

## CTP expands its Clubco co-working space in response to the shortage of modern office space and the growing demand for flexibility in the Czech Republic

Prague, 30 January 2025 - The Czech office market is facing historically low supply, especially in premium locations where new office construction has slowed down significantly. One solution to this situation is flexible coworking spaces that offer an efficient and modern working environment. CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), is responding to these needs through its Clubco network of coworking centres. Since its inception in 2021, Clubco has grown to nearly 7,000 sqm and further expansion of more than 4,000 sqm is planned in 2025, including its first entry into the Slovakian market.

Clubco has quickly gained popularity thanks to its combination of flexibility, modern design and cutting-edge technology. The three centres in Brno, Ostrava and Nupaki near Prague offer a variety of working spaces, from fully equipped offices to technologically advanced conference rooms and relaxation zones. In 2024, the coworking centres welcomed 1,110 active members representing 80 companies and hosted 190 public and private events. Clubco thus provides ideal conditions for productivity, networking and relaxation, making it an attractive choice for a wide range of users.

### Clubco is growing across regions and borders

With the growing demand for flexible office solutions and the success of the coworking concept, CTP is expanding its Clubco not only in the Czech Republic, but also plans to enter the Slovak market, where it has been building industrial CTParks for years.

Each Clubco is tailored to specific regional needs and offers unique features that meet the demands of the modern work environment. In Brno, the coworking centre is part of the premium business park Vlněna, while in Ostrava a coworking centre is being built in the heart of the IQ Ostrava office complex. In Nupaki near Prague, Clubco has attracted entrepreneurs and small companies looking for a flexible solution on the outskirts of the metropolis.

Clubco Brno (Vlněna) is CTP's largest coworking centre in a premium business park. It will expand by another 2,000 sqm in 2025 and will offer unique facilities including a

podcast studio, an event space for private events for up to 80 people, a lounge area with gaming elements and 32 new offices. Also new are extensive terraces that will make work and networking activities more enjoyable.

Clubco Ostrava (IQ Ostrava) is aimed at small and medium-sized companies and freelancers. After an expansion of 700 sqm in September 2024, it offers premises with a total area of over 2,200 sqm, including new offices, conference rooms and terraces for relaxation.

Clubco Nupaky (Prague-East) is the first coworking space on the Prague periphery with a capacity of up to 100 people. It provides flexible workspaces for entrepreneurs and small companies without having to commute to the centre of Prague. It offers 10 offices of different sizes, a shared kitchen, three meeting rooms and modern technological equipment.

*"We offer our clients more than just workspaces - we provide comprehensive services that support employee efficiency and wellbeing. Clubco is becoming a popular choice not only among businesses and freelancers, but also students and small teams looking for an inspiring environment. With the growing demand and the arrival of new companies and startups to the regions, we are seeing more and more interest in coworking solutions,"* added **Adriana Sniegonová, manager of Clubco in Brno.**

All Clubco co-working centres are certified to the BREEAM In Use Excellent environmental standard, which confirms CTP's commitment to sustainability. This approach includes energy-saving technologies, photovoltaics and eco-friendly operations to ensure the long-term sustainability and attractiveness of the space

*"Clubco is not just about the workspace, it's about the overall experience. Our centers are designed to foster creativity, productivity and community connection. Each of our coworking centers offers something unique, from cutting-edge technology to relaxation zones,"* adds **Kateřina Camerino, manager of Clubco's coworking center in Ostrava.**

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## ABOUT CTP

CTP is Europe's largest listed owner, developer, and manager of logistics and industrial real estate by gross lettable area, owning 12.6 million sqm of GLA across 10 countries as

of 30 September 2024. CTP certifies all new buildings to BREEAM Very good or better and earned a negligible-risk ESG rating by Sustainalytics, underlining its commitment to being a sustainable business.

More information can be found on the CTP website: [www.ctp.eu](http://www.ctp.eu)

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