

CTP HUNGARY PORTFOLIO REPORT

May 2021



6.3 million

LETTABLE AREA, IN M²

6

COUNTRIES

90

LOCATIONS

400

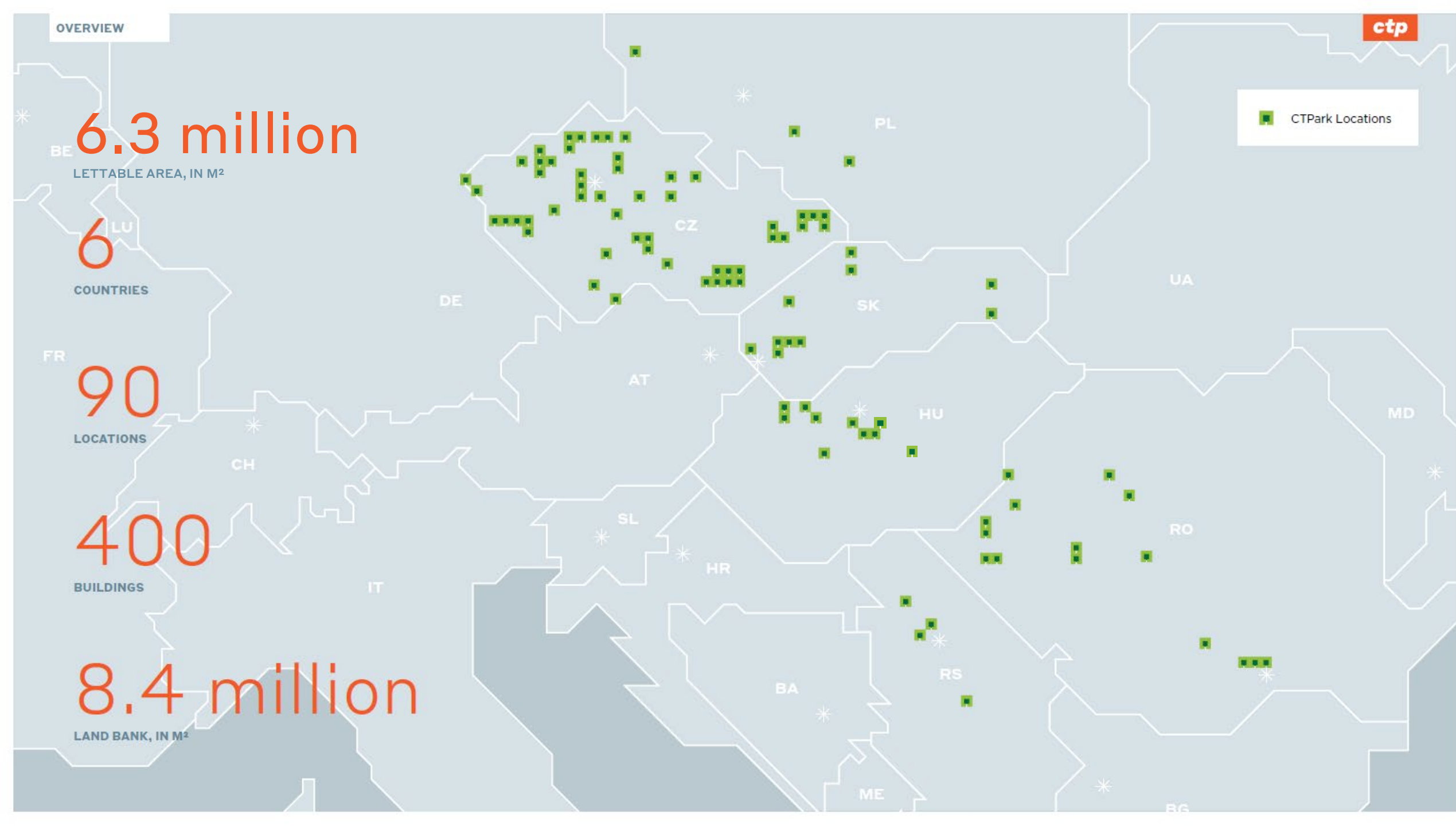
BUILDINGS

8.4 million

LAND BANK, IN M²



CTPark Locations



Market Update - Budapest Industrial Market Q1 2021*



Total Stock
2.42 million m²



Vacancy Rate
2.6 %



Prime Rent

- 4.60 EUR/ m²/month
(for existing stock)
- 4.90 EUR/ m²/month
(for BTS or new projects)



Total Take-up
81 820 m²



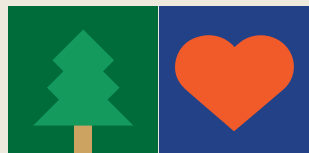
New Supply
40 750 m²

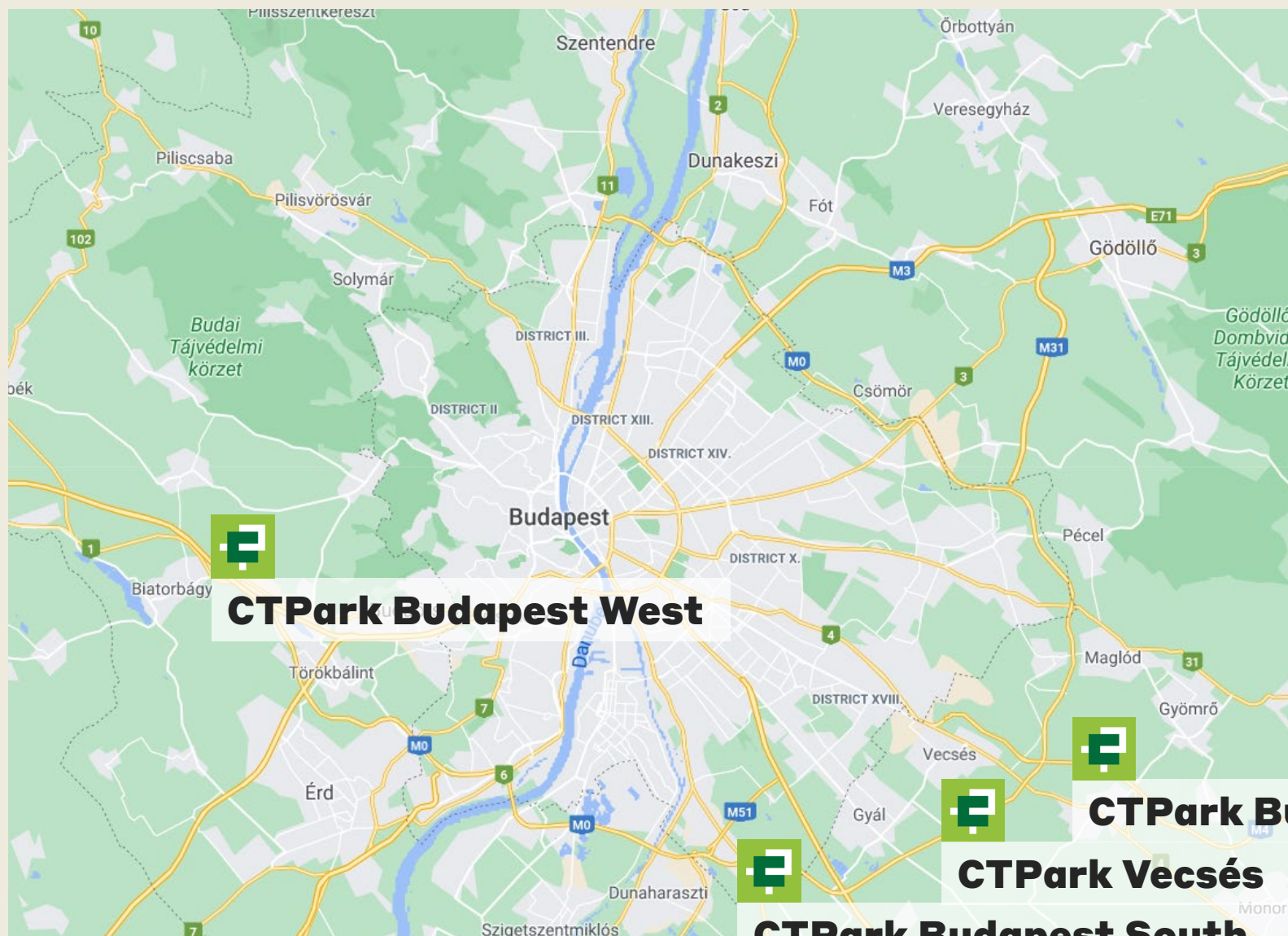


Largest New Lease
15 970 m² at
CTPark Vecsés
VCS2



100% BREEAM In-Use Certified Hungarian Portfolio

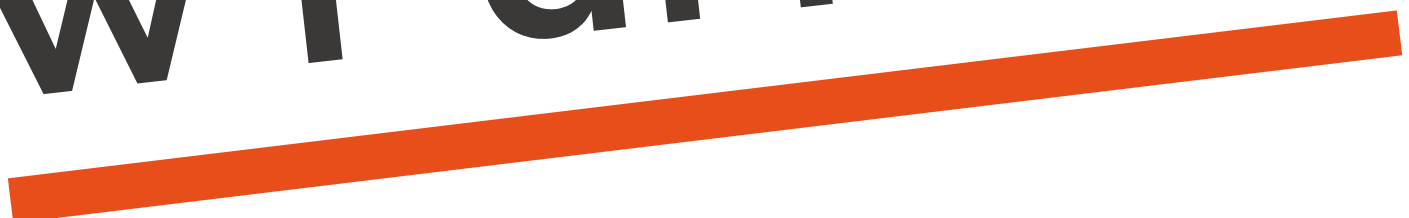




Park	Building	City	Available Space	Available From	Page
CTPark Vecsés	VCS1	Vecsés	16 377 m ²	Q1 2022	1
CTPark Vecsés	VCS2	Vecsés	19 201 m ²	Q4 2021	2
CTPark Vecsés	VCS3	Vecsés	30 336 m ²	Q1 2022	3

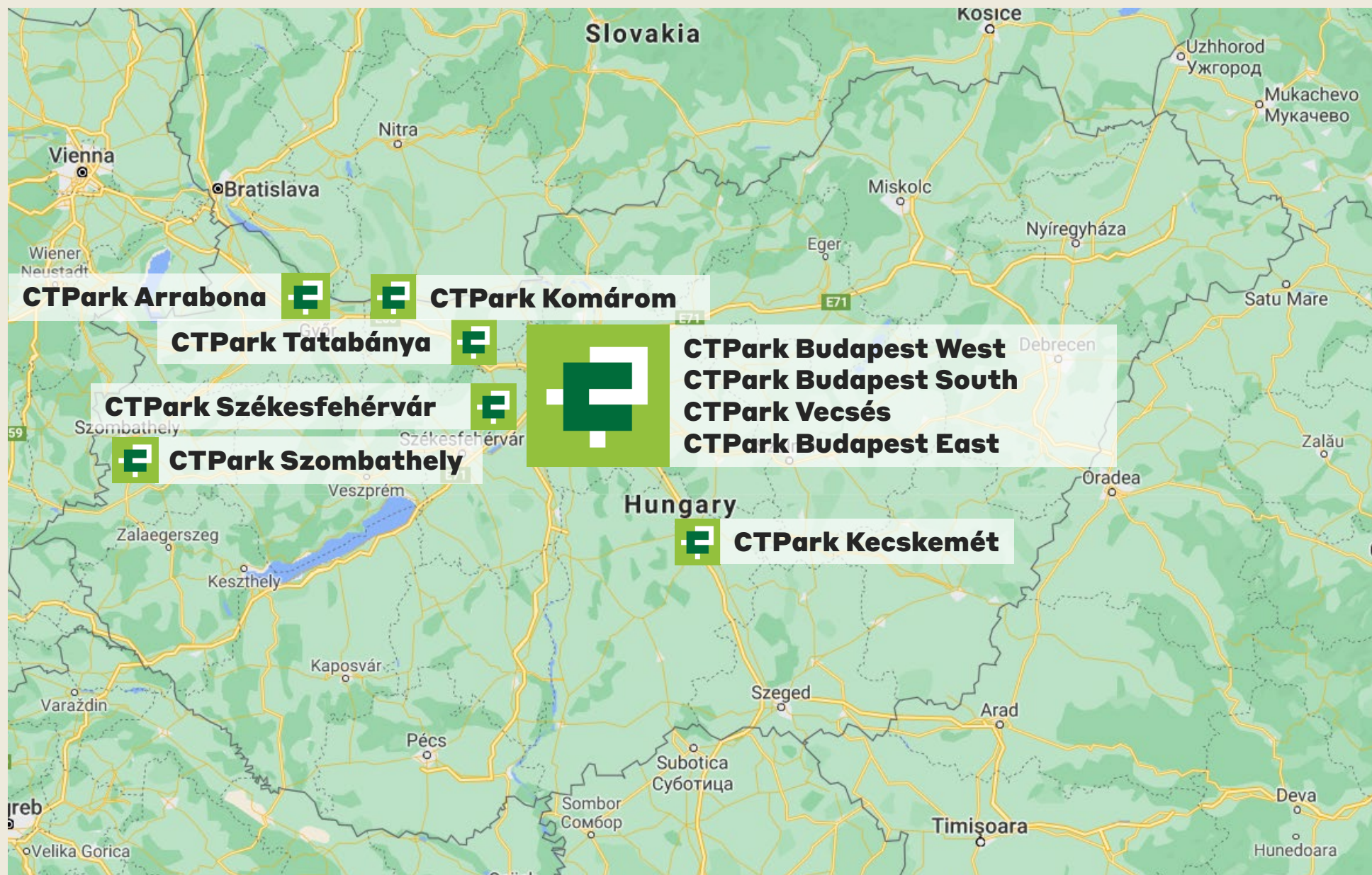


New Park!



Park	Building	City	Available Space	Available From	Page
CTPark Budapest West	BIA5	Biatorbágy	11 087 m ²	Q2 2021	4
CTPark Budapest West	BIA4	Biatorbágy	27 467 m ²	Q1 2022	5
CTPark Budapest West	BIA8	Biatorbágy	6 120 m ²	Q3 2021	6
CTPark Budapest West	BIA3	Biatorbágy	3 888 m ²	Q2 2021	7
CTPark Budapest West	BIA25	Biatorbágy	1 845 m ²	June 2021	8
CTPark Budapest West	BIA25	Biatorbágy	1 070 m ²	NOW	9
CTPark Budapest West	BIA1	Biatorbágy	16 090 m ²	NOW	10
CTPark Budapest West	BIA2	Biatorbágy	9 022 m ²	NOW	11
CTPark Budapest East	ULL2	Üllő	11 200 m ²	Sep 2021	12
CTPark Budapest East	ULL6	Üllő	13 163 m ²	Q4 2021	13



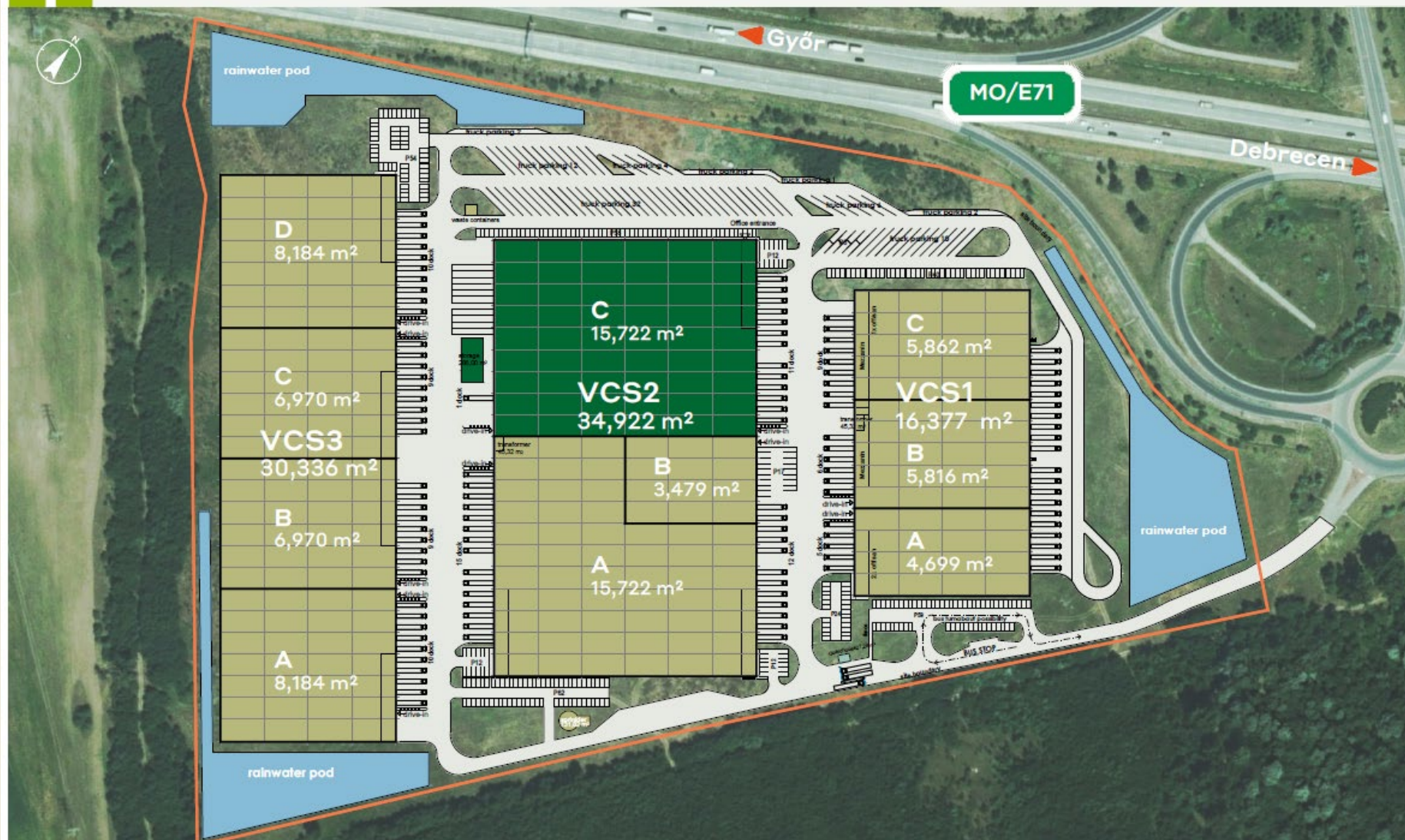


Park	Building	City	Available Space	Available From	Page
CTPark Arrabona	GYR3	Győr	1 253 m ²	NOW	14
CTPark Arrabona	GYR1 Ph3	Győr	9 202 m ²	Q1 2022	15
CTPark Komárom	KMR4	Komárom	12 679 m ²	NOW	16
CTPark Tatabánya	TBN5	Tatabánya	33 200 m ²	Q1 2022	17





CTPark Vecsés



CTPark Vecsés, Vecsés M0/E71 exit 37, Hungary
47°22'25.6"N 19°15'38.3"E

Available (built) Occupied (built) Planned construction



AVAILABLE
FROM

Q1 2022

AVAILABLE
WAREHOUSE
AREA

16 377 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.75

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT



Direct motorway access by M0 ringroad



Further development potential in the park





AVAILABLE
FROM

Q4 2021

AVAILABLE
WAREHOUSE
AREA

19 201 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.75

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT



Direct motorway access by M0 ringroad



Further development potential in the park





AVAILABLE
FROM

Q1 2022

AVAILABLE
WAREHOUSE
AREA

30 336 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.75

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 9.50

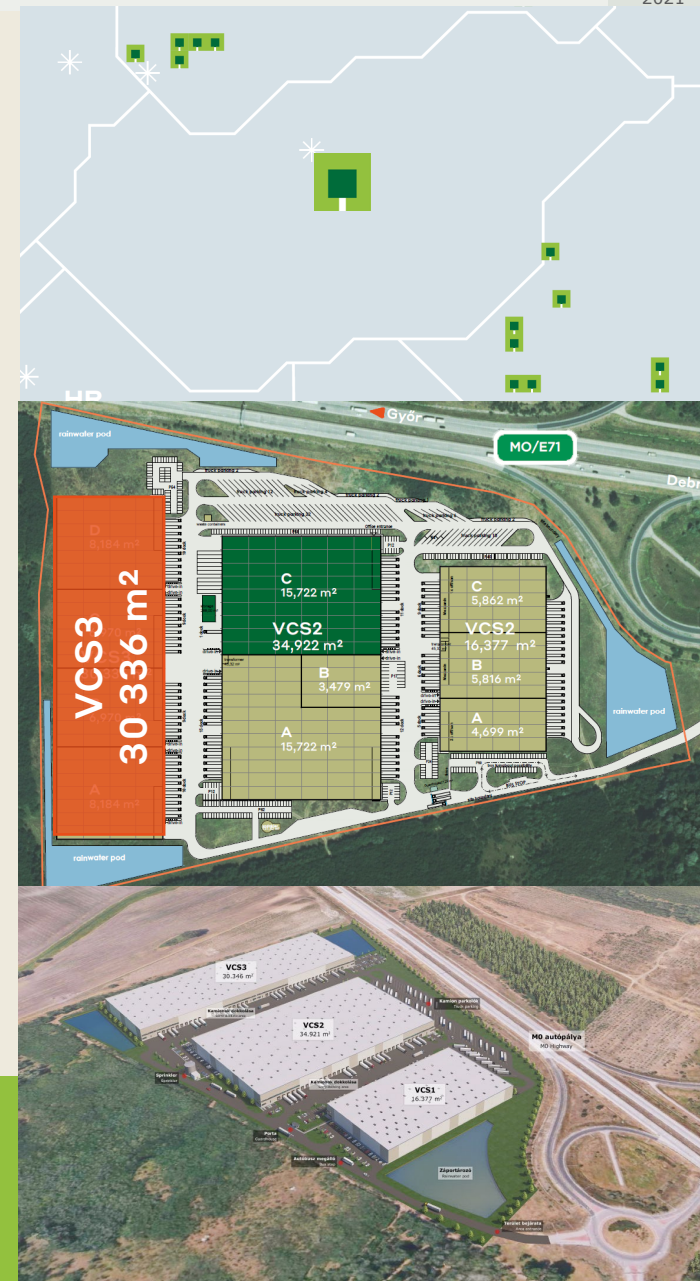
/ m² /month + VAT



Direct motorway access by M0 ringroad



Further development potential in the park





CTPark Budapest West



CTPark Budapest West, Verebél László u., 2051 Biatorbágy, Hungary
47°28'16.900"N, 18°51'22.100"E

Available (built) Occupied (built) Planned construction



AVAILABLE
FROM

Q2 2021

AVAILABLE
WAREHOUSE
AREA

11 087 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.90

/ m² /month + VAT

SERVICE
CHARGE

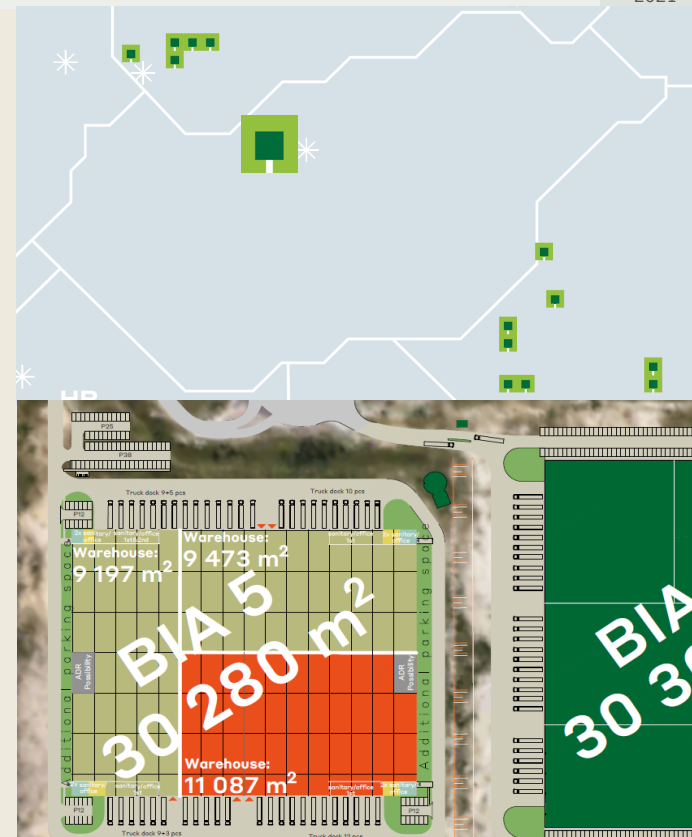
EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT





AVAILABLE
FROM

Q1 2022

AVAILABLE
WAREHOUSE
AREA

27 467 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

4.90 EUR

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT





AVAILABLE
FROM

Q3 2021

AVAILABLE
WAREHOUSE
AREA

6 120 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

5.50 EUR

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 10.00

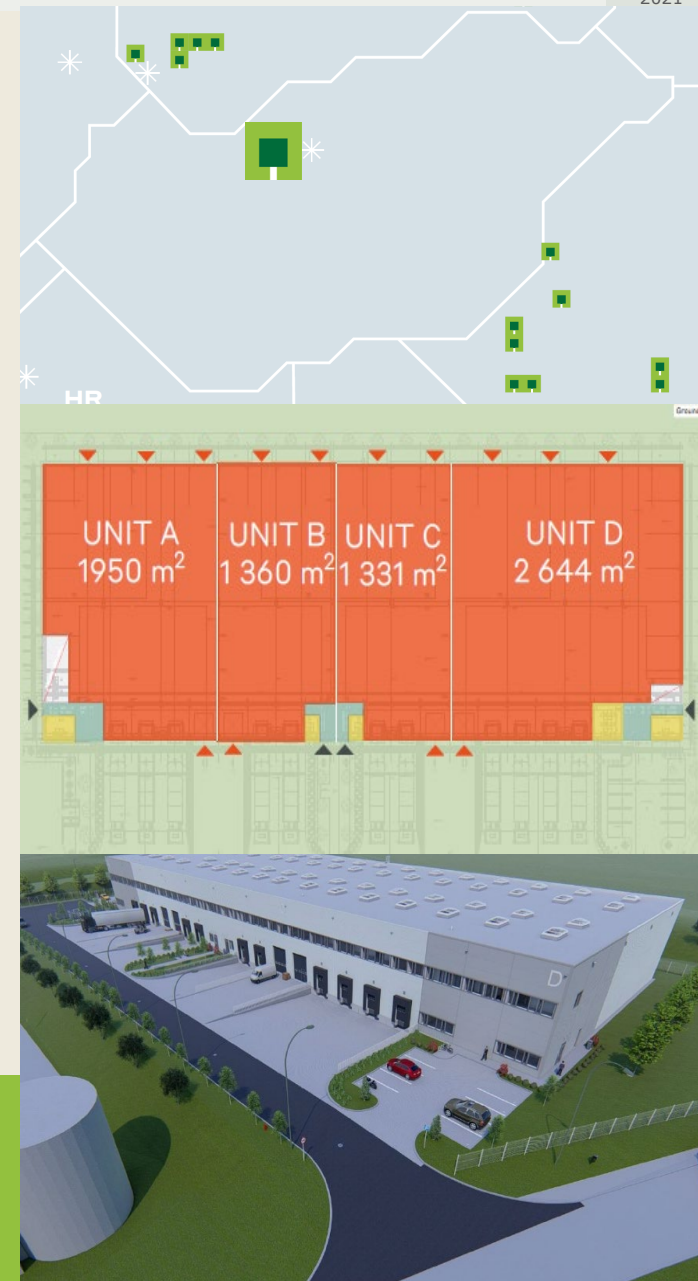
/ m² /month + VAT



Units available from 1 331 m²



**Ideal for company headquarter –
light manufacturing or logistics operation**





AVAILABLE
FROM

Q2 2021

AVAILABLE
WAREHOUSE
AREA

3 888 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.50

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 9.50

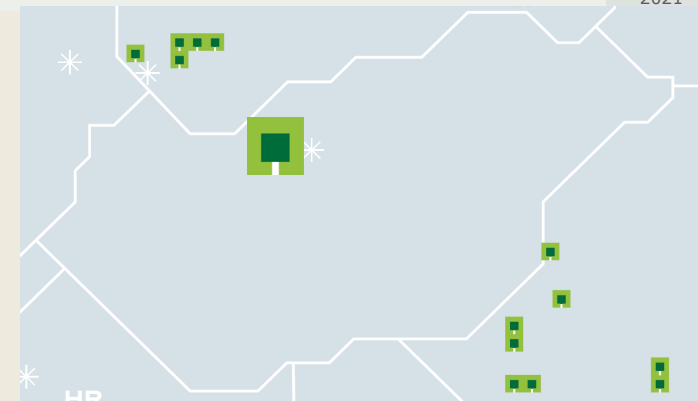
/ m² /month + VAT



2 adjacent, but separate units – can be leased separately or together as well



5 docking gates/unit





AVAILABLE
FROM

NOW

AVAILABLE
WAREHOUSE
AREA

1 070 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.50

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

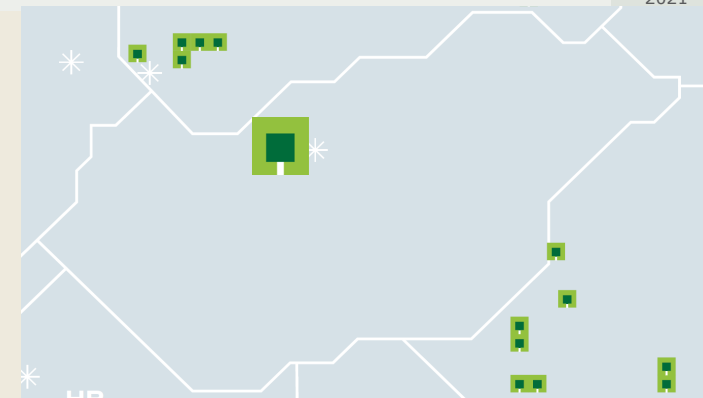
OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT



Office & social areas available on
mezzanine level





AVAILABLE
FROM

June 2021

AVAILABLE
WAREHOUSE
AREA

1 845 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.50

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

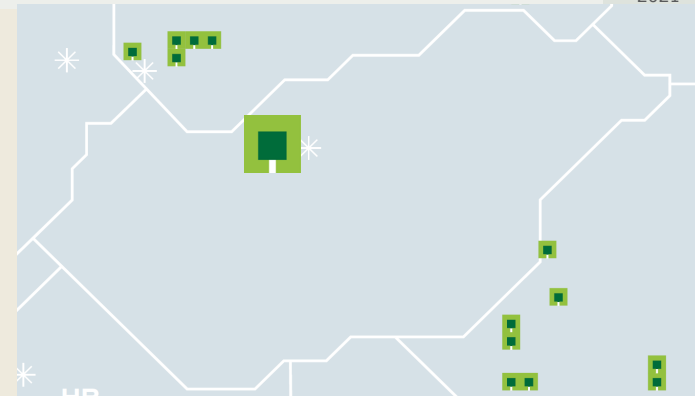
OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT



**Office & social areas available on
mezzanine level**





AVAILABLE
FROM

NOW

AVAILABLE
WAREHOUSE
AREA

9 022 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.50

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

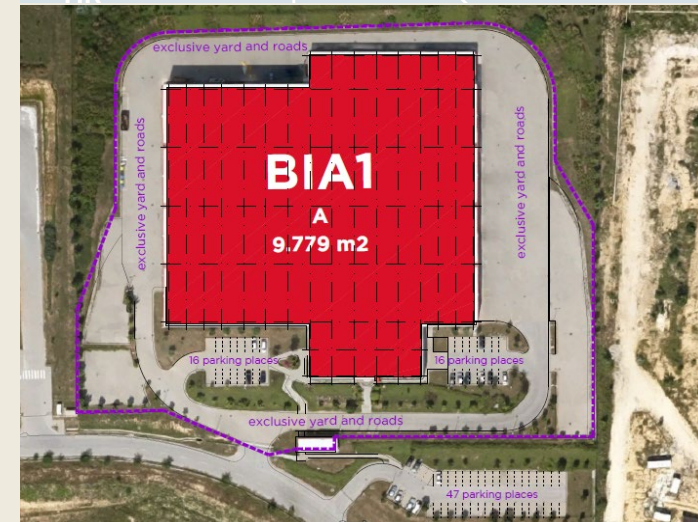
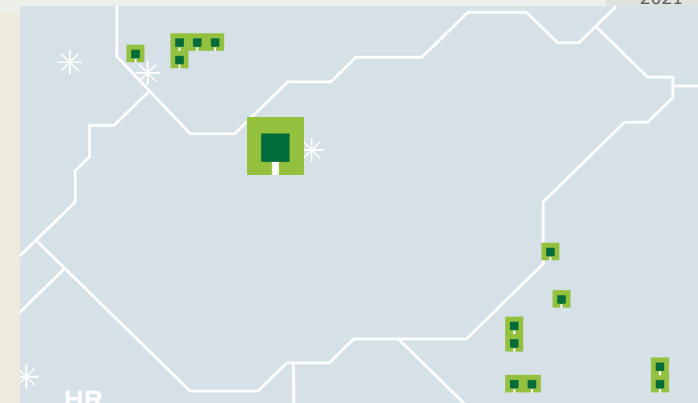
OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT



Built-in cranes available





AVAILABLE
FROM

NOW

AVAILABLE
WAREHOUSE
AREA

16 090 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.50

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

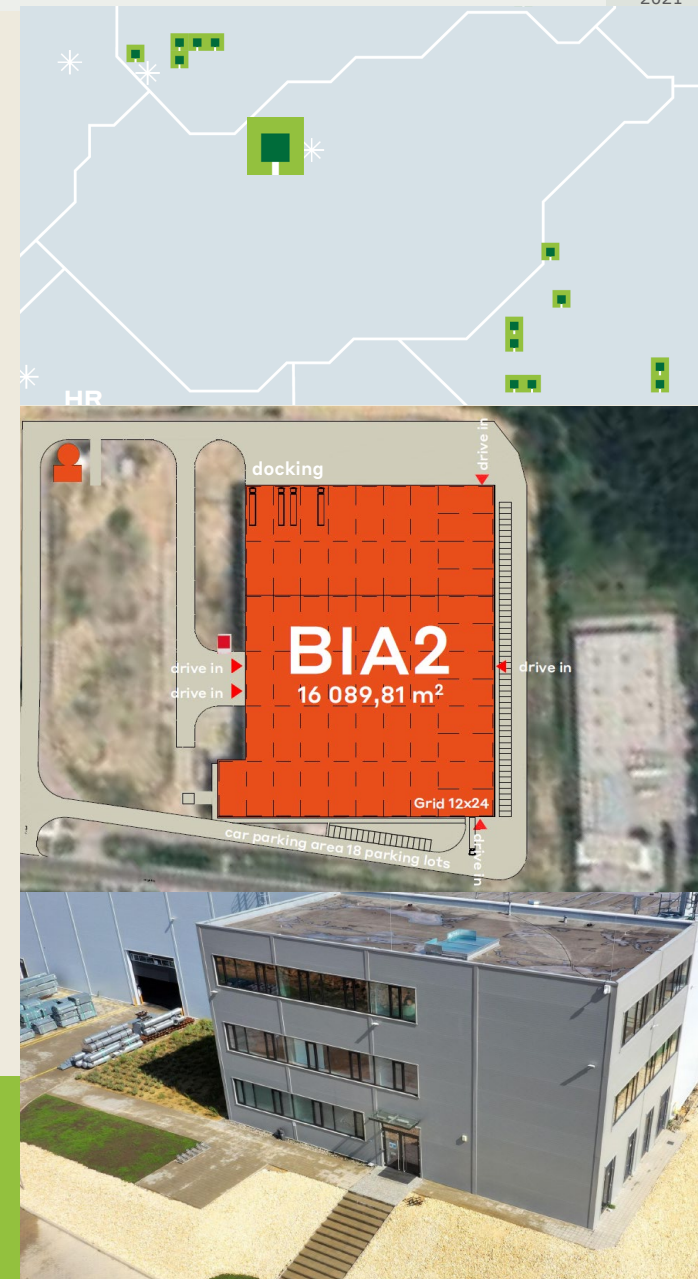
OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT



Built-in cranes available





CTPark Budapest East (Üllő)



CTPark Budapest East (Üllő), Zöldmező u., 2225 Üllő, Hungary
47°22'36.500"N, 19°21'30.300"E

Available (built) Occupied (built) Planned construction



AVAILABLE
FROM

Sep 2021

AVAILABLE
WAREHOUSE
AREA

11 200 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.50

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

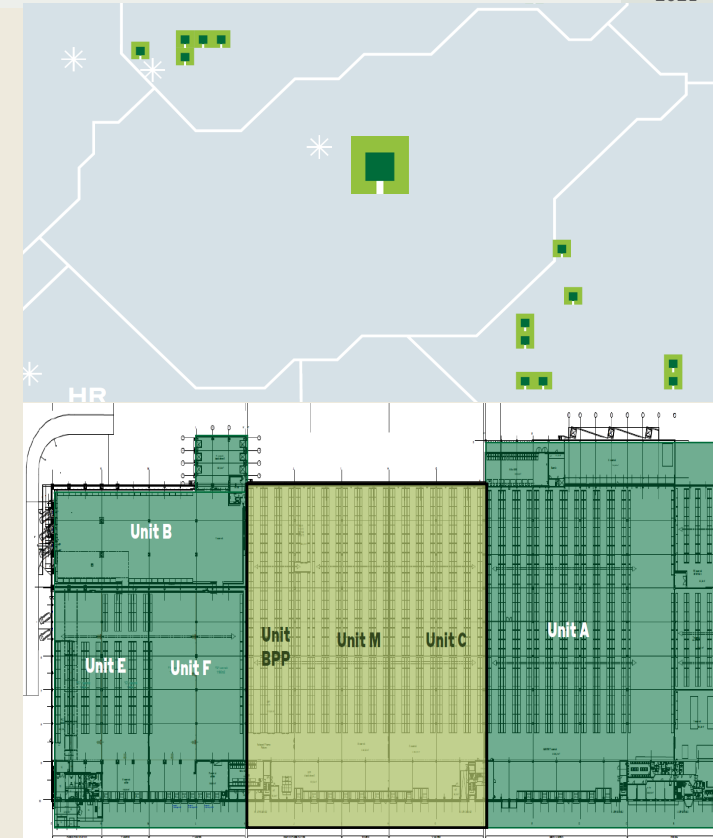
OFFICE, SOCIAL
RENT

EUR 8.50

/ m² /month + VAT



2 800 m² / 4 600 m² / 3 800 m² adjacent units
– can be leased together or separately





AVAILABLE
FROM

Q4 2021

AVAILABLE
WAREHOUSE
AREA

13 163 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.75

/ m² /month + VAT

SERVICE
CHARGE

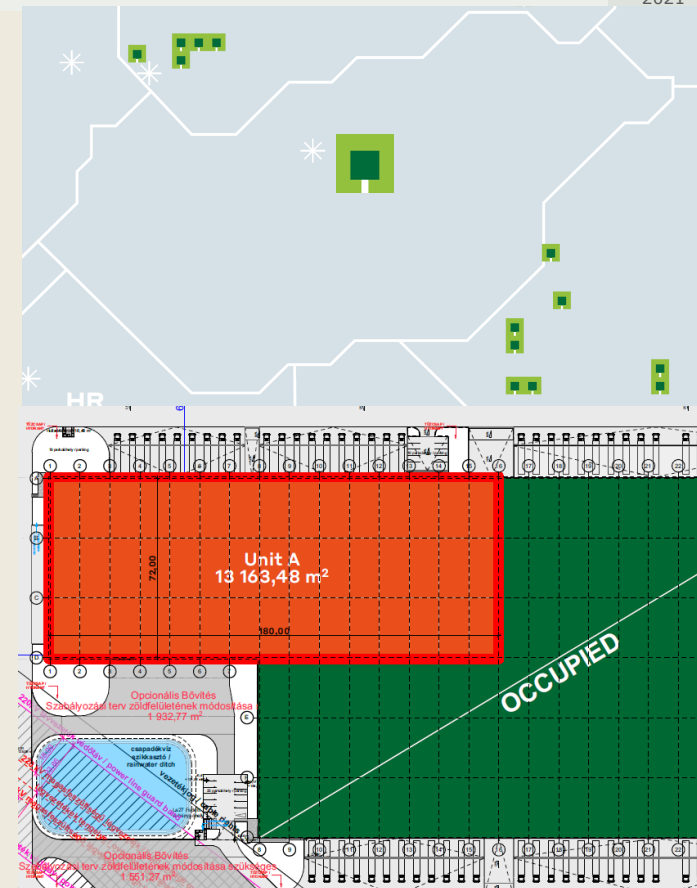
EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

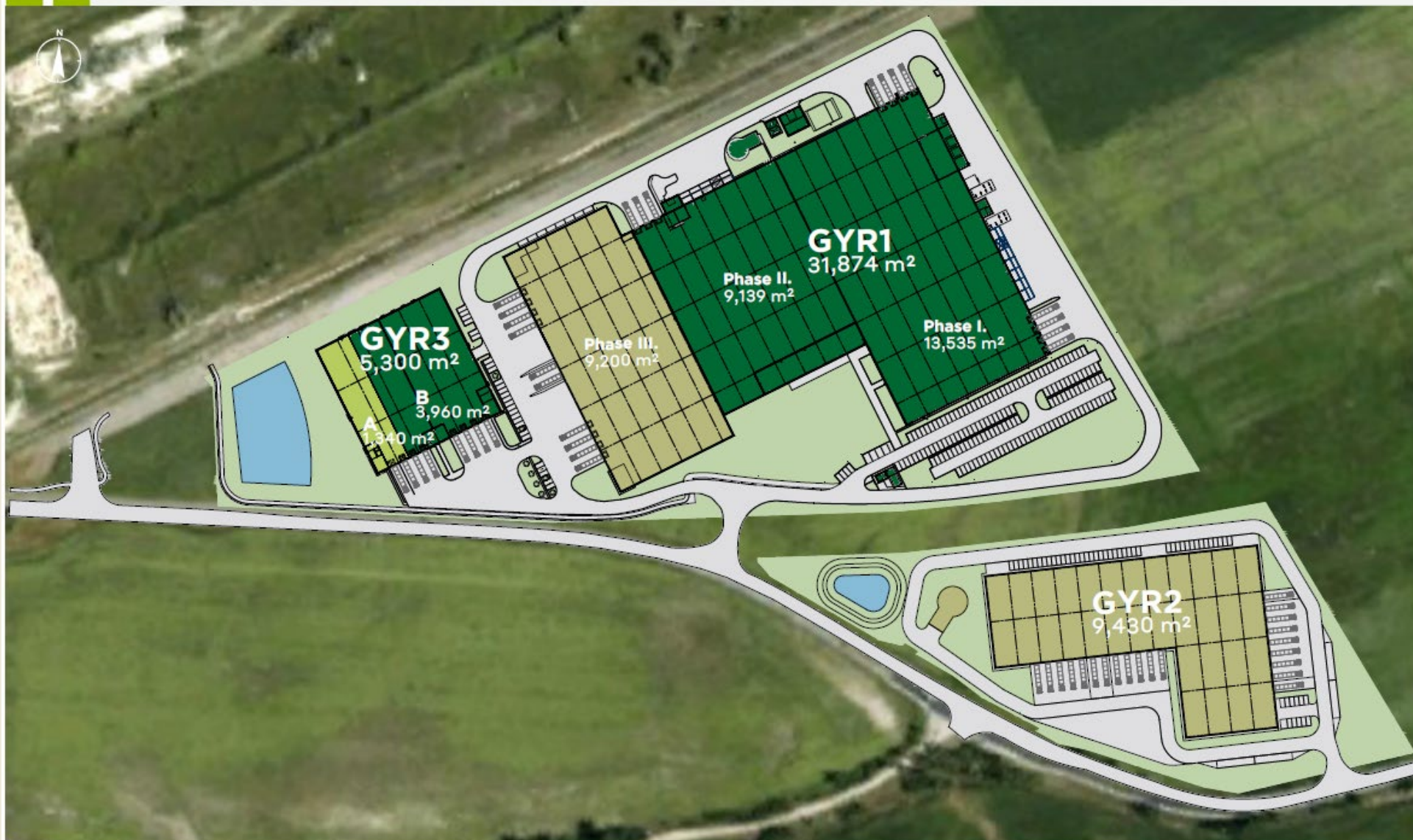
EUR 9.50

/ m² /month + VAT





CTPark Arrabona



CTPark Arrabona, Hűtőház u., 9027 Győr, Hungary
47°41'9.400"N, 17°42'3.000"E

Available (built) Occupied (built) Planned construction



AVAILABLE
FROM

NOW

AVAILABLE
WAREHOUSE
AREA

1 253 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 5.75

/ m² /month + VAT

SERVICE
CHARGE

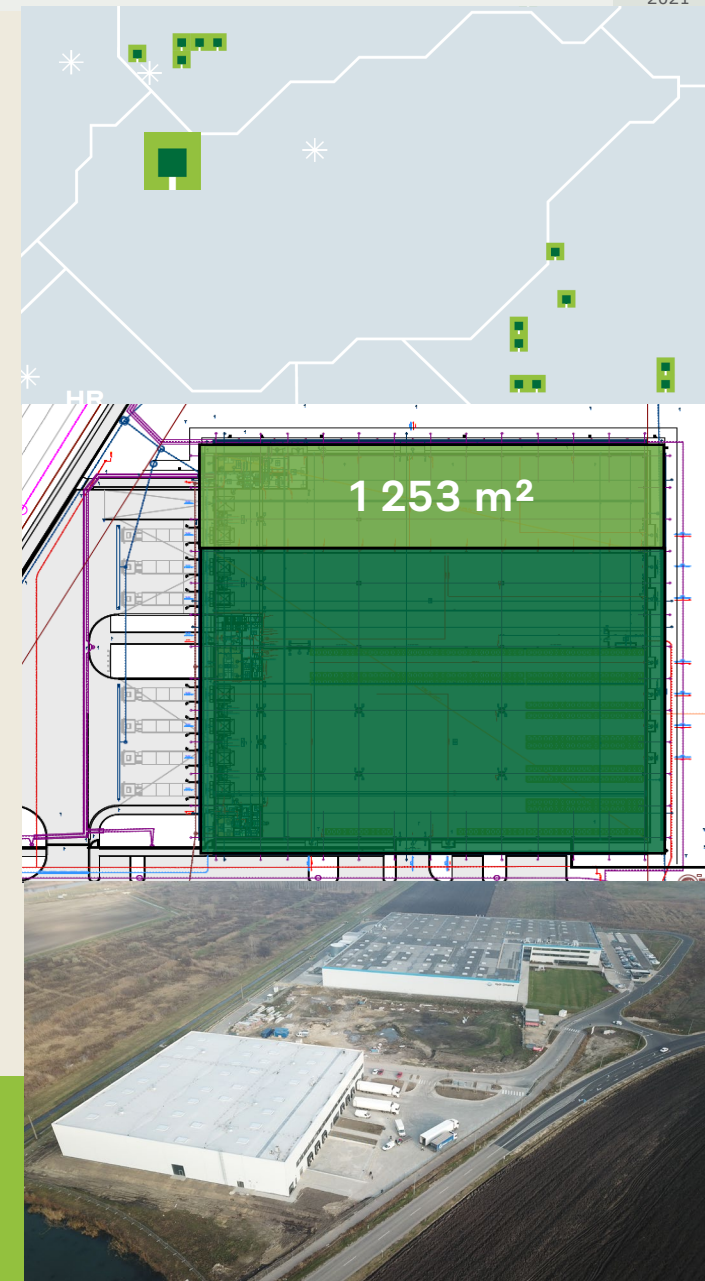
EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT





AVAILABLE
FROM

Q1 2022

AVAILABLE
WAREHOUSE
AREA

9 202 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.75

/ m² /month + VAT

SERVICE
CHARGE

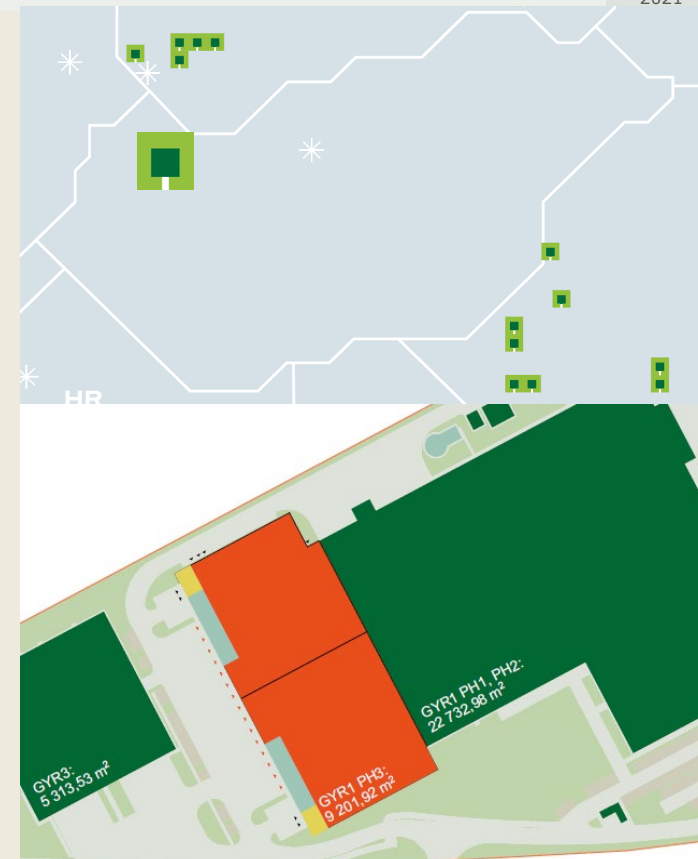
EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT





CTPark Komárom



CTPark Komárom, Mylan utca, 2900 Komárom, Hungary
47°44'29.400"N, 18°4'22.500"E

Available (built) Occupied (built) Planned construction



AVAILABLE
FROM

NOW

AVAILABLE
WAREHOUSE
AREA

12 679 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.50

/ m² /month + VAT

SERVICE
CHARGE

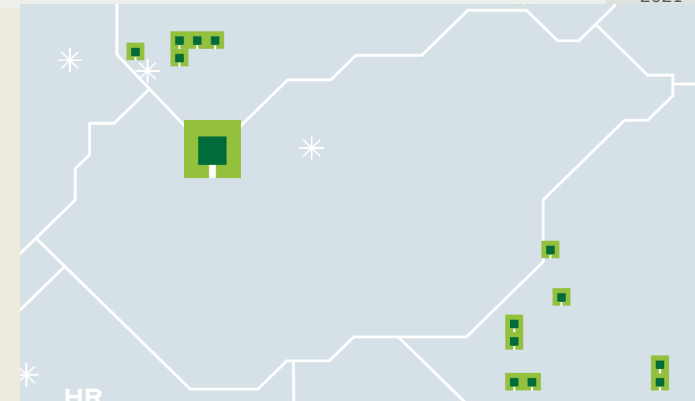
EUR 0.69

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

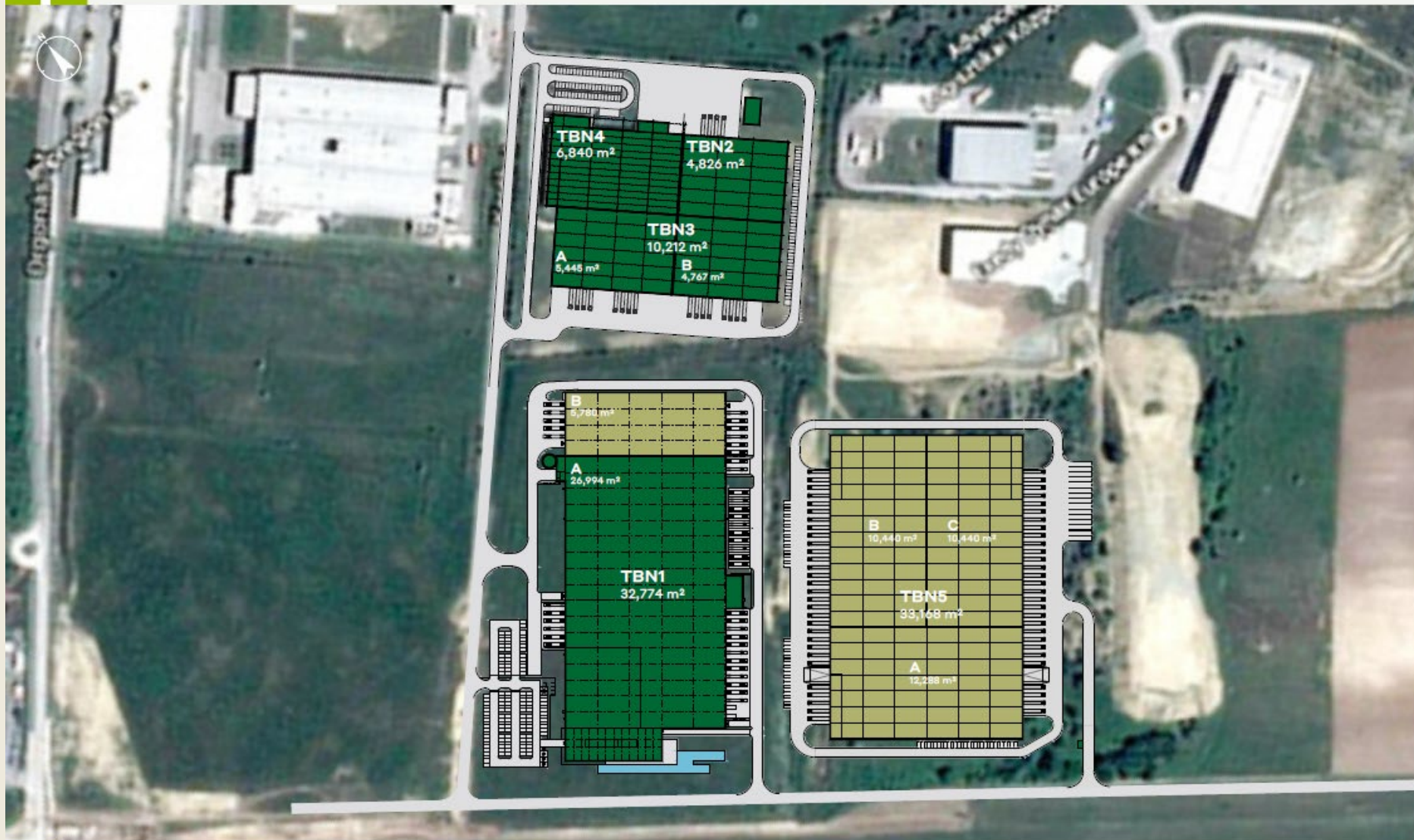
EUR 9.50

/ m² /month + VAT





CTPark Tatabánya



CTPark Tatabánya, Szarkaláb út, 2800 Tatabánya, Hungary
47°34'49.800"N, 18°21'5.600"E

Available (built) Occupied (built) Planned construction



AVAILABLE
FROM

Q1 2022

AVAILABLE
WAREHOUSE
AREA

33 200 m²

MIN.
LEASE TERM

5 YRS

WAREHOUSE
RENT

EUR 4.75

/ m² /month + VAT

SERVICE
CHARGE

EUR 0.69

/ m² /month + VAT + RET

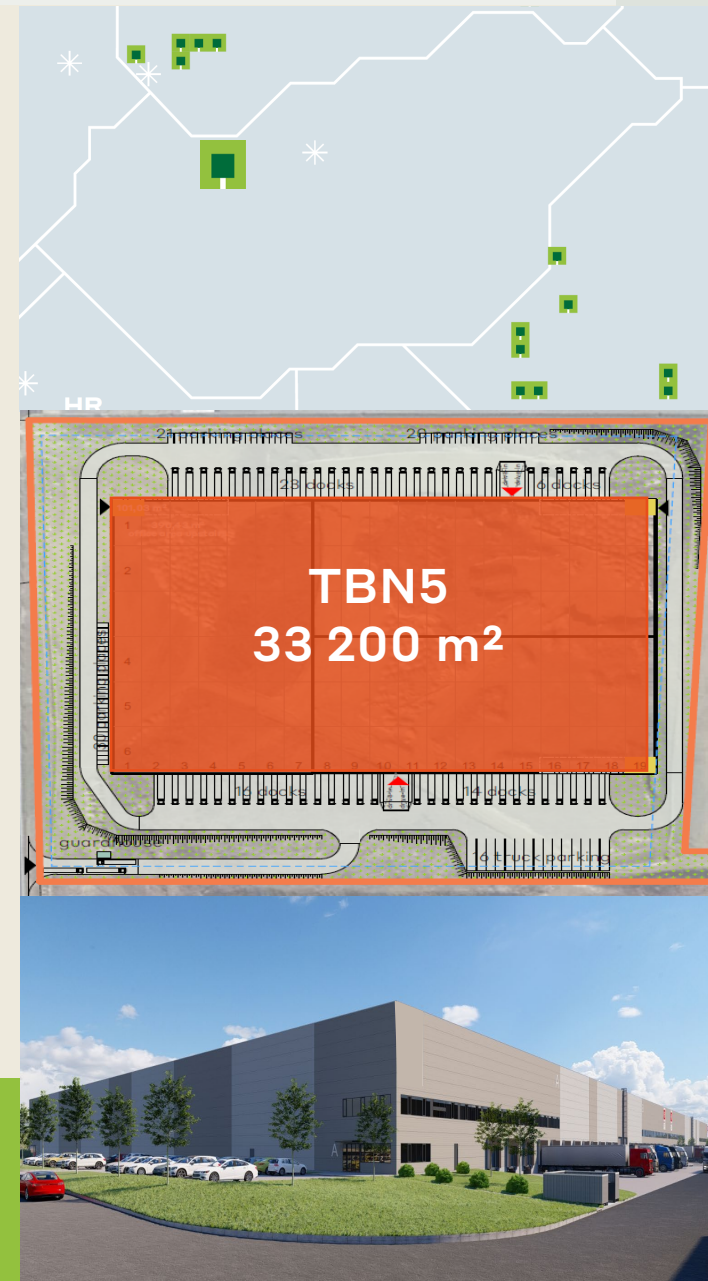
OFFICE, SOCIAL
RENT

EUR 9.50

/ m² /month + VAT

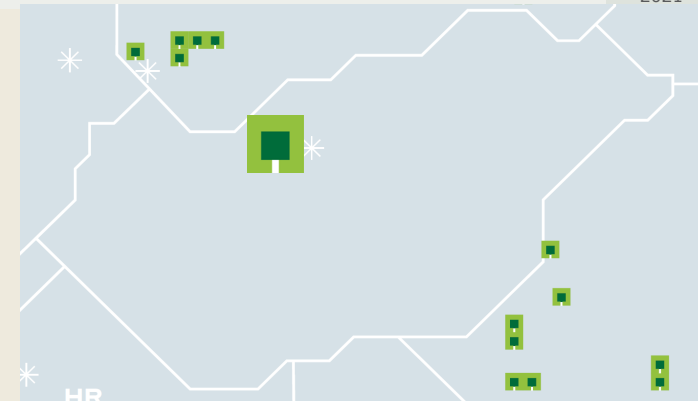


Park expansion



Park	Building	City	Planned Building Size	Available From	Page
CTPark Budapest West	BIA11	Biatorbágy	7 700 m ²	TBD	18
CTPark Budapest West	BIA9	Biatorbágy	16 400 m ²	TBD	18
CTPark Kecskemét	KCS1-2	Kecskemét	28 000 m ²	TBD	19







AVAILABLE
FROM

TBD

AVAILABLE
WAREHOUSE
AREA

28 000 m²

MIN.
LEASE TERM

10 YRS

WAREHOUSE
RENT

TBD

/ m² /month + VAT

SERVICE
CHARGE

TBD

/ m² /month + VAT + RET

OFFICE, SOCIAL
RENT

TBD

/ m² /month + VAT



AGENCIES' STANDARD FEE STRUCTURE

15%

Of yearly net rent + VAT in case of a min. 3 years contract

25%

Of yearly net rent + VAT in case of a min. 5 years contract

30%

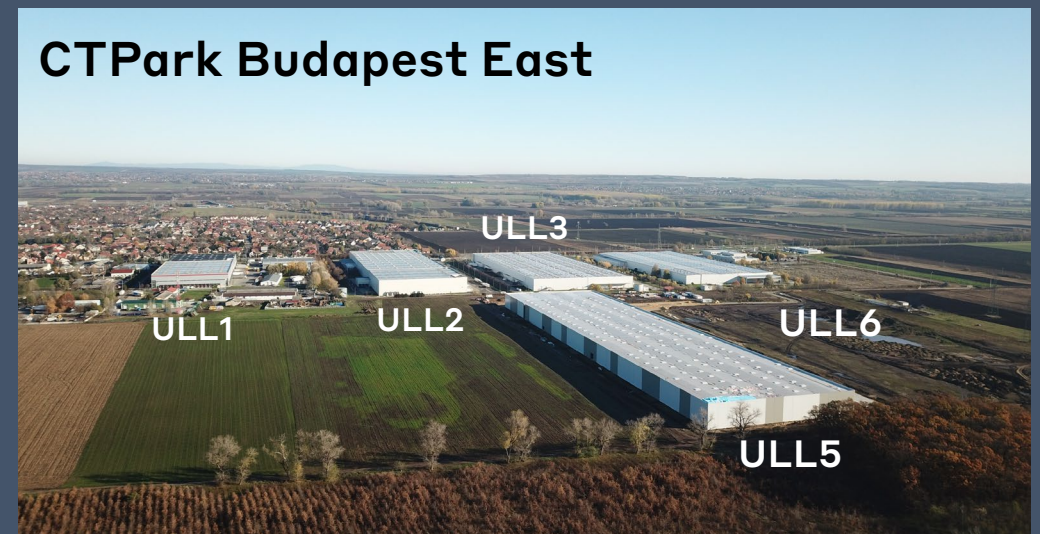
Of yearly net rent + VAT in case of a min. 10 years contract

Please note: All agreements with agencies are project-based agreements. In case the lease agreement is different from our standard fee structure policy, proportional fee structure will be applied.

CTPark Budapest West



CTPark Budapest East



ctp

