

CTP acquires Amsterdam Logistic Cityhub

- Largest single-asset transaction in logistics real estate in the Netherlands; net transaction value €307 million for 100% of the shares
- Approximately 120,000 m² of storage and last mile distribution space equipped for emission free transport, and approximately 11,000 m² of office space
- Completion expected in the fourth quarter of 2022, already partially leased

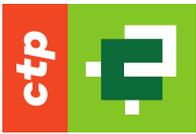
Amsterdam, 16 August – CTP, a top five industrial property developer in Europe, today announced the acquisition of the Amsterdam Logistic Cityhub (ALC) with a net transaction value of €307 million for 100% of the shares of the single-asset. The XXL city hub in the Western Docklands of Amsterdam is currently being constructed and upon completion will comprise approximately 120,000 m² of storage and last mile, multi-layer distribution space. ALC is a multi-tenant complex and includes approximately 11,000 m² of office space, with approximately 1,700 parking spaces, 200 loading docks and a private 180-metre quay. CTP will acquire ALC from entrepreneurs Wim Beelen (Larendael Development) and Paul Vermaat (Bridges Real Estate). The ALC acquisition is the largest single-asset transaction in logistics real estate in the Netherlands to date.

The city hub meets the strong demand for storage and last mile distribution space at a short distance from the city centre, suitable for emission-free delivery and supplying the city centre by both land and water. Amsterdam Logistic Cityhub is strategically located in the port of Amsterdam with direct access to the A10 ring road and the North Sea Canal. The city hub is expected to be completed in the fourth quarter of 2022 and is already partly leased up.

The construction is carried out according to the highest sustainability standards and business operations will be maximum energy neutral. The connection with the city centre by water enables transport with electrically powered boats, and with electricity generation through solar panels and wind turbines ALC is self-sufficient. ALC will be BREEAM Excellent certified as soon as the distribution centre is completed.

Ralph de Munnik, Director CTP Netherlands: *"We are extremely proud to have been able to conclude this agreement and look forward to an intensive cooperation with the City of Amsterdam and Port of Amsterdam. The Amsterdam Logistic Cityhub is an absolute pioneer in the field of 'last mile' logistics solutions to relieve busy city centres. There's a strong demand for such logistics business space in the Amsterdam region and we expect this demand to only increase. Currently, the supply and the development pipeline in the region with a vacancy rate of approximately 6% are limited. The city hub is therefore a unique opportunity for us to serve both existing clients of CTP as well as new clients in the Amsterdam region and fits our profile as property developer of high-tech business parks. The multi-tenant, sustainable and multimodal character of Amsterdam Logistic Cityhub combines all the aspects of a CTPark in one building. The acquisition is a wonderful addition to the CTP network and a great step in our ambition to accelerate our growth in the Netherlands."*

Wim Beelen, entrepreneur and creator of ALC: *"The vision for Amsterdam Logistic Cityhub has always been strong. This transaction confirms CTP's confidence in the concept and in the developments of the logistics market in the Amsterdam region. With ALC, we have created a new perspective on inner-city logistics; the hub sets the tone for the future of the industry and contributes to an emission-free inner city. Our team is incredibly proud to have brought ALC to where it is today, and even more so to have finished our 'last mile' with a historic transaction."*



CTP was advised in the transaction by Dentons Amsterdam (legal), Savills Netherlands (commercial) and EY (tax), the selling party was assisted by DLA Piper and CBRE.

About CTP N.V.

CTP is a top five industrial property developer and manager in Europe and the largest in CEE, with over 6.6 million m² of logistics space and operations in nine countries. The company is on target to expand its portfolio to 10 million m² by year-end 2023. With its entire portfolio BREEAM certified, CTP claims the position of the most sustainable developer in the region and is on track to reach carbon neutrality this year. At the end of March 2021 CTP listed on the Euronext Amsterdam stock exchange, issuing 397,017,000 shares priced at €14 per share, which implied a market capitalisation for the company of €5.6 billion at listing. CTP's market capitalisation is at €6.7 billion per 30 July 2021.

For more information

CTP

Ralph de Munnik

Tel: +31(0)852731294

Email: ralph.demunnik@ctp.eu

CFF Communications

Ruben Cardol

Tel: + 31 (0)6 55 358 427

Email: CTP@cffcommunications.nl

Visit our corporate website: www.ctp.eu