity of local economies focused on innovation, digital transformation and knowledge-based, added-value activities;

Rising domestic consumption and higher growth of e-commerce sales than in Western Europe;

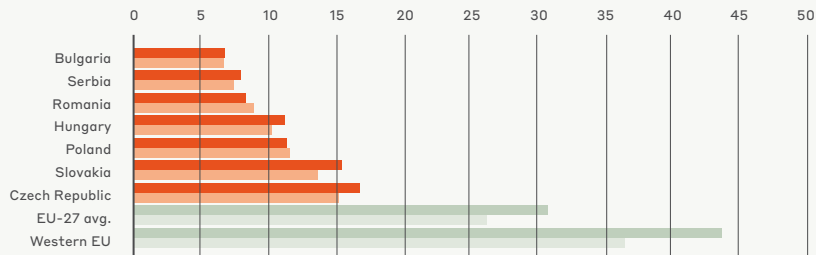
A skilled, cost-effective workforce at all levels of education, with world-class universities that support R&D and the growth of high-tech business ecosystems.



Competitive net labour costs

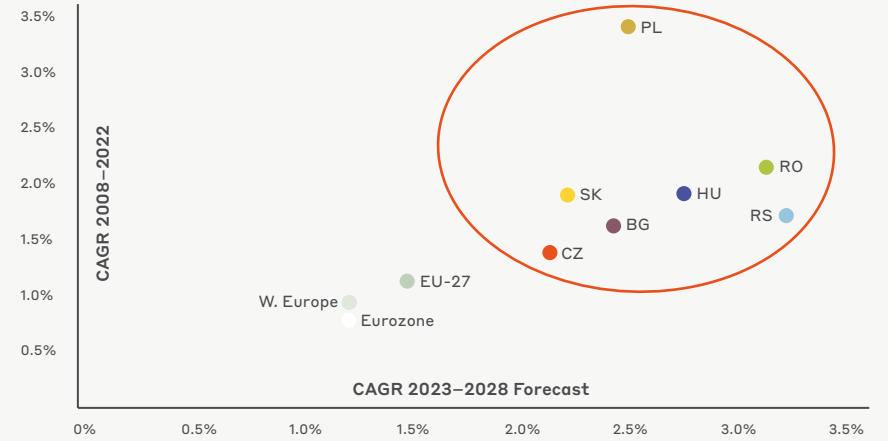
Net labour costs (including taxes minus subsidies), I&L, €/hr, 2022

■ Manufacturing
■ Transport & Storage



Economic outperformance

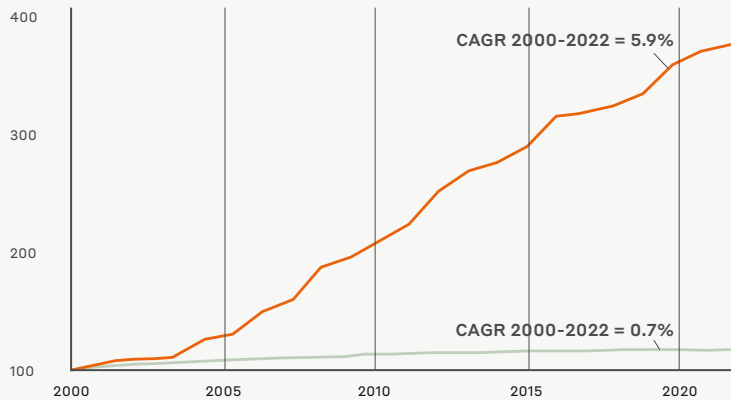
Real GDP growth comparison, historic and outlook, CAGR %



Expansion of motorway network

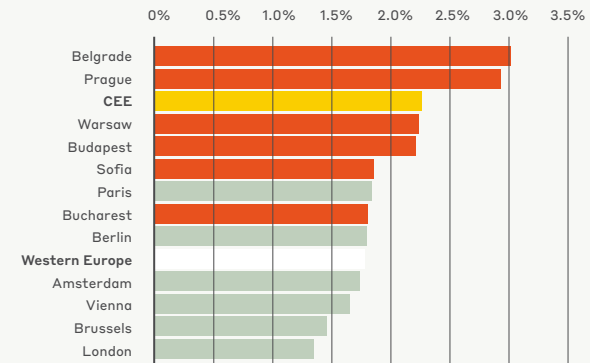
Cumulative growth in motorway length, index 2000=100

■ CEE
■ Western Europe



CEE capital cities leading Europe

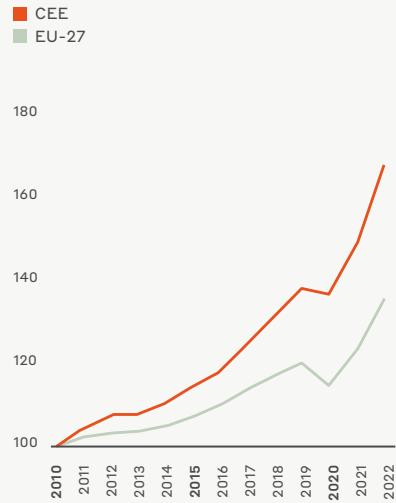
GDP growth in 2024-2028 in Western European vs. CEE capital cities with a population >1 million, CAGR %



Source: CEE Paper 2024

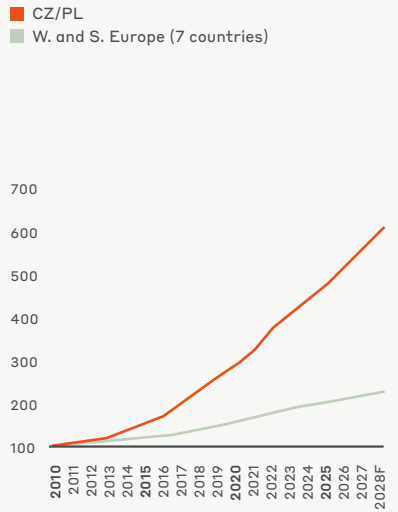
Rising domestic consumption levels

Real expenditure per capita, cumulative growth, index 2010=100



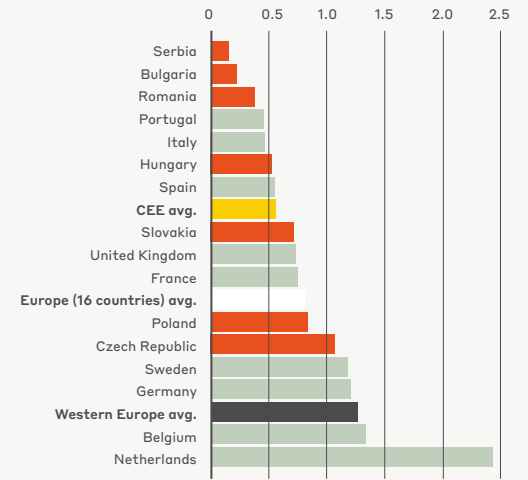
Continued demand outperformance

Occupied stock growth, index 2010=100



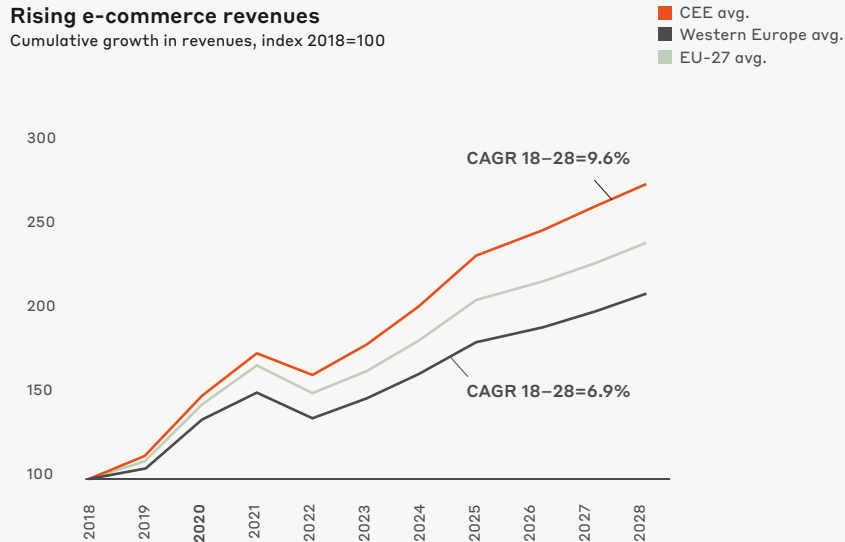
Less mature markets

Stock per capita, sqm, Q4 2023

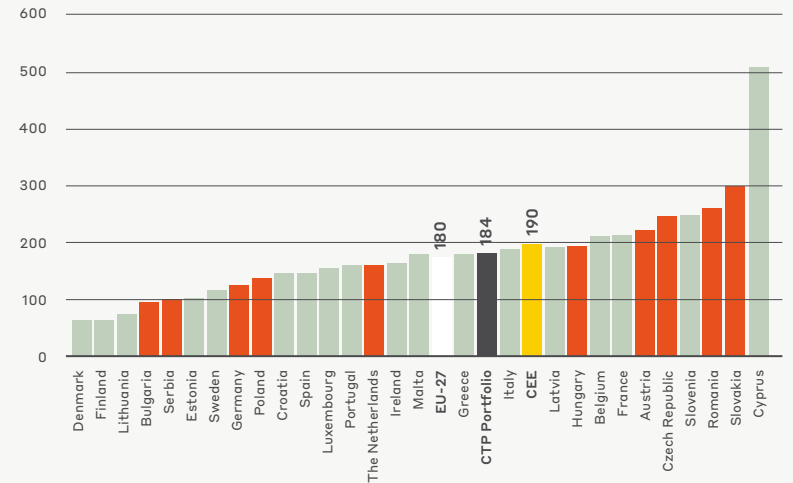


Rising e-commerce revenues

Cumulative growth in revenues, index 2018=100



Building permit time in Europe (days)



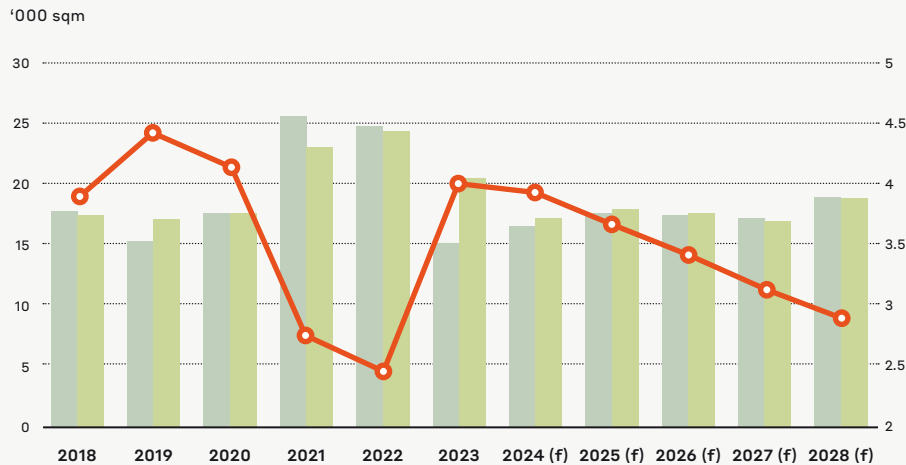
Source: CEE Paper 2024

MARKET FUNDAMENTALS REMAIN ATTRACTIVE WITH RENTAL GROWTH ACCELERATING

Demand will fall short of supply in the near term

Vacancy remains low

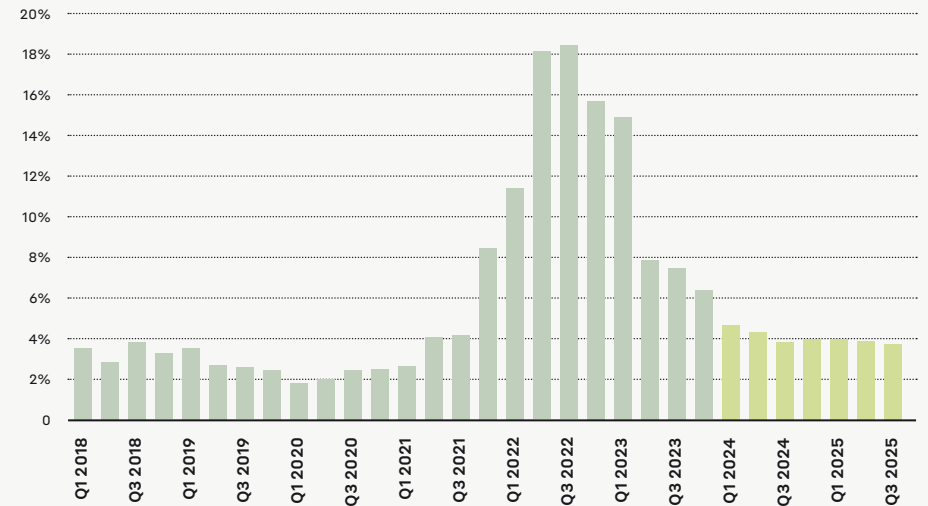
- Net absorption
- Net completions
- Vacancy rate



The chart shows data for the following countries: UK, Spain, Poland, the Netherlands, Germany, Italy, France, Czech Republic, Belgium

Rental growth will moderate but remain above inflation

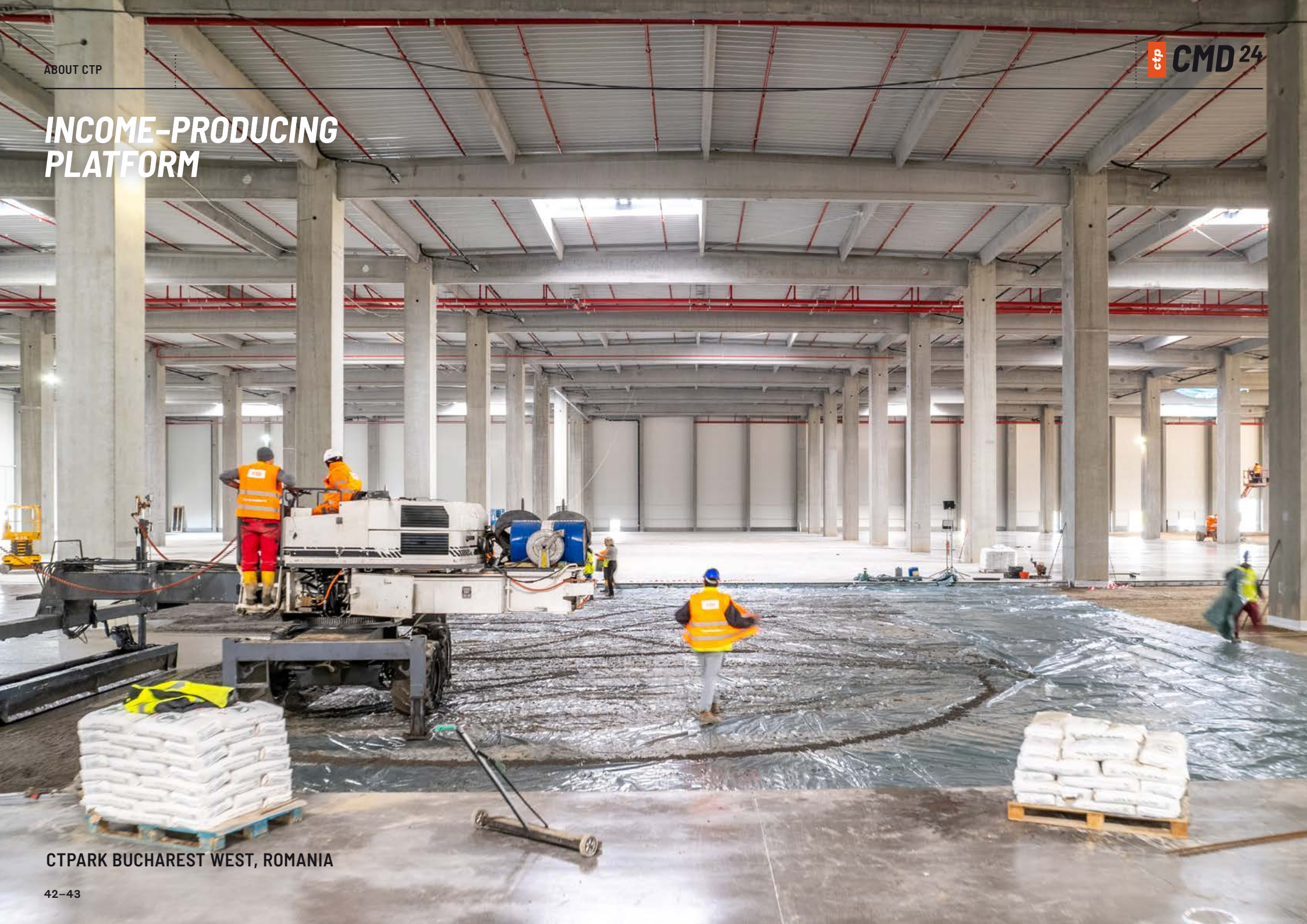
Continued strong rental growth



Source: CBRE Global Analytics & Forecasting
(The Full Picture, Europe Quarterly Outlook, March 2024)

Source: CBRE Global Analytics & Forecasting
(The Full Picture, Europe Quarterly Outlook, March 2024)

INCOME-PRODUCING PLATFORM



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.

GLA OF OUR PORTFOLIO

45%

~50%

OF OUR OVER 1,000 CLIENTS

DEVELOPMENT OPPORTUNITY

2.4 mil. sqm



Bucharest West

GLA: 859,000 sqm
Adjacent landbank: 1,492,000 sqm
Under construction: 66,000 sqm
 On A1 at 23 km; western gateway logistics park
Clients: 28
 Network One Distribution, Quehenberger, Profi, Maersk

1



Bor

GLA: 641,000 sqm
Adjacent landbank: 236,000 sqm
Under construction: - sqm
 15 km to Germany; ideal for cross-border logistics
Clients: 25
 Loxxess, GXO, Primark, Tech Data, Autoneum

2



Bucharest

GLA: 572,000 sqm
Adjacent landbank: 315,000 sqm
Under construction: - sqm
 13 km to city centre; last-mile city logistics park
Clients: 110
 DHL, Urgent Cargus, Pepsi, DSV

3



Brno

GLA: 540,000 sqm
Adjacent landbank: 294,000 sqm
Under construction: 42,000 sqm
 Technology Park
Clients: 48
 Honeywell, Acer, Kompan, Thermo Fischer Scientific

4



Ostrava

GLA: 390,000 sqm
Adjacent landbank: 5,000 sqm
Under construction: - sqm
 10 km to city centre; ideal for any business type
Clients: 80
 Brembo, Hyundai Steel, Stahlgruber, Moneta Bank, ABB, Vitesco

5



Budapest West

GLA: 303,000 sqm
Adjacent landbank: 179,000 sqm
Under construction: 10,000 sqm
 Near the largest ring road and west. motorway junction
Clients: 43
 DSV, TNT, Englemayer, DHL

6



Bucharest North

GLA: 231,000 sqm
Adjacent landbank: 30,000 sqm;
Under construction: - sqm
 Direct ring-road connection, ideal for e-commerce, production, or logistics
Clients: 29
 DSV, Tuborg, Rohlik

7



Budapest East

GLA: 212,000 sqm
Adjacent landbank: 3,000 sqm
Under construction: - sqm
 5 min from the int'l airport on the ring road; ideal for logistics and e-commerce
Clients: 19
 Lenovo, Euronics, DHL, Möbelix

8



Modřice

GLA: 205,000 sqm
Adjacent landbank: 27,000 sqm
Under construction: - sqm
 5 min to Brno city centre on main highway to Vienna
Clients: 25
 Quehenberger, IFE, IMI, Norgren, DHL, Megatech

9



Trnava

GLA: 177,000 sqm
Adjacent landbank: 942,000 sqm
Under construction: 54,000 sqm
 Adjacent to PSA automotive plant, on main highway connecting HU, SK, CZ, PL
Clients: 17
 C&A, GEFCO, Faurecia, Havi Logistics, DATALOGIC

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.



SINCE: 2020

CZ

Brno Lišeň

GLA: 175,000 sqm
Adjacent landbank: 30,000 sqm
Under construction: - sqm
 Inside the Brno ring road, light manufacturing, retail, research and small logistics
Clients: 23
 Zetor Tractors, Krannich Solar, Rohlik CZ, Albert, Moog

10



SINCE: 2002

CZ

Hranice

GLA: 153,000 sqm
Adjacent landbank: 89,000 sqm
Under construction: - sqm
 Strategic in low-cost region with strong manufacturing tradition
Clients: 20
 Medi-Globe, Toyota Material, Smiths Medical, DAS

11



SINCE: 2015

RO

Timișoara

GLA: 145,000 sqm
Adjacent landbank: 387,000 sqm
Under construction: - sqm
 University town with excellent accessibility to Western markets near HU/RO border
Clients: 22
 Kyocera, Raben, Ursus Breweries, Quehenberger,

13



SINCE: 2021

SK

Námestovo

GLA: 150,000 sqm
Adjacent landbank: 16,000 sqm
Under construction: 4,000 sqm
 Production area with qualified workforce near PL border
Clients: 21
 Yanfeng, Incap Electronics, Mahle, Visteon Electronics

14



SINCE: 2024

RO

Timișoara North

GLA: 141,000 sqm
Adjacent landbank: 260,000 sqm
Under construction: - sqm
 Large inner-city location only 10 km to city centre and airport
Clients: 10
 HEXING, Valeo, Continental, Agricoover, Litens Automotive

15



SINCE: 2007

CZ

Pohořelice

GLA: 131,000 sqm
Adjacent landbank: - sqm
Under construction: - sqm
 Strategic location ideal for cross border logistics just inside the CZ/AT border
Clients: 11
 DHL, ČSAD, Coloplast, Darfon Electronics, Geis

16



SINCE: 2015

SK

Bratislava

GLA: 130,000 sqm
Adjacent landbank: 56,000 sqm
Under construction: 10,000 sqm
 Automotive supply park adjacent to Volkswagen plant
Clients: 12
 Grupo Antolin, Duvenbeck, Schnellecke, HP-Pelzer, Hella, Benteler Automotive

17



SINCE: 2007

CZ

Žatec

GLA: 120,000 sqm
Adjacent landbank: 166,000 sqm
Under construction: 63,000 sqm
 30 km from DE border in designated industrial zone
Clients: 7
 Grammer, ZF Chassis Systems, Dellner Hydratech, Nexen Tire

18



SINCE: 2023

NL

Amsterdam City

GLA: 120,000 sqm
Adjacent landbank: - sqm
Under construction: - sqm
 Inner-city, multi-modal, multi-story sustainable logistics hub
Clients: 3
 Growy, VolkerWessel

19



SINCE: 2020

RS

Belgrade North

GLA: 120,000 sqm
Adjacent landbank: 239,000 sqm
Under construction: - sqm
 Prime location between Serbias two largest cities, next to A1 highway
Clients: 12
 Lidl, Tehnomanija, Mercata, Flux System, Dijamont

20

ALL SHAPES AND SIZES TO MATCH ANY BUSINESS NEED

CTP HAS DEVELOPED FIVE BESPOKE BUILDING TYPES RANGING IN SIZE AND FUNCTIONALITY TO SUPPORT A BROAD SPECTRUM OF BUSINESS ACTIVITIES.



ctBox

Designed for local companies and startups, this simple and functional building provides showroom, office and warehouse space.



Amtech
Vekra Windows
AkzoNobel



ctFlex

CTFlex offers a modifiable and expandable concept for small- and mid-sized companies with built-in offices and warehouses.



Acer
MAPO Medical
Zodiac Aerospace



ctSpace

The CTSpace concept is ideal for logistics operations, distribution centres or supply-chain hubs.



DHL
DB Schenker
DSV



ctFit

Ideal for the activities of large enterprises with special technical parameters, such as distribution hubs, chilled warehousing, high-tech manufacturing and R&D labs.



Honeywell
Brembo
Thermo Fisher Scientific



ctLab

ctLab is a cost-effective facility ideal for service centres, software/equipment design, R&D and back-office operations for all types of companies.



IBM
Vitesco
AeskuLab

DEVELOPMENT PLATFORM

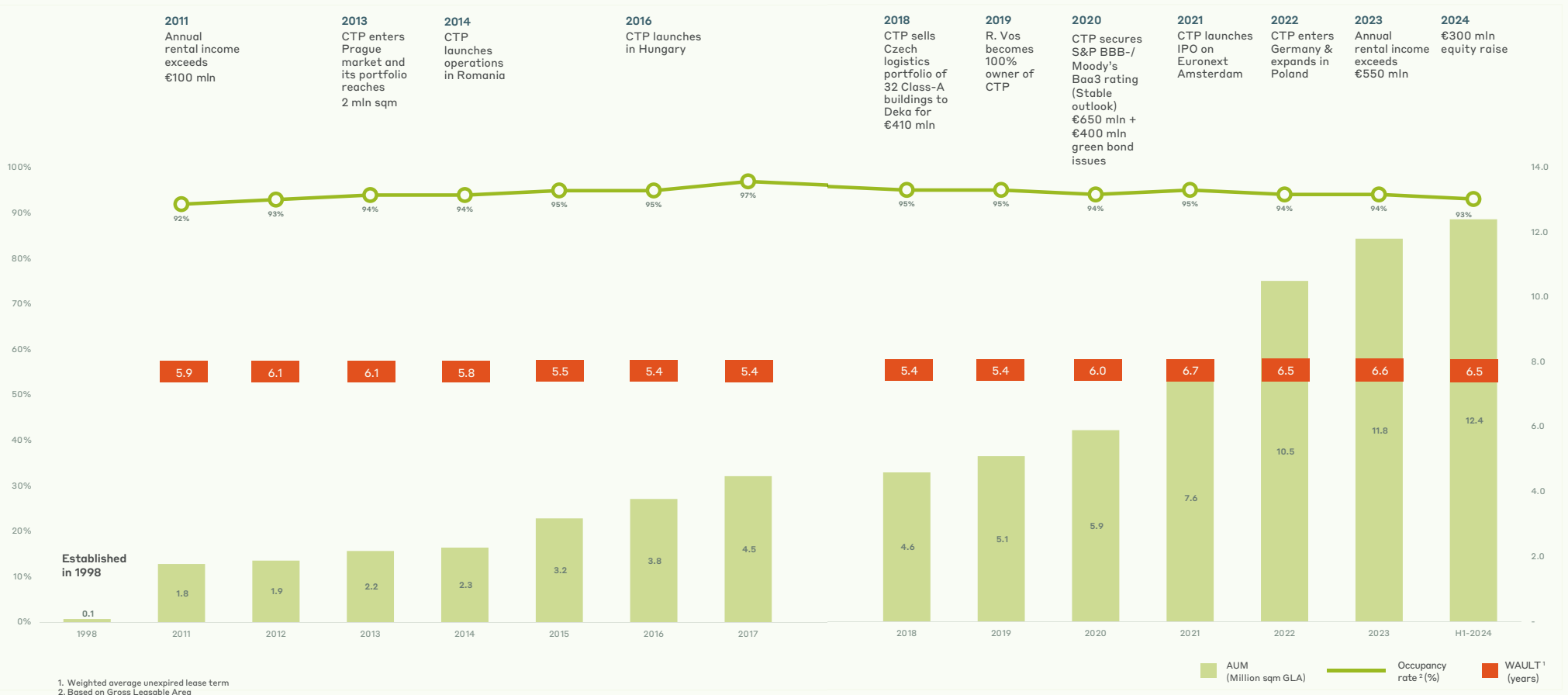


CTPARK ST.PÖLTEN NORTH, AUSTRIA

25-YEAR TRACK RECORD OF SUCCESS

~15%
ANNUAL GROWTH IN GLA
SINCE 2011 WITH STEADY

~95%
OCCUPANCY



2011
Annual rental income exceeds €100 mln

2013
CTP enters Prague market and its portfolio reaches 2 mln sqm

2014
CTP launches operations in Romania

2016
CTP launches in Hungary

2018
CTP sells Czech logistics portfolio of 32 Class-A buildings to Deko for €410 mln

2019
R. Vos becomes 100% owner of CTP

2020
CTP secures S&P BBB-/Moody's Baa3 rating (Stable outlook) €650 mln + €400 mln green bond issues

2021
CTP launches IPO on Euronext Amsterdam

2022
CTP enters Germany & expands in Poland

2023
Annual rental income exceeds €550 mln

2024
€300 mln equity raise

ESG AT THE CORE OF WHAT WE DO

RATINGS

SUSTAINALYTICS*

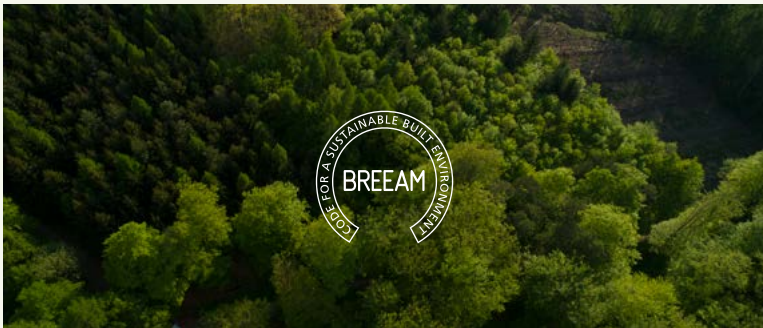
In May 2024, CTP received an ESG Risk Rating of 9.3 and was assessed by Morningstar Sustainalytics to be at Negligible Risk of experiencing material financial impacts from ESG factors. In no event shall these results be construed as investment advice or expert opinion as defined by the applicable legislation.*

ESG Risk Rating

9.3	Negligible Risk	76th within Industry (of 1,030)		
Neg. 0-10	Low 10-20	Medium 20-30	High 30-40	Severe 40+

Note: Updated May 23, 2024.

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COUNTRY DETAILS



CZECH REPUBLIC

#1



57



Aa3

Moody Rating

GLA 4.2

mil. sqm

469

under develop. '000 sqm

8.7

land bank mil. sqm

96%

retention



34%

of portfolio GLA

283

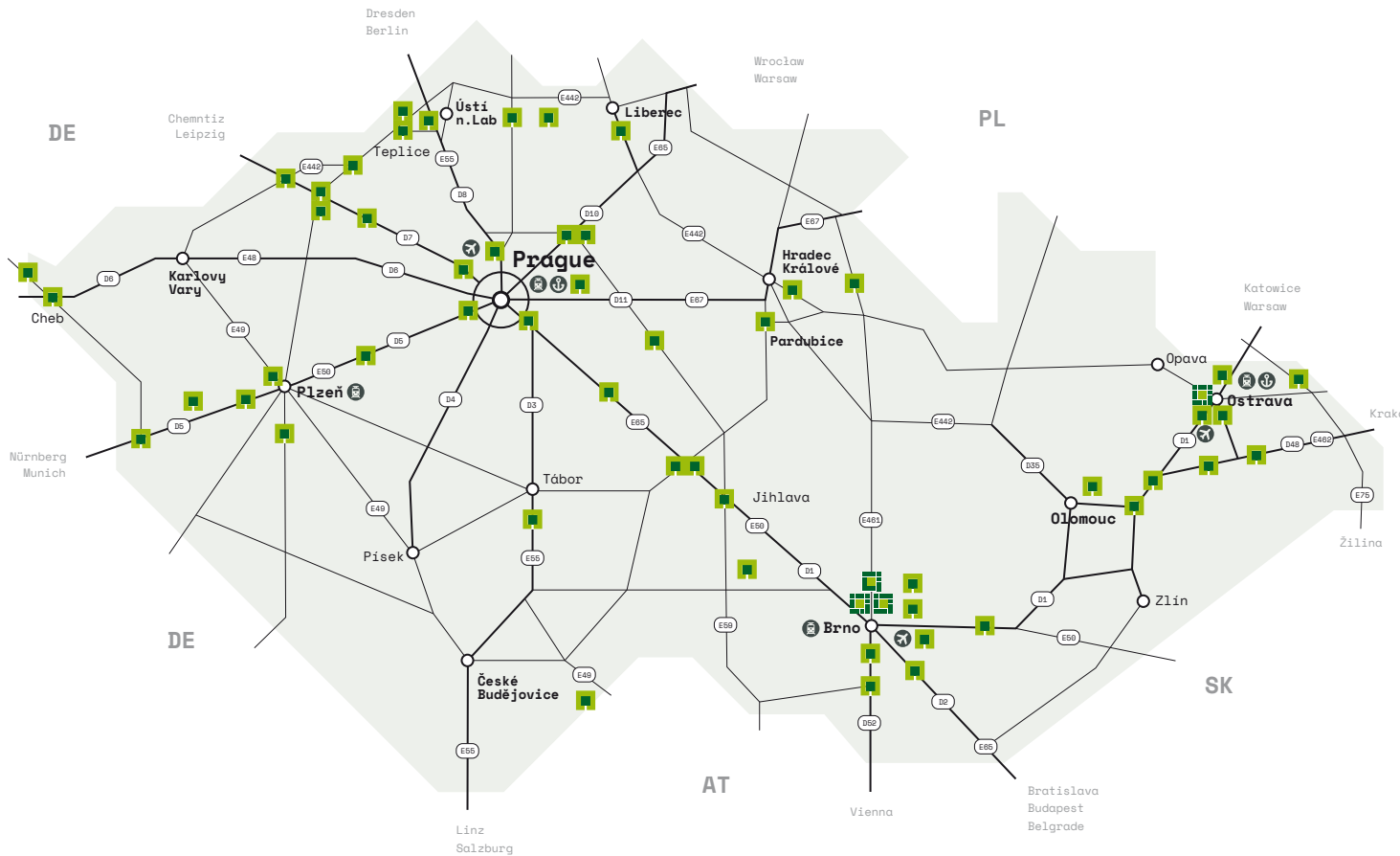
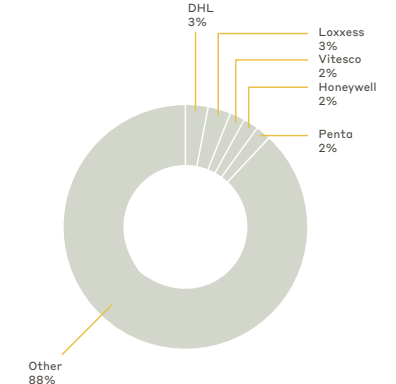
€ million annualised rent

WAVLT 6.9 years

H1 2024

- Locations with existing GLA
- Locations with land or buildings under construction

Top 5 Clients (% of Rental Income)



ROMANIA

#1



33



Baa3

Moody Rating

GLA 3.0

mil. sqm

202 under develop. '000 sqm

3.8 land bank mil. sqm

96% retention



24% of portfolio GLA

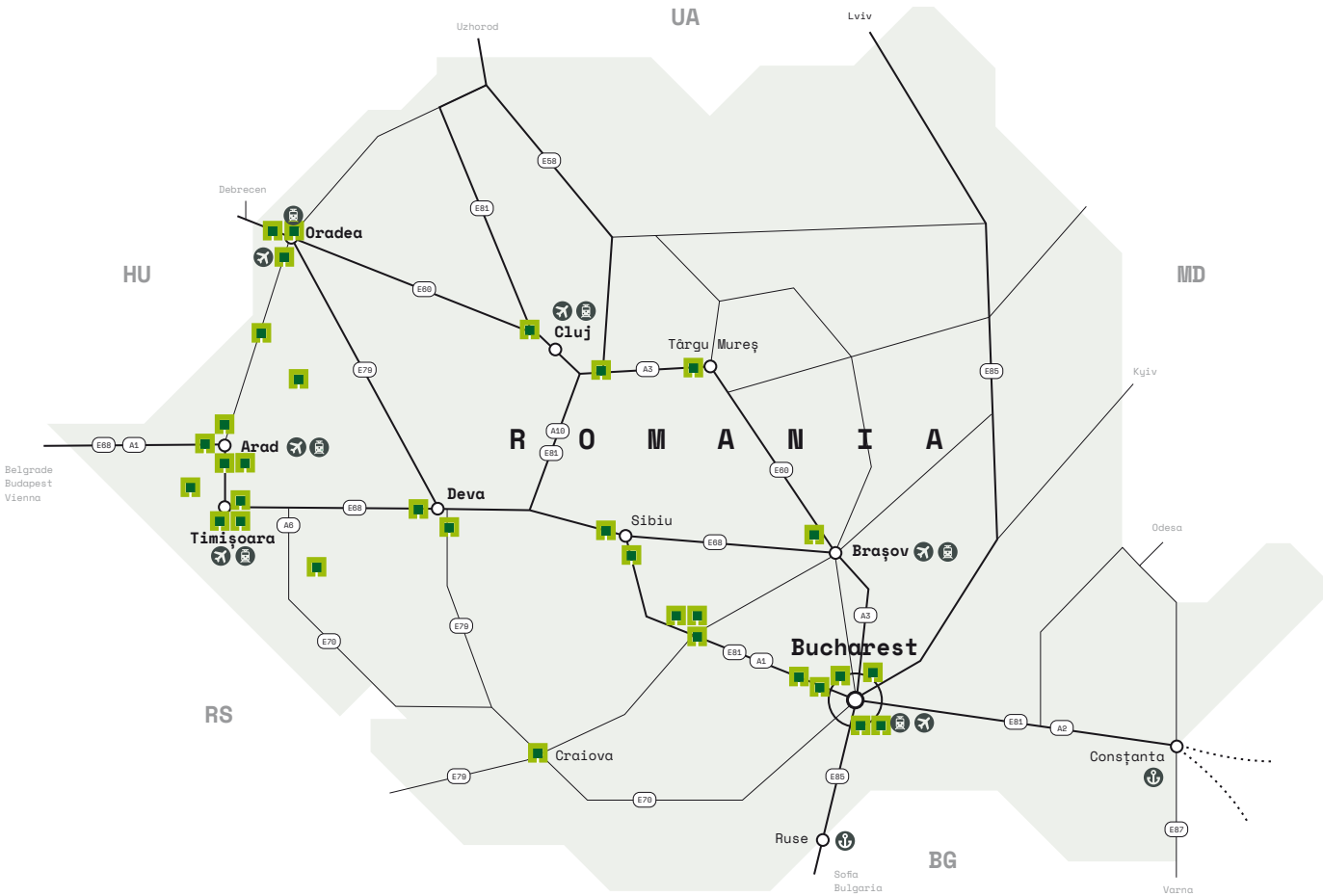
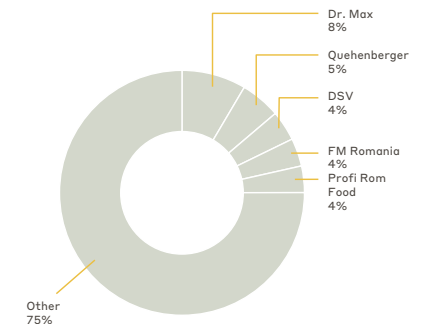
135 € million annualised rent

WAVULT 6.0 years

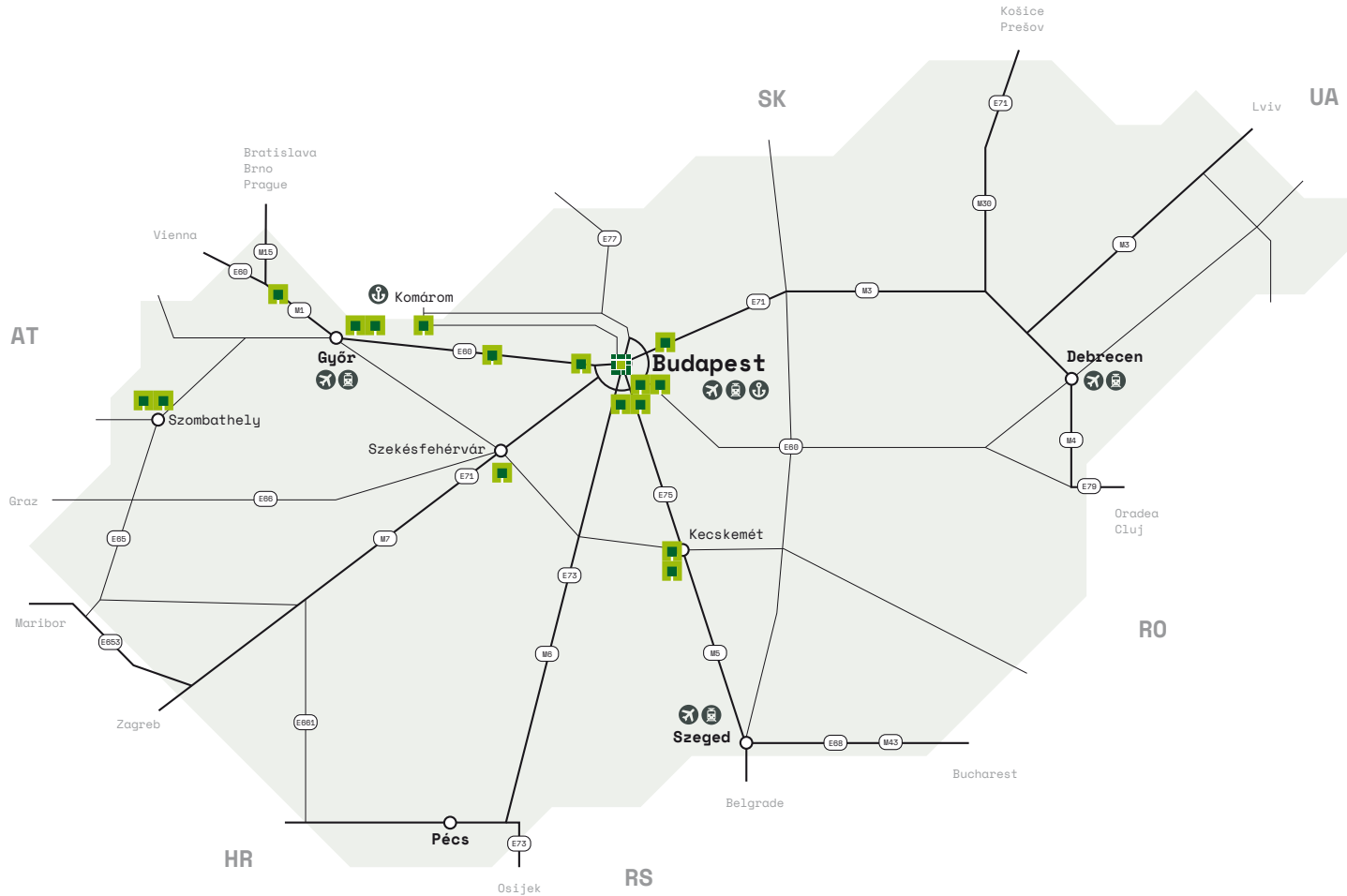
H1 2024

- Locations with existing GLA
- Locations with land or buildings under construction

Top 5 Clients
(% of Rental Income)



HUNGARY



#1



15



Baa2

Moody Rating

GLA 1.1

mil. sqm

181

under develop.
'000 sqm

2.9

land bank
mil. sqm

83%

retention



8.0%

of portfolio GLA

60

€ million
annualised
rent

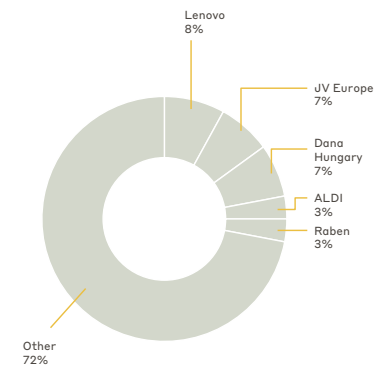
6.1
years

WAULT

H1 2024

- Locations with existing GLA
- Locations with land or buildings under construction

Top 5 Clients
(% of Rental Income)



POLAND

 **11** 

A2 Moody Rating

GLA 507 '000 sqm

558 under develop. '000 sqm **3.1** land bank mil. sqm

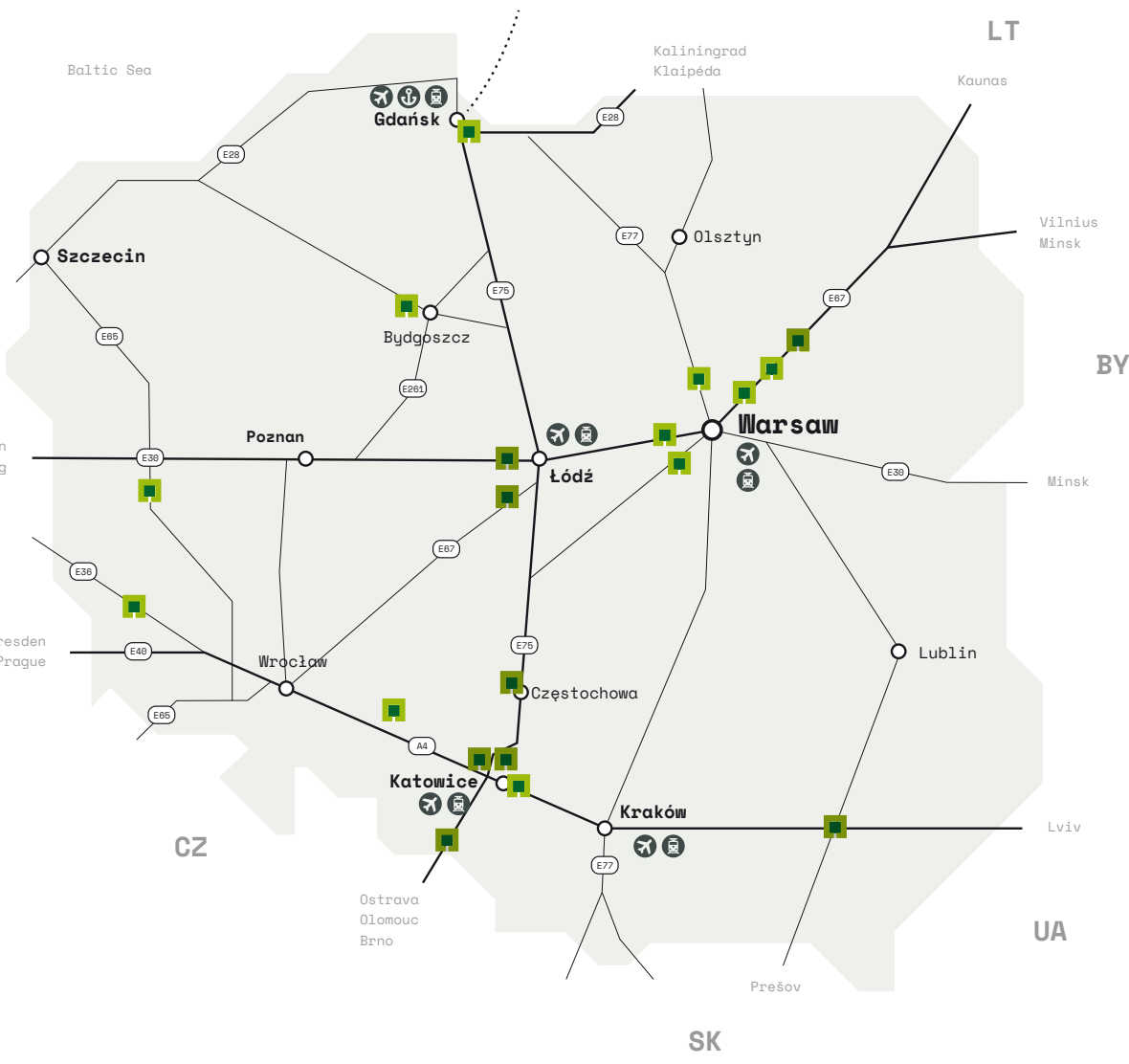
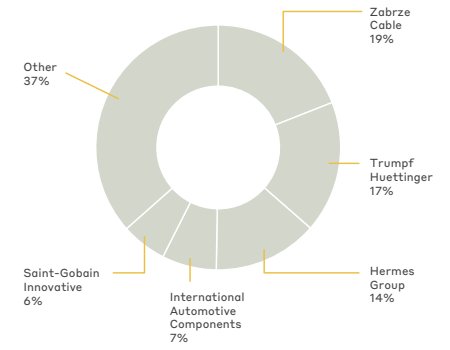
100% retention  **4.0%** of portfolio GLA

22 € million annualised rent **6.7** years WAULT

H1 2024

-  Locations with existing GLA
-  Locations with land or buildings under construction

Top 5 Clients
(% of Rental Income)



SLOVAKIA

#1



12



A2

Moody Rating

GLA 881

'000 sqm

181

under develop.
'000 sqm

2.1

land bank
mil. sqm

100%
retention



7.0%
of portfolio GLA

51

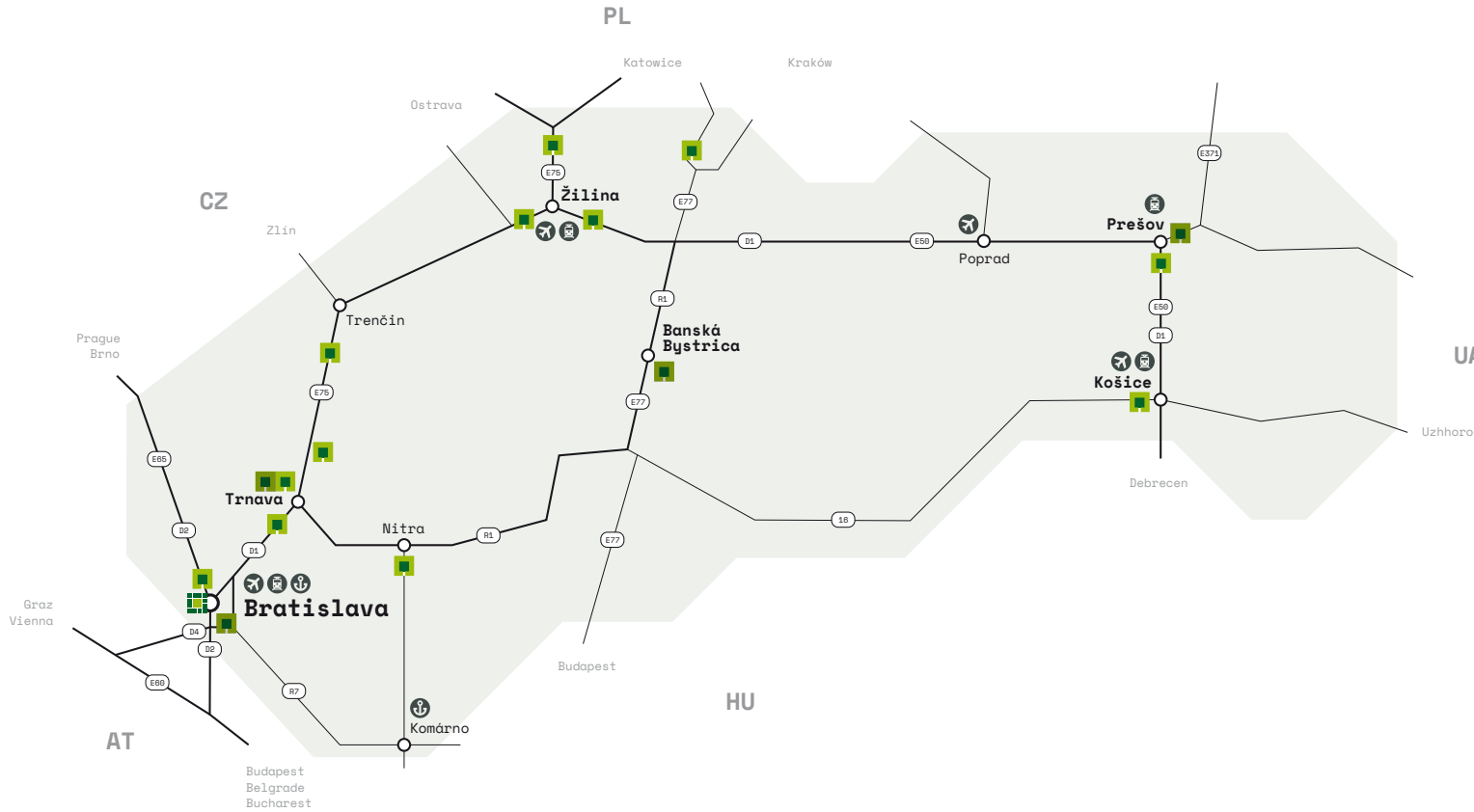
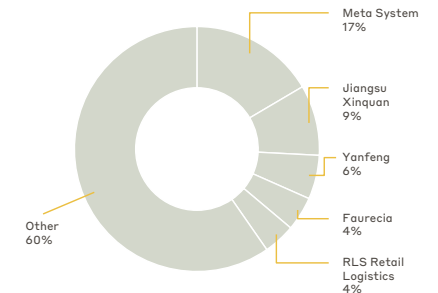
€ million
annualised
rent

WAVLT
6.3
years

H1 2024

- Locations with existing GLA
- Locations with land or buildings under construction

Top 5 Clients
(% of Rental Income)





7 #1

Ba2 Moody Rating

GLA 500 '000 sqm

168 under develop. '000 sqm **2.2** land bank mil. sqm

100% retention **4.0%** of portfolio GLA

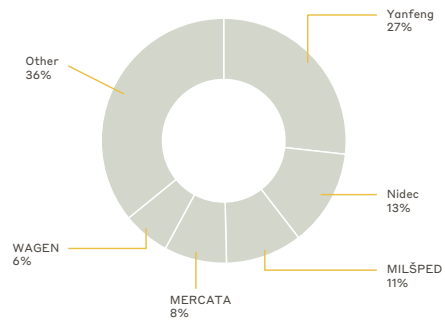
32 € million annualised rent **WAVLT 10.6** years

H1 2024

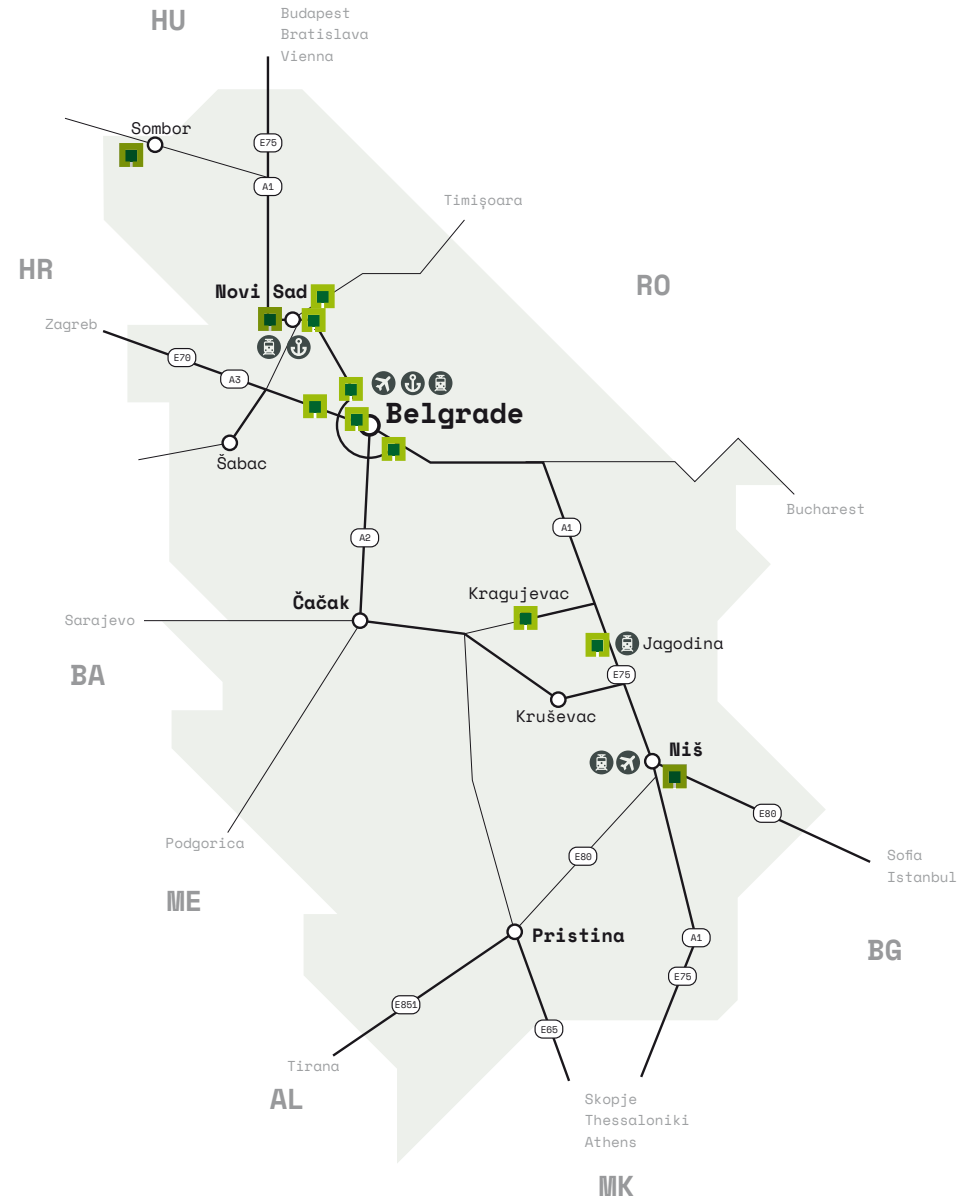
Locations with existing GLA

Locations with land or buildings under construction

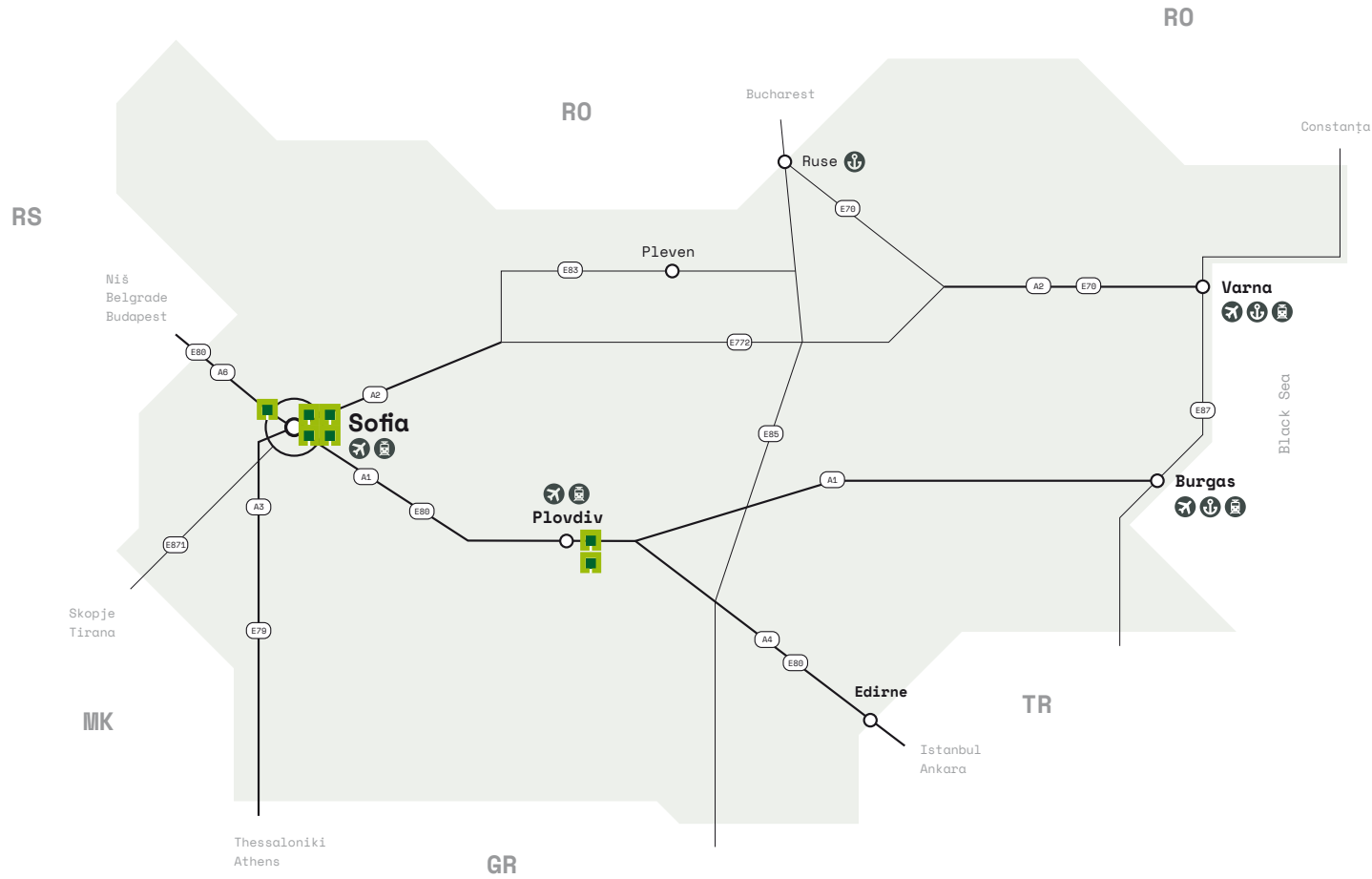
Top 5 Clients (% of Rental Income)



SERBIA



BULGARIA



7

Baa1

Moody Rating

GLA 237

'000 sqm

133

under develop.
'000 sqm

0.2

land bank
mil. sqm

97%
retention



2.0%
of portfolio GLA

13

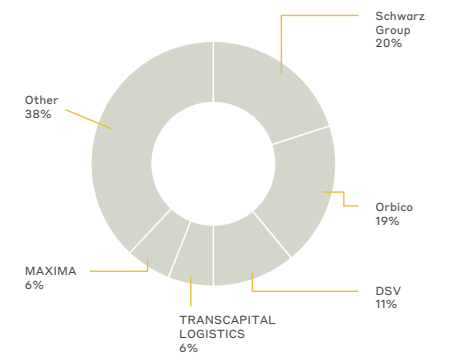
€ million
annualised
rent

WAVLT
7.1
years

H1 2024

- Locations with existing GLA
- Locations with land or buildings under construction

Top 5 Clients
(% of Rental Income)





103

Aaa Moody Rating

GLA 1.7 mil. sqm

64 under develop. '000 sqm **0.5** land bank mil. sqm

97% retention **14.0%** of portfolio GLA

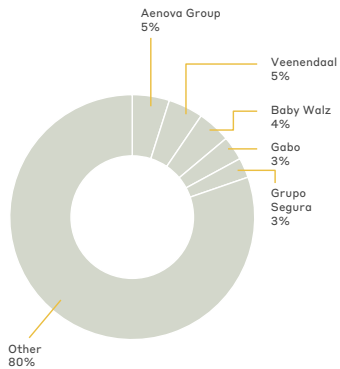
67 € million annualised rent **WAVLT 4.3** years

H1 2024

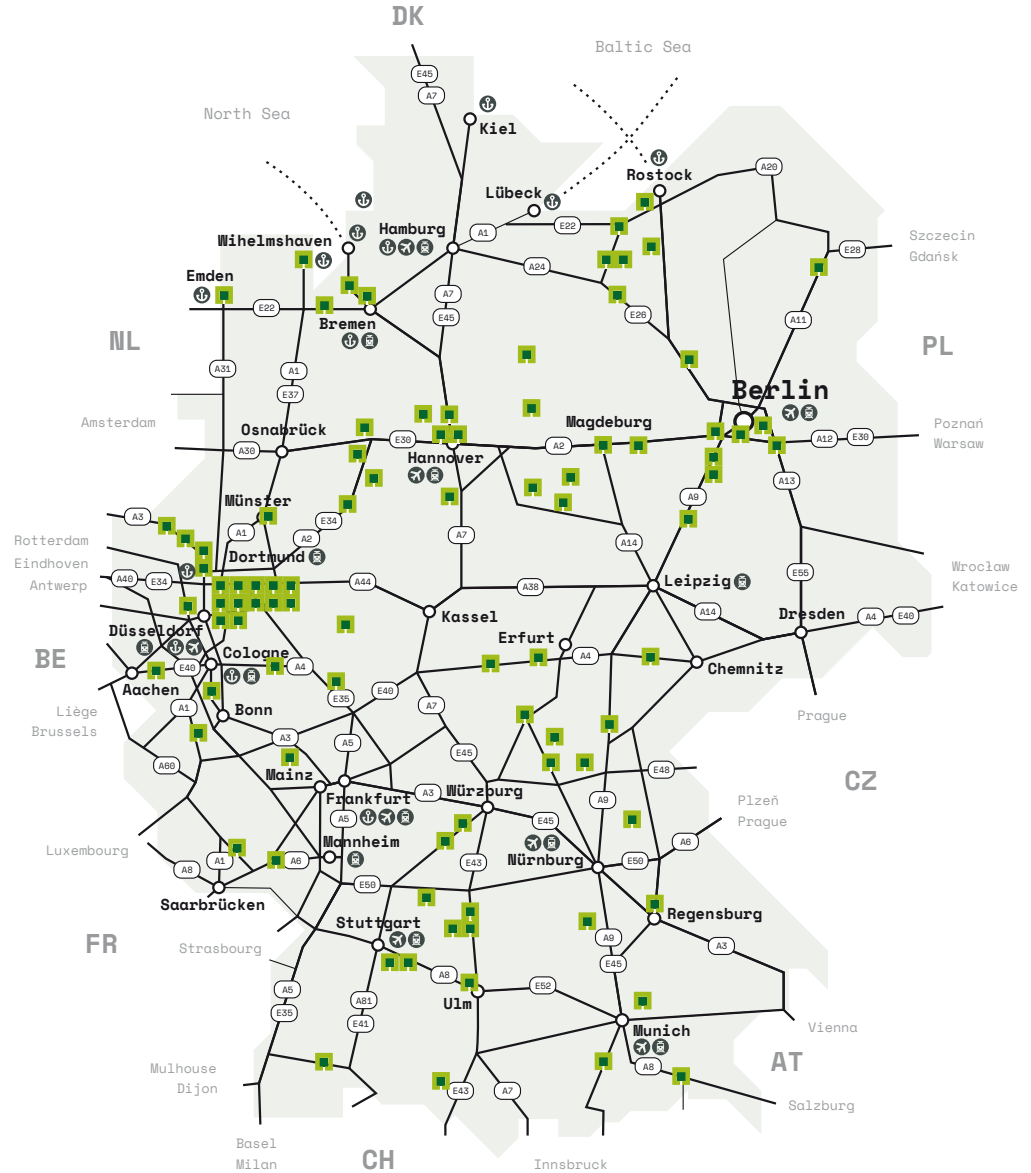
Locations with existing GLA

Locations with land or buildings under construction

Top 5 Clients
(% of Rental Income)



GERMANY



NETHERLANDS



3

Aaa

Moody Rating

GLA 247

'000 sqm

1.6 land bank mil. sqm

100% retention



2.0% of portfolio GLA

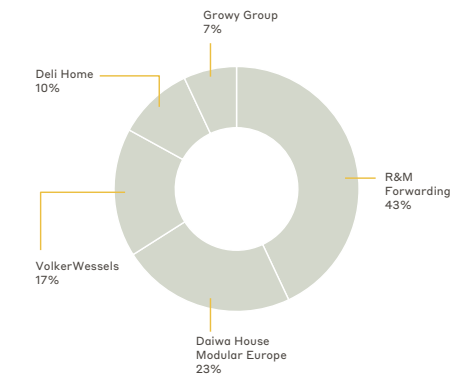
10 € million annualised rent

WAVULT 9.3 years

H1 2024

- Locations with existing GLA
- Locations with land or buildings under construction

Top 5 Clients (% of Rental Income)





2

Aa3

Moody Rating

GLA 79

'000 sqm

88 under develop. '000 sqm

441 land bank mil. sqm

100% retention

1.0% of portfolio GLA

5 € million annualised rent

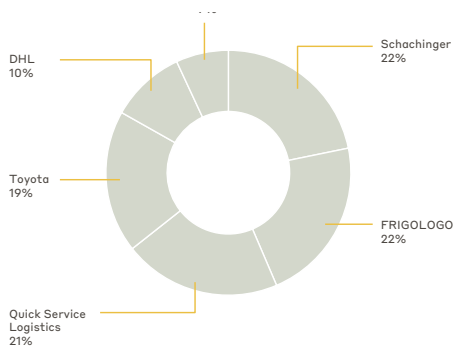
WAVULT **8.0** years

H1 2024

Locations with existing GLA

Locations with land or buildings under construction

Top 5 Clients
(% of Rental Income)



AUSTRIA



CTPARK TOURS



CTPARK BUCHAREST WEST, ROMANIA

DAY 1 BUCHAREST



CTPARK BUDAPEST SZIGETSZENTMIKLÓS

YOUR HOSTS



Remon Vos
CEO



Jovan Radosavljevic
Managing Director,
Romania



Ionut Puiu
Construction Director,
Romania

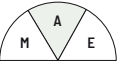


Andrei Bentea
Business Developer
Director, Romania



Ionut Anghel
Project Manager,
CTPark Bucharest West

PROGRAMME



13:15-18:00 TOURS

FROM	TO	ACTIVITY
13:15	15:15	CTPARK TOURS
		<p>GROUP 1 CTPark Bucharest West Client visits: LPP, Sport Vision, Profi, K&N for Pepco, Maersk for Ikea</p> <hr/> <p>GROUP 2 CTPark Bucharest West Client visits: Maersk for Ikea, Profi, K&N for Pepco, LPP, Sport Vision</p> <hr/> <p>GROUP 3 CTPark Bucharest West Client visits: Profi, K&N for Pepco, Maersk for Ikea, Sport Vision and LPP</p>
15:15	18:00	<p>CTPark Bucharest Chitila Drive by</p> <hr/> <p>CTPark Bucharest North Client visits: DSV, Tuborg</p> <hr/> <p>Back to Hotel Intercontinental</p>

CTPARK BUCHAREST



CTPARK BUCHAREST



CTPark Bucharest is situated in the western area of Bucharest, the most populated area of the city, ensuring swift access to densely populated urban areas where final deliveries are made. This location reduces transportation costs and enhances delivery speed, crucial for last-mile logistics operations. Direct connectivity to the city centre is ensured by both car and public transport, with the Pacii and Preciziei metro stations only a 15-minute ride away. Additionally, the A1 motorway, serving as the country's primary route, is easily accessible. CTPark Bucharest offers Class A warehouses for rent, designed for small and medium-sized businesses, with flexible spaces from 1,500 sqm, with offices and all the necessary utilities for those who want to grow their business.

PARKFACTS	sqm
GLA:	572,000
UNDER CONSTRUCTION:	N/A
LANDBANK:	315,000
KEY CLIENTS:	
DSV	
Iron Mountain	
XPO	
Pepsi	
Orange	
Englmayer	
Saint Gobain	
Ceva Logistics	



CTPARK BUCHAREST WEST



CTPARK BUCHAREST WEST



ctBox



ctFlex



ctSpace



ctFit

CTPark Bucharest West, the largest industrial park in Central and Eastern Europe, offers the best work environment among Romania's industrial parks. Since its establishment in 2015, it has grown from a big-box warehousing facility into a vibrant business community. The park features Romania's first Clubhaus, a community hub for meetings, lectures, and training sessions, equipped with amenities like a canteen, supermarket, an amphitheatre, meeting rooms, outdoor exercise facilities, and an onsite medical office. These facilities attract a high-quality workforce by providing essential services and entertainment. Located on the A1 motorway, the main gateway to Bucharest, CTPark Bucharest West enjoys a strategic position in the city's most developed industrial hub. With excellent local transportation links and proximity to the Bucharest city ring, it is the ideal location for e-commerce and logistics operators targeting the capital city and its growing population.

PARKFACTS	sqm
GLA:	859,000
UNDER CONSTRUCTION:	66,000
LANDBANK:	1,492,000
KEY CLIENTS:	
Quehenberger	
Maersk	
KÜEHNE + NAGEL	
LPP	
Profi	
DSV	



CTPARK BUCHAREST CHITILA



CTPARK BUCHAREST CHITILA



CTPark Bucharest Chitila is situated on the ring road in the north-west of Bucharest. The park is 7 km from the A1 motorway, 12 km from national road DN1, 16 km from Henry Coanda International Airport and approximately 13 km from CTPark Bucharest and 18.5 km from CTPark Bucharest West, the two properties already owned by CTP near Bucharest. Excellent local infrastructure makes it one of the best locations for warehousing in Romania and provides great potential for further development.

PARKFACTS	sqm
GLA:	67,000
UNDER CONSTRUCTION:	N/A
LANDBANK:	51,000
KEY CLIENTS:	
Havi	
RTC	
Ringier	
MSL	
Europharm	



CTPARK BUCHAREST NORTH



CTPARK BUCHAREST NORTH



CTPark Bucharest North is located in the north of Bucharest, in the Ștefănești - Afumați area, an established logistics hub, on Bucharest's northern ring road, close to the A3 motorway and the National road DN2. The park has a total area of 21 hectares and is perfectly located to meet the needs of clients in the e-commerce sector, thanks to easy access to Bucharest. Developed in accordance with BREEAM standards for accessibility and infrastructure, CTPark Bucharest North offers Class A warehouses, built to the highest CTP technical standards, ensuring optimal occupancy costs for clients. Positioned on Bucharest's most important interchange between the A3 highway and national road DN2, the park provides access to the entire city and the ring-road connection. Not only is the A3 one of the most extensive motorways in the country, but the park's location also grants a direct route to the city centre by car or public transport. The R409 bus station is only a 10-minute ride away.

PARKFACTS	sqm
GLA:	231,000
UNDER CONSTRUCTION:	N/A
LANDBANK:	30,000
KEY CLIENTS:	
	Micul Fermier
	DSV
	Blum
	Mobexpert
	PPG
	Sezamo
	Fine Store



DAY 2 BELGRADE



YOUR HOSTS



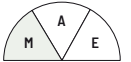
Laza Kovacevic,
Managing Director,
Serbia



Petar Kolognat
Business Development
Director, Serbia

PROGRAMME

TOUR: BELGRADE



FROM	TO	ACTIVITY
6:30	6:45	Breakfast in hotel (not part of official programme)
6:45	7:30	Bus to Bucharest Airport
7:45	7:45*	Flight from Bucharest to Belgrade
8:00	8:30	Bus to CTPark Belgrade City Market insights: Boško B. Tomašević, Managing Director SEE, CBRE Bozidar Gacesa, Head of Industrial & Logistics SEE, CBRE
8:30	9:30	Tour CTPark Belgrade City Client visits: Mercator, Mercata, Swiss automotive
9:30	10:00	Coffee break
10:00	10:30	Serbia, CTP's growth engine in SEE Laza Kovacevic, Managing Director
10:30	11:15	Guest presentation Danilo Cicmil, Special Investment Advisor to the President of the Republic of Serbia
11:15	11:45	Bus to airport

* All times local time, flight crosses
time zone (+1 hr)

CTPARK BELGRADE CITY

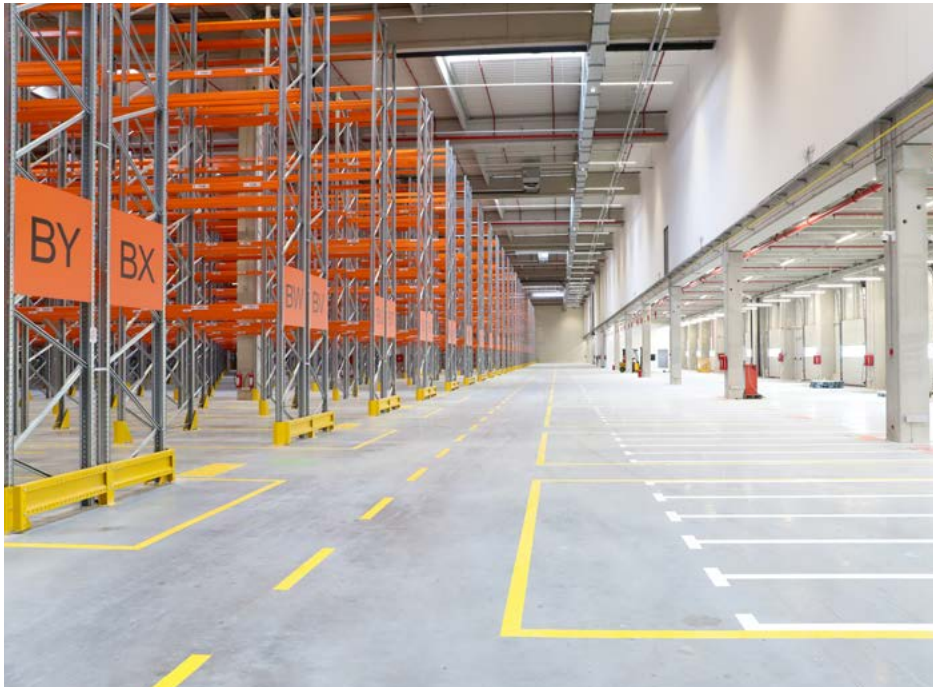


CTPARK BELGRADE CITY

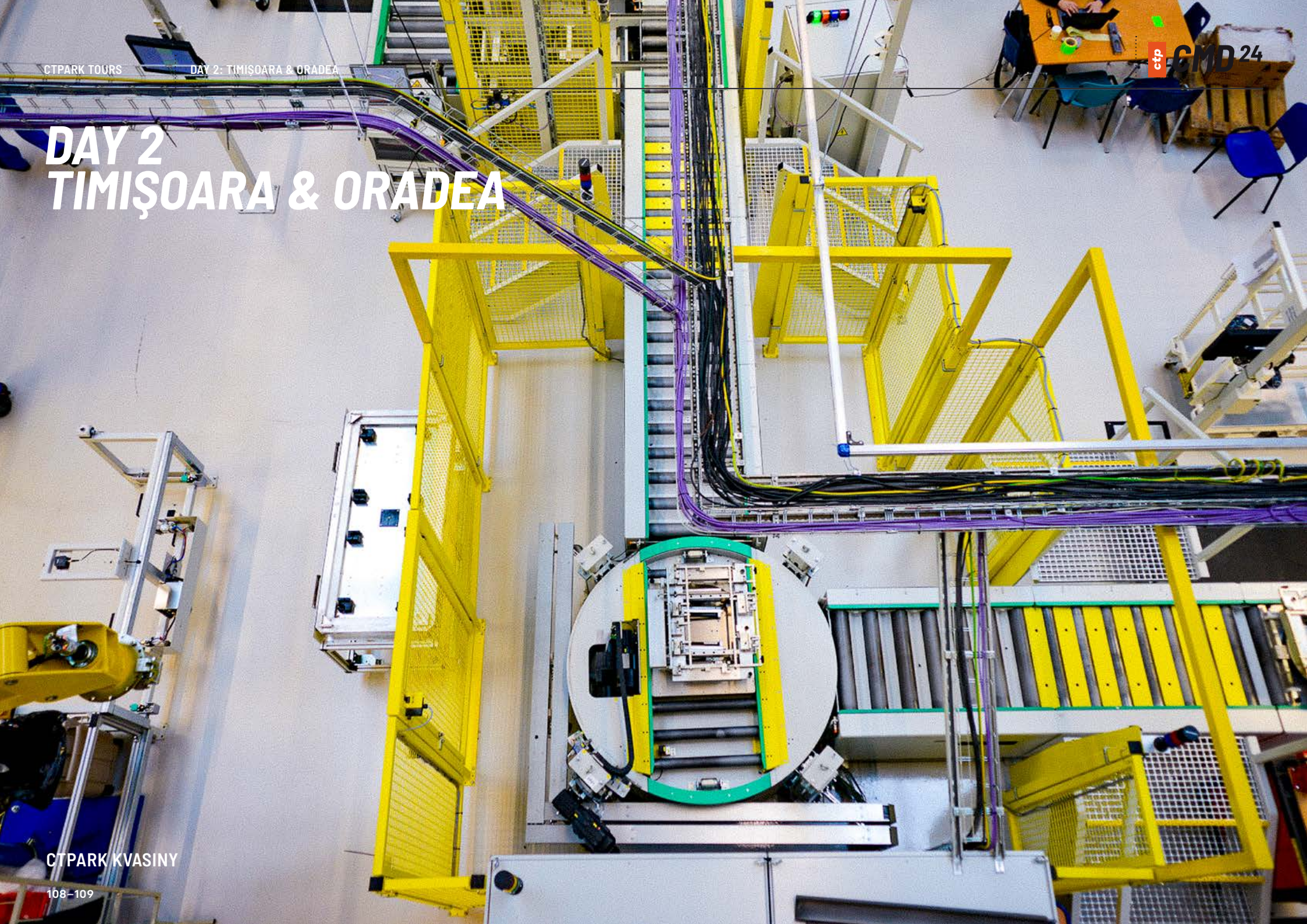


CTPark Belgrade City will be the largest logistics hub in Serbia with units starting from 2,500 sqm with showrooms, offices, warehouses. The location is ideal for small and medium-sized enterprises in the FMCG, pharmaceutical, e-commerce and last-mile logistics sectors due to its inner city location, excellent connections to the motorway and all main city traffic arteries. The park is located in the largest municipality in the capital (New Belgrade) and less than 10km to the city centre and only 10 km from the Belgrade Airport.

PARKFACTS	sqm
GLA:	104,000
UNDER CONSTRUCTION:	31,000
LANDBANK:	22,000
KEY CLIENTS:	
Mercator	
Mercata VT	
Wagen International (SAG)	
Lesnina S (XXXLutz)	



DAY 2 TIMIȘOARA & ORADEA



YOUR HOSTS



Jovan Radosavljevic
Managing Director,
Romania

TOUR: TIMIȘOARA



Stefan Ciocan,
Leasing Manager
Timisoara/Arad Region



Andrei Bentea
Business Developer
Director, Romania

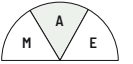
TOUR: ORADEA



Aurel Cirstea
Client relationship
& Corporate Affairs
Manager

PROGRAMME

TOURS: TIMIȘOARA & ORADEA



FROM	TO	ACTIVITY
12:00	13:45*	Flight from Belgrade to Timisoara
13:45	14:45	Tour CTPark Timișoara Ghiroda Client visit: Varroc
14:45	15:30	Flight from Timisoara to Oradea
15:30	16:00	Tour CTPark Oradea Cargo Terminal Client visits: Airport cargo terminal and Etron Welcomed by Mihai Jurca, City Manager of Oradea and Member of the Board of the Oradea Airport
16:00	17:00	Flights from Oradea to Vienna / Bucharest

* All times local time, flight crosses time zone (-1 hr)

CTPARK TIMIȘOARA



CTPARK TIMIȘOARA



CTPark Timișoara Ghiroda benefits from a perfect location for distribution, logistics and manufacturing at 6 km from Timișoara and at 1 km from the A1 motorway to Arad and the Timișoara ring road. CTPark Timișoara Ghiroda offers flexible space for distribution or manufacturing starting from 1,500 sqm. Quality of life in our parks is the best you can find in Romania and this also reflects in the quality of work life for the employees. CTParks help you recruit and keep your key people easier.

PARKFACTS	sqm
GLA:	145,000
UNDER CONSTRUCTION:	N/A
LANDBANK:	182,000
KEY CLIENTS:	
ALTEX	
URSUS BREWERIES	
RPW LOGISTICS	
DB Schenker	
Avery Dennison	
B Braun	
Hella Electronics	



CTPARK ORADEA CARGO TERMINAL



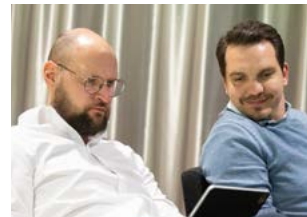
CTPARK ORADEA CARGO TERMINAL

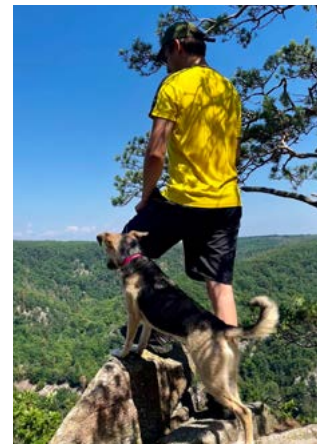


CTPark Oradea Cargo Terminal is the first industrial park with an air cargo terminal in Romania. This unique project is located in the western part of Romania, benefiting from direct connection with Oradea Airport and the Eurobusiness II industrial centre as well as with large neighbouring cities such as Timisoara, Arad, Cluj-Napoca, Deva, Debrecen and Budapest. The Airport Cargo Terminal will ensure both the storage and possibility of transporting goods by air with Boeing 737-800 series aircraft, but also road transport. In order to ensure a high flow of air transport, CTP designed a complex project of three buildings dedicated to warehouses and cargo services. CTPark Oradea Cargo Terminal can accommodate clients from various sectors, both with air cargo activities, but also production and logistics, or mixed use, offering flexible spaces starting from 1,500 sqm.

PARKFACTS	sqm
GLA:	65,000
UNDER CONSTRUCTION:	N/A
LANDBANK:	182,000
KEY CLIENTS:	
Etron	
Aeroportul Oradea	
Plexus	
Inotech	
Cargus	







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This presentation may include statements which may be deemed to be, “forward-looking statements”. 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 reflect the current views of the Company’s management and assumptions based on information currently available to the Company’s management. By their very nature, forward-looking statements involve risks, uncertainties and assumptions, both general and specific, which could cause actual results or developments to differ materially from those expressed or implied by such statements. Given these uncertainties, investors are advised not to place undue reliance on these forward-looking statements. Furthermore, forward-looking statements speak only as of the date they are made, and the Company does not assume any obligation to update such statements, except as required by law.

THIRD PARTY MARKET DATA

Statements regarding market share, including those regarding CTP’s competitive position, contained in this document are based on outside sources such as research institutes, industry and dealer panels in combination with management estimates.

USE OF NON-IFRS INFORMATION

In presenting and discussing CTP’s financial position, operating results and cash flows, management uses certain non-IFRS financial measures. The non-IFRS financial measures should not be viewed in isolation as alternatives to the equivalent IFRS measure and should be used in conjunction with the most directly comparable IFRS measure. Non-IFRS financial measures do not have the standardised meaning under IFRS and therefore may not be comparable to similar measures presented by other issuers.

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