

841 GLA '000 m<sup>2</sup>

206 Under Construction '000 m<sup>2</sup>

14 CTParks

BUDAPEST on the market

Portfolio Report

# 7.6 million LETTABLE AREA, IN M<sup>2</sup>

10 COUNTRIES

125+
LOCATIONS

400+
BREEAM CERTIFIED BUILDINGS

17.8 million





#### MARKET UPDATE

Budapest Industrial Market Q1 – 2022\*



2.81 million m<sup>2</sup>

**Total Stock** 



11 460 m<sup>2</sup>

**New Supply** 



125 260 m<sup>2</sup>

Total Leasing Activity



4.2 %

**Vacancy Rate** 

Prime Rent 4.60 EUR / m2/ month

For existing stock

4.95 EUR/ m2/ month

For BTS or new project





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

#### **BUDAPEST AREA**



PARK	BUILDING	CITY	AVAILABLE SPACE	AVAILABLE FROM
CTPark Budapest West	BIA2C	Biatorbágy	10 138 m²	Q2 2023
CTPark Budapest West	BIA3	Biatorbágy	1972 m²	NOW
CTPark Budapest West	BIA3	Biatorbágy	2 128 m²	Q3 2022
CTPark Budapest West	BIA5	Biatorbágy	4 050 m <sup>2</sup>	NOW
CTPark Budapest West	BIA8	Biatorbágy	1547 m²	NOW
CTPark Budapest West	BIA11	Biatorbágy	7 700 m²	Q1 2023
CTPark Budapest East	ULL2 (Unit BPP)	Üllő	2 800 m²	Q4 2022
CTPark Budapest East	ULL2 (Unit M)	Üllő	3 912m²	NOW
CTPark Budapest East	ULL2 (Unit C)	Üllő	4 565 m²	Q1 2023



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

#### **BUDAPEST AREA**



PARK	BUILDING	CITY	AVAILABLE SPACE	AVAILABLE FROM
CTPark Budapest East	ULL7	Üllő	19 450 m²	NOW
CTPark Budapest South	DNH2	Dunaharaszti	9 960 m²	NOW
CTPark Ecser	ECS1	Ecser	40 000 m²	Q3 2022
CTPark Ecser	ECS4	Ecser	3 000 m <sup>2</sup>	NOW





## ctPark BUDAPEST WEST

	CTPark Budapest West
Existing Total Area	237 965 sqm
Pipeline (Planned + Current Development)	58 572 sqm

- Located on the M1 highway, in the vicinity of the M0 ring road
- 19 km from Budapest city center
- Long-distance bus stop in front of the park
- Greenfield investment on 76 ha land with building complex of 237 965 m2 floorspace
- Ideal place for warehousing, distribution, cross-docking and other value-added operations for ambient, temperature controlled, chilled as well as the frozen goods







AVAILABLE FROM

Q2 2023

AVAILABLE
WAREHOUSE
AREA
10 138 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.95** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

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

**EUR 9.50** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space



Ideal for company headquarter, light manufacturing or logistics operation

Offices from 50 to 500 m2





AVAILABLE FROM

NOW

AVAILABLE
WAREHOUSE
AREA
1972 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.25** 

 $/m^2/month + VAT$ 

SERVICE CHARGE

**EUR 0.79** 

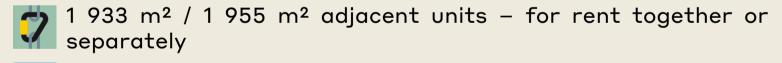
/m<sup>2</sup>/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

**EUR 8.00** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space



5 docking gates / unit

550 m² office space optionally available





AVAILABLE FROM

Q3 2022

AVAILABLE
WAREHOUSE
AREA
2 128 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.50** 

 $/m^2/month + VAT$ 

SERVICE CHARGE

**EUR 0.79** 

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

**EUR 8.50** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space

5 docking gates / unit

550 m² office space optionally available





AVAILABLE FROM

NOW

AVAILABLE
WAREHOUSE
AREA
4 050 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.95** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

/m<sup>2</sup>/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

**EUR 9.50** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space

Last available unit in the building



Long-distance bus stop in front of the park





AVAILABLE FROM

NOW

AVAILABLE
WAREHOUSE
AREA
1547 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 5.50** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

/m<sup>2</sup>/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

**EUR 10.00** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space



Ideal for company headquarter, light manufacturing or logistics operation

Offices from 50 to 500 m2

Long-distance bus stop in front of the park





AVAILABLE FROM

Q1 2023

AVAILABLE
WAREHOUSE
AREA
7700 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.95** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

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

**EUR 9.50** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space



Ideal for company headquarter, light manufacturing or logistics operation

Offices from 50 to 500 m2



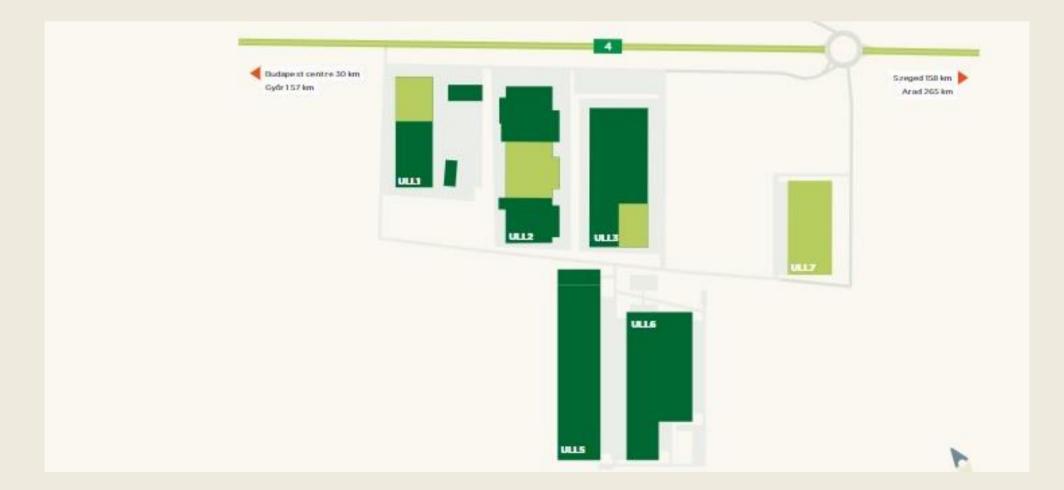




	CTPark Budapest East
Existing Total Area	170 087 sqm
Pipeline (Planned + Current Development)	19 867 sqm

- 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







#### ctPark BUDAPEST EAST - ULL2 (Unit BPP)

AVAILABLE FROM

Q4 2022

AVAILABLE WAREHOUSE AREA 2 725 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.50** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

/m²/ month + VAT (excluding RET)

OFFICE, SOCIAL RENT

**EUR 8.50** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space

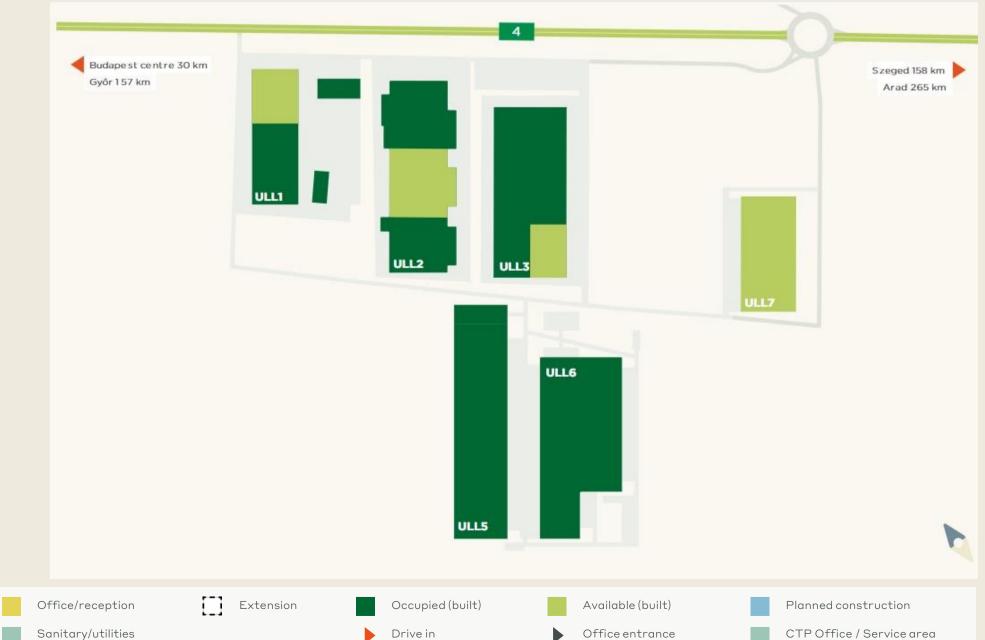


Forklift charger area on the ground floor – 64 m2



Mezzanine office & social areas – 476 m2





#### ctPark BUDAPEST EAST - ULL2 (Unit M)

AVAILABLE FROM

NOW

AVAILABLE WAREHOUSE AREA 3 912 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.50** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

/m²/ month + VAT (excluding RET)

OFFICE, SOCIAL RENT

**EUR 8.50** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space

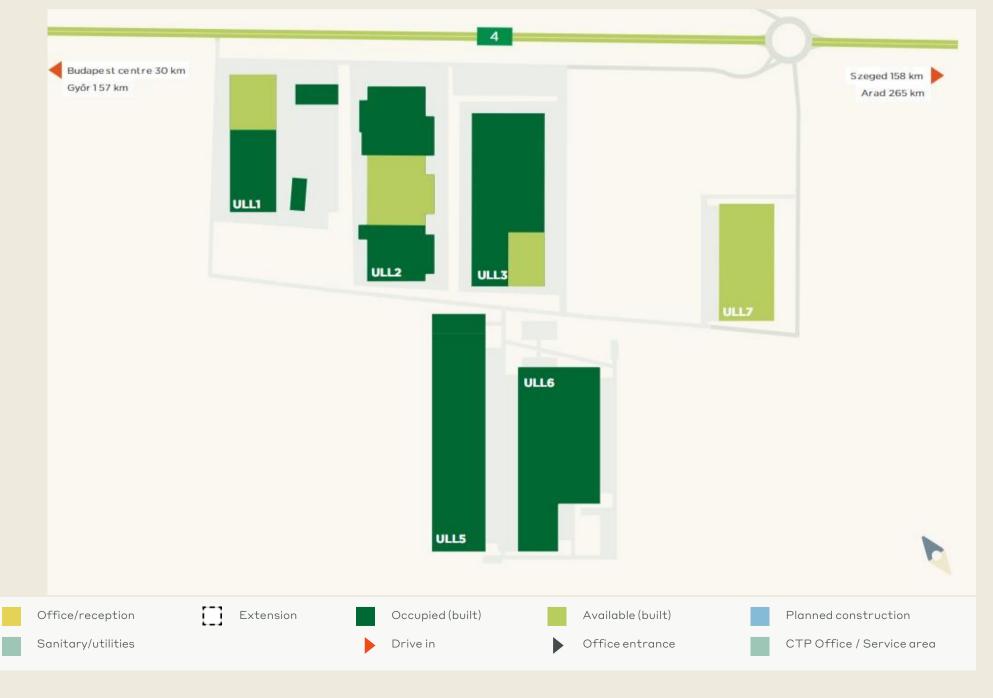


Possibility to rent together with the 4 565 m² adjacent unit (Unit C)



Mezzanine storage area – 301 m2





#### ctPark BUDAPEST EAST - ULL2 (Unit C)

AVAILABLE FROM

Q1 2023

AVAILABLE WAREHOUSE AREA 4 565 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.50** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

/m²/ month + VAT (excluding RET)

OFFICE, SOCIAL RENT

**EUR 8.50** 

/m²/ month + VAT

Warehouse / Production

Yard / Parking space



Possibility to rent together with the 3 912 m² adjacent unit (Unit M)



Mezzanine storage area – 410 m2

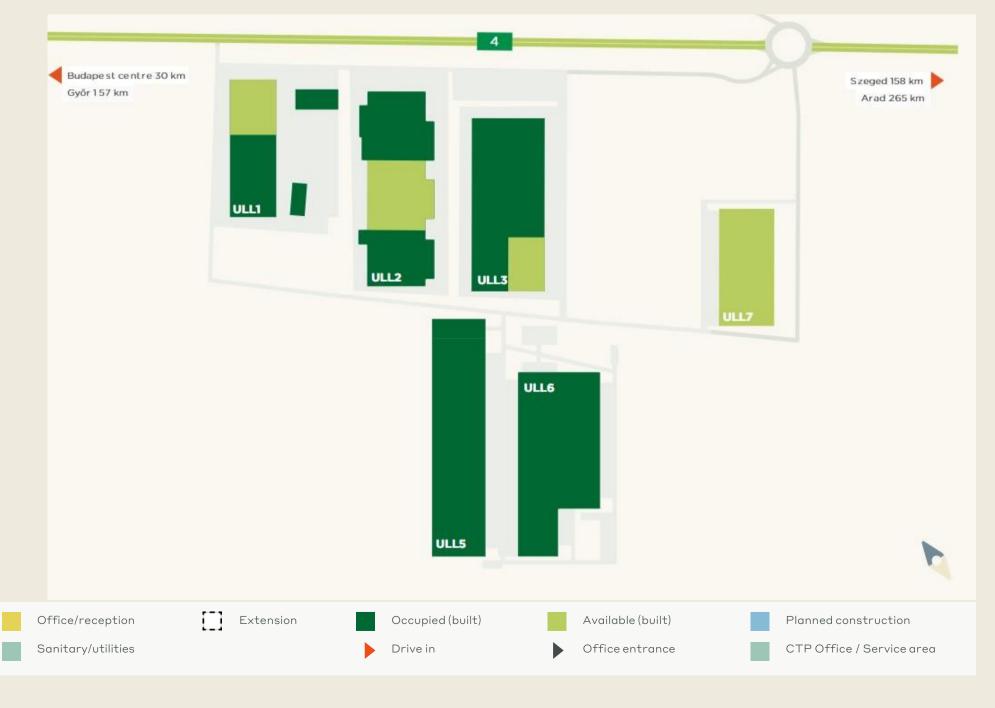


Mezzanine office & social areas – 388 m2



Office & social areas on the ground floor – 158 m2





#### ctPark BUDAPEST EAST - ULL7

AVAILABLE FROM

NOW

AVAILABLE
WAREHOUSE
AREA
19 450 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.75** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

/m<sup>2</sup>/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

**EUR 9.50** 

/m²/ month + VAT

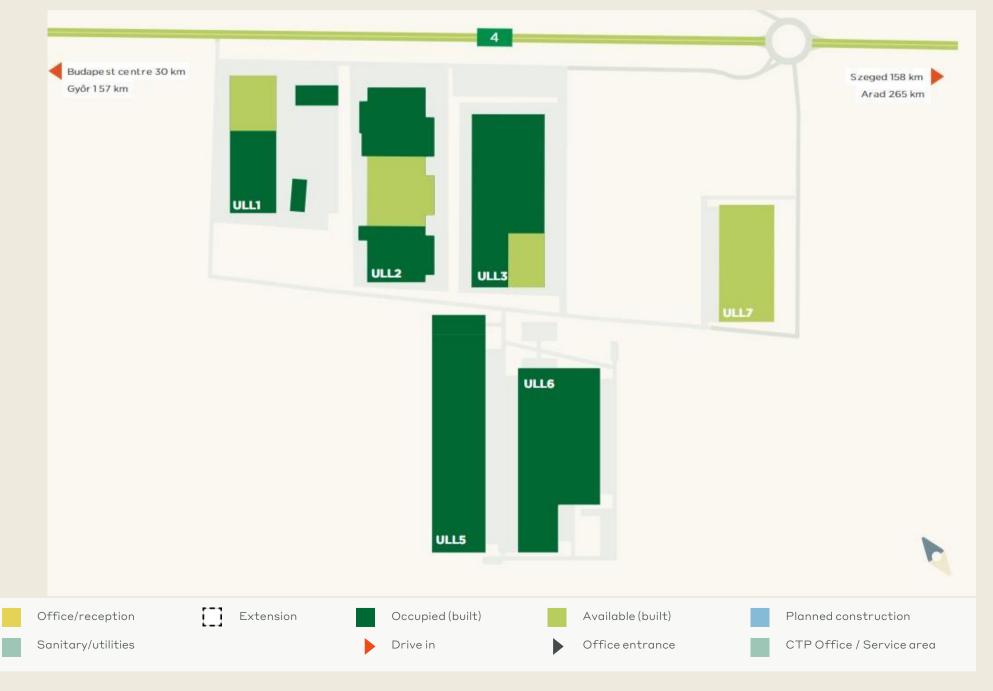
Warehouse / Production

Yard / Parking space

3 types of units available - 6 000 m2, 8 000 m2 and 14 000 m2

Office & Social areas available from 100 to 1000 m2

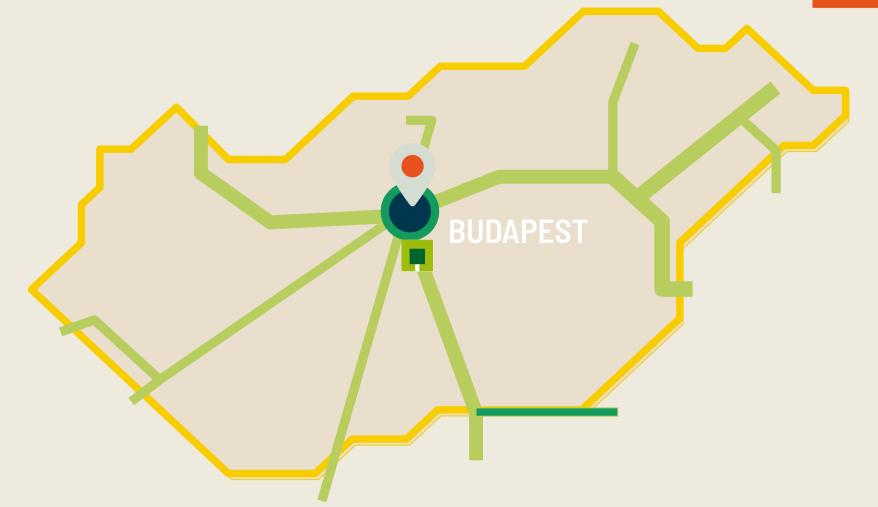


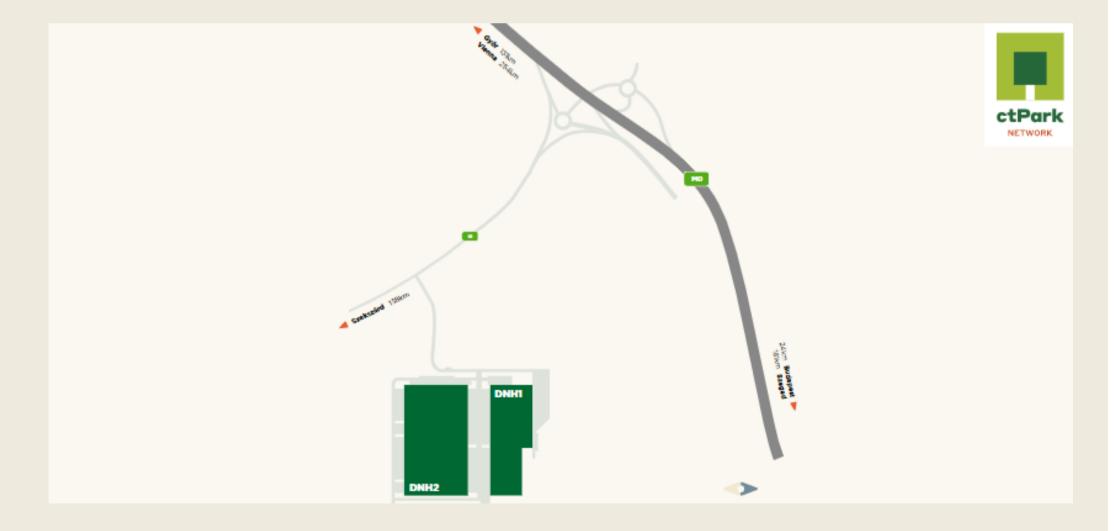




	CTPark Budapest South
Existing Total Area	57 792 sqm
Pipeline (Planned + Current Development)	0 sqm

- 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









#### ctPark BUDAPEST SOUTH - DNH2

AVAILABLE FROM

NOW

WAREHOUSE

RENT

SERVICE

**EUR 4.75** 

 $/m^2/month + VAT$ 

AVAILABLE WAREHOUSE AREA 9 960 m<sup>2</sup>

**5 YEARS** 

MINIMUM

LEASE TERM

CHARGE

**EUR 0.79** 

/m²/ month + VAT (excluding RET)

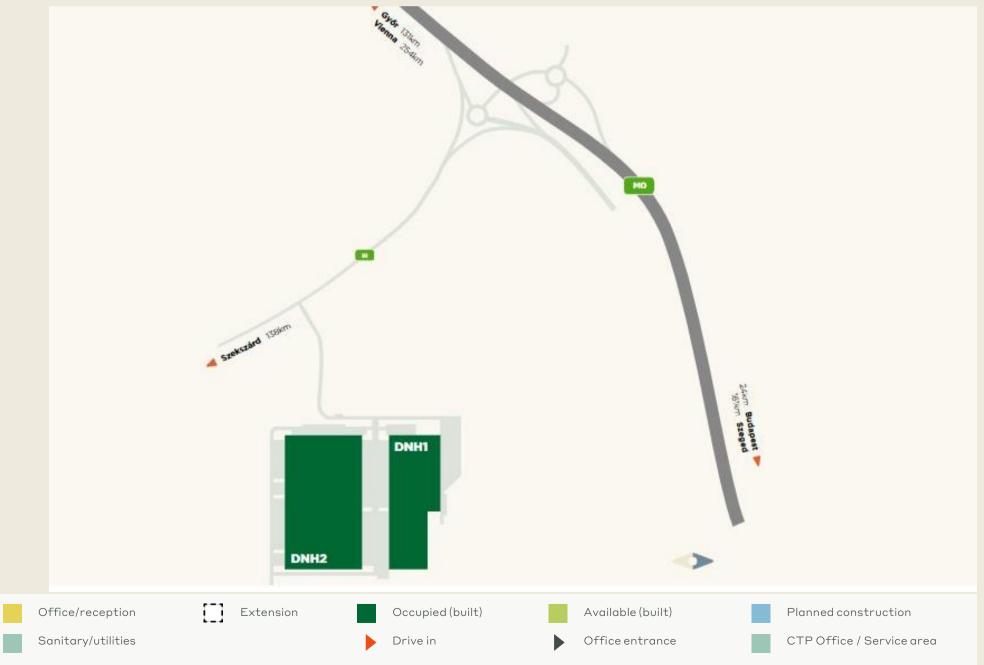
OFFICE, SOCIAL RENT

**EUR 9.50** 

 $/m^2/month + VAT$ 

Warehouse / Production

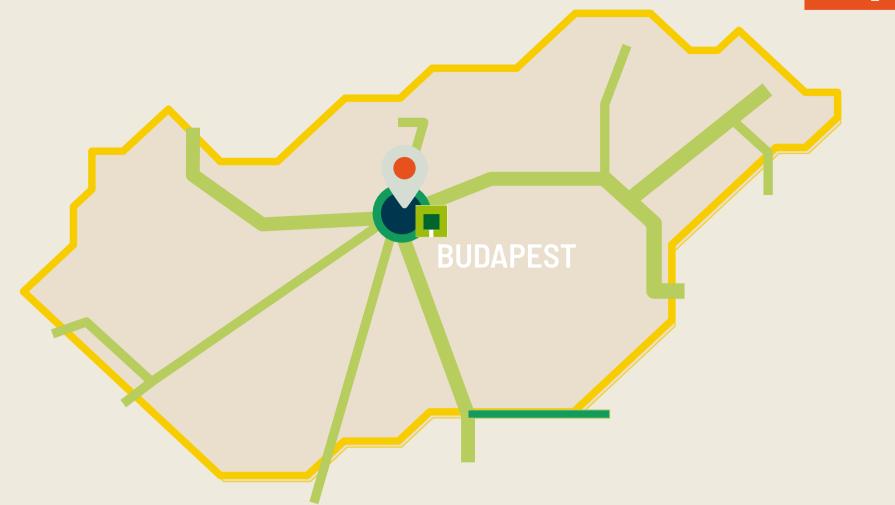






	CTPark Ecser
Existing Total Area	43 000 sqm
Pipeline (Planned + Current Development)	77 000 sqm

- 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









#### ctPark ECSER - ECS1

AVAILABLE FROM

Q3 2022

AVAILABLE
WAREHOUSE
AREA
40 000 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.95** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

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

**EUR 9.50** 

/m²/ month + VAT







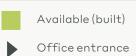














#### ctPark ECSER - ECS4

AVAILABLE FROM

NOW

AVAILABLE
WAREHOUSE
AREA
3 000 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 5.50** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

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

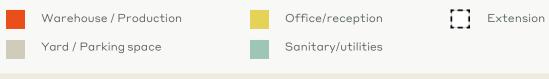
**EUR 9.50** 

/m²/ month + VAT













## Existing lettable space and ongoing development projects

#### COUNTRYSIDE

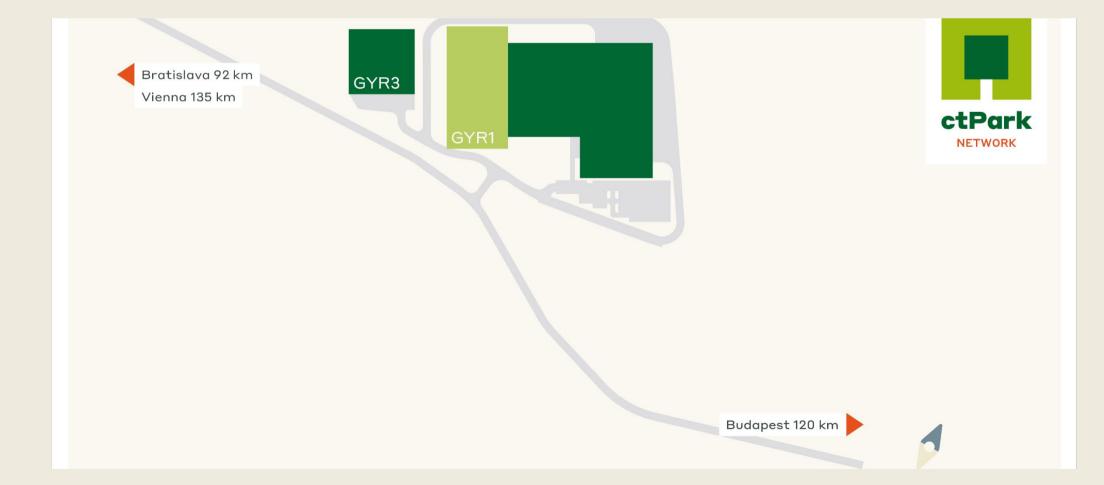
PARK	BUILDING	CITY	AVAILABLE SPACE	AVAILABLE FROM
CTPark Arrabona	GYR1PH3	Győr	9 134 m <sup>2</sup>	NOW
CTPark Kecskemét	KCS1-2	Kecskemét	28 172 m <sup>2</sup>	Q3 2023
CTPark Székesfehérvár	SZF1	Székesfehérvár	4 949 m <sup>2</sup>	NOW
CTPark Tatabánya	TBN5	Tatabánya	32 712 m <sup>2</sup>	Q3 2022



	CTPark Arrabona
Existing Total Area	37 174 sqm
Pipeline (Planned + Current Development)	9 134 sqm

- CTPark Arrabona is located directly at the M1 motorway
- Connection between Budapest, Vienna and Bratislava
- Győr is characterized by the presence of AUDI Hungary
- Ideal for logistics and light manufacturing







#### ctPark ARRABONA - GYR1PH3

AVAILABLE FROM

NOW

WAREHOUSE

RENT

SERVICE CHARGE

**EUR 0.79** 

/m²/ month + VAT (excluding RET)

**EUR 4.75** 

/m²/ month + VAT

AVAILABLE
WAREHOUSE
AREA
9 134 m<sup>2</sup>

- > / - . - .

MINIMUM

LEASE TERM

**5 YEARS** 

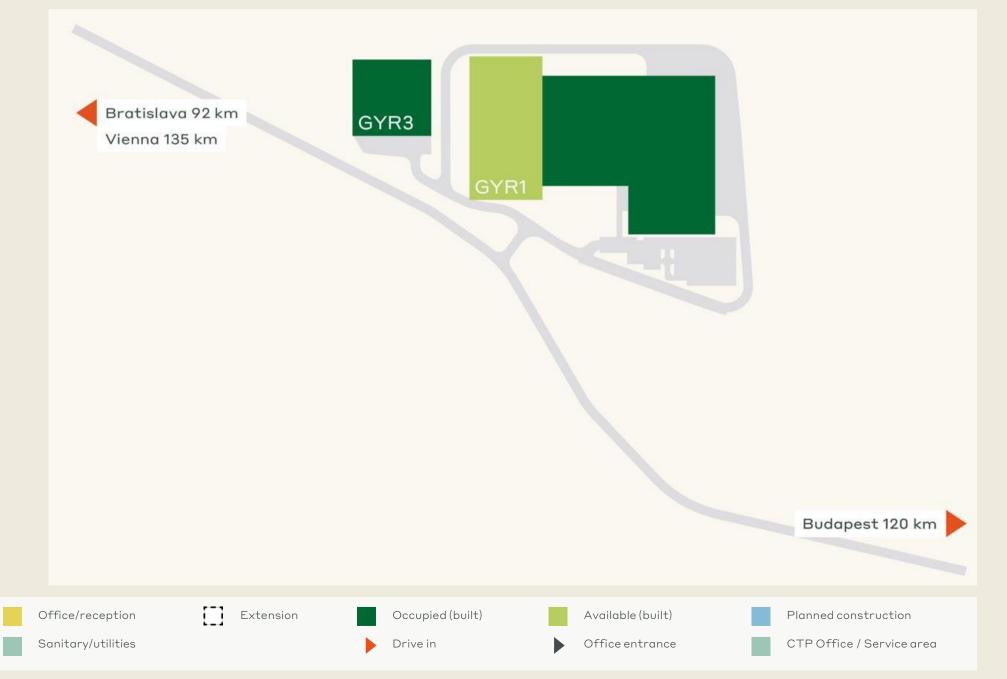
ICE OFFICE, SOCIAL RENT

**EUR 9.50** 

/m²/ month + VAT

Warehouse / Production



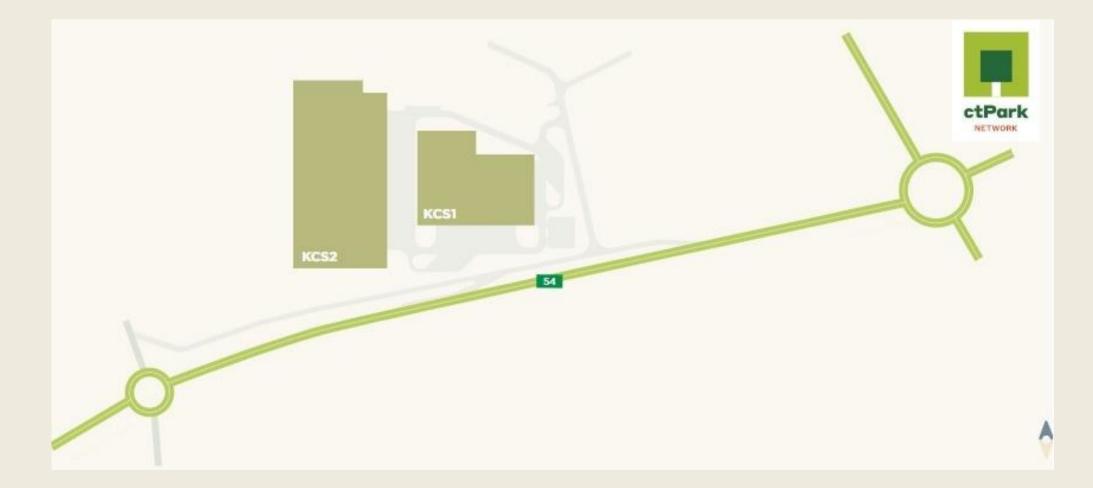




	CTPark Kecskemét
Existing Total Area	10 750 sqm
Pipeline (Planned + Current Development)	28 698 sqm

- 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







#### ctPark KECSKEMÉT – KCS1 & KCS2

AVAILABLE FROM

Q3 2023

WAREHOUSE RENT

**EUR 4.95** 

 $/m^2/month + VAT$ 

AVAILABLE WAREHOUSE AREA 28 172 m<sup>2</sup>

**5 YEARS** 

MINIMUM

LEASE TERM

SERVICE CHARGE

**EUR 0.79** 

/m²/ month + VAT (excluding RET)

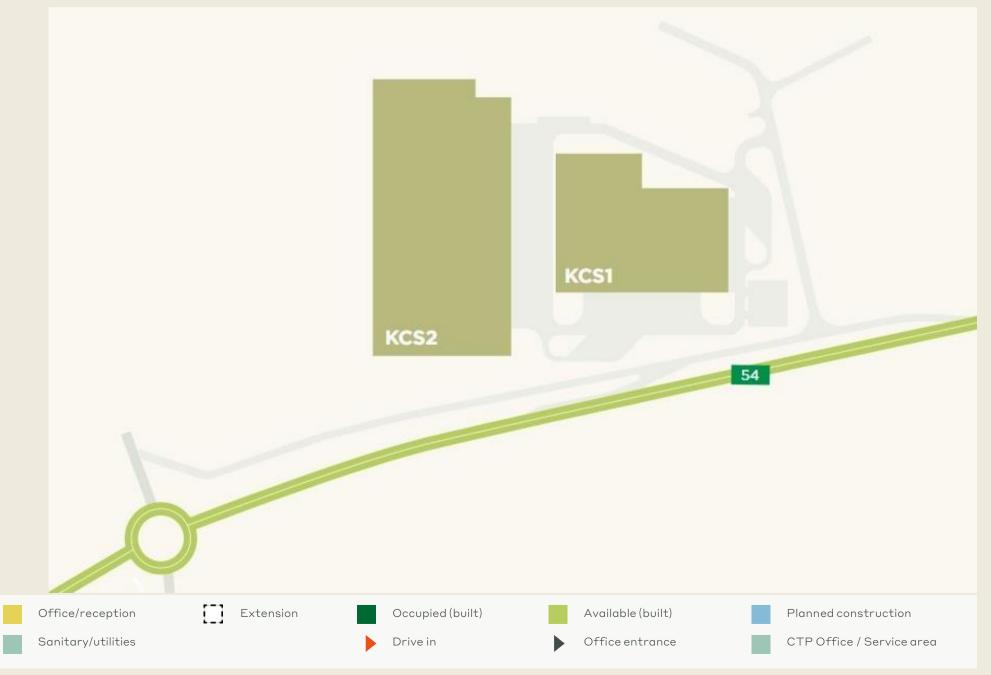
OFFICE, SOCIAL RENT

**EUR 9.50** 

 $/m^2/month + VAT$ 

Warehouse / Production

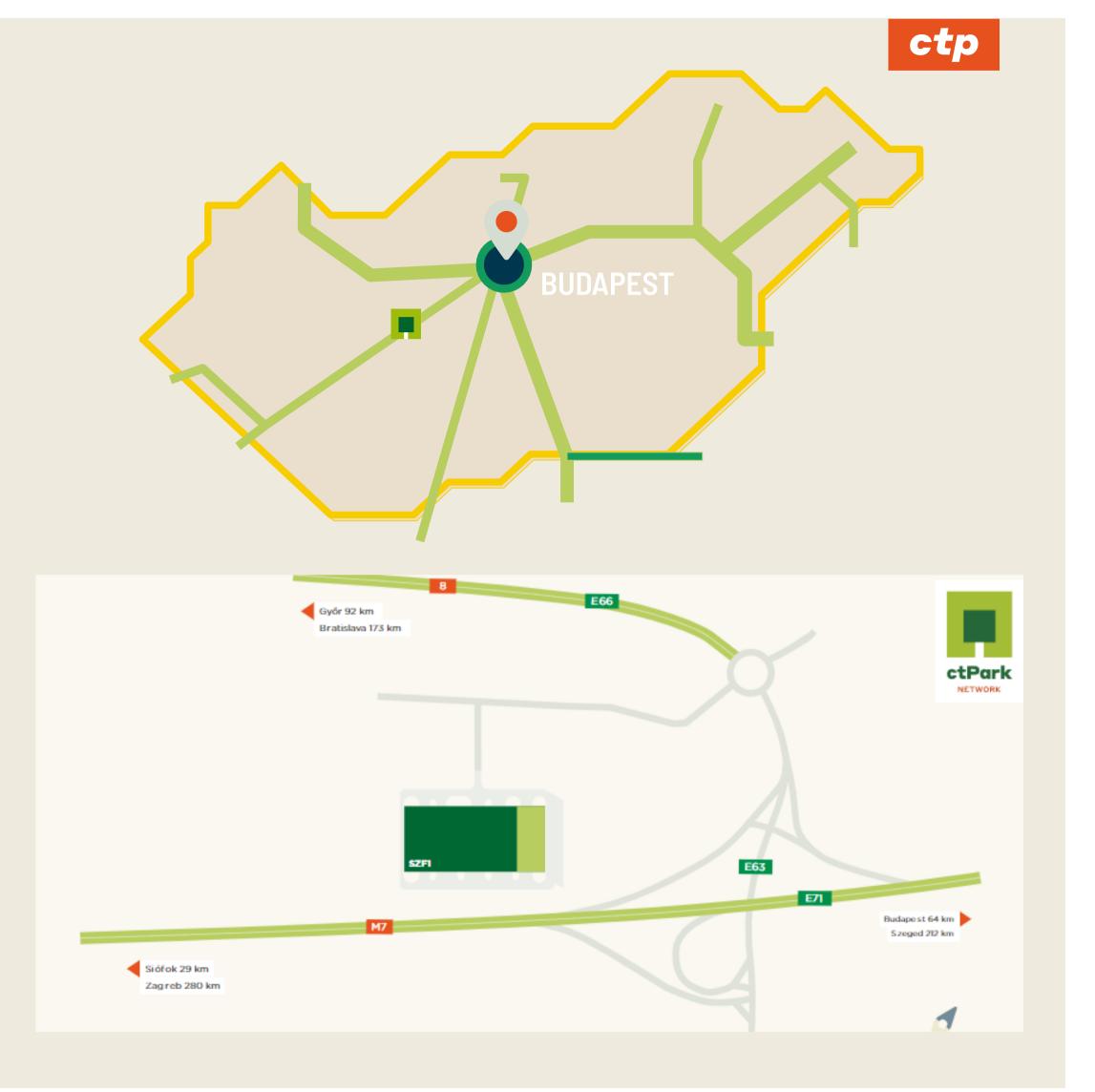






	CTPark Székesfehérvár
Existing Total Area	24 920 sqm
Pipeline (Planned + Current Development)	0 sqm

- 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
4 949 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.25** 

/m²/ month + VAT

SERVICE CHARGE

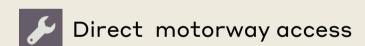
**EUR 0.79** 

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

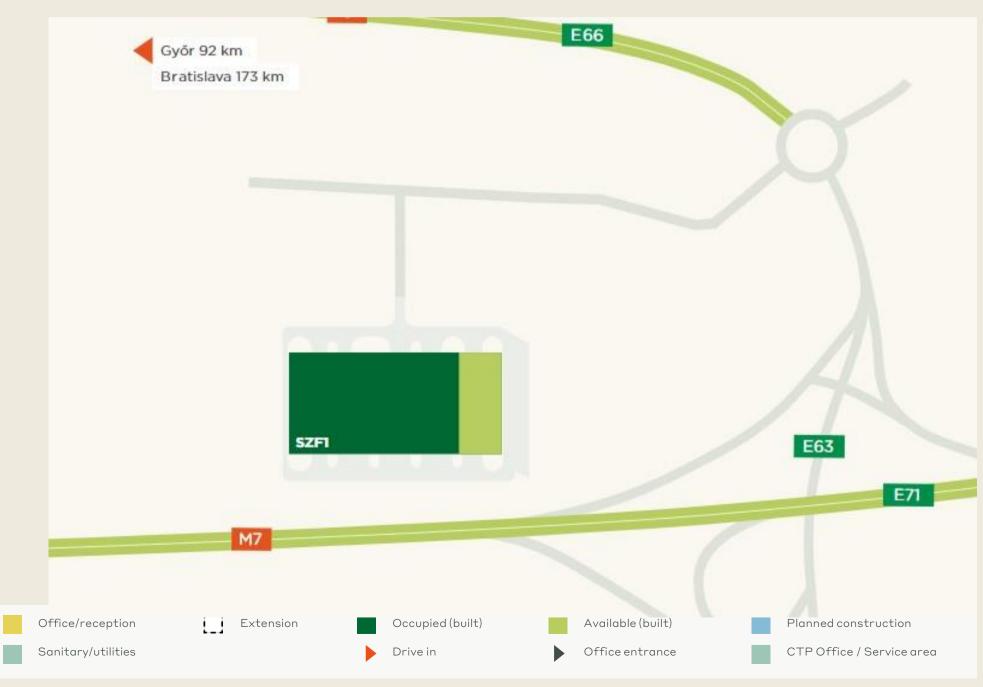
**EUR 8.50** 

/m²/ month + VAT

Warehouse / Production



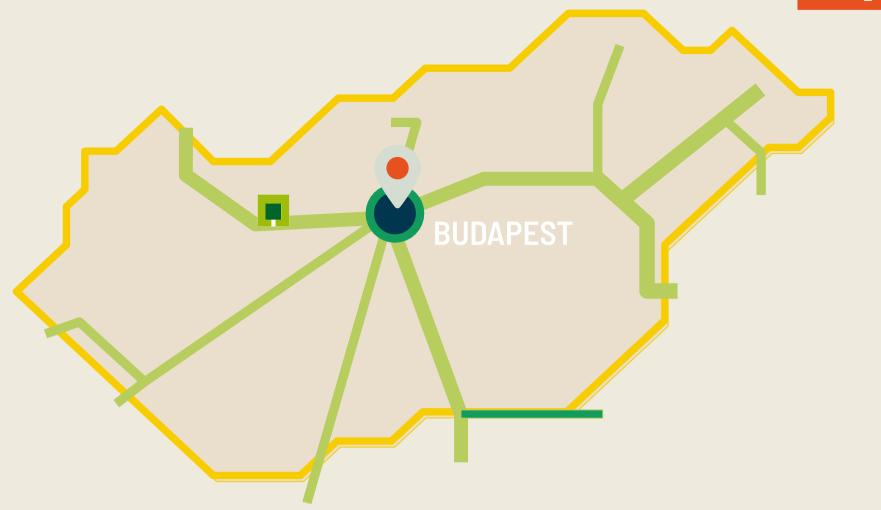






	CTPark Tatabánya
Existing Total Area	54 652 sqm
Pipeline (Planned + Current Development)	35 215 sqm

- 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 TATABÁNYA - TBN5

AVAILABLE FROM

Q3 2022

AVAILABLE
WAREHOUSE
AREA
32 712 m<sup>2</sup>

MINIMUM LEASE TERM

**5 YEARS** 

WAREHOUSE RENT

**EUR 4.95** 

/m²/ month + VAT

SERVICE CHARGE

**EUR 0.79** 

/m<sup>2</sup>/ month + VAT (excluding RET) OFFICE, SOCIAL RENT

**EUR 9.50** 

/m²/ month + VAT

Warehouse / Production

- Possibility for future tenant growth within the park
- Units available from 9 000 m2
- Public transport available to and from the industrial park
- Ideal for company headquarter, light manufacturing or logistics operation
- Offices from 50 to 1000 m2



