

Save the date:
Capital Markets Day
September 22–23
Warsaw, Poland



CTP N.V. Financial Highlights Q1-2026

30 April 2026

Q1-2026: Record leasing quarter, driving cashflow growth

Financial highlights

€205M

(+12.3% vs. Q1-2025)
Gross Rental income

€164M

(IPuD portfolio revaluation)
Net valuation result

€120M

(+11.4% vs. restated Q1-2025)
Company Specific Adjusted
EPRA earnings

€0.25

(+8.7% vs. restated Q1-2025)
Company Specific Adjusted
EPRA EPS

€20.95

(+12.8% vs. 31 Mar 2025)
EPRA NTA per share

€1.9B

(€1.9b as at 31 Mar 2025)
Liquidity

Operational highlights

93%

(93% as at 31 Dec 2025)
Occupancy

6.1 yrs

(6.1 years as at 31 Dec 2025)
WAULT

14.6%

(14.1% as at 31 Dec 2025)
Reversionary potential

4.6%

(4.5% in FY-2025)
Like-for-like rental growth¹

2.0M sqm

(2.0 m sqm as at 31 Dec 2025)
Under construction

10.4%

(10.4% as at 31 Dec 2025)
YoC of projects delivered

1. The like-for-like gross rental growth compares the growth of the gross rental income of the portfolio that has been consistently in operation (not under development) during the two preceeding periods that are described

CTP: Pan-European platform, CEE market leader, global ambition

- Core Markets
- Growth Markets
- Western European Markets

14.7M

sqm GLA

2.0M

sqm GLA under construction

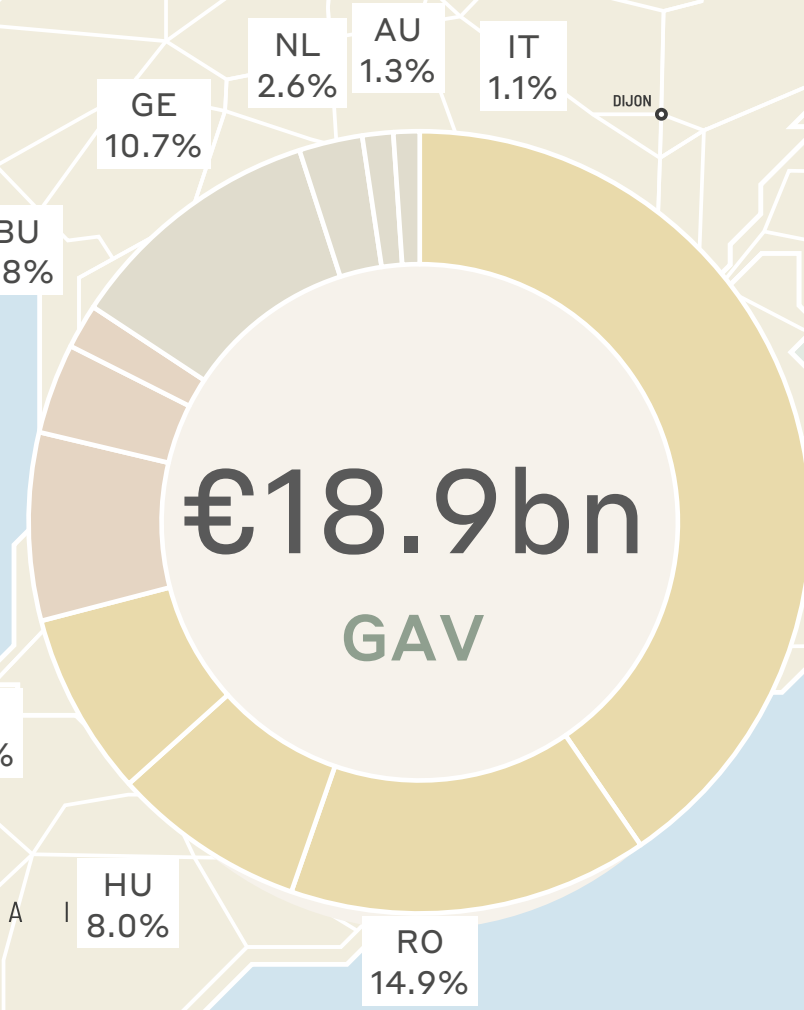
33.3M

sqm landbank

158MW_p

Installed PV

Portfolio Value by Country (%)



NB: Figures may not add up due to rounding

Accelerated 5-year growth since IPO in March 2021

IPO
03/2021



+19% p.a. CAGR

Growth in GLA
from 5.9 million sqm to
14.7 million sqm

+21% p.a. CAGR

Growth in Landbank
from 12.6 million sqm to
33.3 million sqm

+25% p.a. CAGR

Growth in Investment Property
from €5.8 to €18.6 billion

+22% p.a. CAGR

**Growth in annualized
rental income**
from €302 to €849 million

+19% p.a. CAGR

**Growth in EPRA NTA
per share**
from €8.32 to €20.95

+15% p.a. CAGR

**Growth in Company Specific
Adjusted EPRA EPS**
from €0.44 to €1.01-1.03
guidance

Rapid, development-led expansion, capitalising on structural market demand opportunities

Proven build-to-own business delivers growth opportunities from embedded client base, financed by growing cashflow from operator

Operator



€1 billion

annualised rental income
by FY27

Developer



33.3 million sqm

of land with potential development
profit to come of
> €7 billion

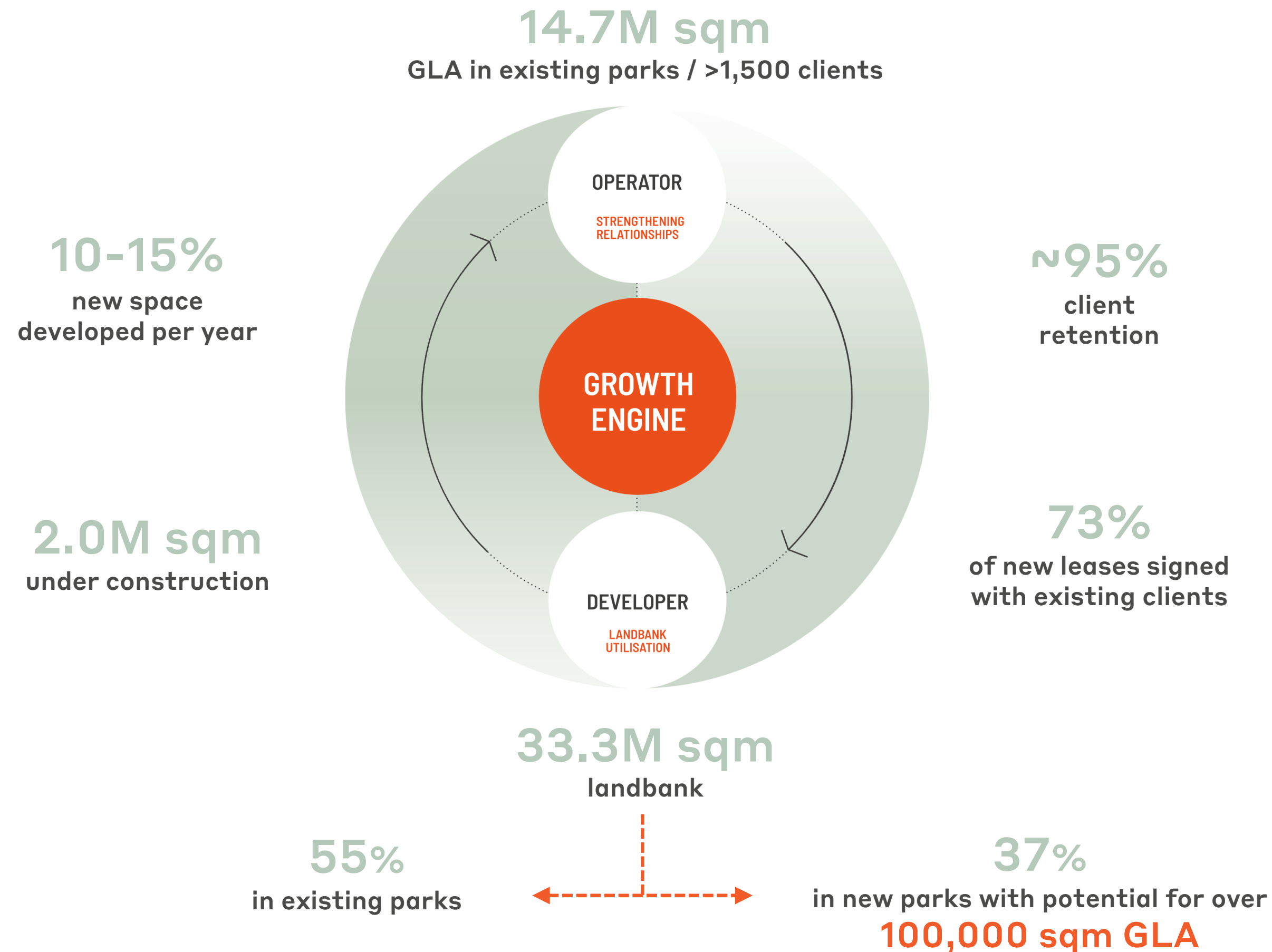
Growth engine



Leveraging
>1,500 clients

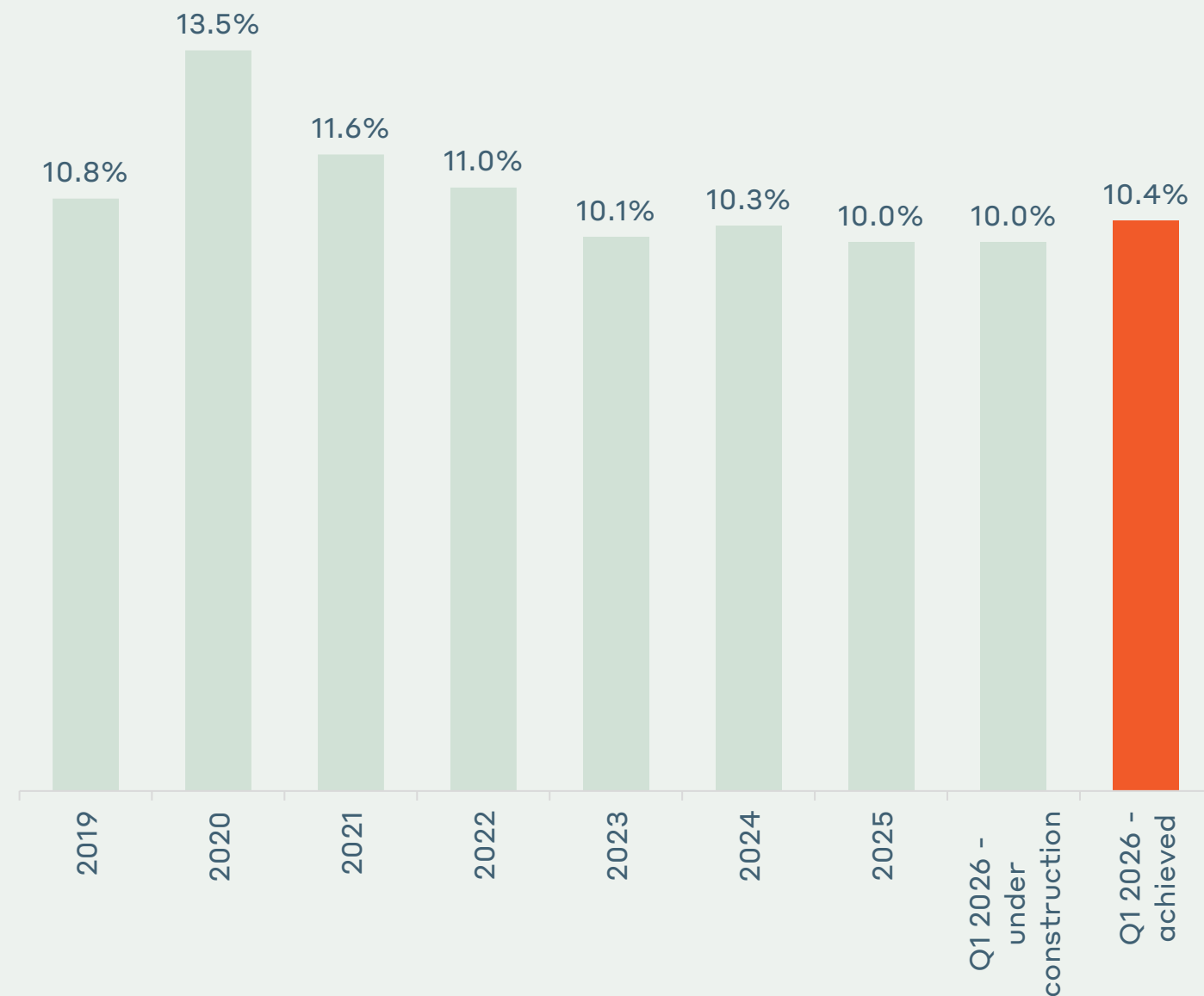
CTP Growth Engine driving
expansion into new markets
and product innovation

Integrated & derisked business model: double-digit NTA growth p.a.

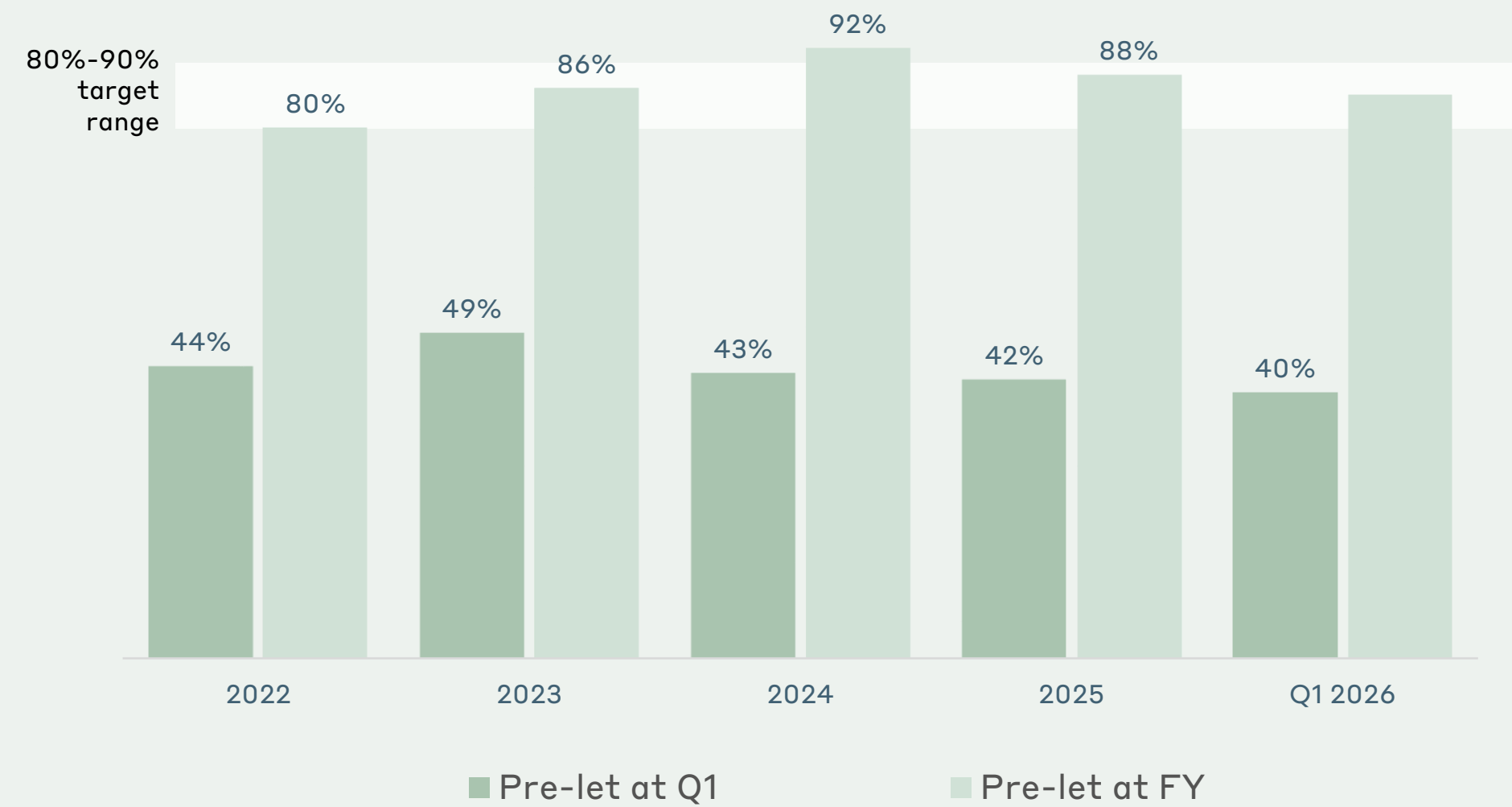


Development deliveries on target

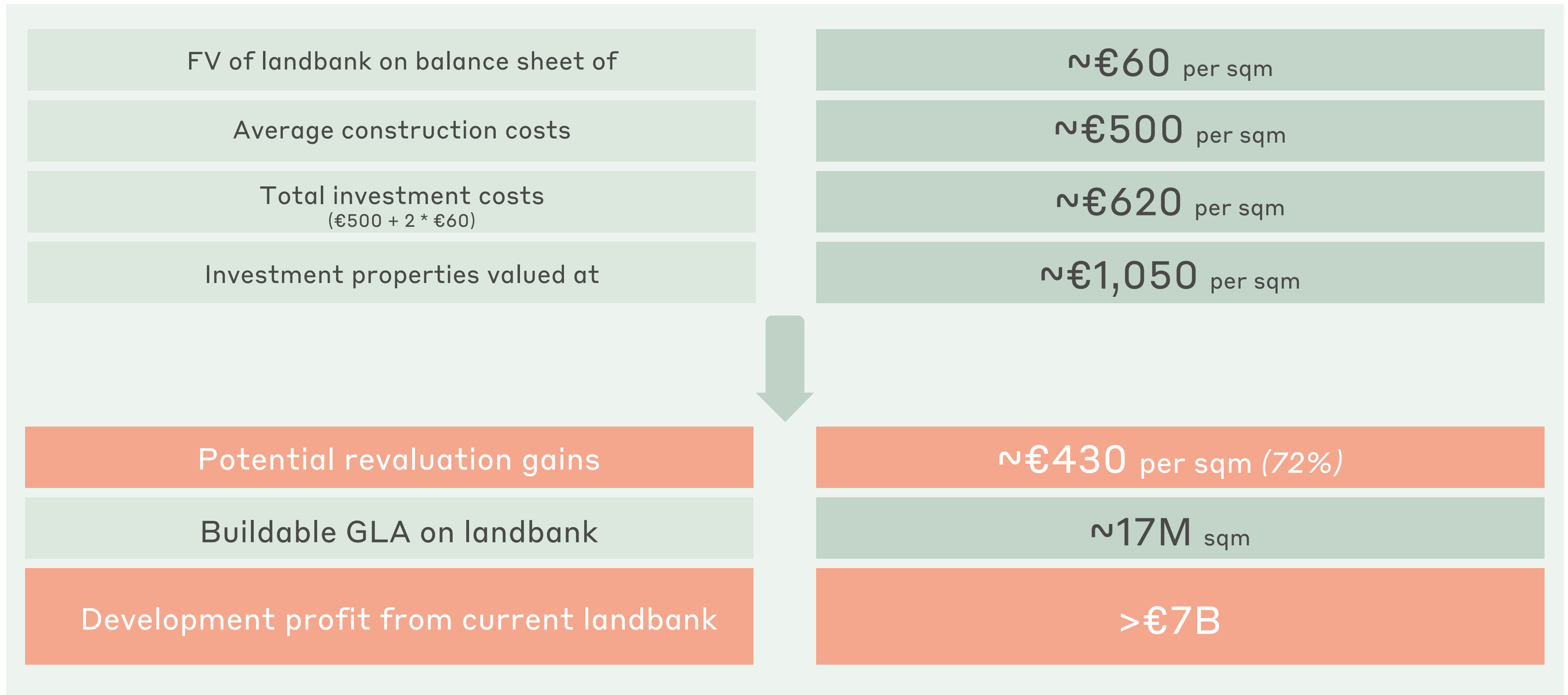
Development YoC
Projects under Construction



Pre-let at Q1



Unlocking the landbank value through profitable development



High degree of granularity in our pipeline – resulting in a growing secured cashflow

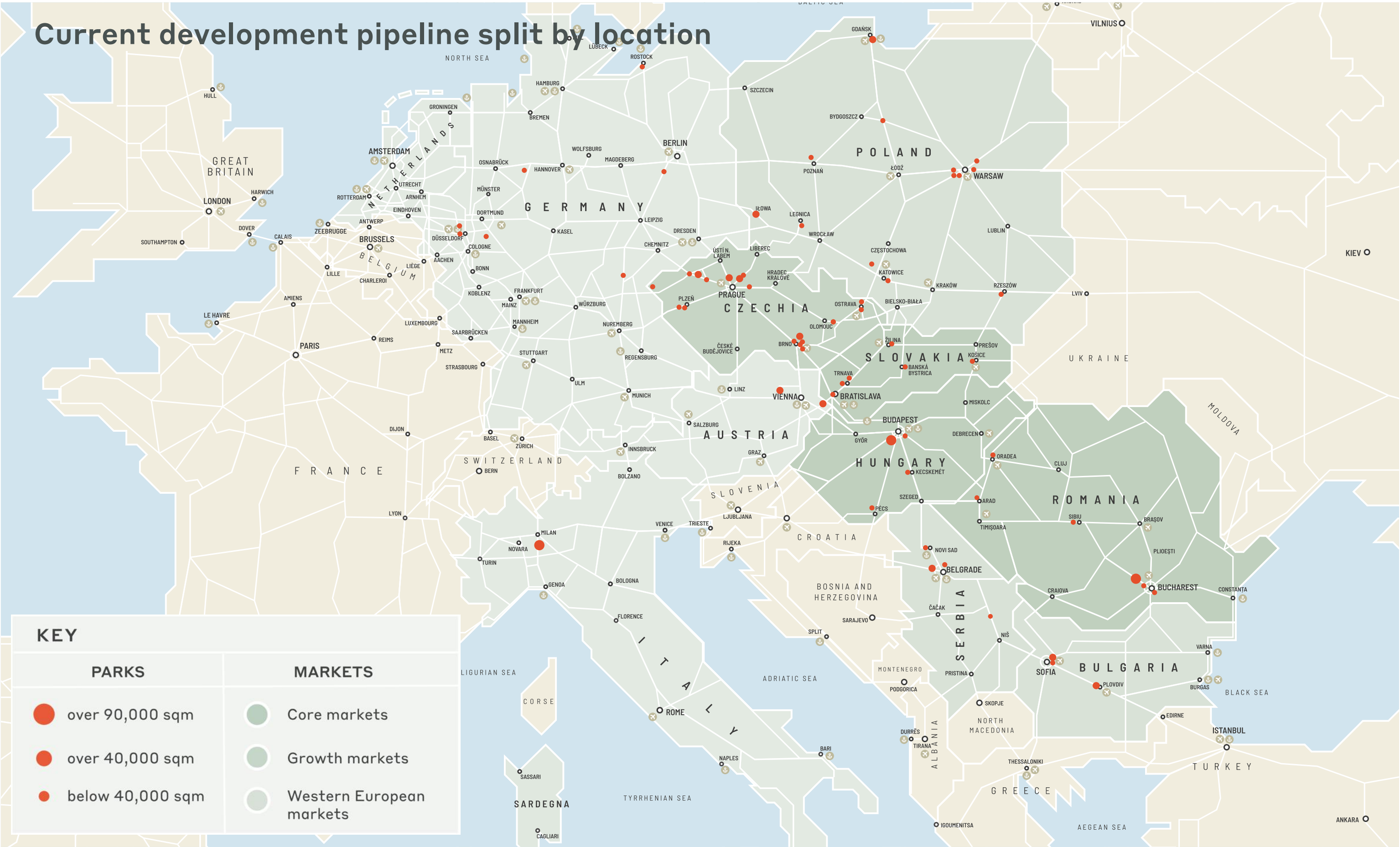
Diversification of development risk

Average project size c.25k sqm

Over 80 projects and 60 locations

Developing in 10 of our 11 markets

Focus in and around existing parks (82% of under construction)



Record leasing in Q1-2026 with rising rents

Leases signed, sqm	Q1	Q2	Q3	Q4	FY
2024	336,000	582,000	577,000	618,000	2,113,000
2025	416,000	599,000	562,000	748,000 ¹	2,325,000
2026	762,000				

+83%

Q1-2026 YoY
increase in sqm of
leases signed

Avg. monthly rent leases signed per sqm (€). Not adjusted for country mix	Q1	Q2	Q3	Q4	FY
2024	5.65	5.55	5.69	5.79	5.68
2025	6.17	5.91	5.64	5.70	5.81
2026	5.90				

+1%

Q1-2026 YoY increase in
average monthly
I&L rent signed adjusted
for country mix

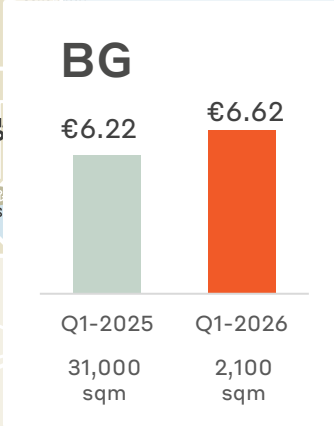
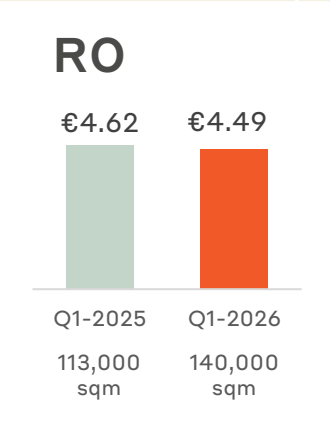
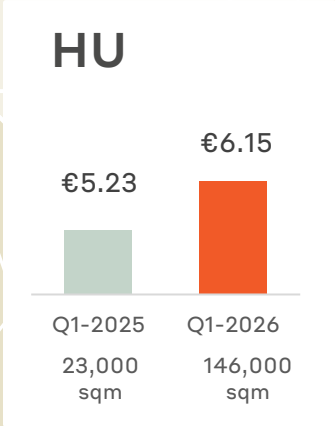
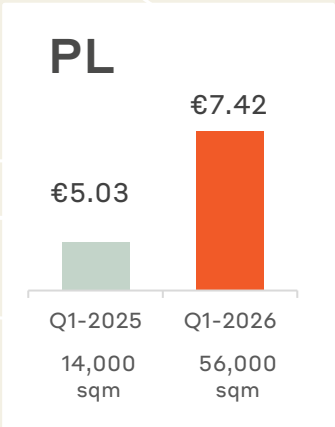
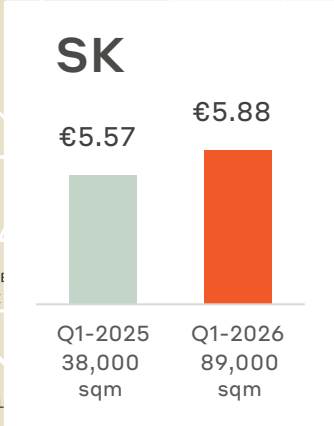
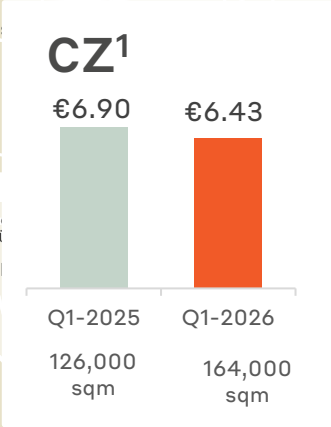
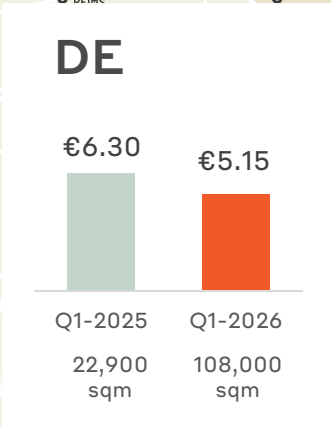
Growing leasing activity

Quarterly leasing activity
(‘000 sqm)



New leasing rental tone in Q1-2026 +1% higher than Q1-2025

(Adj. for country mix)

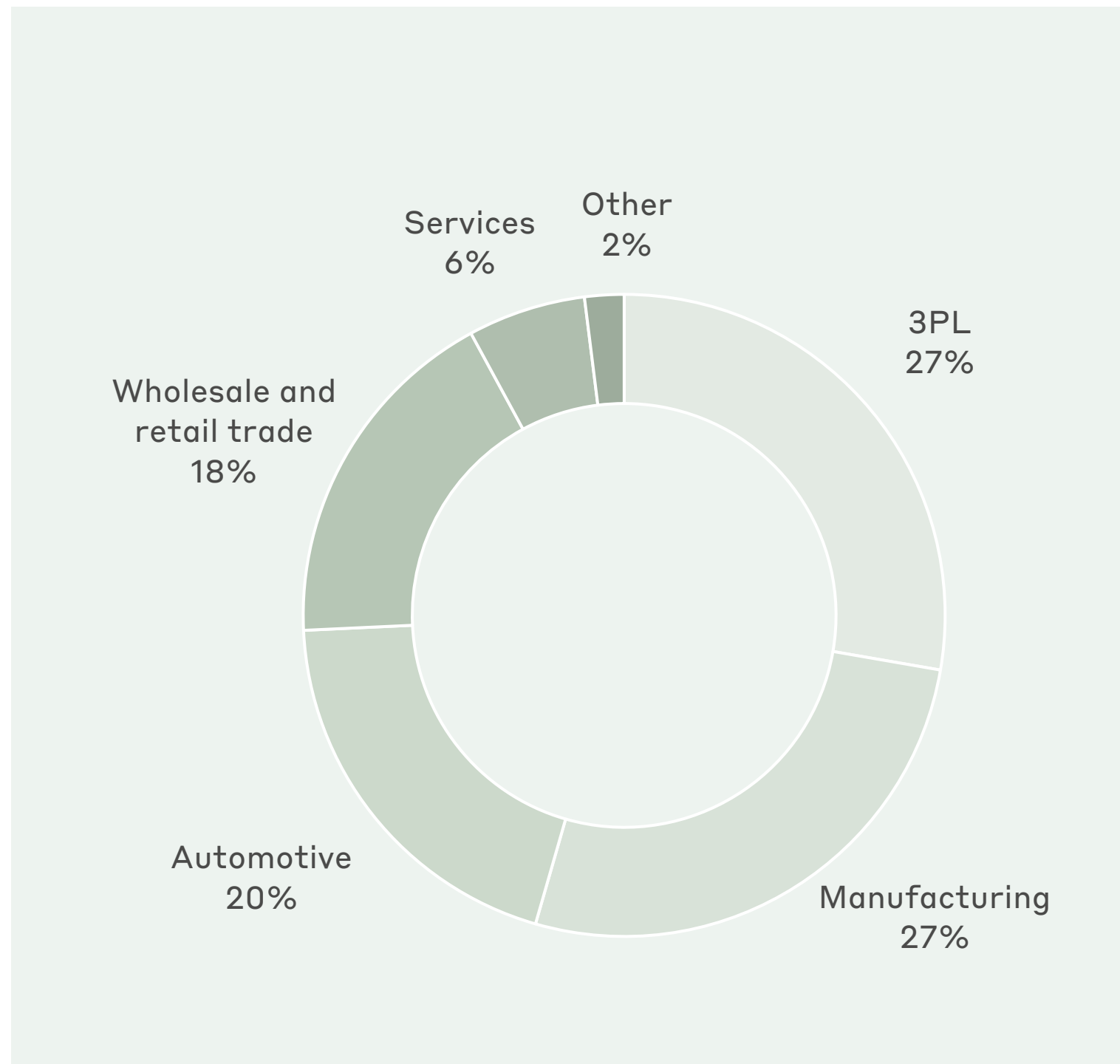


NB: Figures may not add up due to rounding
Excluding Austria due to lack of comparable periods
¹CZ excludes offices

Supply chain professionalization and domestic consumption growth drive expansion in CTP's portfolio

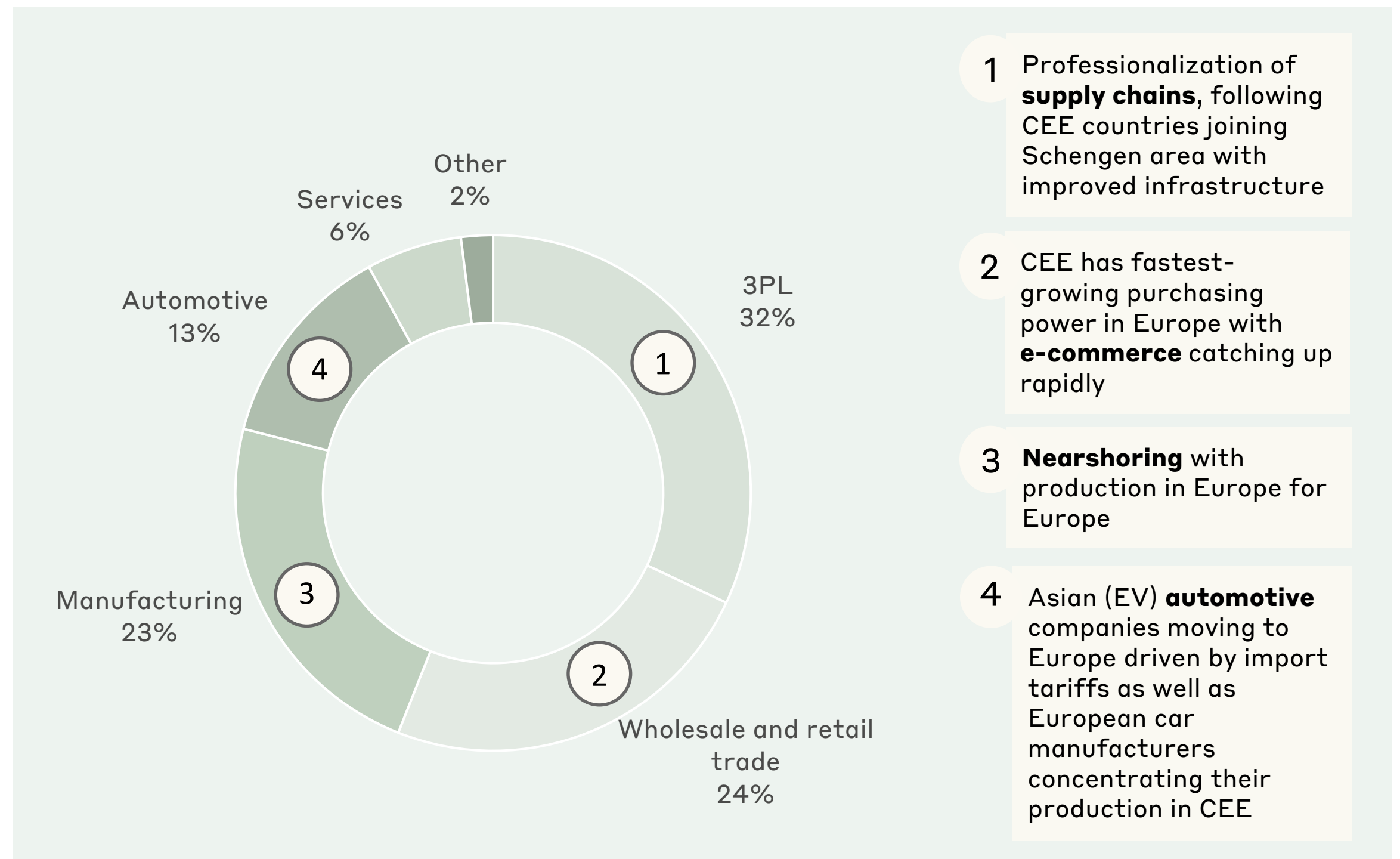
Portfolio Q1-2026

GLA split by industry (%)



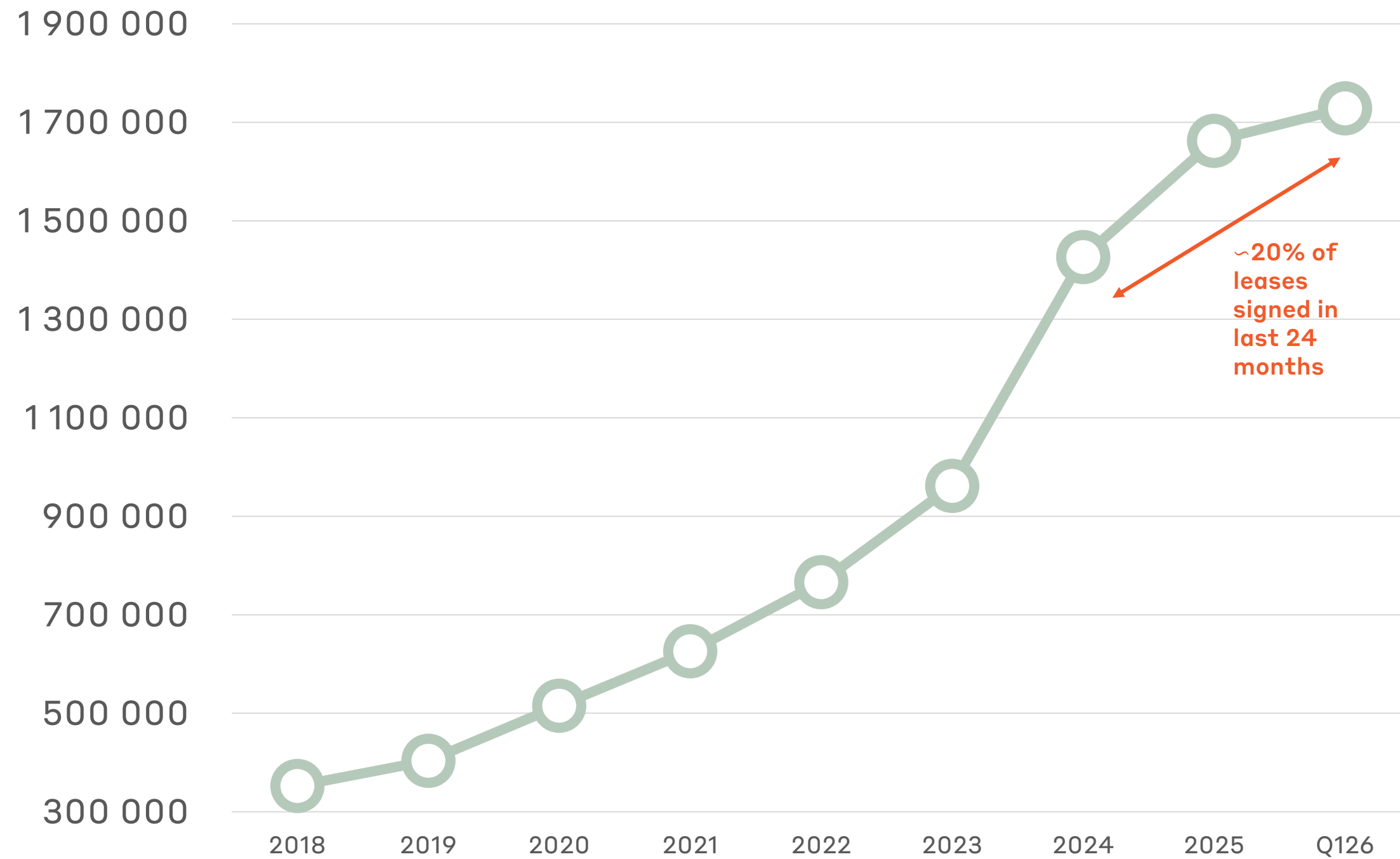
Leases signed in the last 24 months

GLA split by industry (%)



Over 12% of portfolio leased to Asian clients producing in Europe for Europe

GLA sqm of Asian tenants



ZOOMLION

J'pai

SUMITOMO

HITACHI
Inspire the Next
Hitachi Energy

JUSIDA
EUROPE

KYOCERA

HYUNDAI STEEL

廣達電腦
Quanta Computer

BRIDGESTONE

Lenovo

XINQUAN

Inventec

wistron

Nidec
All for dreams

Yanfeng
Global Automotive Interiors

Structural trends revealed through leasing activity across markets

Nearshoring

Manufacturing in Europe for Europe
in the business-smart CEE region



DEJONG
hot water tanks

- Netherlands-based manufacturer of water tanks serving traditional, solar and heat pump industry
- Leased 33,000 sqm for a new manufacturing facility at CTPark Prešov North, SK

Rising disposable incomes

Supply chain professionalisation
leveraging improved infrastructure
in CEE



LEROY MERLIN

- DIY retailer Leroy Martin Romania expands its custom built regional distribution centre at CTPark Bucharest West, RO to 60,000 sqm

E-commerce growth

E-retailers require innovative
solutions to last mile delivery



cr'sp

- Fast-growing Dutch online supermarket Crisp took 13,000 sqm of warehouse space
- Logistics, production, and quality control for ready-made meal under one roof, in CTPark Amsterdam City

High-tech industry

High-tech companies deepen
activity across Europe



WINDAR
renovables

- Windar Renovables leased 29,000 sqm for a major new wind turbine tower manufacturing plant serving primarily the German and Polish markets
- CTPark Legnica, PL

Cashflow driven by strong and diversified international client base

Low operational and financial risk

35.2%

Top 50 as a % of
portfolio GLA

32.9%

Top 50 as a % of
Rental Income

Top 50 Clients

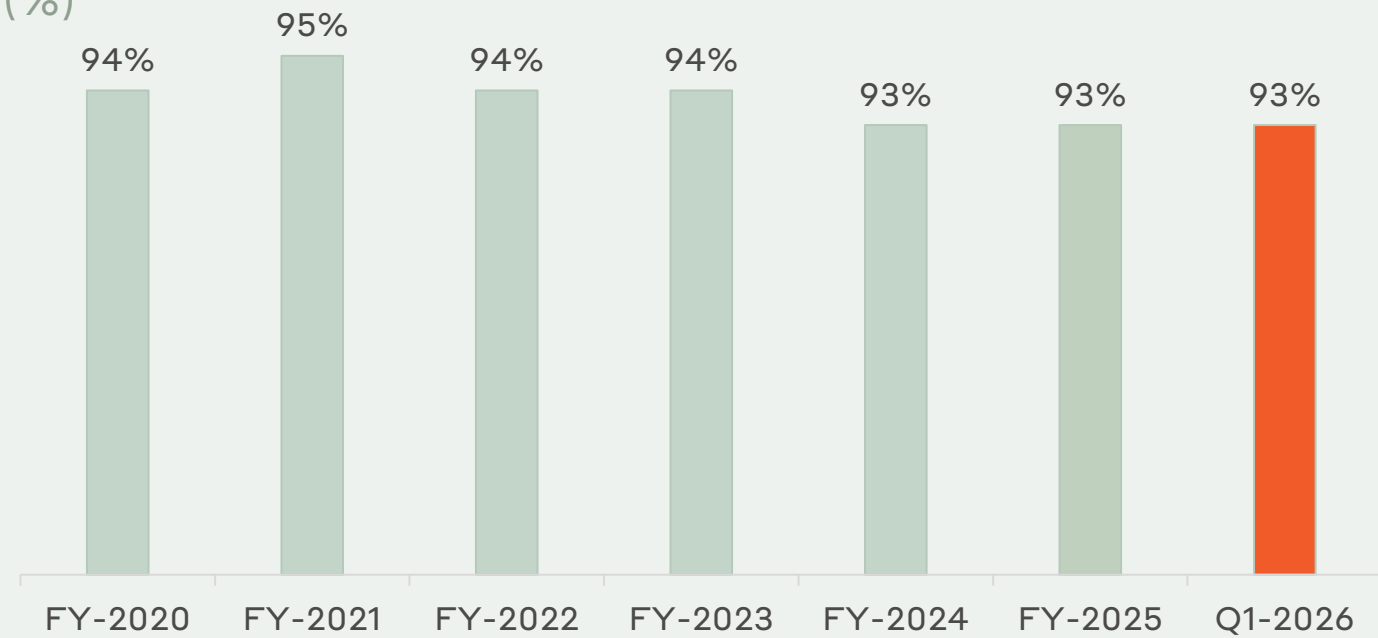
GLA split by industry (%)



NB: Figures may not add up due to rounding

Organic growth driven by CTP's long-lasting tenant relations

Occupancy¹
(%)



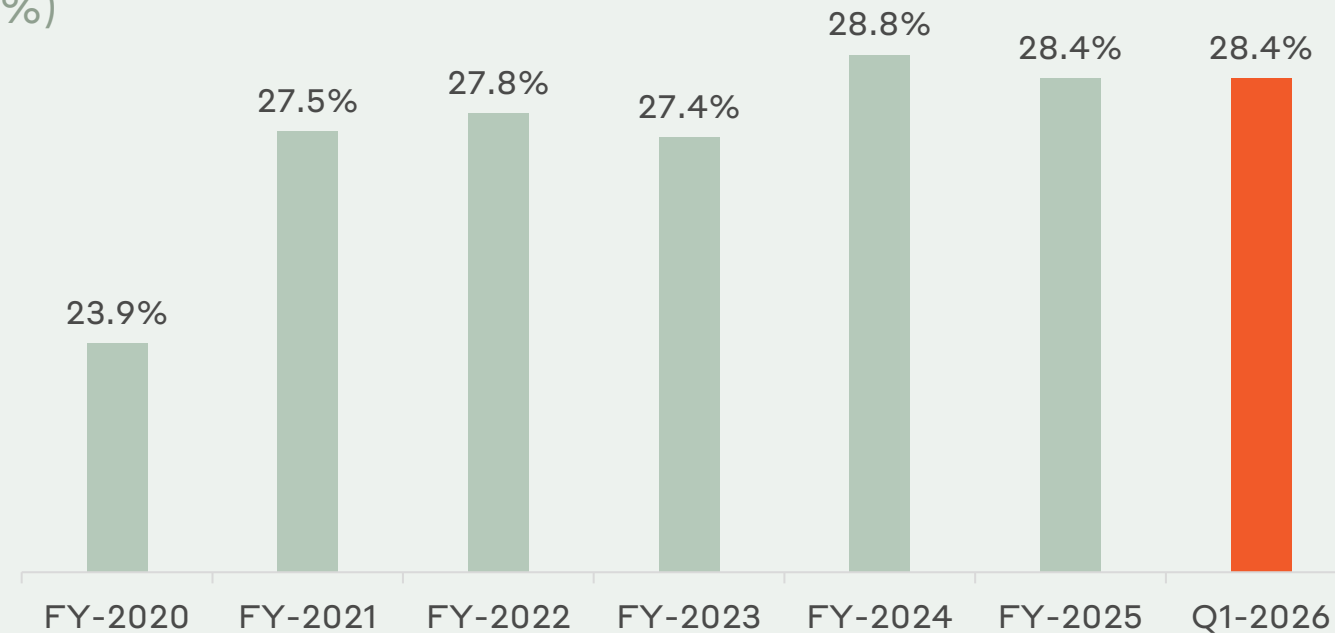
95%

Tenant retention

73%

New leases signed with existing clients

CTP's market share in core markets²
(%)



4.6%

Like-for-like rental growth³

73%

CPI linked contracts⁴

1. Including Germany from 2022 onwards.

2. Core Markets are defined as the Czech Republic, Romania, Slovakia & Hungary

3. The like-for-like gross rental growth compares the growth of the gross rental income of the portfolio that has been consistently in operation (not under development) during the two preceding periods that are described

4. Contracts with a double indexation clause, with indexation being the higher of i) a fixed increase of 1.5%–2.5% a year; or ii) the Consumer Price Index.

Deliveries in Q1 2026 at 10.4% YoC (target > 10%) 96% leased

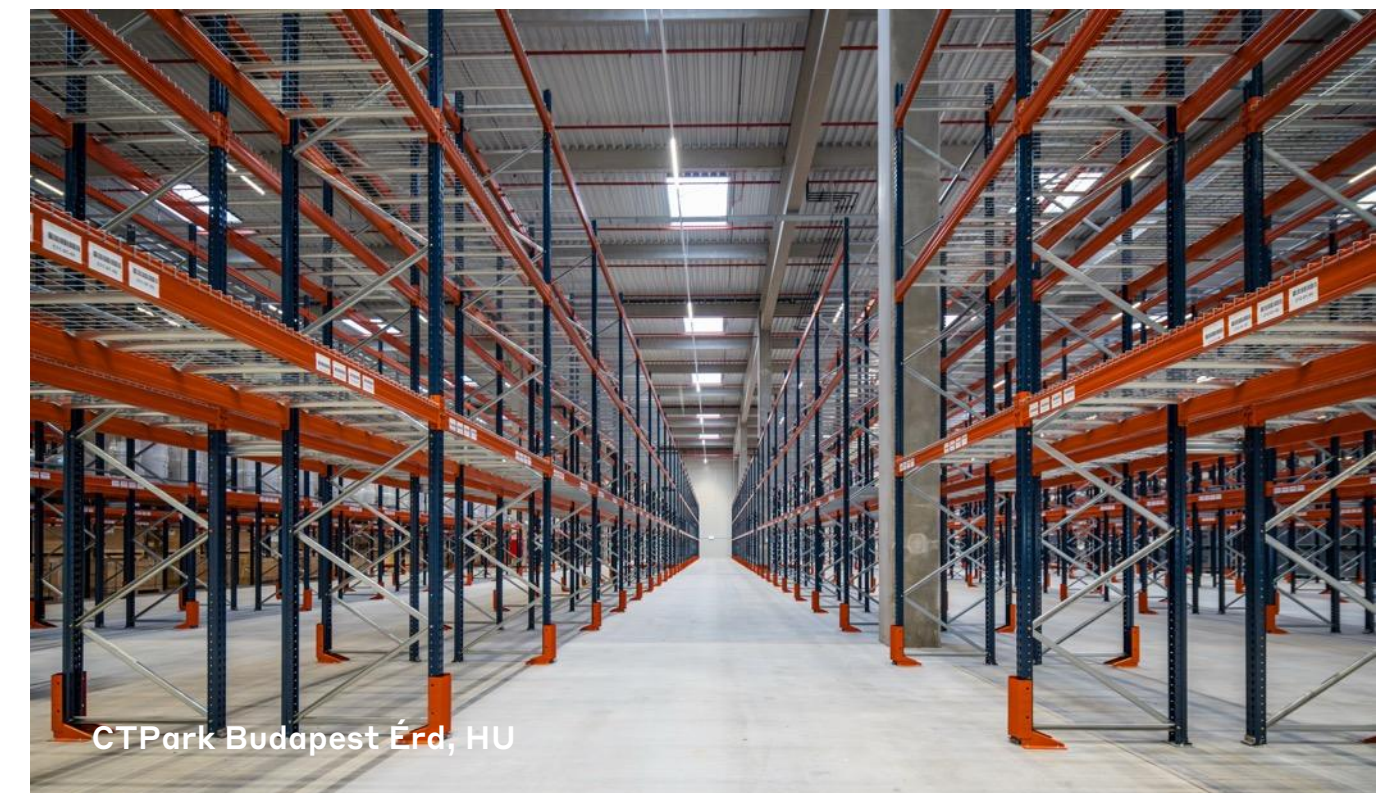
116,000
sqm delivered

96%
Leased at delivery

€9.2M
Contracted rental income

10.4%
YoC

100%
In existing parks or in new parks with
>100k sqm potential



Next growth phase locked in by projects under development, scheduled to add €154 million of rental income

2,022,000

sqm under construction

10.0%

Expected YoC

80-90%

Expected pre-let at delivery

82%

In existing parks

10%

In new parks with
>100k sqm potential

40%*

Pre-let 2026 deliveries
(30% - FY-2025)

*Pre-let in New locations: 60%
Pre-let in Existing locations: 27%

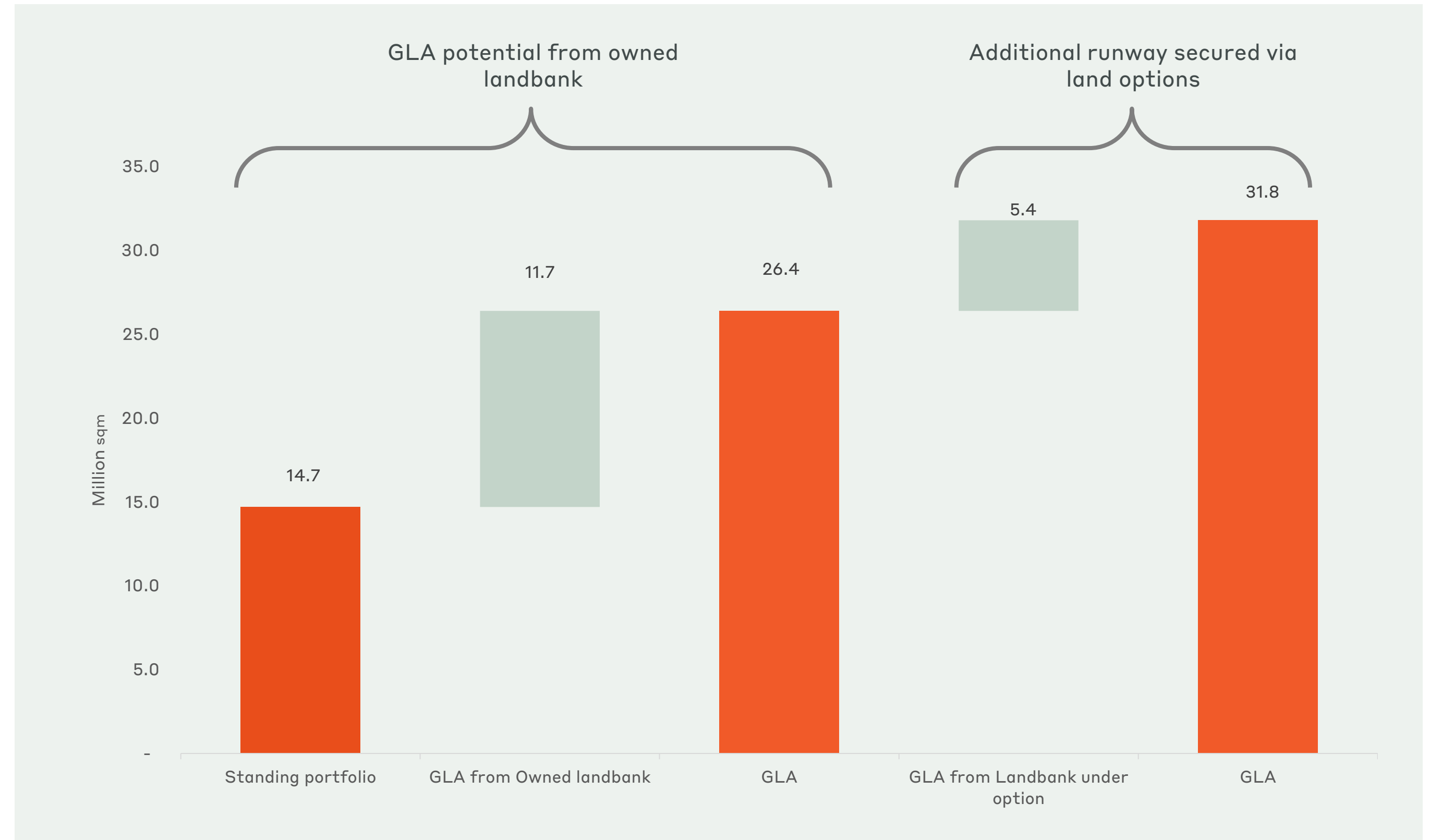
€154M

Potential rental income

81,000 sqm signed for future projects prior to construction start,
illustrating ongoing healthy occupier market

Landbank offers opportunity to more than double portfolio to over 30 million square meters

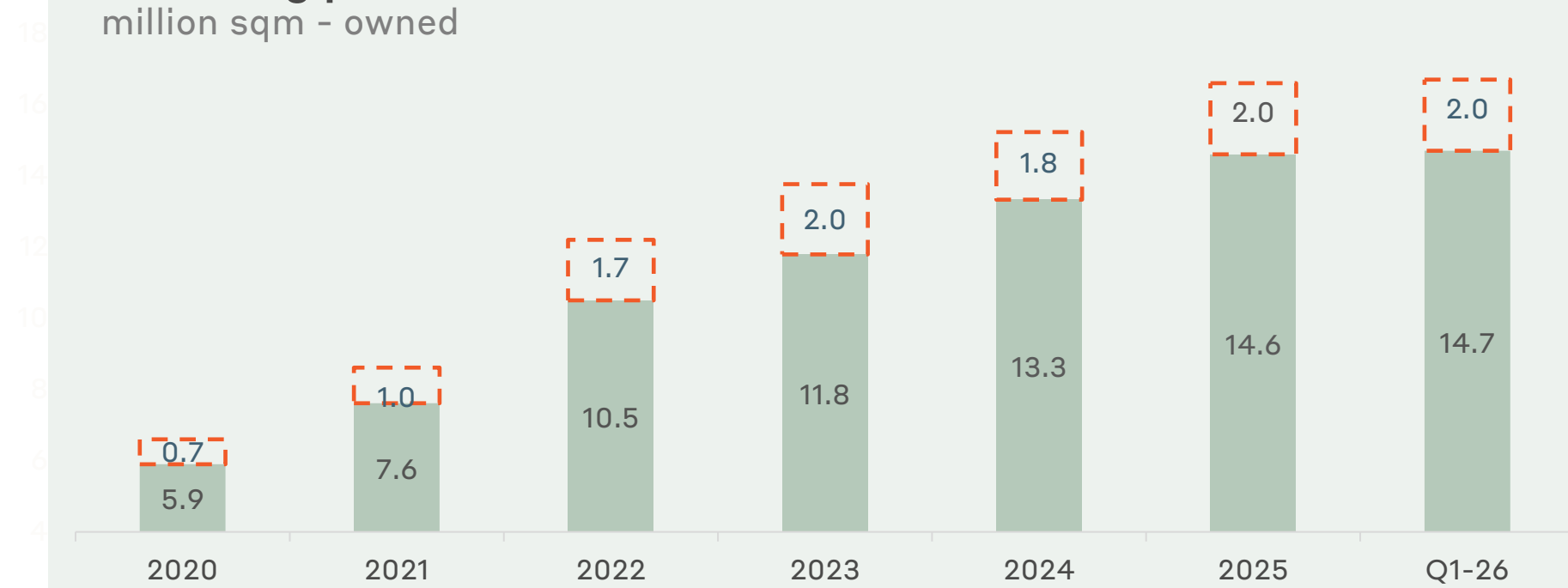
- 2:1 build-up ratio allows to double GLA from current landbank
- Constant global screening for new acquisition opportunities with focus on Germany, Poland, Italy and Vietnam



Development led growth is embedded in CTP's DNA

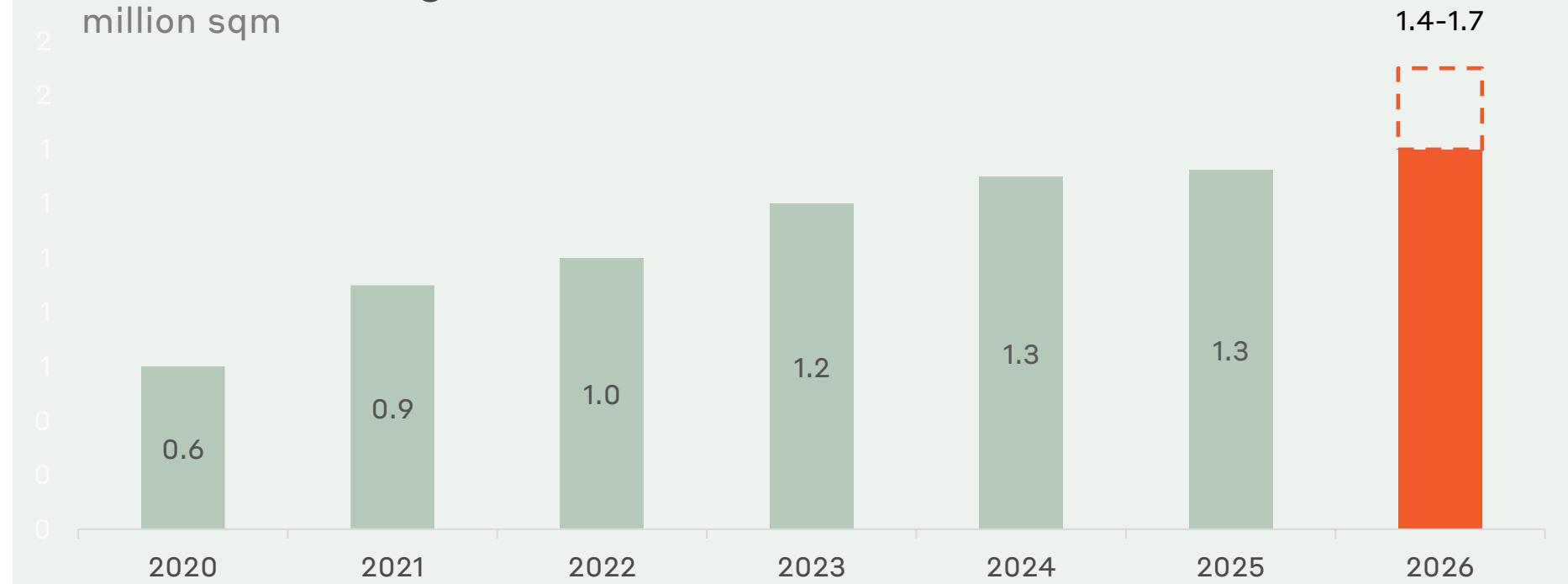
Standing portfolio & under construction

million sqm - owned



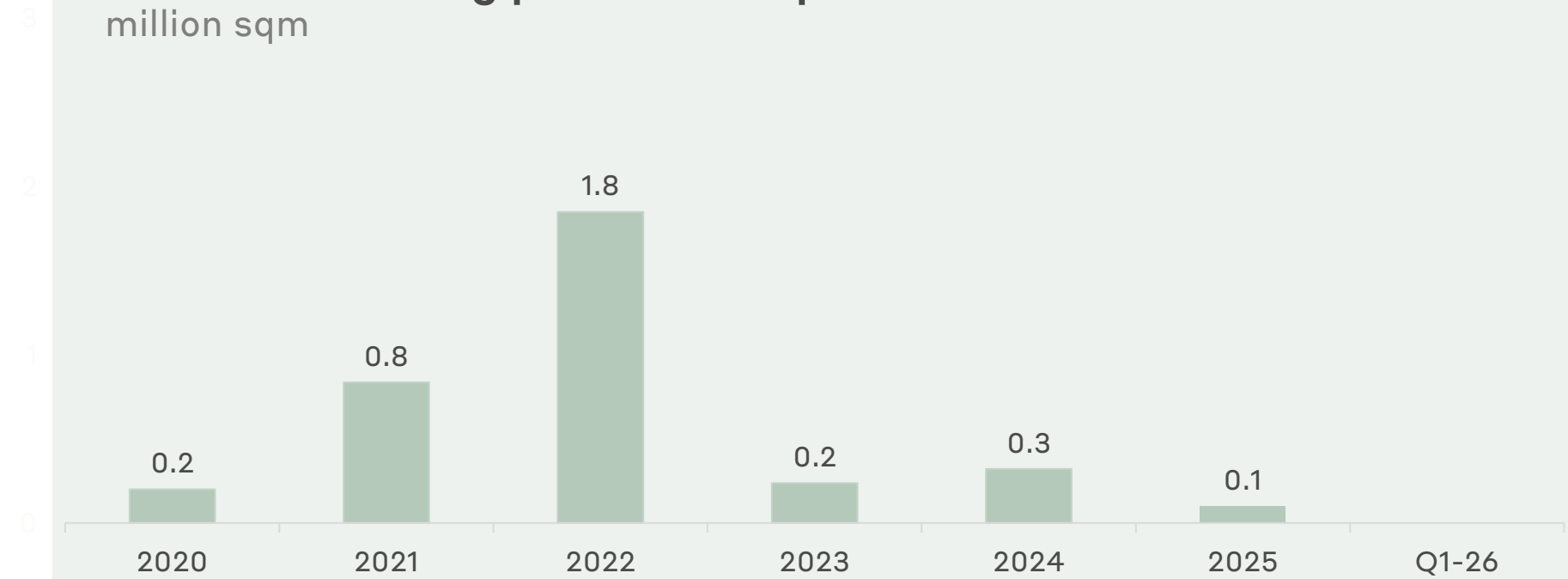
Deliveries rising

million sqm



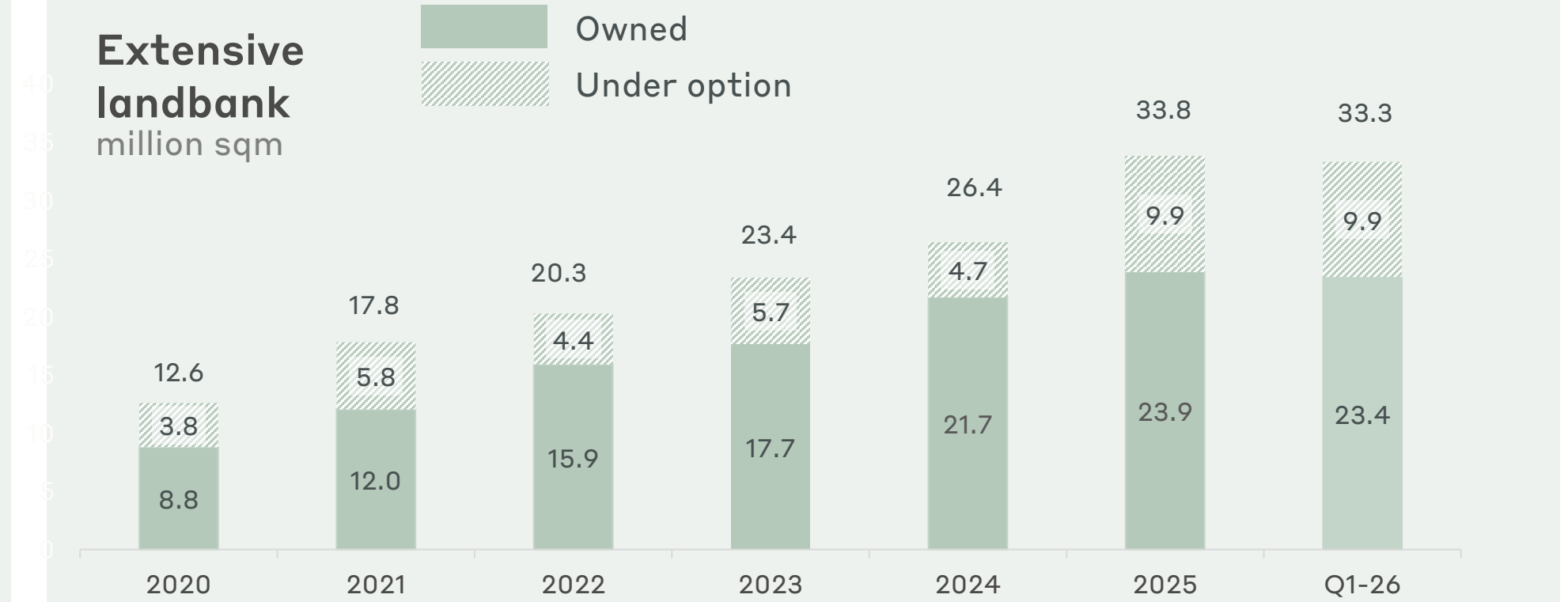
Limited standing portfolio acquisitions

million sqm



Extensive landbank

million sqm



Financial results



Financial highlights

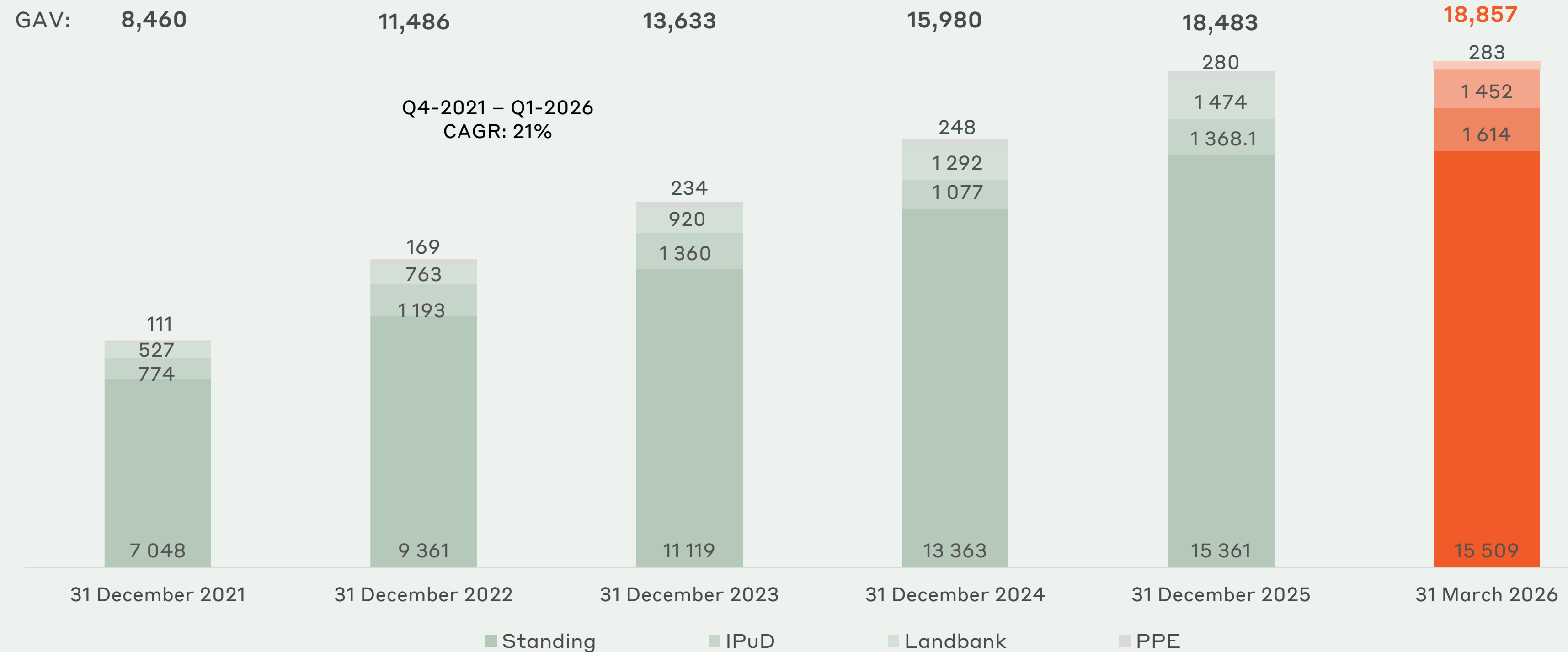
In € million	Q1-2026	Q1-2025 restated ¹	% change
Gross Rental Income	205.1	182.5	+12.3%
Net Rental Income	199.6	179.4	+11.3%
Net valuation result on investment property	164.1	147.6	+11.2%
Profit for the period	212.5	196.3	+8.3%
Company specific adjusted EPRA earnings	119.5	107.3	+11.4%
In €	Q1-2026	Q1-2025 restated ¹	% change
Company specific adjusted EPRA EPS	0.25	0.23	+8.7%

In € million	31 March 2026	31 Dec 2025	% change
Investment Property	16,960.6	16,835.1	+0.7%
Investment Property under Development	1,614.2	1,368.1	+18.0%
	31 March 2026	31 Dec 2025	% change
EPRA NTA per share	€20.95	€20.39	+2.7%
Expected YoC of development pipeline	10.0%	10.0%	
LTV	46.4%	46.1%	

1. Restated for interest capitalisation on development activities

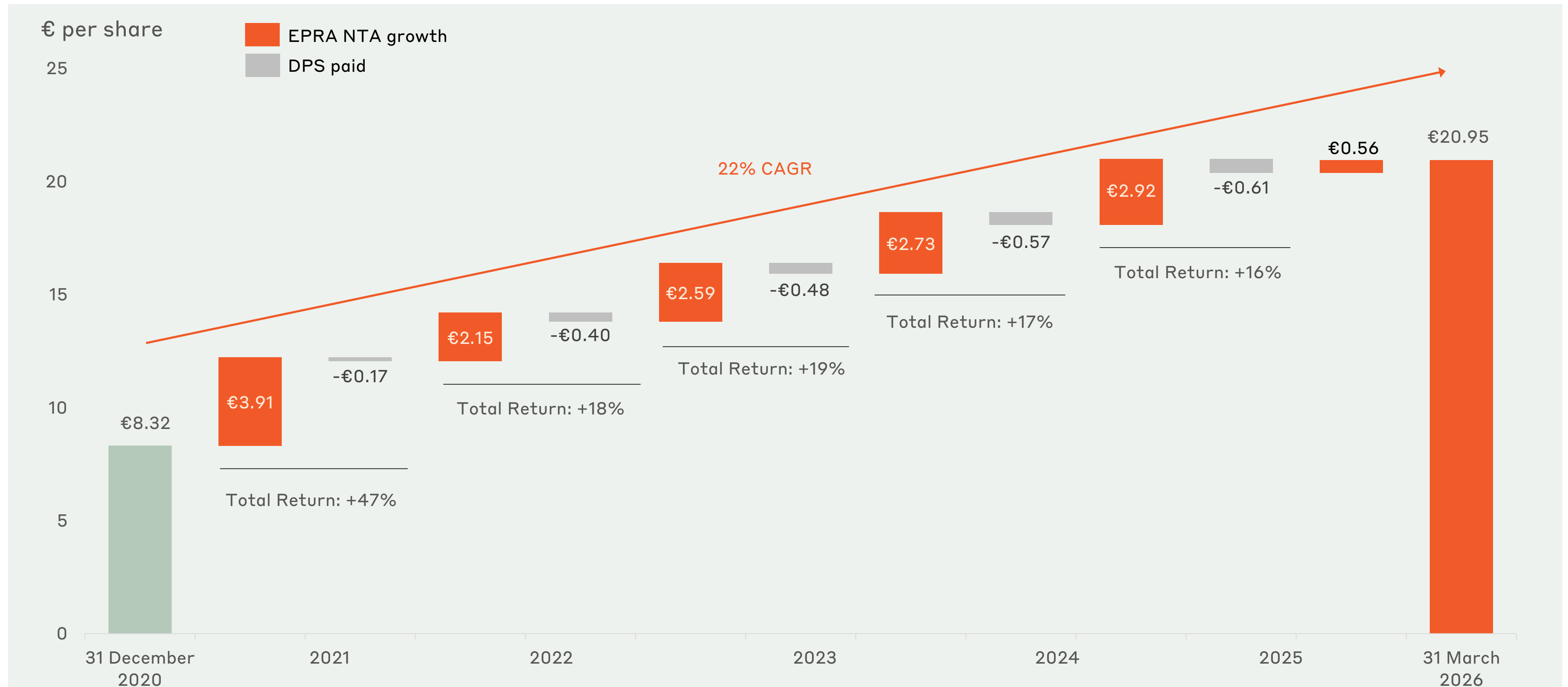
Gross Asset Value up 15.4% y-o-y

Investment Property (IP), Investment Property under Development (IPuD) and Property, Plant & Equipment (PPE) (€ million)



NB: Figures may not add up due to rounding

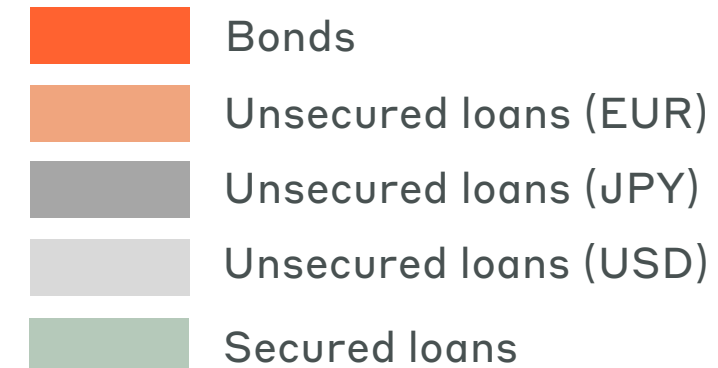
Attractive double-digit total return track record



NB: Figures may not add up due to rounding

Favourable maturity profile reflects active liquidity management

Conservative residual
maturity of debt
(€ million)



3.2%

Average cost of debt

99.9%

Hedged / fixed

4.8 yrs

Average debt maturity

Strong liquidity position and ample headroom to covenants

€1.9B

Liquidity

9.4x

Normalized Net Debt
to EBITDA

71%

Unsecured debt

46.4%

LTV

CREDIT RATINGS

BBB

(stable)

S&P

Baa3

(positive)

Moody's

A-

(stable)

JCR

	31 March 2026	Covenant
Secured Debt Test	13.4%	40%
Unencumbered Asset Test	187.1%	125%
Interest Cover Ratio	2.5x	1.5x



LTV target between 40-45%
Normalized Net Debt to EBITDA <10x

€500 million green bond and new Asian loan raised in Q1 2026

Green Bond and Tender Offer

January 2026

- €500 million, 4.5-year at a coupon of 3.375% and MS +92bps, lowest since 2021
- Orderbook at €4.4 billion, 8.8x oversubscribed, largest ever for a CTP bond
- Repurchased €216 million of February 2030 notes with a high coupon of 4.750%

Asian Loan Facility

March 2026

- Dual-tranche syndicated facility with a total of 15 Asian banks
- JPY 22.5 billion (€122.5 million equivalent) 5-year tranche at TONA +115bps
- USD 180 million 5-year tranche at SOFR +135bps

- Most debt repricing done as low-interest rate bonds issued before March 2022 comprise only 19% of the total debt
- Limited upcoming maturities with the only remaining 2026 bond maturity of €275 million due in September

Guidance

Guidance 2026

€1.01-€1.03

**2026 Company specific
adjusted EPRA EPS
+9-11% vs. 2025
(incl. capitalization of
development interest costs)**

Progressive dividend

Dividend per share



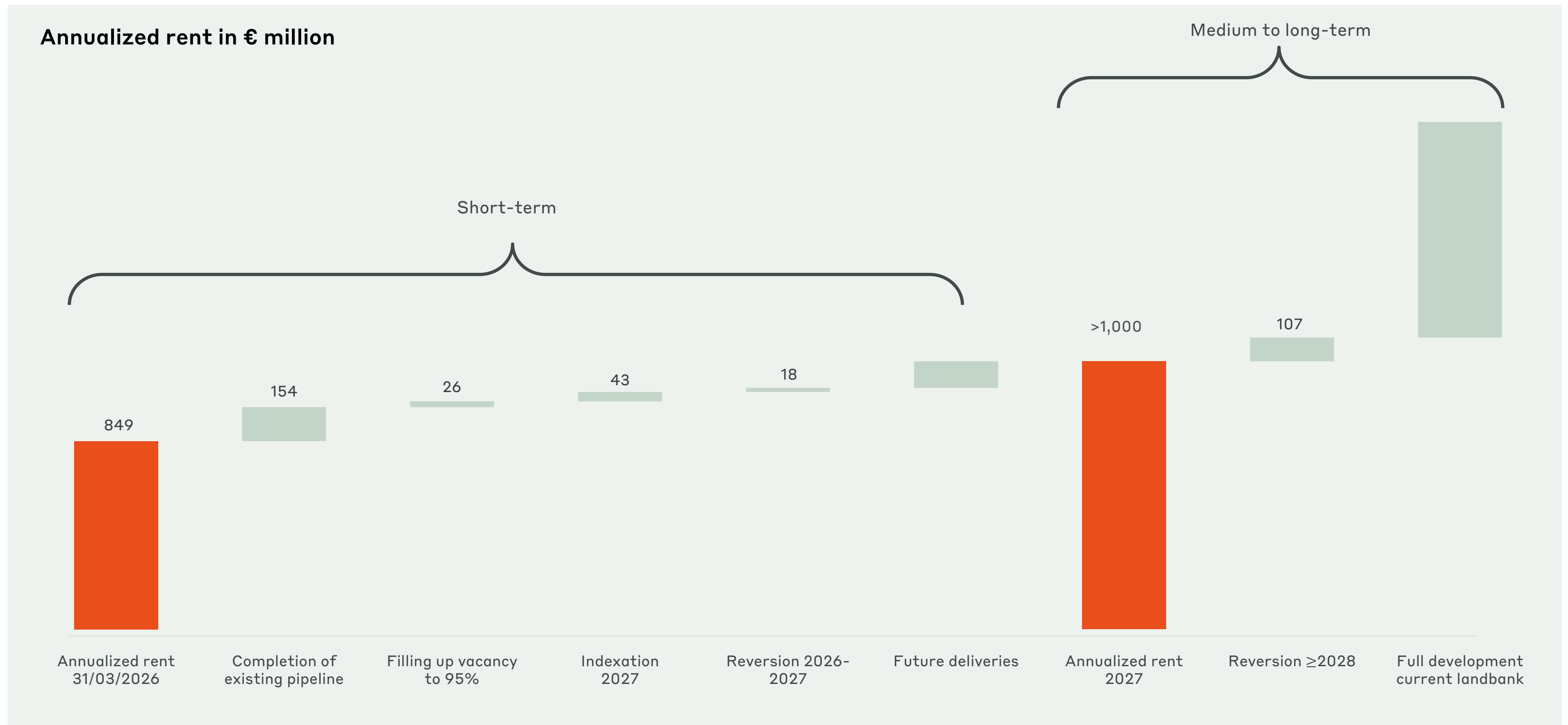
Dividend policy¹

70% - 80%

**pay-out of Company specific
adjusted EPRA EPS**

1. Default dividend is scrip with option to receive cash

Long-term cash flow generation potential



Investment case outlook

- Leasing dynamics are strong, with growing occupier demand, supporting ongoing rental growth
- The Group's pipeline is highly profitable with a YoC target of 10%+ and delivers tenant led growth. The YoC for CTP's current pipeline remains at an industry leading 10.0%
- Next stage of growth built in and financed by the strong cashflow from our standing portfolio, with 2.0 million sqm under construction as at 31 March 2026 and the target to deliver between 1.4-1.7 million sqm in 2026
- CTP's robust capital structure, disciplined financial policy, strong credit market access, industry leading landbank, in-house construction expertise and deep tenant relationships allow CTP to deliver on its targets

CTP is well positioned to:

- **Generate double digit NTA growth p.a in the years to come, driven by development completions;**
- **Reach €1 billion of rental income in 2027, generating strong cash flow for further growth; and**
- **Continue to grow towards our ambition of 30 million sqm of GLA**

Save the Date: 2026 Capital Markets Day

Warsaw, Poland

22-23 September



Appendices



Top 20 Parks

The Top 20 parks represent the core of the CTPark Network. They are thriving business communities, with a dynamic mix of clients from a broad range of industries.

40%

GLA of our portfolio

2.9m sqm

development opportunity

ctp



Bucharest West

GLA: 985,000 sqm
Adjacent Landbank: 1,680,000 sqm
Under construction: 189,000 sqm
On A1 at 23 km; western gateway logistics park
Tenants: 31
Kühne Nagel, Network One Distribution, Quehenberger, Maersk, DSV, Mega Image SRL



Bor

GLA: 643,000 sqm
Adjacent Landbank: 675,000 sqm
Under construction: - sqm
15 km to Germany; ideal for cross-border logistics
Tenants: 24
Loxless, Primark, GXO, TD Synnex, Hellmann Worldwide



Brno

GLA: 600,000 sqm
Adjacent Landbank: 500,000 sqm
Under construction: 14,000 sqm
Technology Park
Tenants: 62
Astemo, Wistron, Kompan, Thermo Fischer Scientific, Honeywell, Adem



Bucharest

GLA: 574,000 sqm
Adjacent Landbank: 178,000 sqm
Under construction: - 10,000 sqm
13 km to city centre; last-mile city logistics park
Tenants: 108
DSV, Pepsi, IRON Mountain, Yusen Logistics, Delamode, FM Logistic



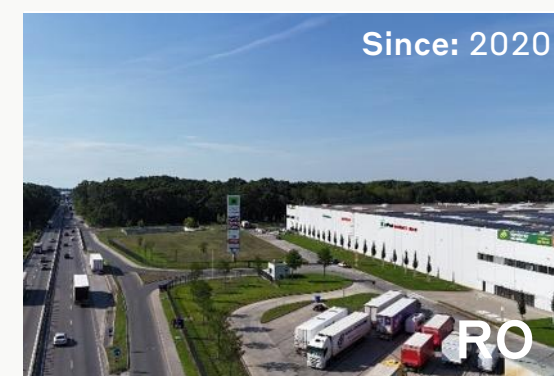
Ostrava

GLA: 388,000 sqm
Adjacent Landbank: 6,000 sqm
Under construction: - sqm
10 km to city centre; ideal for any business type
Tenants: 86
Brembo, ITT Holdings, Hyundai, Grupo Antolin, Škoda Auto, ASUS



Budapest West

GLA: 339,000 sqm
Adjacent Landbank: 117,000 sqm
Under construction: sqm
Near the largest ring road and west. motorway junction
Tenants: 49
Aldi, Quehenberger, Nxt Logis, Teqball, Rohlík, Hisense



Bucharest North

GLA: 229,000 sqm
Adjacent Landbank: 30,000 sqm
Under construction: - sqm
Direct ring-road connection, ideal for e-commerce, production, or logistics
Tenants: 42
Maison Mex, Tuborg, Rohlík, Pet Factory, Finestore Distrubution



Budapest East

GLA: 212,000 sqm
Adjacent Landbank: 3,000 sqm
Under construction: - sqm
5 min from the int'l airport on the ring road; ideal for logistics and e-commerce
Tenants: 18
Lenovo, Euronics, DHL, Orbico



Modřice

GLA: 209,000 sqm
Adjacent Landbank: 28,000 sqm
Under construction: - sqm
5 min to Brno city centre on main highway to Vienna
Tenants: 32
DHL, IFE, IMI International, Kollmorgen, Megatech, Mergon



Trnava South

GLA: 184,000 sqm
Adjacent Landbank: 914,000 sqm
Under construction: - sqm
Adjacent to PSA automotive plant, on main highway connecting HU, SK, CZ, PL
Tenants: 19
Forvia, CEVA Logistics, Meta System, Martur C&A

Top 20 Parks

The Top 20 parks represent the core of the CTPark Network. They are thriving business communities, with a dynamic mix of clients from a broad range of industries.

40%

GLA of our portfolio

2.9m sqm

development opportunity

ctp



Warsaw West

GLA: 178,000 sqm
Adjacent Landbank: 177,000 sqm
Under construction: 33,000 sqm
Set between urban centres Warsaw and Łódź with direct A2 highway access

Tenants: 3
Raben, H&M, NETIA SA



Žatec

GLA: 165,000 sqm
Adjacent Landbank: 81,000 sqm
Under construction: 104,000 sqm
30 km from DE border in designated industrial zone

Tenants: 8
Grammer, Nexen Tire, Fiege, ZF Friedrichshafen



Hranice

GLA: 165,000 sqm
Adjacent Landbank: 106,000 sqm
Under construction: - sqm
Strategic in low-cost region with strong manufacturing tradition
Tenants: 21
Henniges Automotive, Medi-Globe, CIE Automotive, Smiths Medical, DAS



Námestovo

GLA: 160,000 sqm
Adjacent Landbank: 17,000 sqm
Under construction: - sqm
Production area with qualified workforce near PL border
Tenants: 29
Yanfeng, Incap Electronics, Mahle, Visteon Electronics, Wamp, TFC Cable



Belgrade West

GLA: 152,000 sqm
Adjacent Landbank: 393,000 sqm
Under construction: 74,000 sqm
Tenants: 6
Milšped, Bosch, JPAI Home, Phoenix Pharma, Sika



Warsaw South

GLA: 147,000 sqm
Adjacent Landbank: 17,000 sqm
Under construction: - 40,000 sqm
Large inner-city location only 10 km to city centre and airport
Tenants: 6
Douglas, TAS Logistyka, Fiege, Latex



Timișoara

GLA: 145,000 sqm
Adjacent Landbank: 440,000 sqm
Under construction: - sqm
University town with excellent accessibility to Western markets near HU/RO border
Tenants: 20
Kyocera, BCS, NX Cargo Partner Romania, Raben



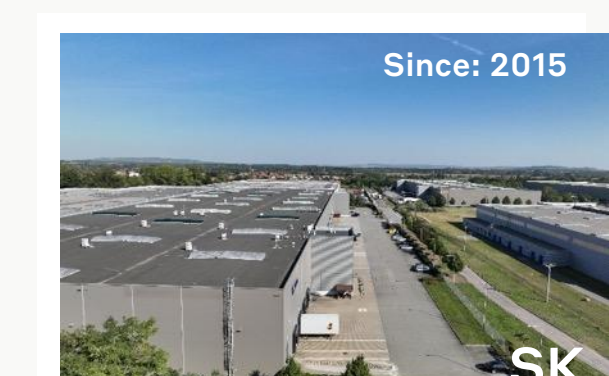
Timișoara North

GLA: 141,000 sqm
Adjacent Landbank: 260,000 sqm
Under construction: - sqm
Large inner-city location only 10 km to city centre and airport
Tenants: 10
HEXING, Valeo, Continental, DS Smith Packaging, Litens Automotive



Brno Líšeň

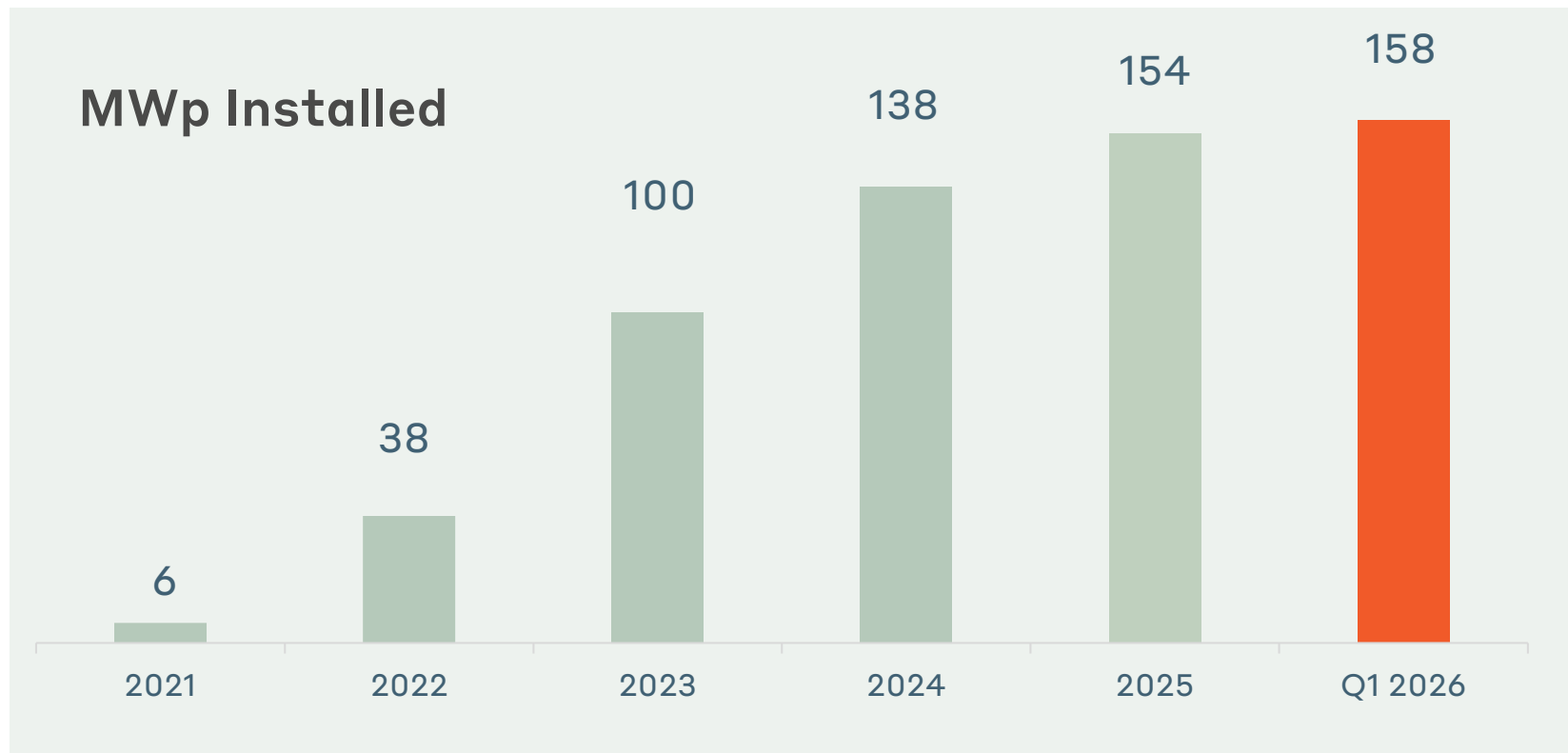
GLA: 138,000 sqm
Adjacent Landbank: 95,000 sqm
Under construction: - 45,000 sqm
Tenants: 28
ZETOR tractors, Dr.Max, Rohlik, Swiss Automotive, Vilgain



Bratislava

GLA: 138,000 sqm
Adjacent Landbank: 56,000 sqm
Under construction: - sqm
Tenants: 16
Schnellecke, Slomatec, HP-Pelzer, HBPO, Motherson SAS Automotive

Energy

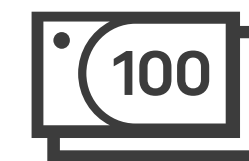


- **Cost per MWp:** ~€750k – below market average thanks to CTP acquiring in bulk and PV ready roof structures since 2020
- **Income:** 1-year lag between installation and income, i.e. MWp installed in 2025 drive 2026 income
- **Q1 2026 revenues:** €3.3 million (71% y-o-y vs. €1.9 million)

Importance to tenants:



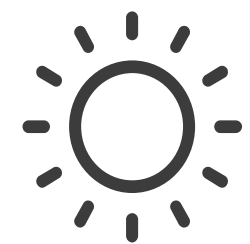
Energy security



Lower cost of occupancy



Increased regulation and / or their client requirements



Tenants' ESG ambitions

EPRA EPS

EPRA Earnings (€ million)	Q1-2026	Q1-2025 restated ²
Earnings per IFRS income statement	212.6	196.3
Adjustments to calculate EPRA Earnings, exclude:		
Changes in value of investment properties, development properties held for investment and other interests	164.1	147.6
Profits or losses on disposal of investment properties, development properties held for investment and other interests	-2.4	-0.2
Profits or losses on sales of trading properties including impairment charges in respect of trading properties		
Tax on profits or losses on disposals	0.5	
Negative goodwill / goodwill impairment		
Changes in fair value of financial instruments and associated close-out costs	-0.8	
Acquisition costs on share deals and non-controlling joint venture interests	-0.6	
Tax in respect of EPRA adjustments	-51.0	-42.5
Adjustments above in respect of joint ventures (unless already included under proportional consolidation)		
Non-controlling interests in respect of the above		
EPRA Earnings	102.8	91.4
Average number of shares (in million)	485,045	473,279
EPRA Earnings per Share (EPS)	0.21	0.19
Adjustments to calculate Company specific adjusted EPRA Earnings, exclude:		
FX related to company restructuring, intra-group transfers of SPV's, etc.	3.1	-5.6
Non-recurring financing cost (e.g., prepayment fees, arrangement fees, etc.)	-16.7 ¹	-3.9
Non-recurring items unrelated to operational performance (e.g., donations, transaction advisory, write-offs, etc.)	-7.7 ¹	-7.7
Tax in respect of Company specific adjustments	4.6	1.3
Company specific adjusted EPRA Earnings	119.5	107.3
Company specific adjusted EPRA EPS	0.25	0.23

NB: Figures may not add up due to rounding
¹Q1-2026 EPRA adjustments are primarily; a) Non-recurring finance cost of €13.3 million from early bond repayment, b) Non-recurring operational items €2.2 million solar inventory impairment, €1 million solar depreciation, €1.2 million receivable write-off and €0.6 million hotel depreciation.
² Q1-2025 Company specific adjusted EPRA EPS is restated for capitalized interest

Company Specific Adjusted EPRA Earnings P&L

(€ million)	IFRS	EPRA Earnings Adjustments	Company specific adjusted EPRA Earnings
Rental Income	205.1	1.3	206.3
Service charge income	25.5	-	25.5
Property operating expenses	-31.0	-	-31.0
Net rental income	199.6	1.3	200.8
Net income / expenses from renewable energy	-1.8	3.3	1.5
Net operating income from hotel operations	0.8	0.6	1.4
Net income from development activities	6.1	-	6.1
Net valuation result on investment property	164.1	-164.1	-
Other income	4.5	-0.2	4.4
Amortisation and depreciation and impairment	-3.6	-	-3.6
Employee benefits	-15.2	0.4	-14.8
Impairment of financial assets	0.1	-	0.1
Impairment of goodwill	-	-	-
Other expenses	-16.8	4.8	-12.0
Net other income/expenses	-31.0	5.0	-25.9
Profit/loss before finance costs	337.7	-153.9	183.8
Interest income	2.8	-	2.8
Interest expense	-63.9	1.6	-62.2
Other financial expenses	-15.9	15.1	-0.8
Other financial gains/losses	2.2	-2.2	-
Net finance costs	-74.7	14.4	-60.3
Profit/loss before income tax	263.0	-139.5	123.5
Income tax expense	-50.5	46.5	-4.0
Profit for the period	212.6	-93.0	119.5

NB: Figures may not add up due to rounding

EPRA NAV

EPRA Net Asset Value Metrics (€ million)	EPRA NTA		EPRA NRV		EPRA NDV	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025	31 March 2026	31 December 2025
IFRS Equity attributable to shareholders	8,679.8	8,462.2	8,679.8	8,462.2	8,679.8	8,462.2
Include / Exclude:						
i) Hybrid instruments						
Diluted NAV	8,679.8	8,462.2	8,679.8	8,462.2	8,679.8	8,462.2
Include:						
ii.a) Revaluation of IP (if IAS 40 cost option is used)						
ii.b) Revaluation of IPUC (if IAS 40 cost option is used)						
ii.c) Revaluation of other non-current investments						
iii) Revaluation of tenant leases held as finance leases						
iv) Revaluation of trading properties						
Diluted NAV at Fair Value	8,679.8	8,462.2	8,679.8	8,462.2	8,679.8	8,462.2
Exclude:						
v) Deferred tax in relation to fair value gains of IP	- 1,684.1	- 1,633.0	- 1,684.1	- 1,633.0		
vi) Fair value of financial instruments	60.1	62.8	60.1	62.8		
vii) Goodwill as a result of deferred tax	38.8	38.8	38.8	38.8	38.8	38.8
viii.a) Goodwill as per the IFRS balance sheet (net of vii)	85.4	85.4			85.4	85.4
viii.b) Intangibles as per the IFRS balance sheet	15.2	13.8				
Include:						
ix) Fair value of fixed interest rate debt					305.0	193.9
x) Revaluation of intangibles to fair value						
xi) Real estate transfer tax			74.4	74.3		
NAV	10,164.4	9,894.6	10,339.4	10,068.0	8,860.6	8,532.0
Fully diluted number of shares (in million)	485.2	485.2	485.2	485.2	485.2	485.2
NAV per share	20.95	20.39	21.31	20.75	18.26	17.58

EPRA NIY

EPRA NIY and 'topped-up' NIY (€ million)	31 March 2026	31 December 2025
Investment property – wholly owned	18,574.6	18,203.1
Investment property – share of JVs/Funds		
Trading property (including share of JVs)		
Less: developments	1,613.9	1,368.1
Less: landbank	1,452.1	1,473.6
Completed property portfolio	15,508.5	15,361.5
Allowance for estimated purchasers' costs		
Gross-up completed property portfolio valuation	15,508.5	15,361.5
Annualised cash passing rental income	846.6	839.7
Property outgoings	25.0	21.8
Annualised net rents	821.6	817.9
Add: notional rent expiration of rent-free periods or other lease incentives	29.9	29.4
Topped-up net annualised rent	851.5	847.3
EPRA NIY	5.30%	5.32%
EPRA “topped-up” NIY	5.49%	5.52%

NB: Figures may not add up due to rounding

LTV (€ million)	31 March 2026	31 December 2025
Investment Property	16,960.6	16,835.1
Investment Property under Development	1,614.2	1,368.1
Property, Plant and Equipment	282.6	279.8
Gross Asset Value	18,857.4	18,483.0
Bonds	5,030.0	5,142.6
Interest-bearing loans and borrowings from financial institutions	4,347.2	4,085.9
Cash and cash equivalents	-633.0	-708.4
Net Debt	8,744.3	8,520.1
LTV	46.4%	46.1%

NB: Figures may not add up due to rounding

Cost of debt

Cost of Debt (€ million)	31 March 2026	31 December 2025
Net finance costs (IFRS)	-325.6	-323.2
Capitalized interest	-13.3	
<i>To be excluded:</i>		
Profit in loss from fin assets and liabilities for trading	-1.8	-1.0
Exchange rate differences	-13.7	-22.4
Other financial income	0.1	0.1
Other financial expense	-43.9	-33.3
Interest income	24.2	26.9
Arrangement fees	-6.0	-5.6
Amortization Bond issuance fees	-3.4	-3.1
Effective financial expense	-294.4	-285.0
Average outstanding debt¹	9,312.0	8,664.0
Cost of Debt	3.2%	3.3%

1. Average outstanding debt is calculated based on the last 12 months: (outstanding debt per 31/3/2025 + outstanding debt per 31/3/2026) / 2
 NB: Figures may not add up due to rounding

Portfolio

Portfolio split by value (in %)	GAV ¹ (€18,857m)	Standing ² (€15,509m)	Landbank ² (€1,452m)	IPuD (€1,614m)	PPE (€283m)
Czech Republic	40%	42%	27%	31%	62%
Romania	15%	17%	10%	5%	8%
Germany	11%	10%	18%	12%	6%
Hungary	8%	9%	7%	4%	5%
Poland	8%	6%	13%	18%	3%
Slovakia	8%	7%	10%	10%	2%
Serbia	4%	4%	4%	2%	11%
Netherlands	3%	3%	4%	0%	2%
Bulgaria	2%	2%	1%	4%	0%
Austria	1%	1%	3%	6%	1%
Italy	1%	0%	4%	8%	0%

1.

Consists of Investment Property, Investment Property under Development and Property Plant & Equipment

2.

Included in Investment Property on the balance sheet

NB:

Figures may not add up due to rounding

Portfolio

Portfolio split by sqm ('000)	Standing (14,702 sqm)		IPuD (2,022 sqm)		Landbank (33,350 sqm)	
Czech Republic	4,830	33%	489	24%	7,571	23%
Romania	3,234	22%	268	13%	3,987	12%
Germany	1,764	12%	142	7%	1,530	5%
Hungary	1,376	9%	158	8%	2,336	7%
Slovakia	1,091	7%	123	6%	2,546	8%
Poland	1,022	7%	353	17%	2,709	8%
Serbia	752	5%	120	6%	1,911	6%
Netherlands	247	2%	-	-	1,618	5%
Bulgaria	283	2%	88	4%	181	1%
Austria	74	1%	116	6%	291	1%
Italy	30	-	166	8%	8,670	26%

NB: Figures may not add up due to rounding

Financial calendar

Event:	Date:
Annual General Meeting	20 May 2026
H1-2026 results	30 July 2026
Capital Market Days in Warsaw, Poland	22-23 September 2026
Q3-2026 results	29 October 2026

Disclaimer

This announcement contains certain forward-looking statements with respect to the financial condition, results of operations and business of CTP. These forward-looking statements may be identified by the use of forward-looking terminology, including the terms “believes”, “estimates”, “plans”, “projects”, “anticipates”, “expects”, “intends”, “targets”, “may”, “aims”, “likely”, “would”, “could”, “can have”, “will” or “should” or, in each case, their negative or other variations or comparable terminology. Forward-looking statements may and often do differ materially from actual results. As a result, undue influence should not be placed on any forward-looking statement. This presentation contains inside information as defined in article 7(1) of Regulation (EU) 596/2014 of 16 April 2014 (the Market Abuse Regulation).



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