



# HUNGARY

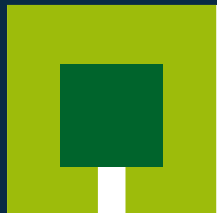
1 Million

GLA  
m<sup>2</sup>

230,000

Under Construction  
m<sup>2</sup>

15



CTParks



Portfolio Report  
**JANUARY 2023**

**#1**  
on the market

9.9 million

LETTABLE AREA, IN M<sup>2</sup>

10

COUNTRIES

1000+

DIVERSIFIED CLIENTS

400+

BREEAM CERTIFIED BUILDINGS

21.4 million

LANDBANK IN M<sup>2</sup>





## Existing lettable space and ongoing development projects - Budapest area

### BUDAPEST AREA

PARK	BUILDING	CITY	AVAILABLE WAREHOUSE SPACE	AVAILABLE FROM
CTPark Budapest West	BIA2C	Biatorbágy	10 138 m <sup>2</sup>	Q1 2024
CTPark Budapest West	BIA3	Biatorbágy	1 932 m <sup>2</sup>	Q2 2023
CTPark Budapest West	BIA3	Biatorbágy	1 905 m <sup>2</sup>	Q2 2023
CTPark Budapest West	BIA5	Biatorbágy	4 050 m <sup>2</sup>	NOW
CTPark Budapest West	BIA6	Biatorbágy	10 297 m <sup>2</sup>	Q2 2023
CTPark Budapest West	BIA8	Biatorbágy	1 613 m <sup>2</sup>	NOW
CTPark Budapest West	BIA11	Biatorbágy	7 921 m <sup>2</sup>	Q1 2023
CTPark Budapest East	ULL2A	Üllő	11 830 m <sup>2</sup>	Q2 2023
CTPark Budapest East	ULL2M	Üllő	3 912 m <sup>2</sup>	NOW
CTPark Budapest East	ULL2C	Üllő	4 565 m <sup>2</sup>	Q2 2023
CTPark Budapest East	ULL3	Üllő	5 288 m <sup>2</sup>	NOW

## Existing lettable space and ongoing development projects - Budapest area

### BUDAPEST AREA



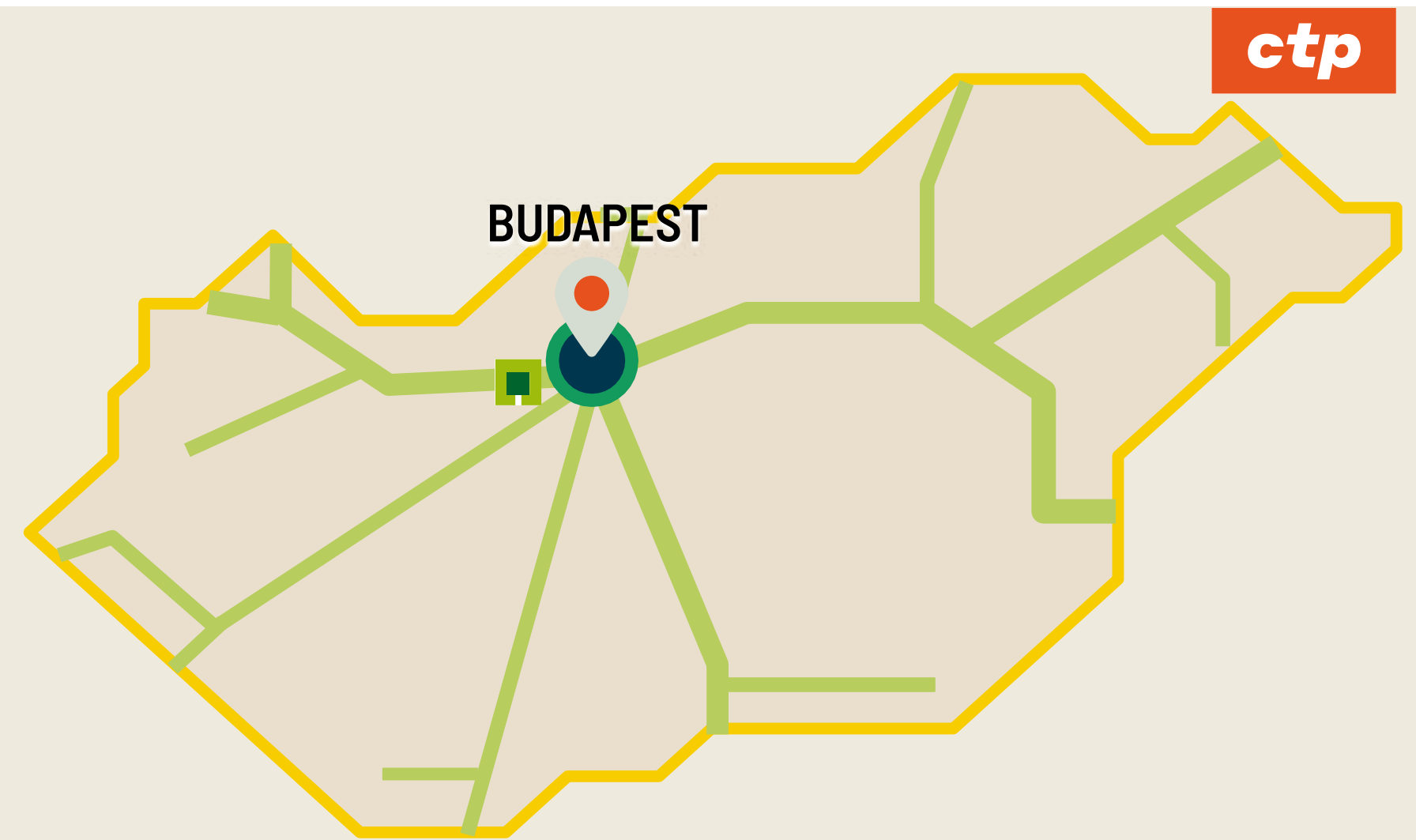
PARK	BUILDING	CITY	AVAILABLE WAREHOUSE SPACE	AVAILABLE FROM
CTPark Budapest South	DNH2	Dunaharaszti	9 960 m <sup>2</sup>	Q1 2023
CTPark Ecser	ECS1	Ecser	39 108 m <sup>2</sup>	NOW
CTPark Ecser	ECS4	Ecser	2 970 m <sup>2</sup>	NOW
CTPark Nagytarcsa	NAT1	Nagytarcsa	29 173 m <sup>2</sup>	Q4 2023



# ctPark BUDAPEST WEST

CTPark Budapest West	
Existing Total Area	266 952 m <sup>2</sup>
Pipeline (Planned + Current Development)	96 417 m <sup>2</sup>

- 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
- BREEAM Very Good/Excellent
- SOLAR

















- Warehouse/Production
- Office/Reception
- Extension
- Occupied (built)
- Available (built)
- Planned construction
- Yard/Parking space
- Sanitary/Utilities
- Drive in
- Office entrance
- CTP office/Service area

**ctPark BUDAPEST WEST – BIA2C**

AVAILABLE FROM <b>Q1 2024</b>	AVAILABLE WAREHOUSE AREA <b>10 138 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 5.50</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 11.00</b> <small>/m<sup>2</sup>/ month + VAT</small>






-  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 m<sup>2</sup>










 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

**ctPark BUDAPEST WEST - BIA3**

AVAILABLE FROM <b>Q2 2023</b>	AVAILABLE WAREHOUSE AREA <b>1 932 + 1 905 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 4.95</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 9.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



-  1 932 m<sup>2</sup> / 1 905 m<sup>2</sup> adjacent units – for rent together or separately
-  5 docking gates / unit
-  553 m<sup>2</sup> office space available


 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	















**ctPark BUDAPEST WEST - BIA5**

<p>AVAILABLE FROM</p> <p><b>NOW</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>4 050 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 5.50</b></p> <p><small>/m<sup>2</sup>/ month + VAT</small></p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p><small>/m<sup>2</sup>/ month + VAT (excluding RET)</small></p>	<p>OFFICE, SOCIAL</p> <p><b>TBD</b></p>



 Last available unit in the building

 Long-distance bus stop in front of the park

 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

**ctPark BUDAPEST WEST – BIA6**

AVAILABLE FROM <b>Q2 2023</b>	AVAILABLE WAREHOUSE AREA <b>10 297 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 5.50</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 11.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	



Long-distance bus stop in front of the park







Ideal for company headquarter, light manufacturing or logistics operation












**ctPark BUDAPEST WEST - BIA8**

<p>AVAILABLE FROM</p> <p><b>NOW</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>1 613 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 5.60</b></p> <p>/m<sup>2</sup>/ month + VAT</p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p>/m<sup>2</sup>/ month + VAT (excluding RET)</p>	<p>OFFICE, SOCIAL RENT</p> <p><b>€ 11.00</b></p> <p>/m<sup>2</sup>/ month + VAT</p>



-  Small, A-class units available from 1 613 m<sup>2</sup>
-  Ideal for company headquarter, light manufacturing or logistics operation
-  Offices 326 m<sup>2</sup> available
-  Long-distance bus stop in front of the park



 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

**ctPark BUDAPEST WEST – BIA11**

AVAILABLE FROM <b>Q1 2023</b>	AVAILABLE WAREHOUSE AREA <b>7 921 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 5.50</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 11.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	



Long-distance bus stop in front of the park



Ideal for company headquarter, light manufacturing or logistics operation

# ctPark BUDAPEST EAST

CTPark Budapest East	
Existing Total Area	210 419 m <sup>2</sup>

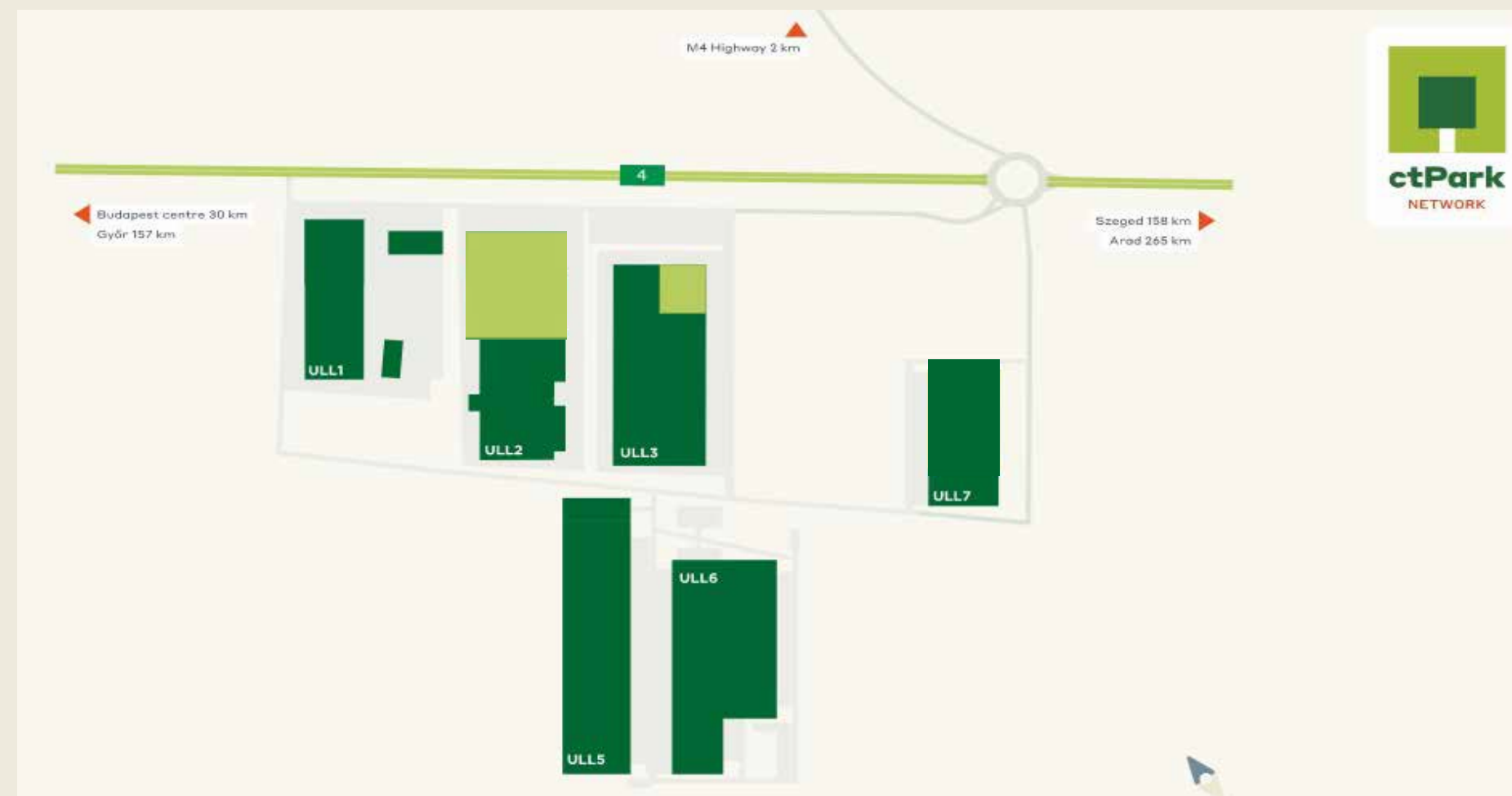
- High-bay logistics warehouse with offices located in Üllő
- 8 km to the southeast of Budapest at the intersection of M0 ring road and motorway M4, the busiest transit route to and from Budapest
- Budapest International Airport is just a few minutes' drive
- Ideal for logistics and production companies as well





Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	












**ctPark BUDAPEST EAST - ULL2A**

<p>AVAILABLE FROM</p> <p><b>Q2 2023</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>11 830 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 4.95</b></p> <p>/m<sup>2</sup>/ month + VAT</p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p>/m<sup>2</sup>/ month + VAT (excluding RET)</p>	<p>OFFICE, SOCIAL RENT</p> <p><b>€ 9.00</b></p> <p>/m<sup>2</sup>/ month + VAT</p>



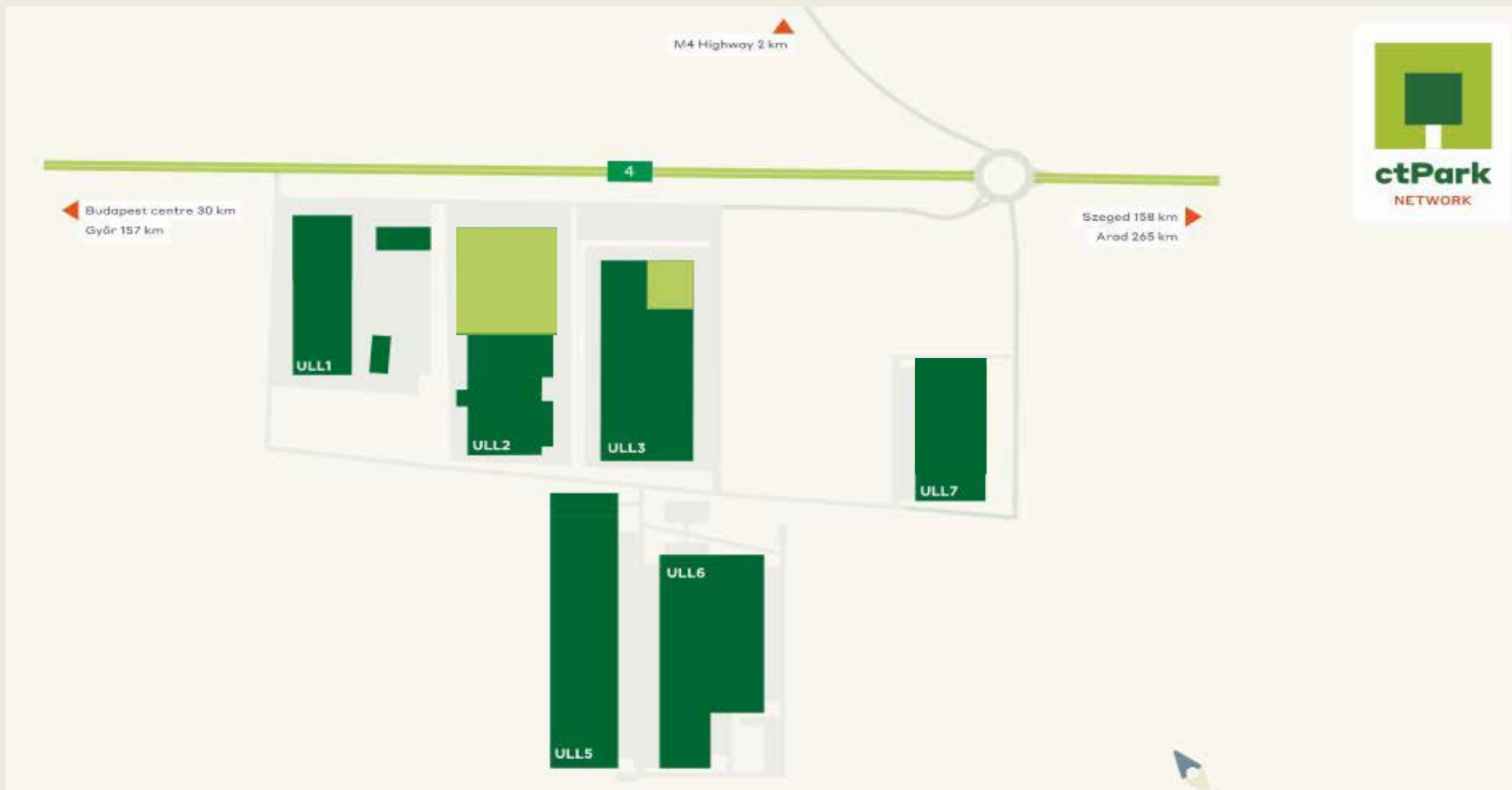
 Forklift charger area on the ground floor – 64 m<sup>2</sup>

 Mezzanine office & social areas – 435 m<sup>2</sup>

-  Warehouse/Production
-  Office/Reception
-  Extension
-  Occupied (built)
-  Available (built)
-  Planned construction
-  Yard/Parking space
-  Sanitary/Utilities
-  Drive in
-  Office entrance
-  CTP office/Service area

**ctPark BUDAPEST EAST - ULL2M**

AVAILABLE FROM <b>NOW</b>	AVAILABLE WAREHOUSE AREA <b>3 912 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 4.95</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 9.00</b> <small>/m<sup>2</sup>/ month + VAT</small>

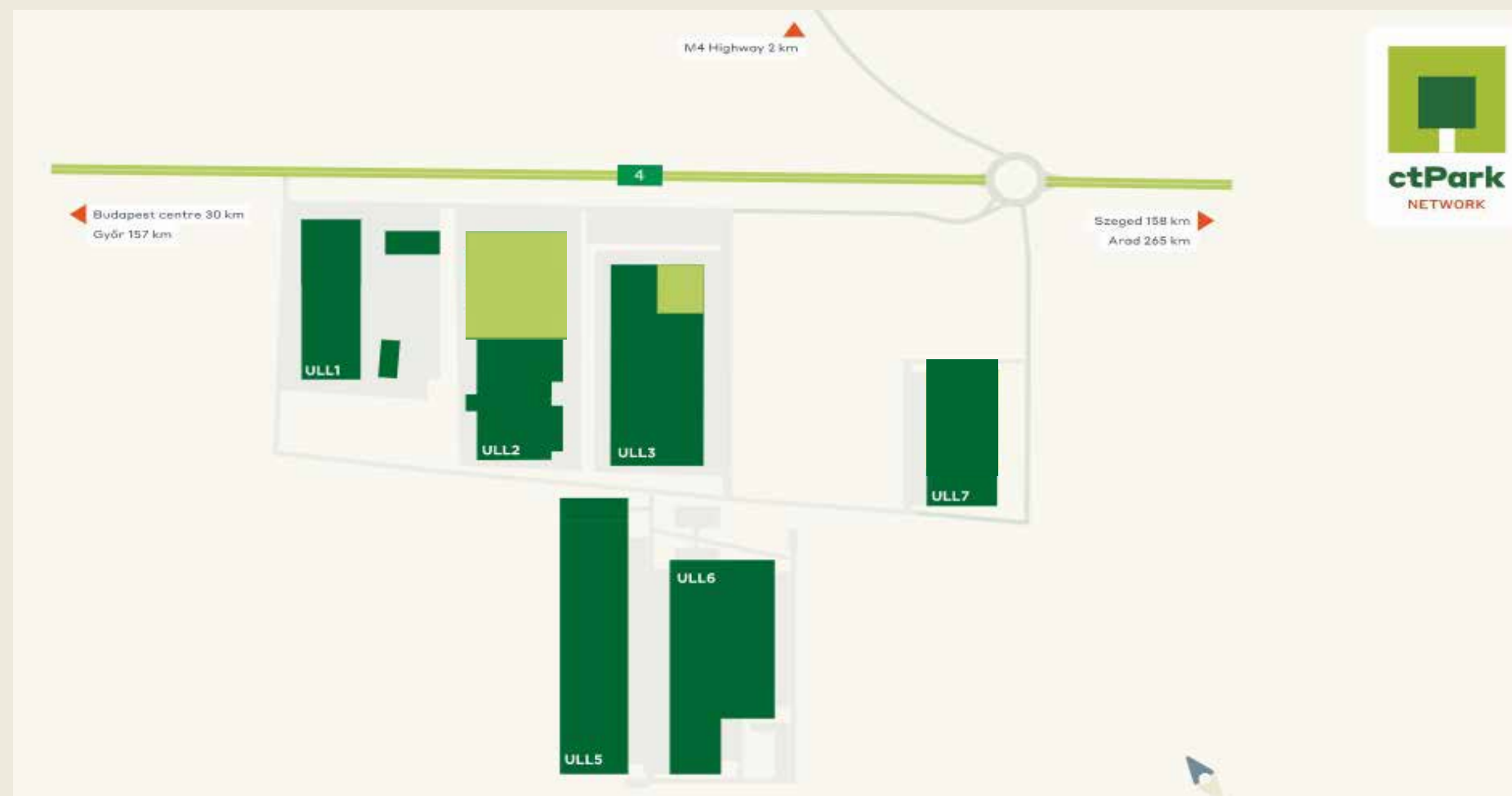


Possibility to rent together with the 4 565 m<sup>2</sup> adjacent unit (Unit C)

Mezzanine storage area – 301 m<sup>2</sup>

**ctPark BUDAPEST EAST - ULL2C**

AVAILABLE FROM <b>Q2 2023</b>	AVAILABLE WAREHOUSE AREA <b>4 565 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 4.95</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 9.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



- Possibility to rent together with the 3 912 m<sup>2</sup> adjacent unit (Unit M)
- Mezzanine area – 410 m<sup>2</sup>
- Office & social areas – 508 m<sup>2</sup>




Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

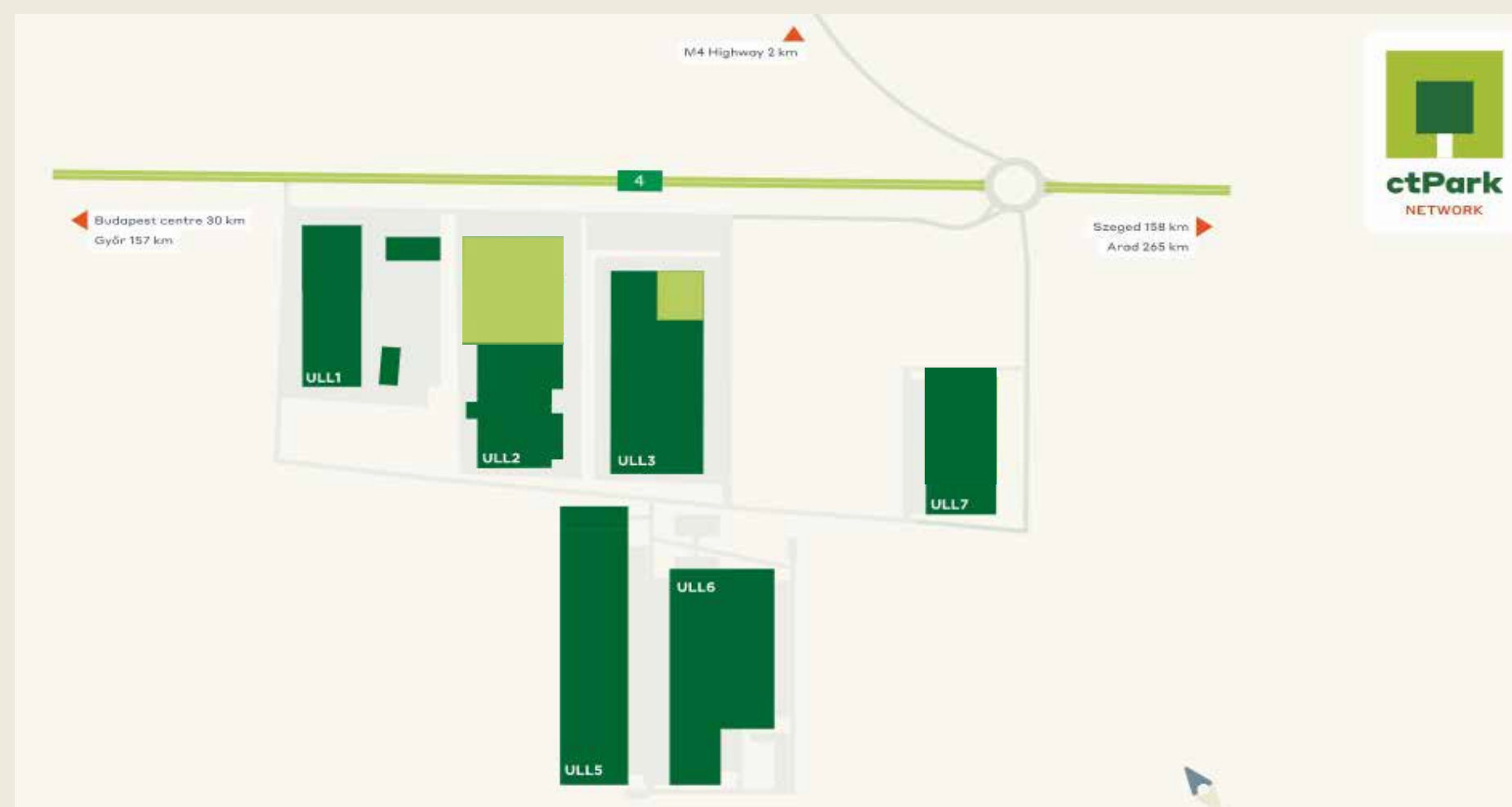













**ctPark BUDAPEST EAST – ULL3**

AVAILABLE FROM <b>NOW</b>	AVAILABLE WAREHOUSE AREA <b>5 288 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 4.95</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 9.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



-  Ideal for company headquarter, light manufacturing or logistics operation
-  Outstanding location
-  Direct access to M0



 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

# ctPark BUDAPEST SOUTH

CTPark Budapest South	
Existing Total Area	57 792 m <sup>2</sup>
Pipeline (Planned + Current Development)	0 m <sup>2</sup>

- 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
- Ideal for logistics and production companies as well



Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

**ctPark BUDAPEST SOUTH - DNH2**

<p>AVAILABLE FROM</p> <p><b>Q1 2023</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>9 960 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 5.50</b></p> <p>/m<sup>2</sup>/ month + VAT</p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p>/m<sup>2</sup>/ month + VAT (excluding RET)</p>	<p>OFFICE, SOCIAL RENT</p> <p><b>€ 11.00</b></p> <p>/m<sup>2</sup>/ month + VAT</p>



- Close to M0, M3, M4 and M5
- Ideal for company headquarter, light manufacturing or logistics operation



Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

CTPark Ecser	
Existing Total Area	41 164 m <sup>2</sup>
Pipeline (Planned + Current Development)	382 250 m <sup>2</sup>

- Close to the airport
- Immediate vicinity of Hungary's capital
- Logistic hotspot of outstanding significance
- Direct access to M0 ringroad
- Outstanding transport connections (M0 & M4)
- Dynamically evolving economic environment



Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

**ctPark EC SER – ECS1**

<p>AVAILABLE FROM</p> <p><b>NOW</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>39 108 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 5.50</b></p> <p>/m<sup>2</sup>/ month + VAT</p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p>/m<sup>2</sup>/ month + VAT (excluding RET)</p>	<p>OFFICE, SOCIAL RENT</p> <p><b>€ 11.00</b></p> <p>/m<sup>2</sup>/ month + VAT</p>







- Units available from 5 000 m<sup>2</sup>
- Close to M0, M3, M4 and M5
- Gas: subject to needs
- Electricity: 2MW plus optionally 3MW, further capacity subject to needs












Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

**ctPark EC SER – ECS4**

<p>AVAILABLE FROM</p> <p><b>NOW</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>2 970 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 5.50</b></p> <p>/m<sup>2</sup>/ month + VAT</p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p>/m<sup>2</sup>/ month + VAT (excluding RET)</p>	<p>OFFICE, SOCIAL RENT</p> <p><b>€ 11.00</b></p> <p>/m<sup>2</sup>/ month + VAT</p>



-  Standalone building, with 8 m internal height
-  Outstanding location
-  Direct access to M0
-  BREEAM-certified

 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

# ctPark BUDAPEST NORTH

CTPark Budapest North	
Existing Total Area	47 663 m <sup>2</sup>
Pipeline (Planned + Current Development)	72 310 m <sup>2</sup>

- 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






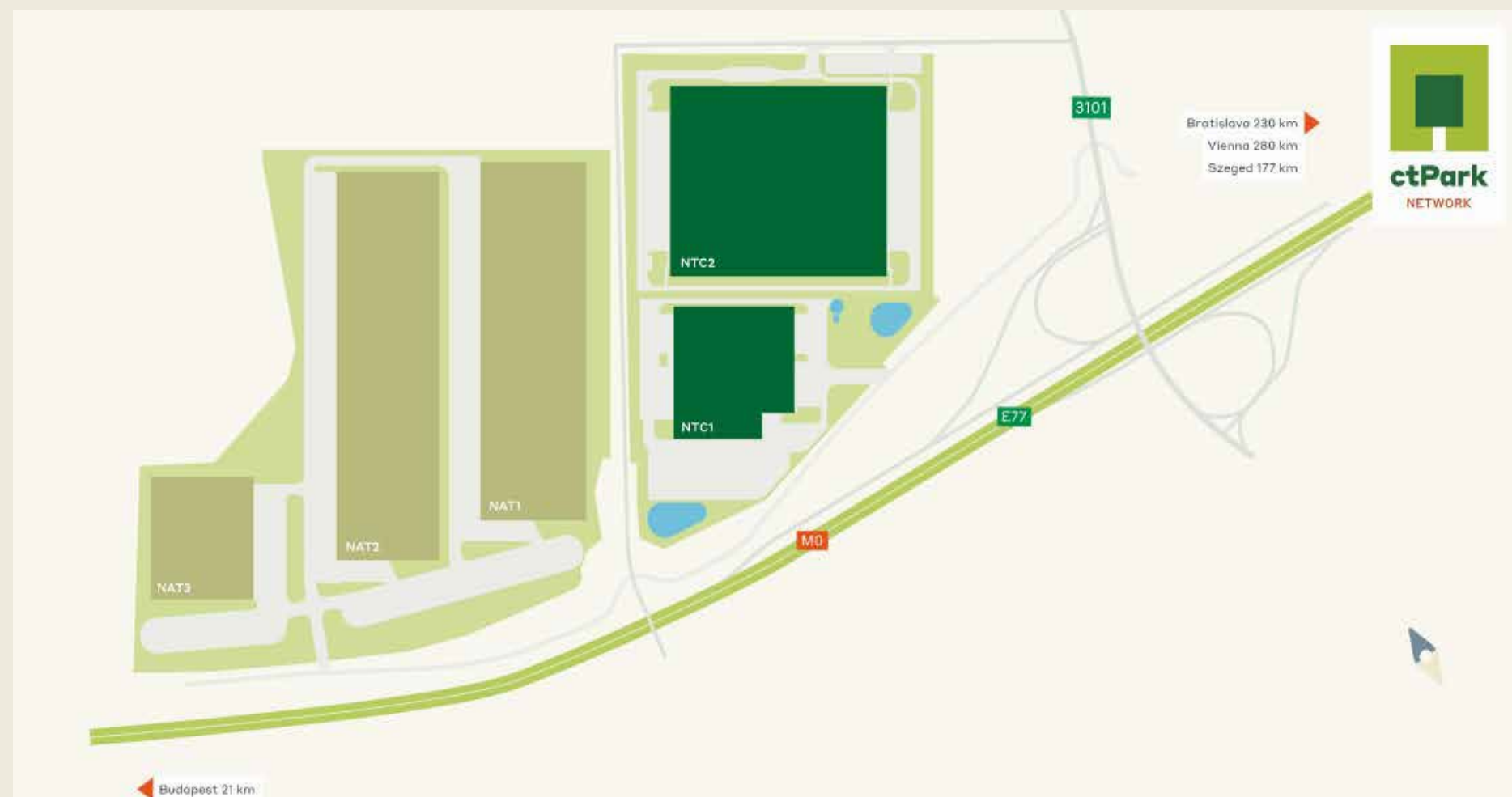
Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	












**ctPark BUDAPEST NORTH – NAT1**

AVAILABLE FROM <b>Q4 2023</b>	AVAILABLE WAREHOUSE AREA <b>29 173 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 5.50</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 11.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



-  Outstanding location
-  Direct access to M0
-  Ideal for company headquarter, light manufacturing or logistics operation







 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	



## ctPark SZIGETSZENTMIKLÓS

CTPark Szigetszentmiklós	
Existing Total Area	0 sqm
Pipeline (Planned + Current Development)	120 000 sqm

■ **Outstanding location for production and logistics purposes:**

-  Logistic hotspot of outstanding significance
-  Located in the immediate vicinity of the M0 ring
-  M5 Motorway (towards Serbia and Romania) is only 10 mins drive
-  M6 Motorway (towards Croatia) is less, than 5 mins drive



**COMING SOON!**

**NEW PARK**

## Existing lettable space and ongoing development projects

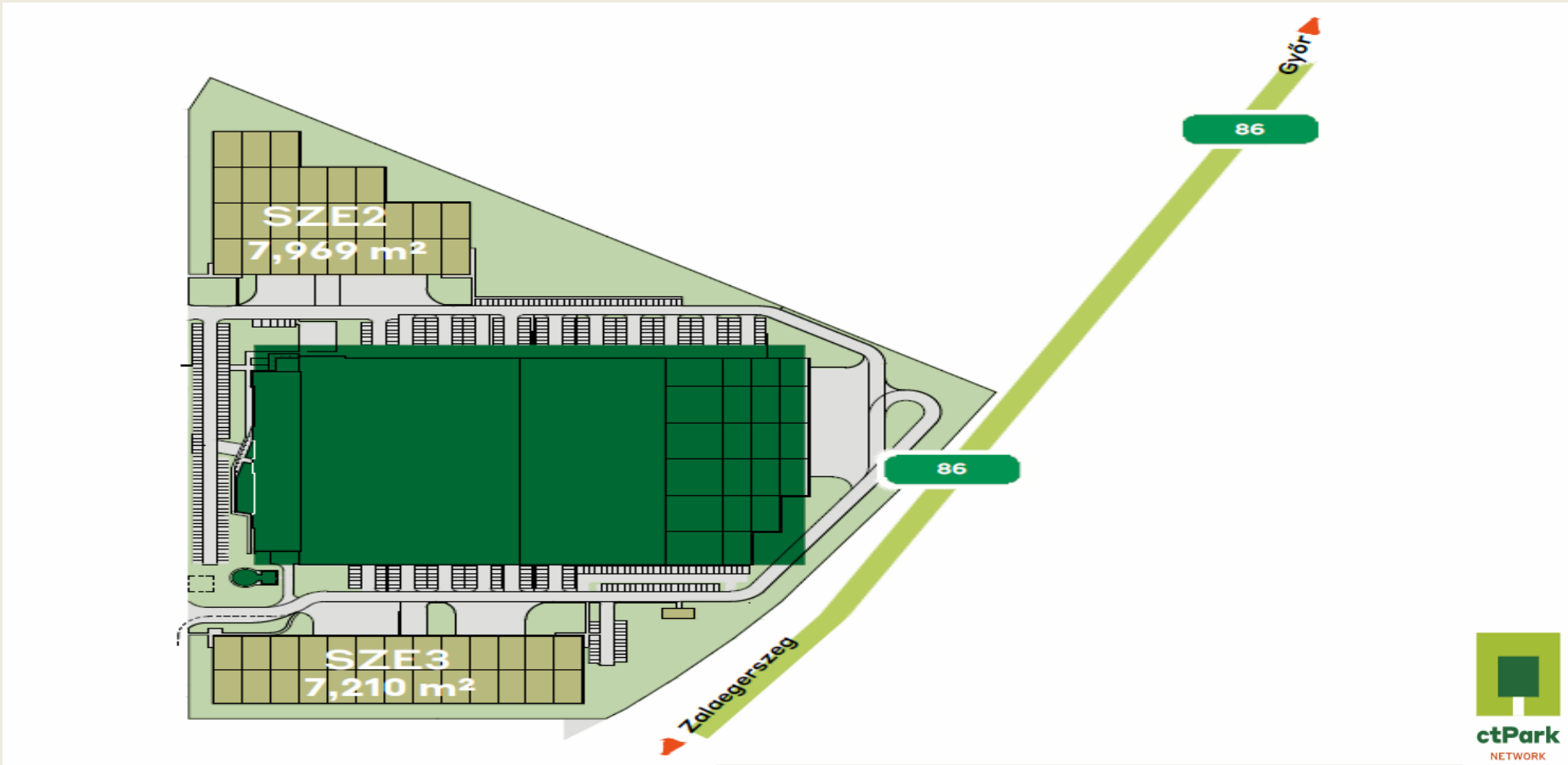
### COUNTRYSIDE

PARK	BUILDING	CITY	AVAILABLE SPACE	AVAILABLE FROM
CTPark Szombathely East	SZE2-3	Szombathely	15 179 m <sup>2</sup>	Q1 2024
CTPark Kecskemét	KCS1-2	Kecskemét	28 172 m <sup>2</sup>	Q1 2024
CTPark Székesfehérvár	SZF1	Székesfehérvár	5 102 m <sup>2</sup>	NOW
CTPark Tatabánya	TBN5	Tatabánya	32 712 m <sup>2</sup>	Q1 2023
CTPark Tatabánya	TBN7	Tatabánya	24 213 m <sup>2</sup>	Q4 2023
CTPark Komárom	KMR1B	Komárom	11 645 m <sup>2</sup>	Q1 2024

# ctPark SZOMBATHELY EAST

CTPark Tatabánya	
Existing Total Area	41 619m <sup>2</sup>
Pipeline (Planned + Current Development)	22 865 m <sup>2</sup>

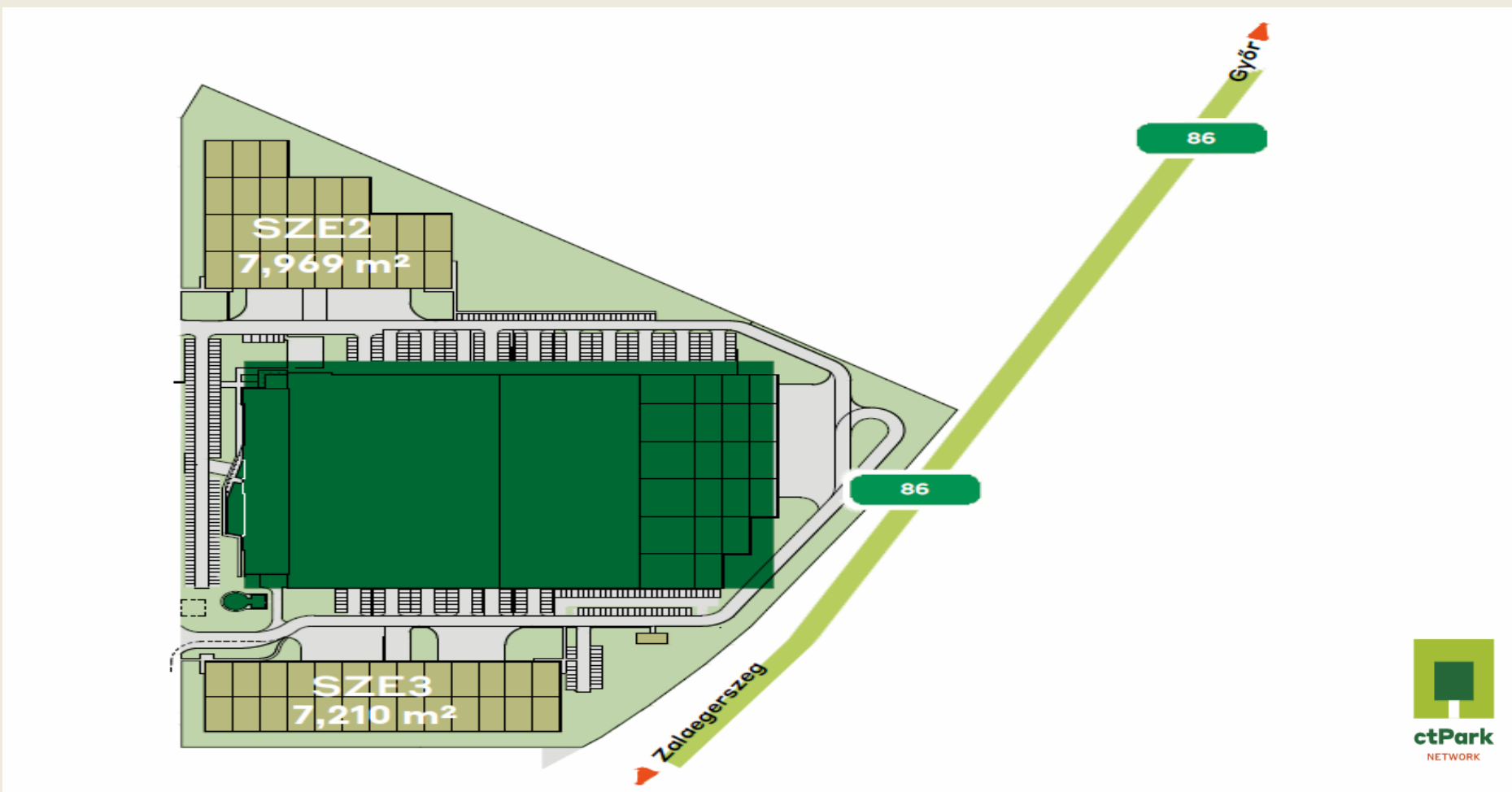
- Located around 100 kms South-West of Győr
- Less, than 20 kms from the Austrian bordertown of Schachendorf and the Austrian M56 Motorway
- On a busy transit route towards Győr and Eastern Austria
- Ideal for international logistics, automotive businesses and production companies as well



Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

**ctPark SZOMBATHELY EAST – SZE2&SZE3**

AVAILABLE FROM <b>Q1 2024</b>	AVAILABLE WAREHOUSE AREA <b>15 179 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 5.50</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 11.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



- Possibility for future tenant growth within the park
- Units available from 7 210 m<sup>2</sup>
- Public transport available to and from the industrial park
- Ideal for company headquarter, light manufacturing or logistics operation

Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

# ctPark KECSKEMÉT

CTPark Kecskemét	
Existing Total Area	10 542 m <sup>2</sup>
Pipeline (Planned + Current Development)	28 172 m <sup>2</sup>

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






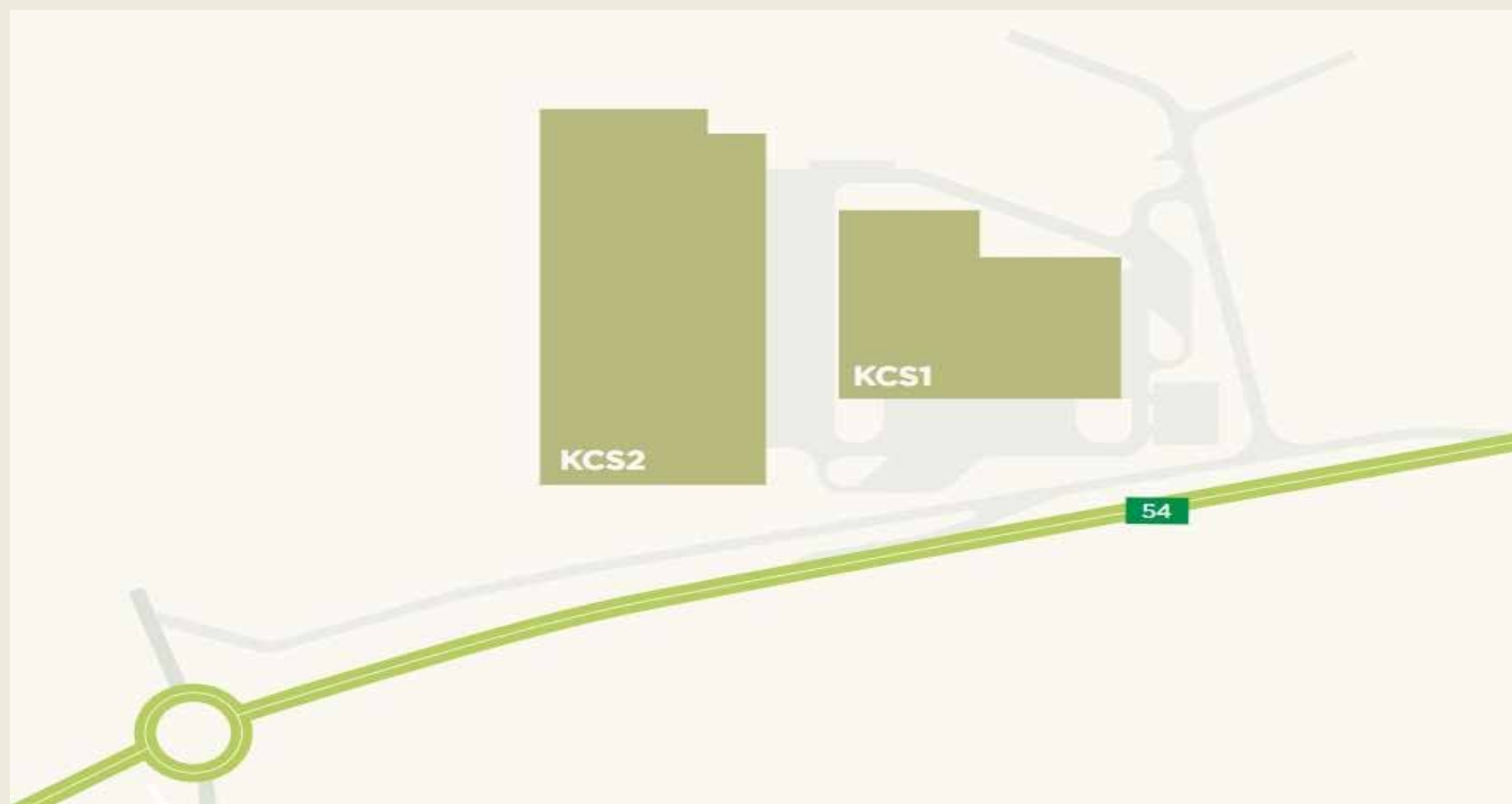
<span style="color: red;">■</span> Warehouse/Production	<span style="color: yellow;">■</span> Office/Reception	<span style="border: 1px dashed black; padding: 2px;"> </span> Extension	<span style="color: darkgreen;">■</span> Occupied (built)	<span style="color: lightgreen;">■</span> Available (built)	<span style="color: olive;">■</span> Planned construction
<span style="color: grey;">■</span> Yard/Parking space	<span style="color: teal;">■</span> Sanitary/Utilities	<span style="color: red;">▶</span> Drive in	<span style="color: black;">▶</span> Office entrance	<span style="color: grey;">■</span> CTP office/Service area	












**ctPark** KECSKEMÉT – KCS1 & KCS2

<p>AVAILABLE FROM</p> <p><b>Q1 2024</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>10 019 m<sup>2</sup></b> &amp; <b>18 153 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 5.50</b></p> <p><small>/m<sup>2</sup>/ month + VAT</small></p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p><small>/m<sup>2</sup>/ month + VAT (excluding RET)</small></p>	<p>OFFICE, SOCIAL RENT</p> <p><b>€ 11.00</b></p> <p><small>/m<sup>2</sup>/ month + VAT</small></p>



-  Logistic hotspot of outstanding significance
-  Close to M5
-  Units available from 10 019m2



 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

# ctPark SZÉKESFEHÉRVÁR

CTPark Székesfehérvár	
Existing Total Area	24 920 m <sup>2</sup>
Available	5 102 m <sup>2</sup>

- 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

















Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

**ctPark SZÉKESFEHÉRVÁR - SZF1**

AVAILABLE FROM <b>NOW</b>	AVAILABLE WAREHOUSE AREA <b>5 102m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 4.95</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 9.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



-  Outstanding location
-  Direct access to M7
-  Ideal for company headquarter, light manufacturing or logistics operation

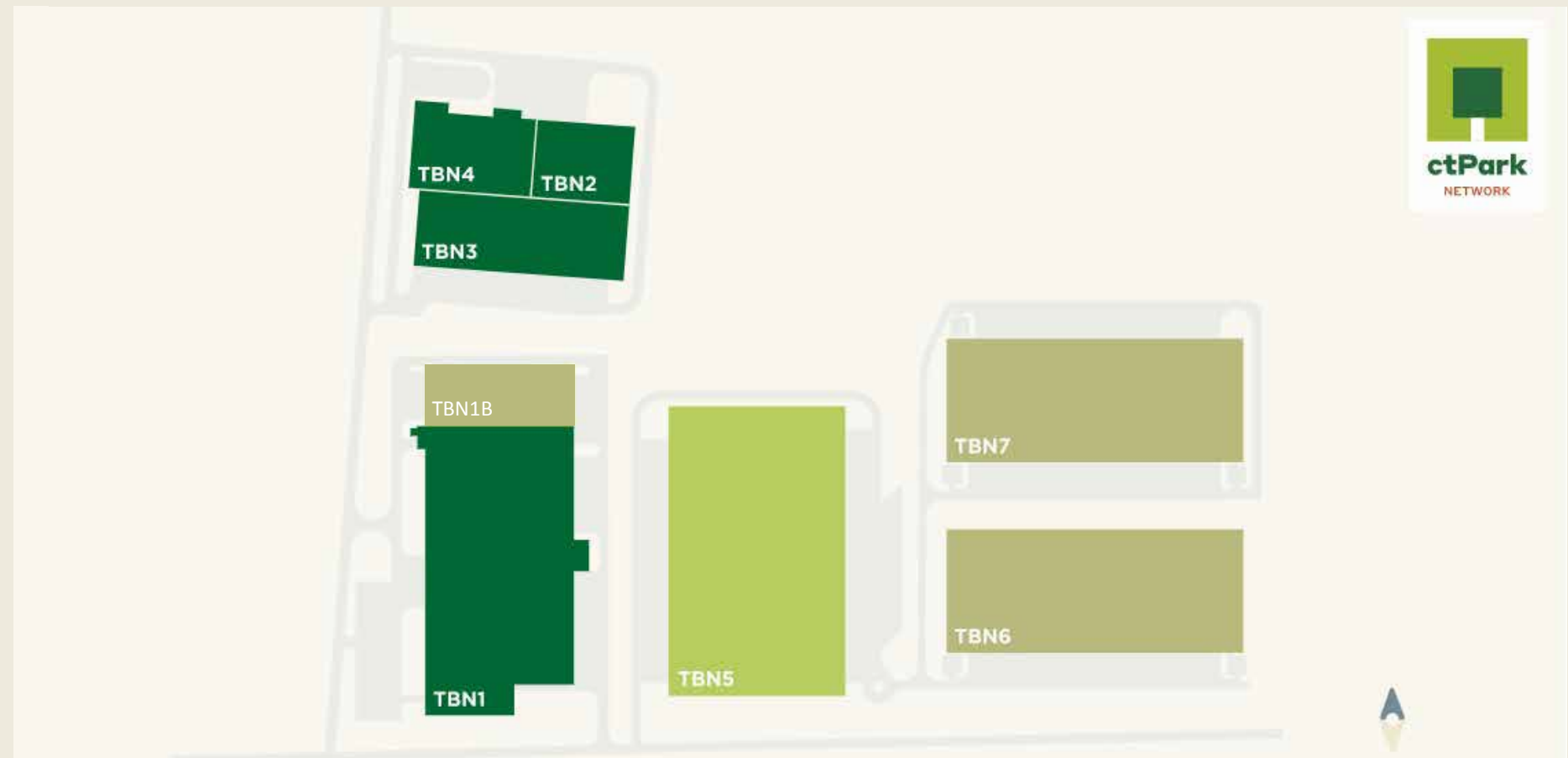
 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	



# ctPark TATABÁNYA

CTPark Tatabánya	
Existing Total Area	48 872 m <sup>2</sup>
Pipeline (Planned + Current Development)	84 591 m <sup>2</sup>

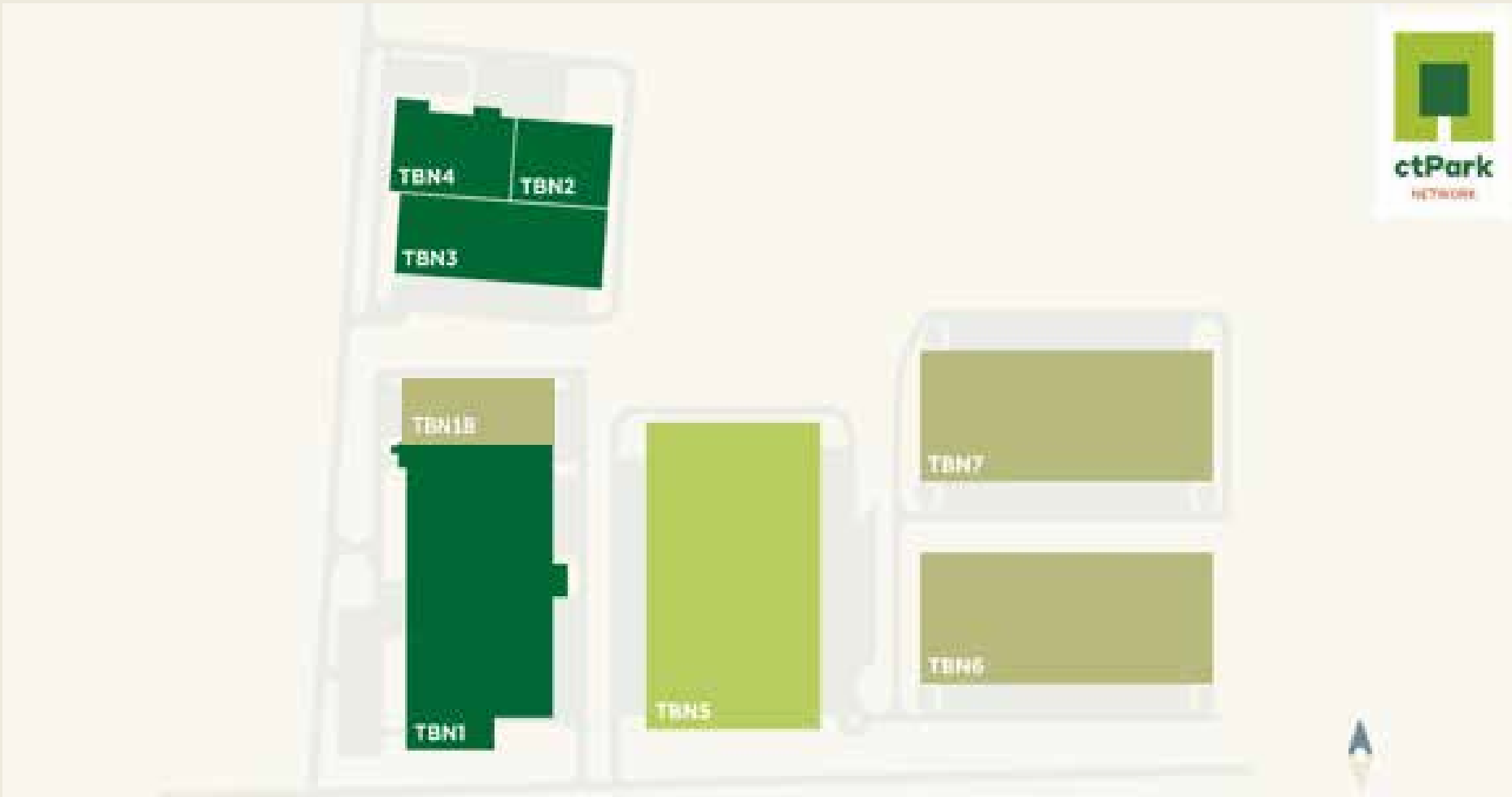
- Located west of the Hungarian capital, creating a link between Budapest, and Vienna/Bratislava.
- 60 km west of Budapest via the M1 motorway
- On the busiest transit route between Budapest and Vienna/Bratislava
- Ideal for international logistics, automotive businesses and production companies as well



Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

**ctPark TATABÁNYA - TBN5**

<p>AVAILABLE FROM</p> <p><b>Q1 2023</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>32 712 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 5.50</b></p> <p>/m<sup>2</sup>/ month + VAT</p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p>/m<sup>2</sup>/ month + VAT (excluding RET)</p>	<p>OFFICE, SOCIAL RENT</p> <p><b>€ 11.00</b></p> <p>/m<sup>2</sup>/ month + VAT</p>

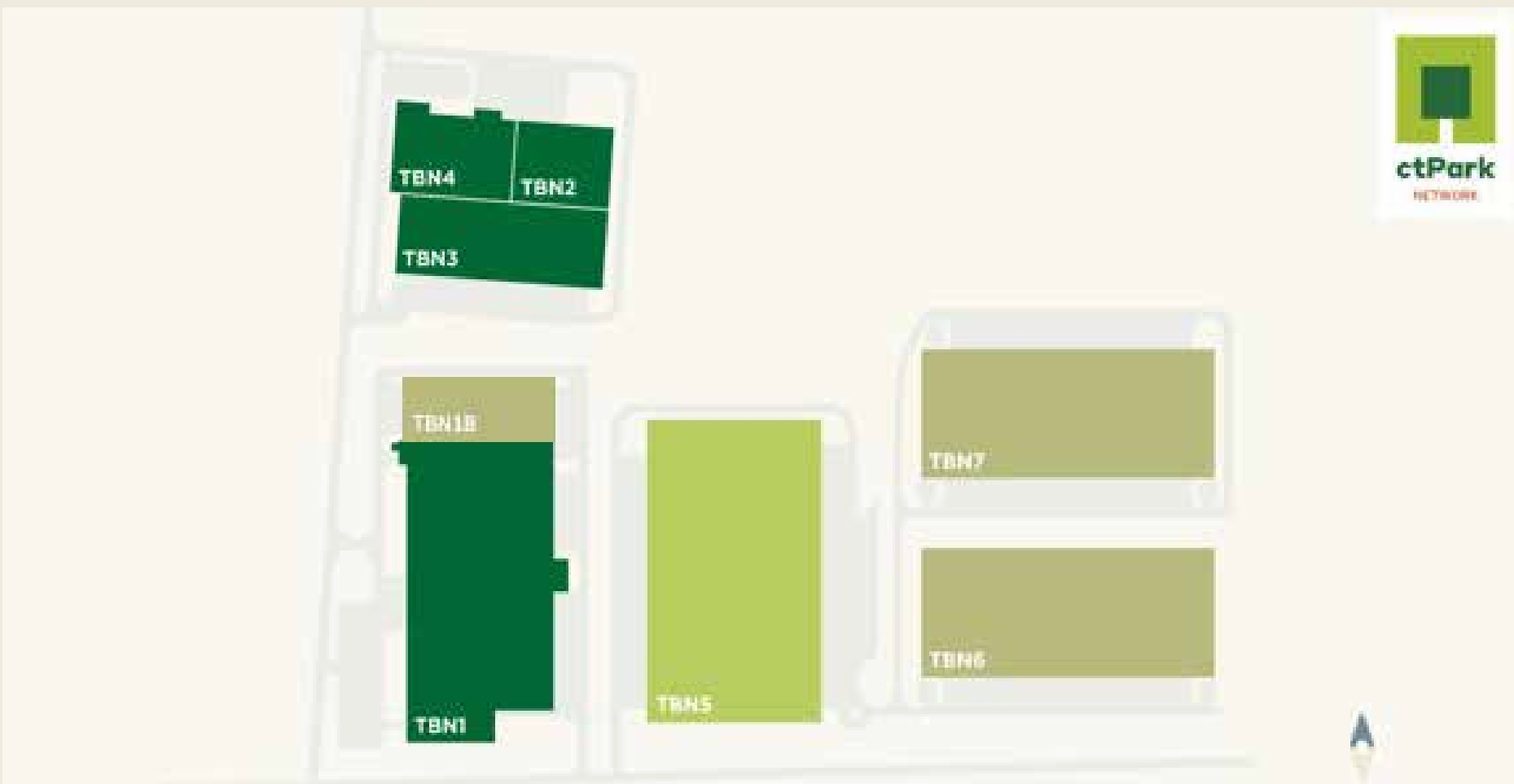


- Possibility for future tenant growth within the park
- Units available from 10 237 m<sup>2</sup>
- Public transport available to and from the industrial park
- Ideal for company headquarter, light manufacturing or logistics operation

Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

**ctPark TATABÁNYA – TBN7**

<p>AVAILABLE FROM</p> <p><b>Q4 2023</b></p>	<p>AVAILABLE WAREHOUSE AREA</p> <p><b>24 213 m<sup>2</sup></b></p>	<p>MINIMUM LEASE TERM</p> <p><b>5 YEARS</b></p>
<p>WAREHOUSE RENT</p> <p><b>€ 5.50</b></p> <p>/m<sup>2</sup>/ month + VAT</p>	<p>SERVICE CHARGE</p> <p><b>€ 0.83</b></p> <p>/m<sup>2</sup>/ month + VAT (excluding RET)</p>	<p>OFFICE, SOCIAL RENT</p> <p><b>€ 11.00</b></p> <p>/m<sup>2</sup>/ month + VAT</p>



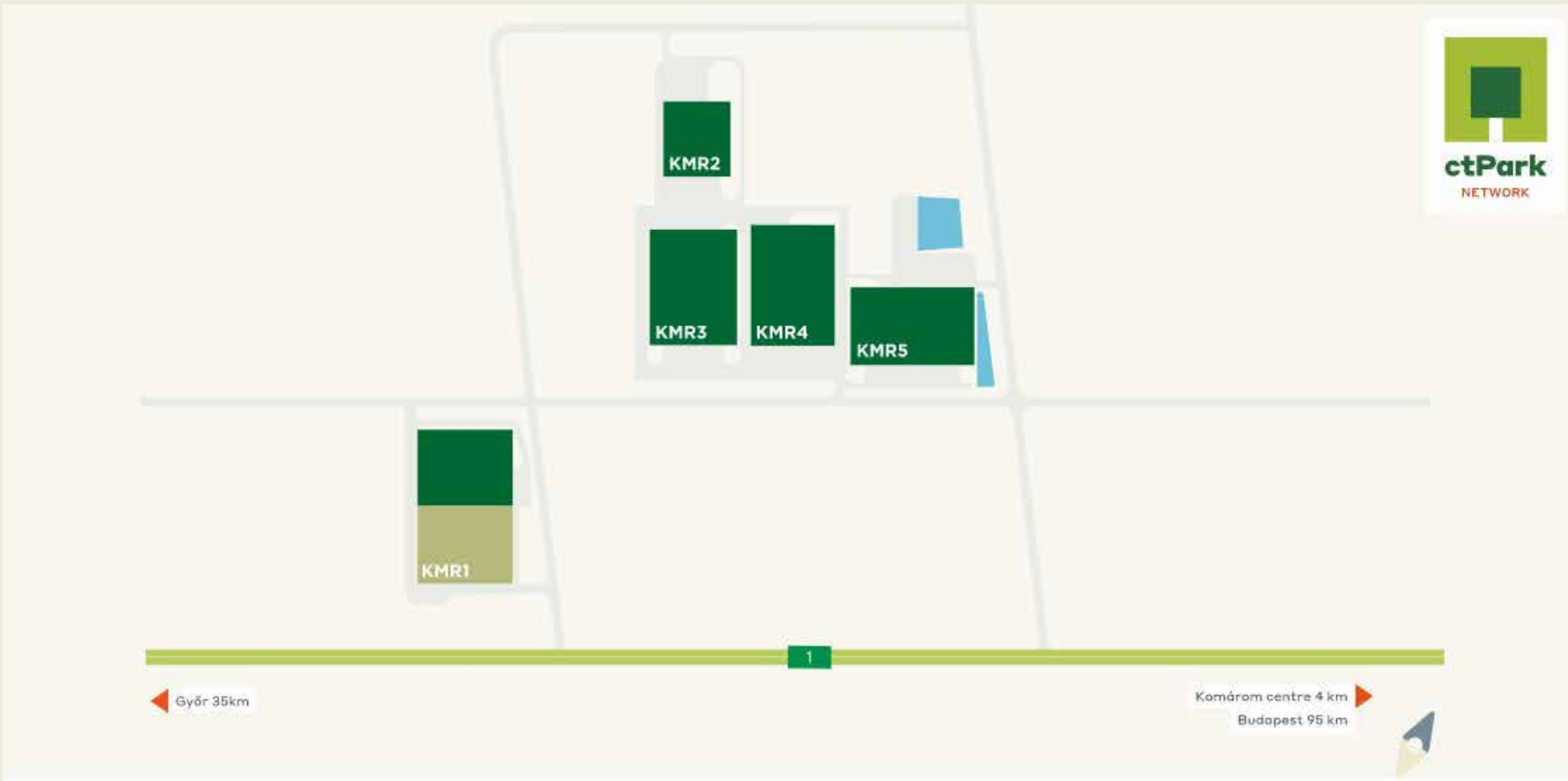
- Possibility for future tenant growth within the park
- Units available from 11 525 m<sup>2</sup>
- Public transport available to and from the industrial park
- Ideal for company headquarter, light manufacturing or logistics operation

Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

# ctPark KOMÁROM

CTPark Komárom	
Existing Total Area	69 908 m <sup>2</sup>
Pipeline (Planned + Current Development)	11 645m <sup>2</sup>

- 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






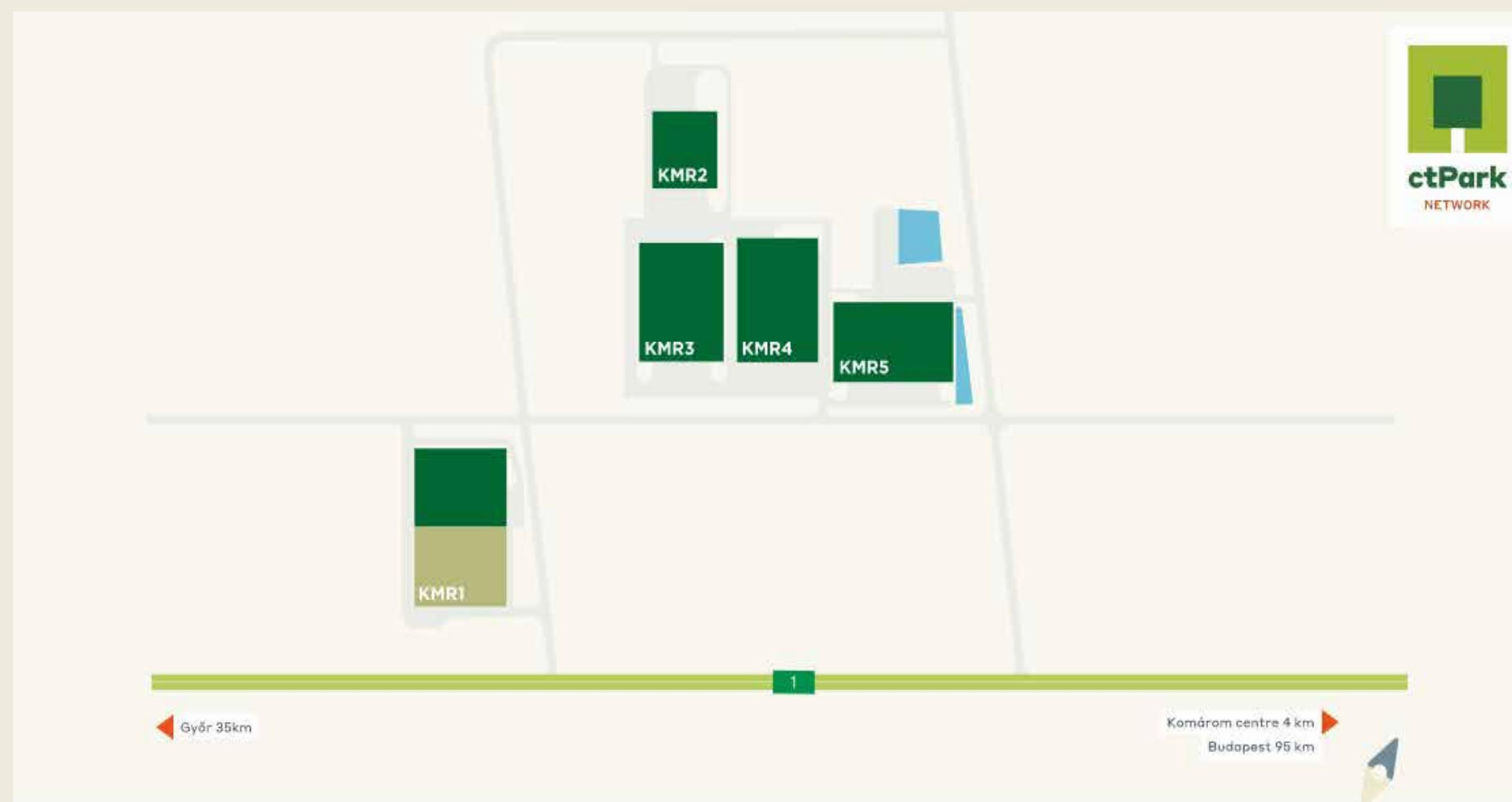
Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

**ctPark KOMÁROM – KMR1B**

AVAILABLE FROM <b>Q1 2024</b>	AVAILABLE WAREHOUSE AREA <b>11 645 m<sup>2</sup></b>	MINIMUM LEASE TERM <b>5 YEARS</b>
WAREHOUSE RENT <b>€ 5.50</b> <small>/m<sup>2</sup>/ month + VAT</small>	SERVICE CHARGE <b>€ 0.83</b> <small>/m<sup>2</sup>/ month + VAT (excluding RET)</small>	OFFICE, SOCIAL RENT <b>€ 11.00</b> <small>/m<sup>2</sup>/ month + VAT</small>



-  Outstanding location
-  Ideal for company headquarter, light manufacturing or logistics operation
-  Public transport available to and from the industrial park



## Hungarian Key Contact



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**TRIA**RCO