

CTP N.V.

GREEN BOND REPORT

4



2022

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CTP N.V.
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Netherlands

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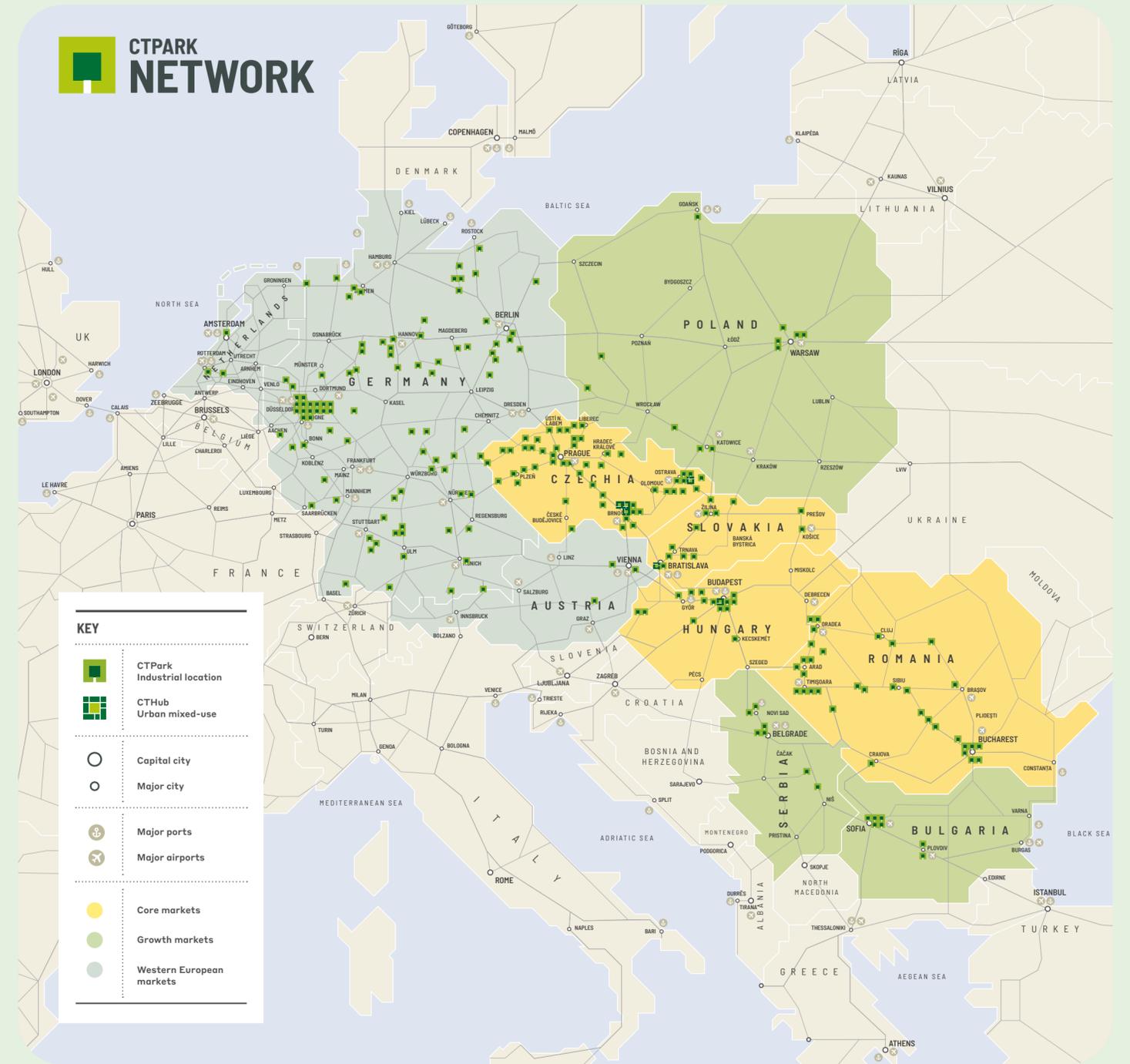
INTRODUCTION

CTP at a Glance

Founded in 1998, CTP is Europe’s largest listed owner, developer and manager of industrial & logistics (“I&L”) properties and the long-term sector leader in the business-smart markets of Central and Eastern Europe (“CEE”).

CTP’s core business, the CTPark Network, is an integrated system of A-class business parks with onsite commercial and community space that offers a wide range of BREEAM-certified, energy-efficient facilities to diverse companies active in the logistics, high-tech manufacturing and R&D sectors. At end-September 2024, the CTPark Network was home to over 1,000 companies at over 200 locations across ten countries, from the North Sea to the Black Sea.

As at 30 September 2024, CTP’s standing portfolio reached 12.6 million sqm of gross leasable area (“GLA”), with a gross asset value (“GAV”) of €15.2 billion.



Executive Summary

CTP N.V. (“CTP”, “the Group”) is pleased to present its 2024 Green Bond Report.

CTP issued its first green bond in October 2020. As at 30 September 2024, the Group has eight green bonds outstanding, with a net nominal amount outstanding of €3.6 billion.

Since CTP’s previous Green Bond Report published in 2023, the Group issued one bond, which was tapped in June, with a combined issue amount of €825 million. The issue was oversubscribed, with high demand from investors that prioritise environmental, social and governance (“ESG”) allocations.

Issue date	Issue amount	Coupon	Term	ISIN
5 Feb 2024	€750,000,000	4.750%	6 years	XS2759989234
4 Jun 2024 (tap)	€74,780,000	4.750%	6 years	XS2759989234

CTP issues green bonds under its Green Bond Framework developed in accordance with the Green Bond Principles administered by the International Capital Markets Association. See page 9 for a summary of CTP’s current green bond issuances and net proceeds outstanding.

Allocation Portfolio and Green Asset Pool

To bolster the transparency of its green investments, CTP now allocates 100% of the net proceeds from outstanding green bonds to a portfolio of buildings with verified environmental impact assessments (“the Allocation Portfolio”).

As comprehensive impact reporting is currently limited to buildings in the Czech Republic and Romania, the Allocation Portfolio comprises 189 buildings in those countries, with a combined asset valuation that matches total outstanding bond proceeds (€3.6 billion). See pages 10-12 for details on current allocations and impact reporting.

CTP’s total Green Asset Pool is comprised of 395 buildings in eight countries, with a total asset value of over €8.2 billion and total GLA of 7.5 million sqm.

CTP's Sustainability Vision



BREEAM Certified



CTP builds industry-leading sustainable buildings with state-of-the-art materials and technologies. All of the Group's new, own-built buildings are BREEAM-certified "Very Good" or better.

EPC

CTP focuses consistently on improving the Energy Performance Certificates for its existing portfolio, and all new buildings target an A-class rating or higher.



Four Pillars



CTP's ESG strategy is based on four pillars:

1. Striving to Be Climate Positive
2. Embedding Parks in Communities
3. Stimulating Social Impact and Well-being
4. Conducting Business with Integrity



Climate Risks



CTP uses physical and transitional climate-risk tools to ensure that its properties are improved to meet future climate requirements.



Solar Initiative



CTP continues to install photovoltaic ("PV") panels on the rooftops of its buildings to match the energy consumption required for each building. An increasing number of CTP's clients request renewable energy from PV systems, as these provide them with: 1) improved energy security; 2) a lower cost of occupancy; 3) compliance with increasing regulations; 4) compliance with their clients' requirements; and 5) the ability to fulfil their own ESG ambitions.



At the end of Q3-2024, CTP's installed power-generating capacity from solar energy is 119 MWp.





Sustainability Initiatives



CTP has introduced several ongoing sustainability initiatives throughout its portfolio of properties.



Grey and Rainwater Systems



Since 2020 CTP has been introducing water re-use technologies at its parks.



Solar-ready Roofs



All new buildings are constructed "solar ready". CTP currently owns solar plants in the Czech Republic, Romania, Hungary, Slovakia, Serbia, Poland and the Netherlands.



Smart Metering



CTP continues to upgrade and install smart metering systems throughout its portfolio as part of ongoing efforts to reduce its CO₂ footprint.



Low-energy LED Lighting



Low-energy LED lights are installed to replace incandescent and fluorescent lighting, while all new developments are equipped with LED lights, with skylights to increase natural daylight.



Lifecycle Analyses



CTP implements a system to track EPDs (Environmental Product Declarations) on all building materials procured to establish a validated basis for lifecycle analyses of Group properties.



CTP's ESG Strategy

CTP has developed a four-pillar approach to systemise ESG topics that are material to its activities and has clearly defined KPIs for each pillar to chart results. The pillars, which capture focus areas and represent interlinked groups of activities, align with targets set by the Paris Agreement and UN Sustainability Goals.



Striving to Be Climate Positive

Goals

Carbon-neutral operations (corporate and operational) through:

- energy-efficient design and operations;
- producing more energy than consumed.

Parks that support biodiversity.

Parks that support the natural water cycle.



Embedding Parks in Communities

Goals

Parks that provide space and support community activities.

Parks that are easily accessible.

Parks that promote clean mobility.



Stimulating Social Impact & Well-being

Goals

Parks that encourage healthy living.

Inclusive parks that create opportunities for everyone.

Creating safe workplaces that support well-being and employee development.



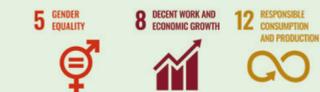
Conducting Business with Integrity

Goals

Conduct business with integrity.

Ensure governance is in place to support business continuity and quick decision-making processes.

Make ESG an integral part of business decisions.



SDGs

Overview CTP's Green Bond Framework

Since 2020, CTP issues green bonds under the Green Bond Framework ("Framework"), which demonstrates the alignment of the Group's business and operations with its values and commitments to sustainability. The current Framework has been developed according to the Green Bond Principles 2021 (rev. 2022) administered by the International Capital Markets Association.

Use of Proceeds

Green buildings

- BREEAM: Very Good or better
- LEED: Gold or above

Renewable power-generating capacity

- Solar energy
- Wind energy



Process for Project Evaluation and Selection

CTP's Green Bond Committee is responsible for:

- reviewing and approving the selection of projects for the Green Asset Pool;
- monitoring the Green Asset Pool;
- removing from the Green Asset Pool projects that no longer meet the eligibility criteria;
- reviewing and validating the Annual Report.

Management of Proceeds

Net proceeds from green bond issuances are allocated and managed by the Funding team.

Pending the allocation to the Green Asset Pool, net proceeds from green bond issuances may be temporarily invested or otherwise maintained in cash and cash equivalents.

CTP commits on a best-effort basis to reach full allocation within three years following a green bond issuance.



Reporting

One year from issuance and until full allocation, Green Bond Reports are made publicly available annually on CTP's website that include:

- allocation;
- impact reporting;
- an independent third-party verification of the internal tracking method and allocation of funds, annually, until full allocation.

GREEN BONDS

Outstanding Issuances

Issuance number	Issue date	Maturity date	Issued amount (€)	Net Proceeds (€)	Net Nominal Amount Outstanding (€)	Net Proceeds Outstanding (€)	ISIN	Term of notes (years)	Coupon	Type of Rate
1	1-Oct-20	1-Oct-25	650,000,000	645,170,500	184,540,000	183,168,868	XS2238342484	5.0	2.125%	Fixed
2	18-Feb-21	18-Feb-27	500,000,000	496,914,997	500,000,000	496,914,997	XS2303052695	6.0	0.750%	Fixed
3	21-Jun-21	21-Jun-25	500,000,000	496,159,997	272,273,000	270,181,942	XS2356029541	4.0	0.500%	Fixed
4	21-Jun-21	21-Jun-29	500,000,000	494,444,997	500,000,000	494,444,997	XS2356030556	8.0	1.250%	Fixed
5	27-Sep-21	27-Sep-26	500,000,000	499,630,000	349,997,000	349,738,002	XS2390530330	5.0	0.625%	Fixed
6	27-Sep-21	27-Sep-31	500,000,000	496,965,000	549,500,000	546,164,535	XS2390546849	10.0	1.500%	Fixed
6 tap	01-Jul-22	27-Sep-31	49,500,000	49,199,535	49,500,000	49,199,535	XS2390546849	10.0	1.500%	Fixed
7	20-Jan-22	20-Jan-26	700,000,000	698,166,000	475,003,000	473,758,492	XS2434791690	4.0	0.875%	Fixed
8	5-Feb-24	5-Feb-30	750,000,000	743,355,000	750,000,000	743,355,000	XS2759989234	6.0	4.750%	Fixed
8 tap	4-Jun-24	5-Feb-30	74,780,000	76,415,721	74,780,000	76,415,721	XS2759989234	6.0	4.750%	Fixed
Total			4,724,280,000	4,696,421,747	3,656,093,000	3,634,142,553		5.9		

GREEN BONDS

Allocation of Net Proceeds

Net proceeds from green bonds are allocated to CTP's Green Asset Pool in line with CTP's Green Bond Framework. Current allocations are fully matched to the net proceeds of outstanding bonds (€3.6 billion) and are assigned to an allocation portfolio of 189 buildings certified BREEAM "Very Good" or higher, with a total GLA of nearly 3.4 million sqm. The buildings comprising the Allocation Portfolio are listed in Appendix 1.

Use of Proceeds Category	Certification Achieved	Certification Level Achieved	Number of Eligible Buildings	Gross Leasable Area of Eligible Buildings (sqm)	Net Bond Proceeds Allocation (€)	% of Net Bond Proceeds
Green buildings	BREEAM	Outstanding	4	76,846	120,553,446	3.3%
		Excellent	43	1,064,638	1,118,236,533	30.8%
		Very Good	142	2,241,065	2,395,352,574	65.9%
Total allocation of net bond proceeds (€)					3,634,142,554	100.0%
Total net bond proceeds outstanding Q3-2024 (€)					3,634,142,553	100.0%

ALLOCATION PORTFOLIO & GREEN ASSET POOL

The Allocation Portfolio is fully matched to the net proceeds of bonds outstanding (€3.6 billion) and comprises 189 buildings in the Czech Republic and Romania, which represents 44% of the total Green Asset Pool.

CTP's Green Asset Pool comprises 395 buildings in eight countries, with a total asset value of €8.2 billion and total GLA of 7.5 million sqm.

Buildings are recognised at their market value as at 31 December 2023.

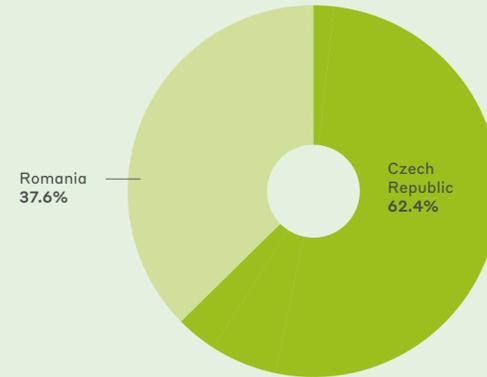


GREEN BONDS

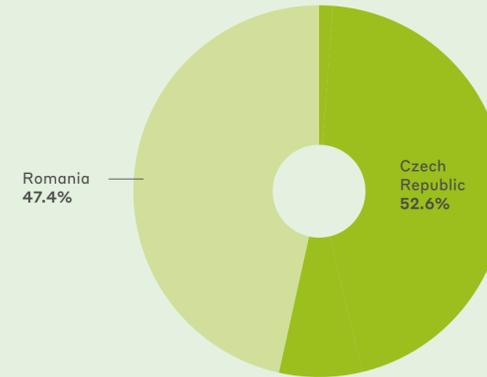
Allocation Portfolio

CTP allocates net proceeds from outstanding green bonds to qualifying green buildings with verified environmental impact assessments. As comprehensive environmental impact reporting is currently limited to the Czech Republic and Romania, the Allocation Portfolio is comprised of 189 qualifying Green Asset Pool buildings in these two countries.

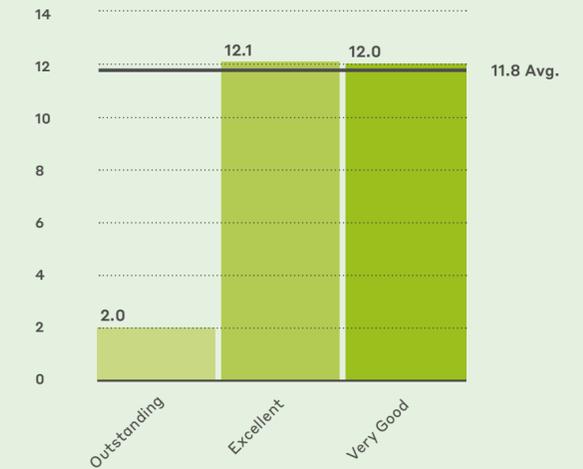
Number of buildings, by country (%)



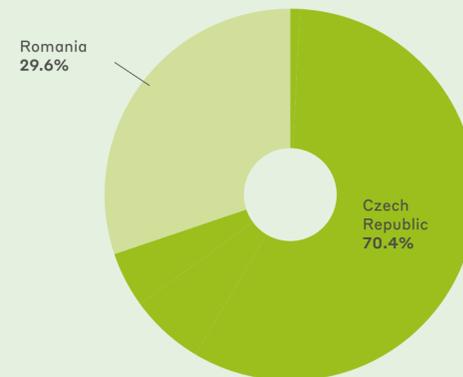
GLA (%) by country



Average building age (in years)



Net proceeds allocated by country (%)



BREEAM ratings (%)



ATTRIBUTES

The Allocation Portfolio comprises 189 qualifying buildings in the Czech Republic (118 buildings, 62.4% of the proceeds allocated) and Romania (71 buildings, 37.6% of the proceeds allocated).

BREEAM Ratings: “Very Good” –65.9%; “Excellent” –30.8%; “Outstanding” –3.3% (see case studies on pages 12–14).

Average building age (weighted by market value): 12.0 years (“Very Good”); 12.1 years (“Excellent”); 2.0 years (“Outstanding”).

Impact Summary

To bolster the transparency of its green investments, CTP uses impact reporting to present the reduction of energy and water consumption and CO₂ emissions of buildings following allocations in line with the Green Bond Framework. Impact calculation requires the development of a building-use model and baseline specific to each building. Assets in the Czech Republic and Romania are the first to be fully covered by the Group’s environmental impact reporting system. CTP is currently developing impact reporting for its entire portfolio of properties.

ENERGY SAVING

Country	Number of buildings included	GLA included (sqm)	Impact reporting Energy saving (MWh/yr)
Czech Republic	118	1,740,286	206,102
Romania	71	1,658,129	2,519
Total	189	3,398,415	208,621

CO₂ EMISSION REDUCTION

Country	Number of buildings included	GLA included (sqm)	Impact reporting GHG saving (tCO ₂ /yr)
Czech Republic	118	1,740,286	71,961
Romania	71	1,658,129	718
Total	189	3,398,415	72,679

WATER SAVING

Country	Number of buildings included	GLA included (sqm)	Impact reporting Water saving (m ³ /yr)
Czech Republic	-	-	-
Romania	17	1,658,129	34,762
Total	17	1,658,129	34,762

CASE STUDIES

CTPARK
Bucharest West

<p>BUILDING</p> <p>Clubhaus</p> 	<p>LOCATION</p> 	<p>Clubhaus CTPark Bucharest West Ion Ratiu Street 5 077096 Comuna Bolintin Deal Judetul Giurgiu Romania</p>	<p>RO</p>
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Clubhaus is CTP's unique park community centre available at select locations within the CTPark Network. In 2024, the Clubhaus at CTPark Bucharest West received a BREEAM In-Use Outstanding score of 94.6%—making it currently the highest-ranked BREEAM In-Use certified building in operation in the world.

The Clubhaus at CTPark Bucharest West—Europe's largest industrial park—services a park community of over 3,000 people, including workers at the park and residents of nearby areas. The 1,300 sqm facility features rooftop solar panels and sophisticated energy and water management systems, ample natural light and naturally landscaped green areas planted with native flora. Onsite amenities include a canteen, café, and minimarket, an event amphitheatre, meeting rooms and casual zones, outdoor sports facilities, a picnic area, and a medical clinic.



The building offers parking and fast-charging stations for electric vehicles and is accessible by well-marked pedestrian and bicycle paths, with covered bike racks and charging stations for e-bikes. A publicly serviced bus stop constructed by CTP is located 100 metres from the building.



Highlights

- BREEAM New Construction: Outstanding, 85.2%.
- BREEAM In-Use Part 1: Outstanding (94.6%)—the highest BREEAM In-Use score to date for a non-residential building.
- Best BREEAM In-Use Non-Residential Building Award at the 2024 BREEAM Awards.
- 42.63% less energy consumption compared to the national reference building, of which 20% is produced by rooftop photovoltaic panels.
- Operational carbon footprint: 23 kgCO₂eq/sqm annually (excluding onsite production from photovoltaic).
- Accessible by public transport and bicycle and pedestrian paths.
- Ongoing landscaping with mature native tree orchards, shrubbery, flower gardens and vineyard; installation of a green roof, bird nests and feeders, and bat and insect hotels.

CASE STUDIES

CTPARK
Bucharest North

BUILDING

BUN4



LOCATION



CTPark Bucharest North
 Vila Ana Street no. 6, Afumati
 Ilfov County
 Romania

RO

Building BUN4 at CTPark Bucharest North received a BREEAM New Construction “Excellent” certificate in 2024 with a cumulative score of 75.5%. The 11,897 sqm CTFlex building, which can be partitioned into multiple units or leased by a sole client, supports a wide range of activities, from logistics to light manufacturing and R&D. Green building features include rooftop solar panels, LED lighting, sophisticated energy and water management systems, and skylights for natural light.

Located at CTPark Bucharest North—a well-established e-commerce hub on the A3 motorway near the DN2 national road—the building provides ideal access to the city centre and Bucharest’s ring road.

Highlights

- PV generating capacity: 499.5 kWp.
- EV parking (chargers): 6.
- Energy consumption, savings compared to CTP national average: 418,816 kWh annual savings.
- Operational carbon footprint: 39.79 kg CO₂/sqm per year.
- Landscaping/biodiversity: Forest trees, shrubs, beehives.
- Recycled water use: Greywater.



CASE STUDIES

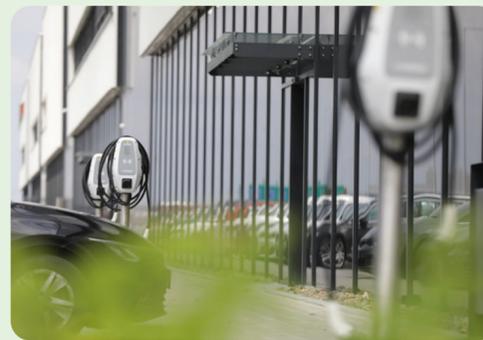
CTPARK
Prague East

BUILDING	LOCATION	CTPark Prague East Nupaky 148 251 01 Nupaky Czech Republic	CZ
<p>NU3</p> 			



Building NU3 at CTPark Prague East received a BREEAM New Construction “Outstanding” certificate in 2024 with a cumulative score of 89.9%. The 12,938 sqm CTFlex building, which can be partitioned into multiple units or leased by a sole client, supports a wide range of activities, from logistics to light manufacturing and R&D. Green building features include EV chargers, rooftop solar panels, LED lighting, sophisticated energy and water management systems, and skylights for natural light.

Located at CTPark Prague East—strategically positioned at the junction of the E55 (D1) motorway and the ring road—the building provides excellent connectivity to Prague’s city centre, international airport, and the major north-south European transportation corridor.



Highlights

- PV generating capacity: 677.12 kWp.
- Energy consumption, savings compared to CTP national average: 2,152,423 kWh annual savings.
- Operational carbon footprint: 53.09 kgCO₂/sqm per year.
- Landscaping/biodiversity: Trees, grass, bushes, retention pond, bird and insect houses.
- Recycled water use: Rainwater.

Allocation Portfolio

Allocations from Outstanding Green Bonds

No.	Park Name	Country	Property Name	GLA (in sqm)	Certificate Number	Certification Scheme & Version	Assessor Company	Valid Until	Score	Rating	Included in Energy Impact calculation (YES/NO)	Included in GHG Impact calculation (YES/NO)	Included in Water Impact calculation (YES/NO)
1	CTPark Brno	CZ	A 1.2 - FLEXISPACE II	10,106	BIU00015263-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	12/09/2026	58.3%	VERY GOOD	YES	YES	NO
2	CTPark Brno	CZ	A-01.3	10,586	BIU00014772-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	63.1%	VERY GOOD	YES	YES	NO
3	CTPark Brno	CZ	A-02	31,765	BIU00014108-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	58.3%	VERY GOOD	YES	YES	NO
4	Ponávka	CZ	A-02	9,033	BIU00002583-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	23/06/2025	75.1%	EXCELLENT	YES	YES	NO
5	Ponávka	CZ	A-03	7,444	BIU00005871-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	18/09/2026	72.4%	EXCELLENT	YES	YES	NO
6	CTPark Brno	CZ	A-03.1	9,955	BIU00014352-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	62.1%	VERY GOOD	YES	YES	NO
7	CTPark Brno	CZ	A-04.1 (Incl. extension)	25,565	BIU00014298-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	63.9%	VERY GOOD	YES	YES	NO
8	CTPark Brno	CZ	A-04.2	24,229	BIU00014503-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	06/07/2026	60.2%	VERY GOOD	YES	YES	NO
9	CTPark Aš	CZ	AS 1	23,656	BIU00014696-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	15/09/2026	66.7%	VERY GOOD	YES	YES	NO
10	CTPark Bor	CZ	B 14	11,803	BIU00017359-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	20/03/2027	72.1%	EXCELLENT	YES	YES	NO
11	CTPark Bor	CZ	B 6	15,688	BIU00014922-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	14/12/2026	58.0%	VERY GOOD	YES	YES	NO
12	CTPark Bor	CZ	B 8	59,814	BIU00013361-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	20/03/2026	86.9%	OUTSTANDING	YES	YES	NO
13	CTPark Bor	CZ	BO CTOffices	690	BIU00018180-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/04/2027	70.7%	EXCELLENT	YES	YES	NO
14	Ponávka	CZ	B-01	3,842	BIU00005719-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	15/09/2026	67.7%	VERY GOOD	YES	YES	NO
15	Ponávka	CZ	B-02	3,776	BIU00005720-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	22/09/2026	65.9%	VERY GOOD	YES	YES	NO
16	Ponávka	CZ	B-04	3,867	BIU00005722-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	22/09/2026	66.6%	VERY GOOD	YES	YES	NO
17	Ponávka	CZ	B-05	3,775	BIU00005723-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	22/09/2026	66.7%	VERY GOOD	YES	YES	NO
18	Ponávka	CZ	B-06	3,771	BIU00005724-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	22/09/2026	65.1%	VERY GOOD	YES	YES	NO
19	Ponávka	CZ	B-07	3,776	BIU00005725-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	22/09/2026	65.7%	VERY GOOD	YES	YES	NO
20	Ponávka	CZ	B-08	1,543	BIU00005740-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	18/09/2026	68.7%	VERY GOOD	YES	YES	NO
21	CTPark Bor	CZ	B-11	68,217	BIU00011423-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	02/05/2025	79.0%	EXCELLENT	YES	YES	NO
22	CTPark Bor	CZ	B-12	64,730	BIU00000709-2.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	08/04/2027	60.2%	VERY GOOD	YES	YES	NO
23	CTPark Blatnice	CZ	BL-2	28,063	BIU00011310-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	21/07/2025	64.0%	VERY GOOD	YES	YES	NO
24	CTPark Blučina	CZ	BLU 1	9,340	BIU00014694-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	14/09/2026	58.1%	VERY GOOD	YES	YES	NO
25	CTPark Blučina	CZ	BLU-02 (UNIT A, B)	8,217	BIU00013102-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	GRINITY	07/10/2025	65.2%	VERY GOOD	YES	YES	NO
26	CTPark Plzeň	CZ	BP-22 (incl. BP-23)	18,324	BIU00011155-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/11/2025	75.3%	EXCELLENT	YES	YES	NO
27	CTPark Plzeň	CZ	BP-24	2,375	BIU00014302-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	71.5%	EXCELLENT	YES	YES	NO
28	CTPark Plzeň	CZ	BP-25	5,250	BIU00011158-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/11/2025	74.9%	EXCELLENT	YES	YES	NO
29	Vlněna Office Park	CZ	Building ABCD	39,890	BIU00004084-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/11/2025	76.6%	EXCELLENT	YES	YES	NO
30	Vlněna Office Centre	CZ	Building E	6,452	BIU00013517-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	20/03/2026	80.1%	EXCELLENT	YES	YES	NO

Note: Certification status as at 30 September 2024.

APPENDIX 1

No.	Park Name	Country	Property Name	GLA (in sqm)	Certificate Number	Certification Scheme & Version	Assessor Company	Valid Until	Score	Rating	Included in Energy Impact calculation (YES/NO)	Included in GHG Impact calculation (YES/NO)	Included in Water Impact calculation (YES/NO)
31	Vlněna Office Park	CZ	Building FGH	17,677	BIU00003453-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	31/08/2025	78.2%	EXCELLENT	YES	YES	NO
32	CTPark Brno	CZ	C-01	27,417	BIU00014550-1.0*	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	06/07/2026	62.4%	VERY GOOD	YES	YES	NO
33	CTPark Brno	CZ	C-02.1	9,260	BIU00014672-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	58.4%	VERY GOOD	YES	YES	NO
34	Ponávka	CZ	C4 Ponávka	1,123	BIU00005856-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	20/09/2026	61.5%	VERY GOOD	YES	YES	NO
35	CTPark Česká Lípa	CZ	CEL2	15,386	BIU00016626-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	14/12/2026	59.2%	VERY GOOD	YES	YES	NO
36	CTPark Cerhovice	CZ	CER-1	19,634	BIU00011309-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	01/08/2025	75.7%	EXCELLENT	YES	YES	NO
37	CTPark Cerhovice	CZ	CER2	21,169	BIU00016559-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	14/12/2026	74.7%	EXCELLENT	YES	YES	NO
38	CTPark Chrastava	CZ	CHA 1	19,686	BIU00017216-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	15/04/2027	59.1%	VERY GOOD	YES	YES	NO
39	CTPark Cheb	CZ	CHE-1	34,272	BIU00012263-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	02/10/2025	74.3%	EXCELLENT	YES	YES	NO
40	CTPark Chomutov	CZ	CHO1	12,643	BIU00016933-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/11/2026	61.5%	VERY GOOD	YES	YES	NO
41	CTPark Ostrava	CZ	CTOffice C	5,152	BIU00007707-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	16/05/2027	70.7%	VERY GOOD	YES	YES	NO
42	CTPark Brno	CZ	D 3	43,612	BIU00014394-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	06/07/2026	69.7%	VERY GOOD	YES	YES	NO
43	Ponávka	CZ	Domeq 1	7,327	BIU00005826-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	30/04/2027	57.1%	VERY GOOD	YES	YES	NO
44	Ponávka	CZ	DOMEQ 2,3	2,751	BIU00011584-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/11/2025	85.1%	OUTSTANDING	YES	YES	NO
45	CTPark Brno	CZ	E-02	20,988	BIU00002982-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	31/05/2025	63.1%	VERY GOOD	YES	YES	NO
46	CTPark Brno	CZ	E-03	9,051	BIU00014263-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	68.0%	VERY GOOD	YES	YES	NO
47	Europort Airport Center	CZ	EUR 1	36,108	BIU00013292-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	14/11/2025	62.7%	VERY GOOD	YES	YES	NO
48	CTPark Brno	CZ	F-01	15,527	BIU00002800-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	31/05/2025	57.8%	VERY GOOD	YES	YES	NO
49	CTPark Brno	CZ	F-03	5,709	BIU00014461-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	06/07/2026	64.9%	VERY GOOD	YES	YES	NO
50	CTPark Brno	CZ	F-04	6,120	BIU00014462-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	06/07/2026	64.1%	VERY GOOD	YES	YES	NO
51	CTPark Humpolec	CZ	H 9	1,471	BIU00015968-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	28/11/2026	57.1%	VERY GOOD	YES	YES	NO
52	CTPark Hradec Králové	CZ	HK 2	8,519	BIU00017238-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	12/12/2026	59.7%	VERY GOOD	YES	YES	NO
53	CTPark Humpolec	CZ	HU 1 - Phase I	10,814	BIU00014692-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	14/09/2026	60.0%	VERY GOOD	YES	YES	NO
54	Spielberk Office Centre	CZ	IQ Building - C,D,E,F	39,189	BIU00005781-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	19/06/2027	66.0%	VERY GOOD	YES	YES	NO
55	CTPark Kadaň	CZ	KA 4	10,322	BIU00016379-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	30/11/2026	58.5%	VERY GOOD	YES	YES	NO
56	CTPark Kadaň	CZ	KA 6	12,075	BIU00016353-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/11/2026	71.1%	EXCELLENT	YES	YES	NO
57	CTPark Kadaň	CZ	KA-05	25,406	BIU00004706-1.1	BREEAM In-Use International 2015 Part 1 - Asset Performance	GRINITY	02/03/2025	59.0%	VERY GOOD	YES	YES	NO
58	CTPark Prague Airport	CZ	KNE-03	19,236	BIU00009015-1.1	BREEAM In-Use International 2015 Part 1 - Asset Performance	GRINITY	17/06/2025	57.9%	VERY GOOD	YES	YES	NO
59	CTPark Karviná	CZ	KRN1	16,672	BIU00016631-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	11/12/2026	61.6%	VERY GOOD	YES	YES	NO
60	CTPark Kvasiny	CZ	KV 1	20,900	BIU00014700-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	15/09/2026	57.2%	VERY GOOD	YES	YES	NO
61	CTPark Lipník nad Bečvou	CZ	L 2	6,420	BIU00014702-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	22/09/2026	62.3%	VERY GOOD	YES	YES	NO
62	CTPark Liberec	CZ	LI 1 incl. extension	8,453	BIU00014932-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	18/12/2026	58.4%	VERY GOOD	YES	YES	NO
63	CTPark Mladá Boleslav	CZ	MB-01	8,875	BIU00013506-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	21/03/2026	66.7%	VERY GOOD	YES	YES	NO
64	CTPark Mladá Boleslav	CZ	MB-02	8,729	BIU00012711-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/03/2026	70.4%	EXCELLENT	YES	YES	NO
65	CTPark Modřice	CZ	MO-02	28,393	BIU00013662-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	31/03/2026	61.1%	VERY GOOD	YES	YES	NO
66	CTPark Modřice	CZ	MO-03	10,480	BIU00004944-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	06/07/2026	62.9%	VERY GOOD	YES	YES	NO
67	CTPark Modřice	CZ	MO-04	5,366	BIU00004945-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	08/04/2027	57.3%	VERY GOOD	YES	YES	NO
68	CTPark Modřice	CZ	MO-06	12,914	BIU00013942-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	31/03/2026	57.8%	VERY GOOD	YES	YES	NO
69	CTPark Modřice	CZ	MO-14	6,008	BIU00004955-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	58.1%	VERY GOOD	YES	YES	NO
70	CTPark Modřice	CZ	MO-15	9,616	BIU00004939-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/06/2026	60.2%	VERY GOOD	YES	YES	NO

APPENDIX 1

No.	Park Name	Country	Property Name	GLA (in sqm)	Certificate Number	Certification Scheme & Version	Assessor Company	Valid Until	Score	Rating	Included in Energy Impact calculation (YES/NO)	Included in GHG Impact calculation (YES/NO)	Included in Water Impact calculation (YES/NO)
71	CTPark Mladá Boleslav II	CZ	N 4 - Unit A	8,021	BIU00014636-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	16/01/2027	70.4%	EXCELLENT	YES	YES	NO
72	CTPark Nový Jičín	CZ	NU 3	9,181	BIU00014838-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	22/09/2026	73.4%	EXCELLENT	YES	YES	NO
73	CTPark Nový Jičín	CZ	NU 5 - Phase I (2.271 sqm)	6,888	BIU00014680-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	14/09/2026	59.5%	VERY GOOD	YES	YES	NO
74	CTPark Nošovice	CZ	NO 1 (Unit A, B)	19,310	BIU00016079-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/11/2026	58.5%	VERY GOOD	YES	YES	NO
75	CTPark Prague East	CZ	NU-01	28,832	BIU00003438-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/11/2025	63.7%	VERY GOOD	YES	YES	NO
76	CTPark Prague East *	CZ	NU-03	12,938	BIU00009377-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	28/04/2025	89.6%	OUTSTANDING	YES	YES	NO
77	CTPark Prague East	CZ	NU-5	16,446	BIU00011435-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	21/03/2026	74.8%	EXCELLENT	YES	YES	NO
78	CTPark Ostrava	CZ	O 1 - FLEXISPACE OSTRAVA I	11,675	BIU00014937-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	28/11/2026	62.3%	VERY GOOD	YES	YES	NO
79	CTPark Ostrava	CZ	O 10	28,370	BIU00016910-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	30/11/2026	58.3%	VERY GOOD	YES	YES	NO
80	CTPark Ostrava	CZ	O 13.1	55,716	BIU00016099-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	18/12/2026	57.0%	VERY GOOD	YES	YES	NO
81	CTPark Ostrava	CZ	O 14	4,209	BIU00016911-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	15/03/2027	61.5%	VERY GOOD	YES	YES	NO
82	CTPark Ostrava	CZ	O 15	7,834	BIU00016491-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	12/12/2026	65.8%	VERY GOOD	YES	YES	NO
83	CTPark Ostrava	CZ	O 16	7,729	BIU00016543-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	28/02/2027	64.9%	VERY GOOD	YES	YES	NO
84	CTPark Ostrava	CZ	O 17	7,615	BIU00016545-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	05/12/2026	57.4%	VERY GOOD	YES	YES	NO
85	CTPark Ostrava	CZ	O 18	8,214	BIU00016547-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	18/12/2026	62.8%	VERY GOOD	YES	YES	NO
86	CTPark Ostrava	CZ	O 20	5,895	BIU00016636-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	19/12/2026	66.4%	VERY GOOD	YES	YES	NO
87	CTPark Ostrava	CZ	O 21	7,336	BIU00016912-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	19/10/2026	61.6%	VERY GOOD	YES	YES	NO
88	CTPark Ostrava	CZ	O 22	6,345	BIU00014674-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	30/03/2026	58.7%	VERY GOOD	YES	YES	NO
89	CTPark Ostrava	CZ	O 4 - FLEXISPACE	8,897	BIU00016634-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	09/12/2026	57.5%	VERY GOOD	YES	YES	NO
90	CTPark Ostrava	CZ	O 5 - FLEXISPACE	8,209	BIU00014940-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	23/04/2027	61.8%	VERY GOOD	YES	YES	NO
91	CTPark Ostrava	CZ	O 6	11,929	BIU00016456-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	09/01/2027	61.4%	VERY GOOD	YES	YES	NO
92	CTPark Ostrava	CZ	O 9	13,470	BIU00016635-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	19/03/2027	62.9%	VERY GOOD	YES	YES	NO
93	CTPark Ostrava	CZ	O-19	13,190	BIU00014673-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	GRINITY	30/03/2026	59.4%	VERY GOOD	YES	YES	NO
94	CTPark Ostrava	CZ	O-23	51,240	BIU00005384-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	GRINITY	15/09/2025	63.5%	VERY GOOD	YES	YES	NO
95	CTPark Ostrava	CZ	O-24 CTBox A	2,630	BIU00004744-1.1	BREEAM In-Use International 2015 Part 1 - Asset Performance	GRINITY	22/03/2027	57.8%	VERY GOOD	YES	YES	NO
96	CTPark Ostrava Poruba	CZ	OP 1	33,144	BIU00017114-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/11/2026	72.5%	EXCELLENT	YES	YES	NO
97	CTPark Ostrava Poruba	CZ	OP-4	4,440	BIU00011095-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	06/12/2025	73.1%	EXCELLENT	YES	YES	NO
98	CTPark Planá	CZ	PL1	31,632	BIU00014914-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	22/11/2026	61.0%	VERY GOOD	YES	YES	NO
99	CTPark Pohořelice	CZ	PO 2	22,989	BIU00014931-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	28/11/2026	57.5%	VERY GOOD	YES	YES	NO
100	CTPark Pohořelice	CZ	PO 4	24,028	BIU00016315-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	12/12/2026	57.3%	VERY GOOD	YES	YES	NO
101	CTPark Přeštice	CZ	PRE 2 (Phase IV - IAC)	4,644	BIU00014912-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	15/09/2026	61.8%	VERY GOOD	YES	YES	NO
102	CTPark Přeštice	CZ	PRE-01	32,589	BIU00002270-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	01/08/2025	60.9%	VERY GOOD	YES	YES	NO
103	CTPark Brno South	CZ	SA 4	28,478	BIU00014677-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	22/11/2026	61.7%	VERY GOOD	YES	YES	NO
104	Spielberk Office Centre	CZ	Villa G	3,999	BIU00005759-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	04/12/2026	64.5%	VERY GOOD	YES	YES	NO
105	Spielberk Office Centre	CZ	Villa H	3,944	BIU00005778-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	15/09/2026	64.5%	VERY GOOD	YES	YES	NO
106	Spielberk Office Centre	CZ	Villa J	4,053	BIU00005791-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	14/09/2026	63.4%	VERY GOOD	YES	YES	NO
107	Spielberk Office Centre	CZ	Villa K	3,942	BIU00005792-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	11/09/2026	63.4%	VERY GOOD	YES	YES	NO
108	Spielberk Office Centre	CZ	Villa L	3,999	BIU00005793-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	Cevre	18/03/2027	63.4%	VERY GOOD	YES	YES	NO
109	CTPark Žatec	CZ	ZA 2	40,867	BIU00014699-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	18/09/2026	57.7%	VERY GOOD	YES	YES	NO
110	CTPark Zákupy	CZ	ZAK 2	3,543	BIU00016924-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Enviros	30/11/2026	57.3%	VERY GOOD	YES	YES	NO

* Selected Case Study

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No.	Park Name	Country	Property Name	GLA (in sqm)	Certificate Number	Certification Scheme & Version	Assessor Company	Valid Until	Score	Rating	Included in Energy Impact calculation (YES/NO)	Included in GHG Impact calculation (YES/NO)	Included in Water Impact calculation (YES/NO)
111	CTPark Zákupy	CZ	ZAK-01	15,866	BIU00004776-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	GRINITY	12/12/2026	57.2%	VERY GOOD	YES	YES	NO
112	CTPark Brno Líšeň	CZ	ZET 1	7,899	BIU00015993-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	29/11/2026	75.0%	EXCELLENT	YES	YES	NO
113	CTPark Brno Líšeň	CZ	ZET 4	6,440	BIU00016102-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/04/2027	71.4%	EXCELLENT	YES	YES	NO
114	CTPark Brno Líšeň	CZ	ZET 5	3,303	BIU00016108-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	30/11/2026	74.7%	EXCELLENT	YES	YES	NO
115	CTPark Brno Líšeň	CZ	ZET 6	3,585	BIU00016206-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	29/11/2026	65.0%	VERY GOOD	YES	YES	NO
116	CTPark Brno Líšeň	CZ	ZET 7	3,638	BIU00015997-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	29/11/2026	63.0%	VERY GOOD	YES	YES	NO
117	CTPark Brno Líšeň	CZ	ZET-2	7,851	BIU00012358-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/10/2025	75.9%	EXCELLENT	YES	YES	NO
118	CTPark Brno Líšeň	CZ	ZET-3	7,719	BIU00012359-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	Cevre	08/10/2025	73.7%	EXCELLENT	YES	YES	NO
119	CTPark Arad	RO	AR 1	45,612	BIU00004819-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	12/01/2026	71.7%	EXCELLENT	YES	YES	NO
120	CTPark Arad North	RO	ARN 1	10,302	BIU00011031-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	03/02/2025	57.1%	VERY GOOD	YES	YES	NO
121	CTPark Arad West	RO	ARW 1	6,418	BIU00007900-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	ADP	18/03/2027	57.3%	VERY GOOD	YES	YES	NO
122	CTPark Bucharest Mogosoia	RO	BUAD	33,610	BREEAM-0095-6169	BREEAM International V6 New Construction: Commercial	ADP	08/04/2027	59.6%	VERY GOOD	YES	YES	NO
123	CTPark Bucharest	RO	BUCH 1	17,212	BIU00004929-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	70.3%	EXCELLENT	YES	YES	NO
124	CTPark Bucharest	RO	BUCH 12	22,297	BIU00004937-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	11/07/2026	71.1%	EXCELLENT	YES	YES	NO
125	CTPark Bucharest	RO	BUCH 13	21,954	BIU00004938-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	68.0%	VERY GOOD	YES	YES	NO
126	CTPark Bucharest	RO	BUCH 17	12,158	BIU00004920-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	61.2%	VERY GOOD	YES	YES	NO
127	CTPark Bucharest	RO	BUCH 18	21,802	BIU00004921-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	06/07/2026	65.5%	VERY GOOD	YES	YES	NO
128	CTPark Bucharest	RO	BUCH 19 (O1)	7,013	BIU00004922-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	68.4%	VERY GOOD	YES	YES	NO
129	CTPark Bucharest	RO	BUCH 2 (A)	39,623	BIU00004931-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	68.6%	VERY GOOD	YES	YES	NO
130	CTPark Bucharest	RO	BUCH 20 (Q1)	7,765	BIU00004923-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	59.8%	VERY GOOD	YES	YES	NO
131	CTPark Bucharest	RO	BUCH 21	2,055	BREEAM-0092-9786	BREEAM International 2016 New Construction: Commercial	ADP	FINAL	63.0%	VERY GOOD	YES	YES	YES
132	CTPark Bucharest	RO	BUCH 22	8,936	BIU00004927-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	72.0%	EXCELLENT	YES	YES	NO
133	CTPark Bucharest	RO	BUCH 23	8,626	BIU00004928-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	70.4%	EXCELLENT	YES	YES	NO
134	CTPark Bucharest	RO	BUCH 24	3,366	BIU00004925-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	64.8%	VERY GOOD	YES	YES	NO
135	CTPark Bucharest	RO	BUCH 25	20,373	BIU00005677-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	68.0%	VERY GOOD	YES	YES	NO
136	CTPark Bucharest	RO	BUCH 26	18,164	BIU00005678-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	65.2%	VERY GOOD	YES	YES	NO
137	CTPark Bucharest	RO	BUCH 29	2,752	BIU00007784-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	ADP	15/08/2027	59.3%	VERY GOOD	YES	YES	NO
138	CTPark Bucharest	RO	BUCH 3 (C)	15,149	BIU00004930-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	67.8%	VERY GOOD	YES	YES	NO
139	CTPark Bucharest	RO	BUCH 4 (D-1)	28,879	BIU00004932-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	67.1%	VERY GOOD	YES	YES	NO
140	CTPark Bucharest	RO	BUCH 5 (D-2)	19,283	BIU00004933-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	65.9%	VERY GOOD	YES	YES	NO
141	CTPark Bucharest	RO	BUCH 6 (F)	7,715	BIU00004934-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	64.5%	VERY GOOD	YES	YES	NO
142	CTPark Bucharest	RO	BUCH 7 (G)	15,922	BIU00004935-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	66.1%	VERY GOOD	YES	YES	NO
143	CTPark Bucharest	RO	BUCH 8	2,598	BIU00004936-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	61.5%	VERY GOOD	YES	YES	NO
144	CTPark Bucharest	RO	BUCH14	22,269	BREEAM-0089-0673	BREEAM International 2016 New Construction: Commercial	ADP	Final	63.3%	VERY GOOD	YES	YES	YES
145	CTPark Bucharest	RO	BUCH27	17,508	BIU00005679-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	07/11/2026	61.2%	VERY GOOD	YES	YES	NO
146	CTPark Bucharest North	RO	BUN1	115,846	BREEAM-0088-1581	BREEAM International V6 New Construction: Commercial	ADP	Final	72.5%	EXCELLENT	YES	YES	YES
147	CTPark Bucharest North	RO	BUN2	28,773	BREEAM-0095-6128	BREEAM International V6 New Construction: Commercial	ADP	Final	78.3%	EXCELLENT	YES	YES	YES
148	CTPark Bucharest North	RO	BUN3	39,473	BREEAM-0095-6136	BREEAM International V6 New Construction: Commercial	ADP	Final	76.4%	EXCELLENT	YES	YES	YES
149	CTPark Bucharest North *	RO	BUN4	11,897	BREEAM-0095-6144	BREEAM International V6 New Construction: Commercial	ADP	Final	75.5%	EXCELLENT	YES	YES	YES
150	CTPark Bucharest North	RO	BUN5 - CTFlex	13,750	BREEAM-0095-6391	BREEAM International V6 New Construction: Commercial	ADP	Final	77.3%	EXCELLENT	YES	YES	YES

* Selected Case Study.

APPENDIX 1

No.	Park Name	Country	Property Name	GLA (in sqm)	Certificate Number	Certification Scheme & Version	Assessor Company	Valid Until	Score	Rating	Included in Energy Impact calculation (YES/NO)	Included in GHG Impact calculation (YES/NO)	Included in Water Impact calculation (YES/NO)
151	CTPark Bucharest West II	RO	BUW 1	13,933	BIU00004916-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	63.9%	VERY GOOD	YES	YES	NO
152	CTPark Bucharest West II	RO	BUW 2	10,592	BIU00004917-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	63.9%	VERY GOOD	YES	YES	NO
153	CTPark Bucharest West	RO	BUW 22/23	66,464	BREEAM-0095-6110	BREEAM International V6 New Construction: Commercial	ADP	Final	78.9%	EXCELLENT	YES	YES	YES
154	CTPark Bucharest West II	RO	BUW 3	10,076	BIU00004918-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	65.7%	VERY GOOD	YES	YES	NO
155	CTPark Bucharest West II	RO	BUW 40	38,694	BIU00007796-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	ADP	18/03/2027	59.0%	VERY GOOD	YES	YES	NO
156	CTPark Bucharest West I	RO	BUW 7 (DC1+DC2/DC1A+DC1B)	54,432	BIU00004445-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	13/12/2025	62.8%	VERY GOOD	YES	YES	NO
157	CTPark Bucharest West I	RO	BUW 8 (DC3+DC4/DC2A+DC2B)	52,732	BIU00004446-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	13/12/2025	60.5%	VERY GOOD	YES	YES	NO
158	CTPark Bucharest West I	RO	BUW17	132,986	BREEAM-0084-4647	BREEAM International 2016 New Construction: Commercial	ADP	Final	71.3%	EXCELLENT	YES	YES	YES
159	CTPark Bucharest West *	RO	BUW18	1,343	BREEAM-0087-2242	BREEAM International 2016 New Construction: Commercial	ADP	FINAL	85.2%	OUTSTANDING	YES	YES	YES
160	CTPark Bucharest West	RO	BUW20-21	102,407	BREEAM-0088-1599	BREEAM International 2016 New Construction: Commercial	ADP	Final	73.2%	EXCELLENT	YES	YES	YES
161	CTPark Brasov West	RO	BVW4	5,464	BIU00012782-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	20/10/2025	65.4%	VERY GOOD	YES	YES	NO
162	CTPark Bucharest Chitila	RO	CHIT 1	50,582	BIU00004977-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	16/04/2027	57.8%	VERY GOOD	YES	YES	NO
163	CTPark Bucharest Chitila	RO	CHIT2	9,071	BIU00013836-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	61.4%	VERY GOOD	YES	YES	NO
164	CTPark Cluj	RO	CLU 1 (Unit A, B, C)	29,657	BREEAM-0080-2975	BREEAM International 2016 New Construction: Commercial	ADP	Final	67.4%	VERY GOOD	YES	YES	NO
165	CTPark Craiova East	RO	CRE 1	31,761	BIU00011025-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	03/02/2025	59.6%	VERY GOOD	YES	YES	NO
166	CTPark Caransebes	RO	CSB1	8,524	BIU00007898-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	ADP	01/12/2027	61.7%	VERY GOOD	YES	YES	NO
167	CTPark Deva	RO	DE 1	20,692	BIU00004814-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	23/12/2025	64.5%	VERY GOOD	YES	YES	NO
168	CTPark Deva II	RO	DEV 1 (A and B)	25,697	BIU00004806-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	21/12/2025	67.8%	VERY GOOD	YES	YES	NO
169	CTPark Ineu	RO	INE 1	22,482	BIU00004820-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	08/02/2026	60.6%	VERY GOOD	YES	YES	NO
170	CTPark Oradea Cargo Terminal	RO	ORA1	15,779	BREEAM-0095-6243	BREEAM International V6 New Construction: Commercial	ADP	Final	77.4%	EXCELLENT	YES	YES	YES
171	CTPark Oradea North	RO	ORN 1	6,334	BIU00010915-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	14/02/2025	58.5%	VERY GOOD	YES	YES	NO
172	CTPark Pitesti	RO	PIT 2	20,436	BREEAM-0081-2537	BREEAM International 2016 New Construction: Commercial	ADP	Final	73.1%	EXCELLENT	YES	YES	YES
173	CTPark Pitesti	RO	PIT5	8,072	BIU00015461-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	30/06/2026	59.2%	VERY GOOD	YES	YES	NO
174	CTPark Salonta	RO	SAL 1 (9,912+4,228m ²)	14,140	BIU00004821-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	08/02/2026	65.0%	VERY GOOD	YES	YES	NO
175	CTPark Sibiu	RO	SU 1	11,298	BREEAM-0088-5830	BREEAM International 2016 New Construction: Commercial	ADP	Final	61.4%	VERY GOOD	YES	YES	YES
176	CTPark Sibiu	RO	SU 8	13,373	BIU00004813-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	ADP	19/12/2025	69.8%	VERY GOOD	YES	YES	NO
177	CTPark Sibiu East	RO	SUE 1	21,153	BIU00010913-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	14/01/2025	67.0%	VERY GOOD	YES	YES	NO
178	CTPark Targu Mures	RO	TGM3	10,760	BIU00015575-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	06/07/2026	59.8%	VERY GOOD	YES	YES	NO
179	CTPark Timisoara	RO	TIE1	11,109	BIU00011307-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	24/10/2025	64.4%	VERY GOOD	YES	YES	NO
180	CTPark Timisoara	RO	TIE2	5,095	BIU00012741-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	27/10/2025	66.7%	VERY GOOD	YES	YES	NO
181	CTPark Timisoara	RO	TIE3	10,958	BIU00011001-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	31/10/2025	66.3%	VERY GOOD	YES	YES	NO
182	CTPark Timisoara	RO	TIE4	13,407	BIU00011002-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	31/10/2025	58.8%	VERY GOOD	YES	YES	NO
183	CTPark Timisoara	RO	TIE5	3,499	BIU00011003-1.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	02/11/2025	59.9%	VERY GOOD	YES	YES	NO
184	CTPark Timisoara	RO	TIM 2 (T11)	9,856	BIU00004818-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	23/12/2025	63.2%	VERY GOOD	YES	YES	NO
185	CTPark PSI SRL	RO	TIM 3	16,300	BREEAM-0088-5806	BREEAM International 2016 New Construction: Commercial	ADP	Final	70.6%	EXCELLENT	YES	YES	YES
186	CTPark Timisoara	RO	TIM4	40,608	BREEAM-0088-5822	BREEAM International 2016 New Construction: Commercial	ADP	Final	61.0%	VERY GOOD	YES	YES	YES
187	CTPark Timisoara South	RO	TIS 1	10,450	BIU00007899-1.2	BREEAM In-Use International 2015 Part 1 - Asset Performance	ADP	18/03/2027	57.8%	VERY GOOD	YES	YES	NO
188	CTPark Turda	RO	TU 4	12,146	BREEAM-0088-5848	BREEAM International 2016 New Construction: Commercial	ADP	Final	59.8%	VERY GOOD	YES	YES	YES
189	CTPark Turda	RO	TU 5	10,366	BIU00004635-2.0	BREEAM In-Use International Commercial V6 Part 1 - Asset Performance	ADP	08/02/2026	74.0%	EXCELLENT	YES	YES	NO

* Selected Case Study. BUW-18 ("Clubhaus") recieved two certifications under the BREEAM International 2016 New Construction Commercial Scheme (85.2%) and one under the BREEAM International In-Use:Commercial Version 6 Scheme (94.6%). Only one is listed here to avoid duplication.

Annual Third-Party Review Letter

MORNINGSTAR SUSTAINALYTICS

CTP Invest

Type of Engagement: Annual Review
Date: 02 November 2024
Engagement Team:
 Akshay Chandrakapure, akshay_chandrakapure@morningstar.com
 Vipula Pandita, vipula.pandita@morningstar.com
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Introduction

Between October 2020 and June 2024, CTP Invest ("CTP") a division of CTP Group, issued 10 green bonds (collectively, the "Green Bonds") and raised EUR 5.12 billion to finance and refinance green building projects intended to reduce GHG emissions in the Netherlands, Austria, Germany and other countries in Europe. In October 2024, CTP engaged Sustainalytics to review the projects financed with proceeds from the Green Bonds (the "Nominated Expenditures") and provide an assessment as to whether they meet the use of proceeds criteria and whether CTP complied with the reporting commitments outlined in the CTP Green Bond Framework (the "Framework").¹ Sustainalytics provided a Second-Party Opinion on the Framework in August 2020.² This is Sustainalytics' fourth annual review of allocation and reporting of the instruments issued under the Framework, following previous reviews in August 2021, September 2022 and October 2023.^{3,4,5}

Evaluation Criteria

Sustainalytics evaluated the Nominated Expenditures and CTP's reporting based on whether they:

1. Meet the use of proceeds and eligibility criteria defined in the Framework; and
2. Reported on at least one key performance indicator (KPI) for each use of proceeds category defined in the Framework.

Table 1: Use of Proceeds Categories, Eligibility Criteria and Associated KPIs

Use of Proceeds Category	Eligibility Criteria	Key Performance Indicators
Green Buildings	i. Existing buildings owned and managed by CTP that have received one of the below certifications ("Existing Buildings"):	i. Number and floor space of Existing Buildings meeting the eligibility criteria
	ii. Building Research Establishment Environmental Assessment Method (BREEAM): Outstanding, Excellent or Very Good;	ii. BREEAM certification level (Outstanding, Excellent or Very good)
	iii. Leadership in Energy and	iii. LEED certification level (Gold or Platinum)
		iv. Estimated annual CO ₂ emissions avoided (tCO ₂) from CTP's own operations

¹ CTP, "CTP Green Bond Framework", (2020), at: ctp.eu/files/2021/09/CTP-Green-Bond-Framework.pdf
² Sustainalytics, "Second-Party Opinion, CTP Green Bond Framework", (2020), at: morningstar.com/docs/default-source/spos/ctp-group-green-bond-framework-second-party-opinion.pdf
³ Sustainalytics, "CTP Annual Review", (2021), included in CTP's 2021 Green Bond Report at: ctp.eu/files/2021/09/CTP-NV-Green-Bond-Report-24-09-2021.pdf
⁴ Sustainalytics, "CTP Annual Review", (2022), included in CTP's 2022 Green Bond Report at: ctp.eu/files/2022/10/CTP-Green-Bond-Report-2022.pdf
⁵ Sustainalytics, "CTP Annual Review", (2023), included in CTP's 2023 Green Bond Report at: ctp.eu/files/2023/11/CTP-Green-Bond-Report-2023-vF.pdf

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	Environmental Design (LEED): Platinum or Gold;	v. Estimated water savings
iii.	Other equivalent internationally and/or nationally recognized certifications.	vi. Quantity of electricity used for EVs
	Examples of activities performed to obtain the certifications:	vii. Reduction of non-recyclable waste
i.	Offsite renewable energy purchase;	
ii.	Waste management in place to ensure better recycling rates;	
iii.	Incorporate clean transportation infrastructure (electric vehicle charging stations, bike facilities);	
iv.	Building energy retrofits (equipment upgrades, lighting/HVAC or deep retrofits – systems/envelope).	
II.	Investments in or expenditures related to construction, development and upgrades of new properties that have received or are expected to receive the below certifications ("New Construction Project"):	
i.	BREEAM: Outstanding, Excellent or Very Good;	
ii.	LEED: Platinum or Gold;	
iii.	Other equivalent internationally and/or nationally recognized certifications	

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Issuer's Responsibility

CTP is responsible for providing accurate information and documentation relating to the details of the projects, including descriptions, amounts allocated and impact.

Independence and Quality Control

Sustainalytics, a leading provider of ESG research and ratings, conducted the verification of the use of proceeds from CTP's Green Bonds. The work undertaken as part of this engagement included collection of documentation from CTP and review of said documentation to assess conformance with the Framework.

Sustainalytics relied on the information and the facts presented by CTP. Sustainalytics is not responsible nor shall it be held liable for any inaccuracies in the opinions, findings or conclusions herein due to incorrect or incomplete data provided by CTP.

Sustainalytics made all efforts to ensure the highest quality and rigor during its assessment process and enlisted its Sustainability Bonds Review Committee to provide oversight of the review.

Conclusion

Based on the limited assurance procedures conducted,⁶ nothing has come to Sustainalytics' attention that causes us to believe that, in all material respects, the Nominated Expenditures do not conform with the use of proceeds criteria and reporting commitments in the Framework. CTP has disclosed to Sustainalytics that the proceeds from the Green Bonds were fully allocated as of August 2024.

Detailed Findings

Table 2: Detailed Findings

Framework Requirements	Procedure Performed	Factual Findings	Error or Exceptions Identified
Use of Proceeds Criteria	Verification of projects to determine alignment with the use of proceeds criteria outlined in the Framework.	The Nominated Expenditures comply with the use of proceeds criteria.	None
Reporting Criteria	Verification of projects or assets to determine if impact was reported in line with the KPIs outlined in the Framework.	CTP reported on at least one KPI per use of proceeds category.	None

⁶ Sustainalytics' limited assurance process includes reviewing documentation relating to details of projects, as provided by the issuing entity, which is responsible for providing accurate information. These may include descriptions of projects, estimated and realized costs, and reported impact. Sustainalytics has not conducted on-site visits to projects.

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Appendices

Appendix 1: Allocation Reporting

Table 3: Allocation from the Green Bonds

Green Bond Series	Issuance Date	Issuance Amount (EUR million)	Allocated Amount (EUR million)	Net Proceeds Outstanding
Green Bond 1	1 October 2020	650	645.17	183.17
Green Bond 2	18 February 2021	500	496.91	496.91
Green Bond 3	21 June 2021	500	496.16	270.18
Green Bond 4	21 June 2021	500	494.44	494.44
Green Bond 5	27 September 2021	500	499.63	349.74
Green Bond 6	27 September 2021	500	496.97	496.97
Green Bond 7	1 July 2022	49.5	49.20	49.20
Green Bond 8	20 January 2022	700	698.17	473.76
Green Bond 9	5 February 2024	750	743.36	743.36
Green Bond 10	4 June 2024	74.78	76.42	76.42
Total		4,724.28	4,696.43	3,634.14

Table 4: Allocation of proceeds from the Green Bonds

Use of Proceeds Category	Number of Eligible Buildings	Amount (million)	Allocated (EUR million)
Green Buildings	189		3,634.14
Total Amount Allocated			3,634.14⁷
Total Net Proceeds Raised			4,696.43
Unallocated Proceeds as a Percentage of Net Outstanding Proceeds (%)			0

⁷ Of the EUR 4,696.43 million net proceeds raised between October 2020 and June 2024, a total of EUR 1,062.29 million has since been repaid to investors in 2021 and 2024, leaving an outstanding balance of EUR 3,634.14 million.

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Appendix 2: Reported Impact

Table 5: Reported Impact from the Green Bonds

Use of Proceeds Category	Certification	Certification Level	Gross Lettable Area (m ²)	Number of Eligible Buildings	Net Bond Proceeds Allocated (EUR million)	Share of Net Bond Proceeds	Energy Savings (MWh/yr)	GHG Emissions Avoided (tCO ₂ /yr)
Green Buildings	BREEAM	Outstanding	76,846	4	120.55	3.3%	208,621	72,679
		Excellent	1,064,638	43	1,118.24	30.8%		
		Very Good	2,241,065	142	2,395.35	65.9%		
Total			3,382,550	189	3,634.14	100.0%	-	-

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MORNINGSTAR SUSTAINALYTICS

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