





Best of 2020



A record year!

We have closed the decade with a bang. From a business perspective, 2020 was one of the best years in CTP's history. Despite the global pandemic we have grown our business significantly and with 2020 in the books, CTP now has 22 years of uninterrupted, profitable organic growth. Now, our portfolio is set to markedly exceed 7 million m² by the end of 2021 and CTP is well on track to reach 10 million m² of total lettable area by the end of 2023.

CTP made significant progress last year, achieving further growth in terms of size of portfolio, rental income and profit. Company increased its market share in the region significantly and enlarged our footprint in Central and Eastern Europe with the expansion to Bulgaria and Austria. "To realize our ambitious growth target we have strengthened our organization, expanded our staff and optimized our corporate structure. On top of that, we were recognized by the international capital markets: we successfully obtained two investment grade ratings and our bonds have performed greatly since issuance," Remon Vos, CEO of CTP explains.

“ CTP now has 22 years of uninterrupted, profitable organic growth



Strong results of CTP in 2020 were driven by several factors, including the continued strong growth of e-commerce, which saw further growth as a result of the COVID-19 pandemic and drove up the demand for the logistics space in the region. With a substantial landbank across several CEE countries and a total development potential of approximately 5.4 million m² of gross lettable area, CTP is ready to meet the future demand of its tenants. Over 65% of CTP's landbank is adjacent to existing parks providing lower risk, profitable development opportunities for CTP in the years to come. Importantly, and congruent with CTP's long-term strategy, 82% of the landbank is around the CEE capitals or major cities.

At end 2020, 740 thousand m² of developments was under construction to be finished during 2021. Of this, 62% was already pre-let to existing and new clients. Also, a total of €235 million will be spent on capital expenditure to complete these developments during 2021. CTP's available funding per year end 2020 consists of a mix of committed bank facilities plus a large cash position and is well in excess of the amount needed to complete these developments.

CEE: region of the future

A majority of our new business is concluded with the existing base of over 700 tenants. We now enjoy a WAULT of 6.0 years on our contracted leases. We constantly grow our land-bank to make sure we are ready to satisfy the need of our clients to expand, whether within the CTPark location where they currently lease or in new regions. Wherever clients expand, they benefit from our network's scale, allowing them to grow their business in the locations that best suit their needs, knowing they have a long-term partner for expansion in CTP.

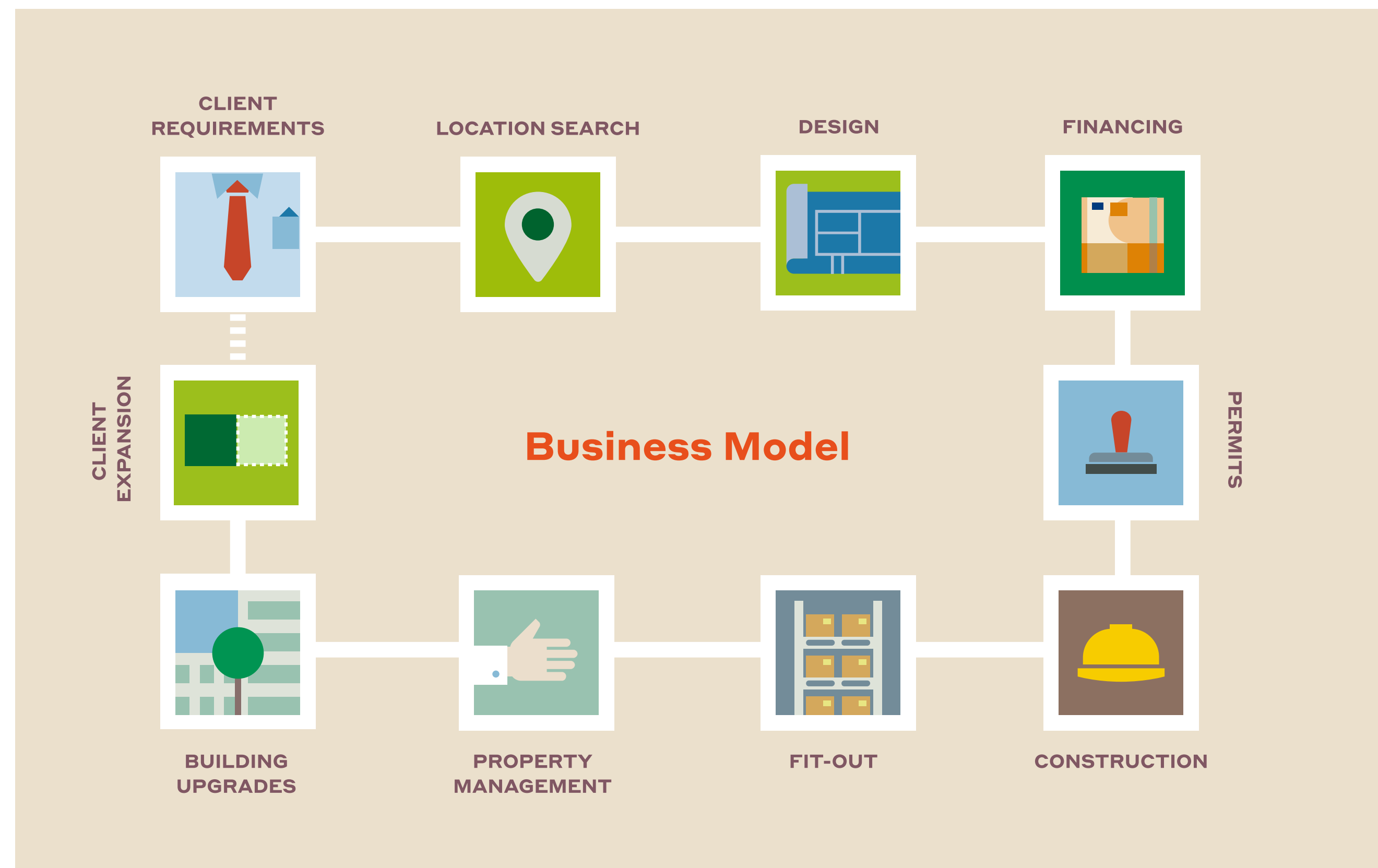


Scale and superb property management is what sets CTP apart on the CEE industrial property market. Our company doesn't outsource leasing or technical management but instead employs its own property managers on site whose primary job is to make 700 tenants happy. Building and maintaining strong relationship with tenants is the key aspect for the continuous growth and the main reason why 80% of CTP's new business comes from existing clients. The growth strategy remains the same no matter which country CTP operates in.

“Wherever clients expand, they benefit from our network's scale”

“Our scalable platform is positioned for continued growth, targeting more than 7.5 million sqm GLA by end of 2021 and more than 10 million sqm GLA by end of 2023. Our strategy is to reach these targets primarily via largely pre-let developments, as well as targeted acquisitions and decisive expansion into adjacent markets and segments,” explains Vos. “Our pipeline looks great and we are well placed to take advantage of the favourable market circumstances, providing the solutions the markets and tenants are looking for.”

Logistics is a hot sector nowadays, with high tenant loyalty and increased business satisfaction, especially in CEE. Demand for modern logistics properties in the region is primarily driven by increasing e-commerce penetration and deep integration of supply chains with Western Europe. There is a high potential to benefit from nearshoring due to favourable manufacturing labour costs, quality of infrastructure, environment regulations and trade openness. Today, existing logistics property stock per capita in CEE is only 50% compared to Western countries, offering strong growth potential.





The highly attractive outlook for logistics property, with multiple positive demand drivers accelerated by COVID-19 further underpins the attractiveness of CTP portfolio, the largest one in Central and Eastern Europe. Further expansion will be primarily focused on neighbouring countries such as Austria, Poland, Serbia and Bulgaria but prospectively also on other European countries. CTP has made first investments in Austria and Bulgaria expects them to commence by the end of 2021.

As CTP announced its intention to float on Euronext Amsterdam stock exchange in March 2021, a new Board with a majority of independent directors will be established, in line with the Dutch Corporate Governance Code. CTP's executive committee consists of the two executive directors, CEO Remon Vos and Richard Wilkinson (CFO), together with four key officers: Jan-Evert Post, Ana Dumitrache, David Chládek and David Huszlicska, who are responsible for day-to-day management of the Group. The non-executive directors will be newly appointed to CTP for term up to four years: Barbara Knoflach, Gerard van Kesteren, Susanne Eickermann-Riepe and Pavel Trenka. Our new Board members have a wealth of experience ensuring active and transparent governance.

As at 31.12.2020

22

years
GROWTH

6.3

million m²
GROSS LETTABLE AREA

7

KEY MARKETS

100%

BREEAM CERTIFIED

15.3%

YEAR-ON-YEAR GROWTH

80%

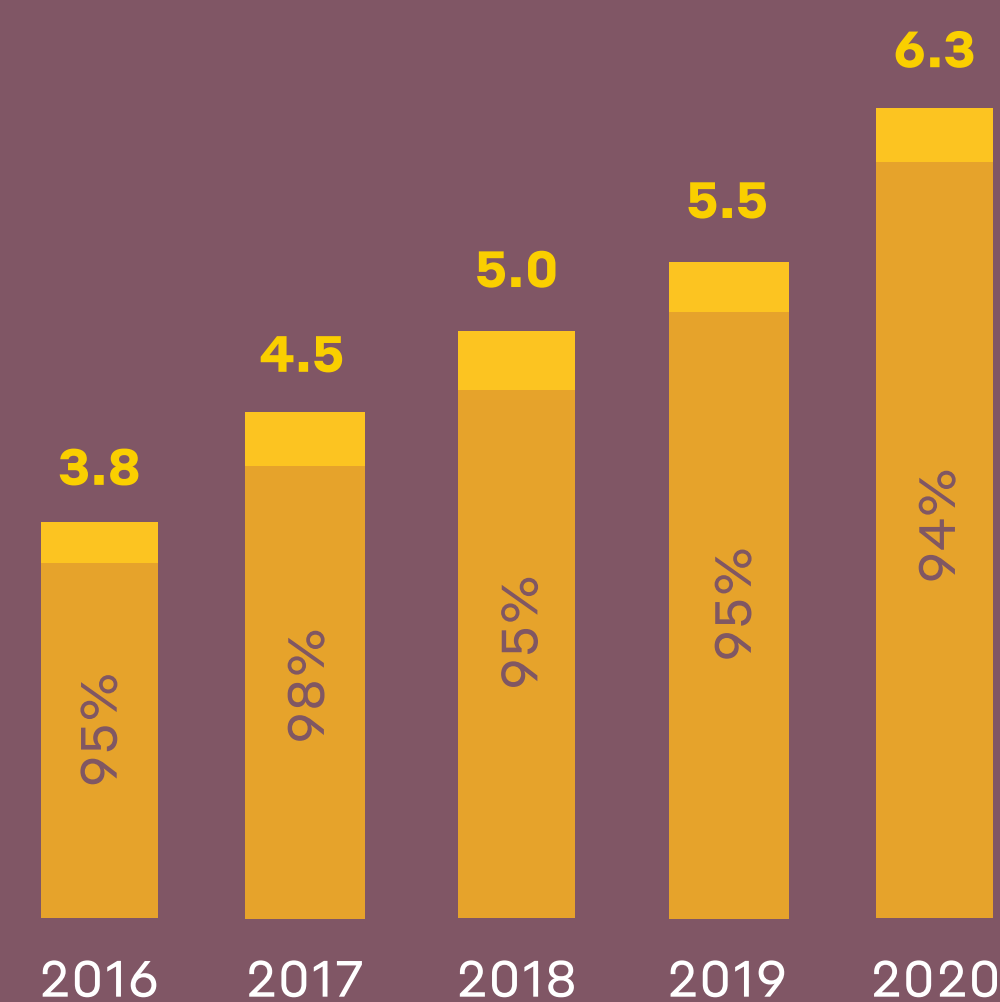
NEW BUSINESS WITH
EXISTING CLIENTS

700+

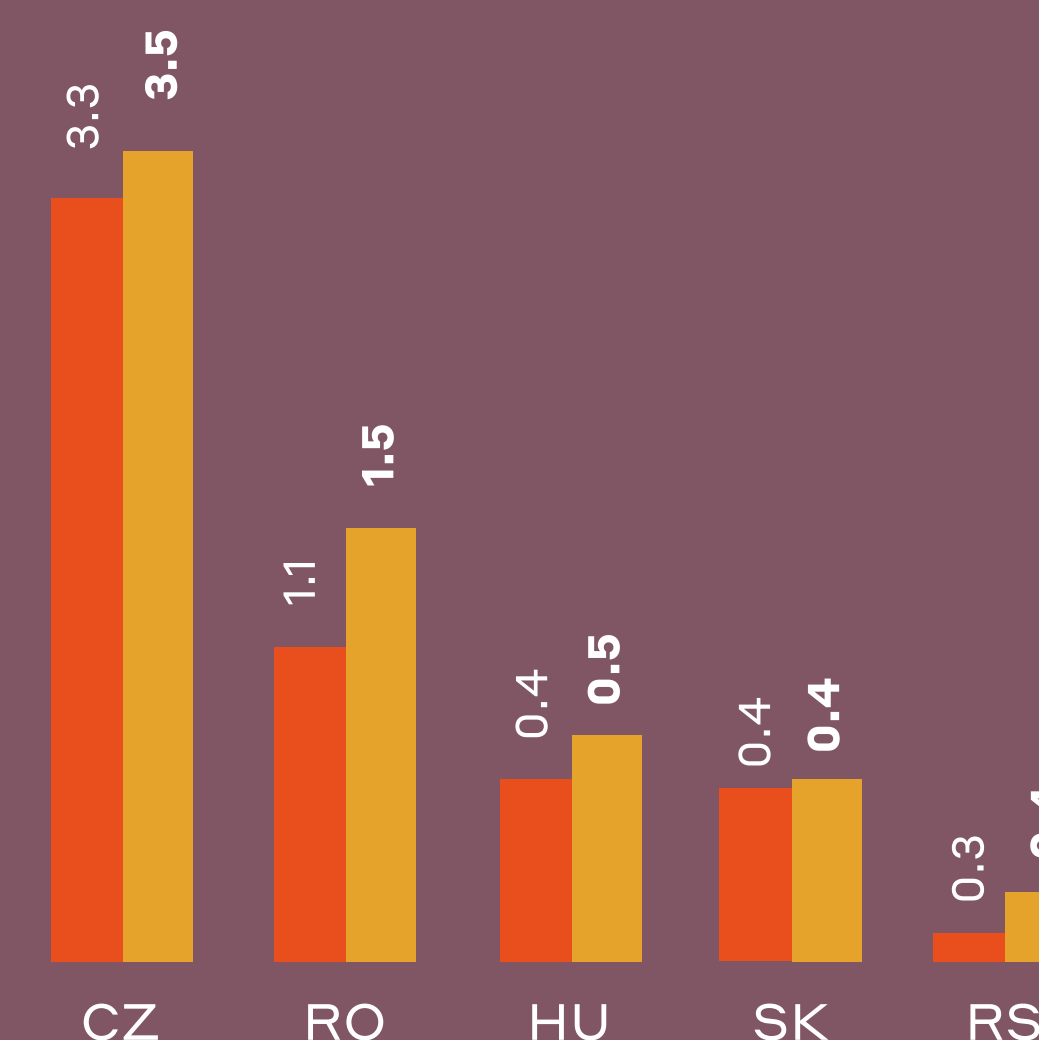
TENANTS



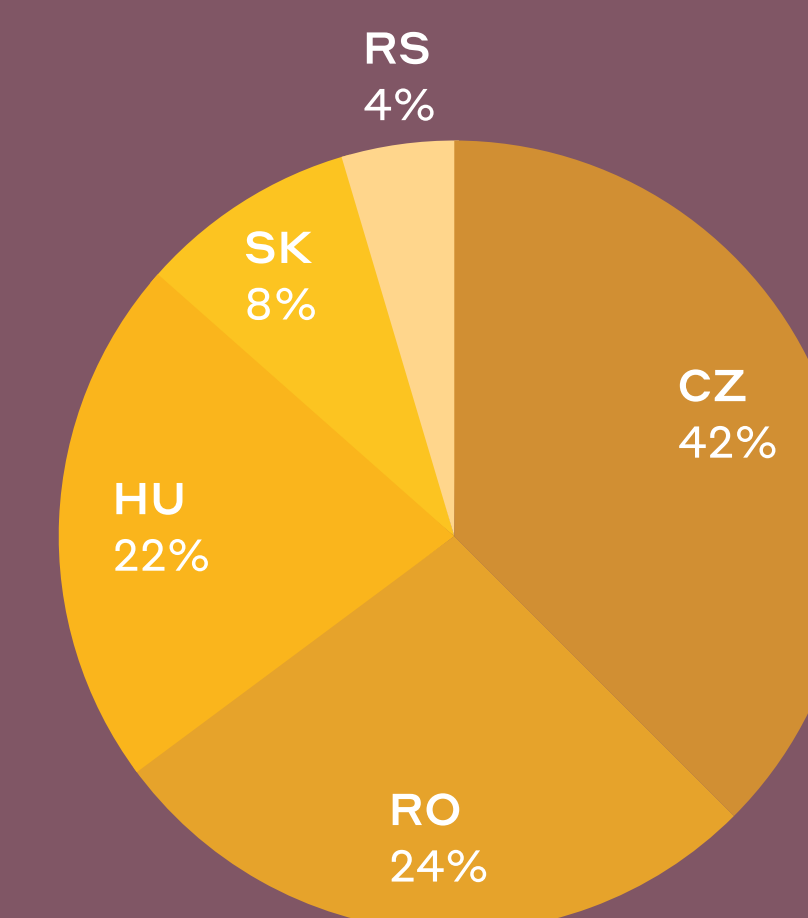
“ Our pipeline looks great and we are well placed to take advantage of the favourable market circumstances



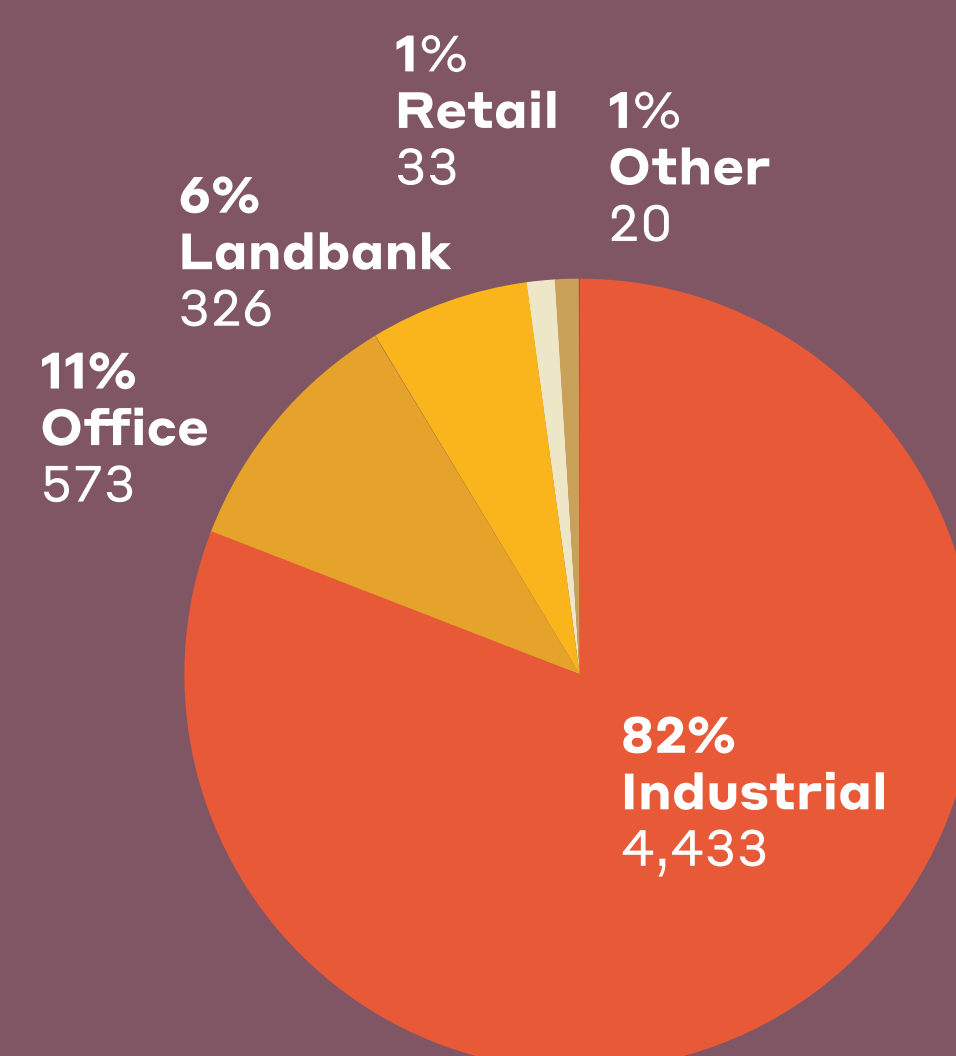
GROSS LETTABLE AREA & OCCUPANCY (in million m²)



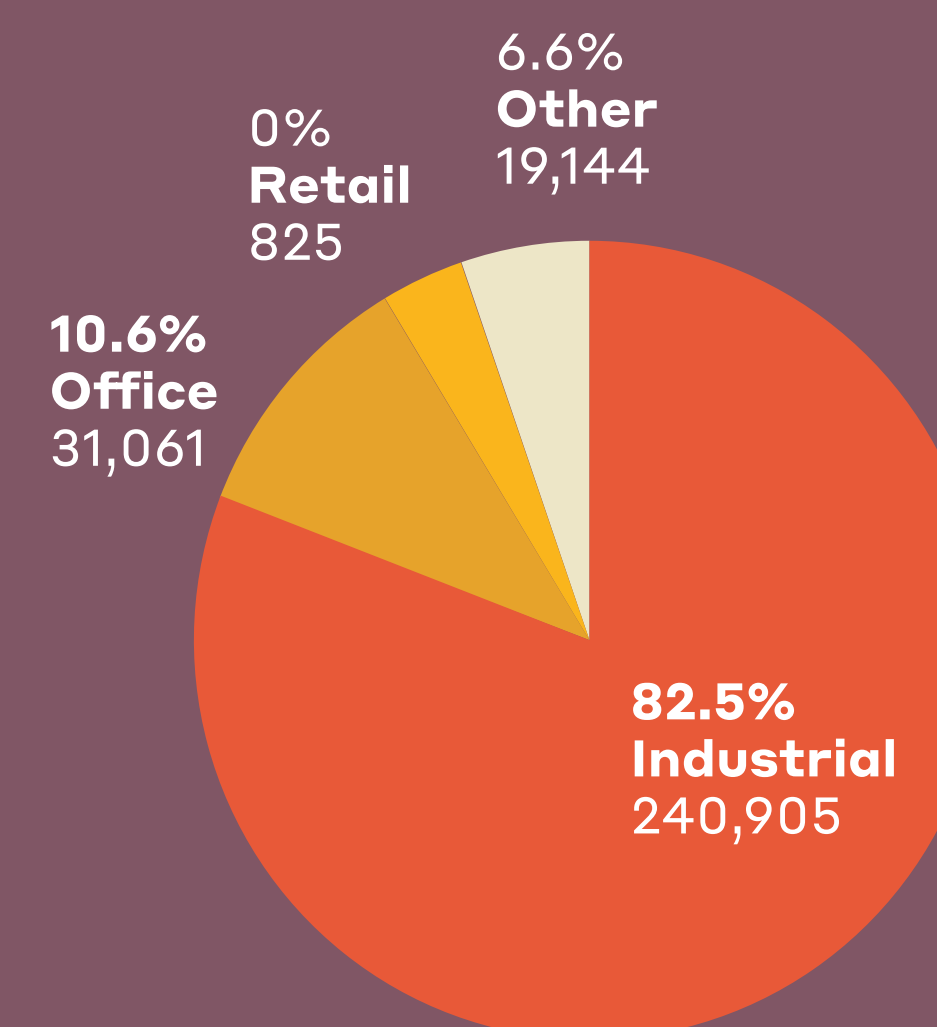
PORTFOLIO EXPANSION, 2020 (in million m²)



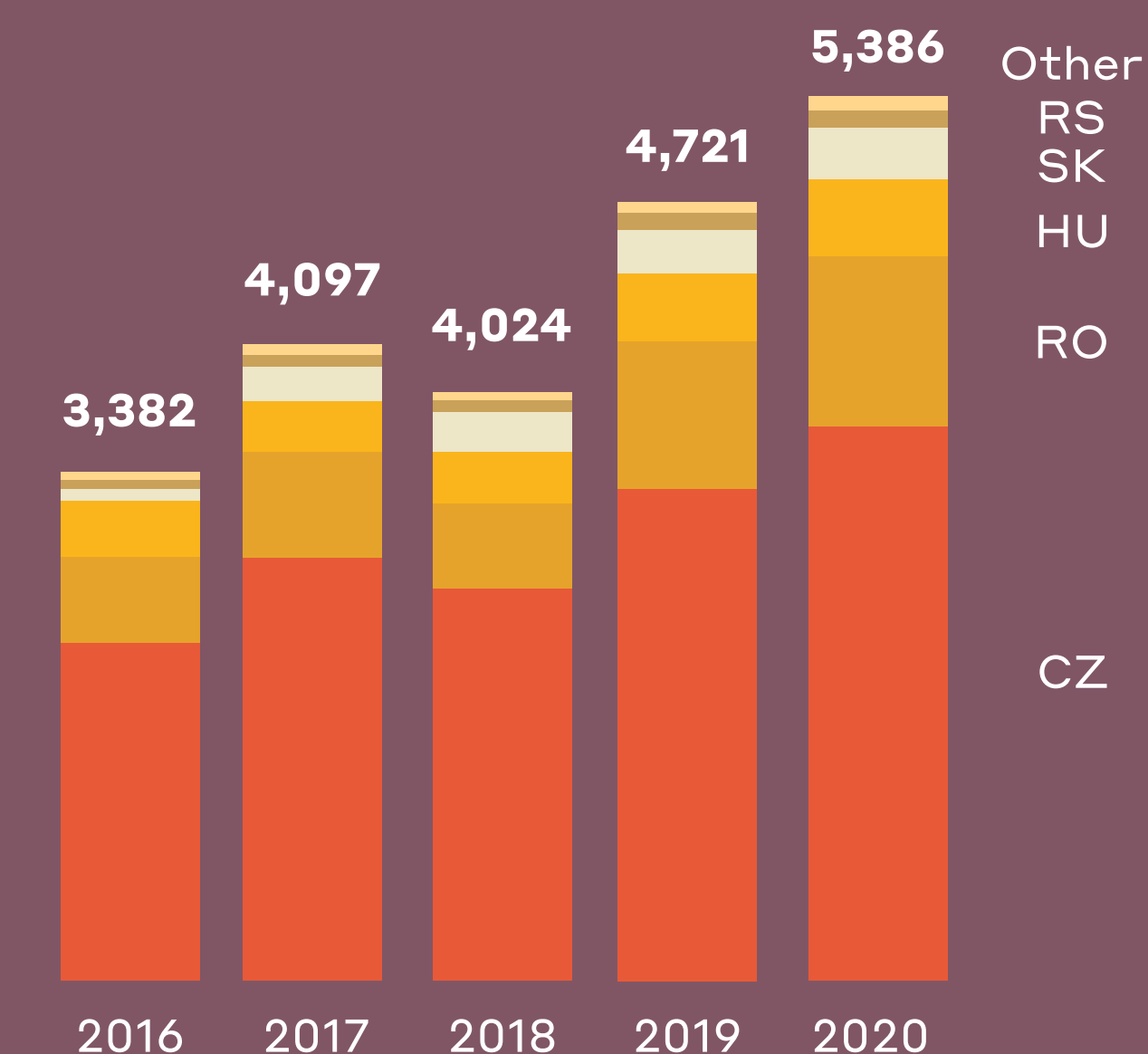
PIPELINE 2021
(m² under construction as at 31.12.2020)



PORTFOLIO VALUE BY ASSET TYPE
(in EUR thousand)



GROSS RENTAL INCOME BY ASSET TPE
(in EUR thousand)



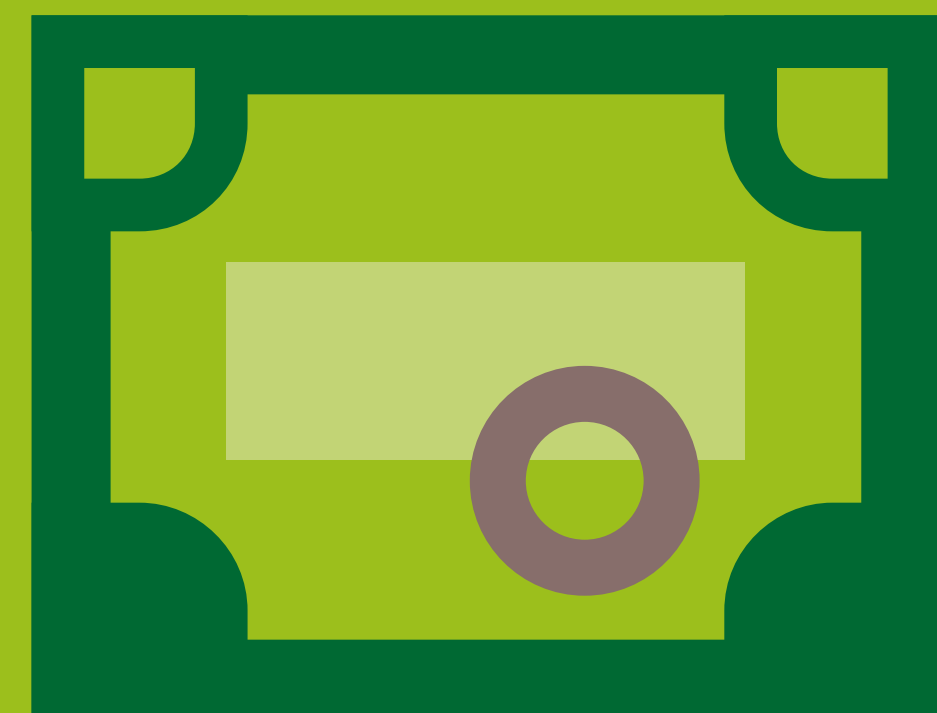
VALUE OF INVESTMENT PROPERTY
(in EUR thousand)



To sustainability and beyond!

Two years ago CTP has committed to certify its entire portfolio of logistics and industrial projects to the highest BREEAM standards, the leading European validation process focused on sustainability and energy efficiency for commercial property. During 2020 company underwent the certification for its entire logistics and industrial portfolio: 292 completed buildings in some 100 different locations in six countries, with scores on its “In-Use status” as “Very Good” or “Excellent”. CTP is the first industrial developer in the region with portfolio 100% certified and is now widely recognised as a frontrunner on sustainability in the sector in Europe.

To follow our sustainability commitment, CTP chose to issue green bonds. In two issuance rounds in October and November 2020 respectively, CTP raised over €1 billion. These were the largest Green Bond issuances for a CEE logistics property developer in history. They received significant interest from investors and have been trading well since then. The performance of our green bonds has been impressive—we now see our bonds trading at favourable yields, resulting in our reducing overall cost of debt significantly compared to the 2.1% of existing bank loans.



*CTP raised over
€1 billion in Green
Bonds, the largest
inaugural issue in
CEE Real Estate*



In January 2021, CTP issued third round of bonds, raising another €500 million. See our Going Green page of the Annual Report to learn more about Green Bond Framework and CTP's other environmental and sustainability activities.



Big Numbers



Big Numbers

CTP has demonstrated continued strength throughout the ongoing COVID-19 pandemic on both the operational as well as financial fronts. Over the year 2020, CTP's 22nd years of profitable growth, the company showed double digit progress on net rental income, Adjusted EBITDA and Adjusted EPRA Earnings.

These developed favourably with increases of +17%, +12% and +18% respectively, when compared to 2019. In completing approximately 585k sqm of new property developments during 2020, CTP increased its GAV by +11% to EUR 5.9 billion, with a solid EPRA Net Tangible Assets of EUR 2.8 billion, representing an increase of +10% over the year.

Strong portfolio growth of 15.3%, robust occupancy rates and € 344 million of annualized rental income, were driven by several factors, including current CEE logistics space demand, and other tailwinds such as growing e-commerce, nearshoring and resilient value chains. At end 2020, CTP owned and operated a modern network of 70 premium multi-use business parks of 5.9 million m² in size and with total gross asset value of € 5.9 billion.

The 10 biggest parks now constitute 58% of total GLA, and are well located to serve capitals and strategic logistics hubs. Looking further ahead we remain ambitious: as of March 2021 we have approx. 1 million m² under development, of which 62% is already pre-let and we are well on our way to our 10-23 target: to have above 10 million m² of GLA by 2023.

CTP CFO, Richard Wilkinson, explains the numbers behind our success



CTP's financial highlights 2020

Over 10% EPRA Net Tangible Asset

growth, double-digit earnings and NAV annual growth outlook, supported by robust credit fundamentals, with investment grade issuer ratings Baa3 and BBB- (stable outlook) from Moody's and S&P, respectively.

12.6 million m² of controlled landbank with 5.4 million m² buildable area. CTP now has 8.8 million sqm of owned land bank, with a further 3.8 million m² under exclusive option: 65% at existing parks and 82% around major cities.

89% of objective to purchase

and replant one square meter of forest for every one square meter of buildings to protect biodiversity achieved to date, target 100% by the end of 2021.

€ 4 billion EMTN Programme

established and two additional Green Bonds issued since the € 650 million debut Green Bond in October 2020, taking the total issuances to more than € 1.5 billion to date.

85% of total portfolio in capital/major cities of CEE region, benefiting from strong macroeconomic fundamentals. Average GDP growth in CEE outpaced the growth in the largest Western European economies and GDP is expected to recover faster from COVID-19 pandemic.

700 high quality international

and domestic tenants, high and stable occupancy levels (94% as of December 2020), long WAULT (6 years), and strong tenant retention (92% in 2020).



100% BREEAM-certified portfolio

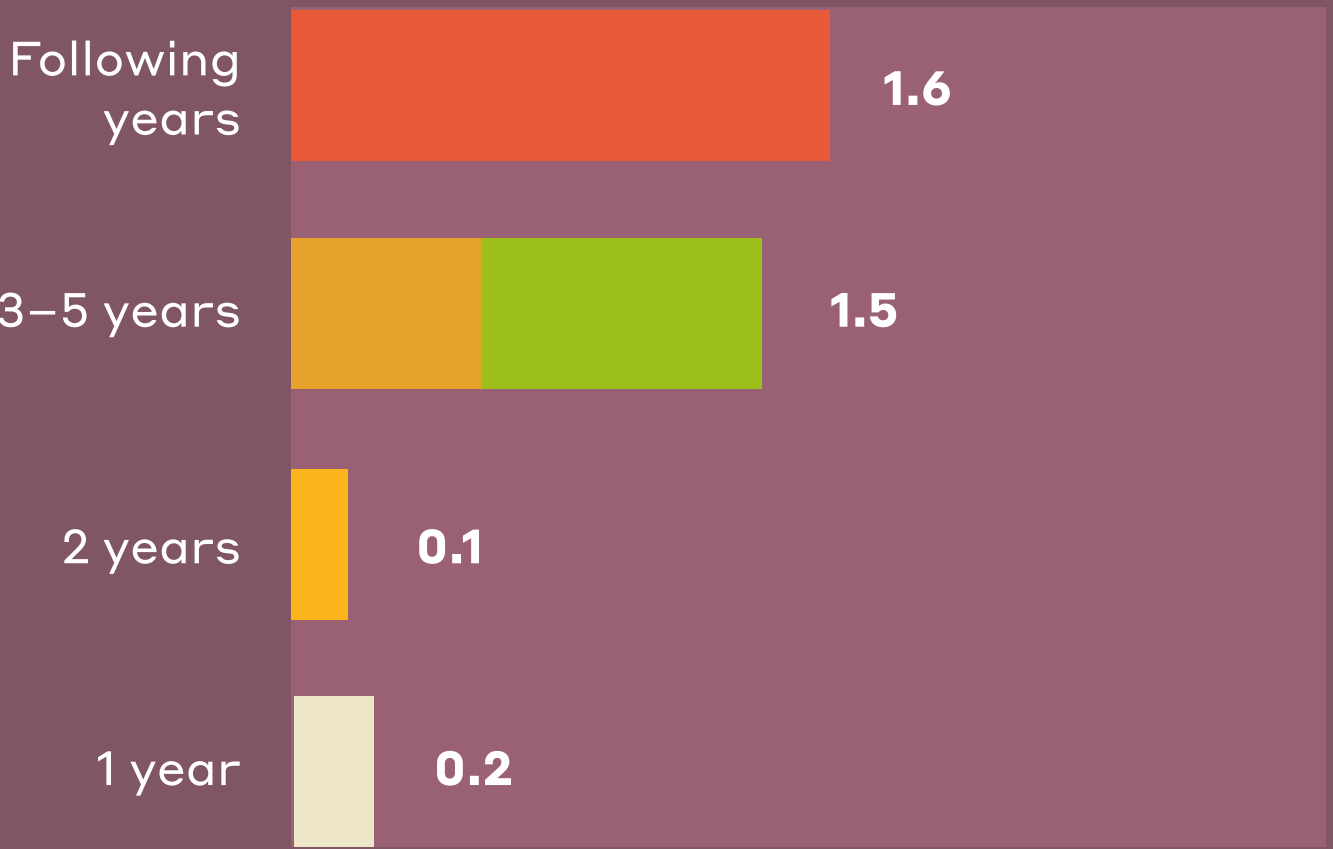
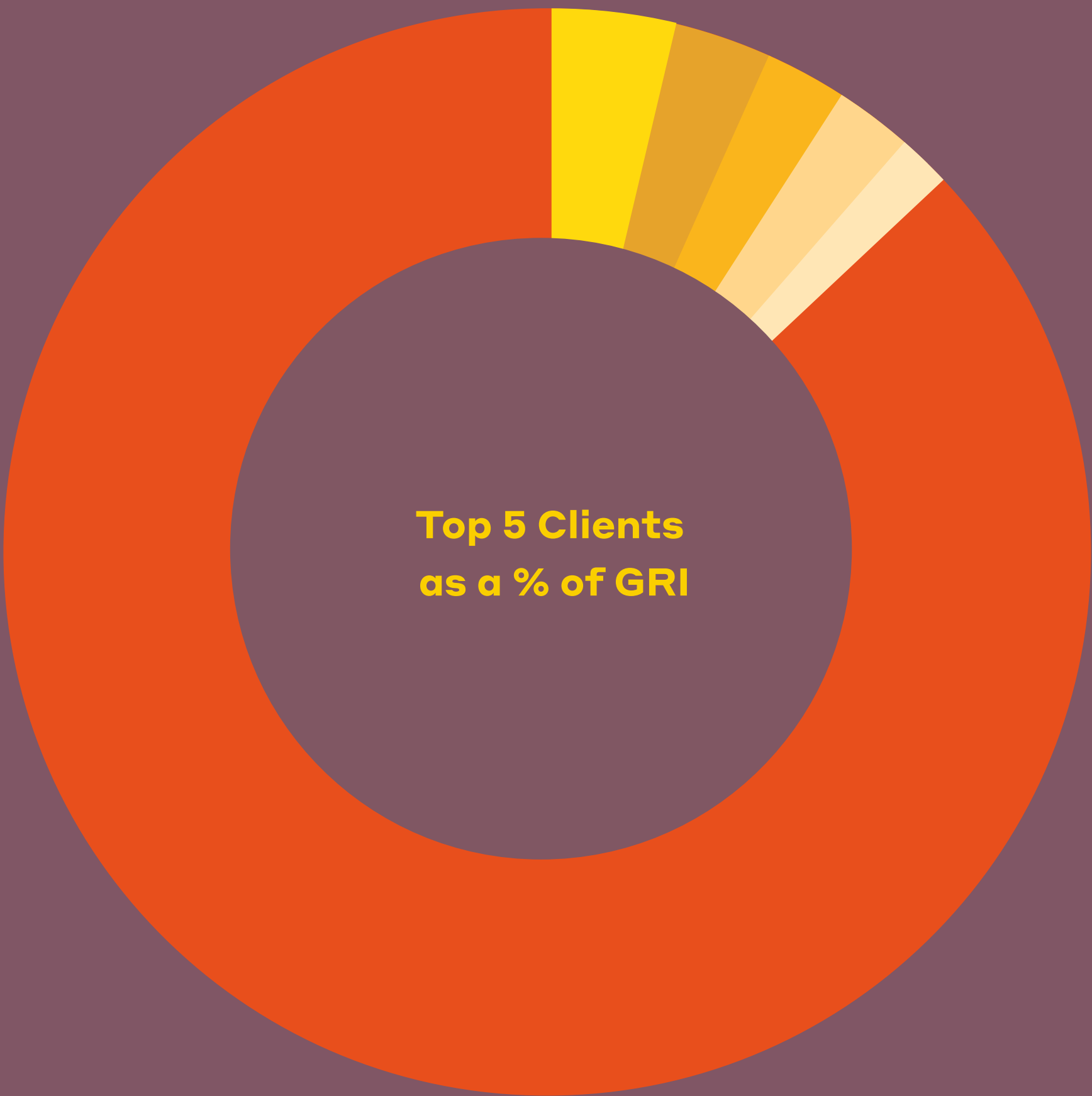
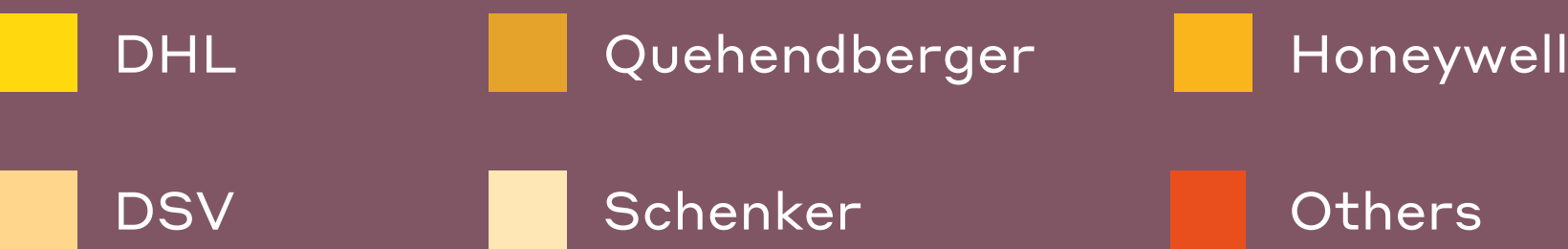
*and carbon-neutral operations from 2021.
All new buildings are constructed “solar ready” with capacity to develop approx. 290 MWp of electricity to enable clients to purchase 100% renewable energy and positively impact the communities in which they operate.*

CTP Head of Funding and Investor Relations, Jan-Evert Post, tells us about our new financing model with our Green Bonds

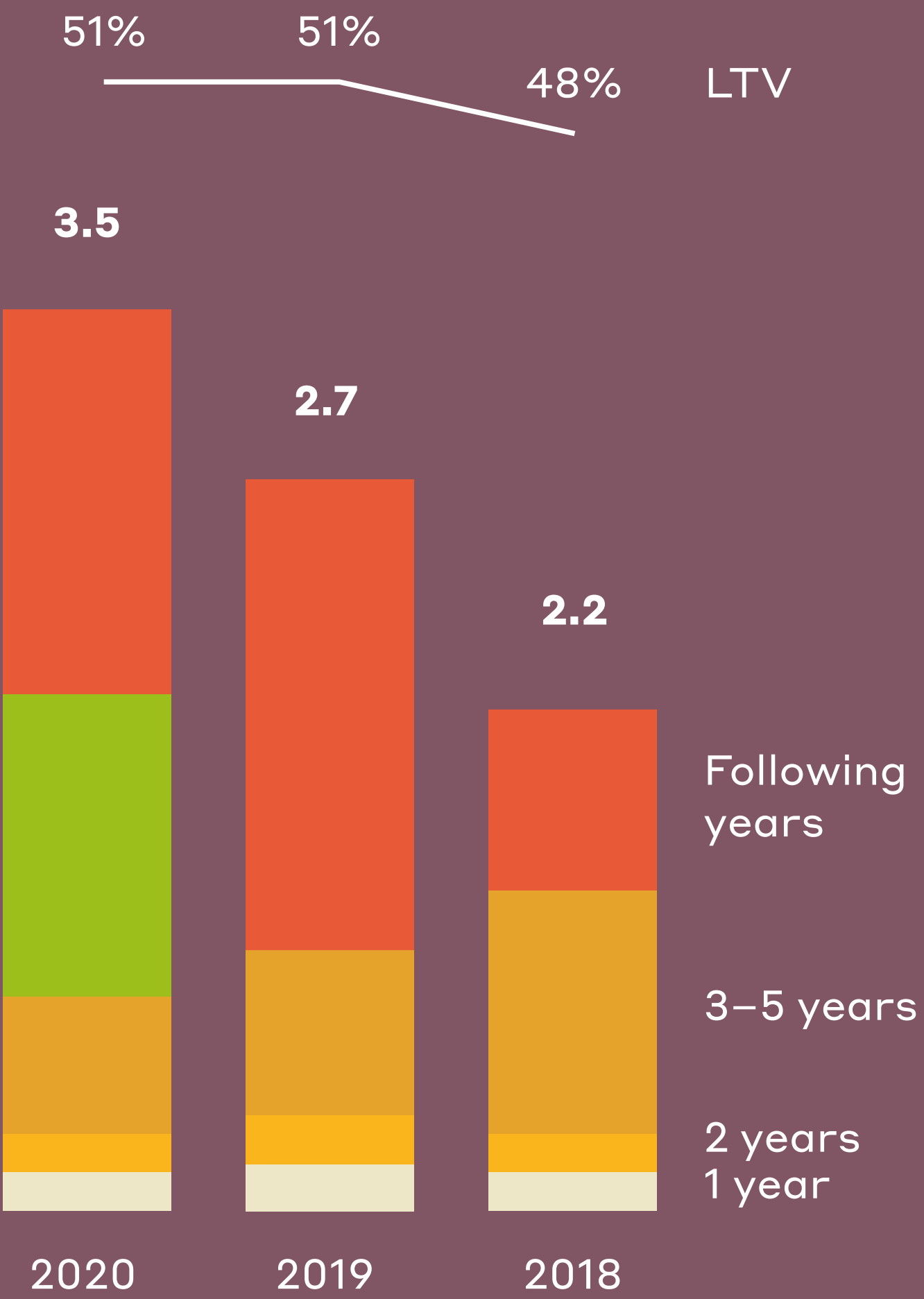


Top 5 Clients as a % of GRI

CTP's Top 5 clients represent just under 10% of rental income, demonstrating the resilience of our tenant profile.



**RESIDUAL MATURITY OF FINANCING
AS NOT ONLY BANK LOANS**
(in EUR billion)



OUTSTANDING FINANCING & MATURITY
(in EUR billion)



As at 31.12.2020

344

EUR thousand
ANNUALISED RENTAL INCOME

290

EUR thousand
PROFIT BEFORE TAX

5.9

EUR billion
GAV

152

EUR thousand
NET VALUATION RESULT ON
INVESTMENT PROPERTY

5.4

EUR million
TOTAL INVESTMENT PROPERTY,
STANDING PORTFOLIO

2.4

EUR million
TOTAL BANK FINANCING

1.6

EUR billion
GREEN BOND ISSUES
(02.21)

2.3

EUR million
TOTAL EQUITY

50.7%

LOAN-TO-VALUE RATIO

×4.2

INTEREST RATE COVERAGE
RATIO

Baa3

stable outlook
CREDIT RATING MOODY'S

BBB–

stable outlook
CREDIT RATING S&P



Portfolio



Portfolio overview

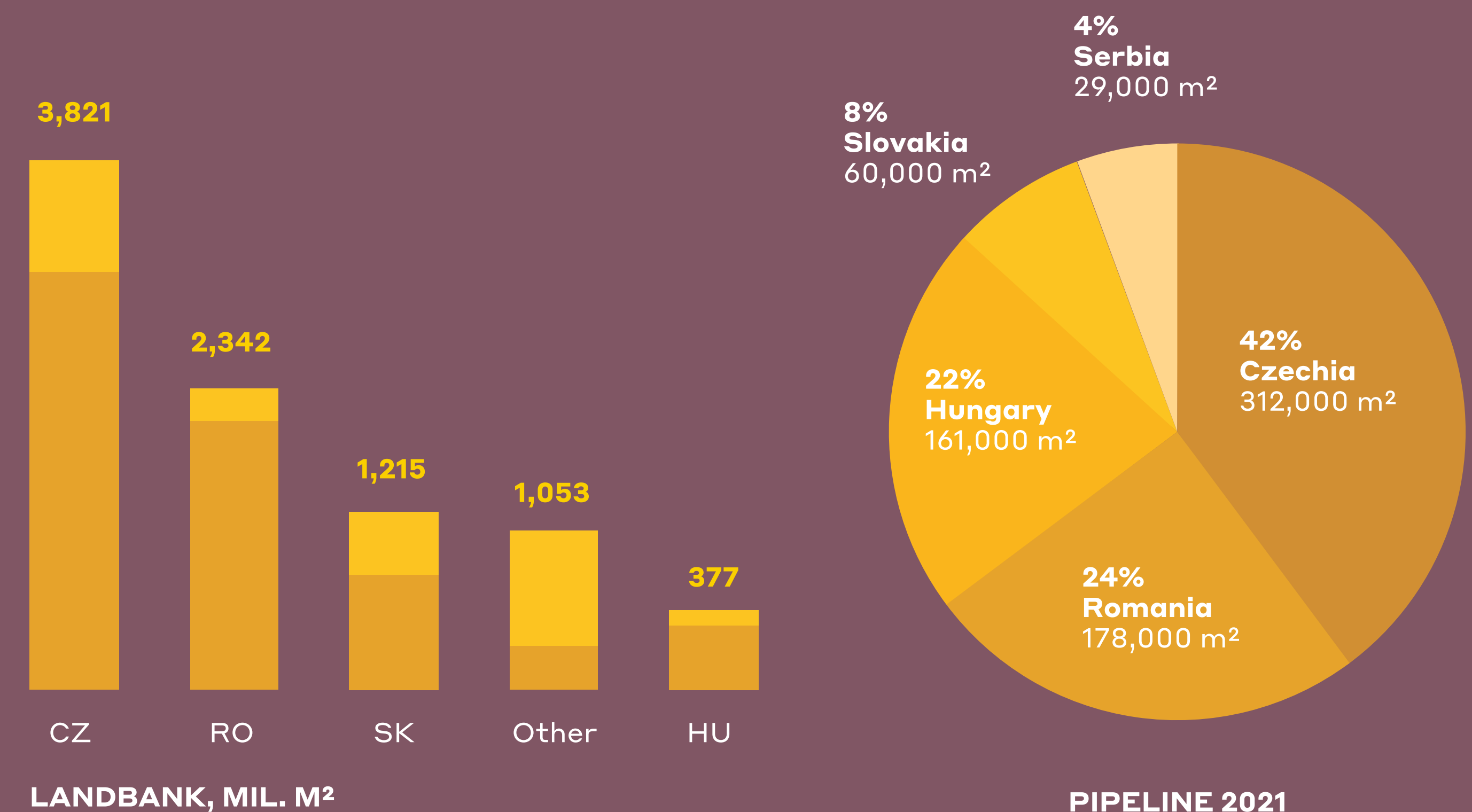
In 2020 our GLA grew by 15%, amounting its total to 6.3 million m². In other terms, it grew by 945,000 m². Of that, 585,000 m² came from new construction and the rest was through strategic acquisitions. In addition to a steady and strong foundational growth across our whole portfolio, Czechia and Romania, our two largest markets, had the highest growth out of our five CEE markets, also including Slovakia, Poland, and Serbia. As we further expand our market shares in the countries where we operate, we are also making expanding the CTP map to the east and west in the Netherlands, Austria and Bulgaria. At the end of the year, we had assets undermanagement of 6.3 million, having grown the portfolio from 5.5 million m².

But at CTP, growth isn't just about GLA. We care about qualitative growth too. That is why we had our entire portfolio BREEAM certified in addition to other environmental impact reducing activities.

Read more about it on our Green Stuff page.

Growth highlights

In 2020, our GLA grew by ~15% to support our tenants needs and market demands, and we're not slowing down. We have 740,000 m² under construction, 63% of which is already pre-let to existing and new clients.





CZECH MATE

Czech Republic is CTP's home country with 68% exposure and a GLA amounting to 3.5 million m². That is almost a third of the entire Czech market, making CTP by far the most dominant market player. Of the total GLA, 76% is located in large Czech cities. This includes Brno, the country's second largest city and an established innovation hub for CEE which plays a very instrumental role for us and our tenants. With 311 thousand m² currently under development in Czech territory, CTP is also responsible for 84% of the total industrial space under construction.

ROMANIA ON THE RISE

Romania is our fastest growing market comprising over half of CTP's overall growth. In 2020 CTP made massive steps forward in Romania, with over 200 thousand m² of acquisitions and another 240 thousand m² of developments completed. CTP targets a GAV of €1 billion in the country by the end of 2021 with the help of the two largest parks in the CEE - CTPark Bucharest and Bucharest West - which together account for 24% of Romania's total industrial and logistics stock.

GOING WEST

We've secured our position as market leaders in CEE, and we're ready for more. Comparatively, the logistics and industrial real state sector is fragmented in Europe and we're striving to better connect for our tenants to give them more seamless operations across the continent. Going Dutch was a natural choice, not just because our CEO is a Groninger native. The Netherlands is consistently ranked in the top of the World Bank Logistics' Performance Index and it flexes some of the most innovative and sustainability practices. Despite this, the market still lacks what CTP offers- full service parks and a centralised management team that will help them growth. We have also taken another step west into Austria where we have set up office and are soon to be rolling out CTParks around Vienna.

CTP's Romania Country Head, Anna Dumitrache explains:

"After seven years on the market, CTP is now the largest Romanian developer with 1.5 million m² GLA with a 29% market share. And with currently 178 thousand m² under development, we are leading almost 60% of the total industrial space under construction,"



HUNGARY

In Hungary, we stand to be the second largest owner of industrial parks in the country and continued to grow its position in 2020. Our Hungarian team secured 23% of the gross market take-up last year and targets to almost double our exposure by 2023. Currently, CTP has 160 thousand m² under construction, and our land bank has another 190 thousand m² waiting for us. And, we are still eyeing to secure a further 1 million m² of land.

NEW TERRITORY IN THE VERY SOUTH-EAST: BULGARIA

An EU member since 2007, Bulgaria is one of its most robust and resilient member states economically. Seated in the very south-east corner of Europe along the Black Sea, Bulgaria provides unique gateway access to the developing economies of the Caucasian and Central Asia regions. In 2020, we started rolling out three CTParks strategically located around the capital, Sofia.

LANDBANK FOR DAYS

CTP is a demand driven company; market demands are rising and we're ready. In 2020 we expanded our landbank to 12.5 million m²; 82% of it is around CEE capitals or major cities and 56% of it is adjacent to our existing successful parks.

BIG PLANS FOR BIG POLAND

Poland is the largest economy in CEE and it is hungry for more logistics space. CTP is rolling out big plans in Poland in a strategic new partnership the Polish-based logistics and warehouse developer and manager, MDC². Construction in the first three locations will start in Q1 2021. By the end of 2025, we're targeting to have 1.75 million m² of GLA.

SERBIAN SUCCESSES

The fact that CTP takes up the most market share in the country isn't slowing us down as Serbia shows nothing but growth potential. Currently, CTP holds five thriving parks in Serbia, connecting across the country along major motorways and city centres, two of which are positioned around the country's capital, Belgrade.

SLOVAK COMING IN STRONG

Meanwhile in Slovakia, occupancy rates in 2020 have been at a high of 98% and we're looking to grow our portfolio there significantly to keep up with demand. With 434 thousand m² GLA (13% of total market), CTP is currently the second largest owner of industrial parks in Slovakia with 55% of our GLA located in key cities. Future market share growth will come from the 1.3 million m² land bank, which is the highest among peers and putting us on track to become the market leader in a couple of years.



As at 31.12.2020

6.3

million m²

GROSS LETTABLE AREA

15.7%

YEAR-ON-YEAR GROWTH

585

thousand m²

NEWLY CONSTRUCTED

740

thousand m²

UNDER CONSTRUCTION

12.5

million m²

PRIME LAND BANK

95%

OCCUPANCY RATE

107

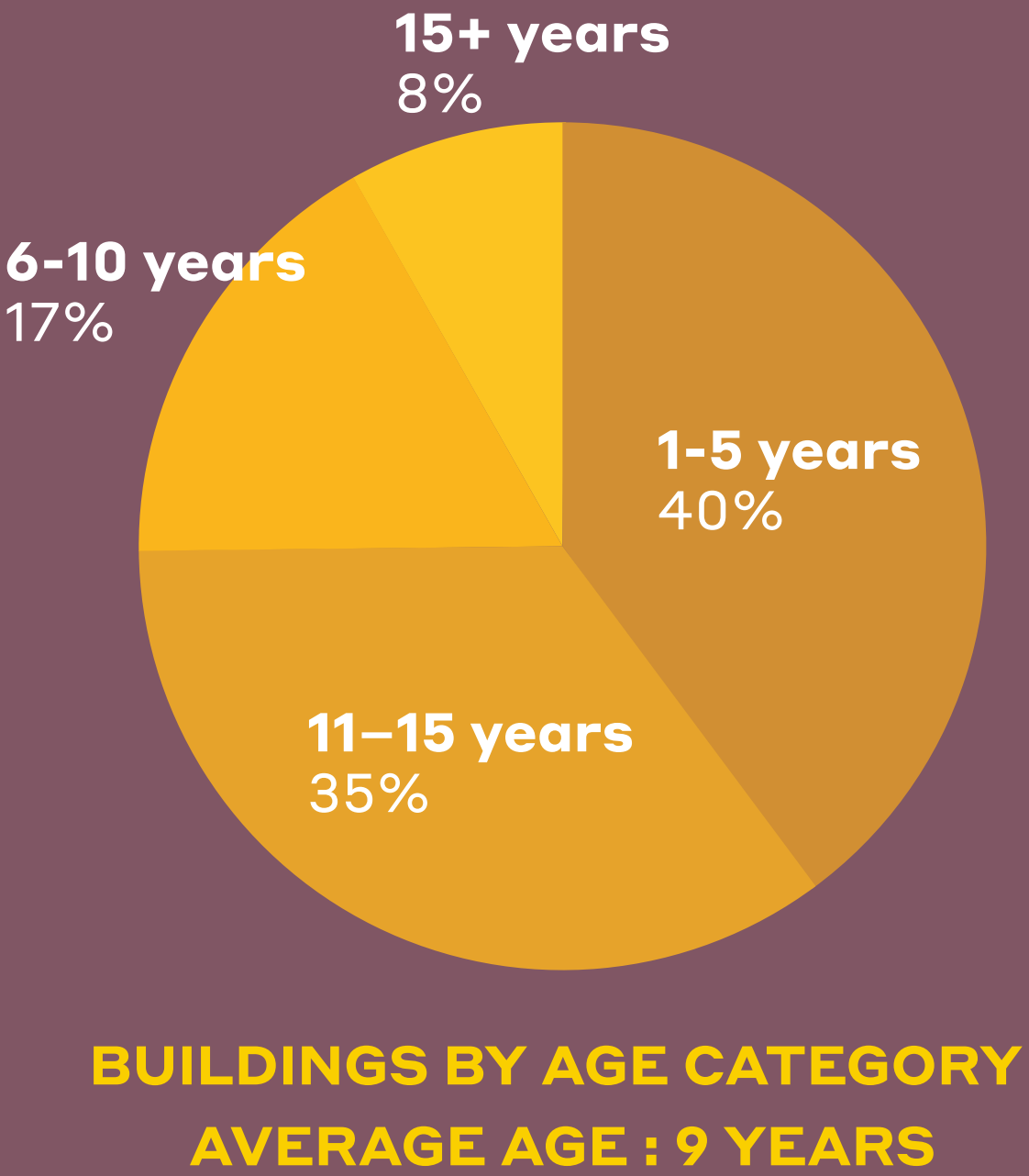
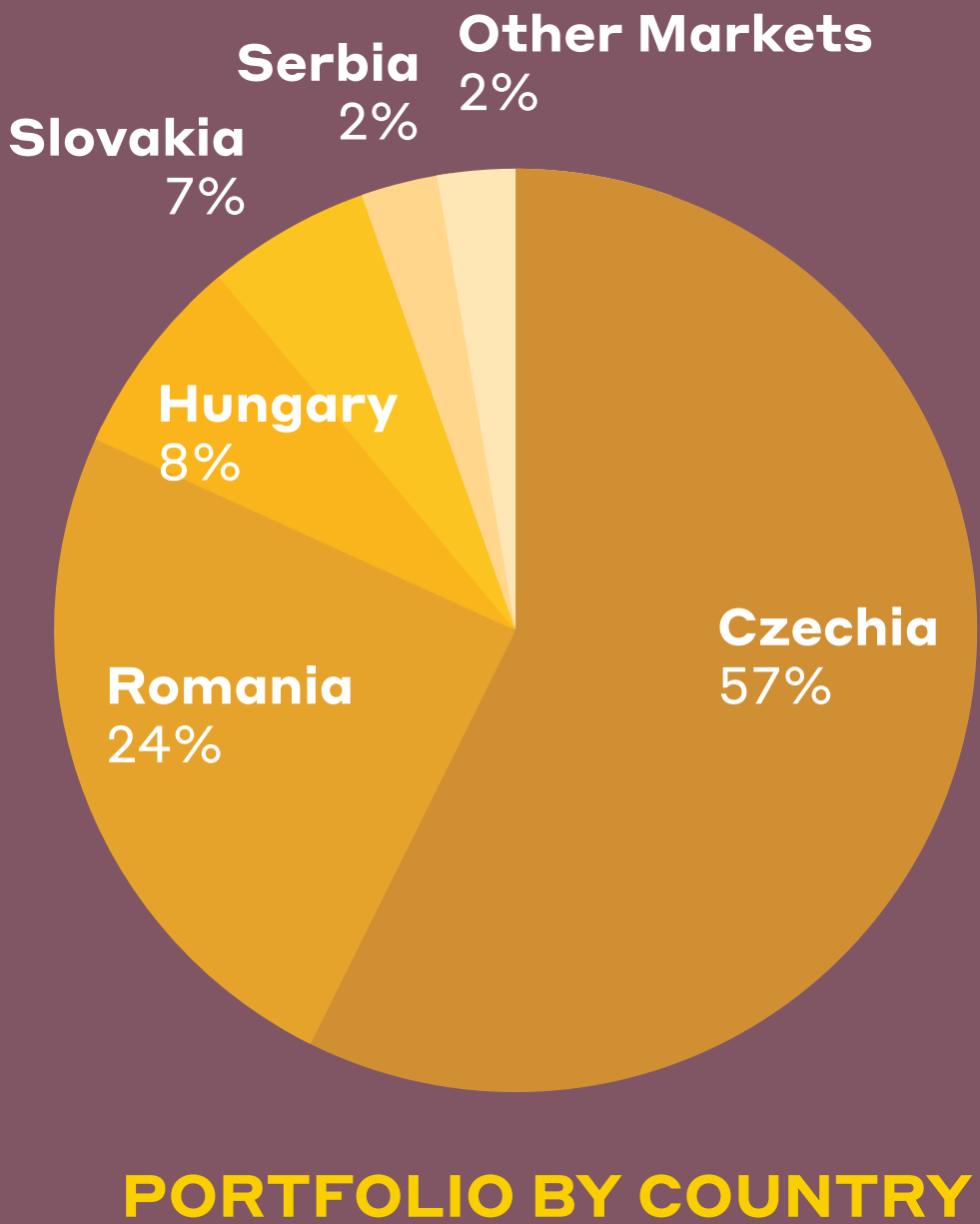
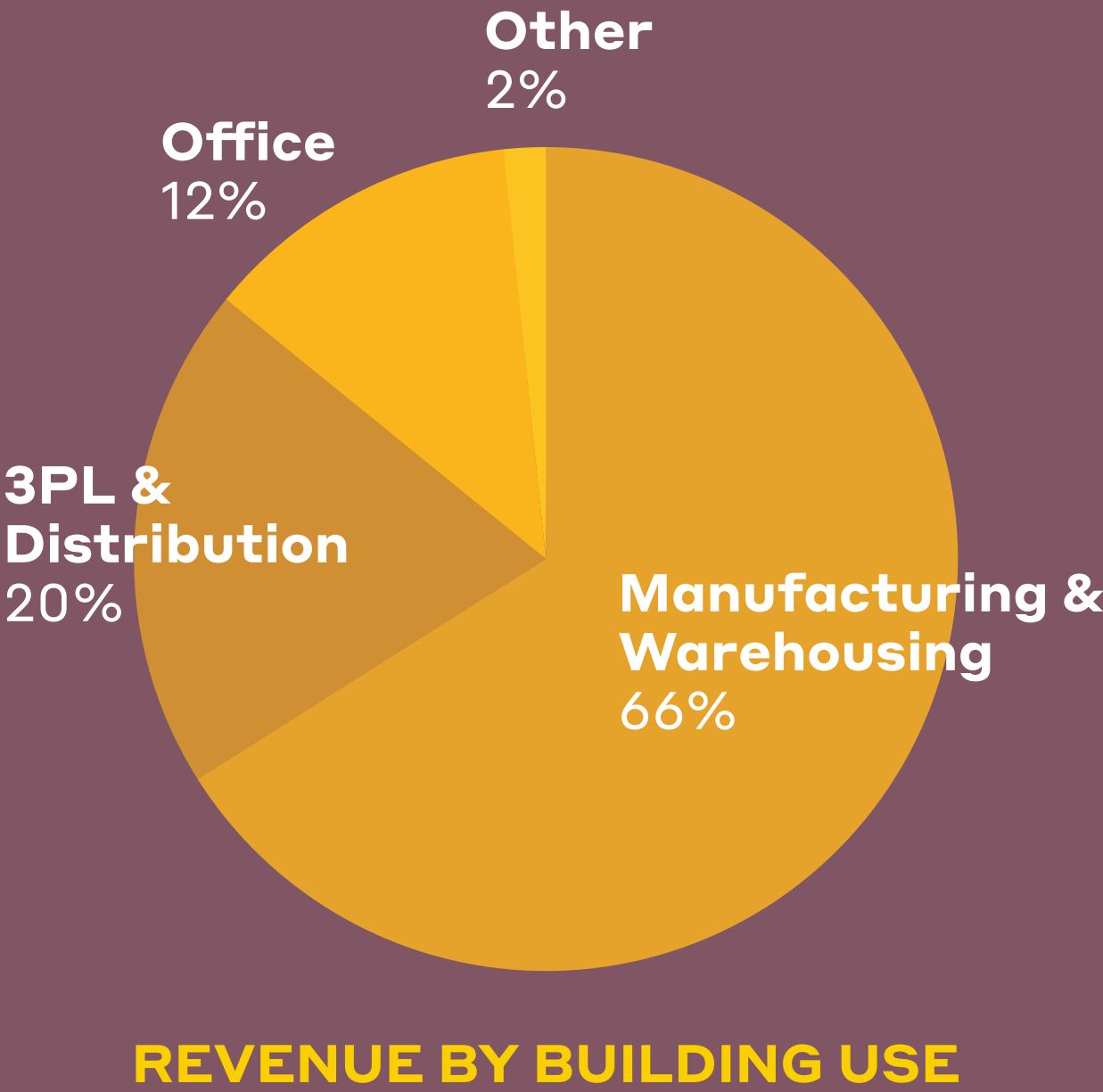
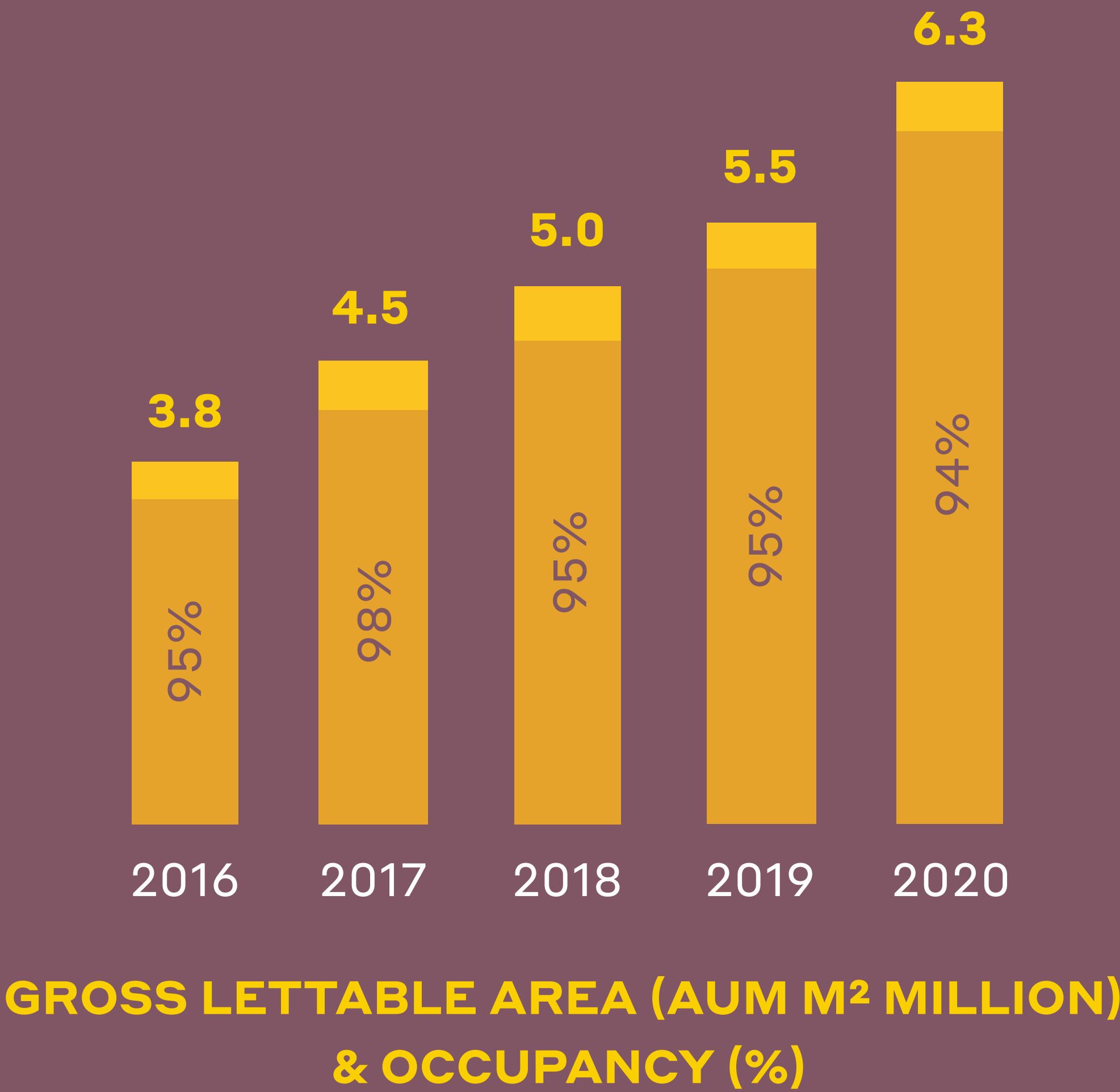
STRATEGIC LOCATIONS
ACROSS CEE

7

KEY MARKETS



As at 31.12.2020





2020 Best of Reality

Vlněna, Bronze New Administrative Centre

2020 CIJ Awards Czechia

Best Industrial Investment

Leadership of the Year

Best New Industrial Tenant

Best Warehouse

2019 CIJ Hall of Fame

Best Overall Developer at the CIJ Hall of Fame

Best Warehouse Lease for its Aldi deal in Hungary

Best Commercial Investment Property Transaction, for its deal with Deko Immobiliien

2019 Europa Property's SEE Real Estate Awards

Warehouse Developer of the Year

Ana Dumitrache, Real Estate Professional Woman of the Year

2019 CIJ AWARDS Romania

Best Warehouse Development & Developer

2019 Czech Green Building Council

Vlněna, Bronze Green Roof of the Year

Resilient macroeconomic outlook in CEE

Compared to Western Europe, CEE economies showed the more growth before COVID-19, the least shrink during COVID-19, and are projected to continue outpacing neighbors. From 2015 to 2019, Czechia, Romania, Hungary, Slovakia, Serbia and Poland exhibited an average real GDP growth of 3.9%, while in Western Europe (UK, Spain, Netherlands, Belgium, Germany, France and Italy) it stood at an average of 1.9% (source: Oxford Economics). In the last quarter of 2020, Romania GDP growth was 5.3% making it the highest in all of Europe, followed by Bulgaria's growth of 2.1% and Hungary's growth of 1.1%.

These same CEE economies also show a lower government debt to GDP ratio than western Europe, at an average of 57% compared to same group of Western European economies which is at 123% (source Oxford Economics).



Demand driven

22 years of consecutive growth is no coincidence. A large part of this success is due to our ability to learn, listen, and understand our clients' needs. Because we build strong, lasting relationships with our existing clients, over 85 % of new business originates with them. Our client retention rate was 92% for the year, underpinning the success of our approach. As our clients have grown, so have we. Our scale throughout CEE provides our clients with greater options for their own location decisions.

Resilience in diversity

Our tenant network makes up 700 plus primarily blue-chip international and domestic corporates. Like the old saying goes “don’t put all your eggs in one basket”, and we don’t. We keep reliance and mitigate risk but maintaining a diverse network tenants from manufacturing, automotive, high-tech, E-commerce, retail, and wholesale & distribution industries. Our relations are long term as we aim to grow with the success of our tenants; 80% of our new business is done with existing tenants. Our largest five tenants only make up 10.2% of 9M 2020 GRI. Through strategy, we can have assured and secure growth.

3PL

Third-party logistics show no sign of slowing as they keep up with global trade trends and the ecommerce boom. As the third-party logistics service provider sector grows, they continually are demanded to move goods faster and more efficiently. This means they need more space to store, sort and distribute goods globally.

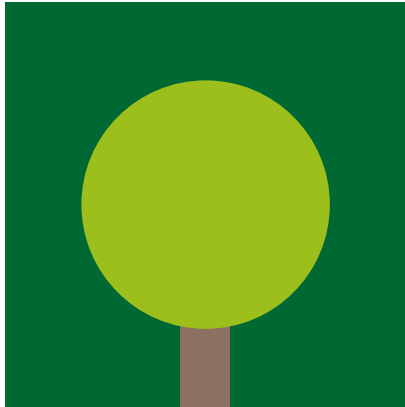


E-commerce

COVID-19 regulations and precautions accelerated ecommerce growth. Online distribution requires three times more logistics space than traditional brick and mortar retailing. CEE countries' ecommerce sales in recent years are nearly double that of western Europe; CEE 2019-2021E - 23%, Western Europe - 13% (source eMarketer).

Nearshoring

2020 saw an increase in nearshoring, as it reduces supply-chain risk by reducing unnecessary transportation of goods around the world and rather keeping them closer to their consumer market and thus more quickly available. More inventory closer to the end market means there is more ability to absorb shock. And, as increasing environmental regulations increase, nearshoring is an increasingly viable solution.



Why are our parks different?

Top grade

As owners with long term tenant relations, sustainability and quality are a fundamental ingredient in our strategy. BREEAM verified this when they certified our whole portfolio “Very Good” or higher.

22 years young

We continually are refining the perfecting balance between bringing our proven experience and scaled success with each project’s unique tenant and market needs.

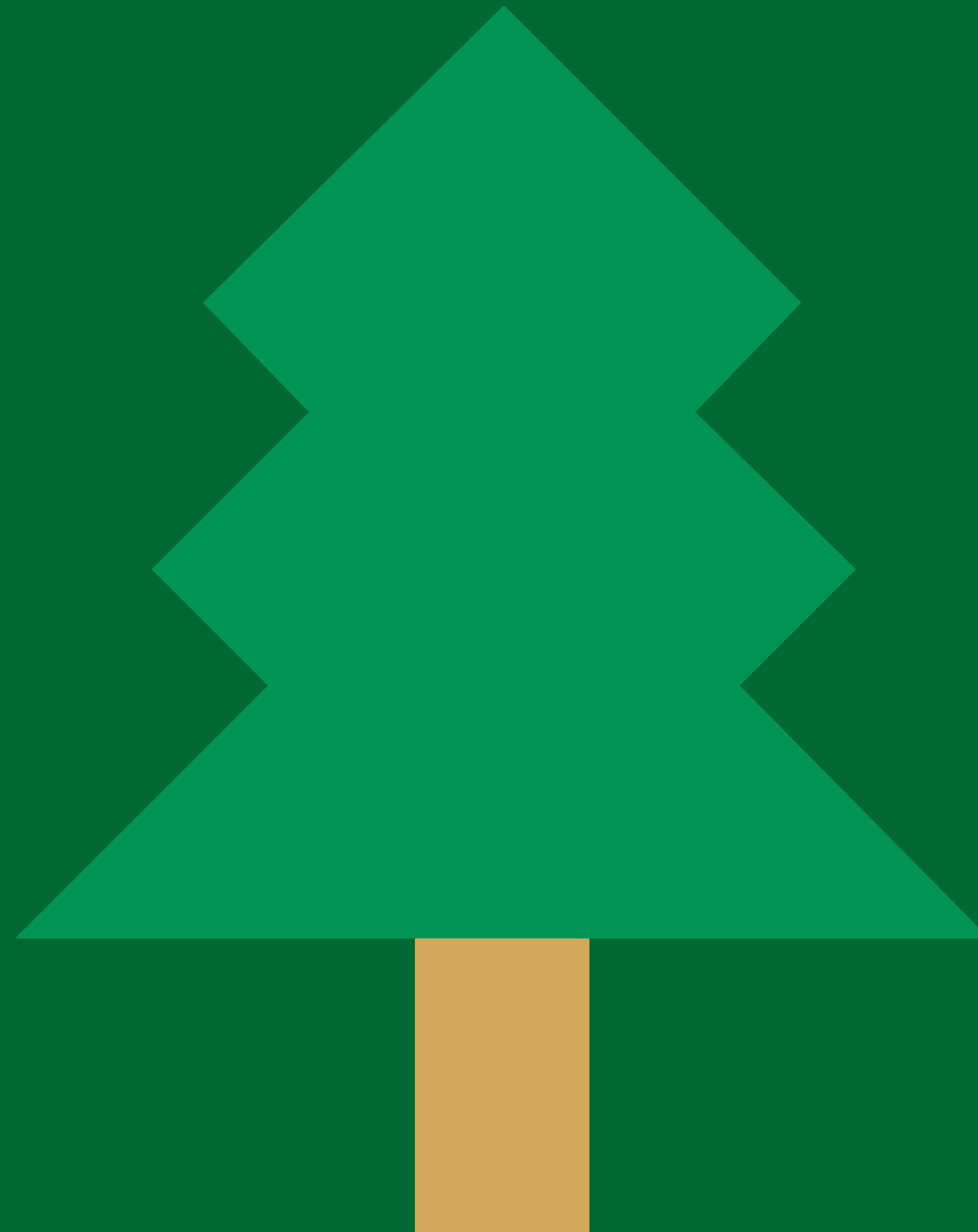
Our parks have heart

We don’t just build facilities- we build full-service parks so our tenants can do what they do best. This looks like 24/7 security, green landscaping, facility management and community amenities.

We think bigger

We think about our tenants beyond just their own facility. Rather, we try to optimise their proximity with other stakeholders on our parks so they can complement each other's activities. As a result, our parks run like synergetic ecosystems.

Green Stuff





We are green for real.

See why CTP is the most sustainable industrial developer in the region.

Everyone talks about 'going green'. Beyond the buzz, what does this look like in reality? At CTP, it is a multifaceted process which we address from a variety of angles at every level of our operations. All these facets feed into our goal to be carbon neutral by 2021 while also enriching the communities in which we operate. Since we are owners and operators of all our parks, we see this as an ongoing commitment and challenge to reduce our environmental impact, while also improving the ecological wellbeing of the area.

“ *Since CTP's founding, sustainability has been important to us and has been integrated into our operations and growth. Each year, this commitment deepens. Check out what we did in 2020.*



The BREEAM Dream

We build every building in our portfolio with the state-of-the-art materials and technologies to ensure their sustainability over time, while minimizing their ecological footprint. In 2020, this was recognised when CTP's entire portfolio across six countries was BREEAM certified "Very Good" and higher. With this benchmark, we were the first company in the CEE to undertake and succeed in such a commitment.

We did this because we think about sustainability beyond just our new developments, but also to our existing, older buildings. Our commitment to BREEAM environmental standards started in 2012, when we became the first company outside the UK to be awarded the highest level of BREEAM certification—Outstanding—for one of our office buildings.

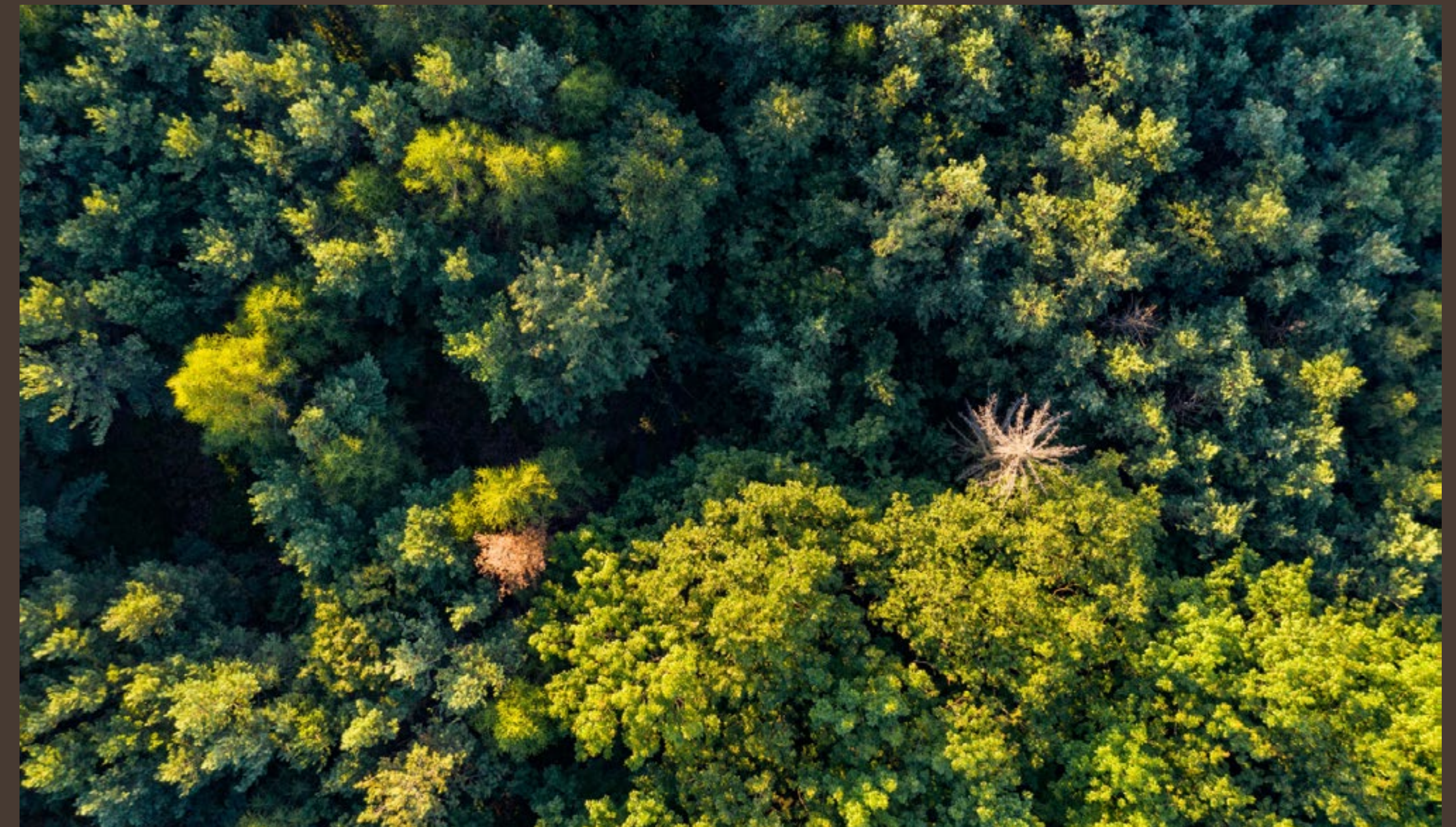
*This was an achievement for CTP,
but also the industry at large.*



BREEAM is the leading standardized method for environmental impact assessment. This is done by evaluating buildings' quality and sustainability in ten areas: energy, health and wellbeing, innovation, land use, materials, management, pollution, transport, waste and water. But it doesn't stop with a one-time checkup. To uphold this certification, BREEAM reassessed and re-certified the building every three years to ensure it is at peak performance with the latest technologies and standards.



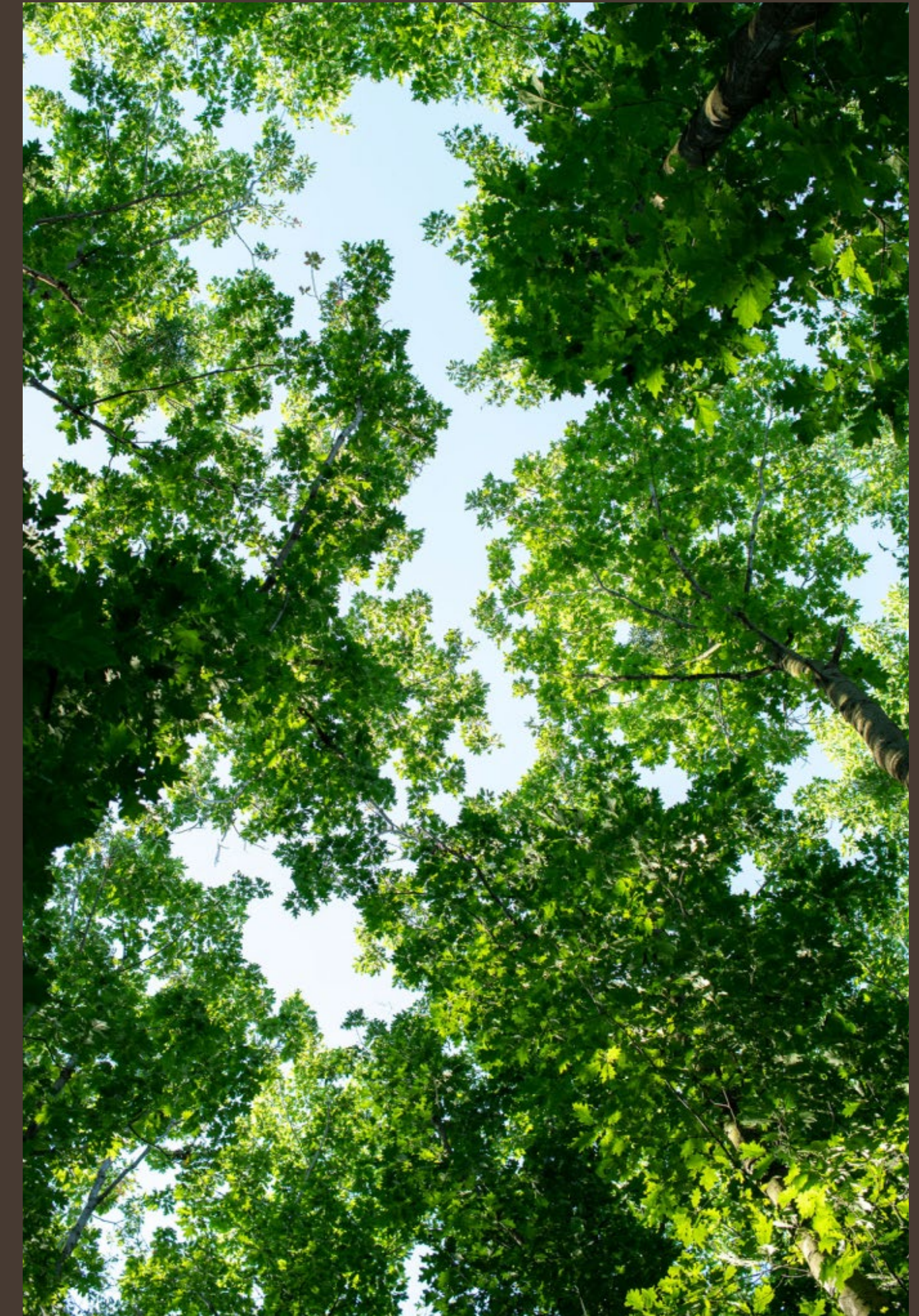
CTP is serious about green spaces, and we're not just talking about the green landscaping around our business and industrial parks. In 2020 and early 2021, we bought two forests in Czechia which collectively cover 560 hectares to restore the native biodiversity of these areas, because biodiversity and resilient ecosystems are the best defence against an unstable climate.



CTP is committed to investing in forest preserves across CEE on a 1:1 ratio to our built portfolio. We see ourselves as biodiversity custodians to help society and the environment at large. That's why we strive to protect jeopardised forests against the bark beetle infestation that is ravaging the Czechia's coniferous forests. With local environmentalists, CTP plants a variety of trees to both offset our carbon footprint, but more importantly to create greater genetic diversity which



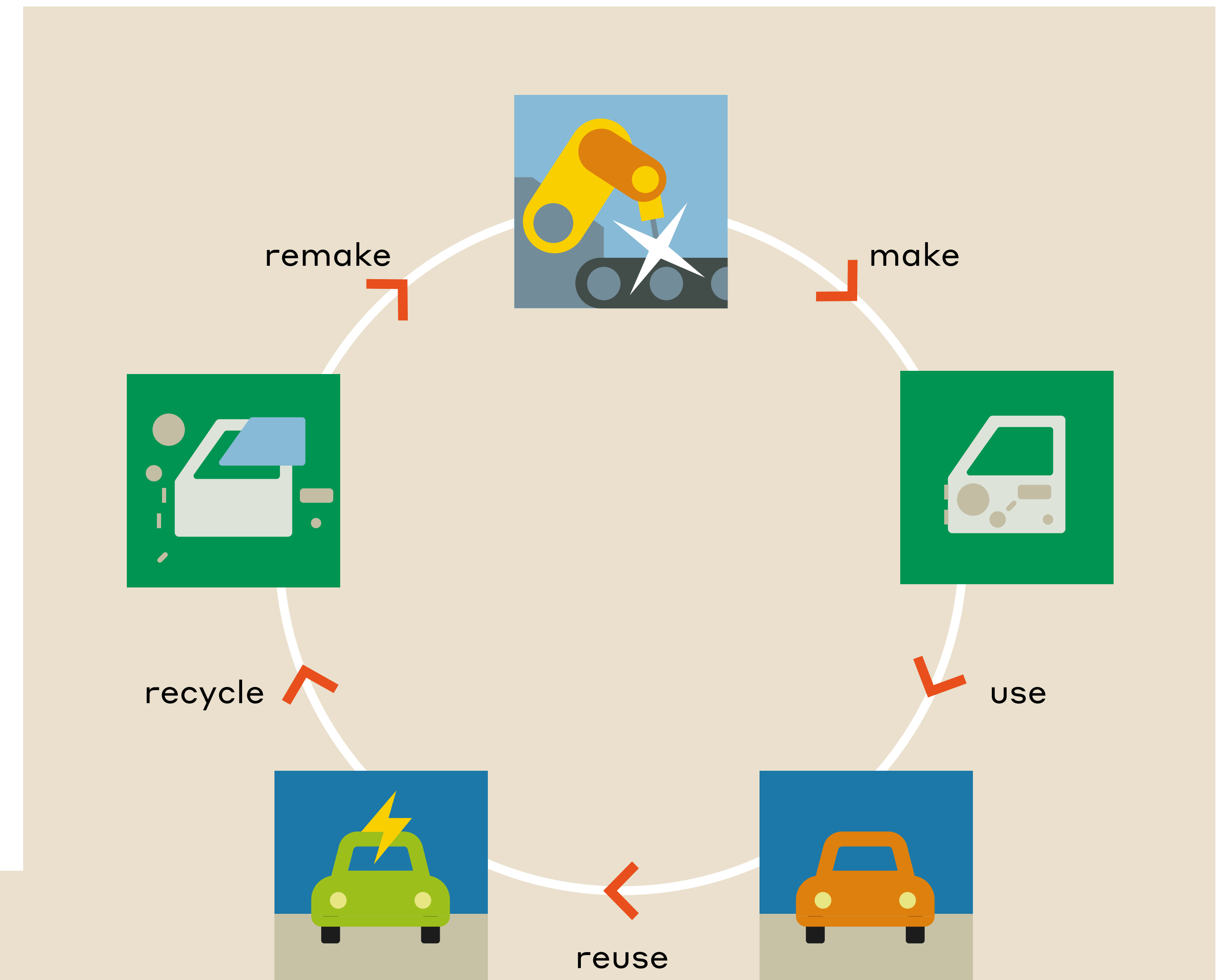
helps battle the bark beetle infestation. This scourge is a direct result of low-biodiversity resulting from mono-culture planting and over-forestation. CTP continues to seek other, old-growth forests across CEE to preserve, as they are the best type of carbon sink: wild, bio-diverse, old-growth forests are up to 40 times more effective at capturing carbon than a new-growth, managed tree farm. We are getting closer our goal; in Q1 2021 CTP met 89% of our 1:1 forest to GLA ratio with the purchase of 460 hectares of forest and land for reforestation in the eastern region of the Czechia.





Run in circles!

We have been working with the Czech based Institute of Circular Economics (INCIEN) to help close the loop in our operations. The Spielberg Office Centre in Brno was selected as our pilot project; INCIEN studied the park's operations and gave us a list of recommendations. We learned that bathrooms produced nearly 80,000 tons of paper towel waste annually, so we brought in waste-free hand-dryers, along with several other waste-reducing and recycling solutions. The best practices from the Spielberg pilot project will be transferred to our other office projects in Brno and Ostrava, in addition to our industrial portfolio where possible.



What is Circular Economy

Circular economy is a 'closed-loop' solution which allows for both sustainability and growth. First, it assesses the system, then adapts the design to eliminate, reuse or upcycle the negative externalities developed in the operational or production process.



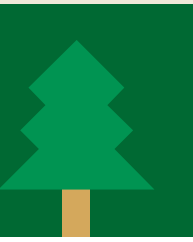
The BREEAM Dream

With almost seven million m² of rentable area, we have a lot of roofs. Starting in 2020, all newly constructed buildings across our whole portfolio are built 'solar-ready', meaning either that the roofs will be built to allow the creation of a solar farm on each building by incorporating the necessary hook-up technology, or they will be built with solar panels already installed. These solar farms are built to a capacity to provide for the given park's

operations, and even provide surplus to put back in the grid.

Already in years past, we installed eight solar farms in the Czech Republic on the roofs of a selection of our industrial projects. Our 2021 target is to develop 20MW of electricity capacity in the Czech Republic. CTP's solar initiative allows us to offer renewable energy to our tenants in solar-enabled parks, lowering their operational costs while providing them with a viable source of renewable energy for their own sustainability goals.

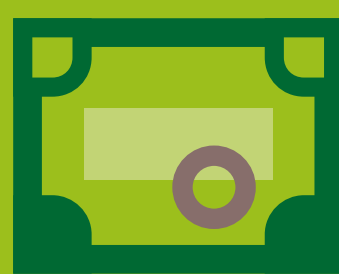




Smart, certified buildings

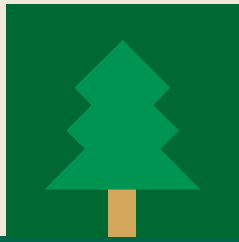
Smart buildings measure energy consumption in real-time, and make it possible to identify ways to make building operations even more energy-efficient, saving both money and the environment. We upgraded our portfolio with data-collecting technology to better analyse building performance. This enables us to identify ways to make building operations efficient as possible.

In addition to BREEAM, ISO certification is a key third-party assessment which helps us understand and reach the best environmental and energy management standards. While we are working to have our portfolio across all six countries ISO certified, we have achieved it for our two largest country portfolios; all buildings in the Czech Republic and Romania are certified with Environmental management (ISO 14001) and Energy management (50001) certifications.



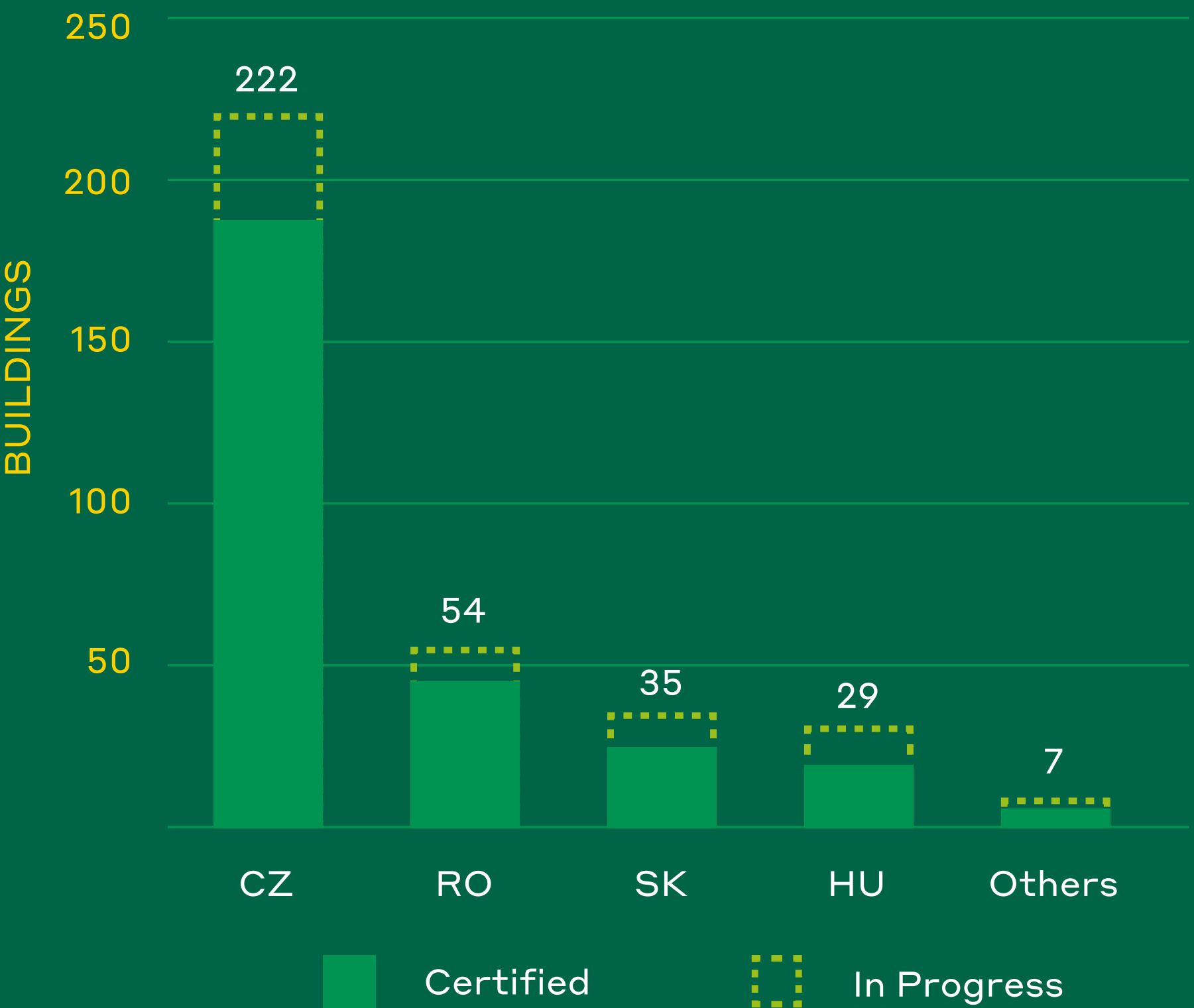
The Green Bond Promise

In 2020 we rolled out our new Green Bond Framework. We like Green Bonds because they raise money for our verified green projects- which are all our projects. Raising €1.55 billion over three issues in five months, its apparent that our investors like them too. This framework is the crowning connection between our business operations and our environmental values. To verify this promise, we hired Sustainalytics, a third-party to provide an independent Second Party Opinion report.



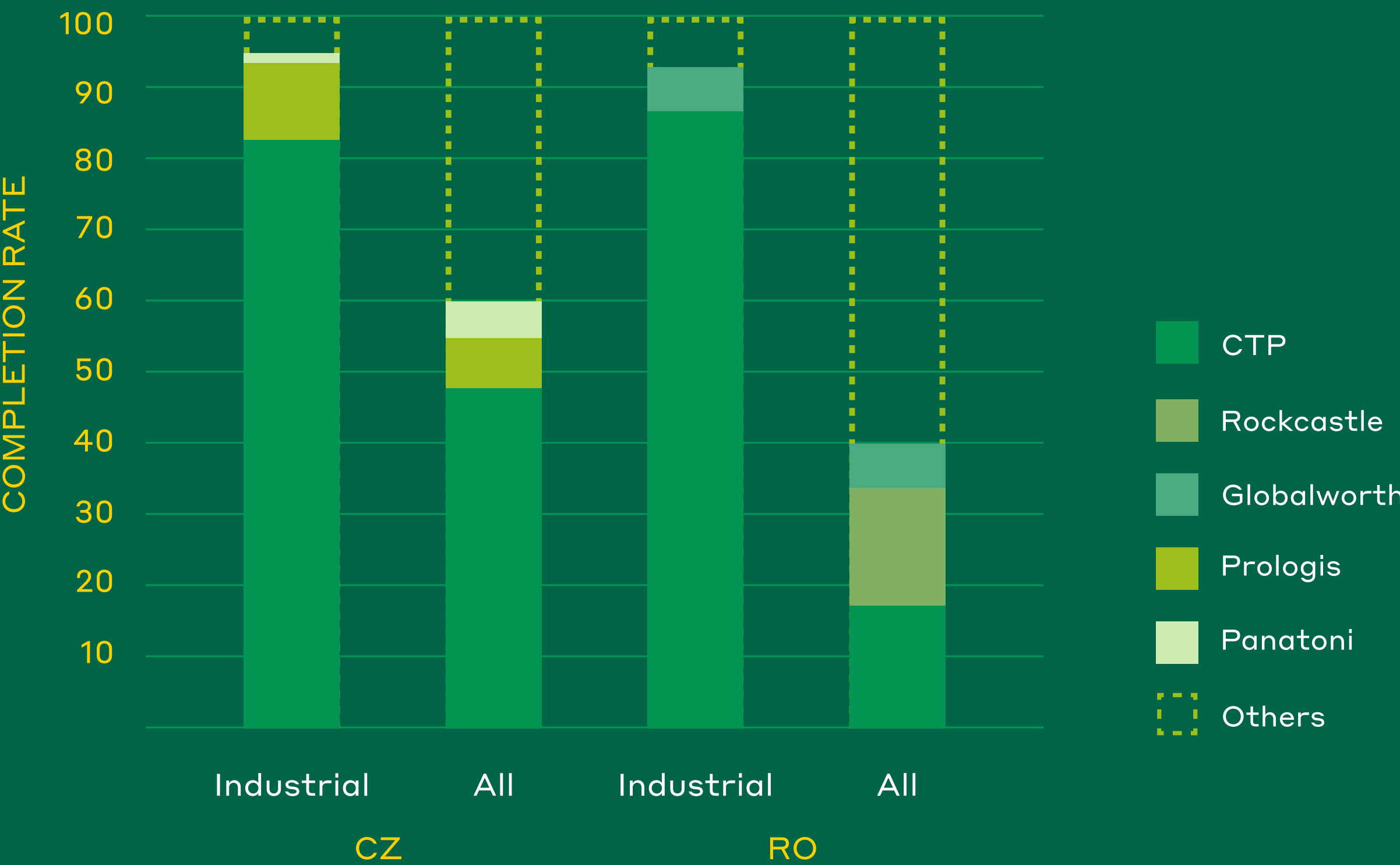
CTP BREEAM CERTIFIED INDUSTRIAL BUILDINGS BY COUNTRY

Upon completion of portfolio certification, the only buildings not certified were either in construction phase, or in the process of certification post-handover.



BREEAM CERTIFIED BUILDINGS CZ & RO, BY DEVELOPER

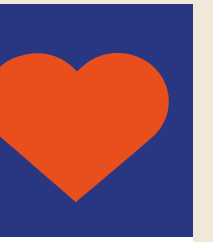
Upon certifying our entire portfolio, CTP held nearly 85% of all industrial certificates awarded in CZ and 86% of those awarded in Romania. CTP has more buildings certified than any other developer in these 2 markets.



(source: BREAM greenbooklive.com)

Community



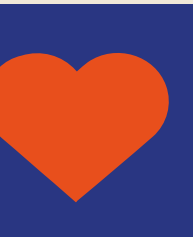


With 22 years of experience, CTP time and time again sees the value of investing in people and giving back to communities, be it in our offices, parks, the neighbourhoods where we work, or society at large. As we grow, communities grow.

Parkmakers making parks with heart

Our parks are not just brick and mortar, they're a place for communities to engage and grow. We do this by responding to local community needs and adding amenities for our tenants and the public at large. Our first parks started with just a basic emergency care facility. We have learned a lot over the years, and today our parks look very different. Today, we know a workspace is also a community space, and we believe that it is a developer's responsibility to give back to the community where they work.





CTParks featuring Clubhaus

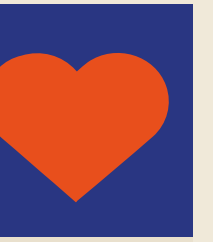
In 2020 we delivered our first Clubhaus, a concept space for logistics and industrial parks. Essentially, it is a community hub for employees and the surrounding community a large, harbouring restaurants and canteens, indoor and outdoor recreational space, meeting rooms, a playground, sports facilities, residences, and on-site health care. We rolled out the first Clubhaus at CTPark Bor, one of our largest parks and we already have Clubhauses in the pipeline for CTPark Bucharest West, CTPark Budapest West, and CTPark Ostrava.



Clubhaus
taking shape in
CTPark Bucharest West

Clubhaus
at CTPark Bor
in the winter





Community building starts with education



Tereza Maxová Foundation

CTP has supported the Tereza Maxová Foundation since 2018 and continues to do so. The foundation has a grassroots understanding and connection with foster homes and social service organizations across Czechia, and works to improve the lives of youth in foster care. CTP has helped enable their three pillars of activities: education, prevention of removal from biological families, and prevention of home violence.

In 2020, CTP provided laptops for disadvantaged youth through the Tereza Maxova Foundation to help with their home-schooling which was moved online due to COVID-19 restrictions





Tertiary education builds leaders.



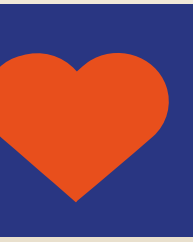
The UN Refugee Agency

In 2020, CTP was the first corporate partner to step up to the UN Refugee Agency's "Aiming Higher" campaign which aims to increased higher education among refugees from 3% to 15% by 2030. CTP donated €735,000 to provide 70 refugee youth full four year higher education scholarships.

yourchance

For over a decade, yourchance has been educating underprivileged youth about finance literacy, principles of entrepreneurship, and how to successfully transition from care homes to independence. They have three key pillar program, and CTP continues to be a general partner of one of StartProperly program.





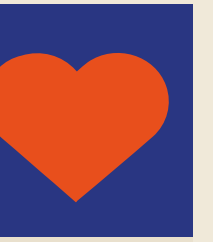
Czechitas

CTP continues to host and support Czechitas and the Czechitas House at our Ponávka business park in Brno. Czechitas strives to make the STEM sector of today and tomorrow in Czechia more gender inclusive by empowering and supporting girls and women with education and mentoring about programming, web development, graphic design and data analytics. Since the start of our collaboration in 2019 with Czechitas, they've organised over 230 events and has engaged 11,079 people.

Classroom in the Forest, Trenčín

Classroom in the forest, or "učebna v lese", is a program that educates kids about fauna, flora and ecosystems in their local area. In 2020, CTP supported this program in Trenčín, Slovakia.





VŠE MBARE

CTP enters its fourth year of partnering with Prague's University of Economics and Business's (VŠE) MBA Real Estate Investment, Development and Valuation program which was recently certified by RICS. In 2020, CTP's own Head of Research, Bert Hesselink, started as a lecturer, and we continued supporting our employees to take the program, having two in-house graduates. CTP is thrilled to participate in the programs case studies so that students get first-hand application to the in-class theory they're taught.

Brno University of Technology

In 2020 CTP continued with the long-term cooperation with the Brno University of Technology Faculty of Civil Engineering to help create opportunities for students to gain practical, real-world experience. We hosted two paid internships, and CTP continues to support their Coffee Corner relaxation zone, a hub for students and faculty to socialise, relax and discuss the industry.





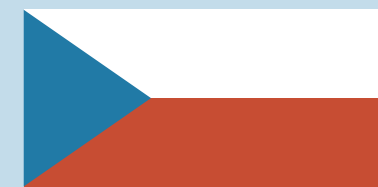
Technical University of Kosice

Since 2019, CTP has been supporting research projects for the Technical University of Kosice's Faculty of Engineering PhD program. This support helps enable top minds to apply industry pushing research both in Slovakia and abroad.



Helping communities across the map

No two communities are the same, and there's no one-size-fits-all to support them. That is why we think it is important to support a variety local initiatives and community leaders in the areas where we work.



Czech Republic

Facilitated workshop with urban stakeholders on the topic of making Brno a more bike friendly city

Kolak pro hospic/ Cakes for Hospice charity event participant

Firehall in Tuchořice donor

USK Praha basketball team sponsor



Romania

Hospice Casa Sperantei donor

Asociatia Culturala Alexandras donor

Bolintin Vale City Hospital donor



Slovakia

Úsmev ako dar / Children's home donor

Sport dětí / Sports Kids donor



Serbia

Playground Kragujevac donor

Community public space in Simanovci donor

Parkmakers

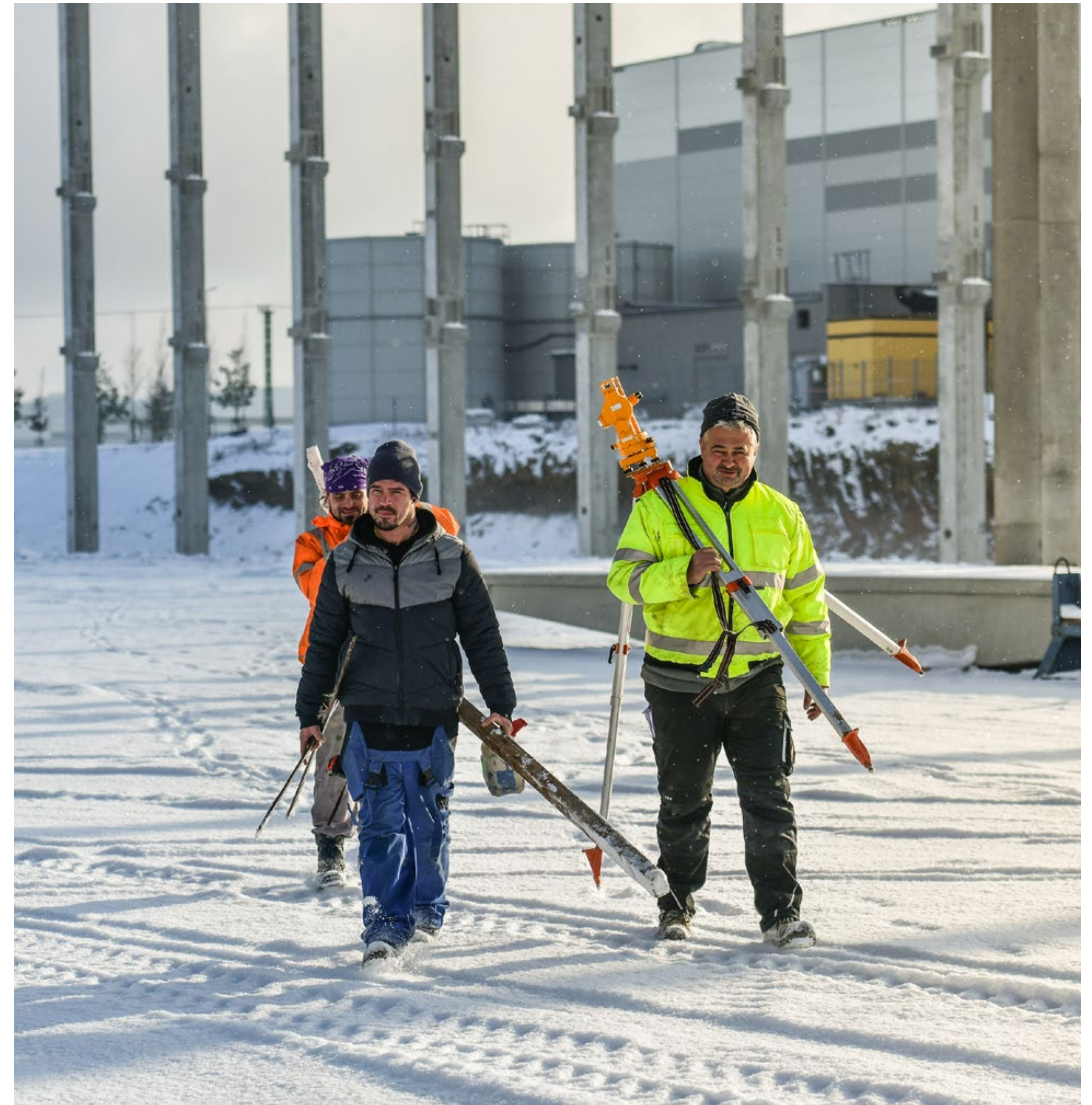




Parkmakers

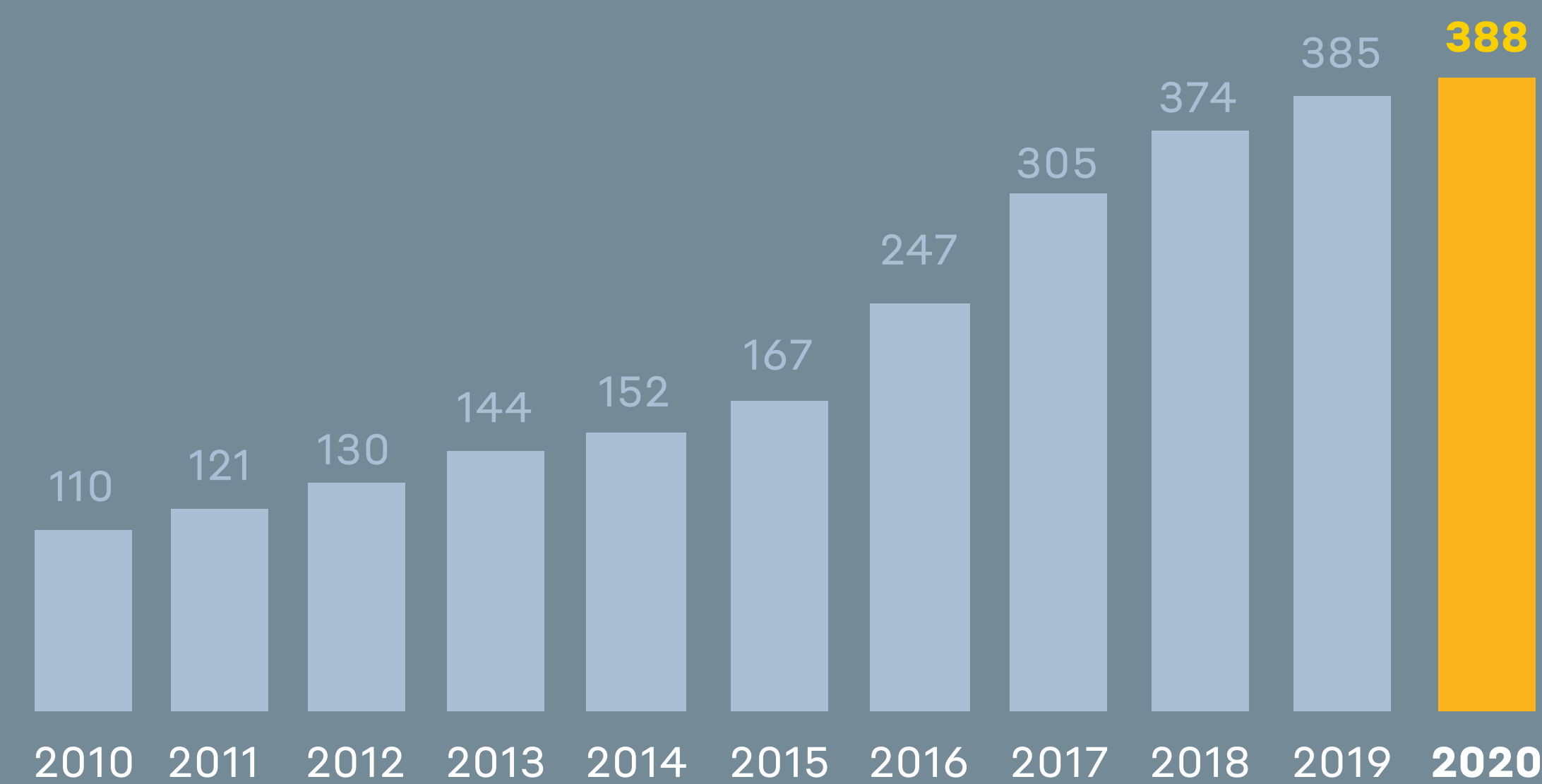
The spirit of CTP started in 1998 when Remon Vos embarked to Czechia to leverage new business opportunities. Today, despite the fact that the team has grown to almost 400 parkmakers, that entrepreneurial spirit and hustle to be excellent is very much embodied in how we do things. We blend the best of industry experience and innovative, forward thinking to deliver the best results.

One of the things that makes us unique is that we don't just build buildings, we create parks. We design them with the big picture in mind; we think about how they will run and evolve over time and set up opportunities to help our tenants synergise from each other's proximities. This makes our parks run like ecosystems, and every year our parks have more value for our tenants to enjoy, allowing them to do what they do best while us parkmakers take care of the rest.

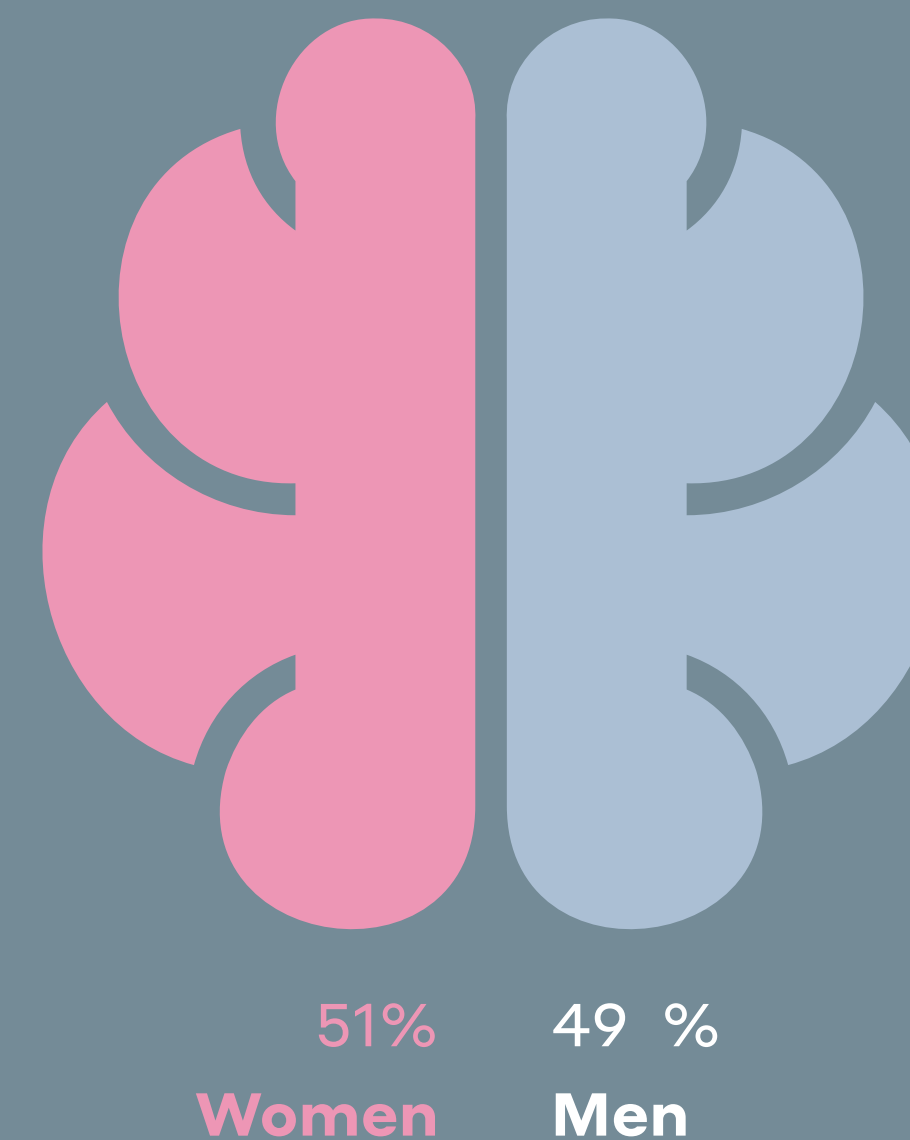




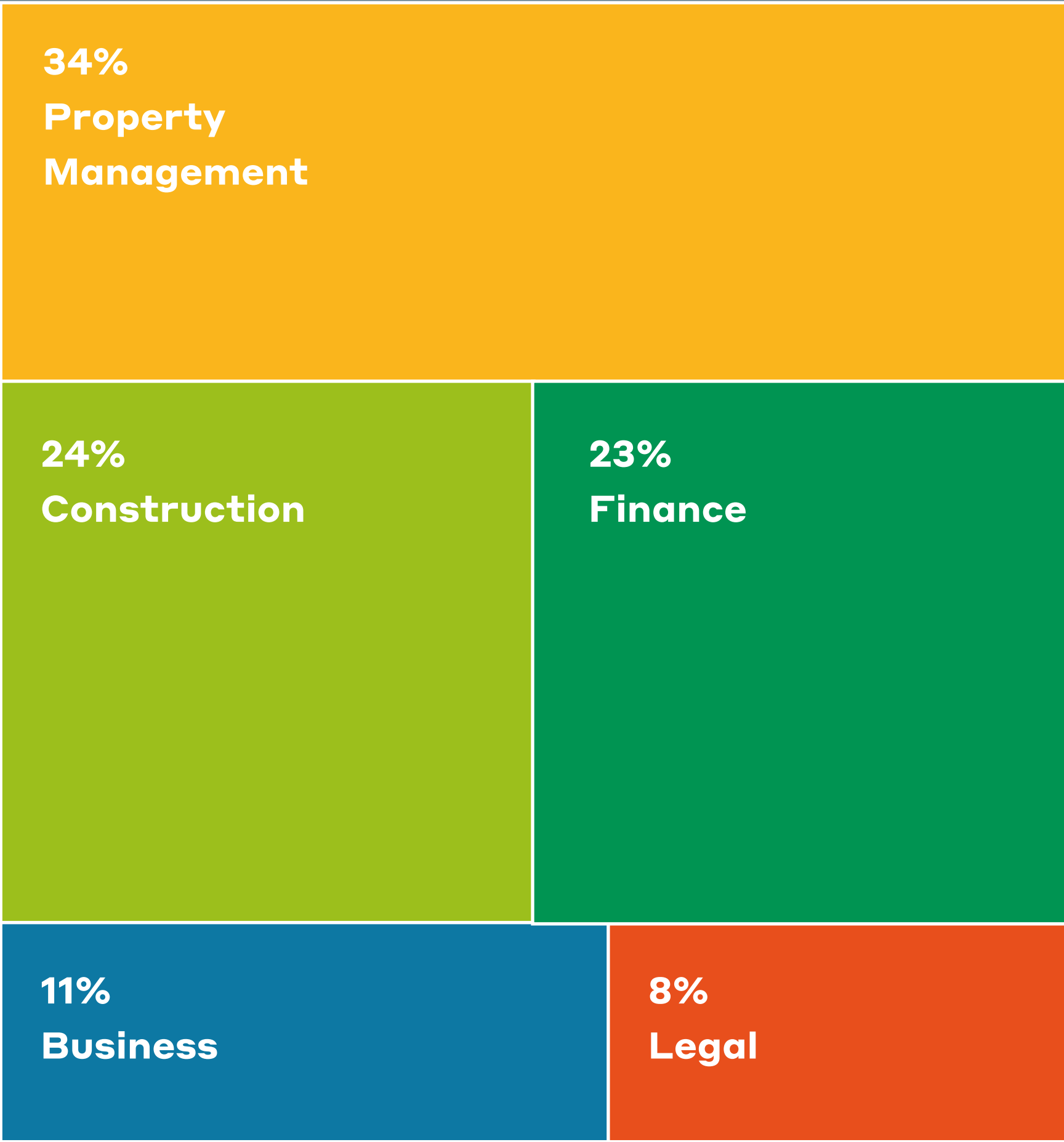
From construction workers to accountant, and facility managers to bee keepers, we are all parkmakers.



FULL-FLEDGED PLATFORM WITH 388 EMPLOYEES
(number of employees)



BALANCED GENDER REPRESENTATION
(average age = 38 years)



DEPARTMENT RESOURCES BREAKDOWN
(% of total headcount)

