



CTP Romania
.....
We are Parkmakers

Fabruary 2024



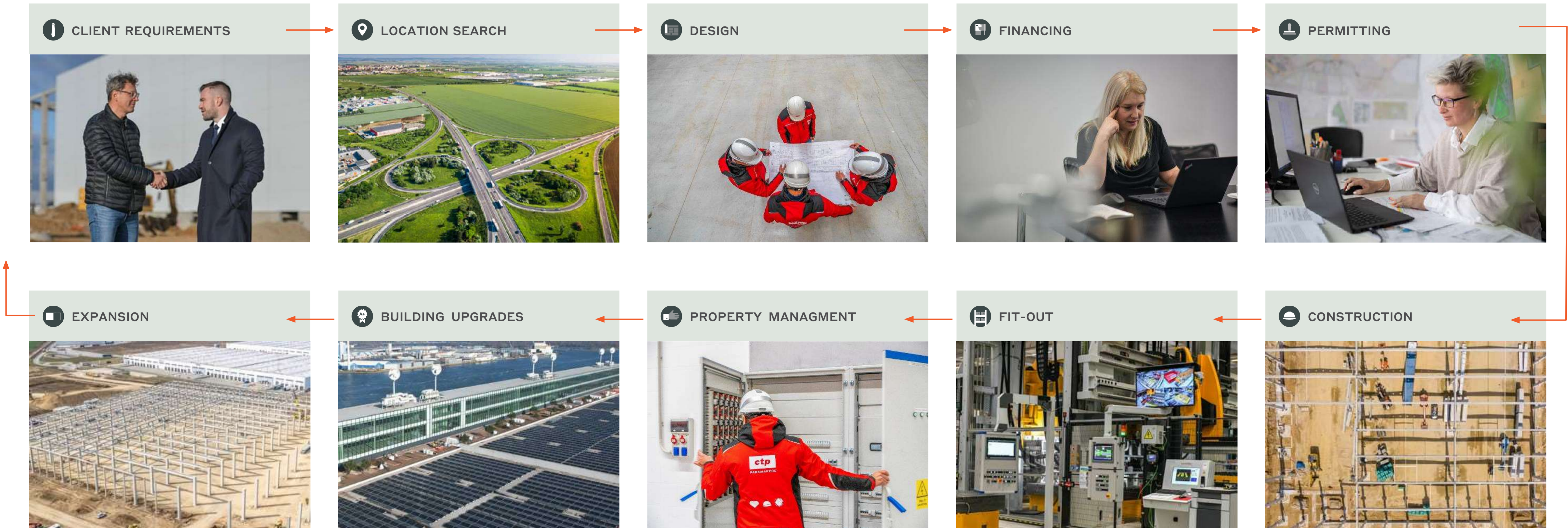
We are Parkmakers

At CTP we don't just build buildings—we build vibrant sustainable business ecosystems of the future for people: our clients, their employees, and the communities where we work and live. As a result, we accelerate local and regional economic development, contributing to overall socio-economic prosperity.



Full-Service Property Development: One-stop shop

The CTP platform is our in-house team of property professionals who provide personalised service to our clients from land acquisition to long term customer care after move-in providing our clients a one-stop shop for all their property needs allowing them to focus on their core business.



Long-Term Partner

Largest listed developer in Europe

AMSTERDAM AEX
25.03.21



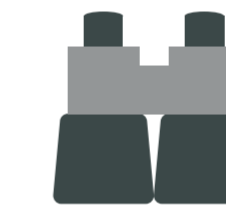
Security of execution

STRONG FINANCIAL POSITION AND IN-HOUSE CONSTRUCTION TEAM ENSURES PROJECT COMPLETION ON TIME



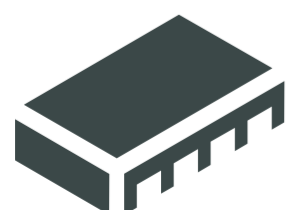
Unique, stable build-to-hold business model

AS DEVELOPER / OWNER, OUR INTERESTS ALIGN WITH THOSE OF OUR CLIENTS AND COMMUNITIES



Five property types: Built-in flexibility

CATERING TO ANY CLIENT REQUIREMENT



Sustainability is in our DNA

SELF GENERATED ENERGY AND GREEN, HEALTHY WORK SPACES



Community-based Parks

INTEGRATED INTO EXISTING BUILT-UP ENVIRONMENTS AND LOCAL COMMUNITIES



Big Numbers

FINANCIAL HIGHLIGHTS

OPERATIONAL HIGHLIGHTS

€676 MIL.

(+21.5% VS. H1-2022)
Next 12 months'
contracted revenues

€402 MIL.

(+22.6% vs. 9M-2022)
9M Net rental income

93%

(94% AS AT 31 DEC 2022)
Occupancy

6.6 YEARS

(6.5 years as at 31 Dec 2022)
WAULT

€238 MIL.

(+22.7% vs. 9M-2022)
9M Company Specific
Adjusted EPRA earnings

€0.54

(+18.6% vs. 9M-2022)
9M Company Specific
Adjusted EPRA EPS

14.1%

(12.5% as at 31 Dec 2022)
Reversionary potential

7.5%

(4.3% in 9M-2022)
Like-for-like rental growth

€15.28

(+10.6% vs. 31 Dec 2022)
EPRA NTA per share

€1.6 BIL.

(€1.1bn as at 31 Dec 2022)
Pro-forma liquidity

1.9 MIL. SQM

(1.7m sqm as at 31 Dec 2022)
Under construction

10.6%

(10.1% as at 31 Dec 2022)
Expected YoC of projects
under construction

Strong Values Underpin Our Development Vision



Committed



We commit to delivering buildings that are not only functional but also future-proof, designed to meet the needs of our clients. Commitment to excellence is at the heart of everything we do, and we are passionate about exceeding expectations. As long-term owners and developers, we go the extra mile to ensure that our buildings are built to last and stand the test of time.



Entrepreneurial



As an entrepreneurial company, we react quickly to market changes and clients' needs. We take calculated risks and seize opportunities to enhance our position as a leader in the industry. Our competitive, innovative, and agile nature drives us to constantly improve and push boundaries.



Accountable



We hold ourselves accountable to our clients, investors, employees, and communities. We set clear goals, communicate effectively, and pay attention to details. As a long-term partner, we take ownership and understand the strategies and needs of our stakeholders to deliver on our promises and remain their partner of choice.



Sustainable



Sustainability is at the forefront of everything we do. We build highly efficient buildings to reduce energy and water consumption, and since 2021, all of CTP's buildings are built to high BREEAM* standards – 'Very Good' or better. We are committed to growth that is both responsible and sustainable.



Community



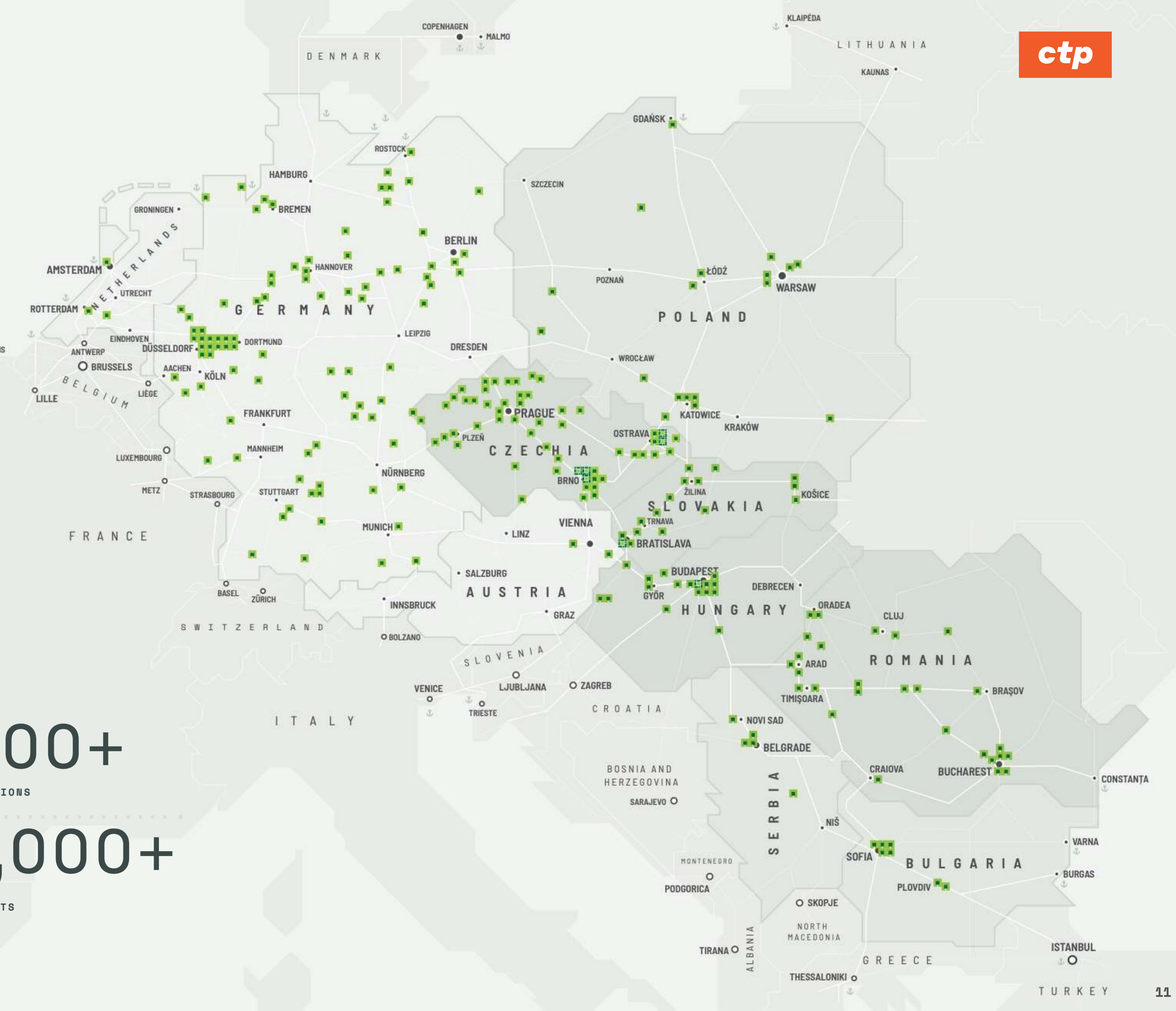
Our parks are home to our people, our clients, their employees, and families. We strive to develop healthy relationships between all stakeholders, with the goal of improving the quality of life. We invest in communities, provide public relax/exercise facilities, work with local schools and universities, and create community centres in our parks.

*) for Germany we use DGNB certification system.

CTPARK NETWORK

The Largest Park Network in CEE

The CTPark Network is the largest integrated system of business parks in CEE. With over 11.2 million sqm, over 200 locations, and a 20.7 million sqm landbank for client expansion, the CTPark Network supports our clients' growth anywhere in the region.



#1

CEE

10

COUNTRIES

11.2

MIL SQM GLA

740+

EMPLOYEES

200+

LOCATIONS

20.7

MIL SQM LANDBANK

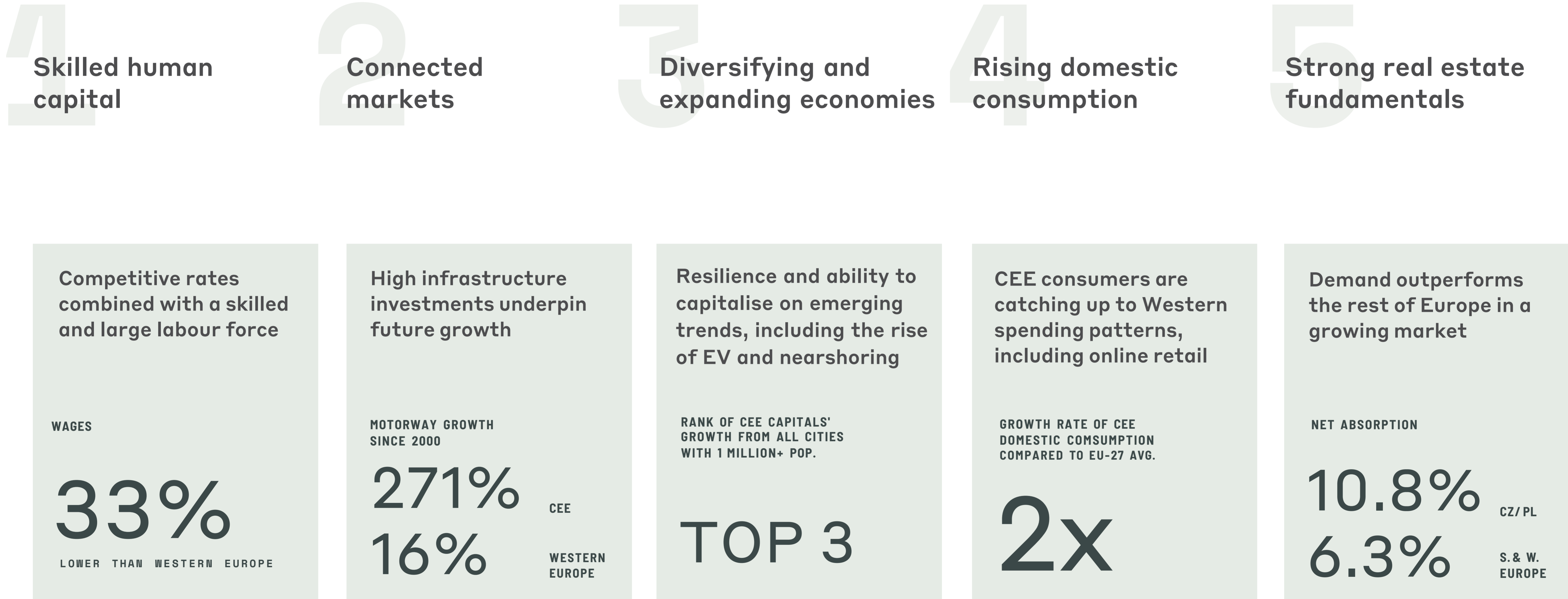
93%

OCCUPANCY

1,000+

CLIENTS

CEE: The Place to Be



Sustainable solutions to your ESG challenges and targets

Certification

BREEAM certification of each building to Very Good or higher provides assurance of high quality and sustainability.

Energy

As standard, CTP uses smart design and technology such as 100% LED, smart meters, and best-in-class insulation—to lower client energy use and waste, while supplying locally-generated green energy through rooftop solar energy to support our clients' sustainability goals.

Water

CTP incorporates multiple water-saving fixtures including grey water re-use, rainwater and runoff capture, leak detection, submetering, helping to lower the environmental impact of our clients' operations in line with their ESG goals.

Mobility

CTP enables its clients' to move towards cleaner transport and e-mobility by providing EV charging infrastructure, supplied by green energy and battery storage where feasible.

Biodiversity

CTP invests in biodiverse landscaping, with natural grasslands and meadows, in addition to infrastructure for animals and insects (bird houses, insect hotels & beehives) to create a healthy, sustainable environment and support natural water cycle.



*) for Germany we use DGNB certification system.

Our Four Pillars

Following the Paris Agreement plan to become CO₂ neutral by 2050, and the UN 17 Sustainable Development Goals (SDGs), CTP plans to meet these challenges head-on. To serve as guiding principles to achieve these goals, CTP has identified four pillars on which its ESG approach is based. These support 11 of the 17 UN SDGs.

In September 2023 CTP received an ESG Risk rating of 'Negligible Risk', the lowest rating category, and among the top 10% of real estate companies worldwide.

ESG Risk Rating
Morningstar Sustainalytics
12.09.2023

10.0 Negligible Risk

Negligible	Low	Medium	High	Severe
0-10	10-20	20-30	30-40	40+



E

1 Striving to be Climate Positive

Goals

- Carbon neutral operations and business (corp. and business) through:
 - Energy efficient design and operations
 - Producing more energy than consumed
- Parks that support biodiversity
- Support the natural water cycle



E/S

2 Embedding Parks in Communities

Goals

- Parks that provide space and support community activities
- Parks are well accessible
- Promote clean mobility



S/G

3 Stimulating Social Impact & Well-being

Goals

- Develop parks that encourage healthy living
- Develop inclusive parks that create opportunities for everyone
- Create safe workplace that supports well-being and employee development



G

4 Conducting Business with Integrity

Goals

- Conduct business with integrity
- Ensure governance is in place to support business continuity and quick decision processes
- Make ESG is an integral part of business decisions

Striving to be Climate Positive



Climate Adaptive



CTP's ambition is to become climate positive covering all its activities, from corporate operations to development and asset management activities. This means that CTP, through the actions and decisions it takes, seeks to have a positive effect on the environment, which includes the climate.



Increasing Biodiversity



The focus of CTP's biodiversity projects is as local as possible, as the Company believes that needs are best understood at the park level. Therefore, we continue working on biodiversity around all our parks and in two forests we own.



Circular Economy



CTP constructs new facilities with a focus on future-proofing through the use of sustainable materials. We actively promote the utilization of materials that contain recycled content and employ innovative design techniques to minimize construction waste. Additionally, we prioritize the reuse of materials whenever feasible



2x ctForest



Outside our parks, CTP owns 570 hectares of forest in the Czech Republic, where its employees planted a variety of 130,000 trees in 2022, improving the biodiversity of the area in addition to cleaning out garbage.

Embedding Parks in Communities



Clubhaus:
community centre



Clubhaus provides a central community hub for large parks, and include meeting spaces, a healthy restaurant, a cafe, medical facilities, and shared offices. It is nicely landscaped and also serves as the centre of the surrounding exercise area and sports fields.



Bike infrastructure



CTP develops parks so that they are accessible and safe for bikers and pedestrians, developing bike paths off the main roads to provide employees and surrounding communities both safe passage to work and an exercise track.



Connected to cities & towns



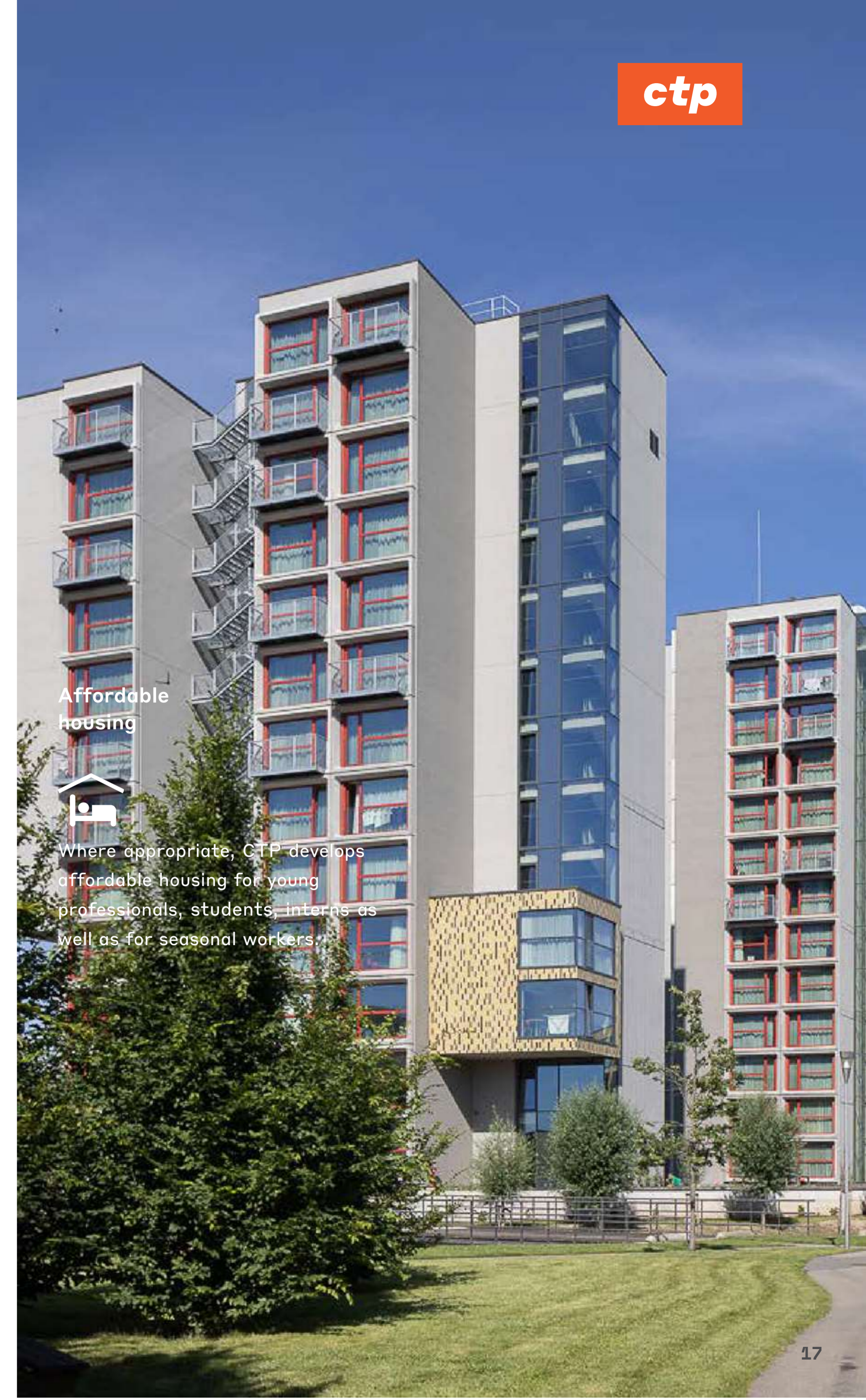
CTP works with local authorities to ensure ample public transportation is available for easy access to and from work.



Restaurants & amenities



CTP develops common areas to be comfortable and accessible, with a modern design allowing communities to meet, mix and grow.



Affordable housing



Where appropriate, CTP develops affordable housing for young professionals, students, interns as well as for seasonal workers.

Stimulating Social Impact & Well-being



Supporting education



To encourage young entrepreneurs and educate them about various professions, CTP collaborates with local schools and universities and hosts field trips for students to our tenants' facilities.



Promoting a safe and healthy work environment



CTP supports both tenants and local communities by hosting events at its parks to deepen relationships, educate, and promote a healthy lifestyle, such as CPR training and local blood drives.



Improving community life



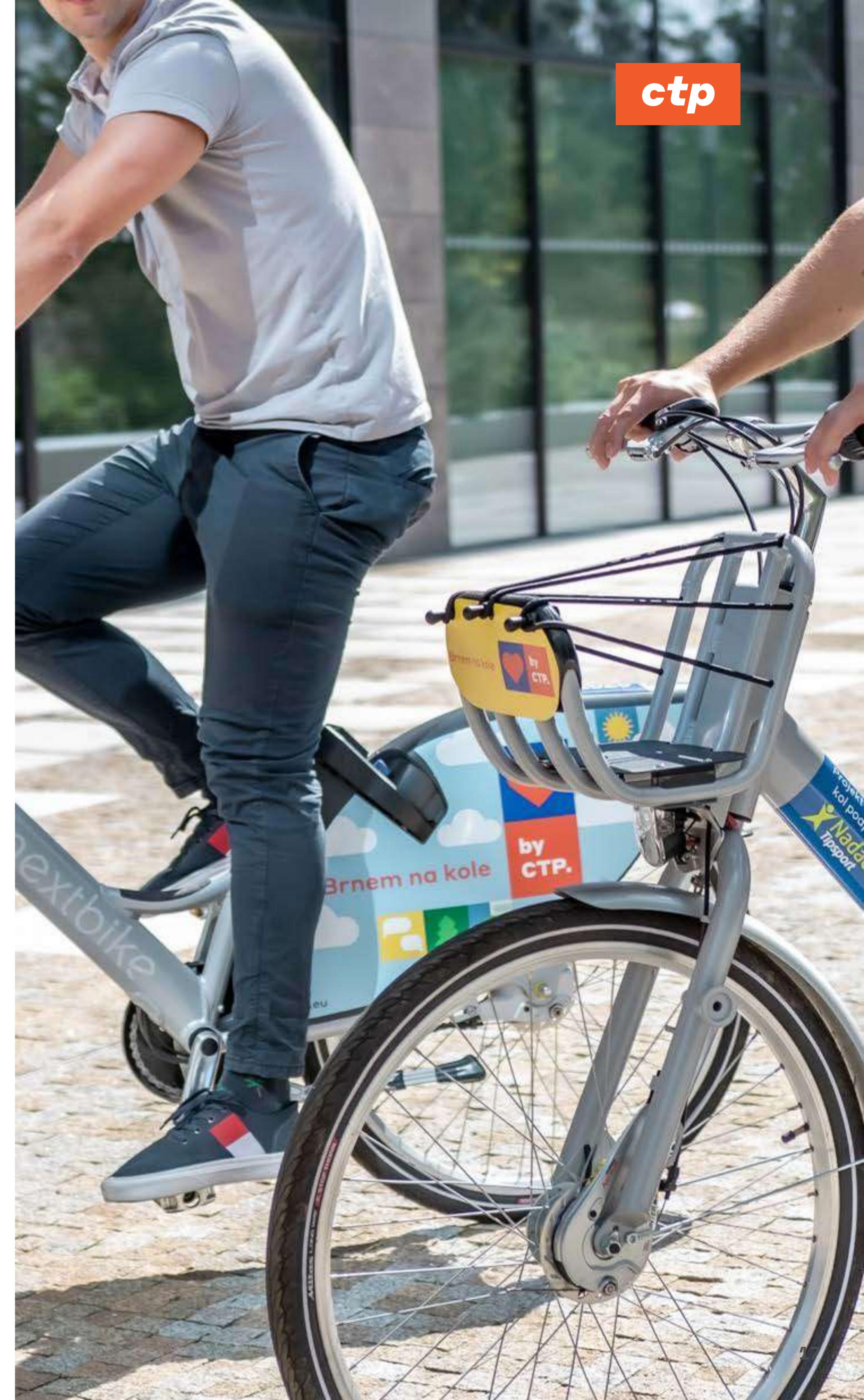
CTP works with local teams to help maintain clean areas for recreation, such as organising 'cleaning days' near our parks, or donating and planting trees in barren areas of local communities to create a healthier work and play environment.



Bike to work



CTP will collaborate with local ride sharing companies—and managing its own in appropriate parks—to encourage a better work-life balance and healthy lifestyles.



4 Conducting Business with Integrity



Clear codes of conduct



CTP demands a strong ethical approach to business and has drawn up simple, clear codes of conduct. Employees undertake yearly training on the overall Code of Conduct as well as the Anti-Bribery and Corruption Policy; Insider Trading Policy and the Donations, Community Investment and Sponsorship Policy.



Diversity & compensation



CTP strives to provide correct and just compensation. For jobs at the lower end of the pay scale, the Company uses fixed salary structures that ensure that people are paid fairly and equally. CTP has a track record of maintaining a nearly 50/50 male to female ratio within the company.



Grievance channels



To support fair treatment, CTP has a whistleblower policy in place and has established four easy to use channels for employees to raise grievances either anonymously or not.



Clubhaus



To support the Company's efforts to embed its parks into the communities where it operates, CTP has introduced the Clubhaus mixed-use development concept to select park locations. Clubhaus offers space for meetings, educational activities, social gatherings, medical services, a cafeteria, convenience store and canteen as well as outdoor facilities and can be used free of charge by the park community.



AROUND THE NETWORK



Fitness & recreation



Education & training



Restaurants & amenities



Medical care on site



CTPark Bucharest West

RO



CTPark Sofia

BG



CTPark Bor

CZ



CTPark Budapest West

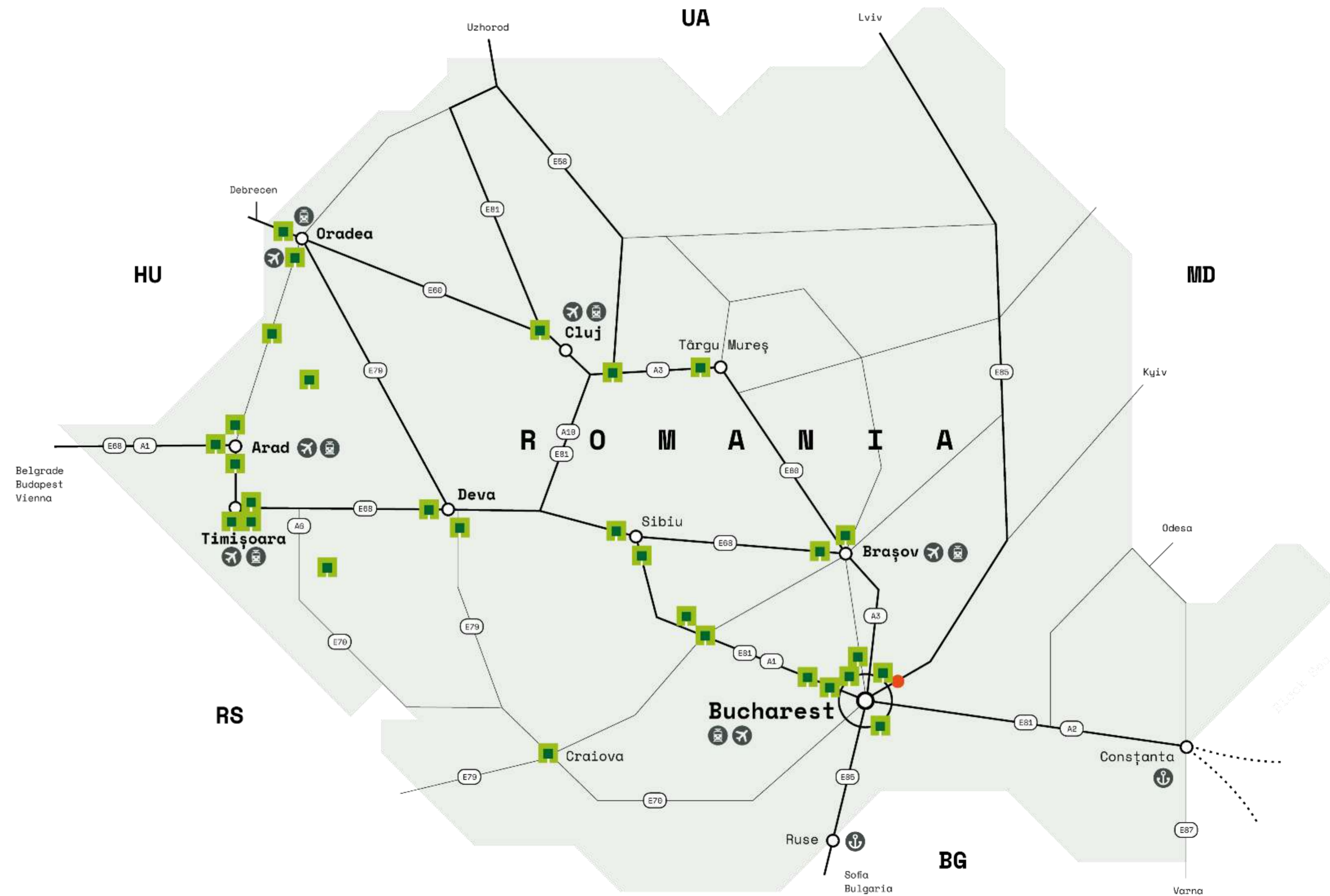
HU

CTP Romania



CTPark Network all over Romania

Despite a challenging recent history, Romania now boasts the fastest-growing economy in the European Union and offers investors unique opportunities for serving markets in Western, Eastern, and Southern Europe. Romania's highly educated population of some 20 million provide a multilingual labor force at a fraction of the cost of their counterparts in the west, and household incomes are on the rise, contributing to the favourability of its sizeable domestic market.



GLA ('000 sqm)

2.6

Under Dev. ('000 sqm)

186

Landbank (mil. sqm)

3.6

Portfolio

23%

Occupancy

93%

WAULT (years)

5.5

Retention

91%

ARI (mil. EUR)

94,6



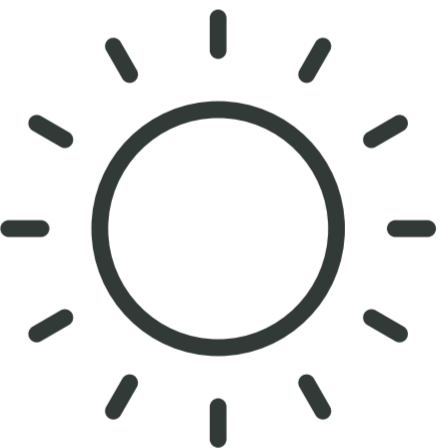
Solar Energy

Available in Two Models



Solar power plant
part of building improvement

Power Purchase Agreements
with CTP



28 MWp
installed PV capacity

- ▶ Solar installation as building improvement
- ▶ Pricing mechanism to reflect actual price conditions (increasing/decreasing)

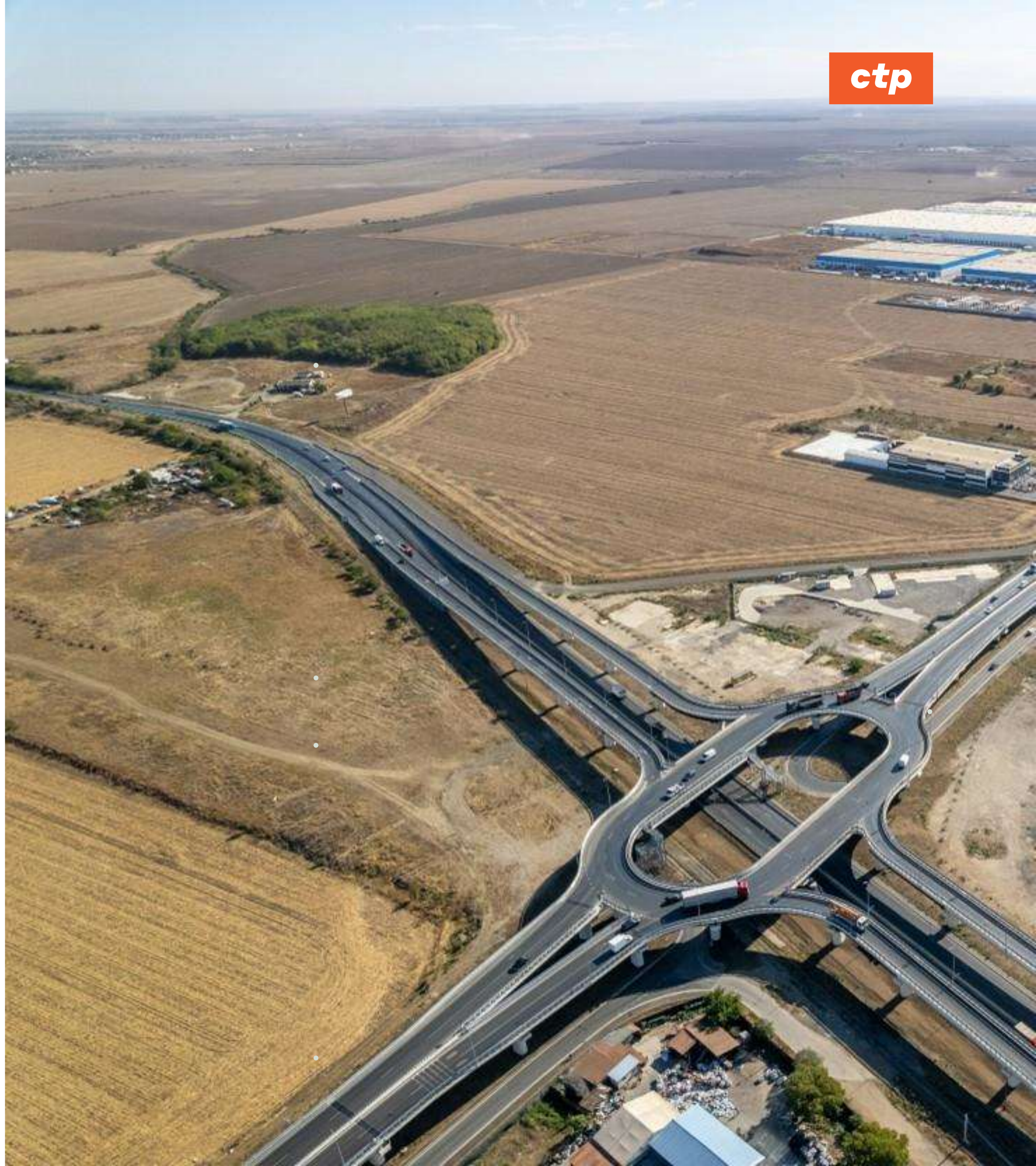
- ▶ Payment for electricity consumed (MWh)
- ▶ Pricing mechanism to reflect actual price conditions (increasing/decreasing)

Road network expansion in Romania

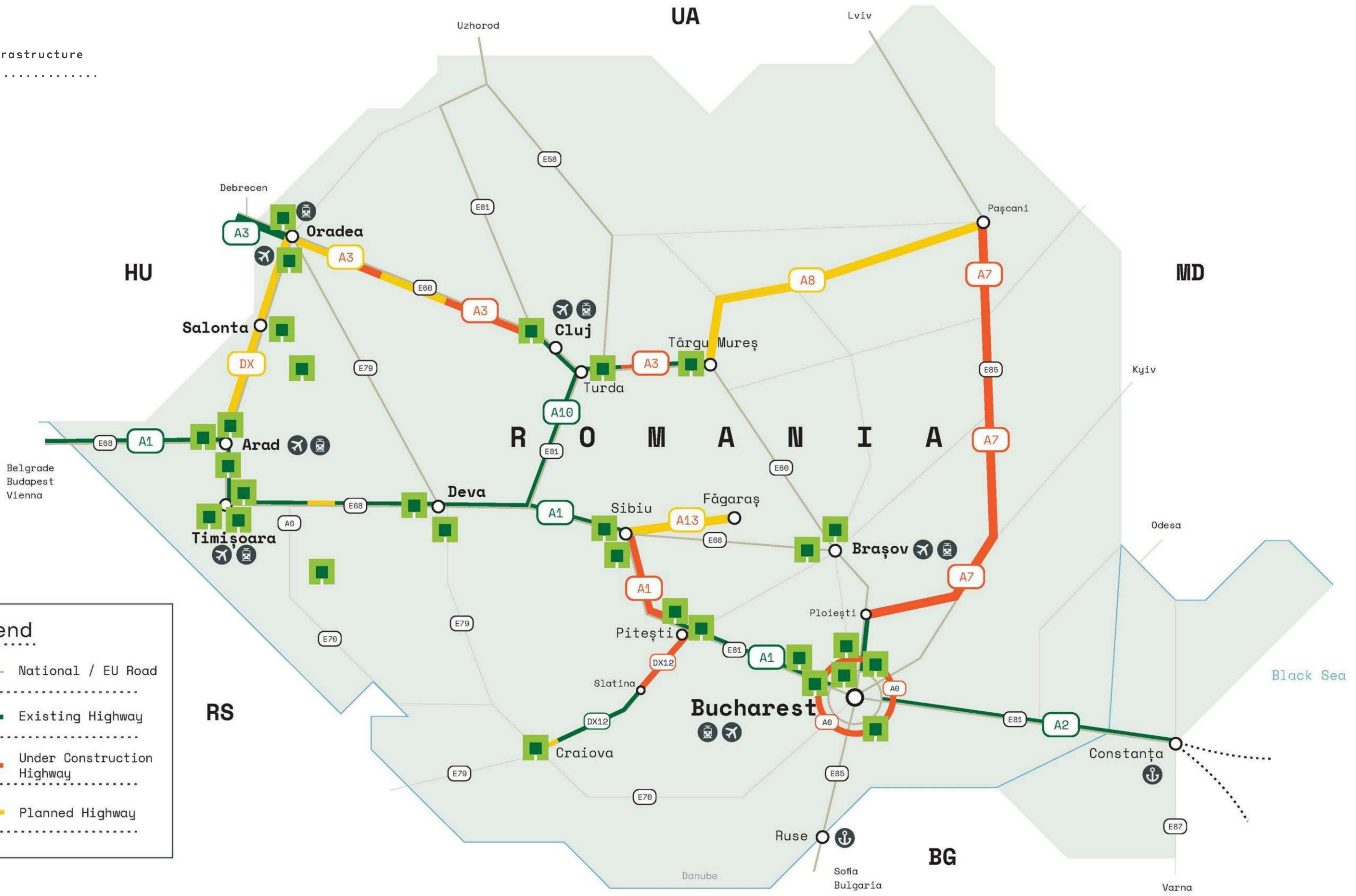
30 projects with a total of 600 km of highways and express roads are now under construction and expected to be open by 2025.

To be delivered in 2024 – 2025:

- > Around 500 km (493.54) of highways and express roads are under construction and expected to be opened in the next 2 years
- > 24 projects under construction, close to several CTPark projects
- > Over 160 km in 2024: 10 projects under construction, including A0 (section close to CTPark Bucharest South) and A3 (section close to CTPark Oradea, CTPark Cluj and CTPark Turda)
- > Over 330 km in 2025: 14 projects under construction, including A0 (section close to CTPark Bucharest North) and A3 (section close to CTPark Oradea, CTPark Cluj and CTPark Turda)



Romania Infrastructure



Map Legend

- National / EU Road
- Existing Highway
- Under Construction Highway
- Planned Highway

Bucharest

Uniquely poised between East and West, present and past, Bucharest boasts an extraordinary location for international commerce and a long legacy of cultural exchange. And while the Romanian capital bears the scars of a tumultuous recent history, its high rises and shopping centers point to a new era of international growth, led by some of the largest corporations in the world today.




Bucharest is responsible for more than one-fifth of Romania's annual GDP, and rapidly rising household incomes and recent increases in minimum wage have bolstered citizens' spending power.

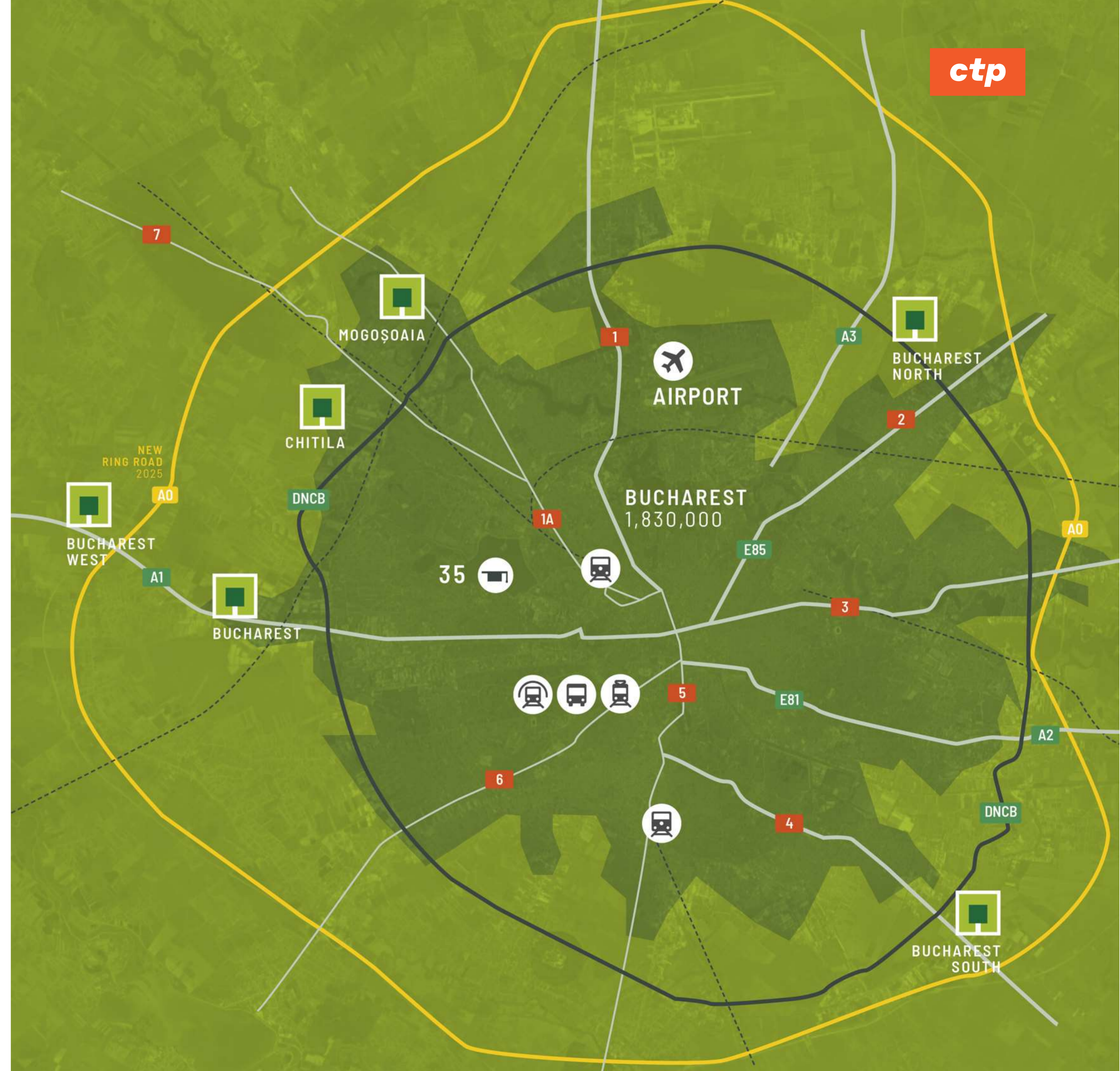
The fastest-growing economy in the European Union and the leading recipient of FDI in Southeastern Europe, Romania offers a strategic opportunity for companies seeking to serve both Eastern and Western Europe. The ninth-largest state in the EU, it places a major domestic market of 20 million consumers directly at investors' feet. Low costs of labor and an educated workforce only add to the nation's appeal.



- Six Parks near both the inner and new outer (A0) ring roads
- Offering 1,650,000 sqm GLA
- 112,000 sqm development opportunity

- Ring Road: 70,000 cars / day
- A0 Ring Road: 150,000 cars/day capacity

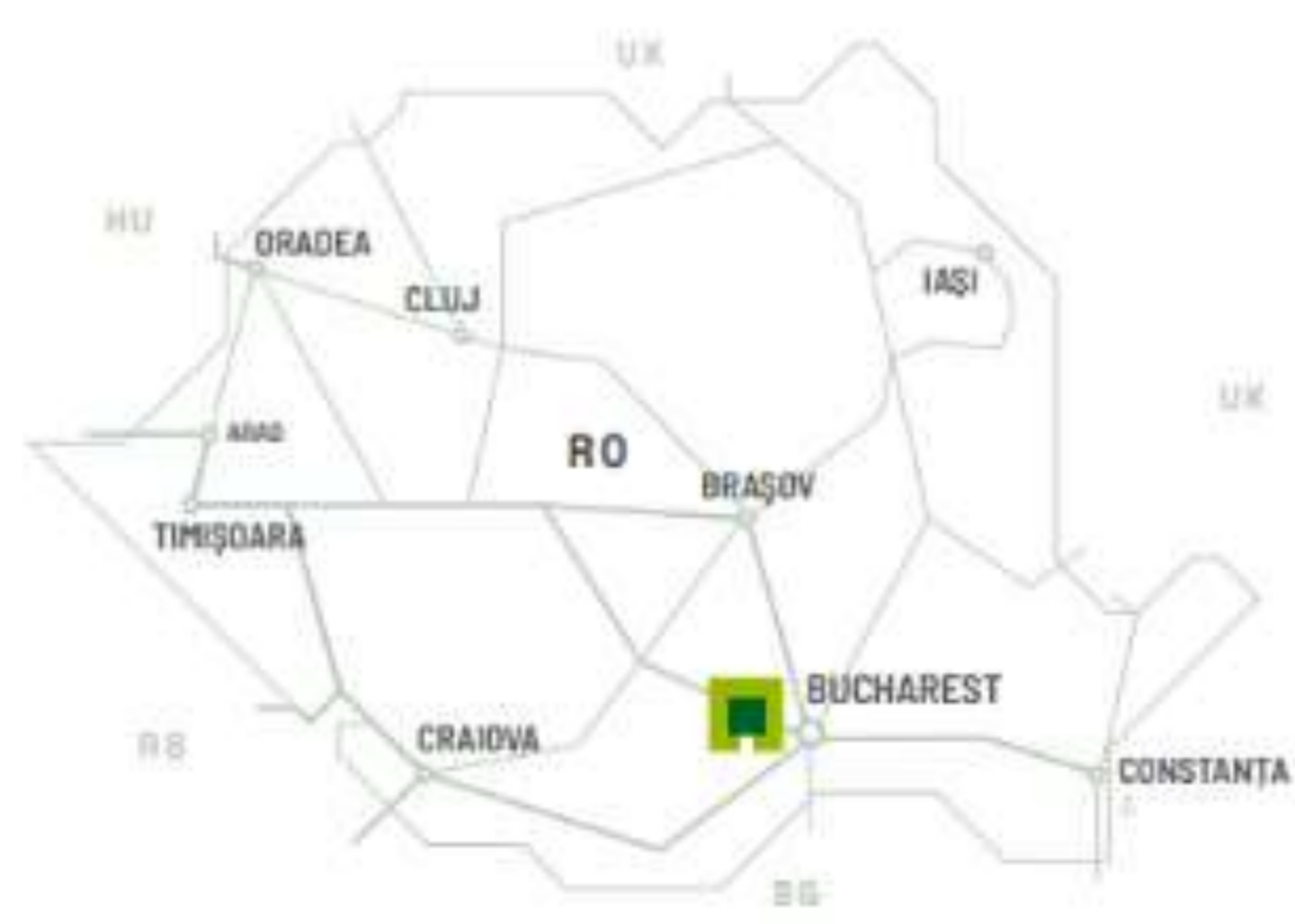
- A0 Ring Road (under construction) 
- Bucharest Ring Road 
- Regional Roads 

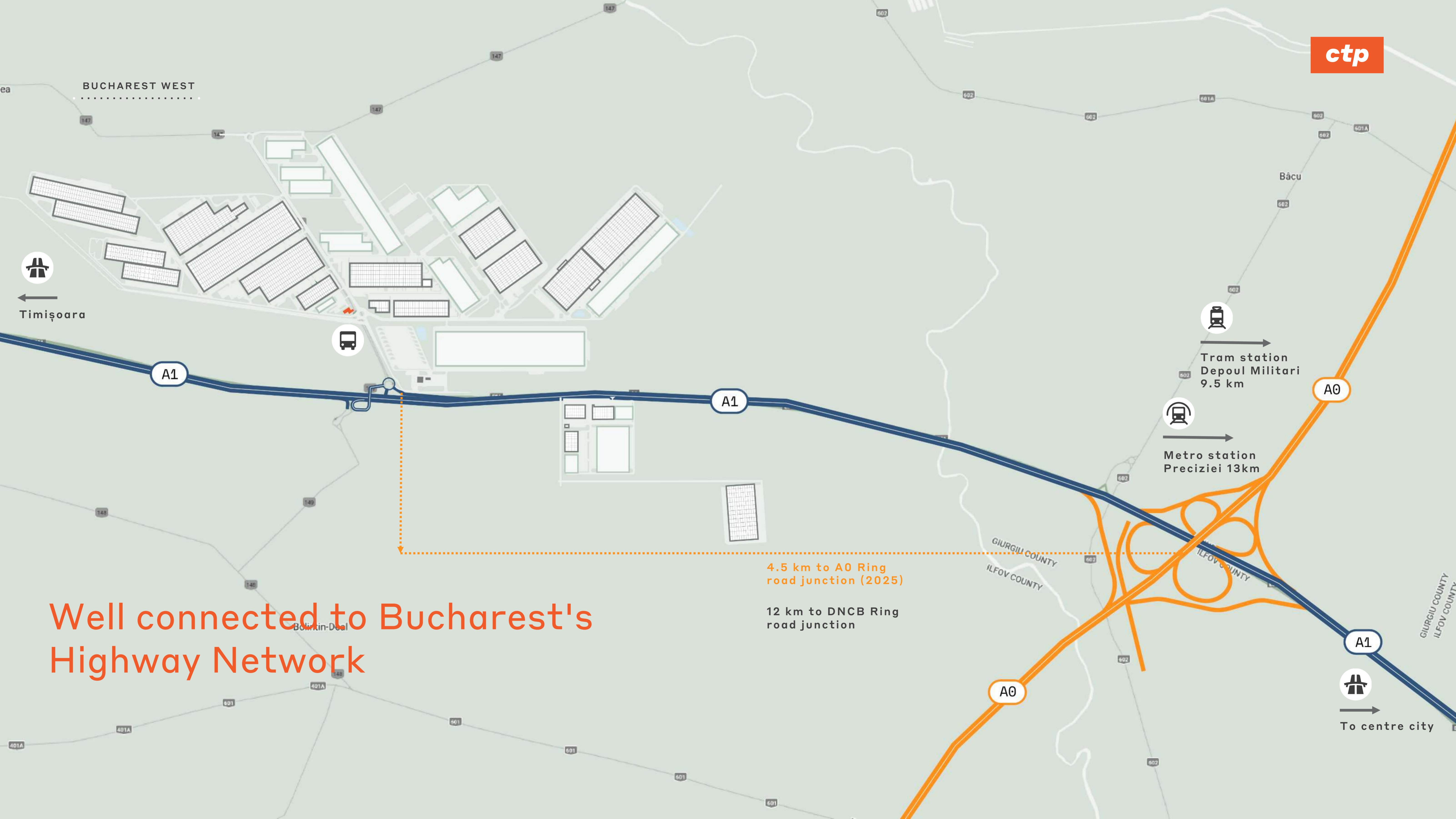


Regional hub for Southeast Europe and beyond

Located on the A1 highway at km 23, CTPark Bucharest West is the largest industrial park in CEE with a total planned lettable area of nearly 1.5 million sqm. The park has been masterplanned, offering highly efficient, BREEAM-certified buildings and logistics infrastructure set amidst an enjoyable landscaped environment, creating a high quality of life for park residents and their over 2,500 employees who work there.

CTPark Bucharest West





BUCHAREST WEST

Timișoara

Tram station
Depoul Militari
9.5 km

Metro station
Preciziei 13km

4.5 km to A0 Ring
road junction (2025)

12 km to DNCB Ring
road junction

Well connected to Bucharest's Highway Network

To centre city

OUR PARKS

CTPark Bucharest West

CTPark Bucharest West is strategically located directly on the A1 motorway—the main entryway to the city through which 70% of all goods flow. The location is ideal for companies looking to access the growing Bucharest market. Nearby towns are connected by local transportation, and only a short drive to city ring road.

CTPark Bucharest West is one of the most successful projects in the CTPark Network. With the multifunctional project Clubhaus, CTPark Bucharest West offers all the facilities for its residents such as restaurant with terrace, barbeque area, minimarket, coffee shop, medical point, amphitheater for events, meeting rooms, expansive green areas for employees to relax in their spare time and separated bicycle/pedestrian paths for safety and comfort.



Solar in place

Education & training

Restaurants & amenities

Medical care on site

Landscaping

Electric charger

Public transport

AROUND THE PARK

BUILDINGS



ctFlex



ctSpace



ctBox



Clubhaus



Superior Growth Opportunities



* In sqm

Available now

25,900 sqm

Built-Up

832,000 sqm

Development Opportunity

506,000 sqm



CTP Office

Medical Point

CTP Office

Meeting Rooms

Canteen

Outdoor Sport Area

To support the Company's efforts to embed its parks into the communities where it operates, CTP has introduced the Clubhaus mixed-use development concept to select park locations. Clubhaus offers space for meetings, educational activities, social gatherings, medical services, a cafeteria, convenience store and canteen as well as outdoor facilities and can be used free of charge by the park community.

Cafe with outdoor seating

Amphitheatre

Supermarket Soon



Just 13 km from Bucharest

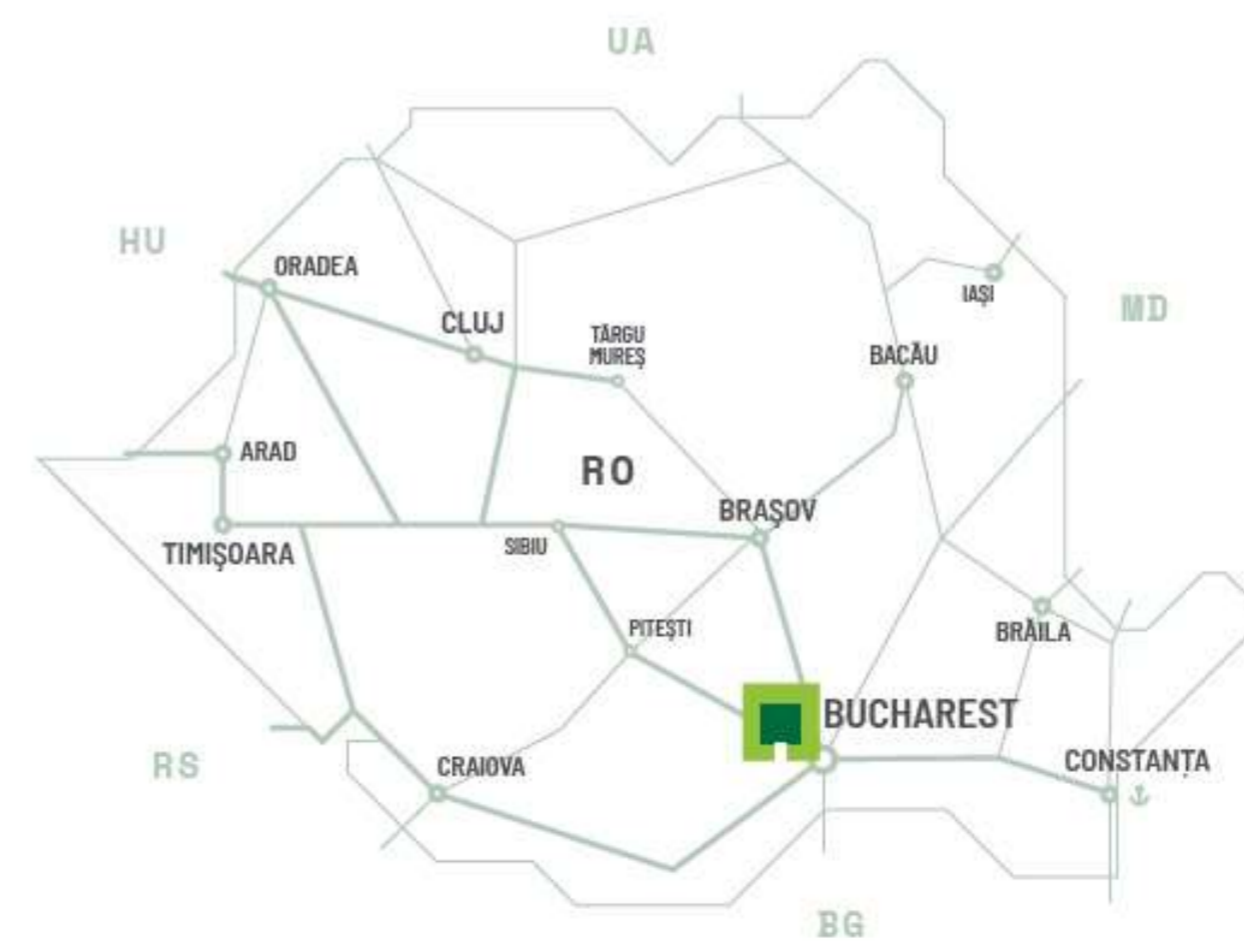
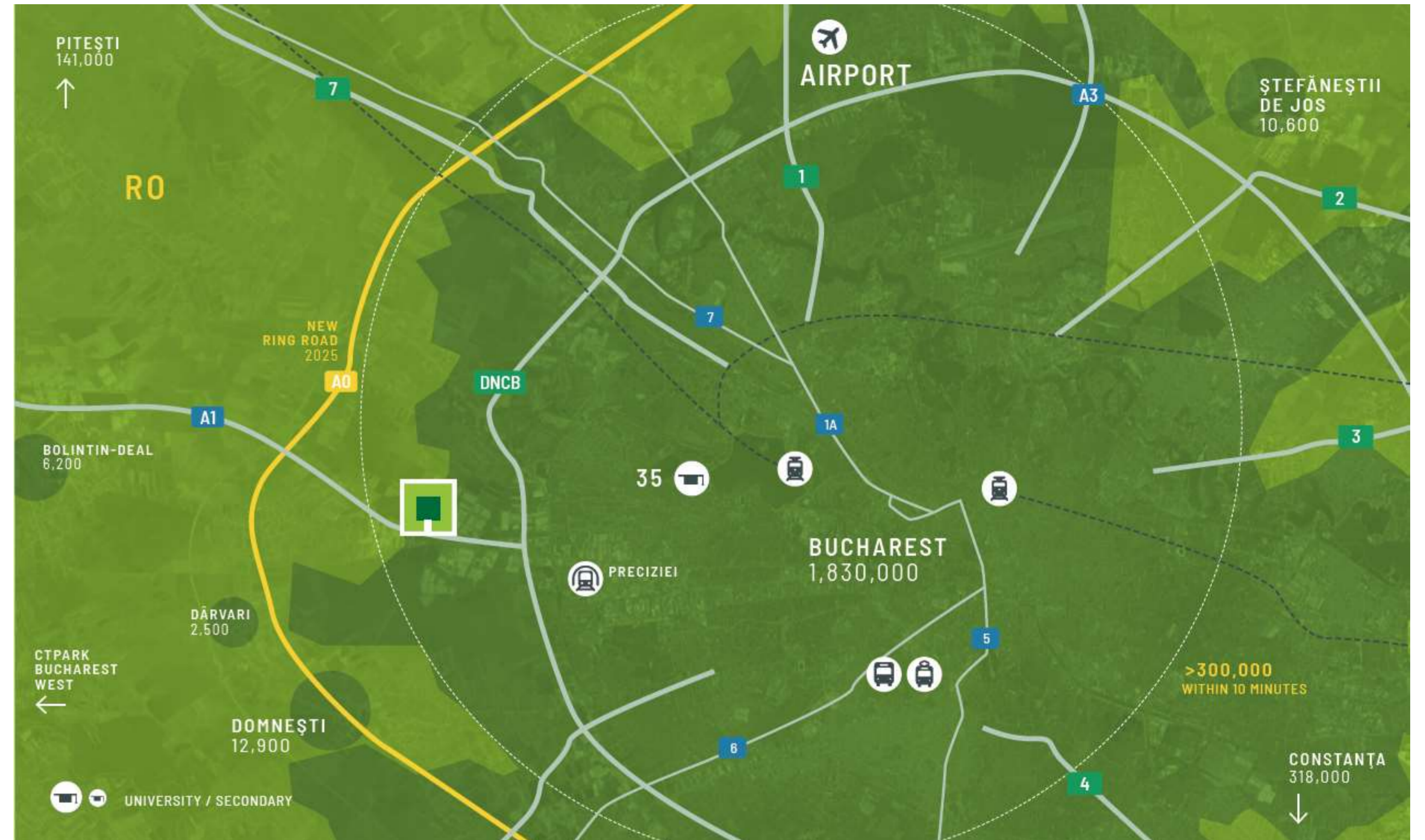
The premium location is at Bucharest's most important interchange which gives you access to the entire city via the ring road and to nearby suppliers still located in older industrial zones. The location also gives you direct access to the city center by car or public transport: the Preciziei metro station is only a 15-minute ride and of course, the A1 is the most important route out of the country.

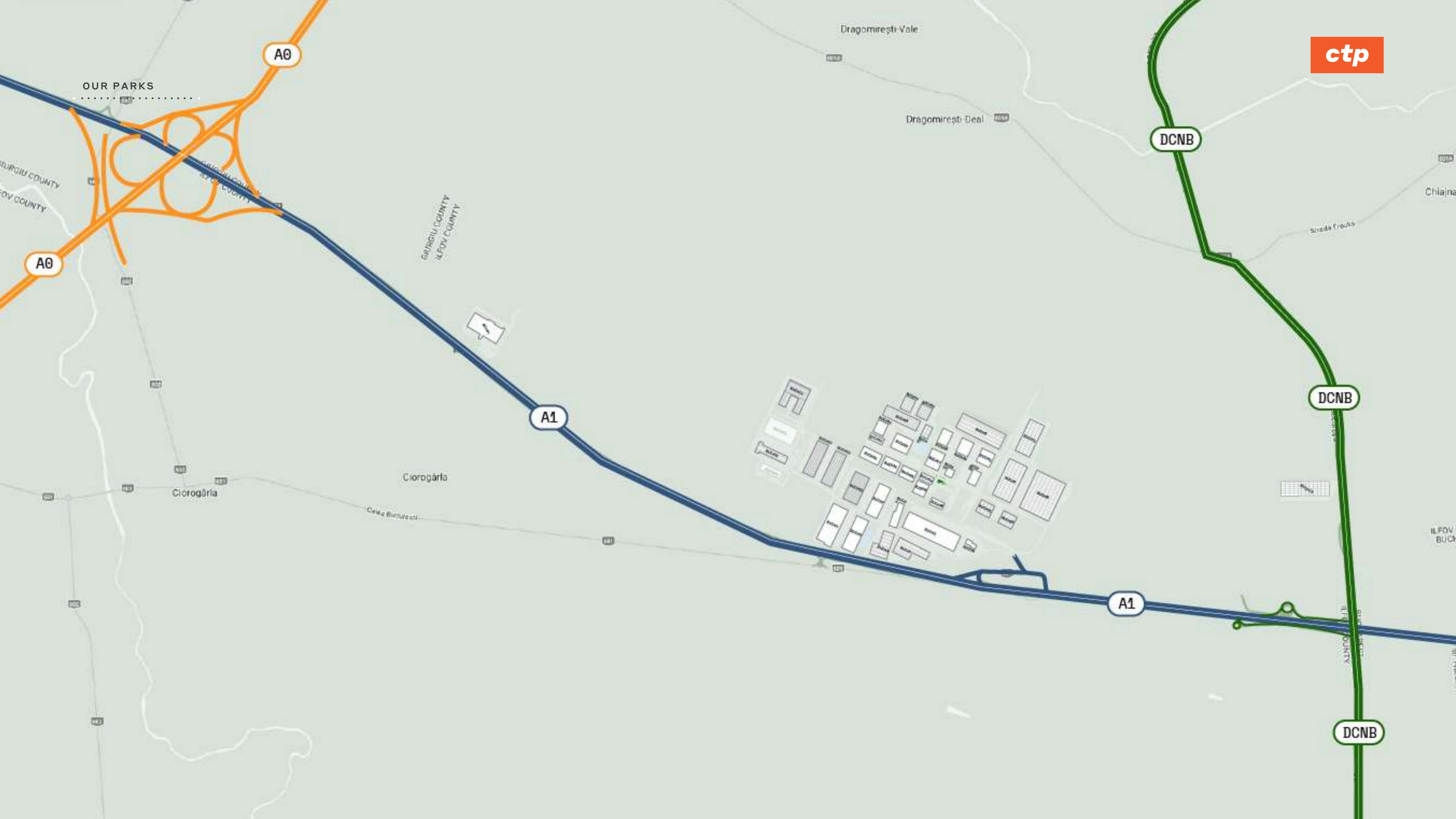




Last mile logistics

CTPark Bucharest





ctp

OUR PARKS

A0

A0

A1

A1

DCNB

DCNB

DCNB

Ciorogârla

Dragomirești-Vale

Dragomirești-Deal

Ciorogârla

Calea București

ILFOV
BUCH

CHIJAȘI
COUNTY

CHIJAȘI
COUNTY

GIURGIU COUNTY

ILFOV COUNTY

GIURGIU COUNTY
ILFOV COUNTY

Șnada Crâului

ALINCOȘI
COUNTY

OUR PARKS

CTPark Bucharest

The "A-class Premium Business Units" offer tailored solutions for small businesses, featuring contemporary office, warehouse, and retail spaces. Ranging from 500 sq m to 6,000 sq m, these units are fully customizable to meet specific needs. On-site park and facility managers handle cleaning, outdoor utilities, groundskeeping, maintenance, and round-the-clock security, allowing clients to concentrate on their operations.

CTFlex provides flexible spaces, starting at 500 sq m, within an industrial park setup, catering to the evolving requirements of small and medium-sized enterprises. The buildings are designed as Class A structures, constructed to meet BREEAM standards with a focus on accessibility and infrastructure. This ecosystem fosters collaboration between businesses of varying sizes, yielding synergistic benefits.



Solar in place



Education & training



Restaurants & amenities



Medical care on site



Landscaping



Electric charger



Public transport

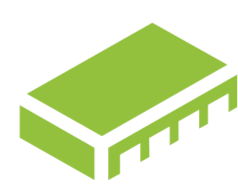


AROUND THE PARK

BUILDINGS



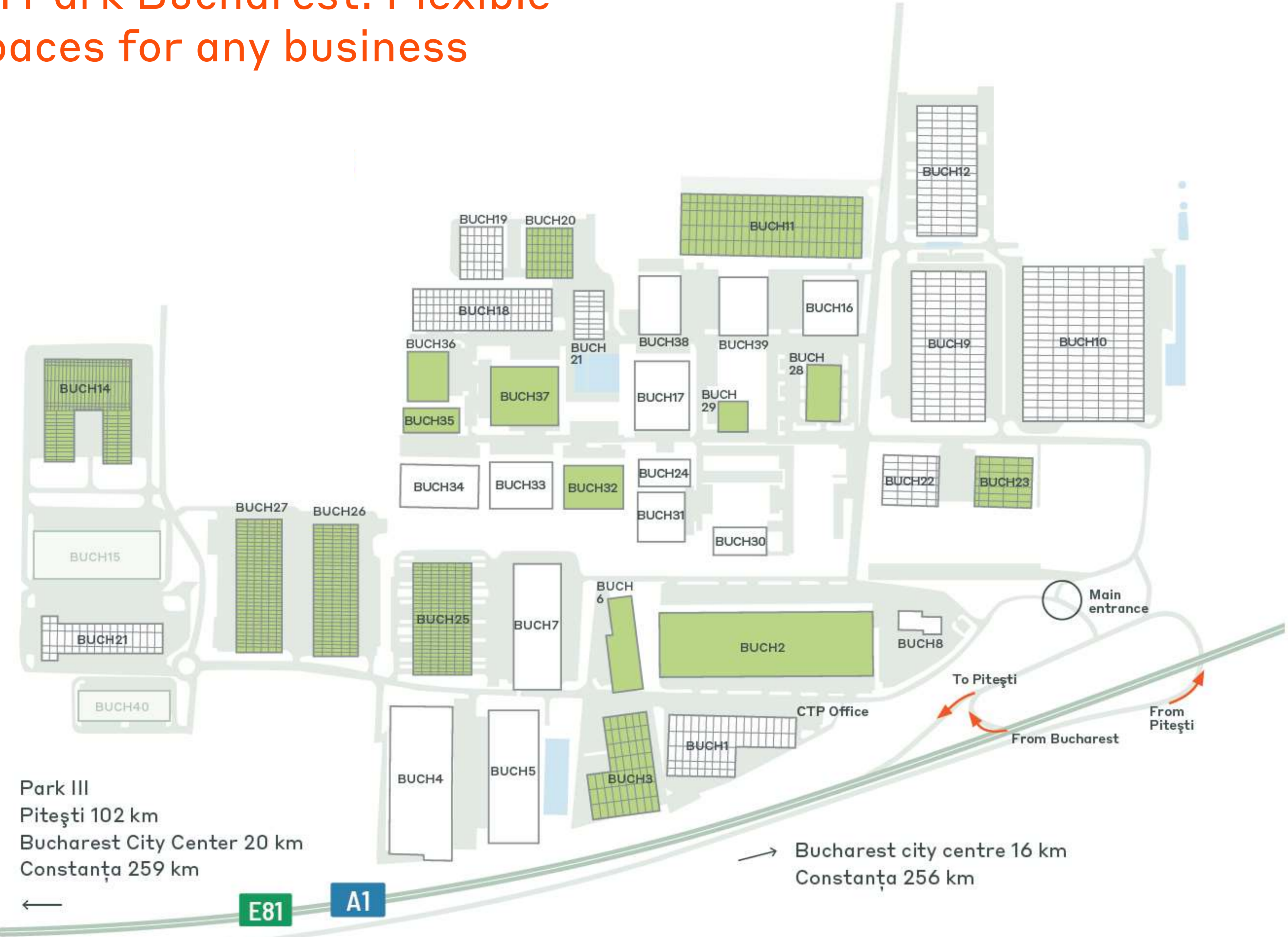
ctFlex



ctSpace



CTPark Bucharest: Flexible spaces for any business



Park III
Pitești 102 km
Bucharest City Center 20 km
Constanța 259 km

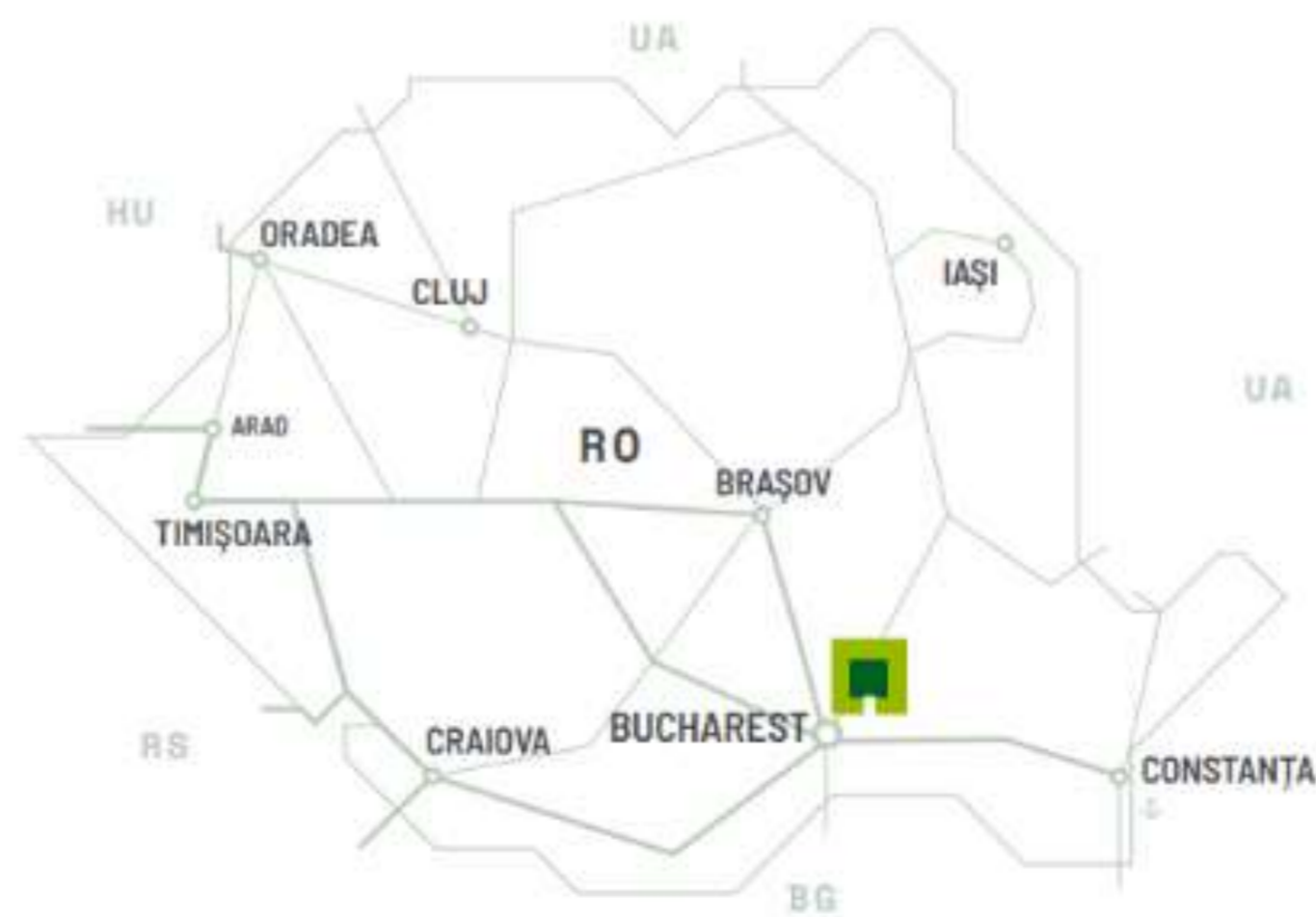
- Built available
- Planned
- Built occupied

E-commerce Destination

Located in the Stefanesti Afumati area, on the North Bucharest Ring Motorway, CTPark Bucharest North is the premium location for any type of business, from 1,000 sqm up to 35,000 sqm, such as e-commerce, production, cold storage or logistics. Built to BREEAM standards on accessibility and infrastructure, CTPark Bucharest North is designed class A and has the highest CTP technical standard.

OUR PARKS
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CTPark Bucharest North



OUR PARKS
.....

CTPark Bucharest North

Positioned on Bucharest's most important interchange, between the A 3 highway and National Road 2 (DN 2) the park gives access to the entire city and the ring road connection. Not only is the A 3 one of the most extensive highways in the country, but the park's location also grants a direct route to the city centre by car or public transport. The bus station R 409 is only a 10-minute ride away, bicycle/pedestrian paths for safety and comfort.

A park as a recruitment tool.

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. From CTPark projects, you will recruit and keep your key people easier.



Landscaping



Electric charger



Public transport



Solar in place

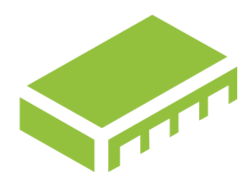


AROUND THE PARK

BUILDINGS



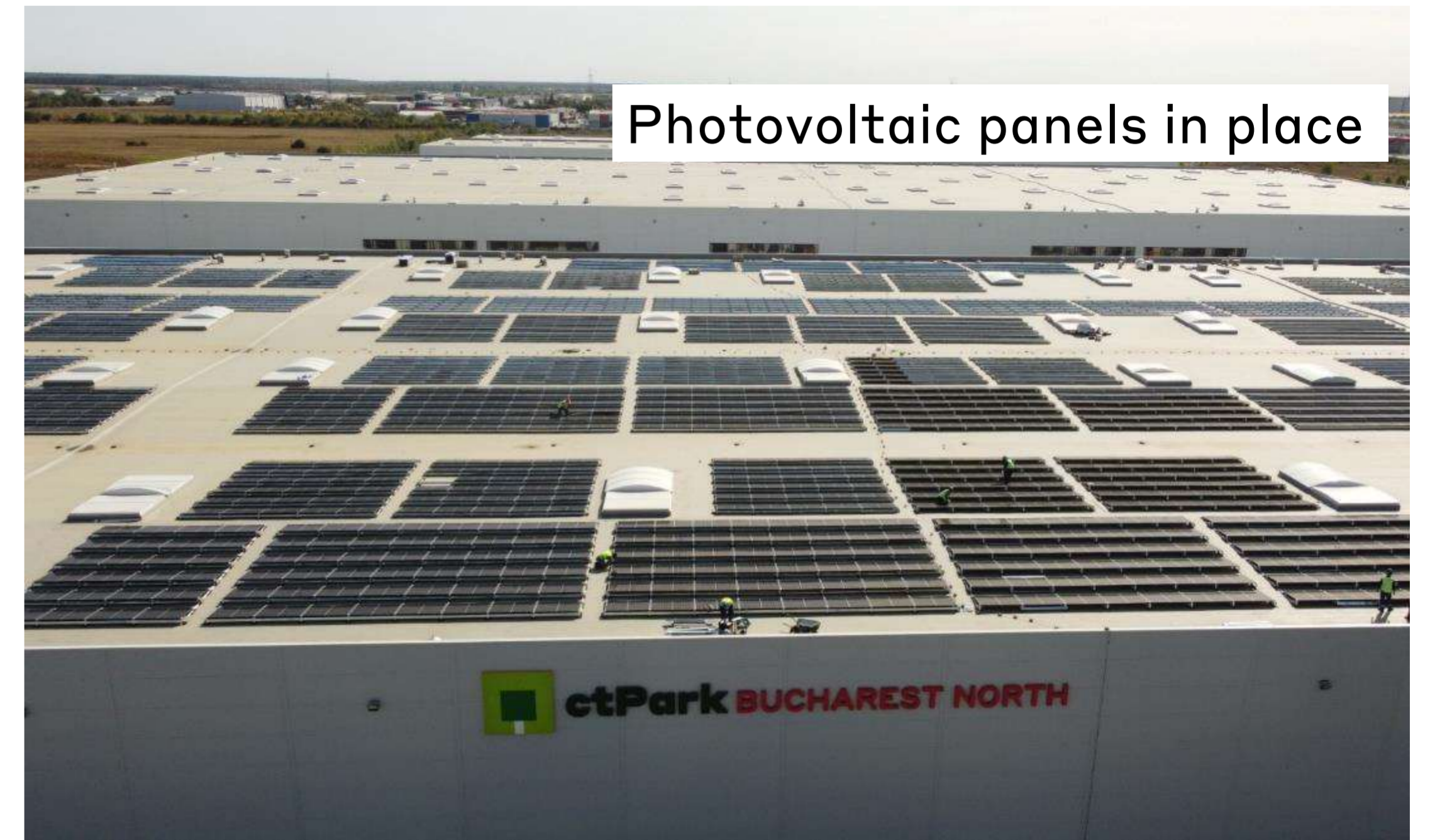
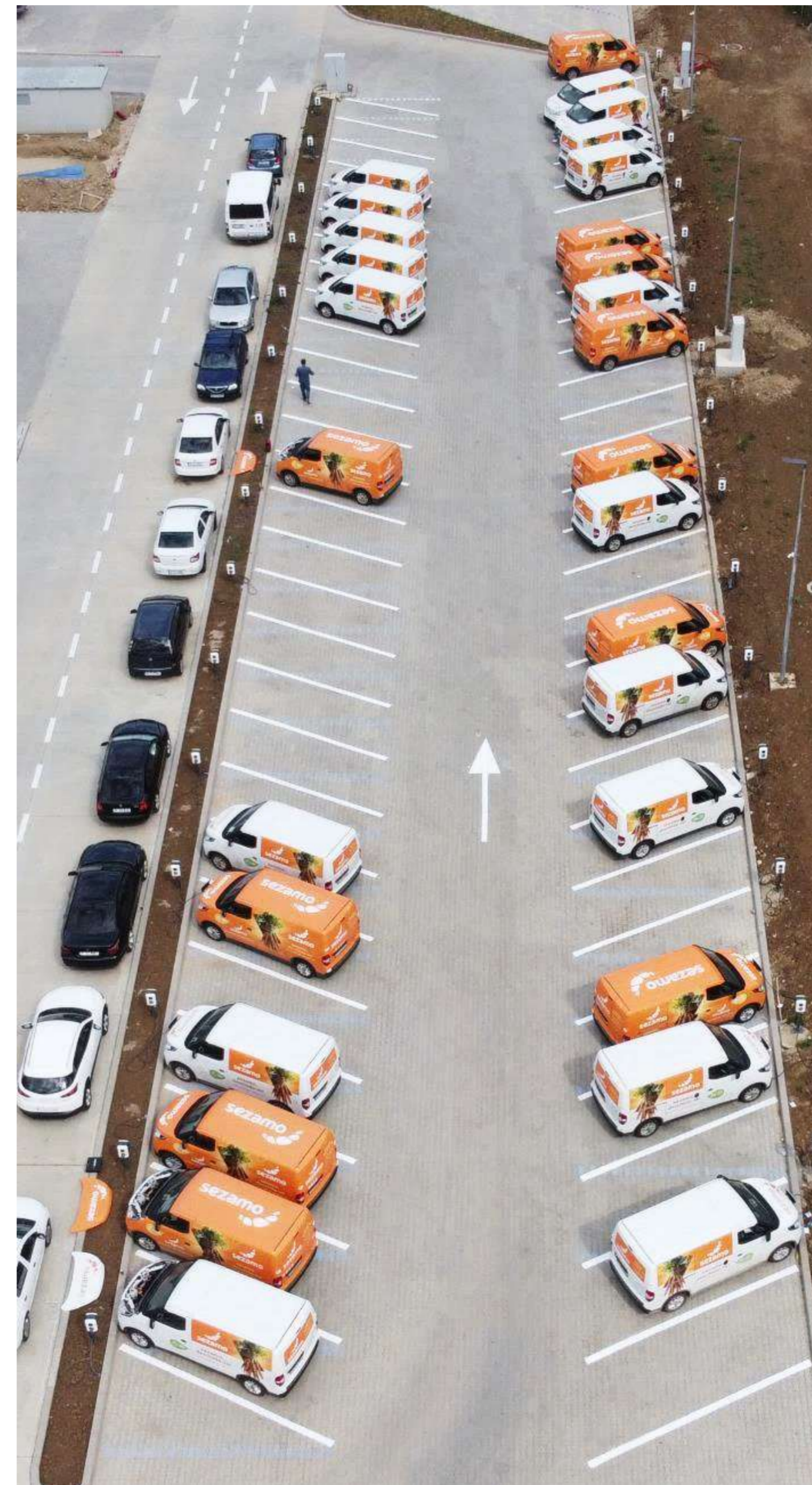
ctFlex



ctSpace



Green industrial park established



CTPark Bucharest North
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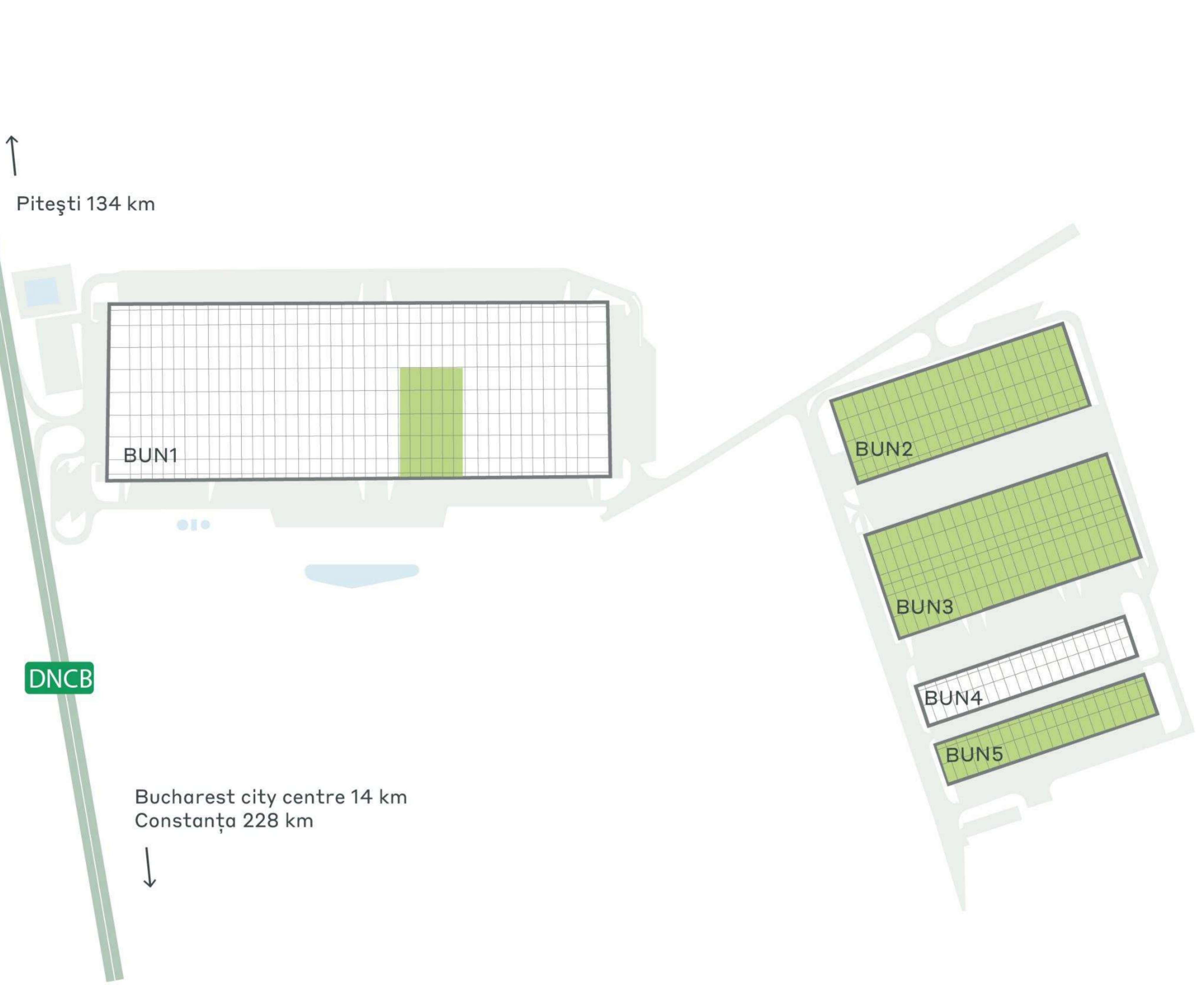
Connected to
North
Bucharest Ring
Motorway

↑
Pitești 134 km

DNCB

↓
Bucharest city centre 14 km
Constanța 228 km

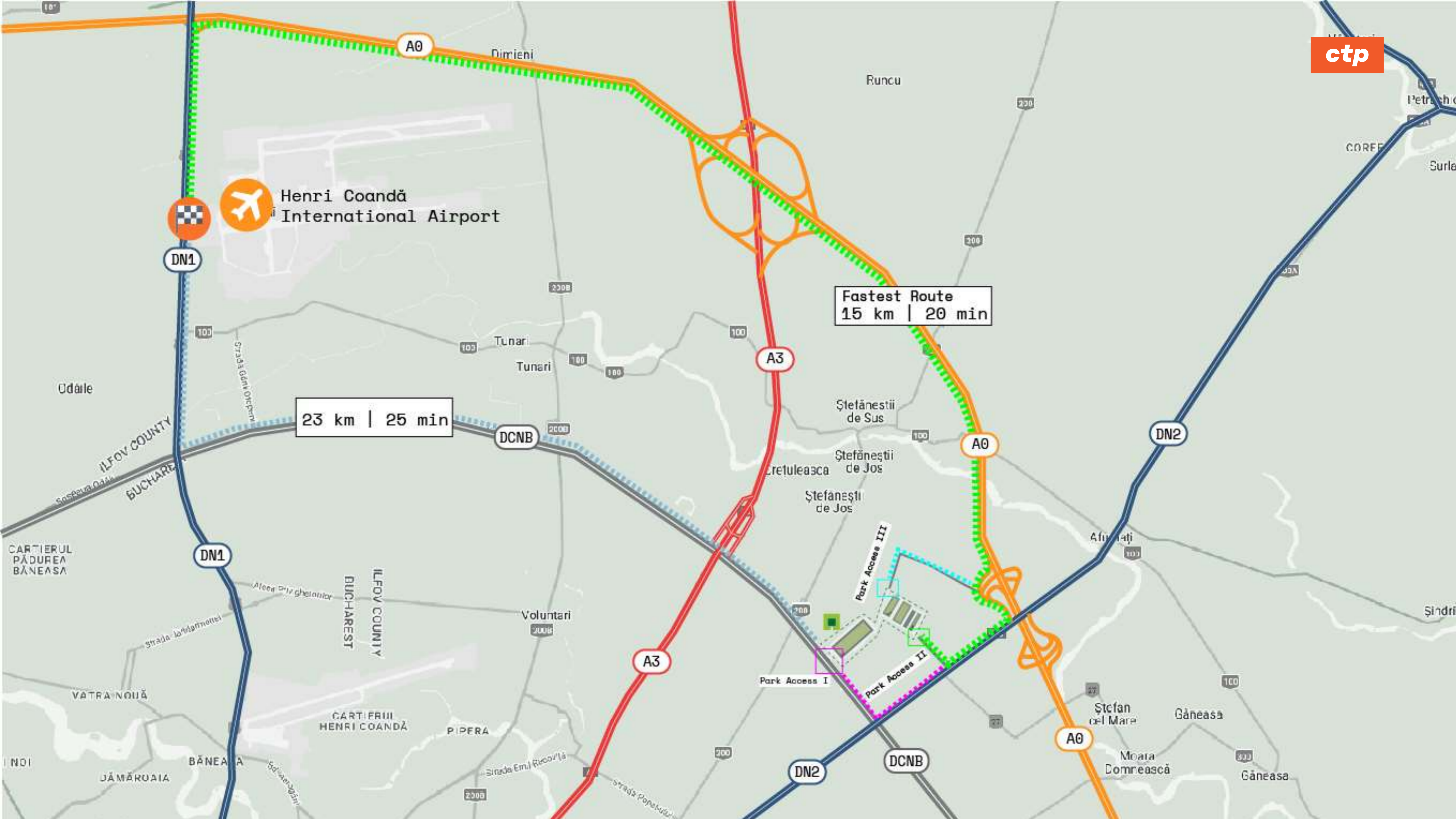
-  Built available
-  Planned
-  Built occupied



Henri Coandă International Airport

Fastest Route
15 km | 20 min

23 km | 25 min



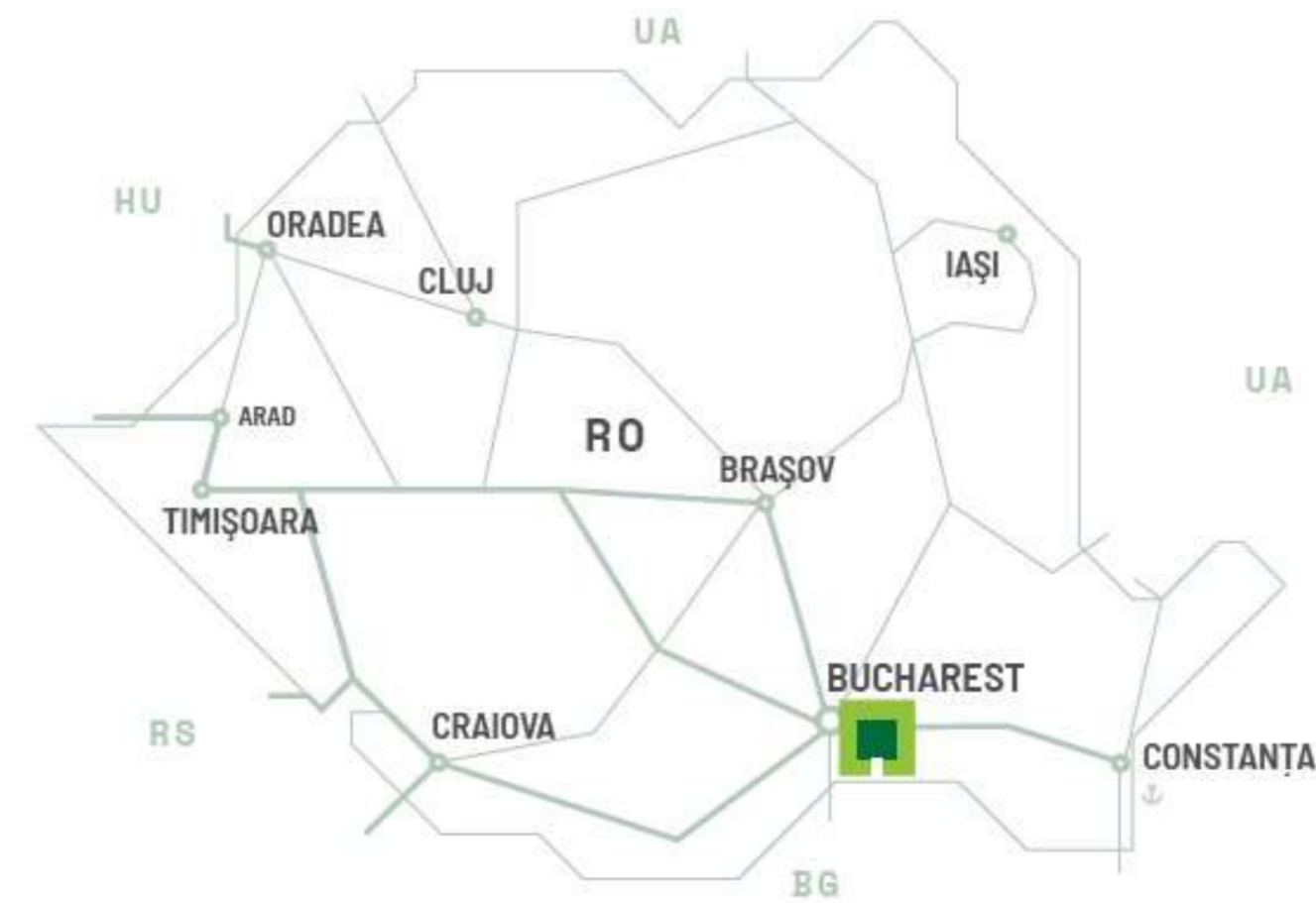


New pin on Bucharest map

CTPark Bucharest South benefits from the best infrastructure in the area, with two direct entrances from DN 4 close to the ring road, but also with direct access to A 0 at the junction point located at less than 500 m distance between the Bucharest ring road and the future A 0 motorway.

OUR PARKS
.....

CTPark Bucharest South



OUR PARKS
.....

CTPark Bucharest South

with direct access to the A 0 CTPark Bucharest South provides quick access to any area of the city and facilitates deliveries to foreign destinations Bulgaria, Greece and Turkey.

Proper infrastructure, accessibility and visibility, makes it a very good location for production and distribution CTPark Bucharest South include generous green spaces and dedicated office areas, so as to provide the best possible quality of life for the park's employees, who also benefit from quick access to the public transport network, just a few hundred metres from the industrial park



Landscapeing Public transport



AROUND THE PARK

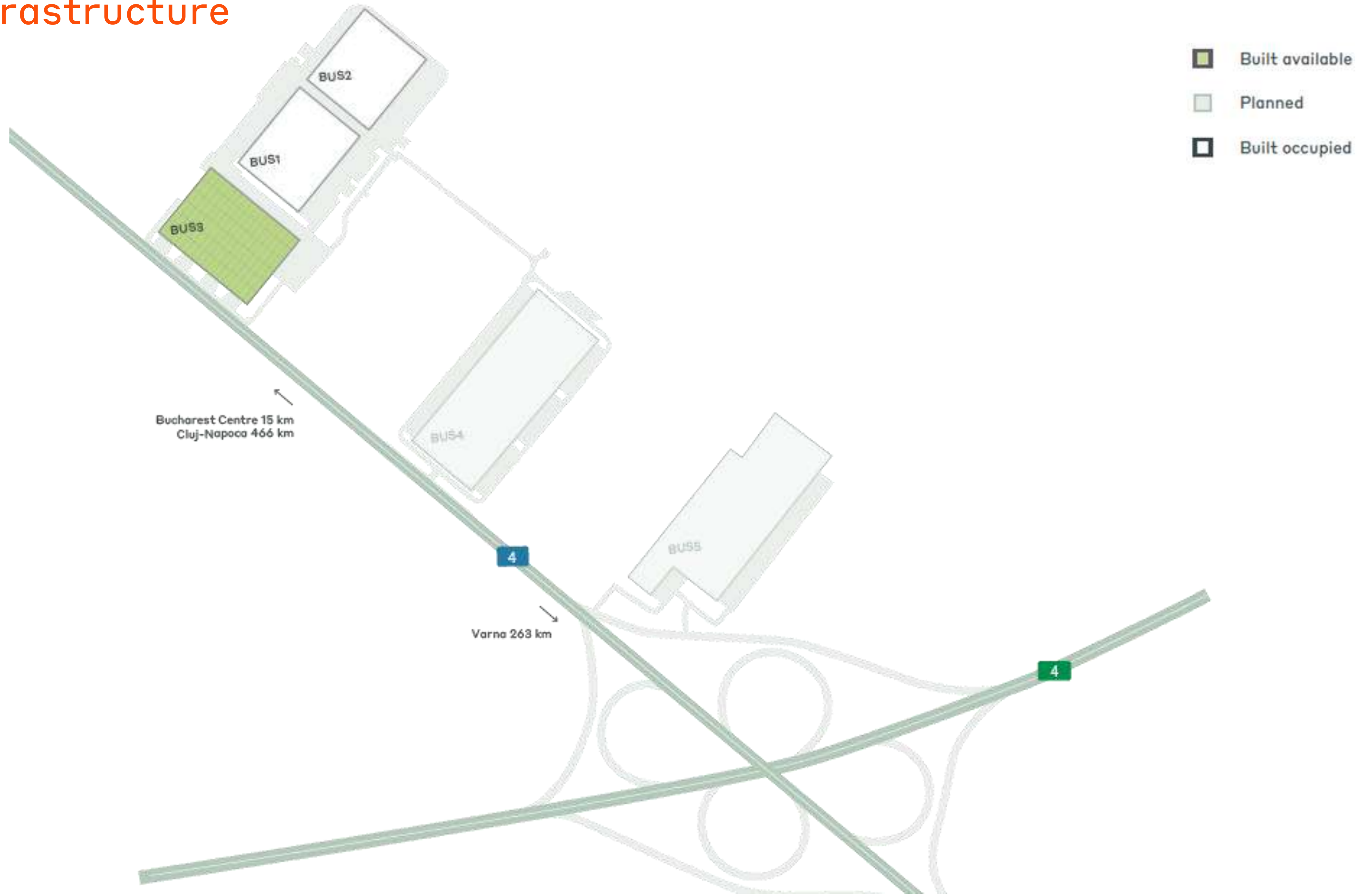
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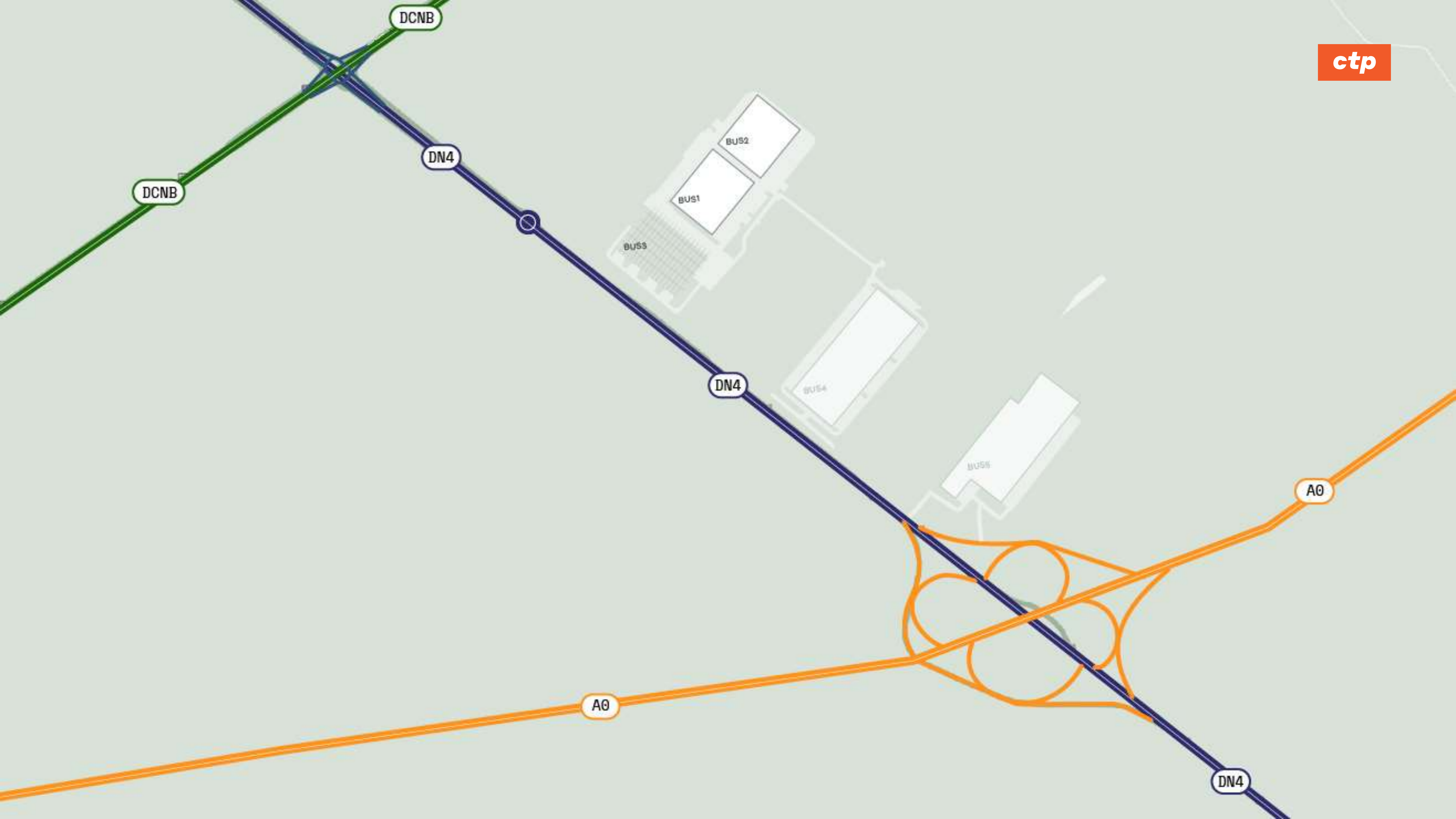
BUILDINGS

.....



The Best Infrastructure in the area





West of Romania

Arad — an important industrial center and transportation hub; proximity to the Hungarian and Serbian borders;

Timisoara — 4th largest city in Romania; technology hub with one of the most powerful IT sectors in Romania; excellent road connection to Budapest (256 km) Belgrade (121 km), Vienna (550 km), Bucharest (545 km) ;

Deva — situated in the center-west region of Romania, in a location favored by international forwarders. Deva city is a hub for automotive, commerce and power industries;

Oradea — located in the western part of Romania, benefiting of direct connection with the Oradea International Airport;

Turda — Less than 30 km from Cluj-Napoca, the region is home to major investments in several industry sectors such as automotive components, building materials, metallurgy etc



CASE STUDY

ORADEA



ORADEA





ABOUT ORADEA:

Located approximately 10 km from Borș, the largest border point on the western border, Oradea is the tenth largest city in Romania

Population
220,000

Students in Higher Education
4,000

Higher GDP/Capita than Romanian average
150%

Cities in Romania
10th

Universities
4

Near Hungarian Border

Hungarian Border

Borș

Sântion

190

767F

ORADEA NORTH

797

Sântandrei

Palota

37

797

797

ORADEA

E79

Oradea International Airport

ORADEA CARGO TERMINAL

E79

4

Coșor

Full speed for connecting Oradea with Western Europe

A3 Highway, the game changer

Oradea Municipality and Bihor County Council have multiple infrastructure projects planned and under construction, all with full speed.

The bypass road around the municipality is being renovated and widened to 4 lanes, to be opened in 2024.

Furthermore, the construction of an express road linking Oradea's bypass to the A3 motorway is scheduled for completion in 2024. These significant infrastructure investments will establish a direct connection between Oradea and Hungary's M4 highway by 2024, connecting Oradea with Western Europe.



BUDAPEST



Map Legend

- Hungarian Highway
- Existing Highway
- Under Construction Highway
- Planned Highway



DEBRECEN

KECSKEMET

ORADEA

CLUJ

HU

SALONTA

BEKESCSABA

RO

SZEGED

ARAD

TIMIȘOARA

OUR PARKS
.....

CTPark Oradea Cargo Terminal

 Connected to Oradea International Airport

CTPark Oradea Cargo Terminal - the first industrial park with air cargo terminal in Romania. This unique project is in the western part of Romania, benefiting of direct connection with Oradea Airport and Euro business II industrial center, but also with large neighboring cities such as Timisoara, Arad, Cluj-Napoca, Deva, Debrecen, Budapest. The Airport Cargo Terminal will ensure both the storage and the 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 Romania designed a complex project made of three buildings dedicated to warehouses and cargo services. CTPark Oradea Cargo Terminal can accommodate tenants from various sectors, both with air cargo activities, but also production and logistics, or mixed use, offering flexible spaces with surfaces starting from 500 sqm in CTFlex building.

BUILDINGS TYPE
.....

 ctSpace

 ctFlex



Sky is no more the limit

CTPark Oradea
Cargo Terminal

cargo terminal runway
connection

Oradea International
Airport Terminal



Siteplan CTPark Oradea Cargo Terminal



TIMIȘOARA



TIMISOARA
.....

Gate to the West

Timișoara, located in southwestern Romania, with a population of 470.000 inhabitants in the metropolitan area, holds a key position as a gateway to the western regions and is renowned for its captivating architecture, earning the nickname "Little Vienna." Positioned strategically, the city lies at convenient distances from major European cities, with Vienna, Zagreb, and Skopije around 500 km away, Bucharest and Sofia 600 km away, Budapest and Sarajevo 300 km away, and Belgrade just 150 km away.


With four top-ranking university centers and over 37 faculties, Timișoara is a significant educational hub in Romania, boasting an impressive enrollment of 40,000 students from both public and private institutions. This diverse pool of students contributes to the nurturing of specialists across various socio-economic and political domains.

Timișoara's success story includes a thriving economy supported by substantial investments and a highly skilled workforce. This has led to a remarkable reduction in the unemployment rate, dropping from 9.4% in 1998 to an impressive 0.64%. Despite this achievement, the region still holds untapped labor potential, with approximately 15,000 unemployed individuals and around 12,000 university graduates entering the job market annually.



OUR PARKS
.....

CTPark Timișoara Ghiroda

 6 km to Timișoara
International Airport

 1 km to A1 Highway

CTPark Timișoara Ghiroda benefits of a perfect location for distribution, logistics and manufacturing purposed being located at 6 km from International Airport of Timișoara and at 1 km distance from the A1 Highway to Arad and Timișoara ring road. CTPark Timișoara Ghiroda offers flexible space for distribution or manufacturing starting from 500 sq m up to over 20,000 m².

The park nurtures a vibrant business eco-system, bringing together companies of all sizes to foster synergies and mutual growth opportunities. We provide a supportive environment where your business can thrive, whether you're a small enterprise seeking to collaborate or a large corporation seeking proximity to valuable partners.

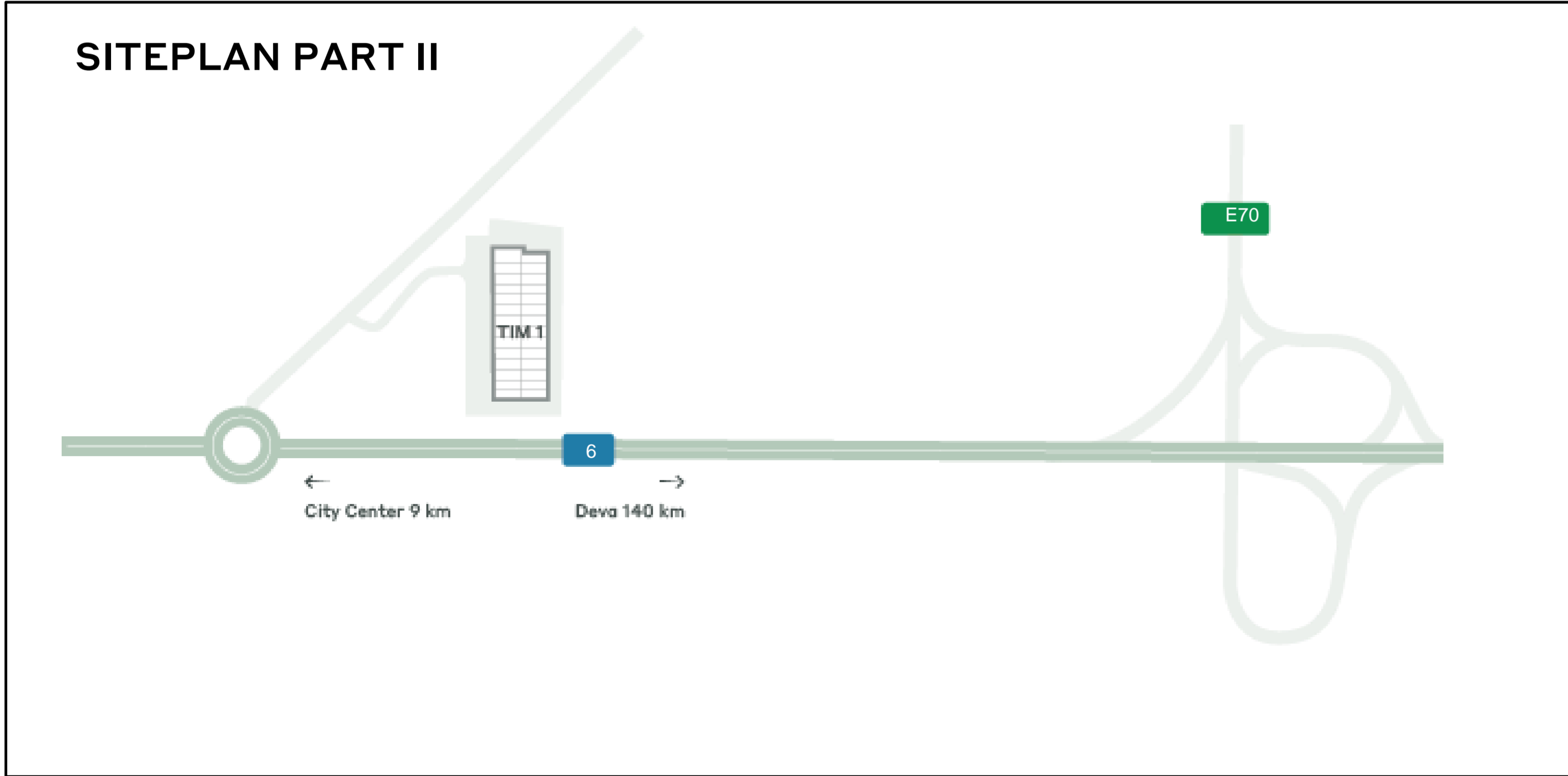
BUILDINGS TYPE
.....

 ctSpace

 ctFlex



Siteplan CTPark Timișoara Ghiroda



- Built available
- Planned
- Built occupied

CASE STUDY

ARAD



ARAD



ARAD
.....

Empowering Growth and Prosperity

Arad, nestled in the thriving western region of Romania, boasts numerous regional benefits that make it an ideal destination for businesses and industrial development. With strategic proximity to major transportation hubs like the A1 motorway and the future Bucuresti-Timisoara-Arad-Nadlac motorway, the city enjoys excellent connectivity, facilitating the smooth movement of goods and access to international markets through Arad International Airport.

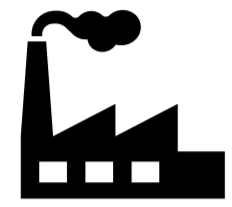
The region offers a skilled labor pool with a strong industrial heritage and educational infrastructure, ensuring access to qualified workers.

Additionally, Arad provides a supportive business environment, cost efficiencies, and a collaborative ecosystem, making it an attractive and sustainable choice for businesses seeking growth and prosperity.



OUR PARKS
.....

CTPark Arad West



Production



In city logistics

CTPark Arad West is strategically situated in the western region of Romania, an essential industrial center and transportation hub, in close proximity to the vibrant city of Arad. The park enjoys exceptional visibility and direct access to the A1 motorway, as well as the forthcoming Bucuresti-Timisoara-Arad-Nadlac motorway, forming the vital Pan European transport corridor that seamlessly connects western Europe with the southeastern region.

This premier industrial park boasts a host of advantages, including top-notch infrastructure and unmatched accessibility, leading to cost efficiencies and easy access to a pool of skilled labor. Conveniently located merely 3 km from the heart of Arad and a mere 7 km from Arad International Airport, CTPark Arad West is well-positioned to facilitate seamless operations for businesses. The primary access route is through E68, ensuring smooth and efficient connections to and from the park.

BUILDINGS TYPE
.....



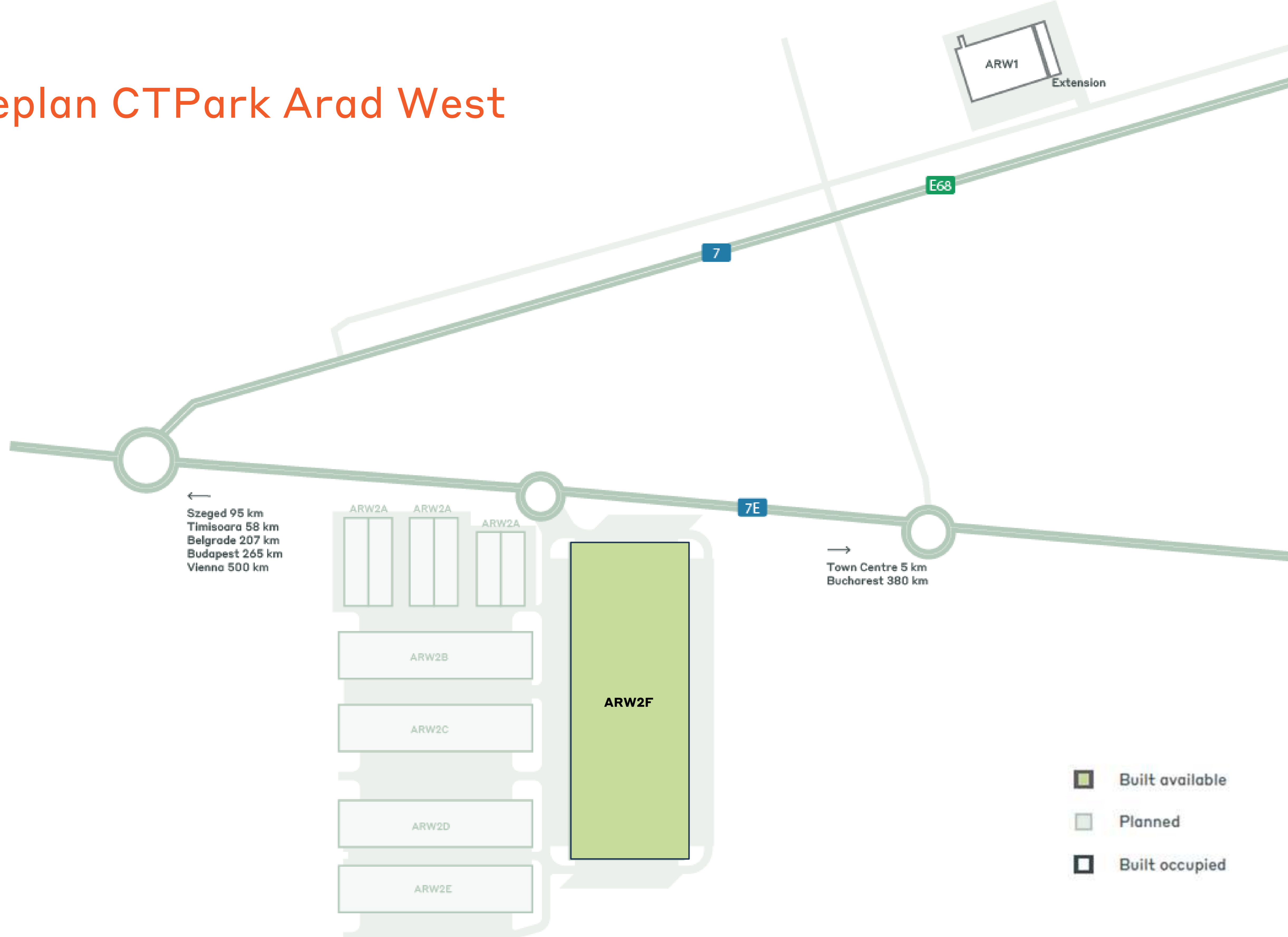
ctSpace



ctFlex



Siteplan CTPark Arad West

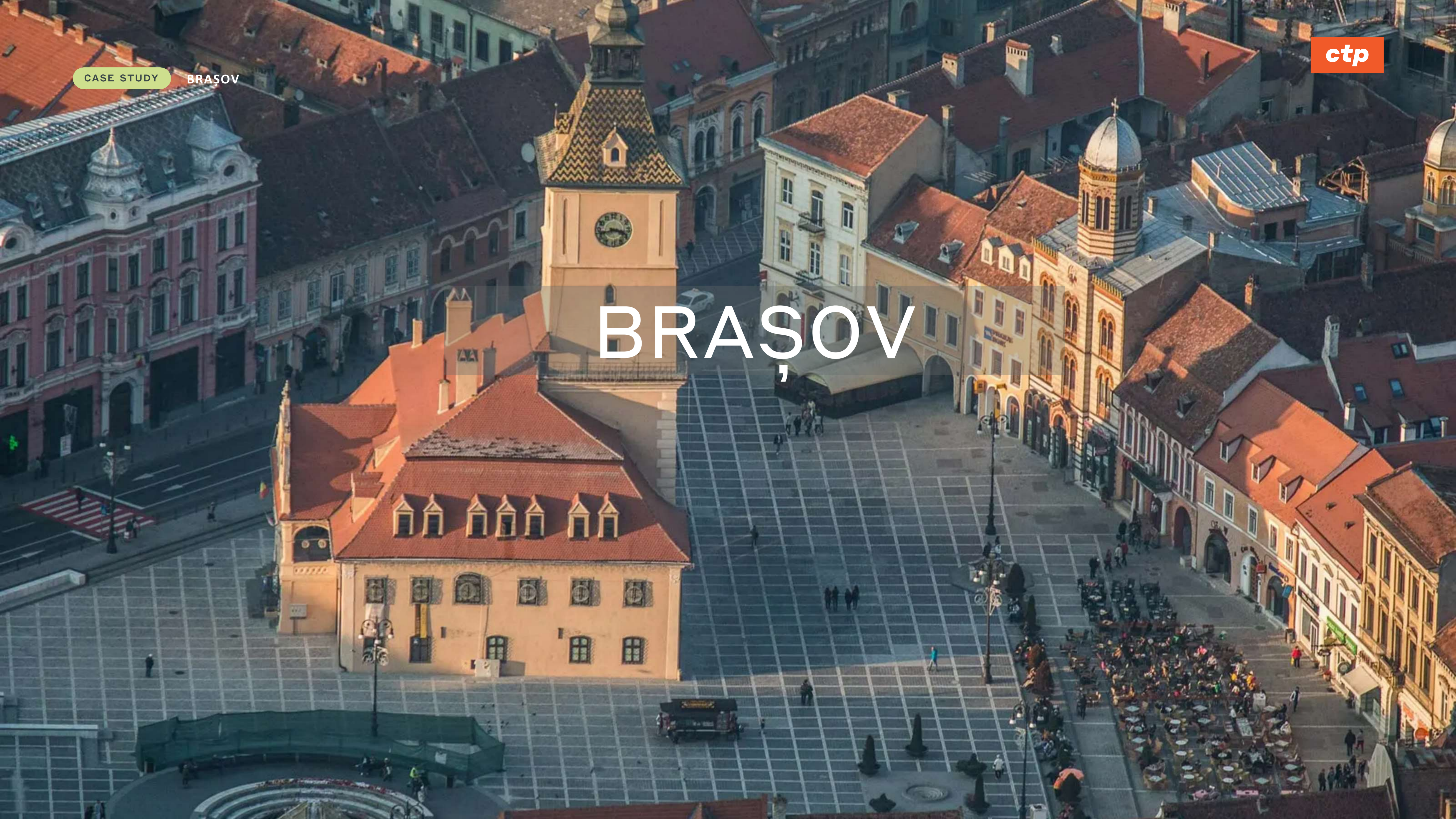


CASE STUDY

BRAȘOV

ctp

BRAȘOV



OUR PARKS
.....

CTPark Braşov

CTPark Braşov is located to the north of the city on the DN13 motorway, has good connections to public transport and the nearby airport, and offers flexible space for distribution or manufacturing. The first phase of CTPark Braşov, a 18,000 sq m BTS facility, is scheduled for delivery in the second half of 2024.

As in the other industrial parks developed by CTP, the buildings in CTPark Braşov are designed to offer turnkey solutions to clients but can also be customized to meet all the operational and logistical needs of potential tenants. CTPark Braşov will include generous green spaces and dedicated office areas, so as to provide the best possible quality of life for the park's employees.



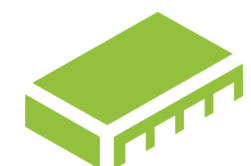
• Landscaping



Public transport



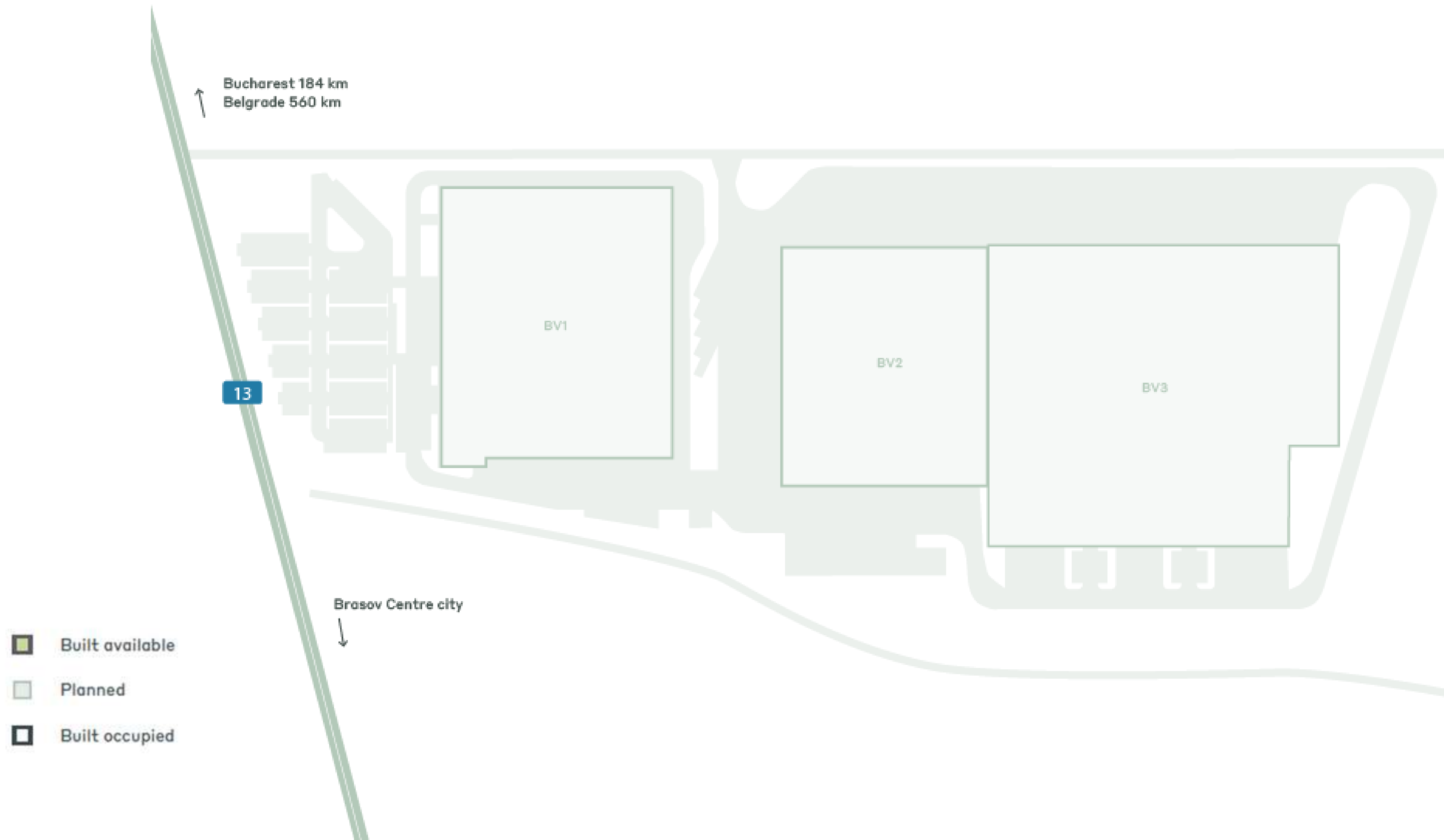
BUILDINGS
.....



ctSpace



Siteplan CTPark Braşov



5 PROPERTY TYPES
.....

 **ctBox**

From 400-850 sqm

Typical Usage

B2B retail, showrooms,
warehousing / production

Typical Size

400-850 sqm

Standard Height

7 m

Floor Loading

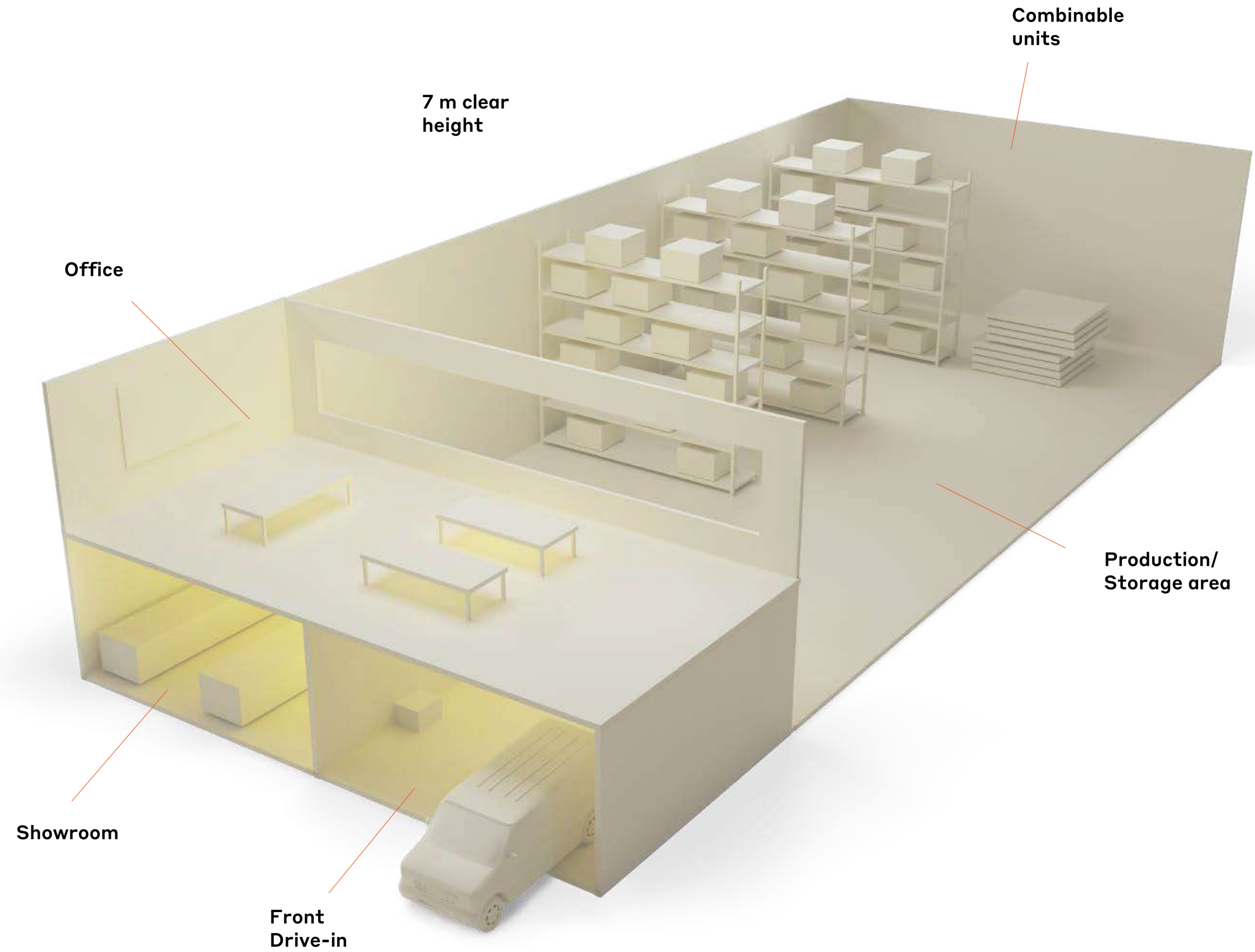
500 kg/sqm (Office),
4 tn/sqm (Warehouse) or
3.2 tn for rack support

Standard Grid

15x24 m, office in-built reduced
up to 5x6 m

Clients

- ABB
- AG Foods
- AkzoNobel
- Amber
- Plasma
- Amtech
- Ascendum
- Hecht
- SIEMENS
- Vekra Windows
- Vertiv
- Zenith



5 PROPERTY TYPES
.....



1,150-3,000 sqm

Typical Usage
Production/warehousing in smaller units that can be merged as clients grow

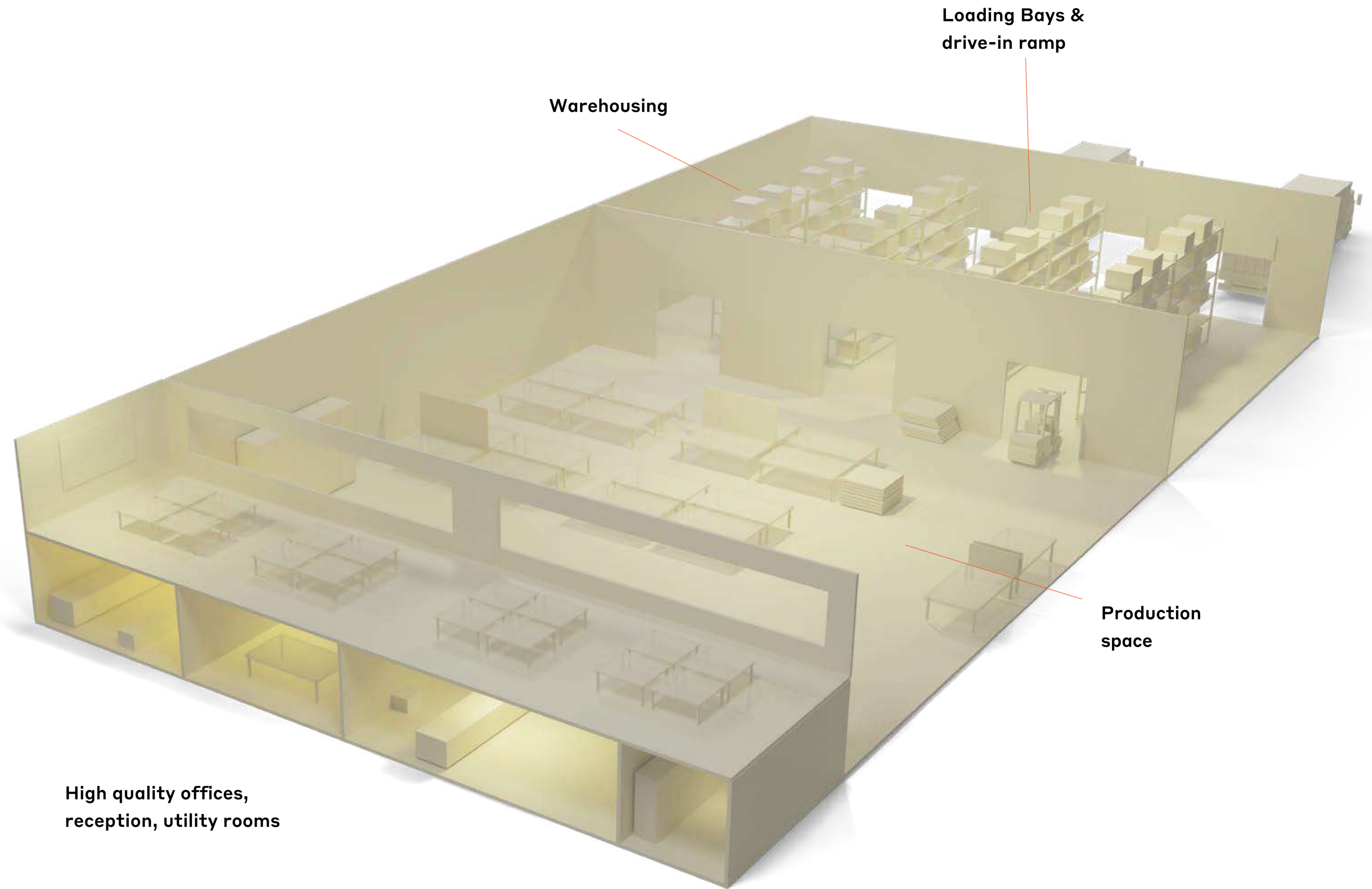
Typical Size
1,150-3,000 sqm

Standard Height
10.5 m

Floor Loading
5,000 kg/sqm

Standard Grid
12x24 m

- Clients
- Allogi
- Assa Abloy
- BJS
- BoBaek
- DHL
- Gebrüder
- Weiss Hella
- MAPO Medical
- PaletExpress
- PPL
- Rehau Polymer
- Toyota Logistics
- Wacker-Chemie
- Well Well Foods



High quality offices, reception, utility rooms

5 PROPERTY TYPES



From 3,000 sqm

Typical Usage
Big Box Logistics
Standard Height

12 m

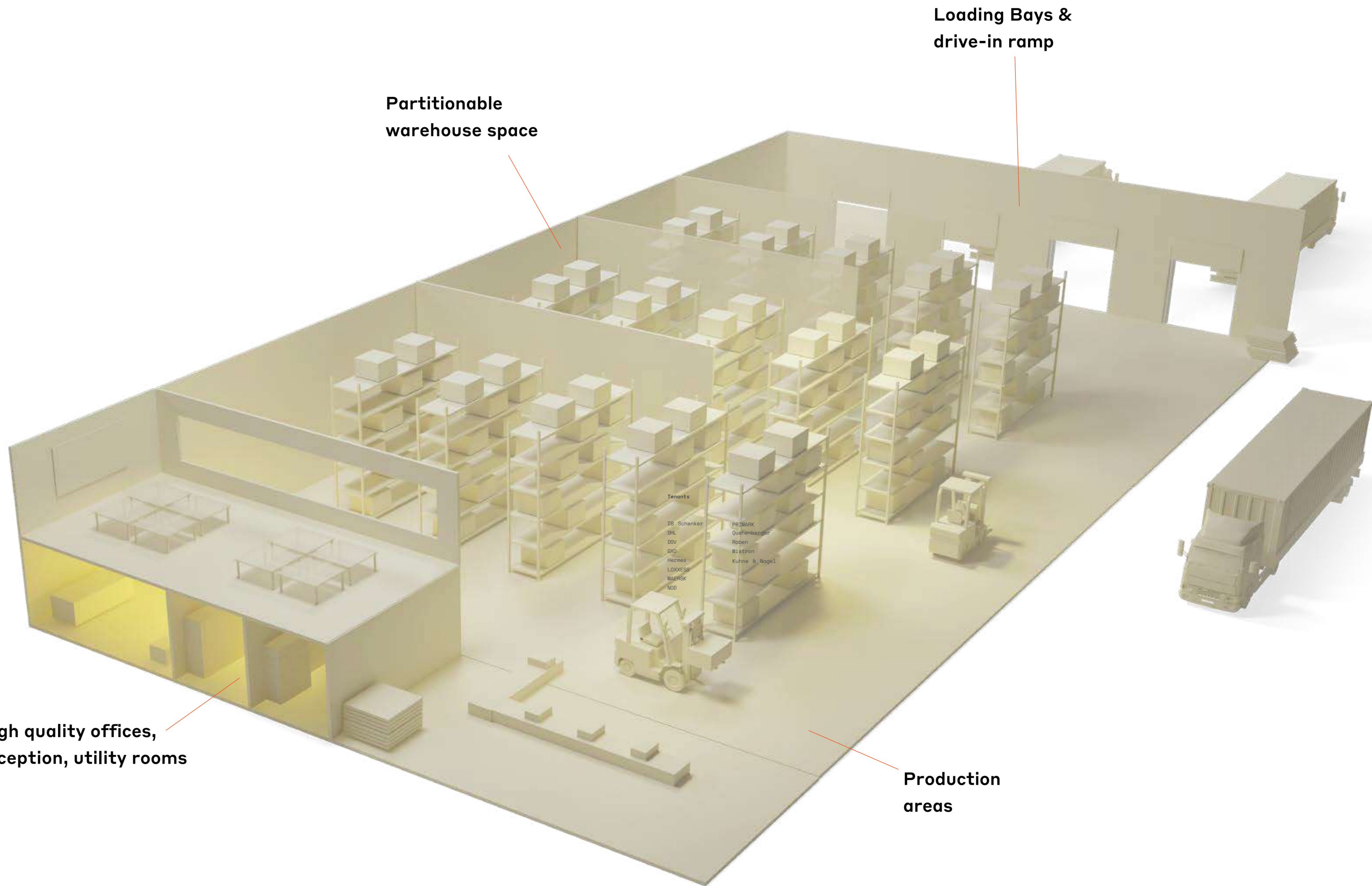
Floor Loading

5,000 kg/sqm

Standard Grid

12x24 m

- Clients
- DB Schenker
- DHL
- DSV
- GXO
- Hermes
- LOXXESS
- MAERSK
- PRIMARK
- Quehenberger
- Raben
- Wistron
- Kuhne & Nagel





TECH SPECS OUTSIDE

High quality building in a healthy environment

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

ROOF : Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

OUTSIDE AREAS : Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

HYDRAULIC DOCK LEVELLERS : Large industrial sectional doors are equipped with motorised/hydraulic control and dynamic load capacity of 6,000 kg, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

SIGNAGE & BRANDING : All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

FACADE : Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

FENCE, GATES & PAVEMENT : Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

LANDSCAPING : CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

PUBLIC TRANSPORT & ACCESS : Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.



TECH SPECS INSIDE

Cost-saving & high quality

SUSTAINABILITY:

All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs. All buildings are built to achieve a minimum certification of BREEAM Very Good. CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.

SPRINKLERS & FIRE SAFETY:

Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

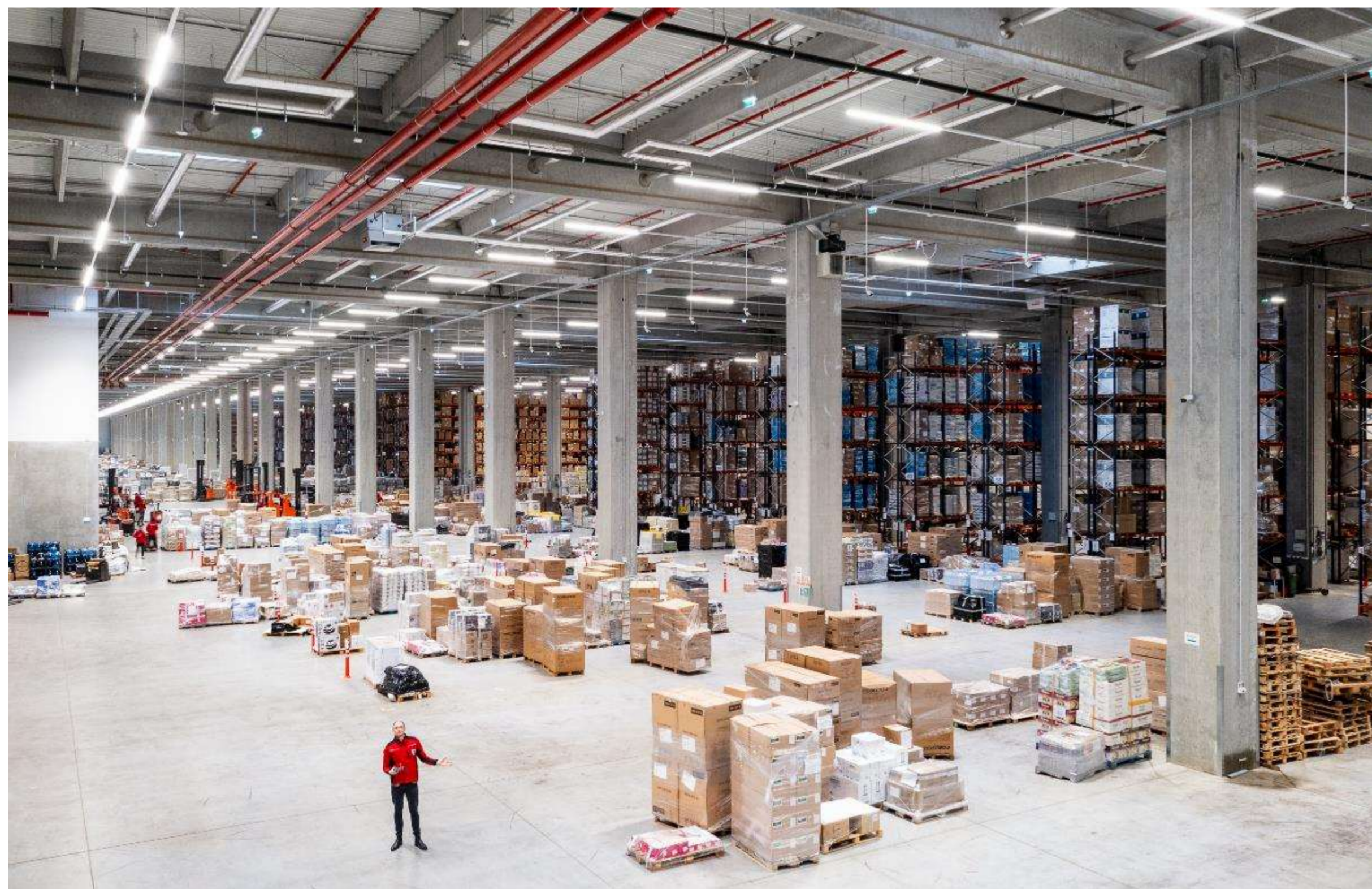
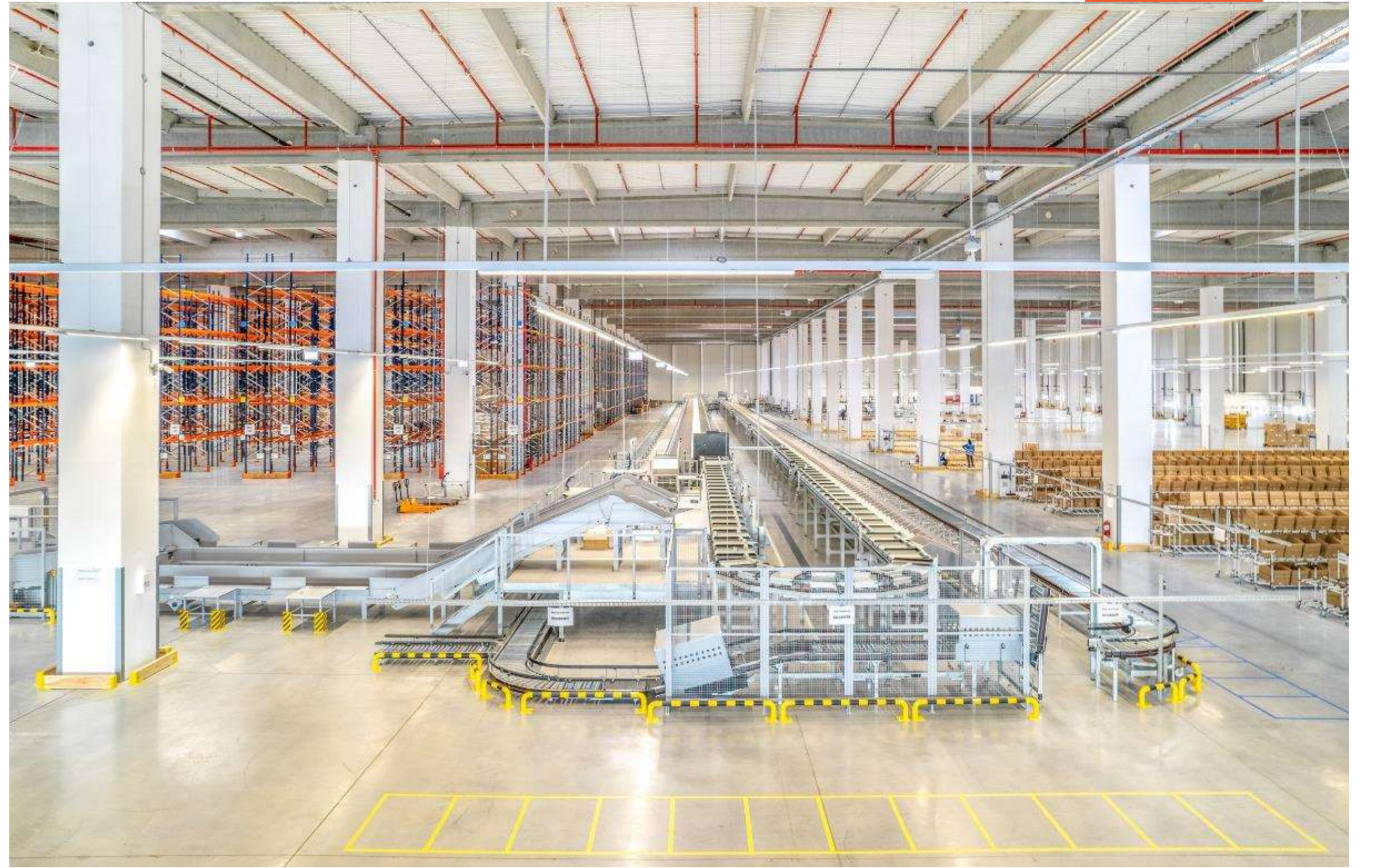
HALLS: Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

OFFICES: Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

LIGHTING: Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

FLOORS: Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

HVAC SYSTEMS: All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.



Happy clients in the
CTP community

.....

Over 250 satisfied clients in Romania
trust our property solutions



Logistics - totally personal.



Possibilities: Over 1,000 satisfied clients in 10 countries trust us for property solutions across 5 different building types

3PLS	AUTOMOTIVE	E-COMMERCE, RETAIL, WHOLESALE & DISTRIBUTION	MANUFACTURING	HIGH TECH

ABOUT CTP

.....



Come & find out more

CTP Romania | www.ctpark.eu | www.CTP.eu

Thank you



Mulțumesc!