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# CEE Industrial Growth: Value Driven

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See the **Back Page** for more about the CTPark Network's five unique property types.

PREMIUM BUSINESS PROPERTIES



Welcome to the autumn/winter edition! I am excited about our achievements so far this year. We have been able to sign future lease agreements for more than 100,000 m<sup>2</sup> of properties to become available for our clients during 2015.

For many years now, most new properties are being constructed for existing clients who need more space to extend operations and often add other activities to their central European facilities. New clients in the 2015 pipeline include a major fashion company, for which we will develop a strategic distribution centre, and a US automotive company in the Plzeň region, for whom we will construct a production facility. Recent activities include launch of construction in Romania for Fraenkische, and we will be completing a number of properties in 2014.

In order to accelerate growth in line with our business plan, we have also acquired a few properties in strategic locations around Prague. We utilise the organisation

we have in central Europe and our client base to turn these acquisitions into profitable projects, carefully considering vacancy to ensure we balance demand and supply. Many of our business parks have been developed over the past ten years. Over the last decade we have been able to extend many of the sites, develop infrastructure, and accommodate a variety of investors. Currently a typical CTP business park offers both small and large custom-built properties with on-site personnel. To satisfy the demand of our tenants, we ensure that sufficient public transportation services are available, and we manage on-site security, cleaning, and maintenance. We are always looking for new ways to provide services for our tenants, which is why I am excited about our plan to construct accommodation facilities at CTPark Bor for employees who commute longer distances.

As part of our ongoing efforts to promote education in the Czech Republic, we are starting to work with local universities and regional administrations to facilitate knowledge transfer and promote technical studies.

As we did last autumn, we are again planting trees, more than 4,000, throughout our business parks. Together with our landscape architect from Amsterdam, Lodewijk Baljon, we have carefully planned green and leisure areas within our parks. It takes years to develop these sites and we are committed to fulfill the plan and are pleased with the appreciation.

I am happy that this year we have been able to make several acquisitions outside of the Czech Republic, and we are now in a better position to offer services to our more than 400 clients outside of the Czech Republic. Through these acquisitions, we will also be able to establish relationships with other companies. The industrial market is attracting a lot of interest from various parties. We like to continue doing what we are good at, with a focus on long-term quality and value.

Remon L. Vos, FRICS  
Chief Executive Officer

REMON VOS CAN BE REACHED AT [remon.vos@ctp.eu](mailto:remon.vos@ctp.eu)



**CTP Sail 2014: WADDENZEE** | Over the weekend of 12 – 14 September, 75 hearty seafarers from the ranks of CTP set off for adventure on the high seas by taking part in CTP's three-day, four-boat team-building regatta in the Netherlands — CTP Sail 2014 WADDENZEE.

The crews wasted no time and hit the decks on Friday afternoon for the first stage of the regatta, from Harlingen across the Waddenzee to Vlieland. The historic and traditional Waddenzee boats, with flat bottoms and side keels, proved no match for our team of old salts, who took it upon themselves to hoist the pirate flag as they raced across waves.

Each evening, the day's winners toasted with champagne, and everyone enjoyed the evening program onshore. There was also a chance for biking during the day, which, alas, proved to be more treacherous for our seafarers than the mighty sea.

[www.waddenzee.nl](http://www.waddenzee.nl)

News in Brief

The technology company **Regeneris** has signed for a 3,320 m<sup>2</sup> custom-built CTFit production facility at CTPark Teplice. The company is currently occupying a CTFlex space at the park while construction is underway.

Auto components maker **Stahlgruber** has signed for a 1,023 m<sup>2</sup> CTBox facility at CTPark Ostrava with combined production and warehousing space.

CTZone Brno welcomes several new tenants including the Swiss company **GESIPA**, producers of high-strength rivets and other precision tools, which has signed for a 944 m<sup>2</sup> CTBox.

The company **Brammer**, which produces transmission components for the automotive industry, will move in to a CTBox facility at the start of October. Other new tenants include **Würth, Madfinger, AG Foods, Phoenix Contact, and Eletechnik**.

The Czech unit of German car and aviation components maker **Elektrometall** has signed for a 3,095 m<sup>2</sup> facility at CTPark Bor.

**Schenker** has signed for a 4,936 m<sup>2</sup> logistics space at CTPark Nový Jičín.

**Carclo**, a UK-based high-tech plastics producer, has signed for a 3,056 m<sup>2</sup> production facility at CTPark Brno.

**IFE**, a long-term CTPark tenant, has prolonged its lease agreement at CTPark Modřice for another ten years and has signed for new extensions to their premises totaling 3,570 m<sup>2</sup>. IFE, a leading producer of automatic doors for trains, first moved in to CTPark Modřice in 2002 and currently employs around 540 people at the park.

Another long-term tenant at CTPark Modřice, **Mergon**, has signed for a lease extension for its 8,100 m<sup>2</sup> production and office space. CTPark Modřice is the first full-service CTPark location and offers ideal position close to Brno.

The companies **Gebruder Weiss, ABB, and XLMX** have signed for new extensions at CTPark Ostrava totaling 7,838 m<sup>2</sup>. The 1,773 m<sup>2</sup> extension for ABB brings the company's total footprint at CTPark Ostrava to 9,743 m<sup>2</sup>.

**Honeywell Expansion at CTPark Brno Continue**  
CTP has recently completed a 1,000 m<sup>2</sup> extension to Honeywell's Turbo Test Lab at CTPark Brno. Work on a 5,000 m<sup>2</sup> office extension to Honeywell's R&D campus at CTPark Brno is underway and will be completed in November. Work is also underway on a 5,000 m<sup>2</sup> lab space for Honeywell's ACS division, also at CTPark Brno.

**Global Logistics Solutions** has signed for a 4,000 m<sup>2</sup> extension to its distribution centre at CTPark Pardubice.

**Vamar International** has prolonged its lease for 11,000 m<sup>2</sup> of warehouse and office space at Airport Logistics Park.

**Foxconn** has expanded its CTFit facility at CTPark Pardubice with an additional 1,000 m<sup>2</sup> of warehouse space.

**Valeo Compressor Europe** has prolonged its lease at CTPark Humpolec. Valeo launched production at Humpolec in 2001 and currently utilises an 18,000 m<sup>2</sup> CTFit production hall.

**CTP is planning a new park at Hradec Králové**, where we will construct CTFit and CTBox units totaling over 7,500 m<sup>2</sup> for two clients, scheduled for completion in Q2 2015.



# CTP Makes Moves in Prague

## CTPark Prague North is CTP’s Third Acquisition of Industrial Space in the Czech Capital.

CTP is pleased to announce the further expansion of the CTPark Network into Prague with the acquisition of a third modern business park in the Czech capital, now rebranded as CTPark Prague North.

CTPark Prague North, situated just north of Prague on the D8/E65 motorway (see map for details), offers strategic location for custom-built logistics, manufacturing and R&D activities. The site includes 20,000 m² of A-class industrial properties and expansion land for another 70,000 m² of new facilities. The acquisition follows the purchase earlier this year of a modern business park near the junction of the Prague ring road and the D1 (Prague-Brno) motorway, now rebranded as CTPark Prague East.

Last year, CTP established its first industrial site in the Czech capital with the acquisition of the Airport Logistics Park near Prague’s Václav Havel Airport. These purchases are part of CTP’s strategy to expand its portfolio in proven markets via a mix of acquisitions and new-built facilities.

All newly acquired parks are currently undergoing rebranding and site refurbishments, as part of CTP’s long-term commitment to high standards of property management.

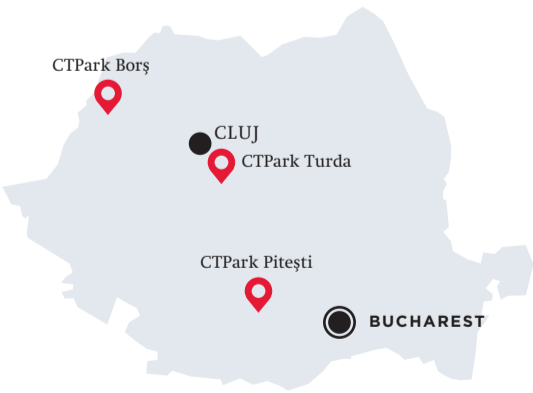
FOR MORE INFORMATION, CONTACT [jaroslav.kaizr@ctp.eu](mailto:jaroslav.kaizr@ctp.eu)

### Fränkische Expands to Romania with CTP

Fränkische, a long-term CTP tenant, has expanded operations to Romania with a 3,400 m² custom-built CTFit manufacturing facility at CTPark Turda, in Romania’s central, high-tech Cluj region. Handover scheduled for Q2 2015.

Fränkische, a major producer of plastic piping for the automotive and white goods industries, currently utilises a 19,000 m² custom-built facility at CTPark Okříšky in the Czech Republic. Fränkische joined the CTPark Network (CZ) in 2007 and in 2013 expanded operations with a 7,290 m² custom-built extension.

Fränkische chose to expand to Romania to take advantage of favourable market conditions, and the investment represents the company’s first production facility in south-eastern Europe. Fränkische selected CTPark Turda for its strategic location at the centre of Romania’s most dynamic business region.



CTPark Turda encompasses 24 hectares and is permitted and prepared for further development. The site benefits from close proximity to the university city of Cluj-Napoca, as well as from direct access to the A3 and A10 motorways, which link the site to all major Romanian cities, to the Hungarian border, and to the international motorway network. The site is one of three CTPark Network locations in Romania – all of which are pre-zoned and permitted for expansion.

FOR MORE INFORMATION, CONTACT [hanu@ctp.eu](mailto:hanu@ctp.eu)

### Brembo Launches Expanded Production in CTPark Ostrava

Brembo, a leading producer of brake pads for the automotive industry, has officially launched production at its 8,000 m² custom-built expansion facility at CTPark Ostrava. Investment costs for the expansion reached CZK 200 million.

The expansion brings Brembo’s total footprint at CTPark Ostrava to over 40,000 m². The company’s operations have expanded rapidly since first launching at CTPark Ostrava in 2011 with a 24,000 m² custom-built facility. Brembo’s workforce at CTPark Ostrava now numbers nearly 1,000 people, almost one-seventh of Brembo’s total workforce globally.

Brembo produces braking components for luxury and midmarket cars for clients such as Audi, BMW, General Motors, Land Rover and Mercedes-Benz.

FOR MORE INFORMATION, CONTACT [petra.pivovarova@ctp.eu](mailto:petra.pivovarova@ctp.eu)

### CTP in Prague

**CTPark Prague North** includes 20,000 m² of existing and leased facilities, with adjacent land to expand by another 70,000 m². The park is located at the northern edge of Prague on the D8 motorway north to Germany (Dresden).

**CTPark Prague East** is located on the D1 motorway (Prague-Brno), at the junction of the Prague ring road and the D1. CTPark Prague East includes 9,000 m² of existing and leased buildings, with expansion land for an additional 52,000 m² of new buildings.

**Airport Logistics Park** CTP’s first acquisition in the Prague, includes 53.031 m² of existing facilities, with ideal location adjacent to Prague’s Václav Havel Airport.

We sat down with **Jaroslav Kaizr, Head of Business Development at CTP, for more insight into CTP’s expansion into Prague.**



### Interview with Jaroslav Kaizr

Q: Most people identify CTP with regional cities. What prompted the move into Prague?  
“CTP is the largest player on the Czech industrial real estate market. While it is true that CTP became market leader through its strategy of developing in proven regional markets like Brno, Ostrava and Plzeň, we felt it was a good time to take advantage of market conditions and expand our portfolio to the Czech capital. Another reason is that we are responding to requests of our existing tenants, who have asked us to provide them with facilities in Prague.”

Q: Does CTP plan to expand further into Prague?  
“Absolutely. One of the most important drivers for our decision to enter the Prague industrial market is that we have identified further potential for growth. Our recent acquisitions in Prague all include additional land for expansion, which for us was essential. Our built-to-suit concept offering five targeted facility types—CTBox, CTFlex, CTSpace, CTFit and CTOffice—is absent from the market, and we feel that there is room here to grow.”

JAROSLAV KAIZR CAN BE REACHED AT [jaroslav.kaizr@ctp.eu](mailto:jaroslav.kaizr@ctp.eu)

## FEI Offically Opens Technology Centre

### Facility nominated in Czech Best of Realty Awards

FEI, a world leader in the design and production of electron microscopes, has officially launched its new production and technology centre at its state-of-the-art custom-built production facility at CTPark Brno.

FEI’s Technology Centre creates a campus-like environment with landscaped gardens and ample space for employee break-outs. Currently FEI employs around 600 people at CTPark Brno, and this number is expected to nearly double as production increases.

FEI’s output from CTPark Brno already accounts for 60% of the company’s global revenue, and this is set to expand as the new premises enable FEI to increase production and develop new products. The 27,000 m² building features clean rooms, R&D labs, and offices in addition to state-of-the-art manufacturing space with special noise and vibration reduction technologies.

FOR MORE INFORMATION, CONTACT [tomas.budar@ctp.eu](mailto:tomas.budar@ctp.eu).

At over 27,000 m², FEI’s custom-built production and R&D technology centre is the largest manufacturing facility delivered on the Czech market in H1 2014.



# CEE Industrial Growth: Value Driven

The on-going trend for added-value investments in high-tech manufacturing, cross-border supply chains and e-commerce is heightening the strategic importance of the CEE region to global business.

Industrial markets across CEE are growing rapidly—at nearly twice the rate as last year—as investors continue to consolidate and expand added-value activities across the region. A key component is that the CEE markets have the highest volume of modern, new-built A-class logistics stock in Europe, significantly higher than in Western Europe, where in some markets only around 20% of stock is newly built.

Led by Poland and the Czech Republic, vacancies are down and take up is on the rise. Region-wide, vacancies are dropping below 10% for the first time since 2007. In H1 2014, over 500,000 m<sup>2</sup> of new facilities were delivered to market across the CEE region, nearly twice as much as the same period last year. At the same time, nearly 2 million m<sup>2</sup> of A-class industrial properties were leased during the period.

This surge in new investments is led by the automotive industry and other high-tech and added-value manufacturing activities across the region. South-eastern Europe, in particularly Romania, is also experiencing an upswing on its industrial market, driven by new investments into its well established automotive and high-tech industries.

Another component is the increasing importance of modern logistics facilities to support the growth of e-commerce, as well as to provide logistics and supply-chain support to expanding manufacturing activities.

Business Smart

CEE markets like the Czech Republic are proven staging grounds for significant, added-value investments in core industries and sectors such as automotive, high-tech manufacturing, logistics, and cutting-edge R&D.

At CTP, we have been promoting the business-smart benefits of doing business in the Czech Republic and CEE for years.

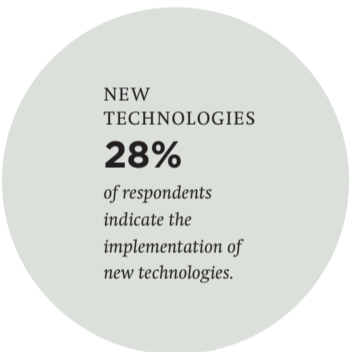
The Czech Republic, in particular, combines strategic location at the heart of Europe with a strong industrial tradition, smart people, world-class universities, political stability and bottom-line cost-effectiveness.

Location next to Germany enables seamless integration of cross-border manufacturing and logistics activities with German industry—particularly relating to the automotive sector and e-commerce. This same logic applies to the country’s shared borders with Poland and Slovakia, which create opportunities for cross-border manufacturing activities and integrated supply chains.

Investment into Czech centres of innovation, R&D, advanced scientific research and next-generation technologies continues to expand, with several world-class institutes and research facilities launching new facilities this year [see facing page].

TOP 3 EUROPEAN TRENDS

According to a recent survey by international real estate brokers JLL, the top three trends among European occupiers of industrial and logistics premises that are expected to drive the sector over the next three years are:

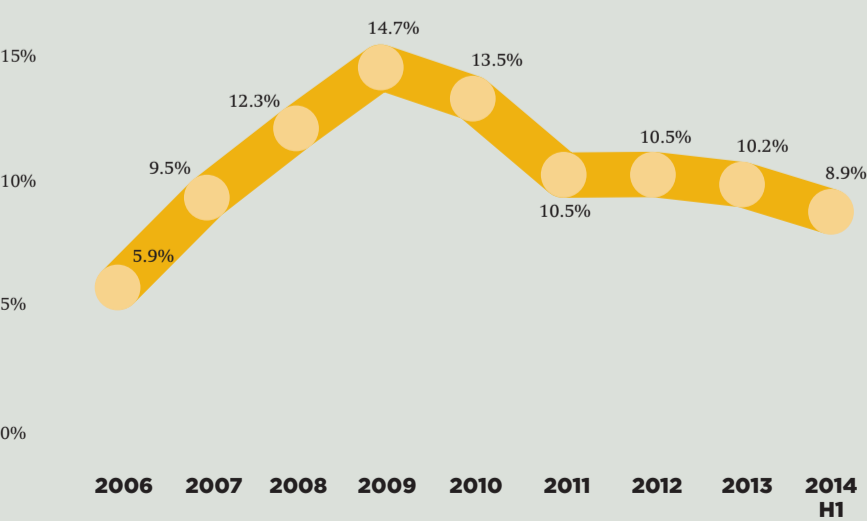


MARKETWATCH: CZ

**Real Estate is Up:** The volume of transactions on the Czech industrial market H1 2014 exceeded EUR 685 million – the highest first-half level since 2011 and only the fourth time that H1 turnover has exceeded EUR 650 million. Analysts predict that turnover on Czech real estate sector could reach EUR 2 billion in 2014, which would make it one of the strongest years on record.

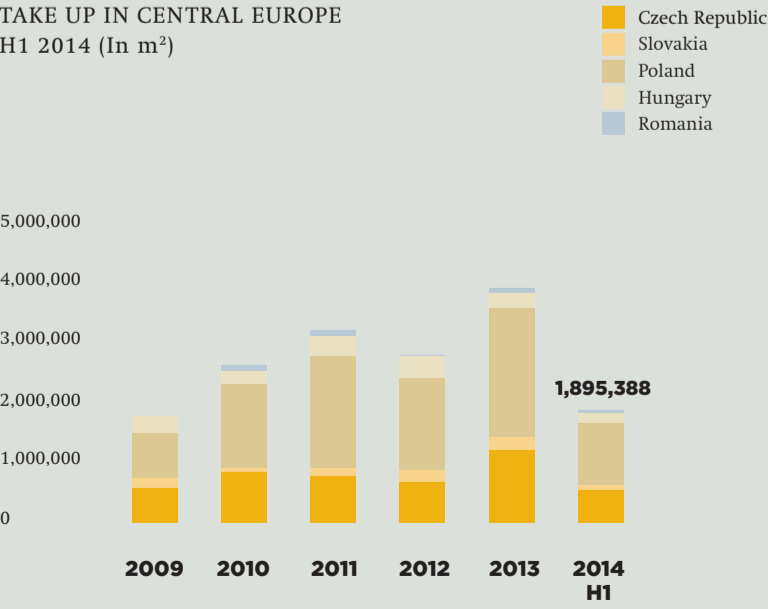
**Investment is Up:** CzechInvest mediated 116 investment projects in H1 2014, a record amount and more than the total for the previous year. The vast majority of these investments are expansions and reinvestments by companies with existing Czech operations, often by adding or increasing research and development activities, IT centres, higher added-value manufacturing, and/or by expanding logistics operations to regional or European hubs.

AVERAGE VACANCY IN CENTRAL EUROPE



SOURCE: Cushman & Wakefield, Central European Market Report, Overview, 2014.

TAKE UP IN CENTRAL EUROPE  
H1 2014 (In m<sup>2</sup>)



## Logistics 2.0

**The logistics landscape is changing. Market data confirms that logistics is once again a thriving sector of activity across CEE markets. The growth of e-commerce across Europe and the increasing integration of strategic CEE markets to pan-European and global supply chains are driving demand for logistics space across the region.**

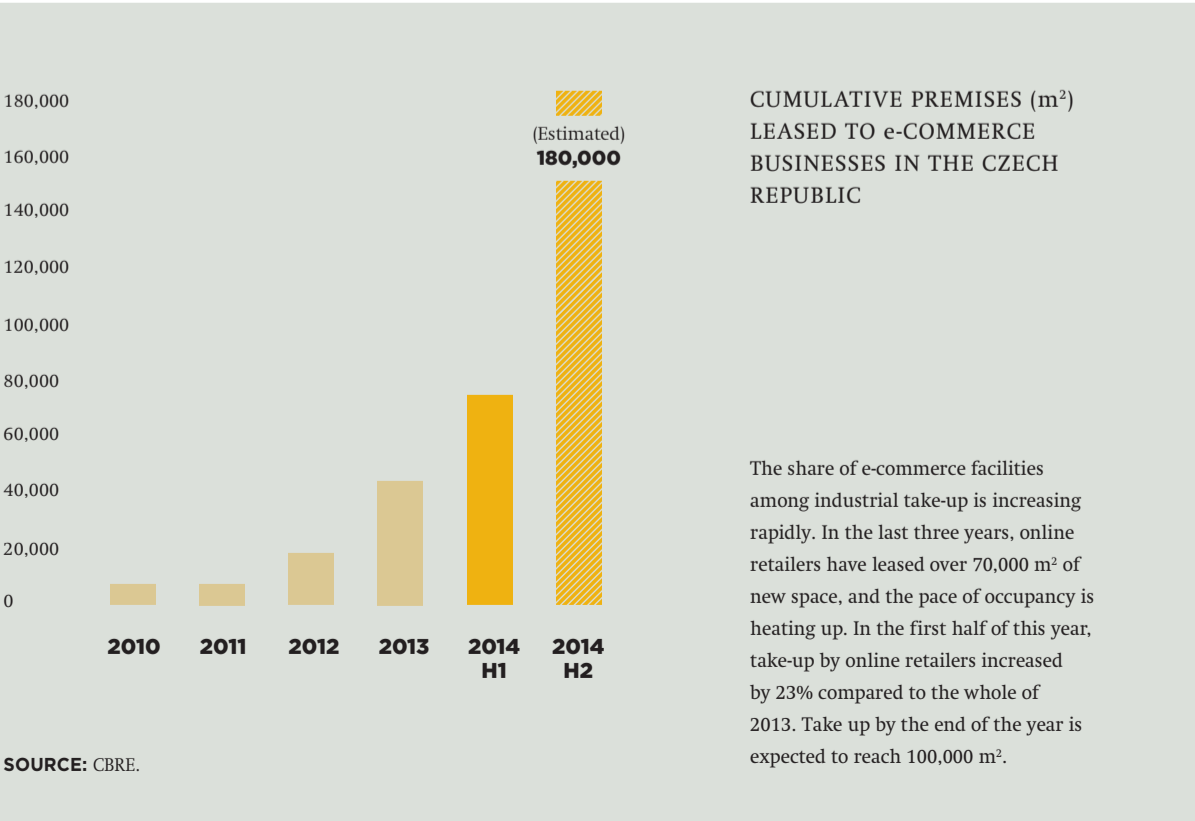
### e-Commerce: Making Waves

The CEE region’s importance for e-commerce supply chains is growing fast. Amazon’s decision to build a total of five massive fulfilment centres in Poland and the Czech Republic—four of which are expected to open this year—underscores the strategic value of CEE markets for e-commerce.

Proximity to Germany combined with developed infrastructure, available skilled labour and lower operating costs make Poland and the Czech Republic natural choices for large-scale distribution centres, and so it is no surprise that the countries are number one and two, respectively, in attracting new investments relating to e-commerce in CEE. Rising local demand, which still lags behind Western Europe but is catching is quickly—is also driving growth.

This trend is expected to continue and deepen as more companies seek to change their retail models and the logistics networks that support them. The growing demand for same-day deliveries, coupled with the need to incorporate certain functions previously handled in the retail unit, but which now take place in the warehouse, are changing the landscape for demand.

E-retailers requiring less brick-and-mortar retail space will need to increase their logistics footprint with new warehousing and fulfilment centres, including smaller-scale last-mile facilities, customer support and returns.



### Higher Tech, Higher Value

Another factor driving logistics—and the general upswing in strategic investments across CEE is markets—is the on-going increase of high-tech, added-value manufacturing activities in countries like the Czech Republic and the deepening integration of CEE markets into Western European industrial supply chains.

Led by the automotive sector, the Czech Republic is also experiencing an increase in investment in other high-tech areas including aerospace, biotechnology, IT, nanotechnology and robotics, among others.

In addition, many companies are also repatriating offshore manufacturing activities back to Central Europe from lower-cost regions of Asia and Latin America, consolidating high-tech manufacturing and R&D activities nearer to their Western European markets, realising operational gains from the benefits of location in the CEE region.

## Czech Automotive Sector Keeps on Truckin’

### CZECH AUTOMOTIVE IN NUMBERS



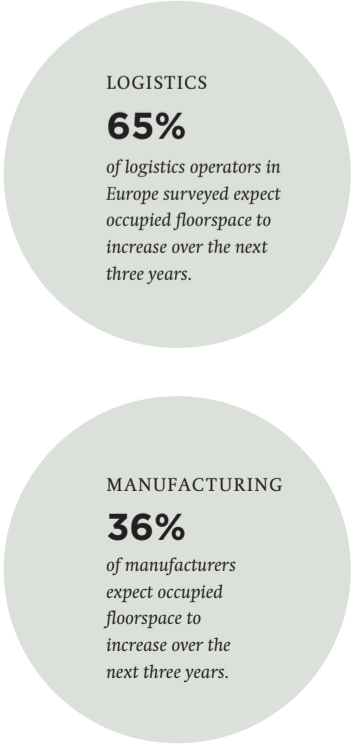
In the first three quarters of 2014, carmakers in the Czech Republic produced over 936,000 vehicles, a more than 12% year-on-year increase. Škoda Auto increased its output during the period by over 21%, accounting for more than 60% of all vehicles produced, followed by Hyundai and TPCA. At the current pace, output is expected to exceed 2013’s total of 1.13 million vehicles and could reach a record level.

As carmakers continue to ramp up production, OEMs (original equipment manufacturers) continue to expand Czech operations. CzechInvest reports that the automotive sector received the largest amount of foreign investments in H1 2014, with 35 investment projects totaling nearly CZK 20 billion.

OEM activity in the Czech Republic is so extensive that nearly every part of an automobile is manufactured in the country. Areas of particular strength include tires, plastics, electronics, braking systems, interiors, lighting, and engine components. Supplier activity is not restricted to Czech car production, and an increasing amount of output is destined for abroad.

### LOOKING AHEAD

The same survey found that demand for all sizes of facilities is strong, including large buildings and mega-sheds. Demand for new properties is accompanied by client requests for energy efficiency and other ecological measures, the report concludes.





# Eat Healthy At Work

## Restaurant Refurbishment and Outreach to Local Farmers at Spielberk Office Centre

As part of CTP’s on-going activities to further enhance the workplace environment at our A-class office developments, the Property Management team has launched an ambitious project to promote local farmers and healthy eating habits, as well as to modernise the IQ Restaurant at Spielberk Office Centre in Brno with new, break-out spaces.

Stefan de Goeij, Head of CTP Property Management, explains: “At CTP, we are always looking for ways to improve both the facilities and services at our office developments. Eating healthy, local food is now a well-established trend, we want to do more to support local farmers and a healthy lifestyle.”

“As a follow up to a team training trip to the Netherlands earlier this year, we have invited well-know Dutch head chef and expert food consultant Jeen Lichtenbeld to visit Spielberk Office Centre and to advise us on the remodelling of the IQ Restaurant space, as well as ways to enhance the daily menu.”

“Our plan is to offer an expanded menu of bio foods produced by local farmers in the Brno area,” de Goeij continues. “To do this, we will establish, together with the restaurant operator, Paju, a network of local producers. The aim of the project is to get all 4,500 people working at Spielberk to ‘know their farmer’ and is similar to what they do at Google’s HQ in California.”

Another new feature on the way soon will be the ability to view the daily menu and to pre-order meals online, which not only saves time but also cuts down on unnecessary waste.

CTP is proud to be supporting healthy eating habits as well as local farmers through this important new project.

**Break-Out for Breakfast**

A centrepiece of the new programme is the expansion of restaurant spaces to include break-out areas, which will enable people to work comfortably and more casually while enjoying a healthy meal or light snack outside the office.

CTP is making a significant investment to redesign and remodel the IQ Restaurant at Spielberk, which will serve as the pilot project before rolling it out to other locations in the portfolio.

FOR MORE INFORMATION, CONTACT [stefan.degoeij@ctp.eu](mailto:stefan.degoeij@ctp.eu)



### Delivery Fresh!

**My Food at Spielberk** | During the summer, Brno’s popular bio and local food store **My Food** opened a modern bio restaurant at Spielberk Office Centre. Using only the finest local ingredients, MyFood serves up delicious and healthy home-cooked meals and homemade snacks throughout the day. My Food features an innovative tablet ordering system, which saves waiting time, and they also serve meals to go.

Visit My Food at Holandská 5  
Monday–Friday, 8:00 a.m – 6:00 p.m.  
[www.myfoodmarket.cz](http://www.myfoodmarket.cz)

**UGO Fruits Bar** | The offer of amenities continues to expand at Spielberk Office Centre with the arrival of **Ugova Čerstvá Štáva** (UGO Fresh Juice). The company, which operates 45 juice bars in the Czech Republic and Slovakia, prides itself on its tasty beverages and also provides catering.

Stop by and sample UGO’s healthy juices  
Monday-Friday, 7:30 a.m. – 6:00 p.m.  
[www.ugo.cz](http://www.ugo.cz)

### Company Announcements

**Spielberk among Brno Top100** | Spielberk Office Centre has been named as one of Brno’s Top 100 businesses in the 12<sup>th</sup> annual survey “Brno Top 100” organised by the magazine *Brno Business & Style*.

The survey, which is open to the public, records the 100 most popular businesses in Brno as well as the top 100 local personalities of the organisations that are driving Brno’s growth.

**IQ Ostrava Gets a New Look, Welcomes New Fitness Studio** | CTP has completed refurbishment works at IQ Ostrava for the flagship tenant, **Tieto**.

The work, which is part of CTP’s on-going commitment to maintaining and improving property assets, includes the relocation and enlargement of Tieto’s reception as well as enlargement of the top-floor VIP room with additional meeting facilities. CTP is also pleased to welcome **Vibro Station Studio** to the ground floor of building B at IQ Ostrava. The fitness studio opened 1 October and offers ten training machines, together with a relax zone.

During September, CTP was proud to host at IQ Ostrava the mobile charity cafe project **Mental Cafe**, which supports the integration of the mentally disabled into everyday life.

**Expansion Underway at CTPark Plzeň** | New construction is underway at CTPark Plzeň for several clients. Work includes a 1,538 m² extension for **Zodiac Aerospace**, which brings the company’s total footprint at CTPark Plzeň to nearly 4,000 m².

CTP is also constructing a 4,323 m² CTFlex space for the company **Kintetsu World Express**, as well as a 2,915 m² CTFlex space for the company **Unifast**. Delivery of the units is scheduled for Q2/Q3 next year.

CTPark Plzeň is one of several CTPark Network locations that feature the popular CTBox smaller-scale facilities. CTP is rolling out the next-generation design of the CTBox concept with a 442 m² unit for car parts distributor **Trost**.

**Brno Retail Park** | Construction work at CTP’s first large-scale retail development, Brno Retail Park, is continuing at a fast pace. Total area of the project at completion will be 70,000 m². The site is located near the junction of the D1 motorway and the D2/E65 motorway to Bratislava, at an established shopping destination opposite the Olympia Shopping Centre. The site benefits from excellent visibility and accessibility and will complement the existing shopping offer in the area. The first two units under construction are for home furnishing retailer **XXXLutz** and sporting goods retailer **Decathlon**.

In addition to larger retail spaces the park will also feature smaller units that will offer a full range of shopping. Leasing for the project is handled exclusively via Cushman & Wakefield.



## CTP Continues Park Improvements

CTP’s on-going programme of park improvements continues at several locations. These include the distribution centre for Bakker at CTPark Divišov, which has been given a facelift with new facades and site improvements, including outside landscaped employee break-out areas and improved signage throughout the park. Properties at CTPark Humpolec, including for BJS and for Valeo, also received refurbishments to their facades and landscaping improvements. CTP’s Airport Logistics Park as well as new acquisitions at CTPark Prague East and CTPark Prague North are also receiving site improvements as part of overall rebranding.

AT CTPark Ostrava a new bus service will go into operation in November, linking the park directly with Ostrava’s main bus station. Over 8,000 people currently work at CTPark Ostrava.

FOR MORE INFORMATION, CONTACT [stefan.degoeij@ctp.eu](mailto:stefan.degoeij@ctp.eu)

**Phase Two of Tree Planting Underway**

Phase two of CTP’s large-scale tree planting and landscaping project launched in mid-October.

Designed by Dutch landscape architect Lodewijk Baljon, phase two involves planting 4,000 native trees and shrubs—twice as many as in the previous phase in Autumn last year.

Work will focus on ten CTPark locations including Humpolec, Bor, Airport Logistics Park, Žatec, Divišov, Mladá Boleslav and Hranice and includes additional landscaping and infrastructure improvements. CTPark Bor alone will see the planting of around 1,000 trees.

This large-scale project is carried out in conjunction with Ebben Nurseries in the Netherlands, which the Property Management team visited in April this year.

CTP Rolls Out Pilot LED Project

As part of CTP’s on-going efforts to enhance energy efficiency throughout the portfolio, CTP has launched a pilot project with a tenant to replace the standard florescent lighting tubes inside a 13,000 m² facility with more efficient LED lights. LED lighting is up to 30% more efficient than classical lighting, while the extra outlay in costs is recouped within four years.

CTP works closely with tenants to reduce overall operating costs. To further this, CTP is establishing an advisory service for tenants to consult on energy usage and ways to reduce consumption and costs.

**Solar Power Output is Up** | Output from solar power panels installed at select CTPark locations has reached a record level this year and is already at 110% of expected annual output, performing nearly twice as effectively as the previous year. This is due primarily to an increased number of sunny days in the past year.

**Energy Certificates in CTP Buildings** | At the end of September, CTP began installing energy certificates in buildings throughout the CTPark Network. These energy ratings, which are in accordance with Czech construction standards, are part of CTP’s green initiative to ensure that all buildings within the portfolio achieve high ratings for energy efficiency.

New Research & Innovation Centres Launch Activities

Several institutes for advanced research and innovation have launched new laboratories and technology centres to support cutting-edge research and knowledge-transfer in the Czech Republic.

**CEITEC Opens Two New Research Pavilions in Brno**  
CEITEC, the Central European Institute for Technology, has officially launched its first two research pavilions for science and medicine at its University Campus Bohunice at Masaryk University in Brno. The new, state-of-the-art facilities support research teams focusing on advanced areas such as structural biology, genomics and proteomics of plant systems, molecular medicine and research on the human brain, as well as nanotechnology and micro-technology.

CTP Proud to be Lead Sponsor of CEITEC Annual Conference

CTP is pleased to be the platinum sponsor for CEITEC’s first annual conference, which will be held in Brno 21 – 24 October. The conference, which is open to the public and free of charge, brings together international experts in the fields of life sciences and material sciences, who will discuss and explore the interface between these two disciplines.

www.ceitec.eu/ceitec-annual-conference/

The program is designed to maximise the time for scientists from multiple disciplines to discuss common ideas in solving some of the most important scientific questions of today. The program includes a plenary session, topic- specific workshops, a poster session and several social events.  
CTP will be on hand with a new initiative to attract promising Czech and Slovak students to study science and technology at Brno-based schools.

Masaryk University Opens Science and Technology Park, Launches CERIT Innovation Centre

In September, Masaryk University in Brno opened a new science and technology park and the Faculty of Informatics and Institute of Computer Science. The aim of the development is to develop applied research and knowledge transfer to industry. The opening of the park is part of the official launch of the university’s Centre for Education, Research and Innovation (CERIT).

New Technology Centre Opens in Plzeň

The University of West Bohemia in Plzeň has opened a New Technologies and Information Society research centre to develop next-generation technologies and promote knowledge transfer.



We caught up with “Head Chef” Jarsoslav Kaizr, and “sous-chef” David Vais busy cooking up some new deals at CTP.

CTP Business Development Team Cooking Up New Deals

**Q: Hey guys, what’s cookin’?**  
Jaroslav Kaizr: “We’ve prepared several new deals recently in both logistics and manufacturing. These include JIPO Car at CTPark Jihlava, as well as Regenersis at CTPark Teplice, Elektrometall at CTPark Bor, and SCS at CTPark Plzeň.”  
David Vais: “I am focusing on the ‘Prague menu’, which includes an extension for Vamar at Airport Logistics Park and for MachCar, Zelinka and Fraikin at CTPark Prague East. I’m also keeping an eye on the offices at Thákurova Street, with new office space for the company Ranido.”  
**Q: How long have you been cooking up deals at CTP?**  
“We’ve been here for five months, and we do our best to keep the menu fresh with new offers each season.”  
**Q: What’s for dessert?**  
“Vacancy rates are dropping to 8%!”



CEO Remon Vos takes a prototype of the new CTP bicycle for spin in Prague.

**Bike Power at CTP** | CTP is considering the deployment of battery-assisted bicycles across the CTPark Network. Ideal for short trips, the rechargeable, battery-assisted bicycles reduce the carbon footprint of our workers by allowing them to get around the large parks on green energy. CTP has been working with BAYK AG from their facility in CTPark Plzeň, who designed the unique, high-tech bicycle specifically for CTP as part of our efforts to reduce environmental impact as part of our overarching sustainability initiative. Prototypes are currently being tested at CTPark Brno.

**Thirsty Thursday** | CTP hosted another of its famous Thirsty Thursday get-togethers on 4 September in cooperation with the Czech branch of the Royal Institution of Chartered Surveyors (RICS). The event was held for the first time at the wonderful location of Hergetova Cihelna, and a number of guests enjoyed delicious food, good drinks and live music. The event was an excellent opportunity for both new and ‘old’ members of the real estate community to meet and talk with CTP about business in an informal and enjoyable setting.  
During the event, CEO Remon L. Vos was named a Fellow of the Royal Institution of Chartered Surveyors (RICS).

Watch out for the next Thirsty Thursday in January!

Who’s New at CTP?

1

Pavla Janků  
Receptionist  
Spielberk Office Centre

2

Michal Dedek  
Project Manager  
CTPark Ostrava

3

Martin Bartoš  
Facility Technician  
CTPark Brno

4

Václav Pekárek  
Facility Technician  
CTPark Brno

5

Josef Moudrý  
Facility Manager  
CTPark Brno

6

Kristýna Hrochová  
Receptionist  
Spielberk Office Centre

7

Vendula Adamcová  
Junior Accountant  
CTPark Humpolec

8

Ioana Croitoru  
Office Manager  
Romania

9

Brendan Donnellan  
Marketing Manager  
Prague

**Ironmen (and Women) at CTP DoksyRace** | On Sunday 10 August CTP hosted for the first time the Czech Republic’s most popular half-ironman triathlon, now rebranded as CTP DoksyRace. The weather was perfect and the turnout was enormous—224 participants took part in the race, and an impressive 201 of them crossed the finish line.  
The winning time in the men’s category was 4:11:03. The fastest women’s time was 4:49:41, while the winning relay team came in at 4:21:36.  
Several CTP team members participated in the event, as did charity teams in addition to professional competitors.



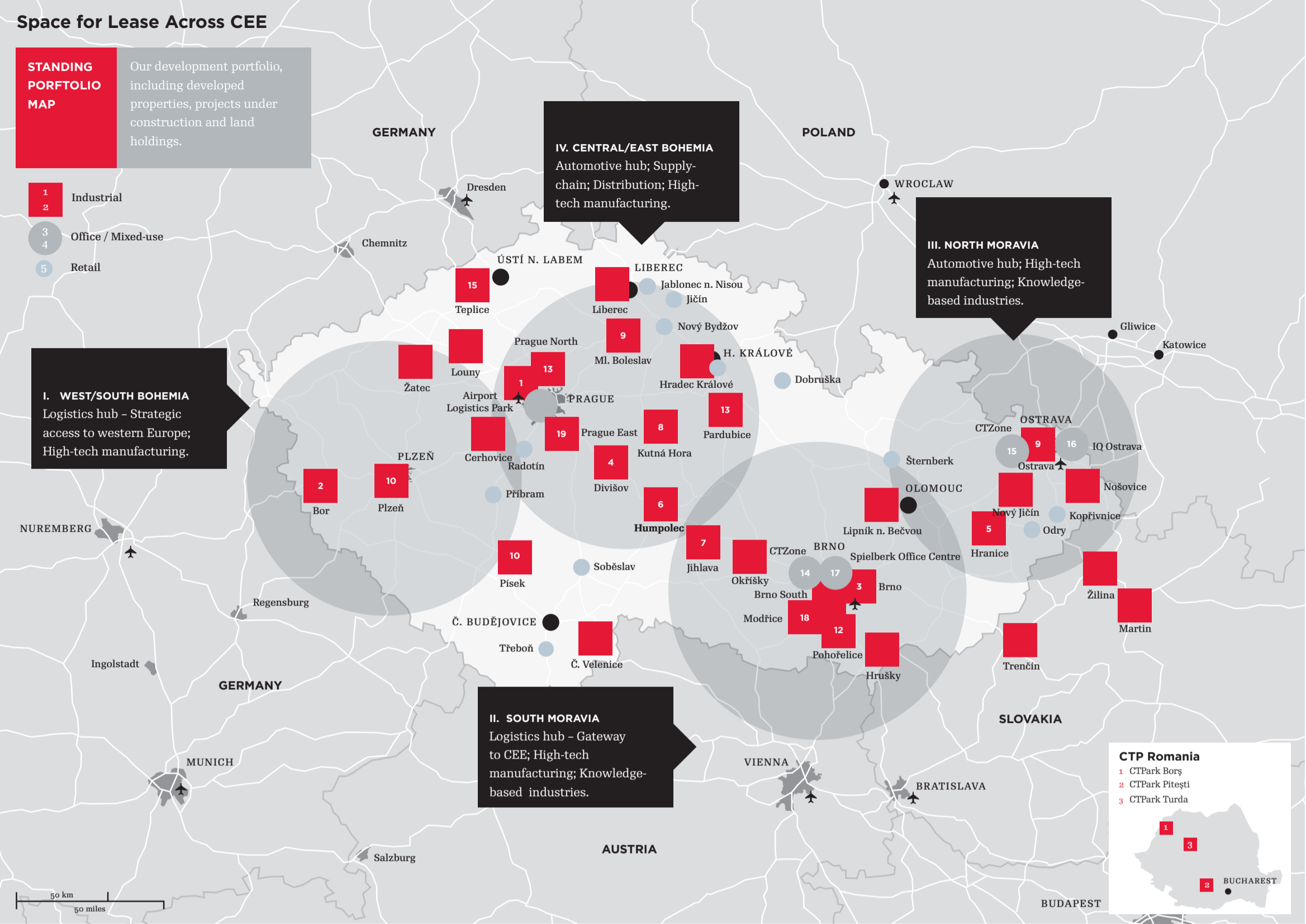
Next year’s race (on 9 August) promises to be an even bigger event, so start training and get ready for next August!



Upcoming Events

CEITEC CONFERENCE:  
FRONTIERS IN MATERIAL  
AND LIFE SCIENCE  
*October 21–25, Brno*  
DEUTSCHER LOGISTIK  
KONGRESS  
*October 22–25, Berlin*  
CEE AUTOMOTIVE FORUM  
*October 21–22, Prague*  
KONFERENCE AUTOMOBILOVÝ  
PRŮMYSL  
*October 22, Brno*  
SPEEDCHAIN  
*November 12–13, Prague*





The largest integrated system of premium business parks in CEE. Five unique development types can be customised to meet the most demanding needs and are available for immediate move-in.

► [www.ctpark.eu](http://www.ctpark.eu)

**CTBox**

**450 - 800 m²** The three-in-one functionality of the CTBox concept provides showroom, warehousing and office space in one efficient unit.

**CTFlex**

**1,150 - 3,000 m²** CTFlex buildings are multi-purpose facilities pre-built throughout CEE to support diverse business activities.

**CTSpace**

**3,000 - 20,000 m²** High-quality, modern warehouses to accommodate the storage, distribution and supply-chain needs of global business.

**CTFit**

**From 5,000 m²** CTP specialises in custom-built properties and fit-outs to meet even the most demanding, industry-specific requirements.

**CTOffice**

**From 195 m²** A-class, cost-effective office space developed in strategic locations to support a range of activities.

Office / Retail / Mixed-use

CTP is a market leader in the development of premium office parks with city-centre convenience, BREEAM-certified buildings and people-friendly work environments. Retail and mixed-use properties balance the portfolio.

**Spielberk Office Centre**  
CTP's flagship office development with 90,000 m² of A-class facilities.

► [www.spielberk.cz](http://www.spielberk.cz)

**IQ Ostrava**  
The intelligent solution with 22,000 m² of A-class offices in downtown Ostrava.

► [www.iqostrava.cz](http://www.iqostrava.cz)

**CTZone Brno**  
An urban business park offering A-class CTOffice buildings and CTBox units.

► [www.ctoffice.eu](http://www.ctoffice.eu)

| Immediately Available Space |                        |        |                                     |                     |        |
|-----------------------------|------------------------|--------|-------------------------------------|---------------------|--------|
| Industrial (In m²)          |                        |        | Office / Retail / Mixed-use (In m²) |                     |        |
| 1                           | Airport Logistics Park | 5,787  | 8                                   | CTPark Kutná Hora   | 7,925  |
| 2                           | CTPark Bor             | 30,398 | 9                                   | CTPark Ostrava      | 32,277 |
| 3                           | CTPark Brno            | 15,791 | 10                                  | CTPark Pisek        | 2,780  |
| 4                           | CTPark Divišov         | 7,746  | 11                                  | CTPark Plzeň        | 22,325 |
| 5                           | CTPark Hranice         | 40,256 | 12                                  | CTPark Pohořelice   | 16,054 |
| 6                           | CTPark Humpolec        | 850    | 13                                  | CTPark Prague North | 9,742  |
| 7                           | CTPark Jihlava         | 1,944  |                                     |                     |        |

**Landbank & Planned Availability**

CTP maintains high-quality land prepared and permitted for immediate start-up across the CTPark Network.

**Call for locations:**  
Jaroslav Kaizr  
Business Director  
Phone (+420) 604 334 334

► [www.ctpark.eu/locations/](http://www.ctpark.eu/locations/)

**CTP** | CTPark Humpolec  
396 01 Humpolec  
Czech Republic  
(+420) 565 535 565  
[www.ctp.eu](http://www.ctp.eu)

