



CTP HUNGARY PORTFOLIO REPORT

October 2023



11+ million

LETTABLE AREA, IN M²

10

COUNTRIES

1000+

DIVERSIFIED CLIENTS

400+

BREEAM CERTIFIED BUILDINGS

20.7 million

LANDBANK IN M²





HUNGARY

1.1
Million

GLA
m²

132,000

Under Construction
m²

14

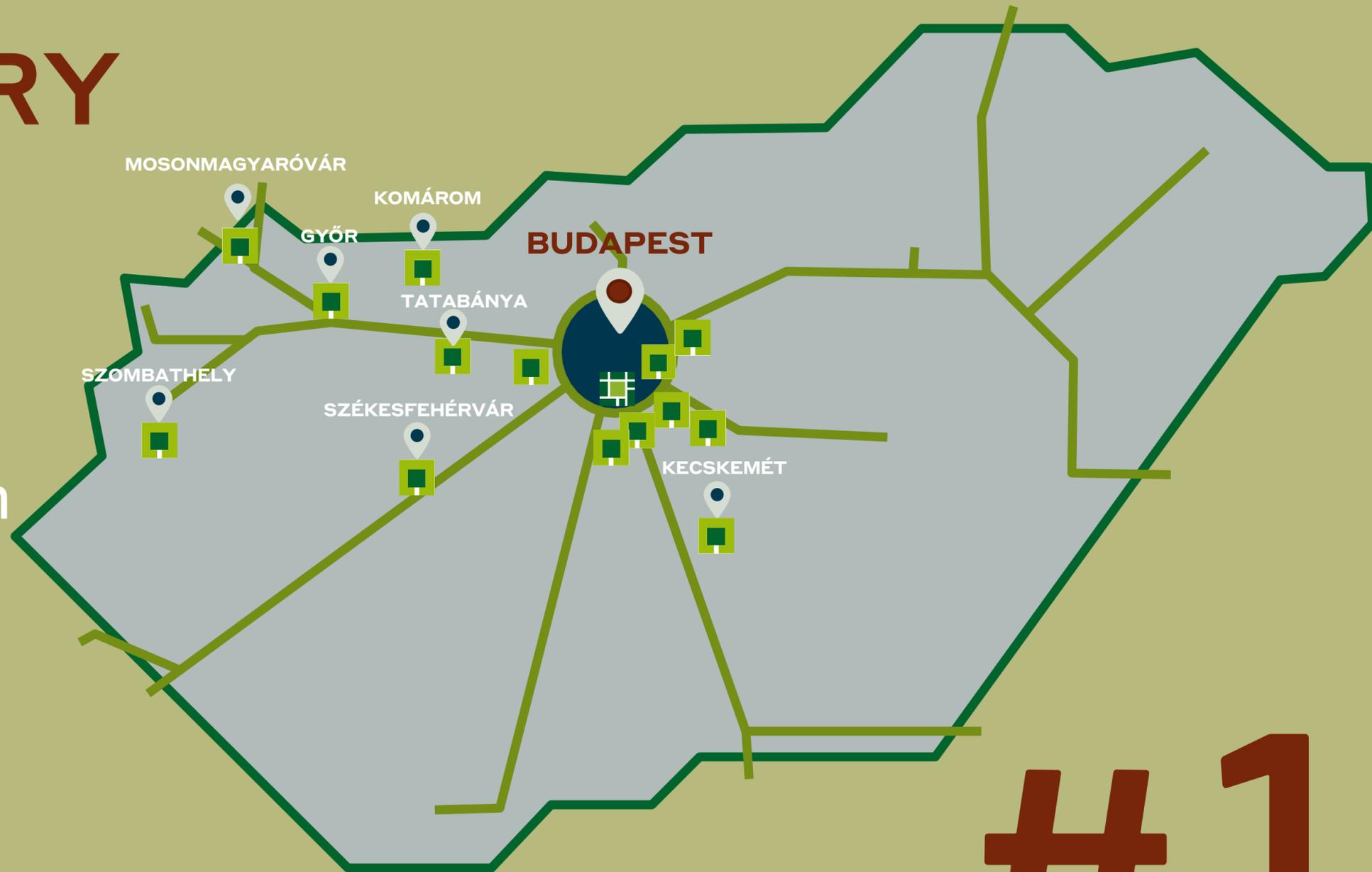


CTParks

1



CTHub



#1
on the market



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 m ²	NOW
CTPark Budapest West	BIA2C	Biatorbágy	10 282 m ²	Q3 2024
CTPark Budapest West	BIA3	Biatorbágy	1 905 m ²	NOW
CTPark Budapest West	BIA3	Biatorbágy	1 932 m ²	NOW
CTPark Budapest West	BIA3	Biatorbágy	2 111 m ²	NOW
CTPark Budapest West	BIA3	Biatorbágy	2 247 m ²	NOW
CTPark Budapest West	BIA3	Biatorbágy	* 1 505 m ²	NOW
CTPark Budapest West	BIA3	Biatorbágy	* 544 m ²	NOW
CTPark Budapest West	BIA8	Biatorbágy	1 628 m ²	NOW
CTPark Budapest West	BIA11	Biatorbágy	7 921 m ²	NOW
CTPark Budapest West	BIA20	Biatorbágy	9 413 m ²	Q1 2024
CTPark Budapest West	BIA24	Biatorbágy	1 261 m ²	NOW
CTPark Budapest West	BIA25	Biatorbágy	16 964 m ²	Q2 2024

* Mezzanine level



Existing lettable space and ongoing development projects - Budapest area

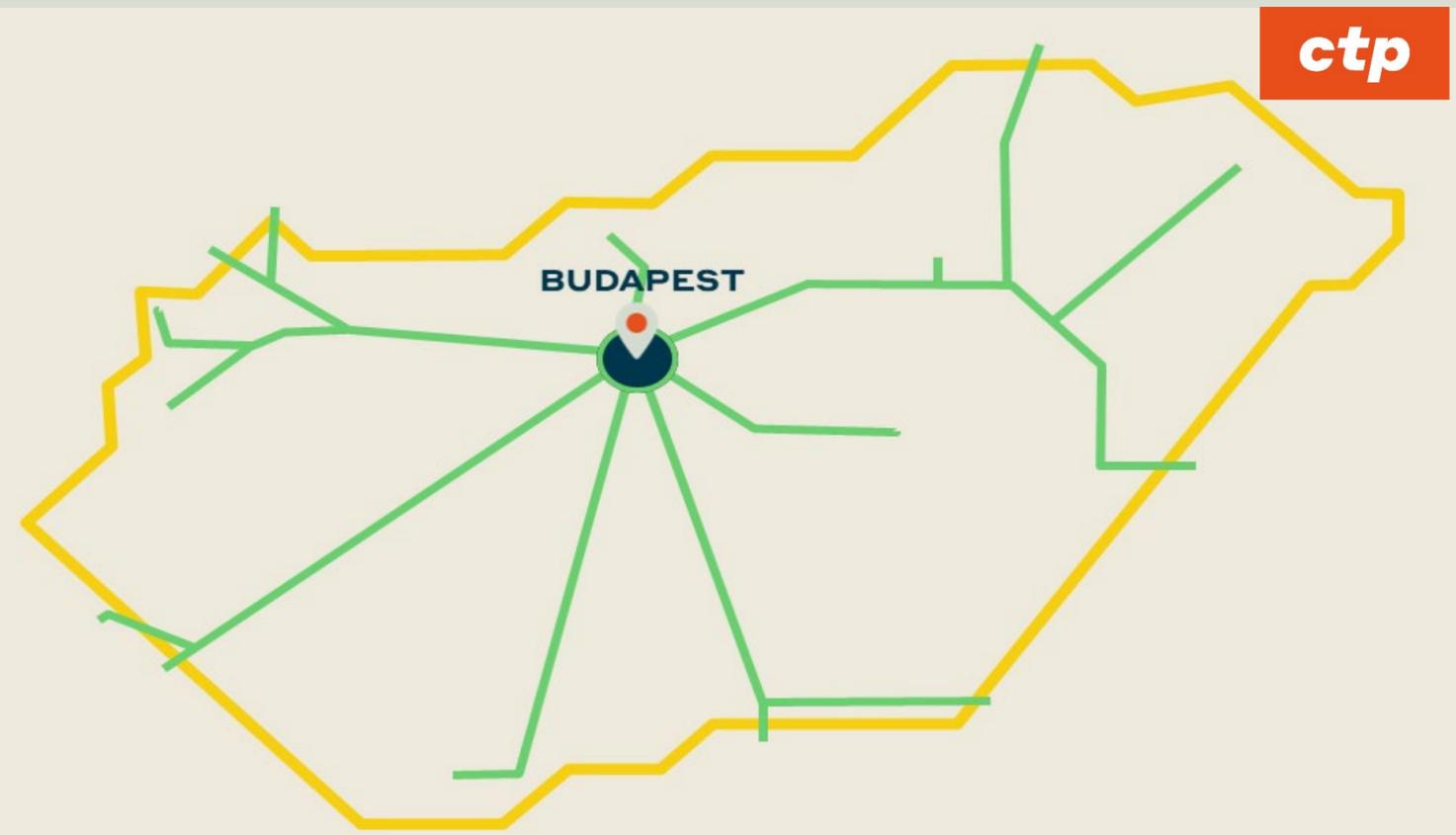


PARK	BUILDING	CITY	AVAILABLE WAREHOUSE SPACE	AVAILABLE FROM
CTPark Budapest Vecsés	VCS4	Vecsés	88 162 m ²	18 months from contracting
CTPark Budapest East	ULL2A	Üllő	11 441 m ²	NOW
CTPark Budapest East	ULL2C	Üllő	4 565 m ²	NOW
CTPark Budapest East	ULL2M	Üllő	3 912 m ²	NOW
CTPark Budapest East	ULL3	Üllő	3 808 m ²	Q3 2023
CTPark Budapest Szigetszentmiklós	SZG2	Szigetszentmiklós	20 200 m ²	Q3 2024
CTPark Budapest South	DNH2	Dunaharaszti	9 960 m ²	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 m ²	Q3 2024

ctPark BUDAPEST WEST

LOCATION	Biatorbágy
Existing Total Area	300 000 m ²
Pipeline (Planned + Current Development)	88 417 m ²
Map	https://goo.gl/maps/5iMh5nKbA4k8E2s2A
Web	CTPark 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	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 – BIA2

AVAILABLE FROM	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
NOW	16 081 m²	5 YEARS



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

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

Q3 2024

AVAILABLE WAREHOUSE AREA

10 282 m²

MINIMUM LEASE TERM

5 YEARS



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



- 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 NOW	AVAILABLE WAREHOUSE AREA 1 905 + 1932 m²	MINIMUM LEASE TERM 5 YEARS
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BREEAM Certified - Very Good



Units available from 1 905 m²



Up to 3 390 m² mezzanine space available



Up to 1 432 m² office space available



Up to 5 docking gates / unit

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 NOW	AVAILABLE WAREHOUSE AREA 2 111 + 2 247 m²	MINIMUM LEASE TERM 5 YEARS
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BREEAM Certified - Very Good



Units available from 2 111 m²



Up to 3 390 m² mezzanine space available



Up to 1 432 m² office space available



Up to 5 docking gates / unit

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

<p>AVAILABLE FROM</p> <p>NOW</p>	<p>AVAILABLE MEZZANINE WAREHOUSE AREA</p> <p>1 505 m²</p>	<p>MINIMUM LEASE TERM</p> <p>5 YEARS</p>
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-  BREEAM Certified - Very Good
-  Second floor warehouse space
-  Offices available
-  Industrial elevator available

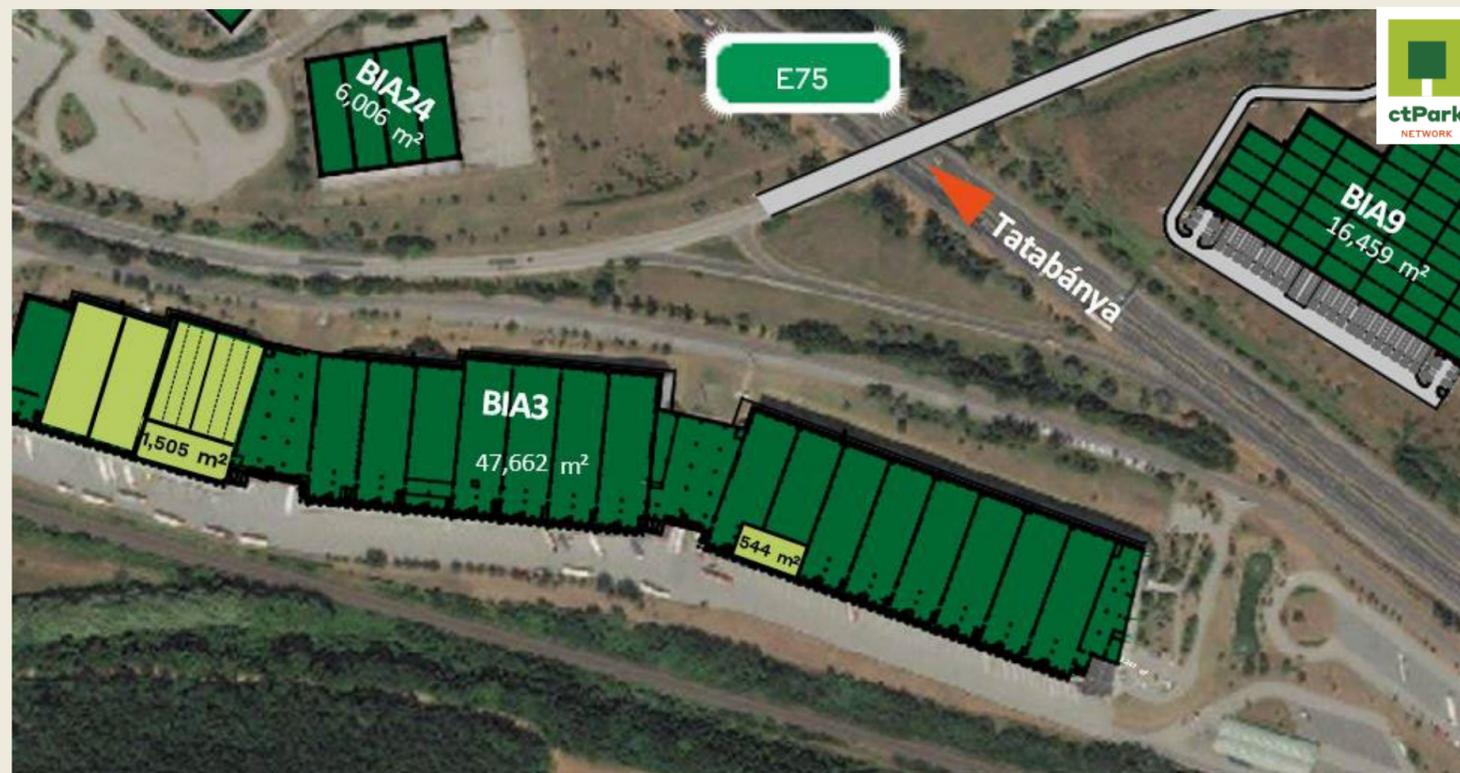
 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

ctPark BUDAPEST WEST - BIA3

AVAILABLE FROM
NOW

AVAILABLE MEZZANINE WAREHOUSE AREA
544 m²

MINIMUM LEASE TERM
5 YEARS



BREEAM Certified - Very Good



First floor warehouse space



Offices available



Industrial elevator 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 - BIA8

AVAILABLE FROM NOW	AVAILABLE WAREHOUSE AREA 1 628 m²	MINIMUM LEASE TERM 5 YEARS
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Cost- and energy efficient heat pumps installed



BREEAM Excellent (or above) targeted



Ideal for company headquarter, light manufacturing or logistics operation



Offices: Up to 326 m² 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	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
NOW	7 921 m ²	5 YEARS



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

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 – BIA20

AVAILABLE FROM	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
Q1 2024	9 413 m ²	5 YEARS



BREEAM certified – VERY GOOD



Ideal for company headquarter, light manufacturing or logistics operation



Mezzanine: 1 325 m² available



Office: 135 m² 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 – BIA24

AVAILABLE FROM NOW	AVAILABLE WAREHOUSE AREA 1 261 m²	MINIMUM LEASE TERM 5 YEARS
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BREEAM certified – VERY GOOD



Next to M1 motorway



Office space: 240 m² available



Ideal for company headquarter, light manufacturing or logistics operation



Building under modernization – scheduled finish: December '23



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 – BIA25

AVAILABLE FROM Q2 2024	AVAILABLE WAREHOUSE AREA 16 964 m²	MINIMUM LEASE TERM 5 YEARS
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-  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



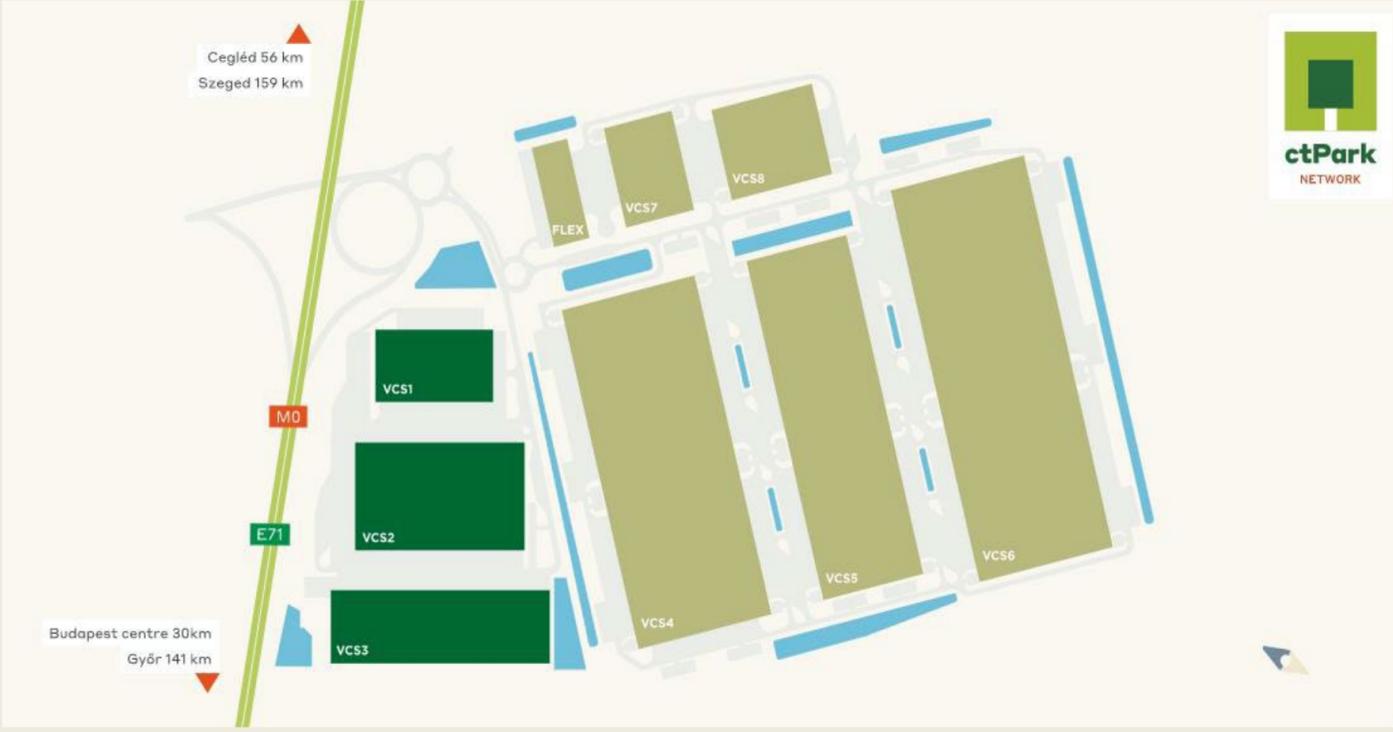
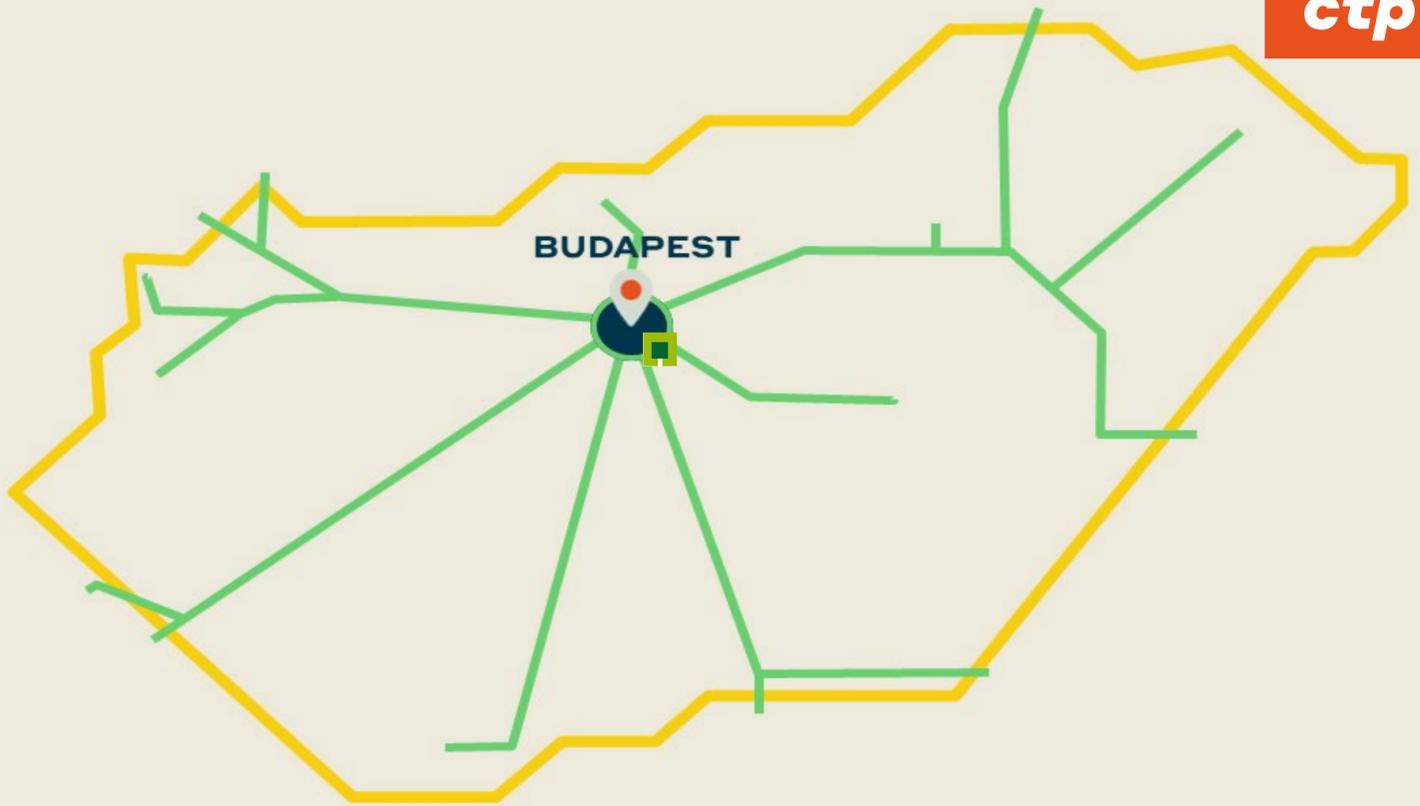
 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

ctPark BUDAPEST VECSEÉS



LOCATION	Vecsés
Existing Total Area	81 607 m ²
Pipeline (Planned Development)	289 328 m ²
Map	https://goo.gl/maps/q8anbiMqFsYnFFGz7
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
- 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	

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ctPark BUDAPEST VECSES – VCS4

<p>AVAILABLE FROM</p> <p>Within 18 months of contracting</p>	<p>AVAILABLE WAREHOUSE AREA</p> <p>88 162 m²</p>	<p>MINIMUM LEASE TERM</p> <p>5 YEARS</p>
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-  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



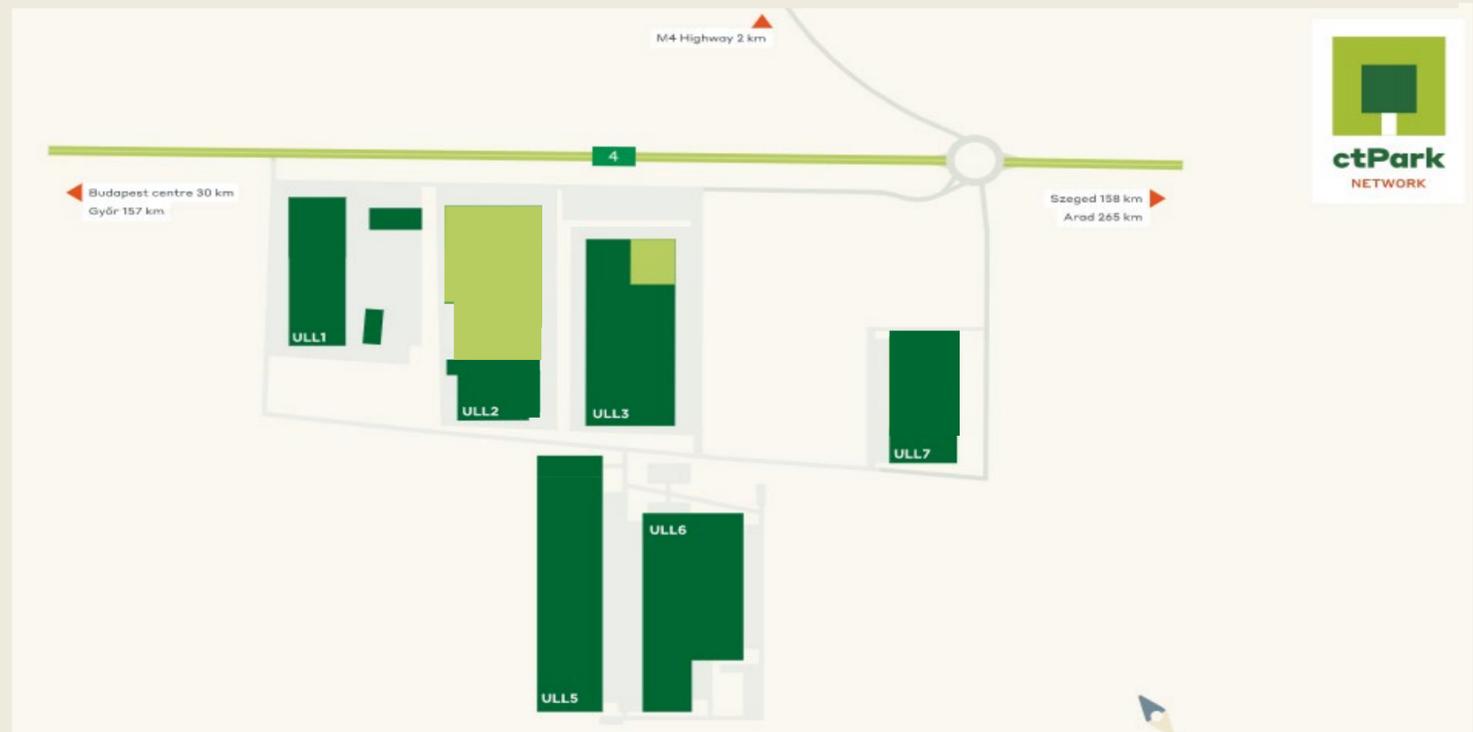
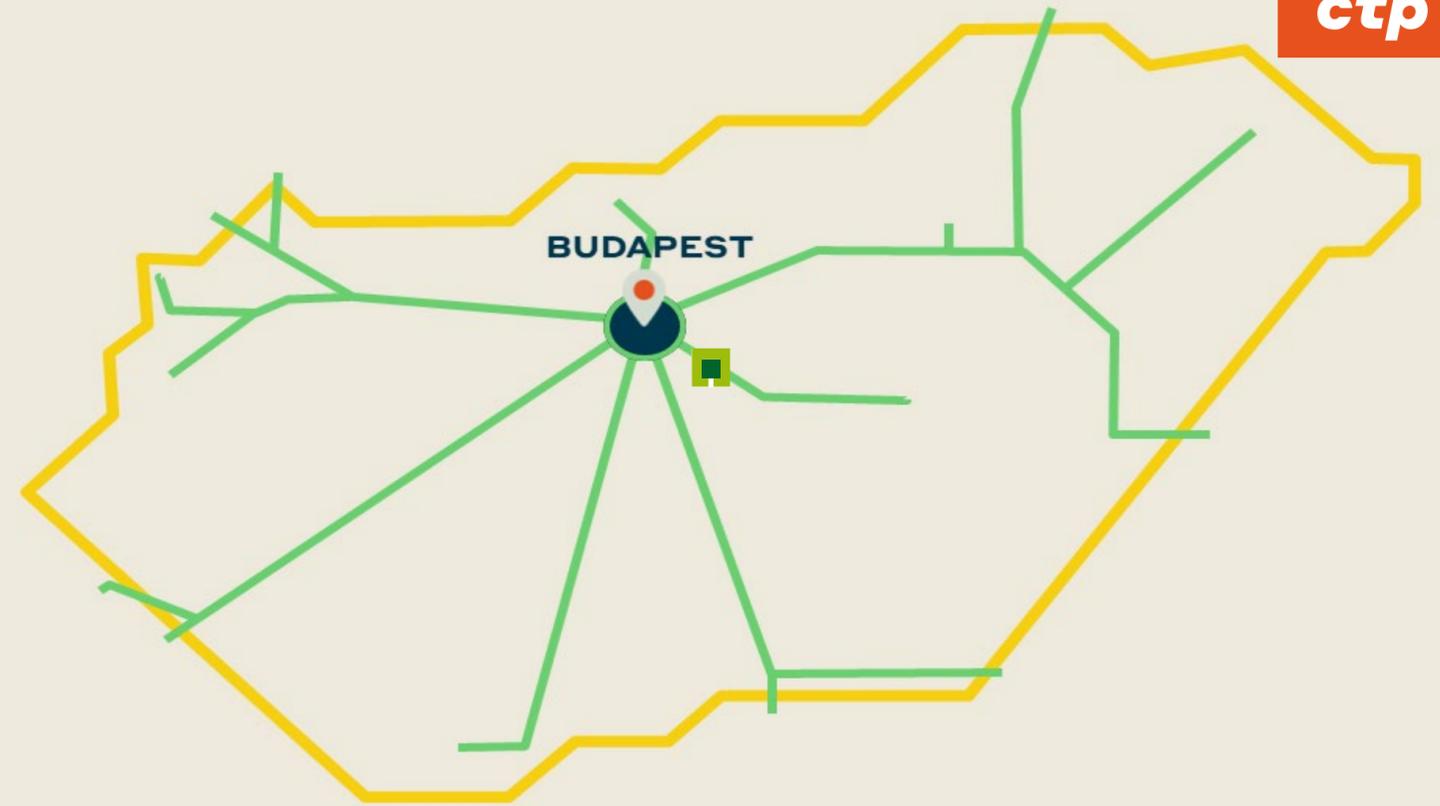
 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

ctPark BUDAPEST EAST



LOCATION	Üllő
Existing Total Area	210 419 m ²
Map	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
- 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	

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ctPark BUDAPEST EAST - ULL2A

AVAILABLE FROM	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
NOW	11 441 m ²	5 YEARS



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



Building under modernization

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 - ULL2C

AVAILABLE FROM	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
NOW	4 565 m²	5 YEARS



-  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
-  Building under modernization



 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	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
NOW	3 912 m ²	5 YEARS



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



Building under modernization



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
Q3 2023

AVAILABLE WAREHOUSE AREA
3 808 m²

MINIMUM LEASE TERM
5 YEARS



BREEAM Certified - Very Good



Ideal for company headquarter, light manufacturing or logistics operation



Outstanding location



Direct access to M4



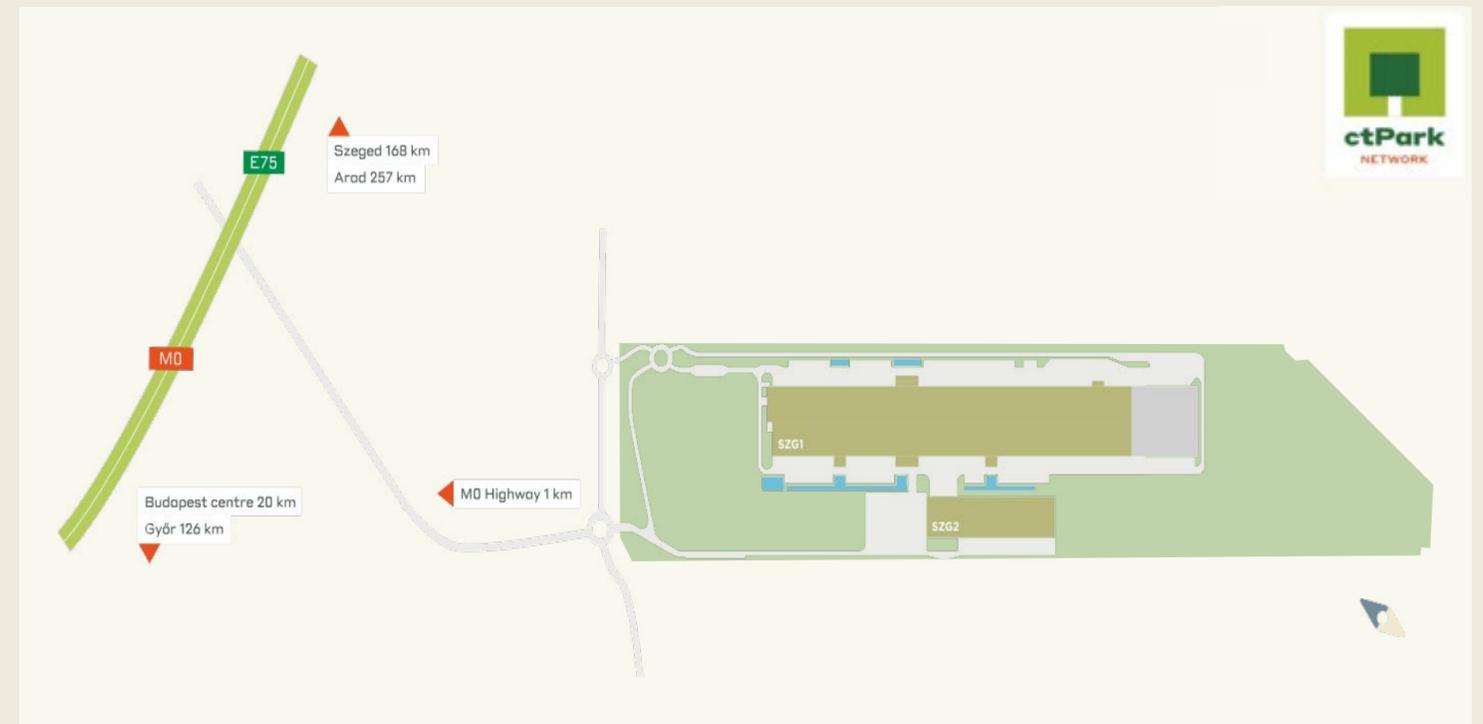
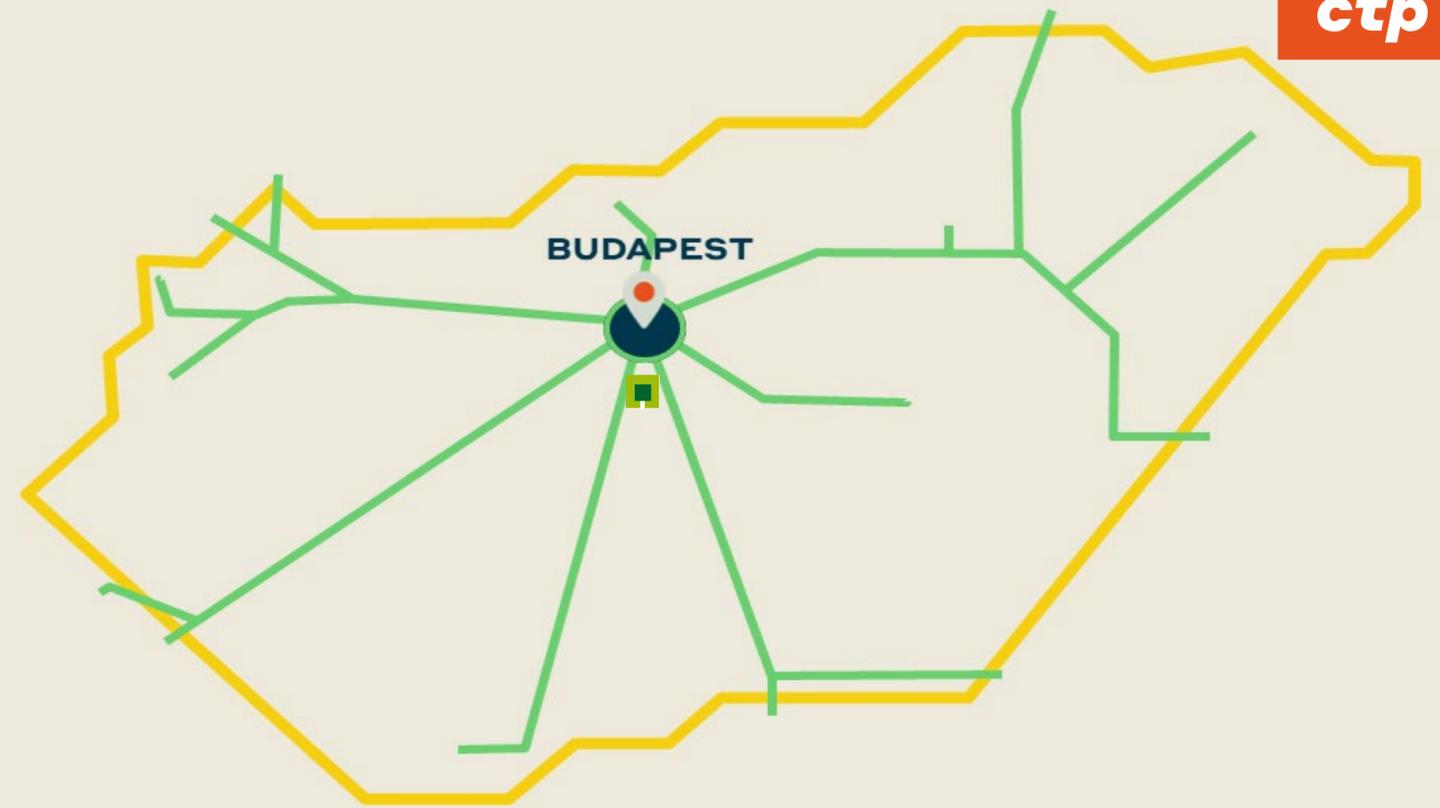
Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

ctPark BUDAPEST SZIGETSZENTMIKLÓS



LOCATION	Szigetszentmiklós
Existing Total Area	0 m ²
Pipeline (Planned + Current Development)	120 000 m ²
Map	https://goo.gl/maps/UxF3NBLa4noGAaGu6
Web	CTPark Szigetszentmiklós - 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.
- 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	

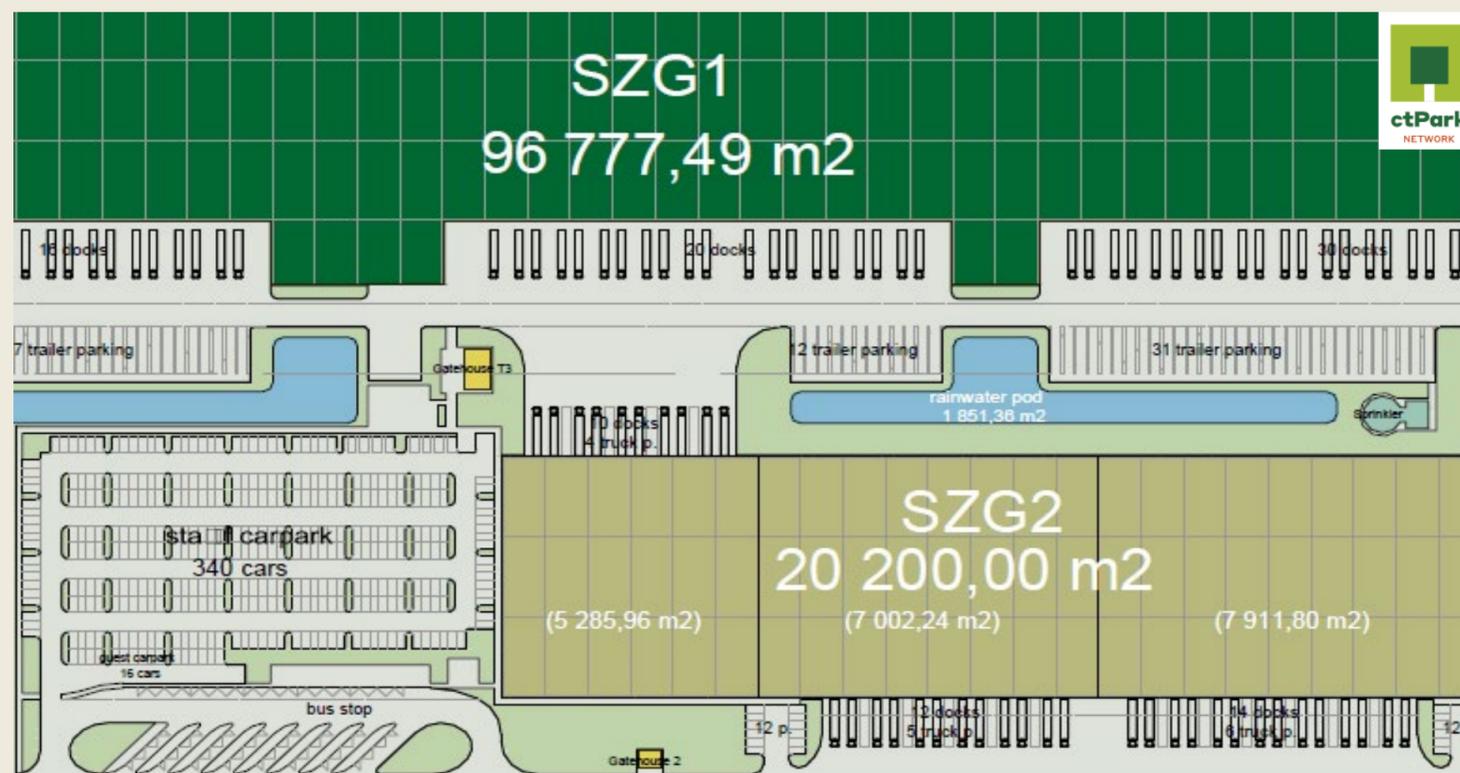


ctPark BUDAPEST SZIGETSZENTMIKLÓS – SZG2

AVAILABLE FROM Q3 2024	AVAILABLE WAREHOUSE AREA 20 200 m²	MINIMUM LEASE TERM 5 YEARS
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-  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
-  Office & Social area – 476 m²



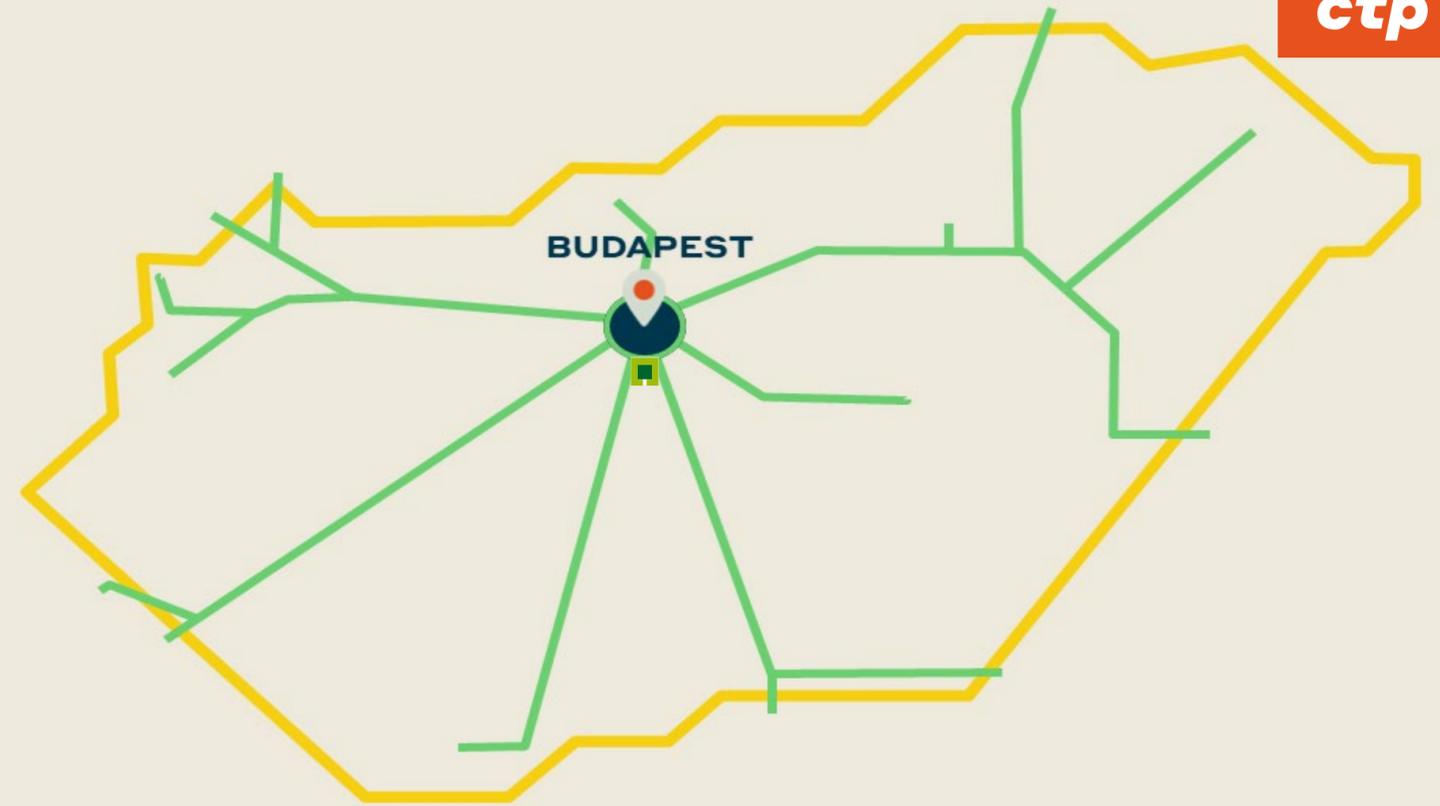
 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

ctPark BUDAPEST SOUTH



LOCATION	Dunaharaszti
Existing Total Area	57 792 m ²
Pipeline (Planned + Current Development)	0 m ²
Map	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
- Ideal for logistics and production companies as well

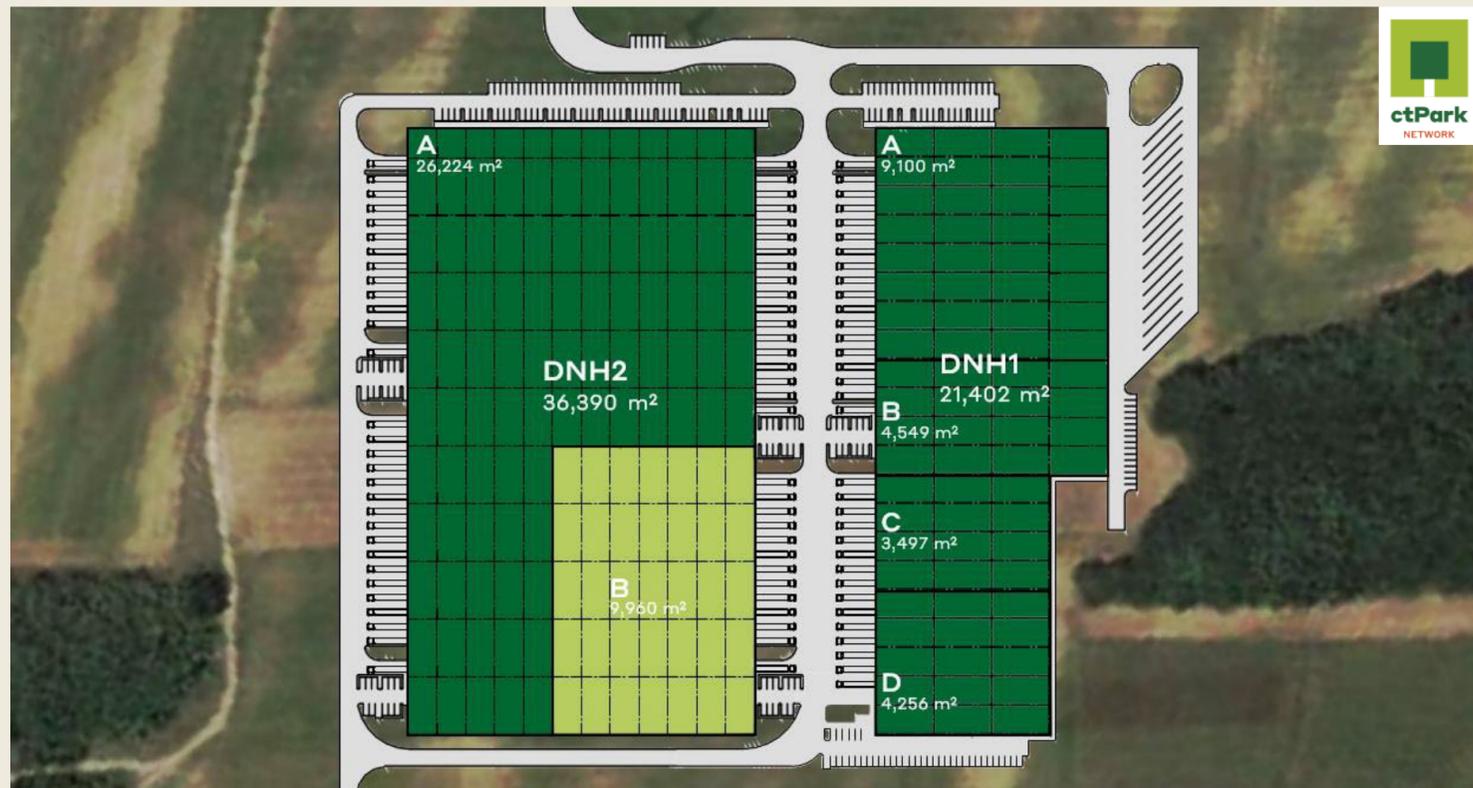


ctPark BUDAPEST SOUTH - DNH2

AVAILABLE FROM NOW	AVAILABLE WAREHOUSE AREA 9 960 m²	MINIMUM LEASE TERM 5 YEARS
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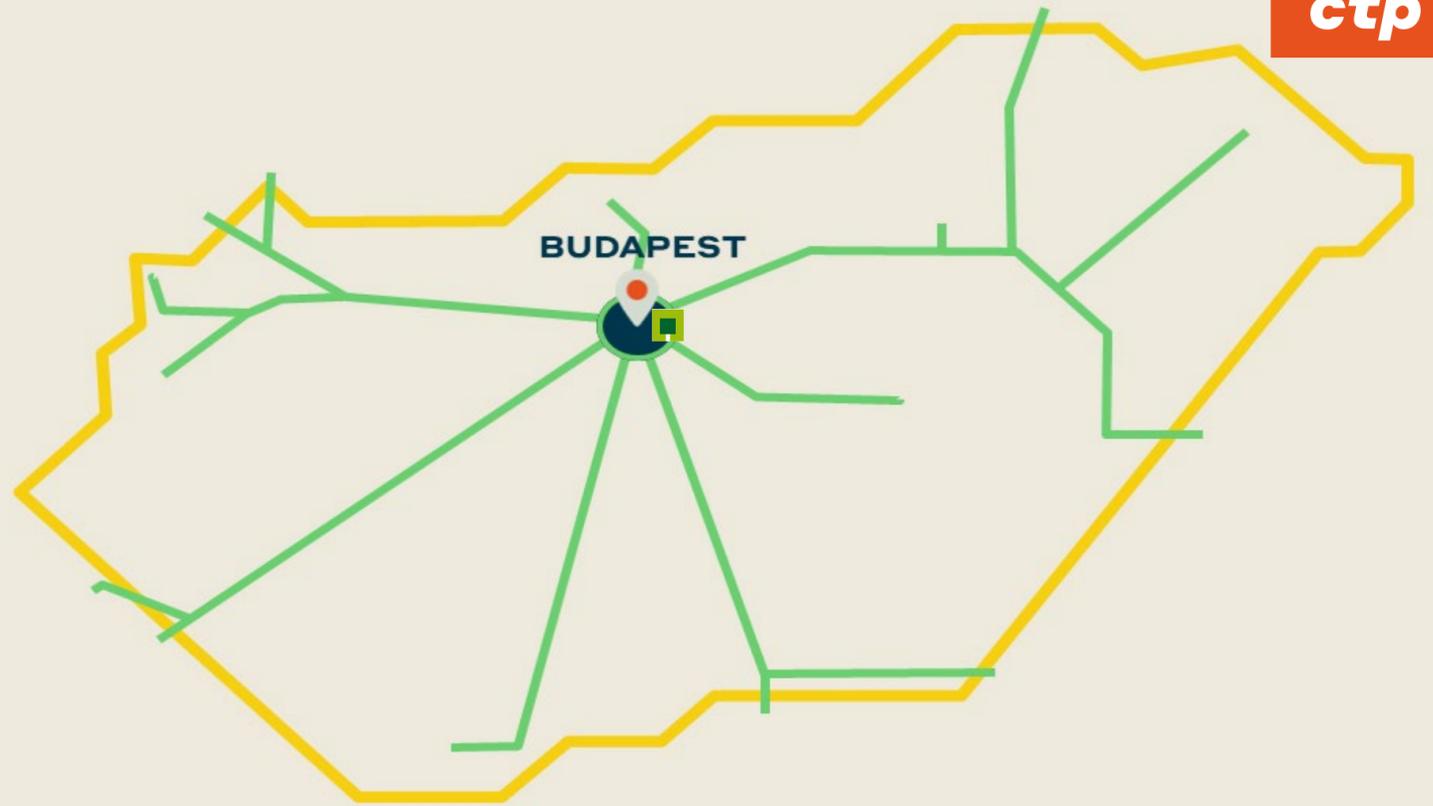
- Cost- and energy efficient heat pumps installed
- BREEAM Certified - Excellent
- Close to M0, M3, M4 and M5
- Ideal for company headquarter, light manufacturing or logistics operation



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 ECSEK

LOCATION	Ecser
Existing Total Area	42 078 m ²
Pipeline (Planned + Current Development)	118 737 m ²
Map	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
- 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 ECSER – ECS1

AVAILABLE FROM	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
NOW	33 455 m²	5 YEARS



BREEAM Excellent (or above) targeted



Units available from 5 653 m²



Close to M0, M3, M4 and M5

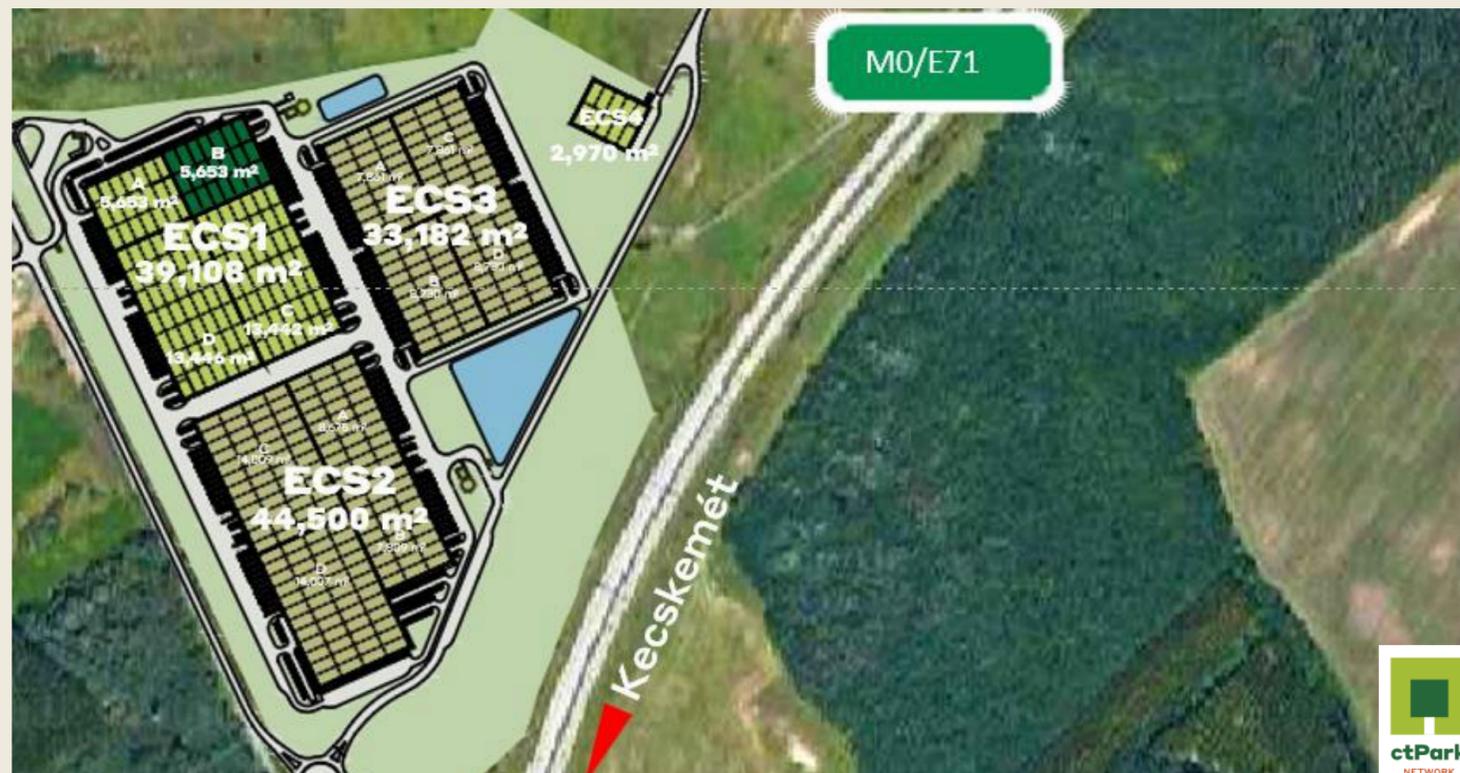


Gas: subject to needs

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 BUDAPEST ECSER – ECS4

AVAILABLE FROM	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
NOW	2 970 m²	5 YEARS



BREEAM Excellent (or above) targeted



Standalone building, with 8 m internal height



Outstanding location



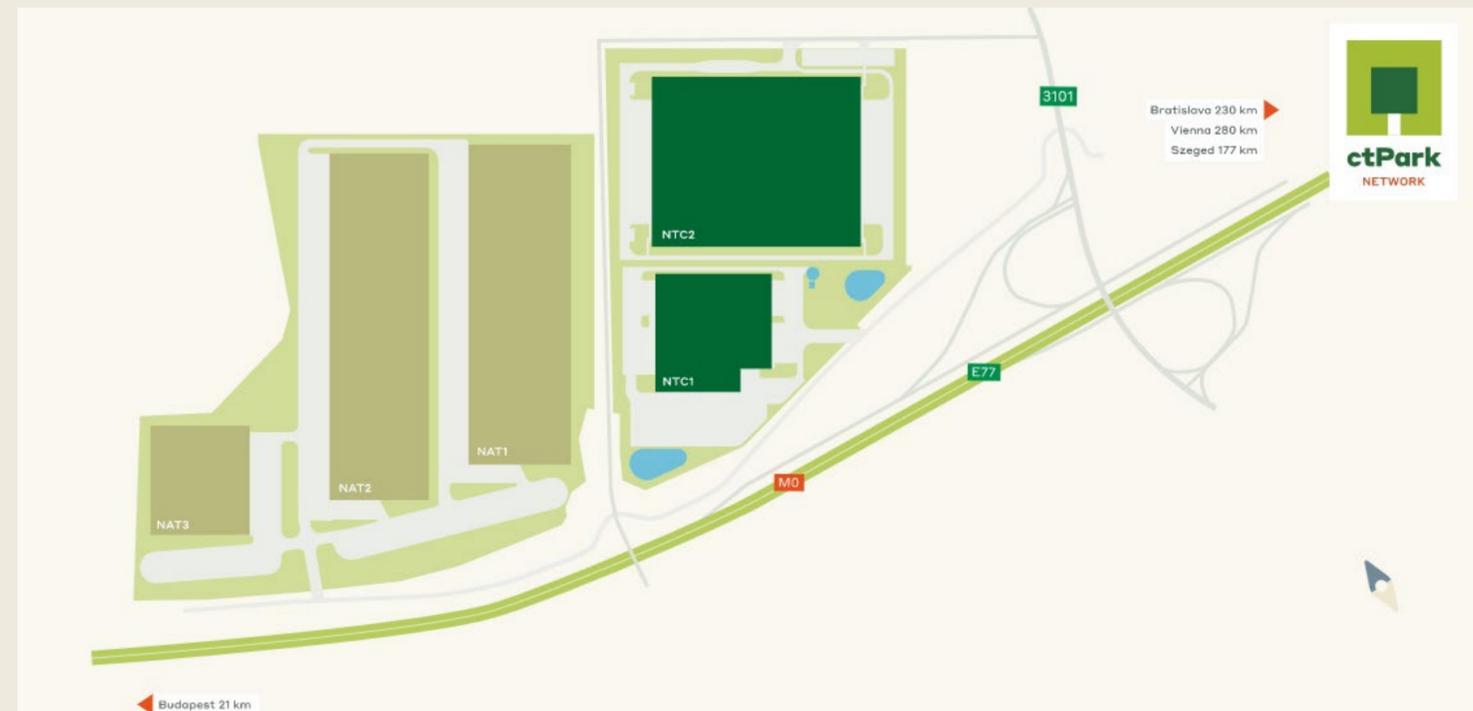
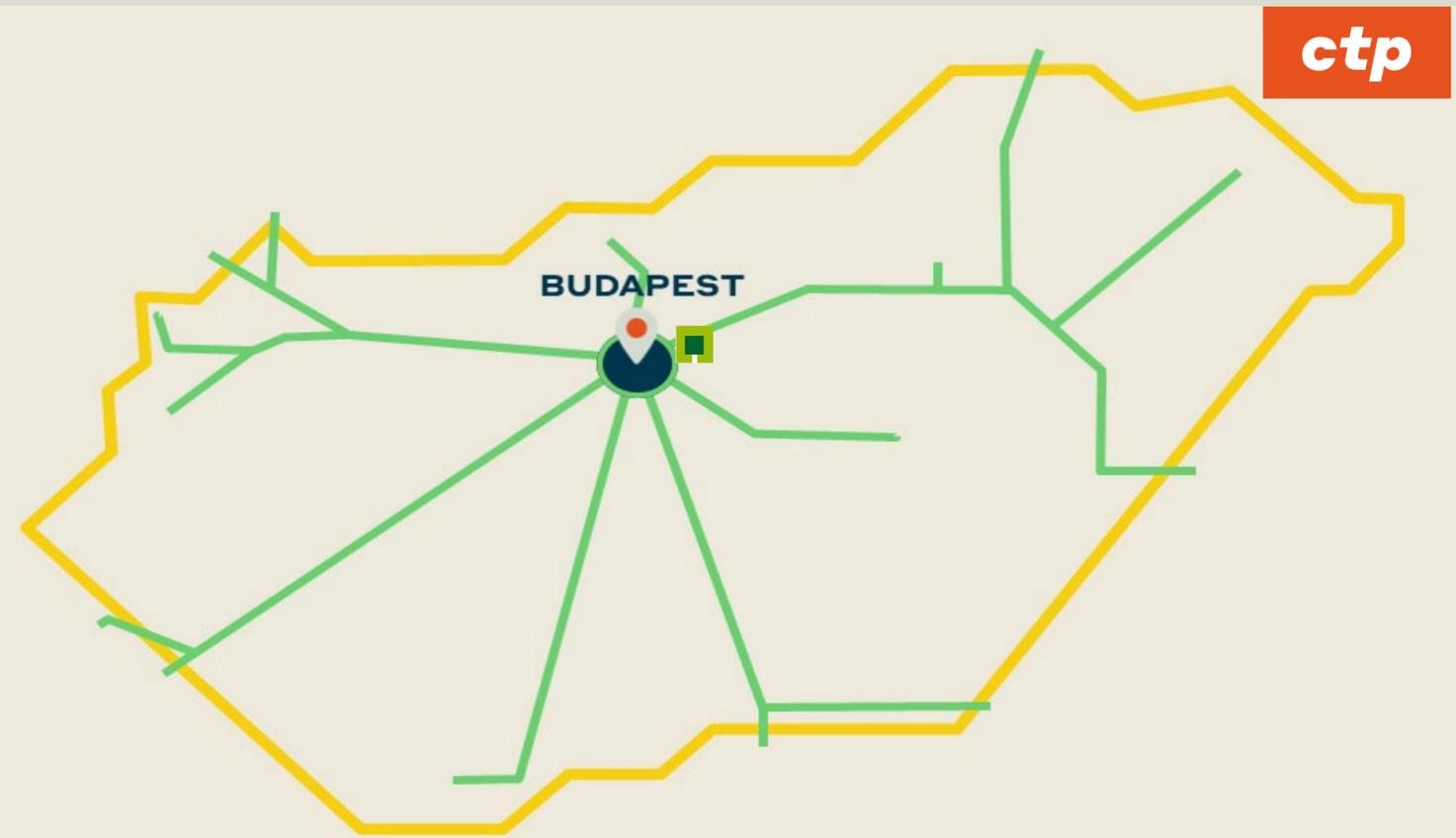
Direct access to M0

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 NORTH

LOCATION	Nagytarcsa
Existing Total Area	47 663 m ²
Pipeline (Planned + Current Development)	72 310 m ²
Map	https://goo.gl/maps/YKWwqQmGxxU8tTyE6
Web	CTPark Budapest North - 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 (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	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
Q3 2024	30 336 m ²	5 YEARS



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

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

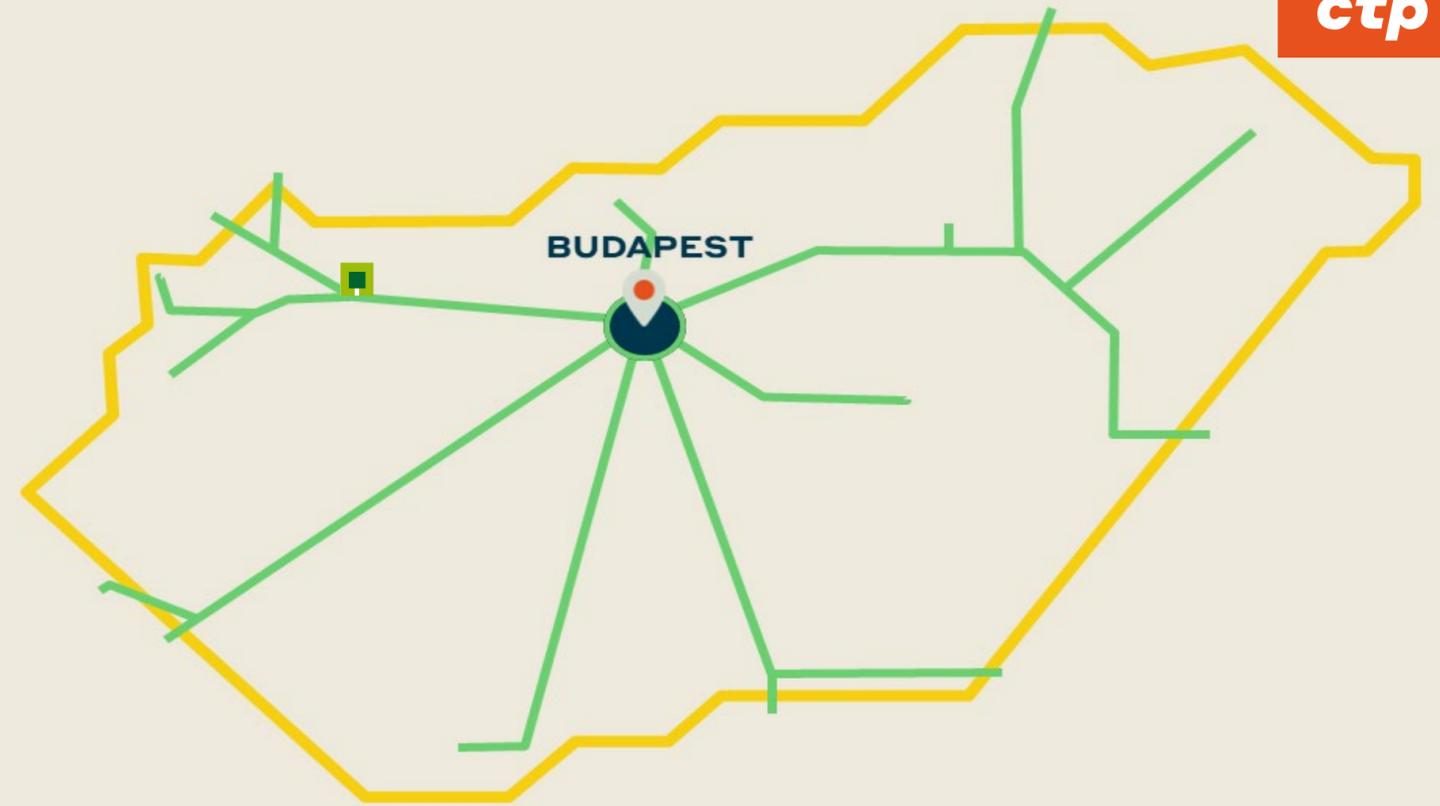
Existing lettable space and ongoing development projects - Countryside

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

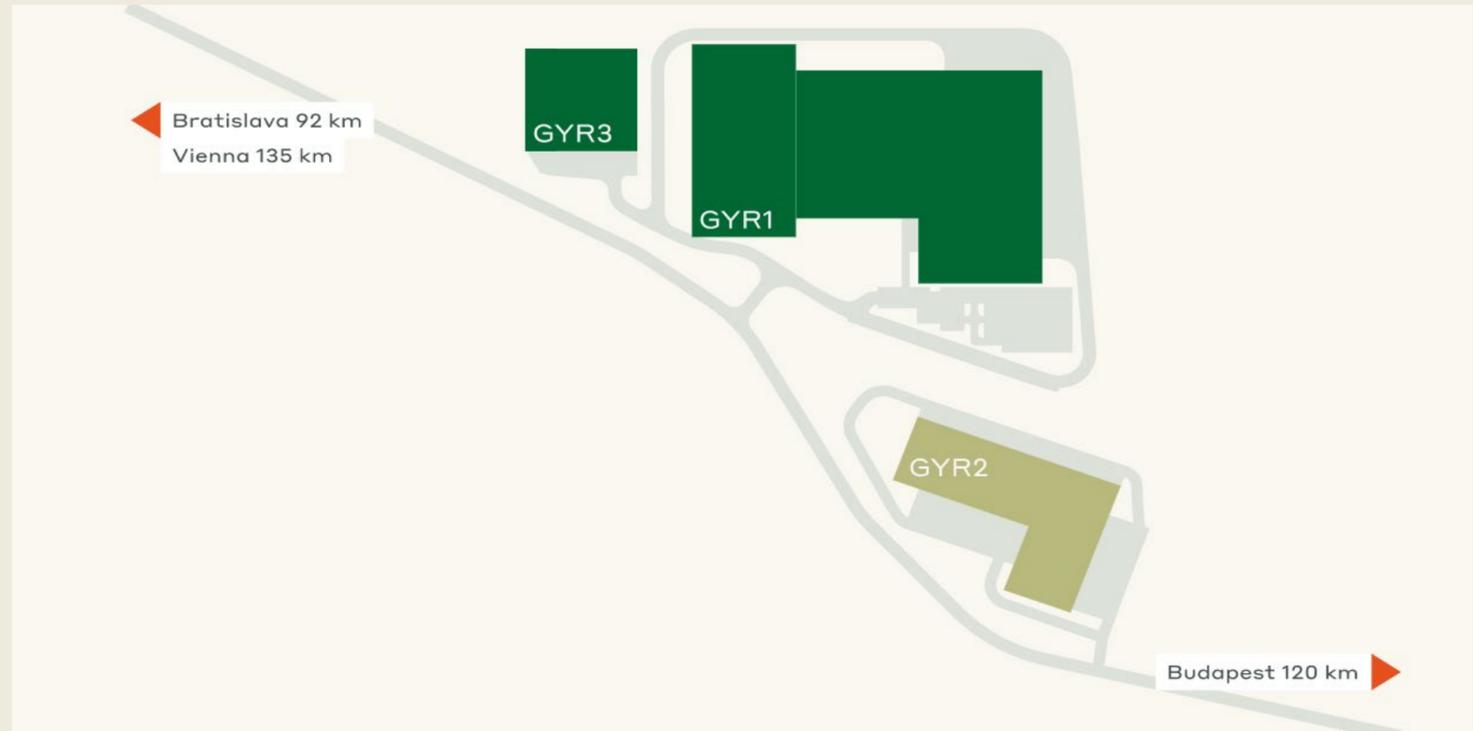
[Jump to Budapest area availabilities](#)

ctPark ARRABONA

LOCATION	Győr
Existing Total Area	41 619 m ²
Pipeline (Planned + Current Development)	9 430 m ²
Map	https://goo.gl/maps/83B2sG4peQAvMsw5
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	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

ctPark ARRABONA

<p>AVAILABLE FROM</p> <p>Within 18 months from contracting</p>	<p>AVAILABLE WAREHOUSE AREA</p> <p>9 430 m²</p>	<p>MINIMUM LEASE TERM</p> <p>5 YEARS</p>
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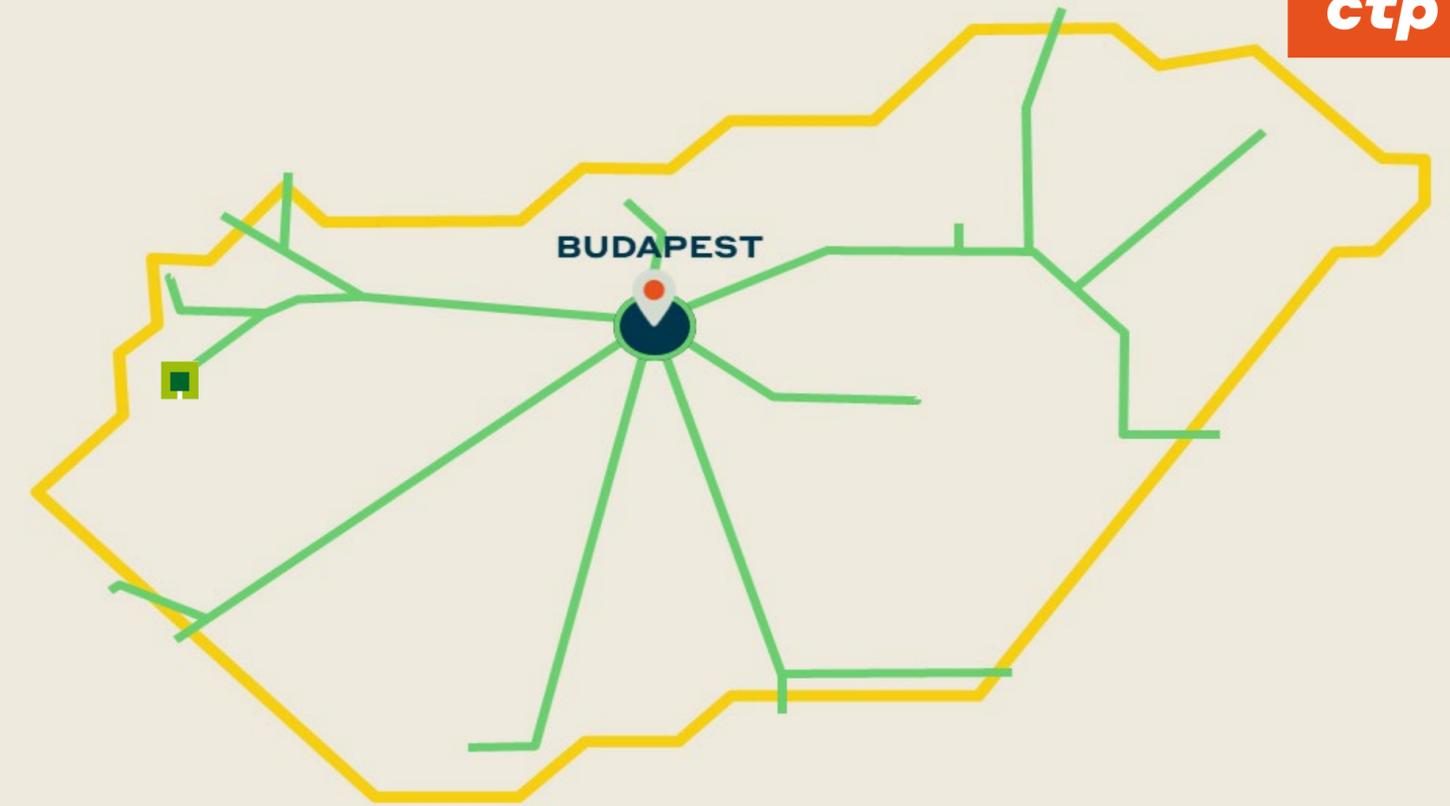


-  Cost- and energy efficient heat pumps
-  BREEAM Excellent (or above) targeted
-  Possibility for future tenant growth within the park
-  Public transport available to and from the industrial park
-  Ideal for company headquarter, light manufacturing or logistics operation
-  Within 1km from the Audi factory

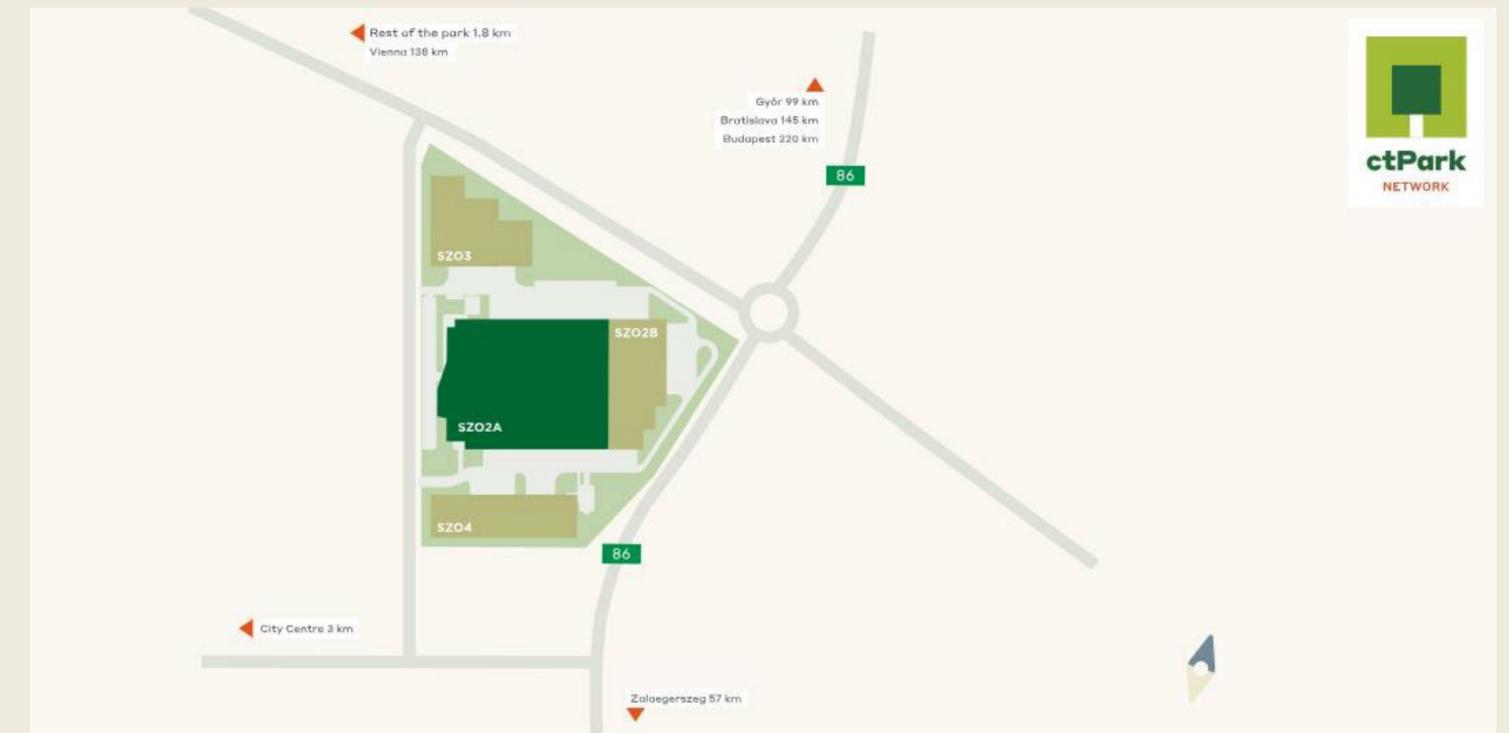
 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

ctPark SZOMBATHELY

LOCATION	Szombathely
Existing Total Area	41 619 m ²
Pipeline (Planned + Current Development)	15 179 m ²
Map	https://goo.gl/maps/gj83FAUwjvBm9q9i8
Web	CTPark 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



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 – SZO3&SZO4

<p>AVAILABLE FROM</p> <p>Within 18 months of contracting</p>	<p>AVAILABLE WAREHOUSE AREA</p> <p>15 179 m²</p>	<p>MINIMUM LEASE TERM</p> <p>5 YEARS</p>
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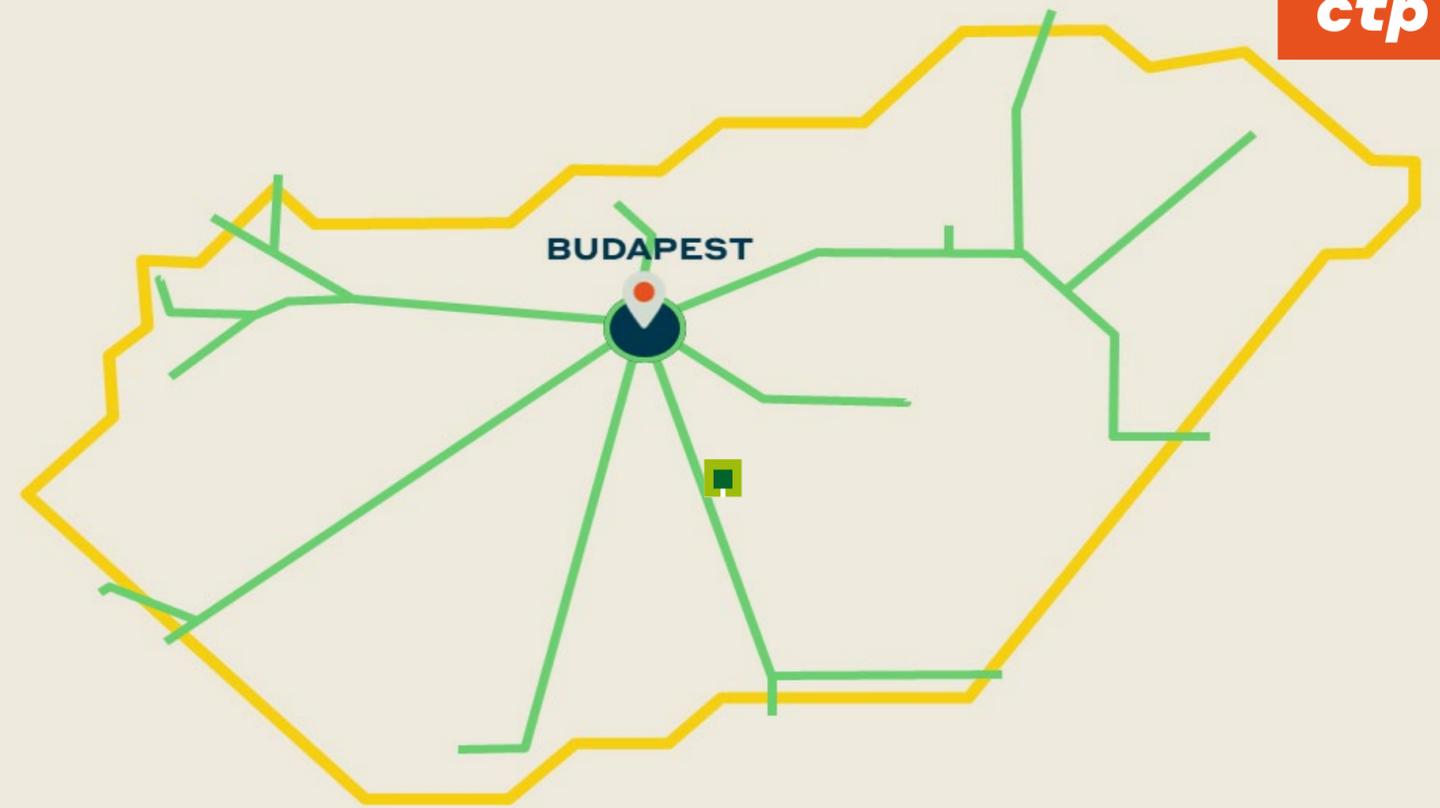


-  Cost- and energy efficient heat pumps
-  BREEAM Excellent (or above) targeted
-  Possibility for future tenant growth within the park
-  Units available from 7 210 m²
-  Public transport available to and from the industrial park
-  Ideal for company headquarter, light manufacturing or logistics operation

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

LOCATION	Kecskemét
Existing Total Area	10 542 m ²
Pipeline (Planned + Current Development)	40 146 m ²
Map	https://goo.gl/maps/7RpeayxoPchXyz2n8
Web	CTPark 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
- 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 KECSKEMÉT – KCS1 & KCS2

<p>AVAILABLE FROM</p> <p>Within 15 months of contracting</p>	<p>AVAILABLE WAREHOUSE AREA</p> <p>10 283 m² & 18 416 m²</p>	<p>MINIMUM LEASE TERM</p> <p>5 YEARS</p>
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-  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

 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 – KCS4

<p>AVAILABLE FROM</p> <p>Within 15 months of contracting</p>	<p>AVAILABLE WAREHOUSE AREA</p> <p>11 447 m²</p>	<p>MINIMUM LEASE TERM</p> <p>5 YEARS</p>
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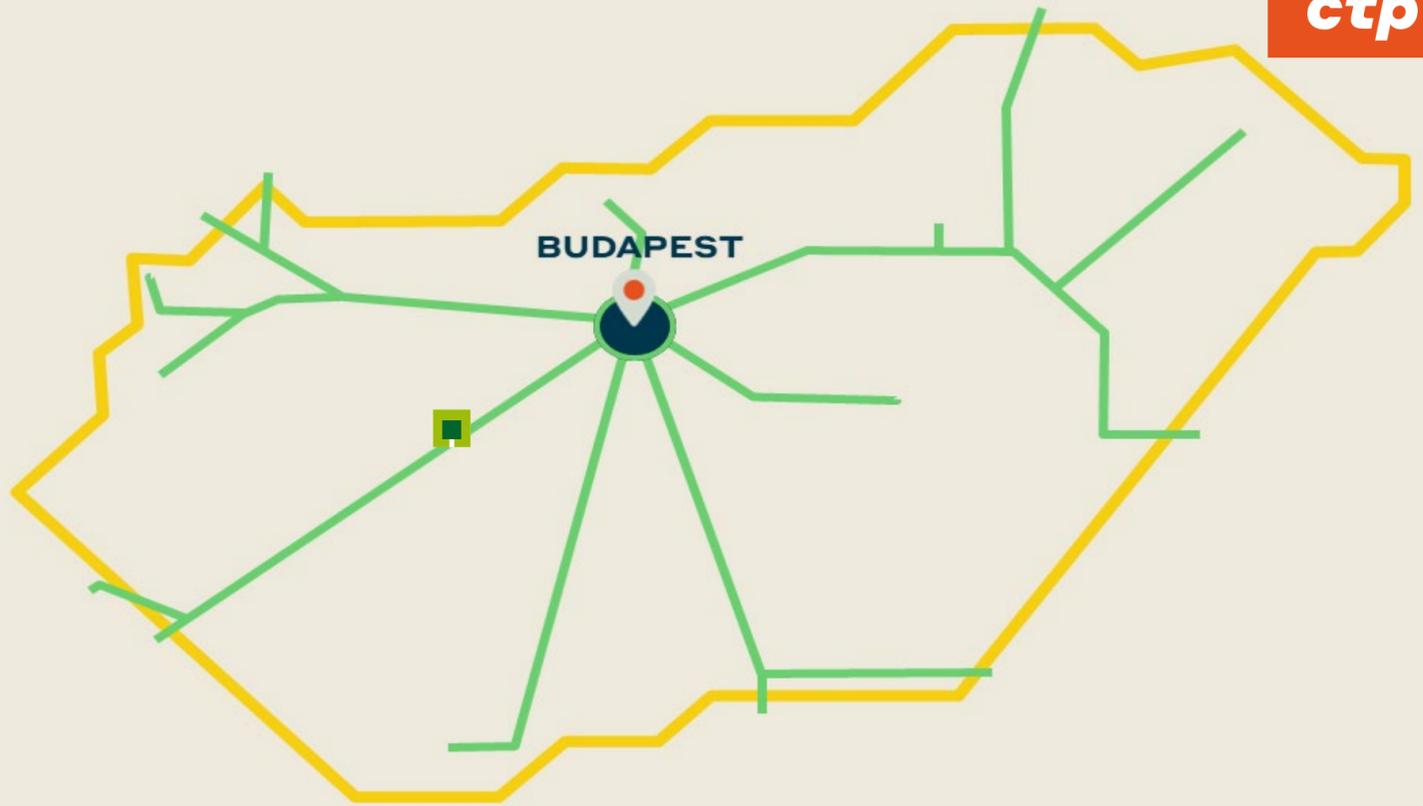


-  Cost- and energy efficient heat pumps
-  BREEAM Excellent (or above) targeted
-  Logistic hotspot of outstanding significance
-  Less, than 200 meters from the Mercedes factory
-  Close to M5

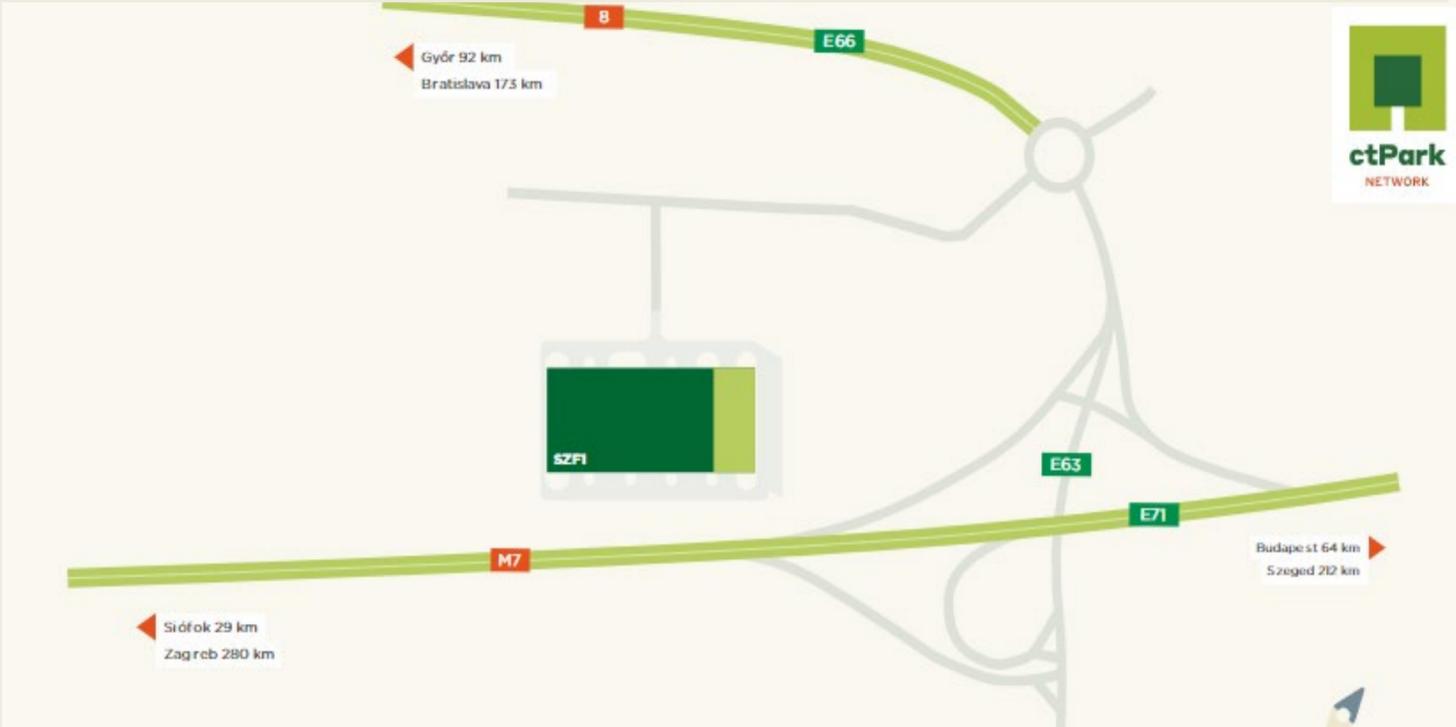
 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

ctPark SZÉKESFEHÉRVÁR

LOCATION	Székesfehérvár
Existing Total Area	24 920 m ²
Available	5 102 m ²
Map	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



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 NOW	AVAILABLE WAREHOUSE AREA 5 102 m²	MINIMUM LEASE TERM 5 YEARS
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BREEAM Certified – Very Good



Outstanding location



Direct access to M7

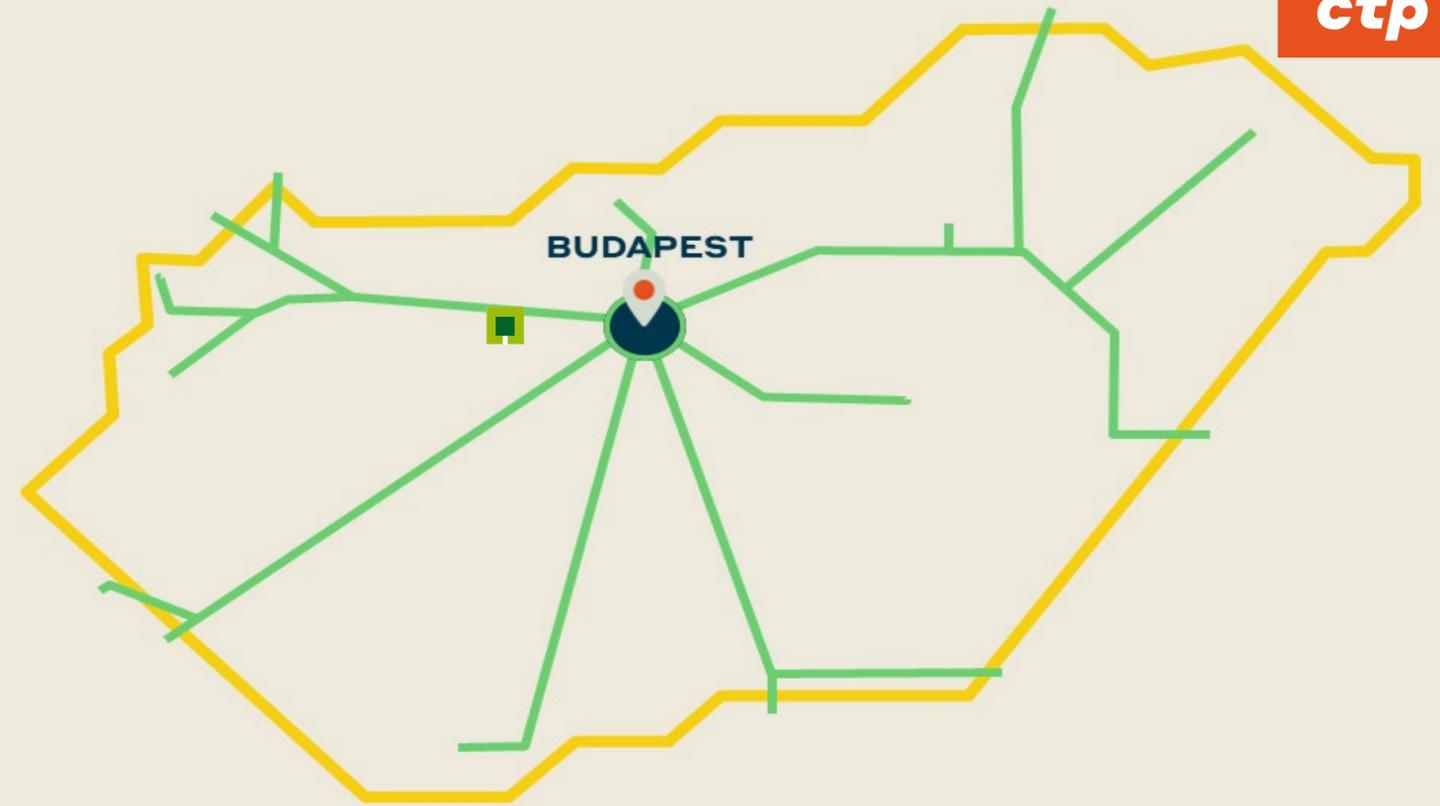


Ideal for company headquarter, light manufacturing or logistics operation

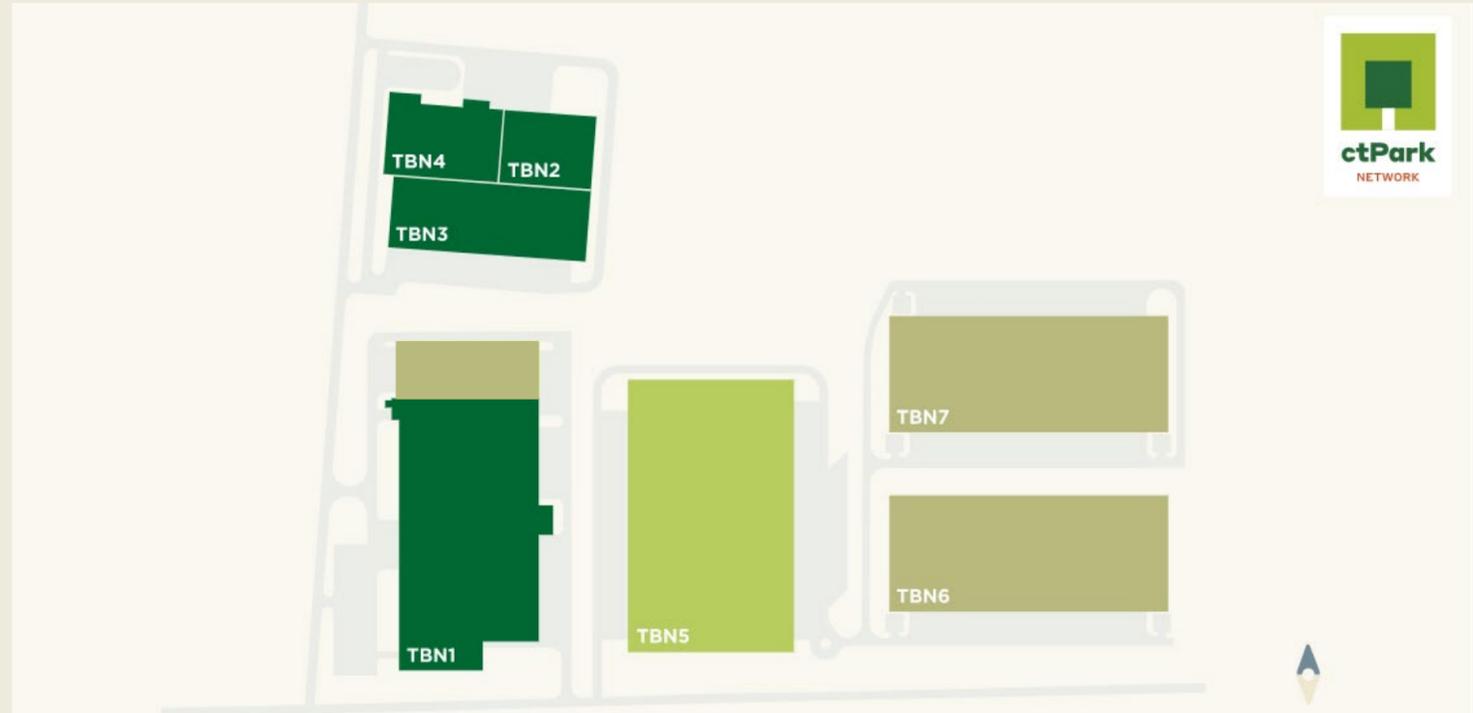
Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

ctPark TATABÁNYA

LOCATION	Tatabánya
Existing Total Area	81 584 m ²
Pipeline (Planned + Current Development)	51 879 m ²
Map	https://goo.gl/maps/AkmeSVFHEsHii31MA
Web	CTPark 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



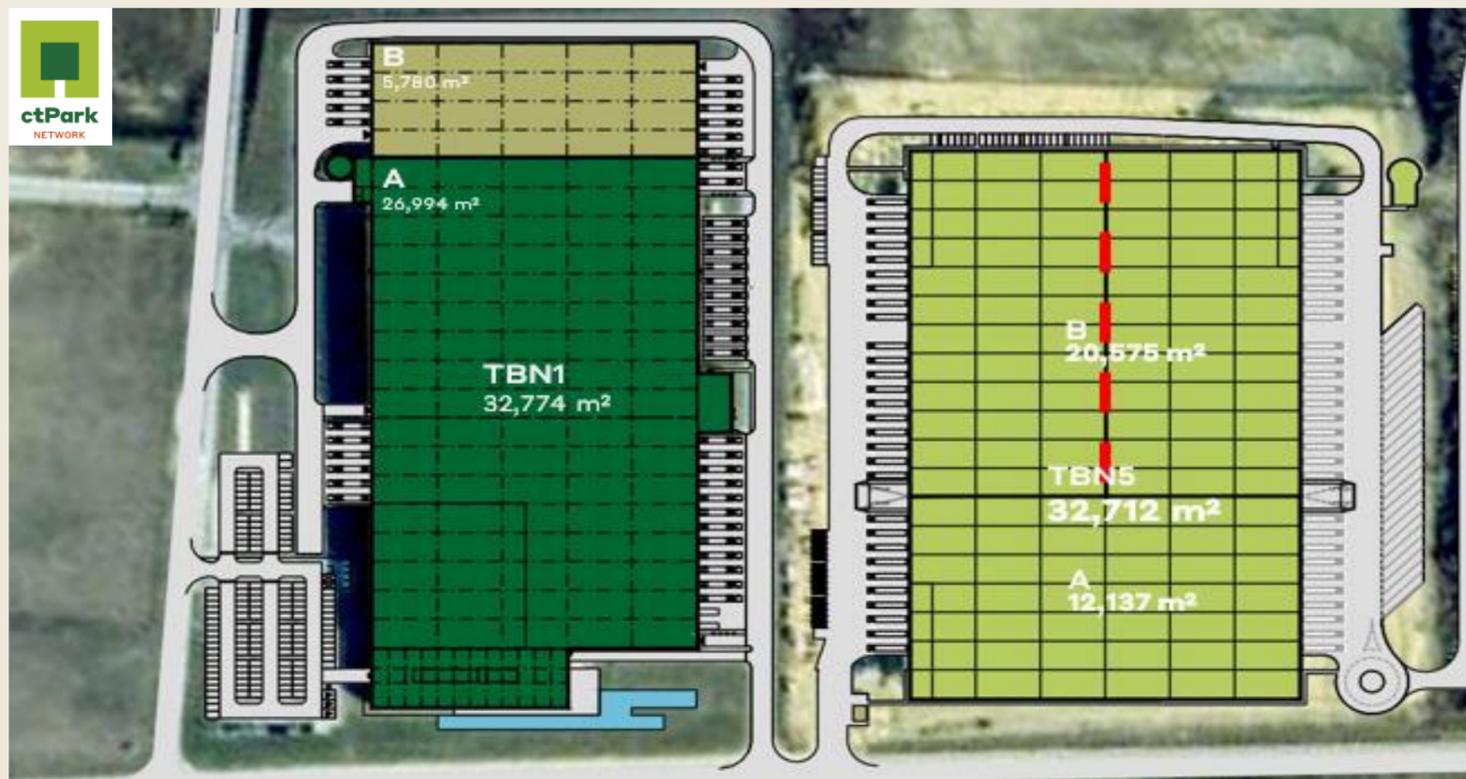
Warehouse/Production	Office/Reception	Extension	Occupied (built)	Available (built)	Planned construction
Yard/Parking space	Sanitary/Utilities	Drive in	Office entrance	CTP office/Service area	

ctPark TATABÁNYA - TBN5

AVAILABLE FROM	AVAILABLE WAREHOUSE AREA	MINIMUM LEASE TERM
NOW	32 712 m ²	5 YEARS



-  Cost- and energy efficient heat pumps installed
-  BREEAM Excellent (or above) targeted
-  Possibility for future tenant growth within the park
-  Units available from 5 218 m²
-  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>Within 15 months of contracting</p>	<p>AVAILABLE WAREHOUSE AREA</p> <p>22 193 m²</p>	<p>MINIMUM LEASE TERM</p> <p>5 YEARS</p>
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-  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

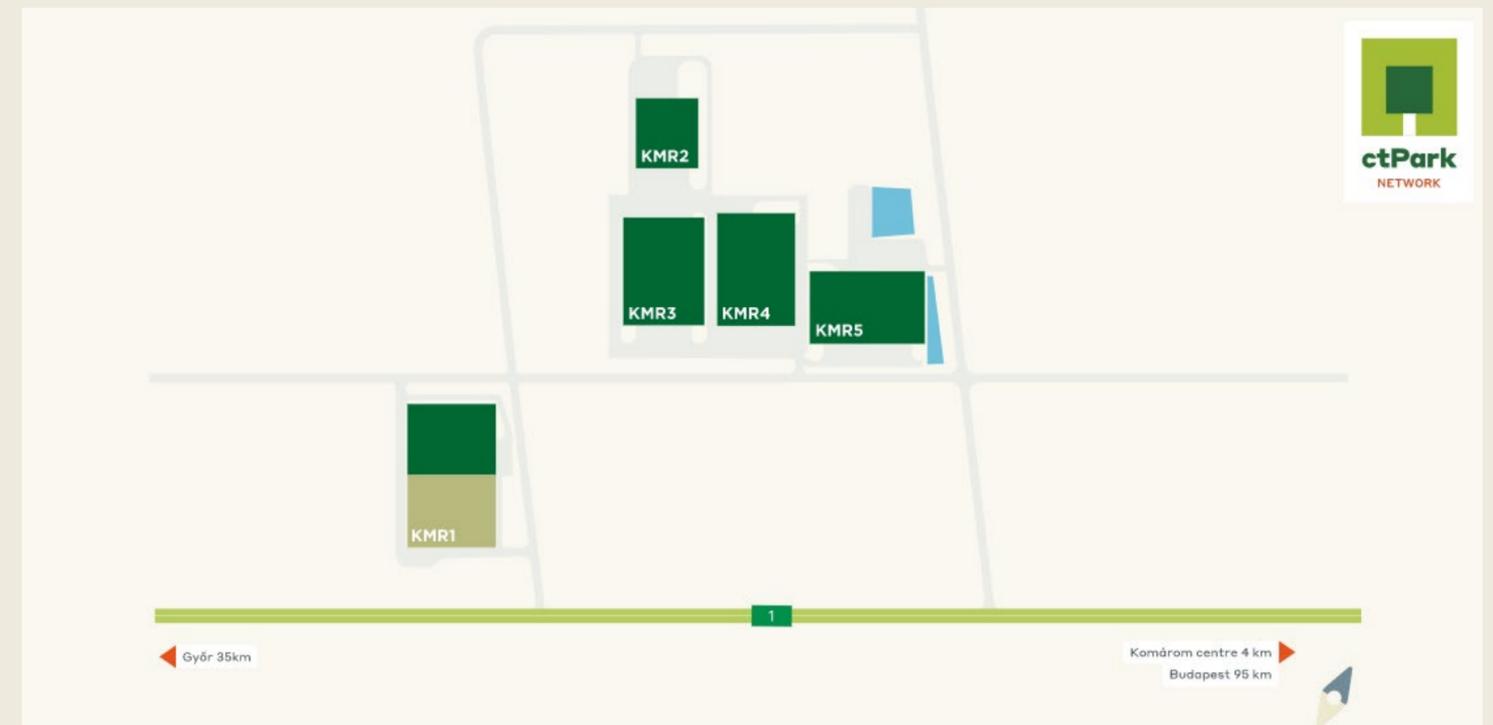
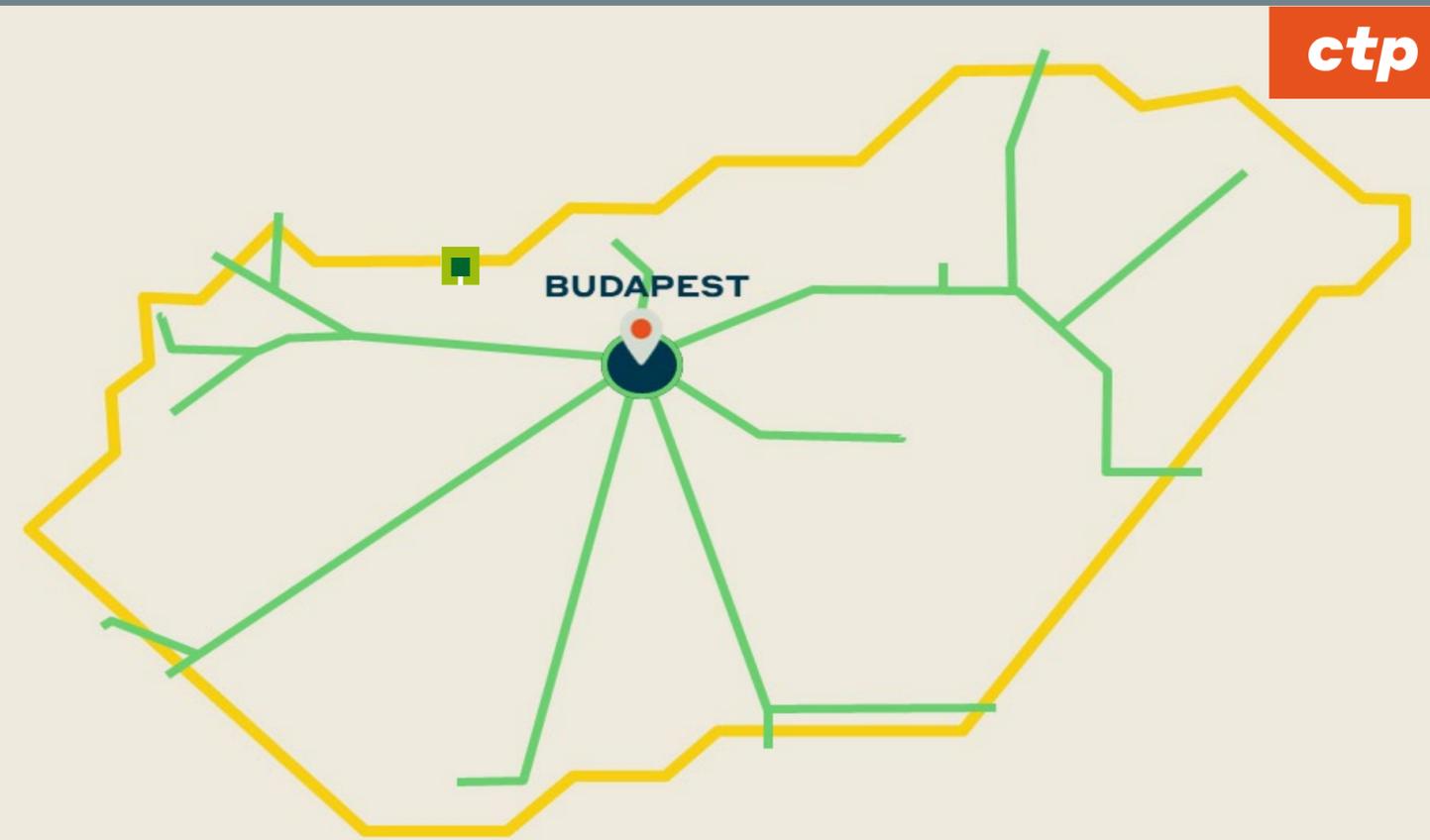


 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

ctPark KOMÁROM

LOCATION	Komárom
Existing Total Area	69 908 m ²
Pipeline (Planned + Current Development)	11 645 m ²
Map	https://goo.gl/maps/xjdgwCGzdOX3W9jj6
Web	CTPark 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



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

<p>AVAILABLE FROM</p> <p>Within 15 months of contracting</p>	<p>AVAILABLE WAREHOUSE AREA</p> <p>11 645 m²</p>	<p>MINIMUM LEASE TERM</p> <p>5 YEARS</p>
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Cost- and energy efficient heat pumps



BREEAM Excellent (or above) targeted



Outstanding location



Ideal for company headquarter, light manufacturing or logistics operation



Units available from 5 000 m²



Public transport available to and from the industrial 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	

Existing lettable space and ongoing development projects

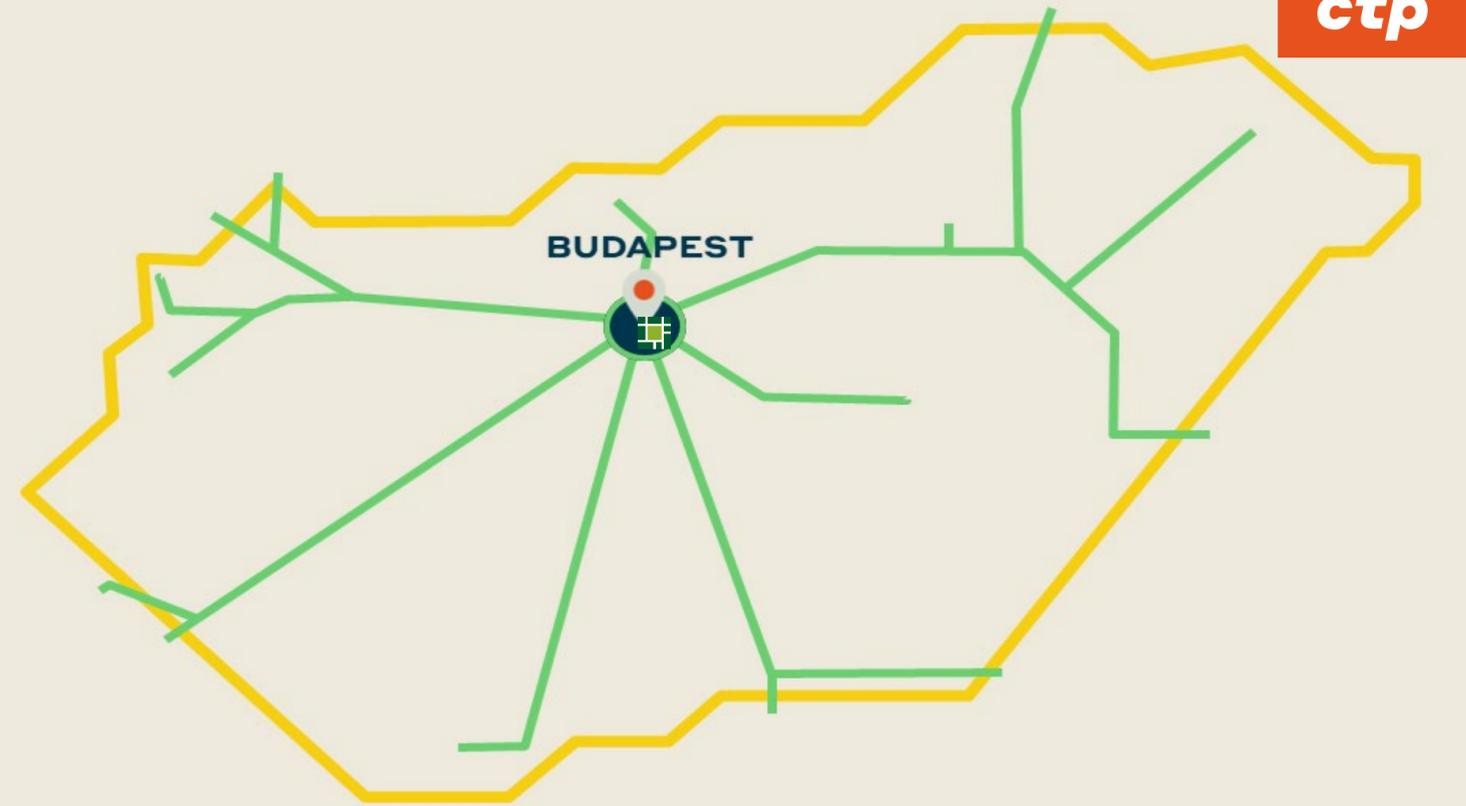
BUDAPEST OFFICE CAMPUS

PARK	BUILDING	LOCATION	SPACE TYPE	AVAILABLE SPACE	AVAILABLE FROM
CTPark Budapest Office Campus	BDP4	District IX.	Office	140 - 550 m ²	NOW
CTPark Budapest Office Campus	BDP4	District IX.	Warehouse	380 - 1600 m ²	NOW

ctPark BUDAPEST OFFICE CAMPUS



6. Gubacsi rd., Budapest, District IX.	
Existing Total Area	8.000 m ² office space, 4.000 m ² storage area
Map	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 140 sqm to 550 sqm
- Warehouse units with 6 meters clear height, available from 380 sqm to 1 600 sqm



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 OFFICE CAMPUS – BDP4

AVAILABLE FROM
NOW

TOTAL AVAILABLE AREA
2 874 m²

MINIMUM LEASE TERM
2 YEARS



-  Outstanding location
-  Units available from 140 m² to 550 m²
-  Daily shuttle bus service available to and from the campus
-  Ideal for last-mile logistics, wholesale trade or workshops
-  Event space available for tenants

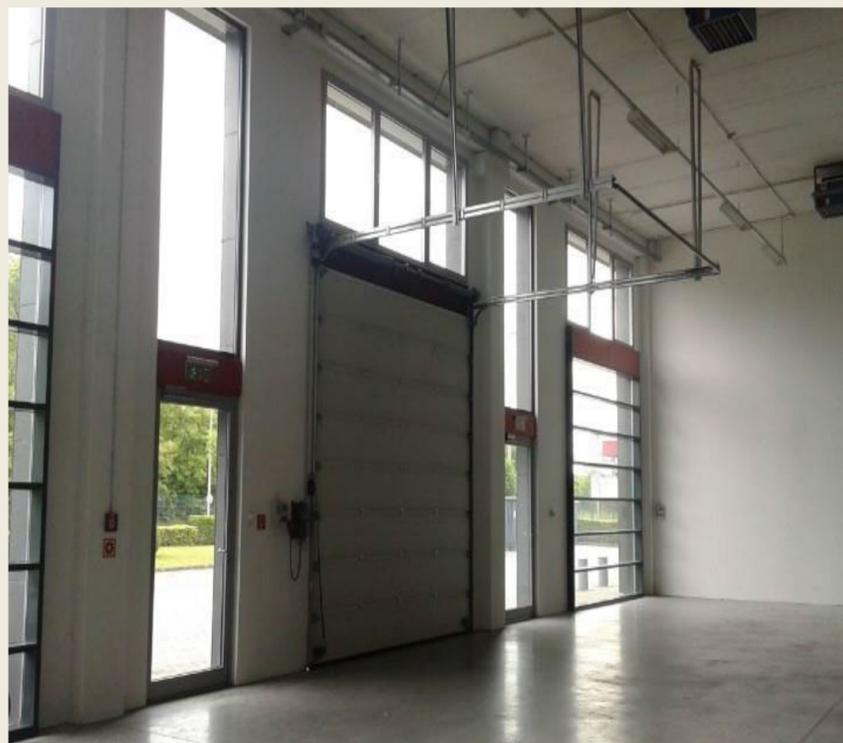
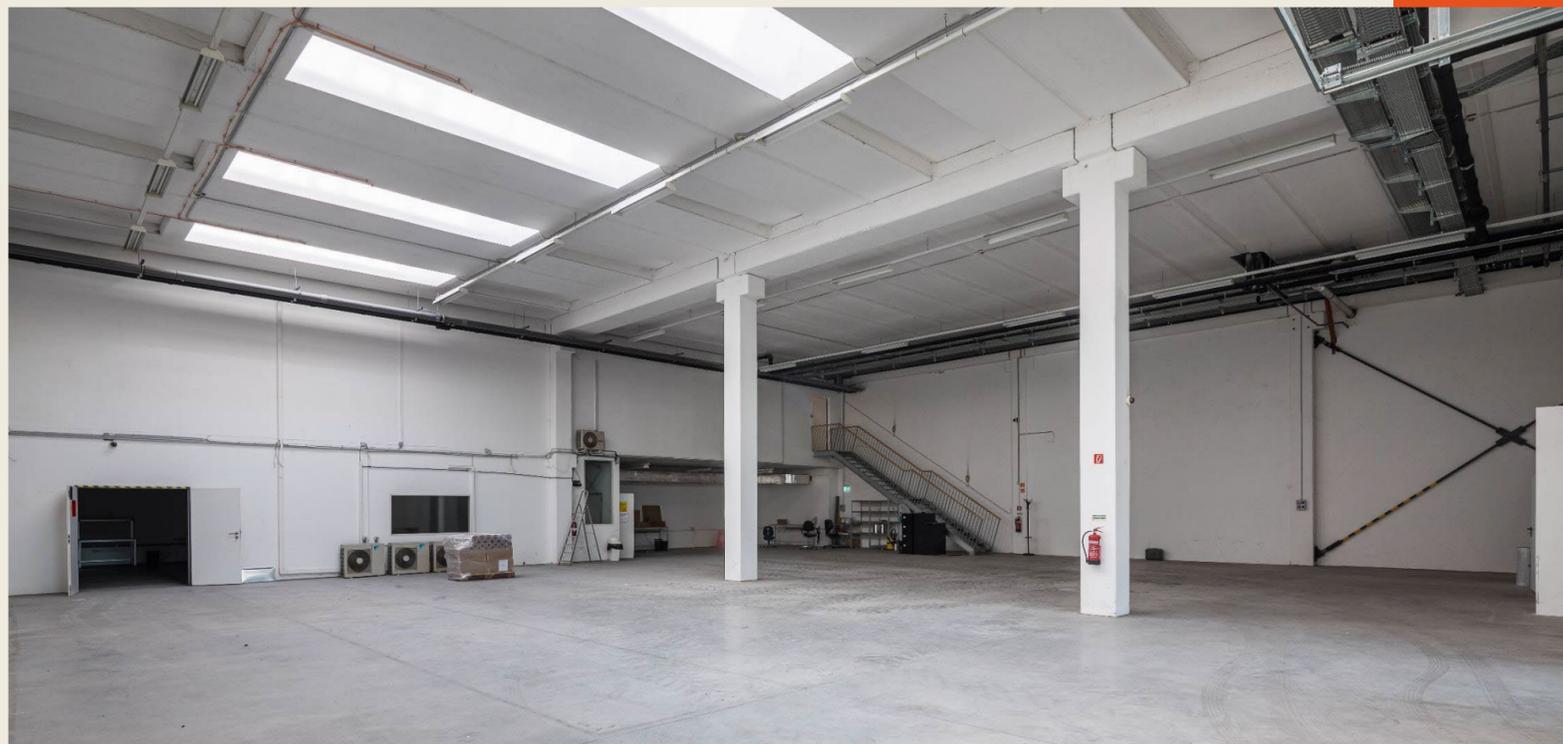
 Warehouse/Production	 Office/Reception	 Extension	 Occupied (built)	 Available (built)	 Planned construction
 Yard/Parking space	 Sanitary/Utilities	 Drive in	 Office entrance	 CTP office/Service area	

ctPark BUDAPEST OFFICE CAMPUS – BDP4

AVAILABLE FROM
NOW

TOTAL AVAILABLE AREA
1 980 m²

MINIMUM LEASE TERM
2 YEARS



Outstanding location



Units available from 380 m² to 1 600 m²



Heated units with 6 meters clear height



Daily shuttle bus service available to and from the campus



Event space available for tenants

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



Potential BTS development areas in Hungary

