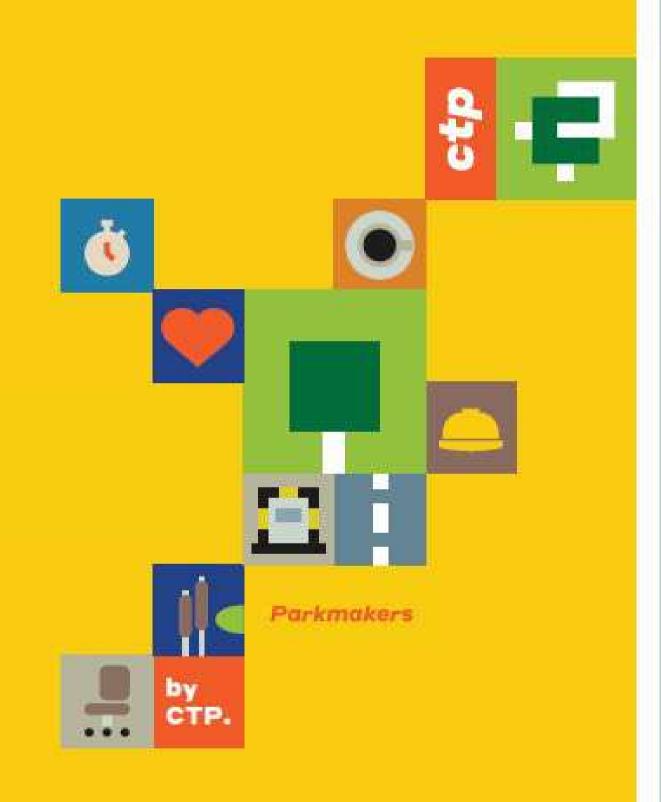


CTP HUNGARY PORTFOLIO REPORT

August 2023



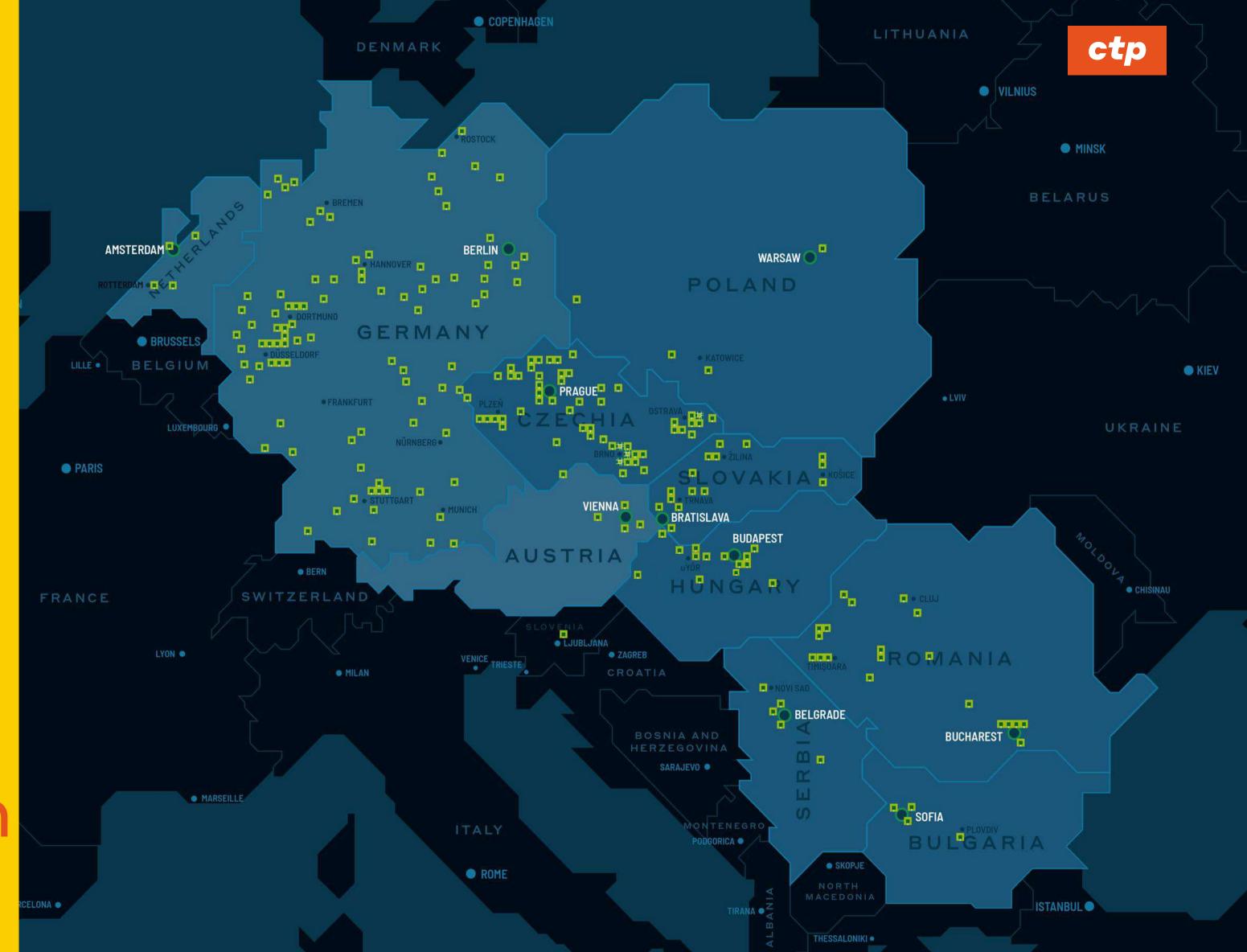
11+ million LETTABLE AREA, IN M²

10 COUNTRIES

1000+
DIVERSIFIED CLIENTS

400+
BREEAM CERTIFIED BUILDINGS

20.7 million



HUNGARY

1.1

GLA

Million r

 m^2

122,000

Under Construction

14



CTParks

1



CTHub





ctParks around BUDAPEST





Existing lettable space and ongoing development projects - Budapest area

PARK	BUILDING	CITY	AVAILABLE WAREHOUSE SPACE	AVAILABLE FROM
CTPark Budapest West	BIA2	Biatorbágy	16 081 m²	NOW
CTPark Budapest West	BIA2C	Biatorbágy	10 282 m²	Q3 2024
CTPark Budapest West	BIA3	Biatorbágy	1905 m²	NOW
CTPark Budapest West	BIA3	Biatorbágy	1932 m²	NOW
CTPark Budapest West	BIA3	Biatorbágy	2 111 m²	NOW
CTPark Budapest West	BIA3	Biatorbágy	2 247 m²	NOW
CTPark Budapest West	BIA3	Biatorbágy	* 1400 m²	NOW
CTPark Budapest West	BIA3	Biatorbágy	* 544 m²	NOW
CTPark Budapest West	BIA8	Biatorbágy	1 628 m²	NOW
CTPark Budapest West	<u>BIA11</u>	Biatorbágy	7 921 m²	NOW
CTPark Budapest West	BIA20	Biatorbágy	9 413 m²	Q1 2024
CTPark Budapest West	<u>BIA25</u>	Biatorbágy	16 964 m²	Q2 2024

^{*} Mezzanine level



Existing lettable space and ongoing development projects - Budapest area



PARK	BUILDING	CITY	AVAILABLE WAREHOUSE SPACE	AVAILABLE FROM
CTPark Budapest Vecsés	VCS4	Vecsés	88 162 m²	18 months from contracting
CTPark Budapest East	<u>ULL2A</u>	Üllő	11 441 m²	NOW
CTPark Budapest East	<u>ULL2C</u>	Üllő	4 565 m²	NOW
CTPark Budapest East	<u>ULL2M</u>	Üllő	3 912 m ²	NOW
CTPark Budapest East	<u>ULL2BPP</u>	Üllő	2 725 m²	NOW
CTPark Budapest East	<u>ULL3</u>	Üllő	3 800 - 5 564 m²	Q3 2023
CTPark Budapest Szigetszentmiklós	SZG2	Szigetszentmiklós	20 200 m²	Q2 2024
CTPark Budapest South	DNH2	Dunaharaszti	9 960 m²	NOW
CTPark Budapest Ecser	ECS1	Ecser	33 455 m ²	NOW
CTPark Budapest Ecser	ECS4	Ecser	2 970 m ²	NOW
CTPark Budapest North	NAT1	Nagytarcsa	30 336 m²	Q3 2024

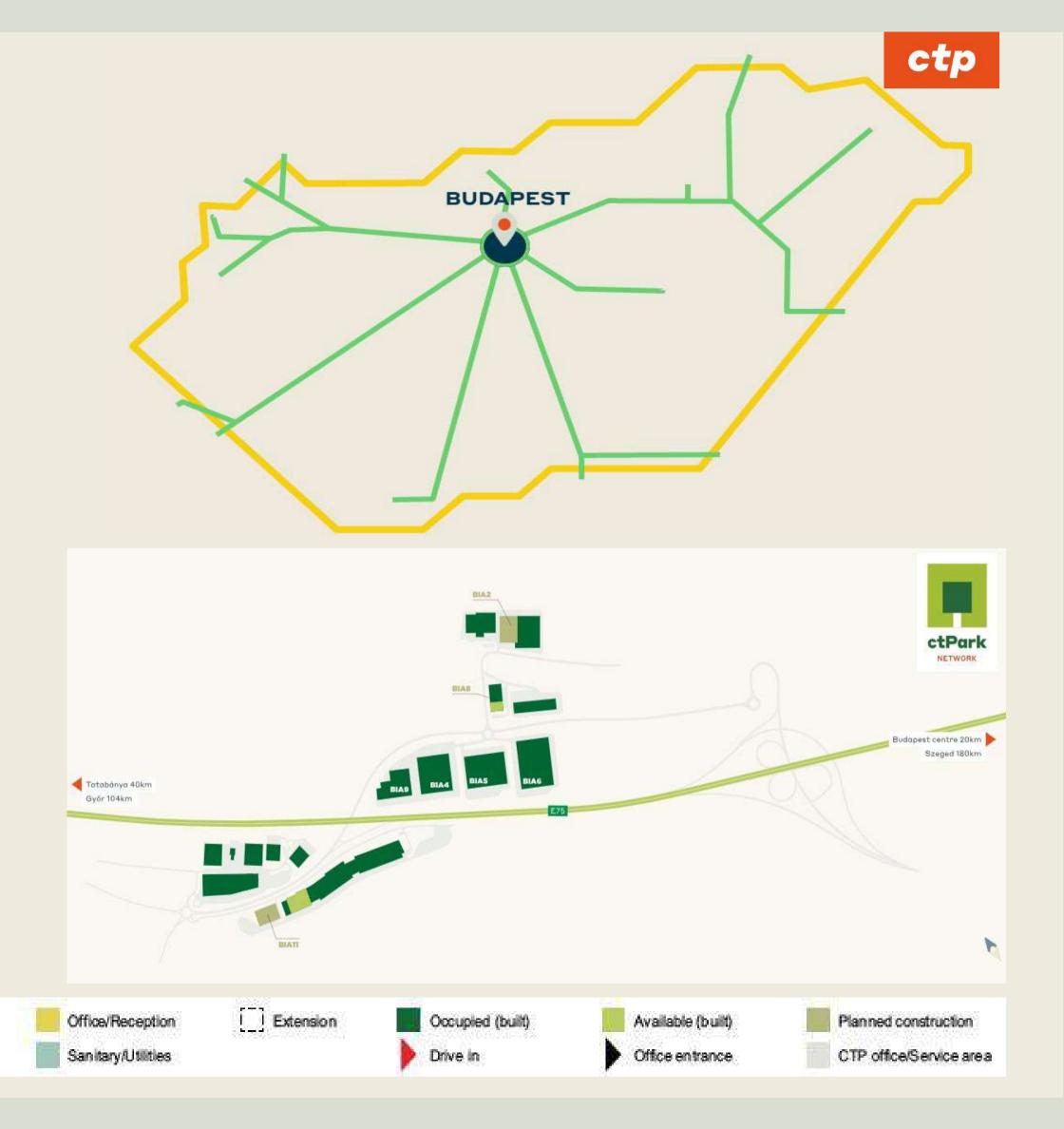
ctPark BUDAPEST WEST

LOCATION	Biatorbágy
Existing Total Area	266 952 m ²
Pipeline (Planned + Current Development)	96 417 m ²
Мар	https://goo.gl/maps/5iMh5nKbA4k8E2s2A
Web <u>CTPark I</u>	Budapest West - Commercial Real Estate Developer And Manager

- Located on the M1 highway, in the vicinity of the M0 ring road
- 19 km from Budapest city center (Biatorbágy)
- Long-distance bus stop in front of the park
- Ideal place for warehousing, distribution, cross-docking and other value-added operations for ambient, temperature controlled, chilled and frozen goods

Warehouse/Production

Yard/Parking space





ctPark BUDAPEST WEST - BIA2

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

16 081 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



BREEAM Certified - Excellent



Long-distance bus stop in front of the park



Ideal for company headquarter, light manufacturing, heavy industry or logistics operation



Offices, sanitary and mezzanine up to 965 m²

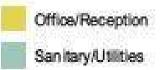


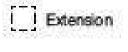
Equipped with cranes and compressed air

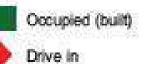


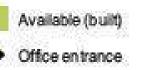












Planned construction

CTP office/Service are a



ctPark BUDAPEST WEST - BIA2C

AVAILABLE FROM

Q3 2024

AVAILABLE WAREHOUSE AREA

10 282 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Long-distance bus stop in front of the park



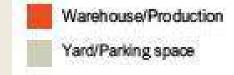
Ideal for company headquarter, light manufacturing or logistics operation

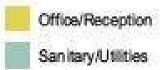


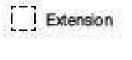
Offices, sanitary and mezzanine up to 965 m²

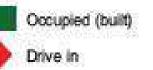


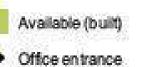


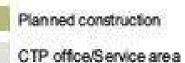












ctPark BUDAPEST WEST - BIA3

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

1 905 + 1932 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM Certified - Very Good



Units available from 1905 m²



Up to 3 390 m² mezzanine space available



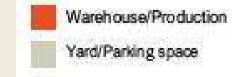
Up to 1 432 m² office space available

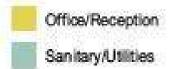


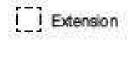
Up to 5 docking gates / unit

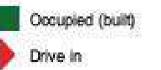


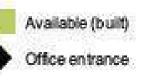


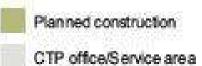












ctPark BUDAPEST WEST - BIA3

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

2 111 + 2 247 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM Certified - Very Good



Units available from 1905 m²



Up to 3 390 m² mezzanine space available



Up to 1 432 m² office space available

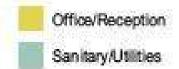


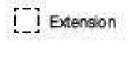
Up to 5 docking gates / unit

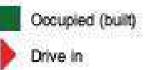


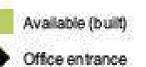












Planned construction
CTP office/Service area

ctPark BUDAPEST WEST - BIA3

AVAILABLE FROM

NOW

AVAILABLE MEZZANINE WAREHOUSE AREA

1400 m²

MINIMUM LEASE TERM

5 YEARS

MEZZANINE WAREHOUSE RENT

€ 3.50 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM Certified - Very Good



Second floor warehouse space

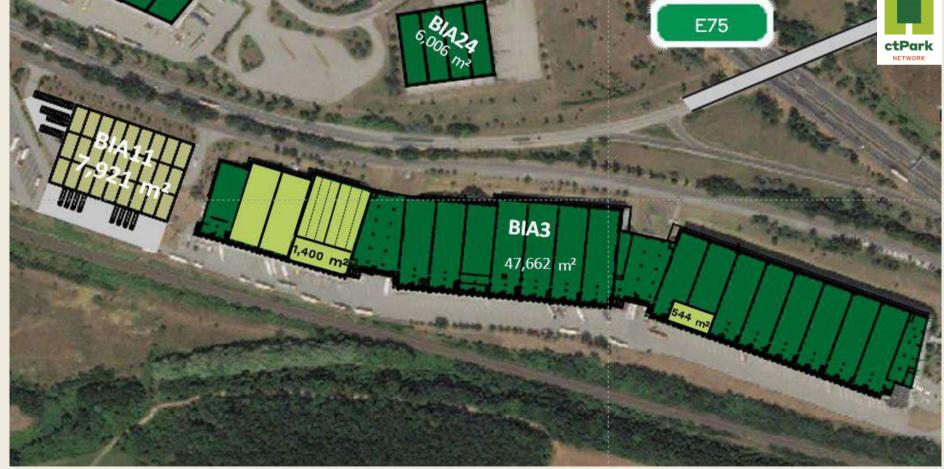


Offices available

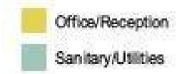


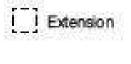
Industrial elevator available

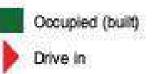


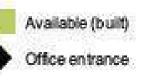


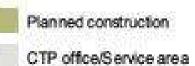












ctPark BUDAPEST WEST - BIA3

AVAILABLE FROM

NOW

AVAILABLE MEZZANINE WAREHOUSE AREA

544 m²

MINIMUM LEASE TERM

5 YEARS

MEZZANINE WAREHOUSE RENT

€ 3.50 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT

Warehouse/Production

Yard/Parking space



BREEAM Certified - Very Good



First floor warehouse space



Offices available



Industrial elevator available



ctPark BUDAPEST WEST - BIA8

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

1628 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.60 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 12.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps installed



BREEAM Excellent (or above) targeted



Small, 1 628 m² A-class unit available



Ideal for company headquarter, light manufacturing or logistics operation



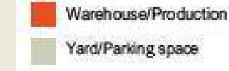
Offices: 326 m² available

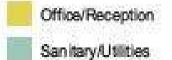


Long-distance bus stop in front of the park

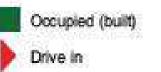


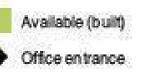


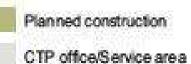












ctPark BUDAPEST WEST - BIA11

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

7 921 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps installed



BREEAM Excellent (or above) targeted



Long-distance bus stop in front of the park



Units available from 3 000 m²

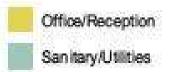


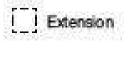
Ideal for company headquarter, light manufacturing or logistics operation

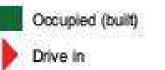


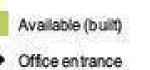












ctPark BUDAPEST WEST - BIA20

AVAILABLE FROM

Q1 2024

AVAILABLE WAREHOUSE AREA

9 413 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 $/m^2/month + VAT$ SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET)

OFFICE, SOCIAL RENT

> € 9.00 /m²/ month + VAT



BREEAM certified - VERY GOOD



Ideal for company headquarter, light manufacturing or logistics operation

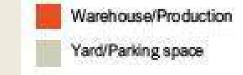


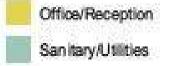
Mezzanine: 1325 m² available

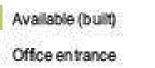


Office: 135 m² available









ctPark BUDAPEST WEST - BIA25

AVAILABLE FROM

Q2 2024

AVAILABLE WAREHOUSE AREA

16 964 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM certified - VERY GOOD



Units available from 2 130 m²



Mezzanine: up to 2 350 m² available



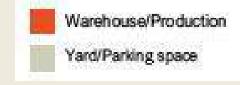
Office: up to 682 m² available

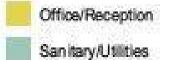


Ideal for company headquarter, light manufacturing or logistics operation

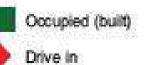


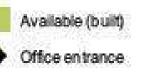


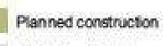












CTP office/Service are a



ctPark BUDAPEST VECSÉS

LOCATION	Vecsés
Existing Total Area	81 607 m ²
Pipeline (Planned Development)	289 328 m ²
Мар	https://goo.gl/maps/g8anbiMgFsYnFFGz7
Web	CTPark Vecsés - Commercial Real Estate Developer And Manager

- Outstanding warehouse location near the town of Vecsés
- 4 km to the southeast of Budapest right next to M0 ring road and 5 kms from motorway M4, the busiest transit route to and from Budapest

Warehouse/Production

Yard/Parking space

- Budapest International Airport is just a few minutes' drive
- Ideal for logistics and production companies as well



ctPark BUDAPEST VECSÉS – VCS4

AVAILABLE FROM

Within 18 months of contracting

AVAILABLE WAREHOUSE AREA

88 162 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT

Warehouse/Production

Yard/Parking space



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Units available from 18 400 m²



Ideal for company headquarter, light manufacturing or logistics operation





Available (built)

Office en trance

Occupied (built)

Drive in

Planned construction

CTP office/Service are a

[_] Extension

Office/Reception

San Itary/Utilities



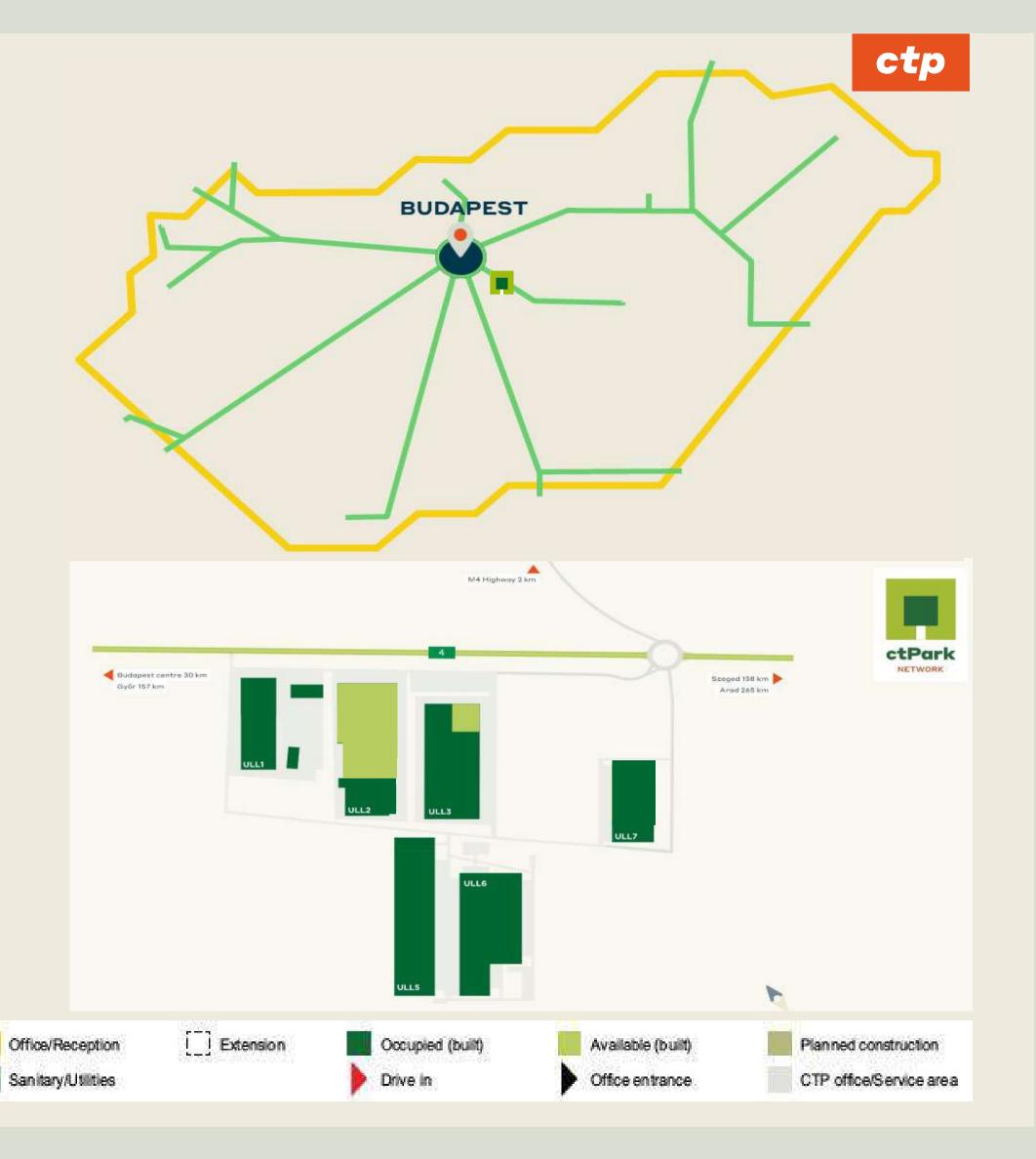
LOCATION	ÜIIő
Existing Total Area	210 419 m ²
Мар	https://goo.gl/maps/CAycZe133RocxY4D8
Web	CTPark Budapest East - Commercial Real Estate Developer And Manager

- High-bay logistics warehouse with offices located in Üllő
- 8 km to the southeast of Budapest at the intersection of M0 ring road and motorway M4, the busiest transit route to and from Budapest

Warehouse/Production

Yard/Parking space

- Budapest International Airport is just a few minutes' drive
- Ideal for logistics and production companies as well



ctPark BUDAPEST EAST - ULL2A

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

11 441 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM Certified - Very Good



Possibility to rent together with the 4 565 m² adjacent unit (Unit C)



Mezzanine office & social areas – 435 m²



Forklift charger area on the ground floor – 64 m²







ctPark BUDAPEST EAST - ULL2C

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

4 565 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM Certified - Very Good



Possibility to rent together with the 11 441 m² adjacent unit (Unit A)



Mezzanine area – 410 m²



Office & social areas – 508 m²







ctPark BUDAPEST EAST - ULL2M

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

3 912 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM Certified - Very Good



Possibility to rent together with the 4 565 m² adjacent unit (Unit C)



Direct access to M4



Mezzanine storage area – 301 m²



ctp





ctPark BUDAPEST EAST - ULL2BPP

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

2 725 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM Certified - Very Good



Mezzanine storage area – 374 m²



Office & Social area – 476 m²



Forklift charger area – 64 m²



Direct access to M4

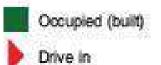


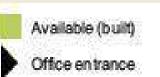


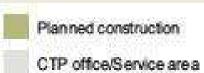












ctp

ctp



ctPark BUDAPEST EAST - ULL3

AVAILABLE FROM

Q3 2023

AVAILABLE WAREHOUSE AREA

3 800-5 564 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 9.00 /m²/ month + VAT



BREEAM Certified - Very Good



Ideal for company headquarter, light manufacturing or logistics operation

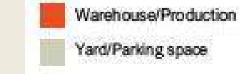


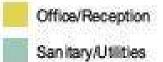
Outstanding location



Direct access to M4









ctPark BUDAPEST SZIGETSZENTMIKLÓS

LOCATION	Szigetszentmiklós
Existing Total Area	0 m ²
Pipeline (Planned + Current Development)	120 000 m ²
Мар	https://goo.gl/maps/JxF3NBLa4noGAaGu6
Web <u>CTPark Szig</u>	getszentmiklós - Commercial Real Estate Developer And Manager

- Budapest International Airport is just a few minutes' drive
- Located in the immediate vicinity of the M0 ring road the M5 motorway, which connects Budapest to Kecskemét, as well as Serbia and Romania and the M6 motorway towards South-West of Hungary and Croatia.

Warehouse/Production

Yard/Parking space

Ideal for logistics and production companies as well



ctPark budapest szigetszentmiklós – szg2

AVAILABLE FROM

Q2 2024

AVAILABLE WAREHOUSE AREA

20 200 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT

Warehouse/Production

Yard/Parking space



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Ideal for company headquarter, light manufacturing or logistics operation



Outstanding location



Direct access to M0



Units available from 5 286 m²





LOCATION	Dunaharaszti
Existing Total Area	57 792 m ²
Pipeline (Planned + Current Devel	opment) 0 m ²
Мар	https://goo.gl/maps/gPxcG5tyFW1pWqtv6
Web	CTPark Budapest South - Commercial Real Estate Developer And Manager

- Budapest International Airport is just a few minutes' drive
- Located in the immediate vicinity of the M0 ring road and the M5 motorway, which connects Budapest to Kecskemét, as well as Serbia and Romania

Warehouse/Production

Yard/Parking space

Ideal for logistics and production companies as well



ctPark BUDAPEST SOUTH - DNH2

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

9 960 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT

Warehouse/Production

Yard/Parking space



Cost- and energy efficient heat pumps installed



BREEAM Certified - Excellent



Close to M0, M3, M4 and M5



Ideal for company headquarter, light manufacturing or logistics operation





Available (built)

Office en trance

Planned construction

CTP office/Service are a

Occupied (built)

Drive in

Extension

Office/Reception

San Itary/Utilities

ctPark BUDAPEST ECSER

LOCATION	Ecser
Existing Total Area	42 078 m ²
Pipeline (Planned + Current Development)	118 737 m ²
Мар	https://goo.gl/maps/ADs3wXVB5TCJ4Gz7A
Web	CTPark Ecser - Commercial Real Estate Developer And Manager

- Close to the airport
- Immediate vicinity of Hungary's capital
- Logistic hotspot of outstanding significance
- Direct access to M0 ringroad
- Outstanding transport connections to Kecskemét
 via the M5 Motorway and to Debrecen via the M3 motorway

Warehouse/Production

Yard/Parking space

Dynamically evolving economic environment



ctPark BUDAPEST ECSER – ECS1

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

33 455 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT

Warehouse/Production

Yard/Parking space



BREEAM Excellent (or above) targeted



Units available from 5 653 m²



Close to M0, M3, M4 and M5



Gas: subject to needs



Electricity: 2MW plus optionally 3MW, further capacity subject to needs



ctp

Planned construction

CTP office/Service area



Available (built)

Office en trance

Occupied (built)

Drive in

[_] Extension

Office/Reception

San Itary/Utilities

ctPark BUDAPEST ECSER - ECS4

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

2 970 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



BREEAM Excellent (or above) targeted



Standalone building, with 8 m internal height



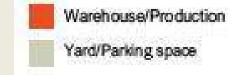
Outstanding location

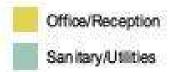


Direct access to M0

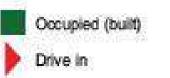


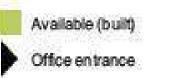


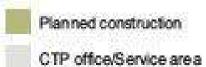














LOCATION	Nagytarcsa
Existing Total Area	47 663 m²
Pipeline (Planned + Current Development)	72 310 m ²
Мар	https://goo.gl/maps/YKWwqQmGxxU8tTyE6
Web <u>CTPark</u>	Budapest North - Commercial Real Estate Developer And Manager

Warehouse/Production

Yard/Parking space

- Close to the Airport
- Immediate vicinity of Hungary's capital
- Logistic hotspot of outstanding significance
- Direct access to M0 ringroad
- Outstanding transport connections (M0 & M3)
- Dynamically evolving economic environment



ctPark BUDAPEST NORTH - NAT1

AVAILABLE FROM

Q3 2024

AVAILABLE WAREHOUSE AREA

30 336 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Outstanding location



Direct access to M0

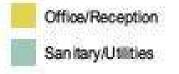


Ideal for company headquarter, light manufacturing or logistics operation

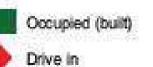


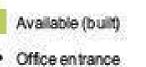












Planned construction

CTP office/Service area



Existing lettable space and ongoing development projects - Countryside

PARK	BUILDING	CITY	AVAILABLE WAREHOUSE SPACE	AVAILABLE FROM
<u>CTPark Arrabona</u>	<u>GYR2</u>	Győr	9 430 m²	18 months from contracting
CTPark Szombathely	<u>SZO3-4</u>	Szombathely	15 179 m ²	18 months from contracting
<u>CTPark Kecskemét</u>	<u>KCS1-2</u>	Kecskemét	28 699 m²	15 months from contracting
<u>CTPark Kecskemét</u>	KCS4	Kecskemét	11 447 m ²	15 months from contracting
CTPark Székesfehérvár	SZF1	Székesfehérvár	5 102 m ²	NOW
<u>CTPark Tatabánya</u>	TBN5	Tatabánya	32 712 m ²	NOW
<u>CTPark Tatabánya</u>	TBN7	Tatabánya	22 193 m ²	15 months from contracting
<u>CTPark Komárom</u>	KMR1B	Komárom	11 645 m²	15 months from contracting

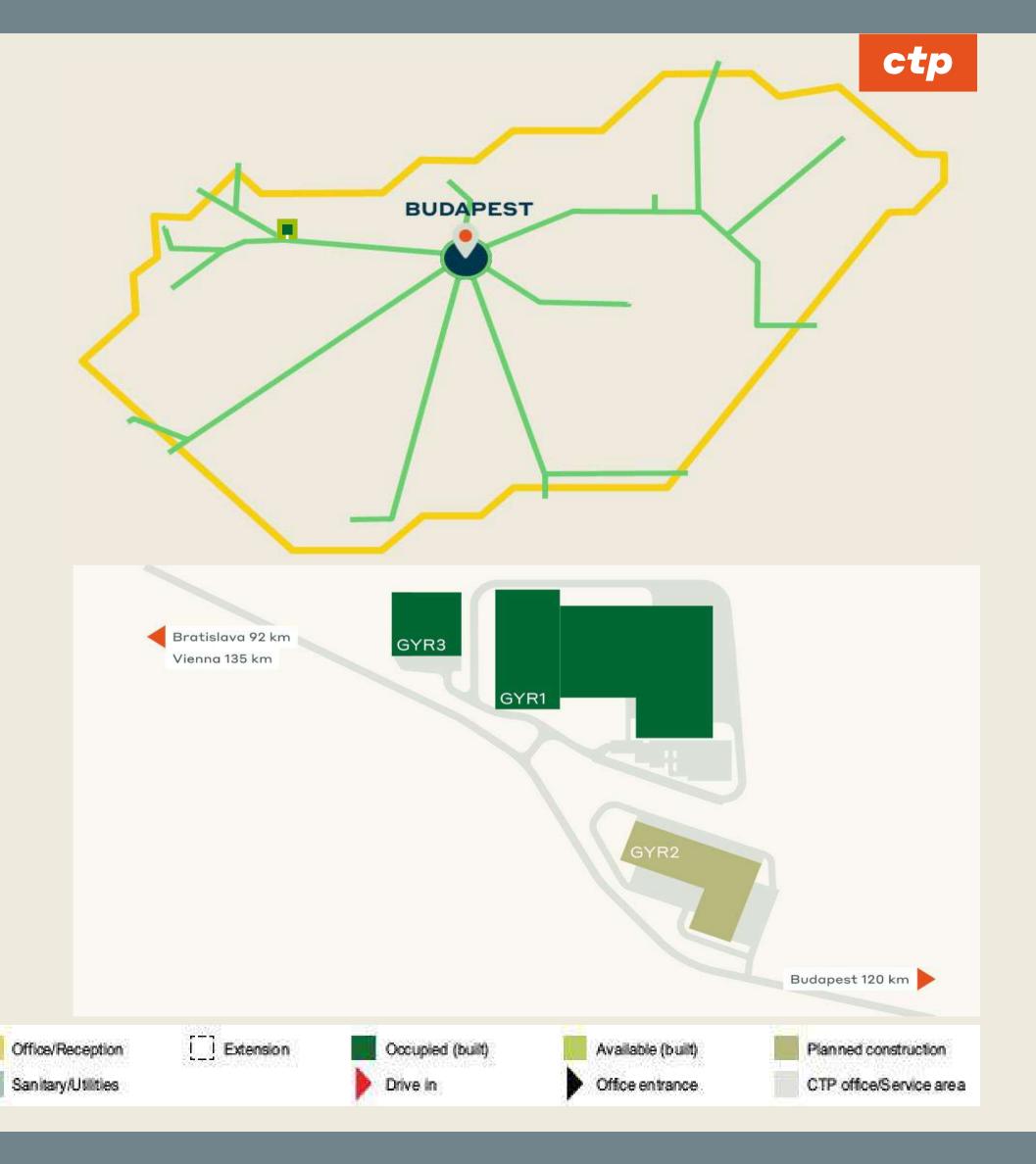


LOCATION	Győr
Existing Total Area	41 619 m ²
Pipeline (Planned + Current Development	9 430 m ²
Мар	https://goo.gl/maps/83B2sG4peQAvmMsw5
Web	CTPark Arrabona - Commercial Real Estate Developer And Manager

- Located around 120 kms North-West of Budapest
- Only 120 kms from Vienna and less, than an hour away from Bratislava
- On a busy transit route towards Eastern Austria and Slovakia
- Ideal for international logistics, automotive businesses and production companies as well

Warehouse/Production

Yard/Parking space



ctPark ARRABONA

AVAILABLE FROM

Within 18 months from contracting

SERVICE

AVAILABLE

WAREHOUSE

AREA

9 430 m²

€ 0.83 /m²/ month + VAT

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 $/m^2/month + VAT$

CHARGE

(excluding RET)

OFFICE, SOCIAL RENT

€ 11.00 - 13.00 $/m^2/month + VAT$



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Possibility for future tenant growth within the park



Public transport available to and from the industrial park



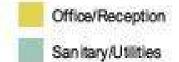
Ideal for company headquarter, light manufacturing or logistics operation



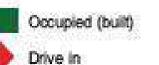
Within 1km from the Audi factory











Planned construction CTP office/Service area

ctp



LOCATION	Szombathely	
Existing Total Area	41 619 m ²	
Pipeline (Planned + Current Development) 15 179 m ²		
Мар	https://goo.gl/maps/gj83FAUwjvBm9q9i8	
Web <u>CT</u>	Park Szombathely - Commercial Real Estate Developer And Manager	

- Located around 100 kms South-West of Győr
- Less, than 20 kms from the Austrian bordertown of Schachendorf and the Austrian M56 Motorway
- On a busy transit route towards Győr and Eastern Austria
- Ideal for international logistics, automotive businesses and production companies as well



ctPark szombathely – szo3&szo4

AVAILABLE FROM

Within 18 months of contracting

AVAILABLE WAREHOUSE AREA

15 179 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Possibility for future tenant growth within the park



Units available from 7 210 m²



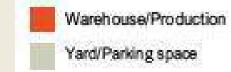
Public transport available to and from the industrial park

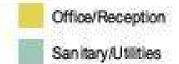


Ideal for company headquarter, light manufacturing or logistics operation













LOCATION	Kecskemét
Existing Total Area	10 542 m ²
Pipeline (Planned + Current Development)	40 146 m ²
Мар	https://goo.gl/maps/7RpeayxoPchXvz2n8
Web <u>CTPark</u>	Kecskemét - Commercial Real Estate Developer And Manager

- Kecskemét is located right on the busy M5 motorway
- 93 km to the south of Budapest
- Motorway access within 5 km
- Near the Mercedes plant, making the site perfect for automotive suppliers

Yard/Parking space

Dynamically evolving economic environment



ctPark KECSKEMÉT – KCS1 & KCS2

AVAILABLE FROM

Within 15 months of contracting

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT AVAILABLE WAREHOUSE AREA

10 283 m² & 18 416 m²

MINIMUM LEASE TERM

5 YEARS

SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Logistic hotspot of outstanding significance



Within 900 meters from the Mercedes factory



Close to M5

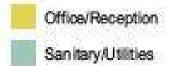


Units available from 10 283 m²

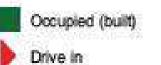


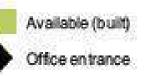












ctPark KECSKEMÉT – KCS4

AVAILABLE FROM

Within 15 months of contracting

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT AVAILABLE WAREHOUSE AREA

11 447 m²

MINIMUM LEASE TERM

5 YEARS

SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Logistic hotspot of outstanding significance



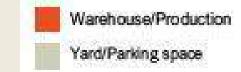
Less, than 200 meters from the Mercedes factory

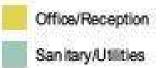


Close to M5

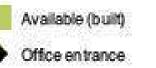














LOCATION	Székesfehérvár
Existing Total Area	24 920 m ²
Avaliable	5 102 m ²
Мар	https://goo.gl/maps/U6Xz61nAUVvDeKok8
Web	CTPark Székesfehérvár - Commercial Real Estate Developer And Manager

- Located next to M7 motorway
- 65 km to the southwest of Budapest
- High-bay warehouse for logistics, including office and social areas
- The building is split into 5 units allowing smaller enterprises to also take advantage of the location



ctPark székesfehérvár - szf1

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

5 102 m²

MINIMUM LEASE<u>TERM</u>

5 YEARS

WAREHOUSE RENT

€ 4.95 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

TBD



BREEAM Certified - Very Good



Outstanding location

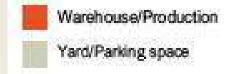


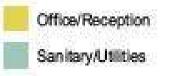
Direct access to M7

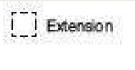


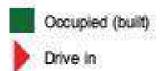
Ideal for company headquarter, light manufacturing or logistics operation



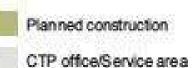












ctPark



LOCATION	Tatabánya
Existing Total Area	48 872 m²
Pipeline (Planned + Current Development)	84 591 m ²
Мар	https://goo.gl/maps/AkmeSVFHEsHii31MA
Web <u>CTF</u>	Park Tatabánya - Commercial Real Estate Developer And Manager

- Located west of the Hungarian capital, creating a link between Budapest, and Vienna/Bratislava.
- 60 km west of Budapest via the M1 motorway
- On the busiest transit route between Budapest and Vienna/Bratislava
- Ideal for international logistics, automotive businesses and production companies as well



Planned construction

CTP office/Service are a

ctPark TATABÁNYA - TBN5

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA

32 712 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT

Warehouse/Production

Yard/Parking space



Cost- and energy efficient heat pumps installed



BREEAM Excellent (or above) targeted



Possibility for future tenant growth within the park



Units available from 12 137 m²

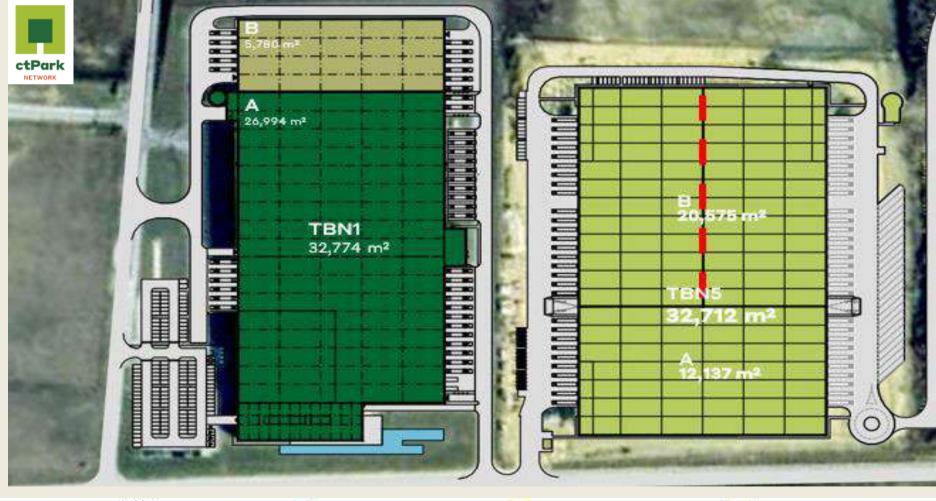


Public transport available to and from the industrial park



Ideal for company headquarter, light manufacturing or logistics operation





Available (built)

Office en trance

Occupied (built)

Drive in

Extension

Office/Reception

San Itary/Utilities

ctPark TATABÁNYA – TBN7

AVAILABLE FROM

Within 15 months of contracting

AVAILABLE WAREHOUSE AREA

22 193 m²

MINIMUM LEASE TERM

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Possibility for future tenant growth within the park



Units available from 7 025 m²



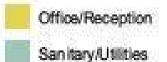
Public transport available to and from the industrial park



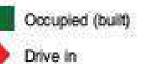
Ideal for company headquarter, light manufacturing or logistics operation









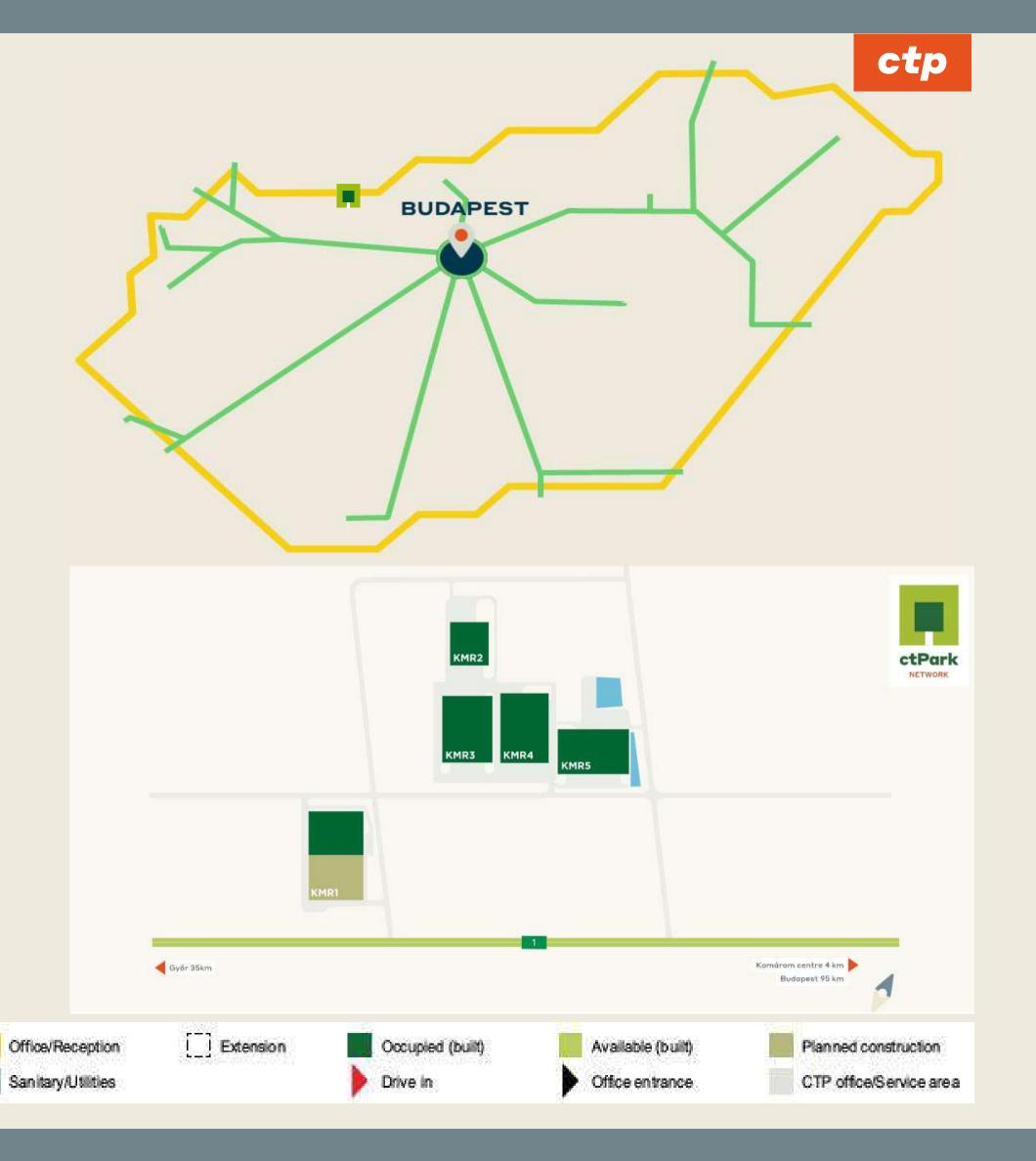


CTP office/Service are a



LOCATION	Komárom
Existing Total Area	69 908 m²
Pipeline (Planned + Current Development)	11 645 m²
Мар	https://goo.gl/maps/xjdgwCGzdQX3W9jj6
Web <u>CTPa</u>	rk Komárom - Commercial Real Estate Developer And Manager

- Located west of the Hungarian capital, creating a link between Budapest, and Vienna/Bratislava.
- 60 km west of Budapest via the M1 motorway
- On the busiest transit route between Budapest and Vienna/Bratislava
- Ideal for international logistics, automotive businesses and production companies as well



ctPark KOMÁROM – KMR1B

AVAILABLE FROM

Within 15 months of contracting

AVAILABLE WAREHOUSE AREA MINIMUM LEASE TERM

11 645 m²

5 YEARS

WAREHOUSE RENT

€ 5.50 - 5.90 /m²/ month + VAT SERVICE CHARGE

€ 0.83 /m²/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

€ 11.00 - 13.00 /m²/ month + VAT



Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Outstanding location



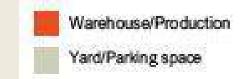
Ideal for company headquarter, light manufacturing or logistics operation

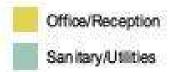


Public transport available to and from the industrial park

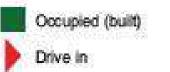


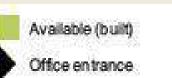


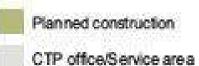














Existing lettable space and ongoing development projects

BUDAPEST OFFICE CAMPUS

PARK	BUILDING	LOCATION	SPACE TYPE	AVAILABLE SPACE	AVAILABLE FROM
CTPark Budapest Office Campus	BDP4	District IX.	<u>Office</u>	150 - 900 m ²	NOW
CTPark Budapest Office Campus	BDP4	District IX.	<u>Warehouse</u>	400 - 1500 m ²	NOW



	6. Gubacsi rd., Budapest, District IX.
Existing Total Area	8.000 m² office space, 4.000 m² storage area
Мар	https://goo.gl/maps/QRbpERXeMWfCQg7F6
Web	CTPark Budapest Office Campus - Commercial Real Estate Developer And Manager

- Perfect price / value ratio, with the proximity of the city center
- Fully customizable spaces for specific business processes
- Office units available from 150 sqm to 900 sqm
- Heated warehouse units with 6 meters clear height, available

Yard/Parking space

from 400 sqm to 1500 sqm



ctPark BUDAPEST OFFICE CAMPUS - BDP4

AVAILABLE FROM

NOW

TOTAL AVAILABLE AREA

2 400 m²

MINIMUM LEASE TERM

3 YEARS

OFFICE RENT

€ 11.00 - 12.00 /m²/ month + VAT SERVICE CHARGE

HUF 2 520

/m²/ month + VAT (including heating and RET, Open book)

•

Outstanding location



Units available from 150 m^2 to 900 m^2



Daily shuttle bus service available to and from the campus



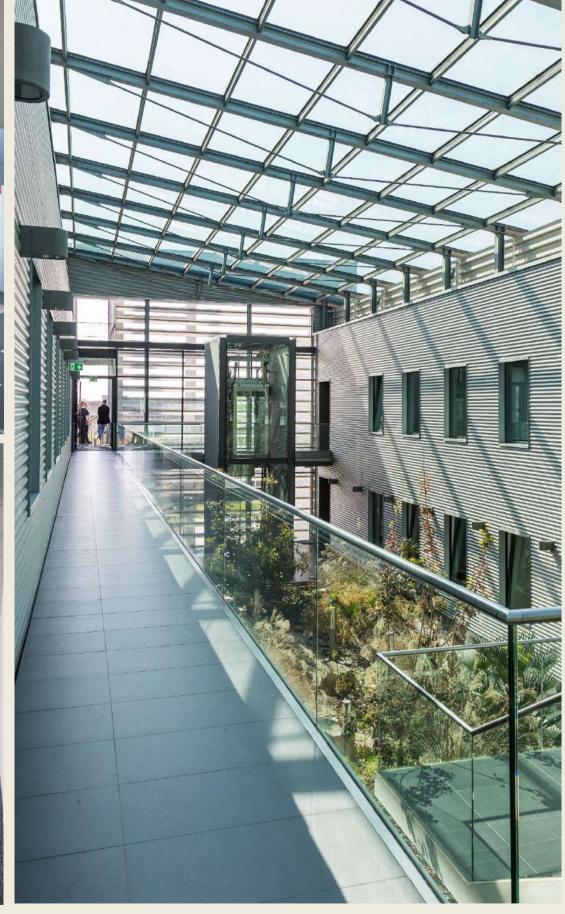
Ideal for last-mile logistics, wholesale trade or workshops

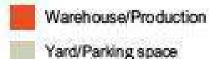


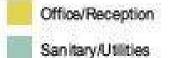
Event space available for tenants



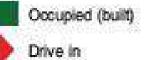


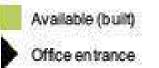












CTP office/Service area

ctp

ctPark BUDAPEST OFFICE CAMPUS - BDP4

AVAILABLE FROM

NOW

TOTAL AVAILABLE AREA

1900 m²

MINIMUM LEASE TERM

3 YEARS

WAREHOUSE RENT

€ 6.00 - 7.00 /m²/ month + VAT SERVICE CHARGE

HUF 2 520

/m²/ month + VAT (including heating and RET, Open book)

0

Outstanding location



Units available from 400 m² to 1500 m²



Heated units with 6 meters clear height



Daily shuttle bus service available to and from the campus

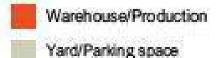


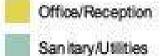
Event space available for tenants

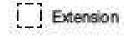


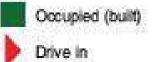


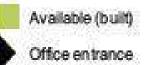












CTP office/Service area

ctp

Potential BTS development areas in Hungary

