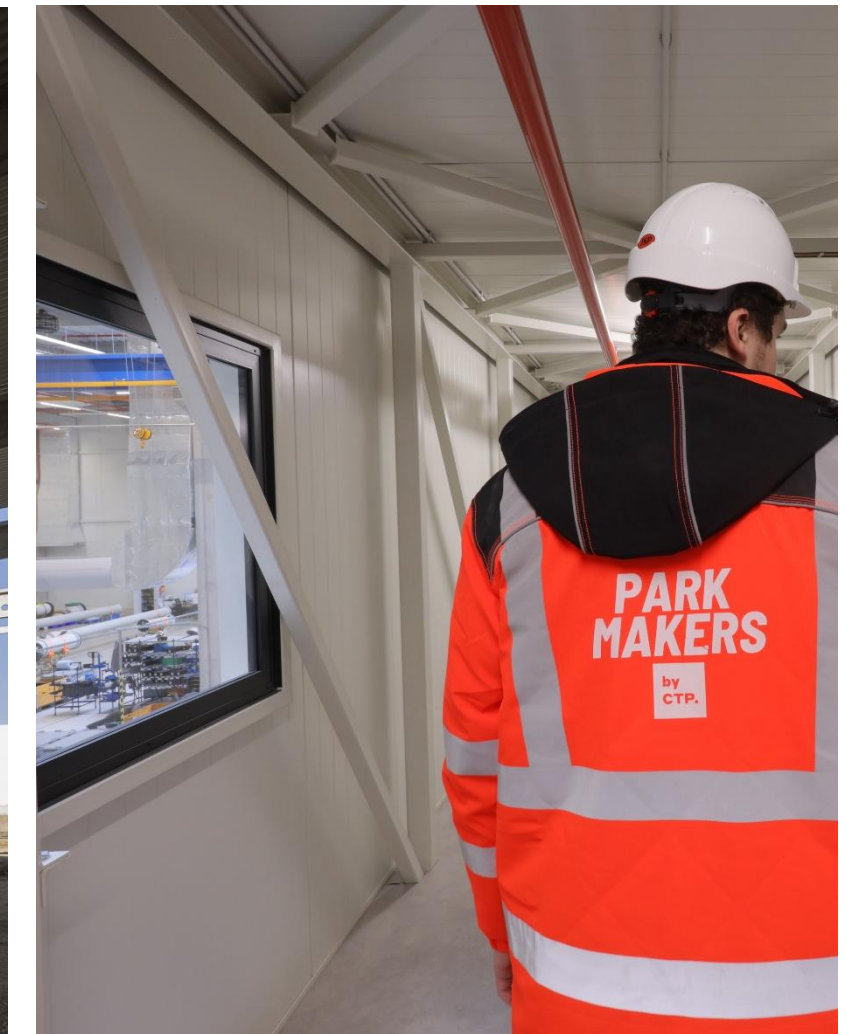


Save the date:
Capital Markets Day
September 22–23
Warsaw, Poland



CTP N.V. Financial Highlights H1-2026

30 July 2026

H1-2026: Continuous strong leasing driving cashflow growth

Financial highlights

€413M

(+12.6% vs. H1-2025)
Gross Rental income

€18.7B

(+10.5% vs. 30 June 2025)
Investment Property

€241M

(+11.2% vs. restated H1-2025)
Company Specific Adjusted
EPRA earnings

€0.50

(+8.7% vs. restated H1-2025)
Company Specific Adjusted
EPRA EPS

€20.23

(+4.5% vs. 30 June 2025)
EPRA NTA per share

€2.1B

(€2.0B as at 31 Dec 2025)
Liquidity

Operational highlights

93%

(93% as at 31 Dec 2025)
Occupancy

6.1 yrs

(6.1 years as at 31 Dec 2025)
WAULT

14.3%

(14.1% as at 31 Dec 2025)
Reversionary potential

4.7%

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

2.0M sqm

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

10.8%

(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: Global platform and CEE market leader

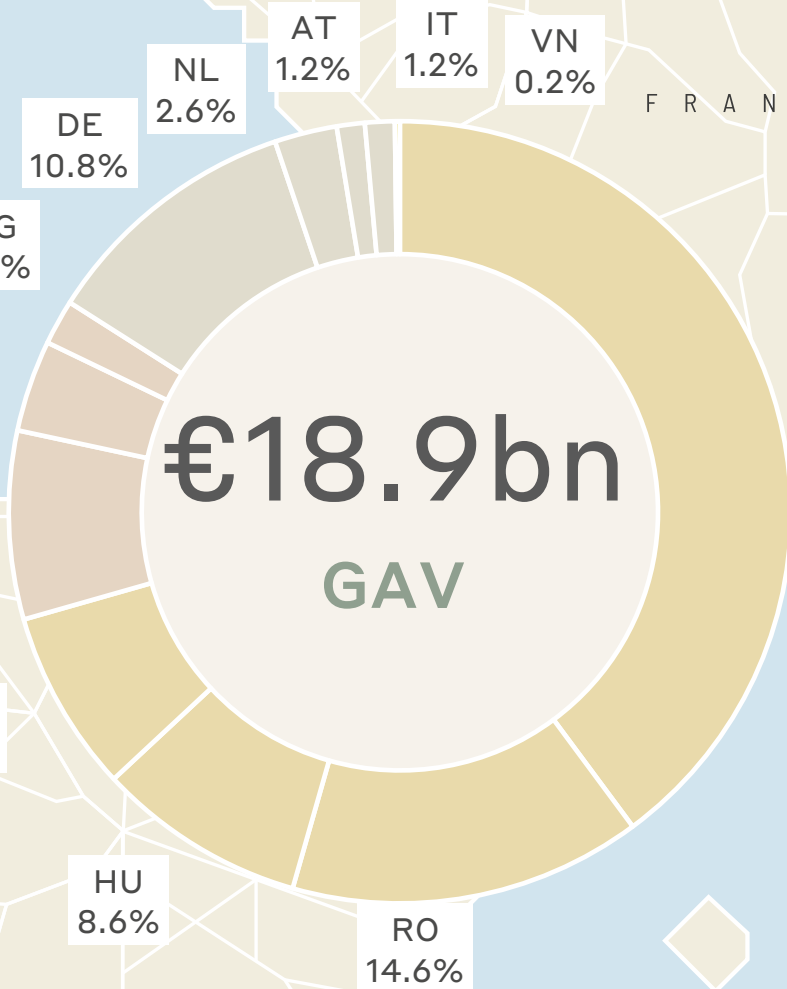
KEY

- CTParks >100,000 sqm GLA
- CTP locations <100,000 sqm GLA
- Planned

MARKETS

- Core markets
- Growth markets
- Western European markets

Portfolio Value by Country (%)



NB: Figures may not add up due to rounding

14.8M
sqm GLA

2.0M
sqm GLA under
construction

33.7M
sqm landbank

A proven compounding track record since IPO

Double-digit annual growth since 2011 with steady ~95% occupancy

CAGR since IPO:

+18%

GLA
14.8 million
sqm

+21%

Annualized
rental income
€858M

+20%

Landbank
33.7 million
sqm

+18%

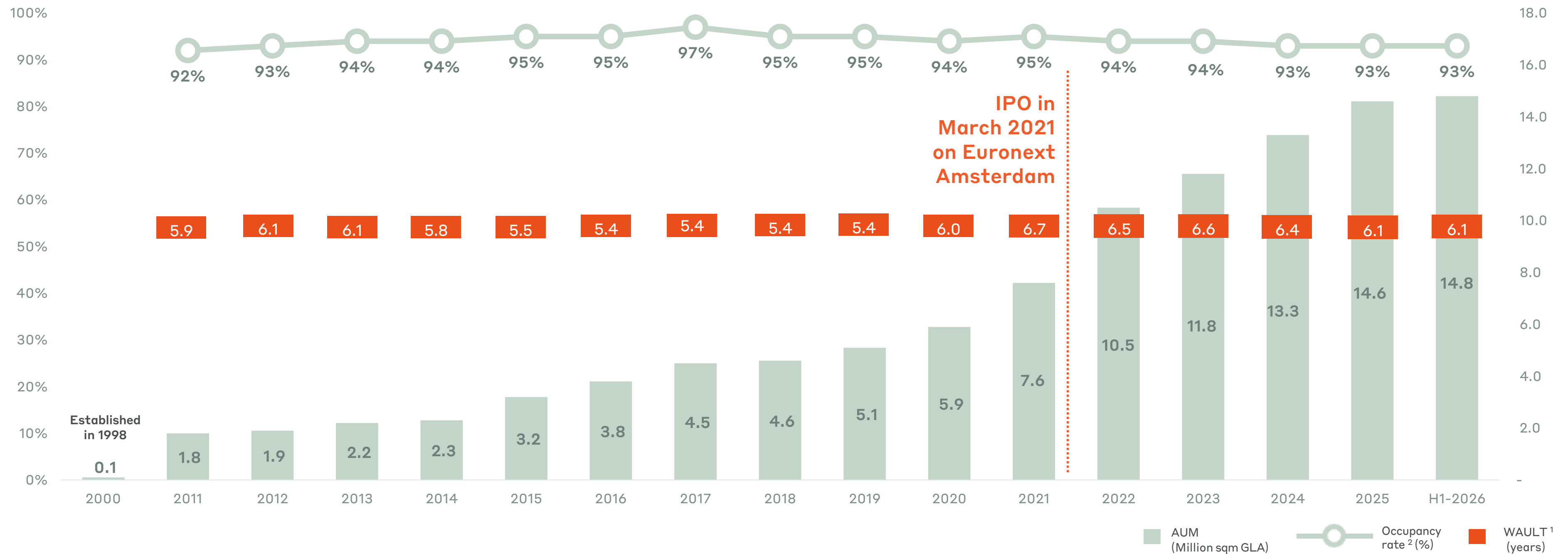
EPRA NTA
per share
€20.23

+24%

Investment
Property
€18.7B

+15%

EPRA EPS
€1.01-1.03
guidance



1. Weighted average unexpired lease term
2. Based on Gross Leasable Area

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 2027

Developer



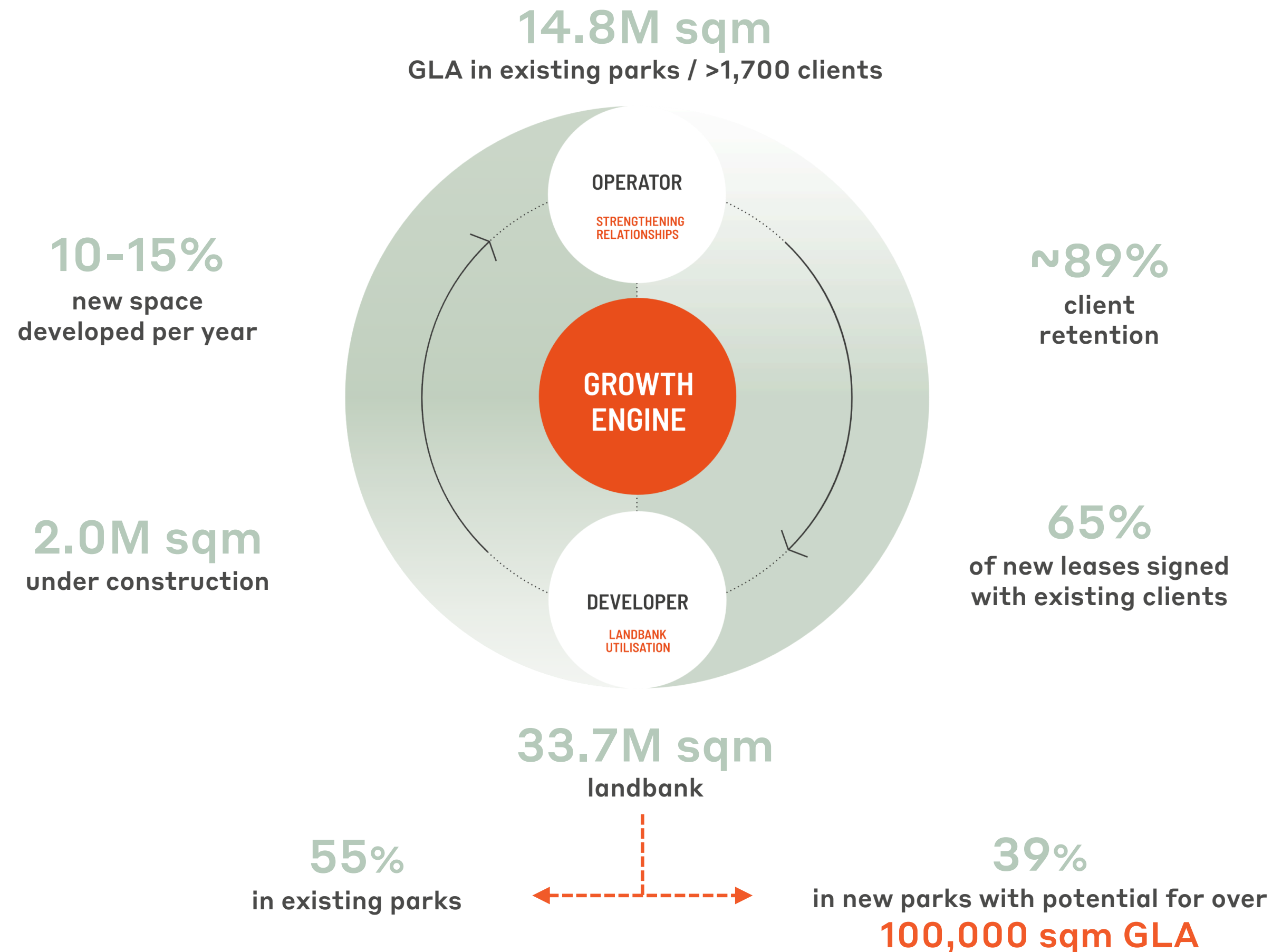
33.7 million sqm
of land with potential development
profit to come of
> €7 billion

Growth engine



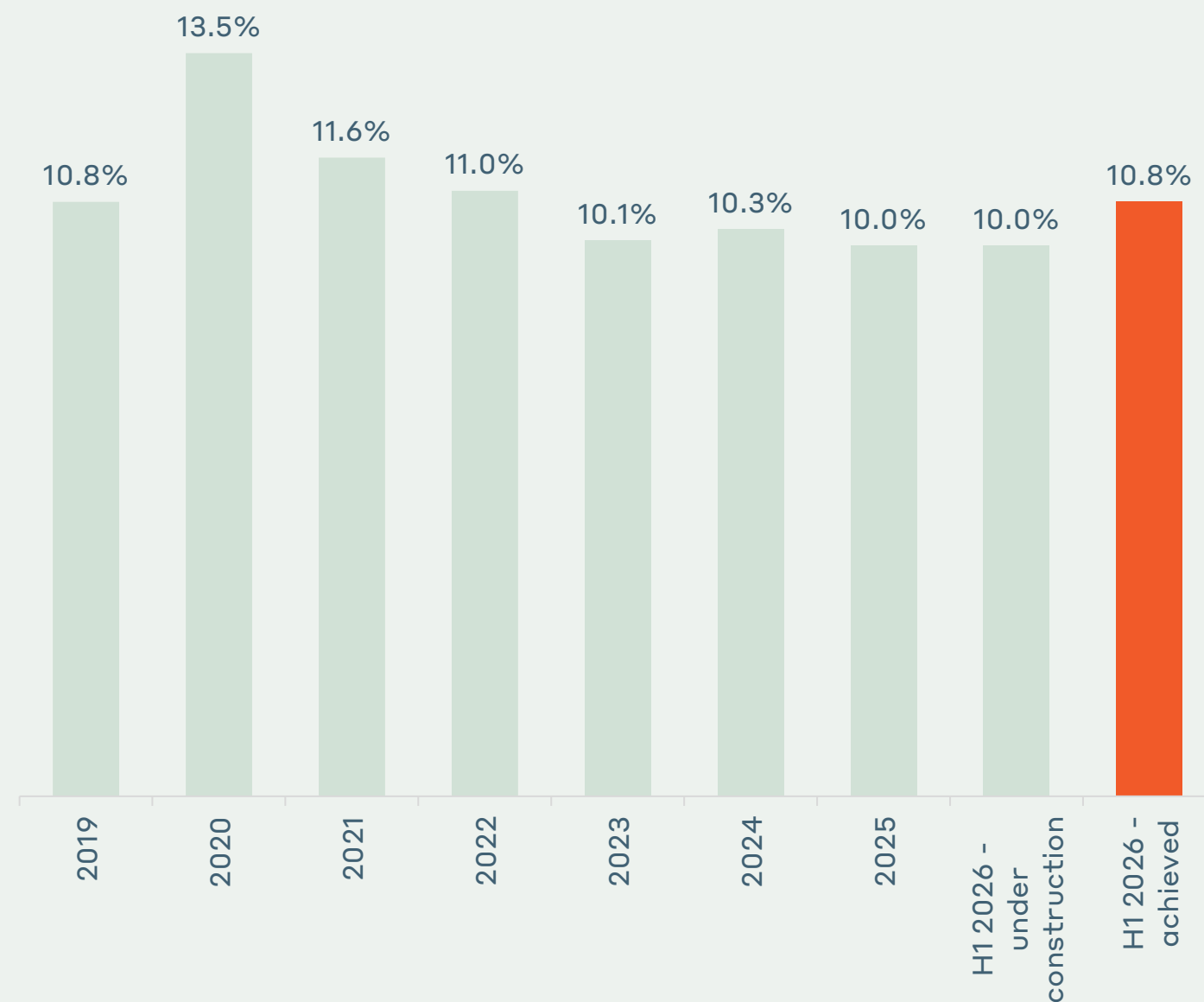
Leveraging
>1,700 clients
CTP Growth Engine driving
expansion into new markets
and product innovation

Integrated & derisked business model, growth driven by existing clients

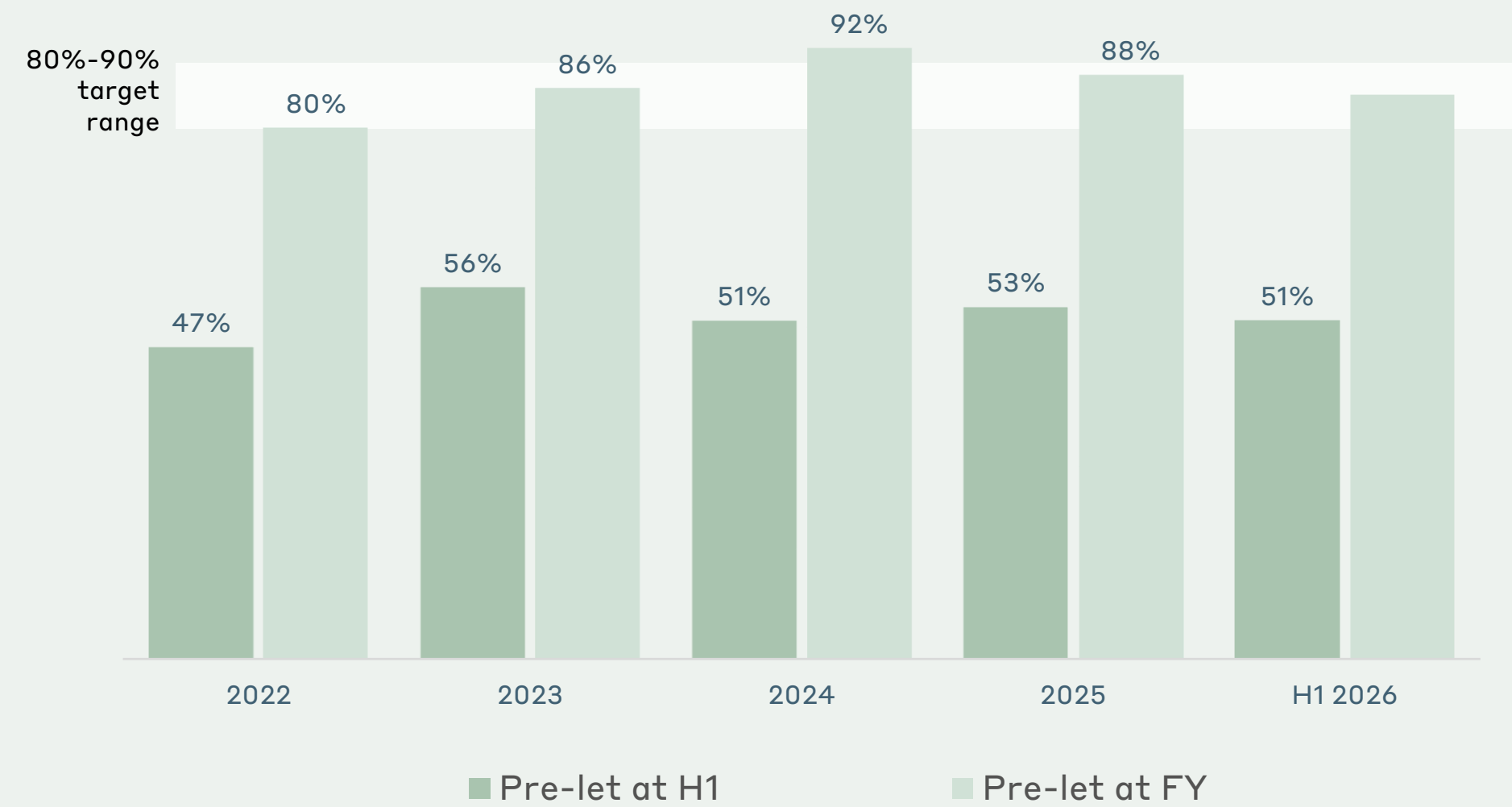


Development deliveries on target

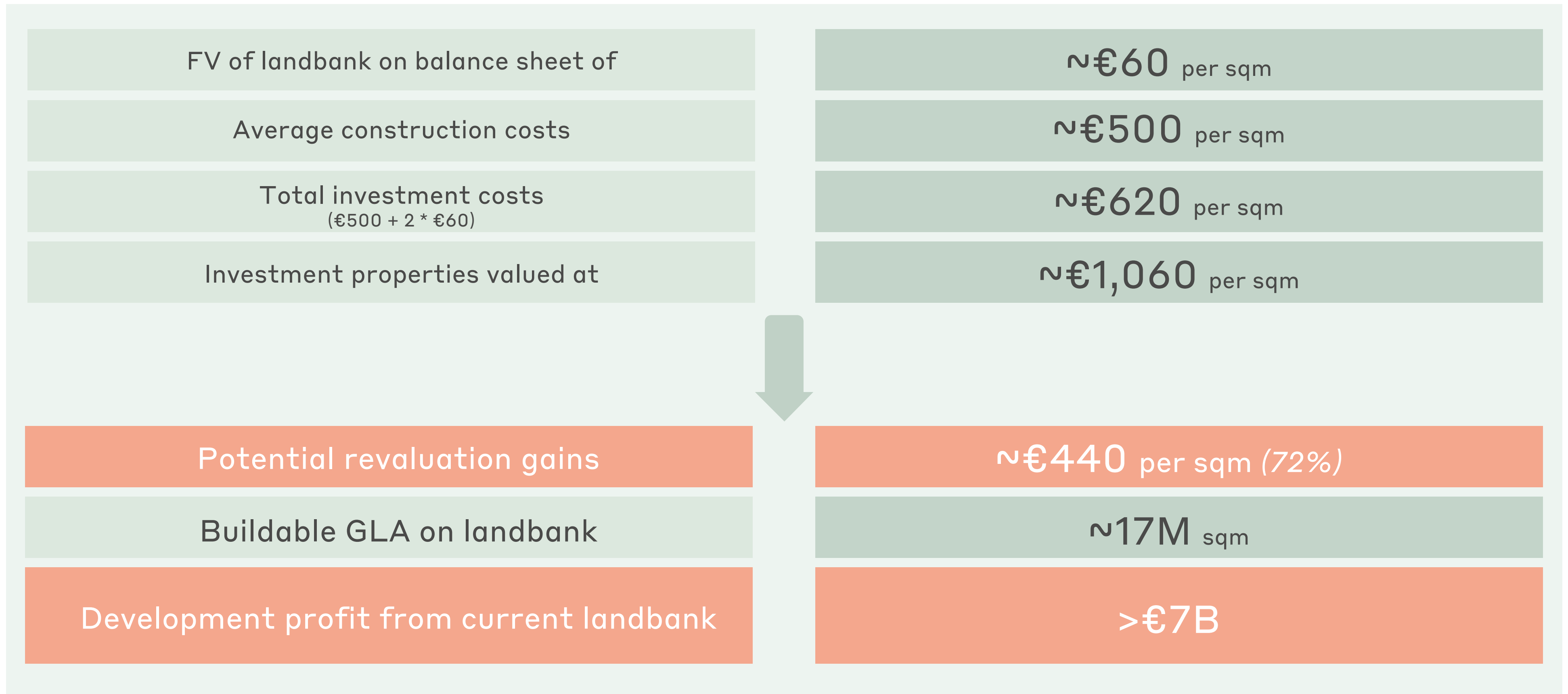
Development YoC
Projects under Construction



Pre-let at H1



Unlocking the landbank value through profitable development



High degree of pipeline granularity

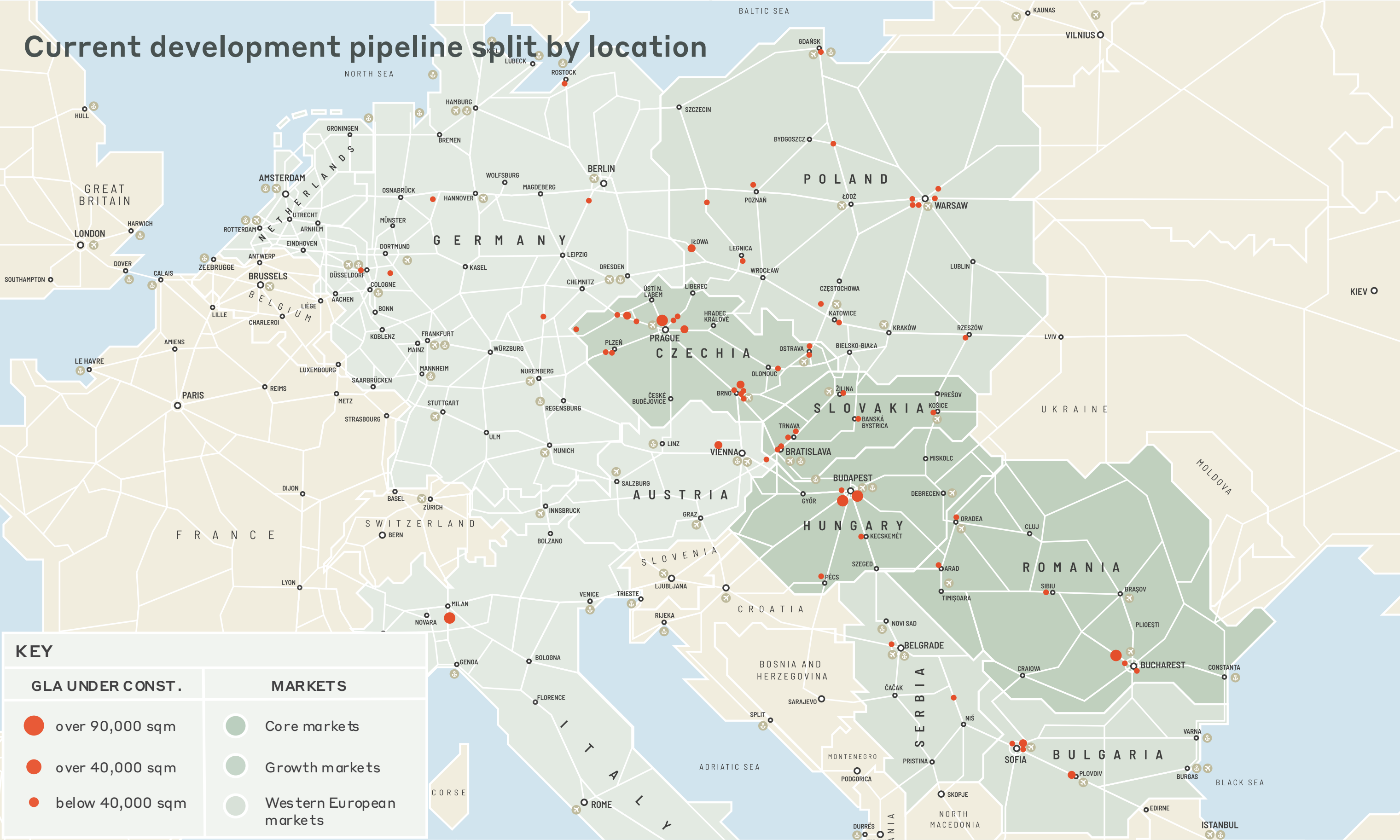
Diversification of development risk

Average project size c.21k sqm

Over 90 projects and 60 locations

Developing in 10 out of 12 markets

Focus in and around existing parks (86% of under construction)



Record leasing in H1-2026 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	2,325,000
2026	762,000	813,000			

+55%

H1-2026 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	5.89			

+1.7%

H1-2026 YoY increase in
average monthly
I&L rent signed adjusted
for country mix

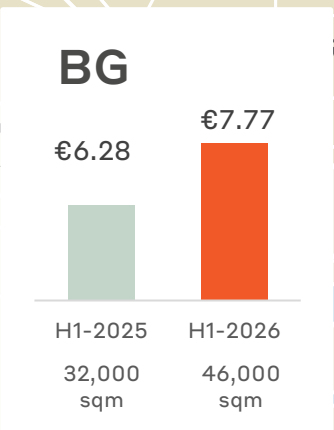
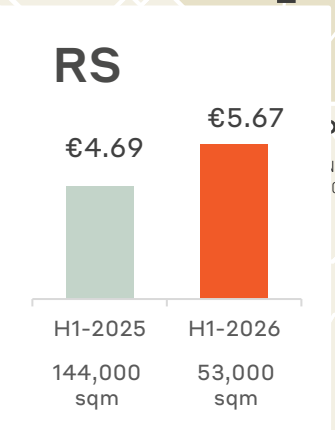
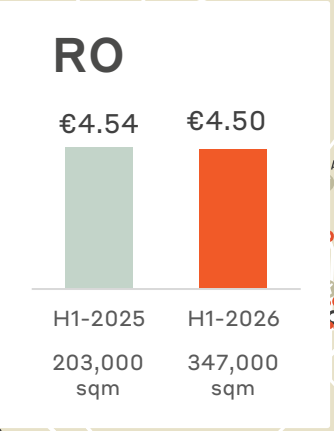
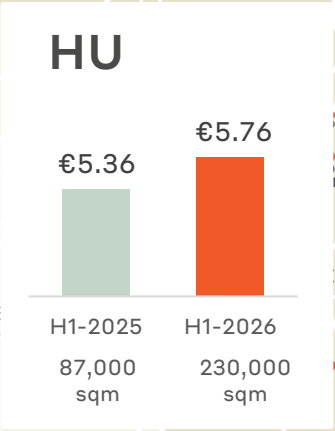
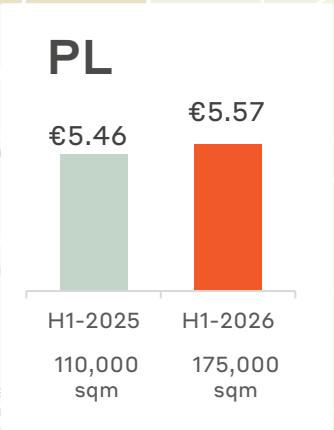
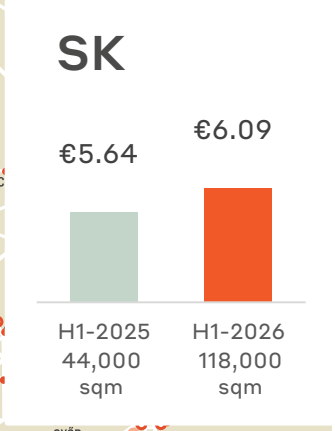
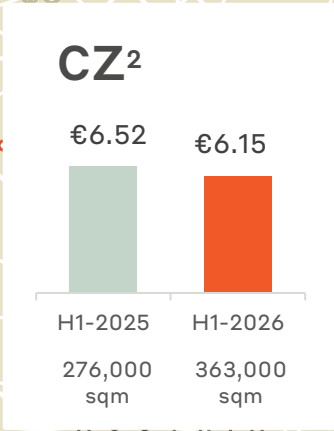
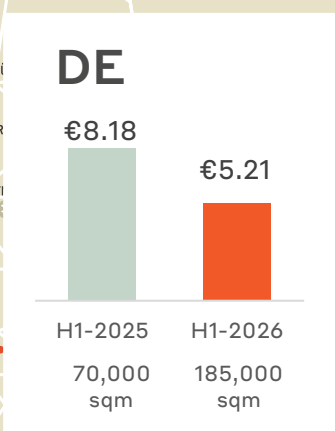
Increasing leasing activity

Quarterly leasing activity
(‘000 sqm)



New leasing rental tone in H1-2026 +1.7% higher than H1-2025

(Adj. for country mix¹)

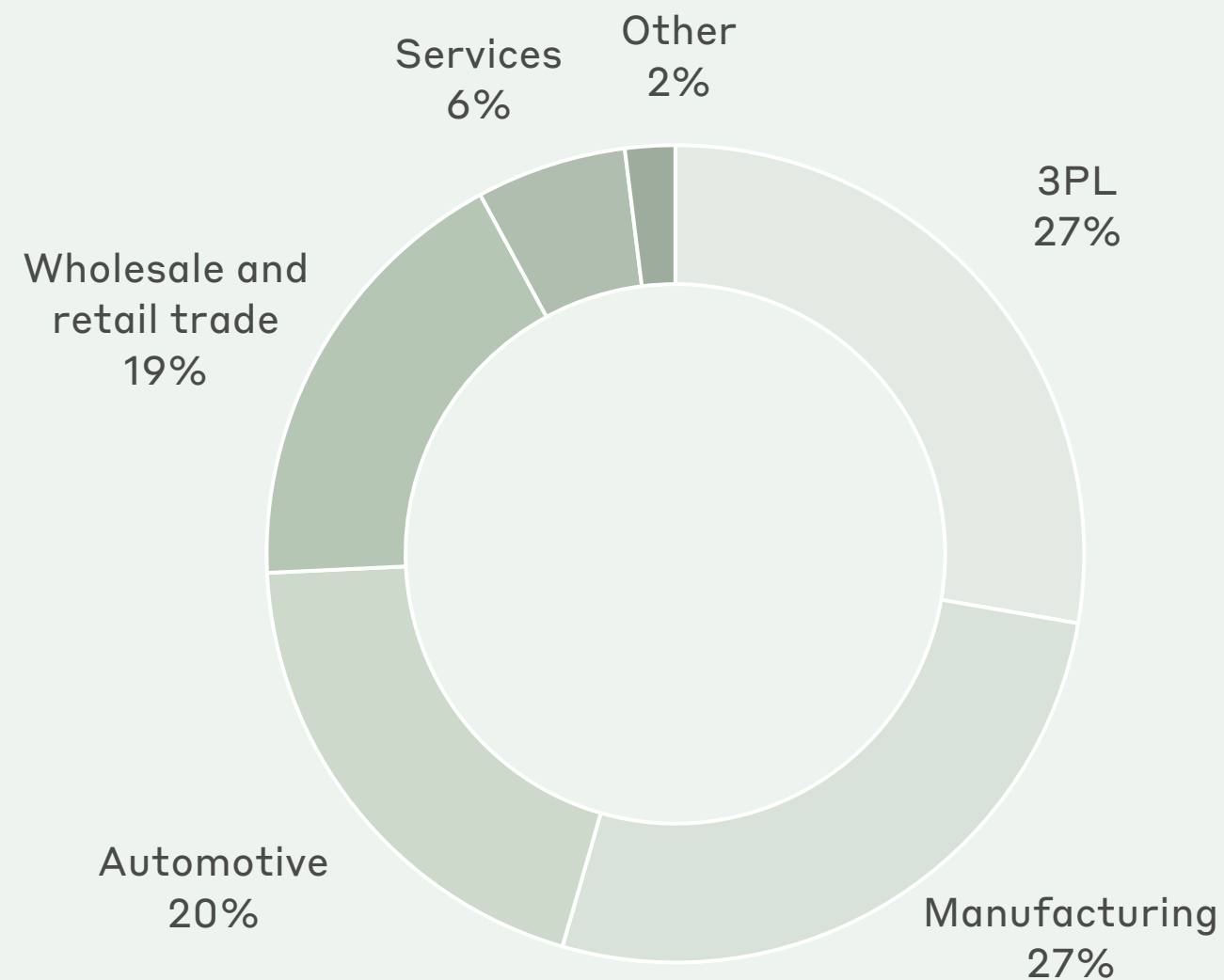


NB: Figures may not add up due to rounding
Excluding Austria and Italy due to lack of comparable periods
¹ Country mix excluding Germany (H1-2025 leasing was for new developments, H1-2026 is former DIR properties)
² Excluding office parks

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

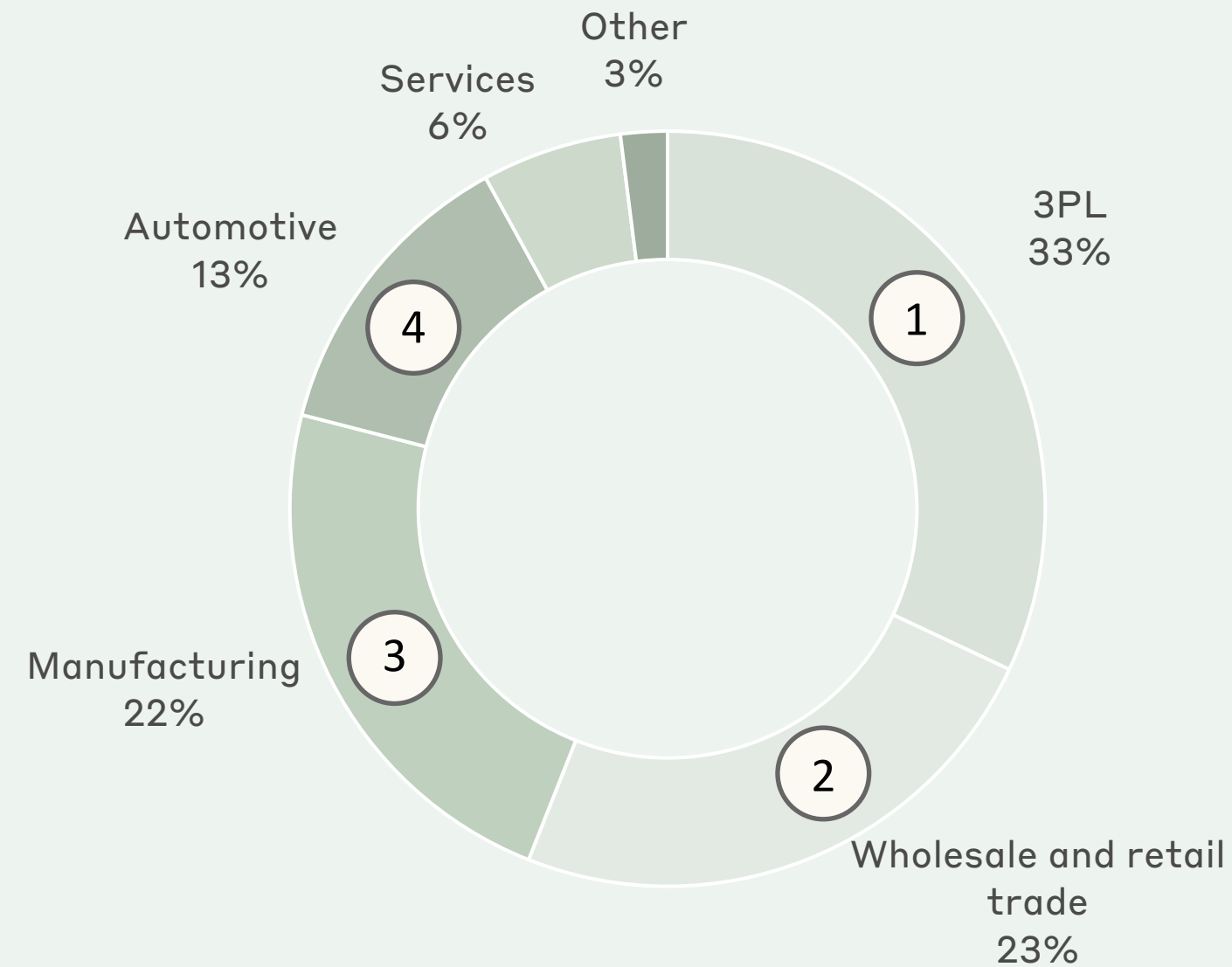
Portfolio June 2026

GLA split by industry (%)



Leases signed in the last 24 months

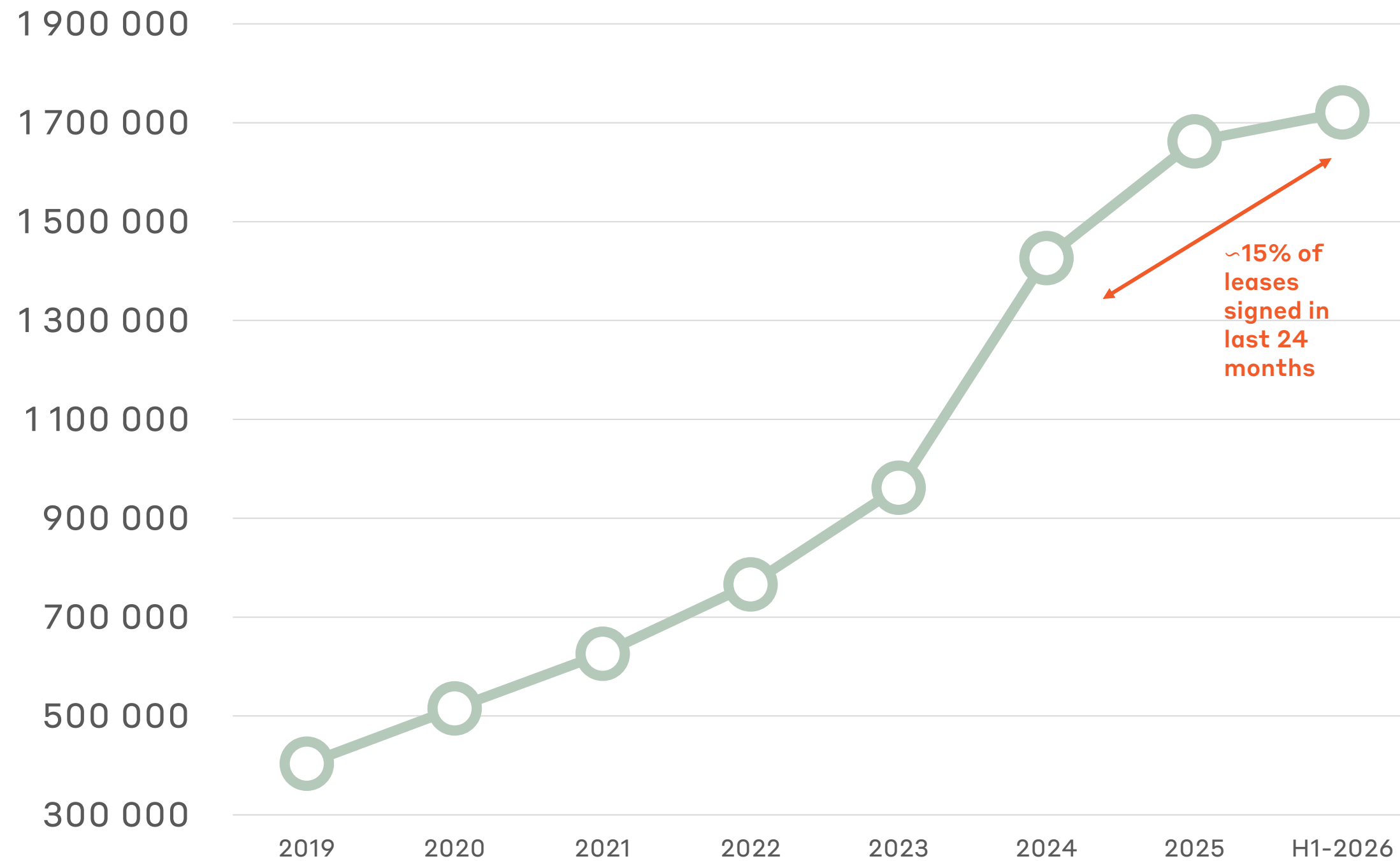
GLA split by industry (%)



- 1 Professionalization of **supply chains**, following CEE countries joining Schengen area with improved infrastructure
- 2 CEE has fastest-growing purchasing power in Europe with **e-commerce** catching up rapidly
- 3 **Nearshoring** with production in Europe for Europe
- 4 Asian (EV) **automotive** companies moving to Europe driven by import tariffs as well as European car manufacturers concentrating their production in CEE

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, Slovakia

Rising disposable incomes

Supply chain professionalisation
leveraging improved infrastructure
in CEE



FM → **LOGISTIC**

- FM Logistic, an expert in consumer product logistics with customers in the FMCG, retail, beauty and cosmetics, industrial manufacturing, and healthcare sectors
- 116,000 sqm occupied across Romanian network

E-commerce growth

E-retailers require innovative
solutions to last mile delivery



- 3PL for large Chinese fast fashion e-commerce player to service its growing European customers
- Leased over 66,000 in CTPark Iłowa, Poland

High-tech / Clean-tech

High-tech / Clean-tech companies
deepen activity across Europe



 **WINDAR**
renovables

- Windar Renewables is opening a major new wind turbine tower manufacturing plant serving primarily the German and Polish markets
- leased 29,000 sqm in CTPark Legnica, Poland

Cashflow driven by strong and diversified international client base

Low operational and financial risk

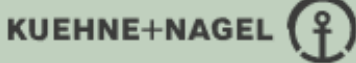
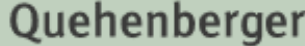
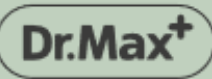
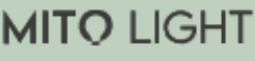
31.6%

Top 50 as a % of
Rental Income

34.3%

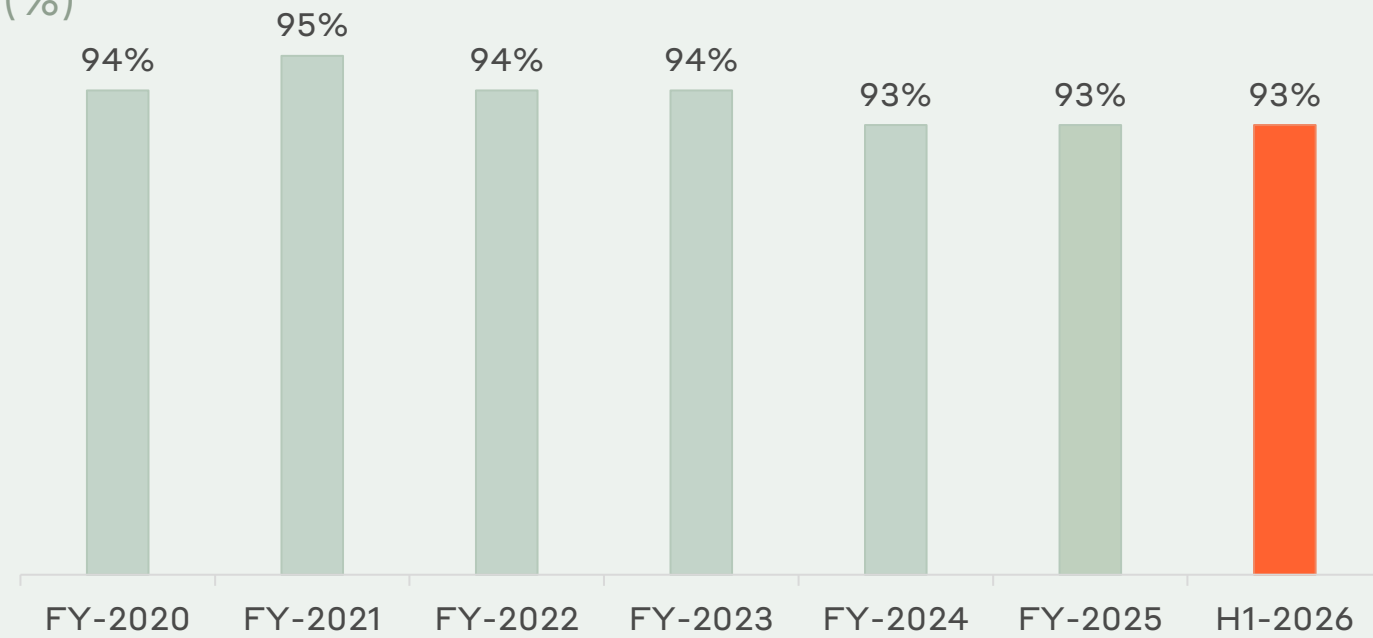
Top 50 as a % of
portfolio GLA

Sample of clients by sector

3PL	AUTOMOTIVE	HIGH-TECH	FOOD MANUFACTURING AND DISTRIBUTION
        	       	       	       
ECOMMERCE/ DISTRIBUTION / RETAIL	MANUFACTURING	LIFE SCIENCE AND PHARMA	NEW ENERGY
       	      	      	   
			WELLBEING AND HEALTH
			   

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

Occupancy¹
(%)



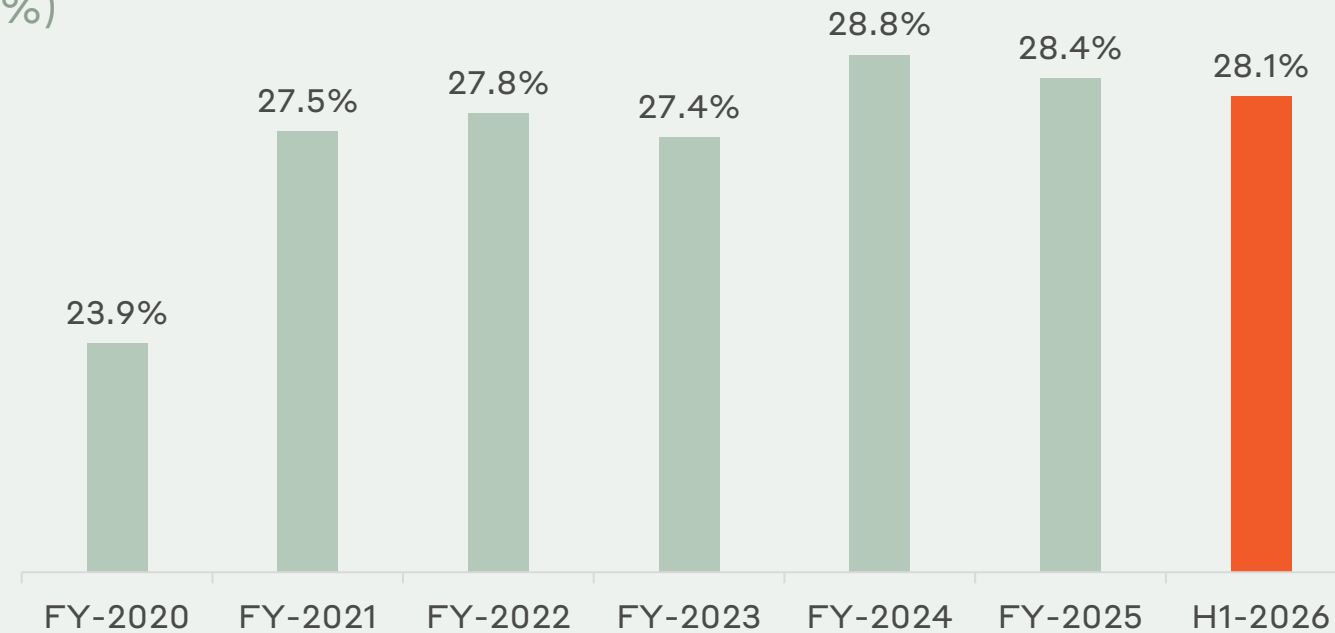
89%

Tenant retention

65%

New leases signed with existing clients

CTP's market share in core markets²
(%)



4.7%

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 H1 2026 at 10.8% YoC (target > 10%) 93% leased

245,000
sqm delivered

93%
Leased at delivery

€21.1M
Contracted rental income

10.8%
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 €152 million of rental income

1,964,000

sqm under construction

10.0%

Expected YoC

80-90%

Expected pre-let at delivery

86%

In existing parks

8%

In new parks with
>100k sqm potential

51%*

Pre-let 2026 deliveries
(53% in H1-2025)

*Pre-let in New locations: 88%
Pre-let in Existing locations: 42%

€152M

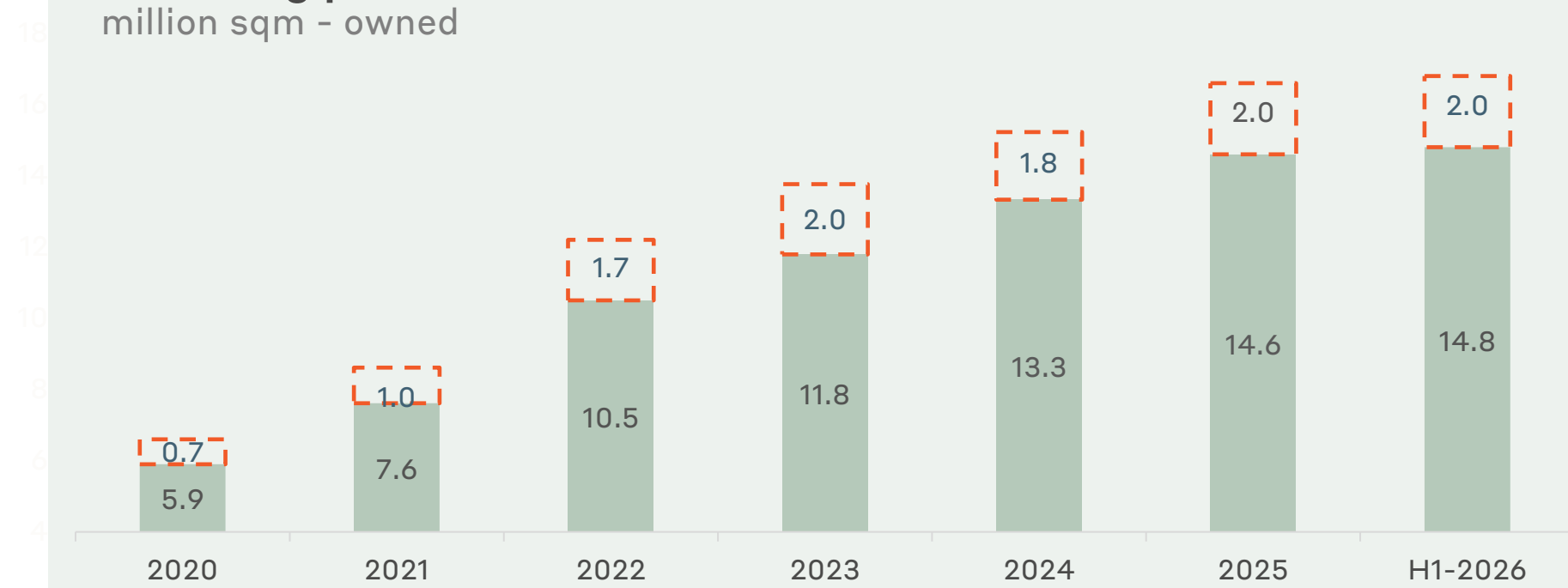
Potential rental income

169,000 sqm signed for future projects prior to construction start,
illustrating ongoing healthy occupier market

Development led growth is embedded in CTP's DNA

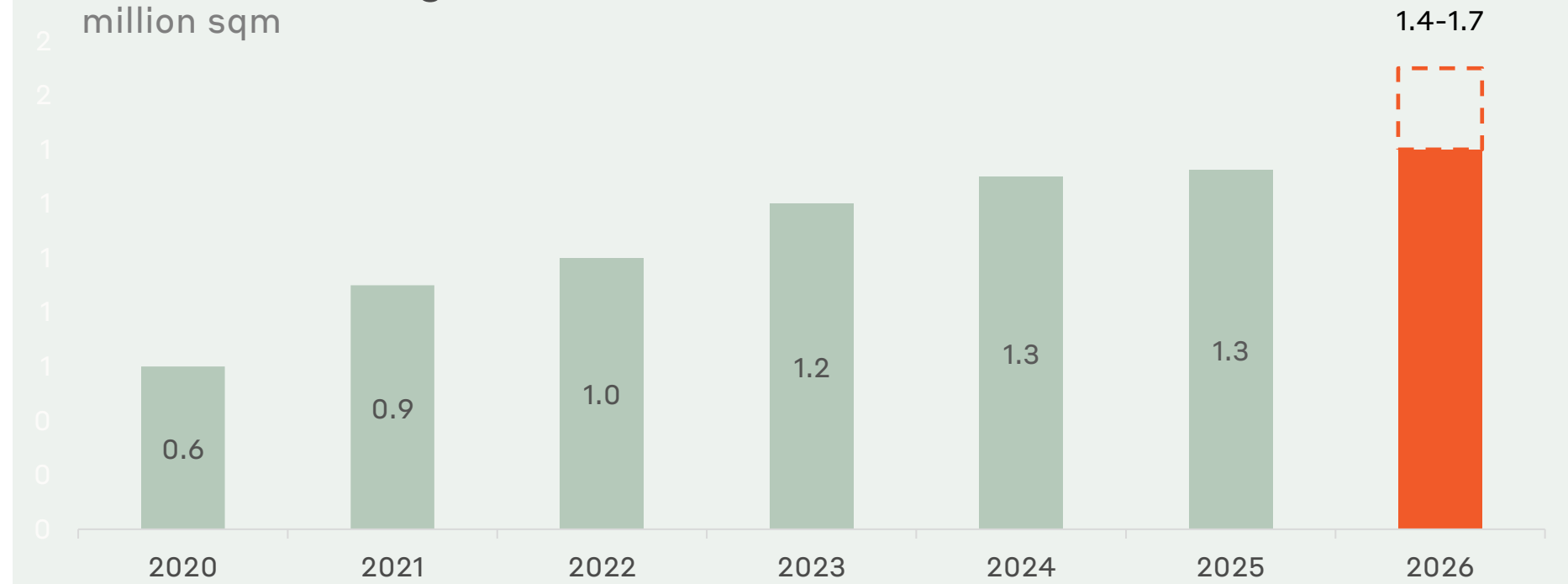
Standing portfolio & under construction

million sqm - owned



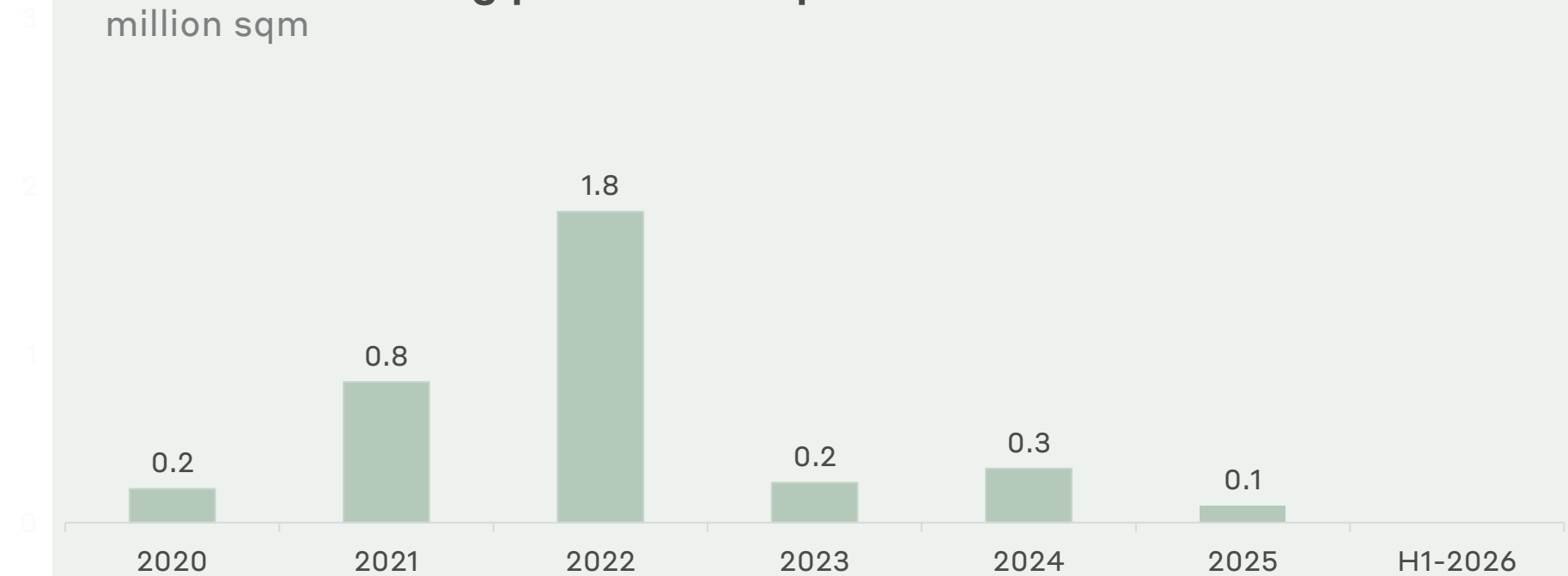
Deliveries rising

million sqm



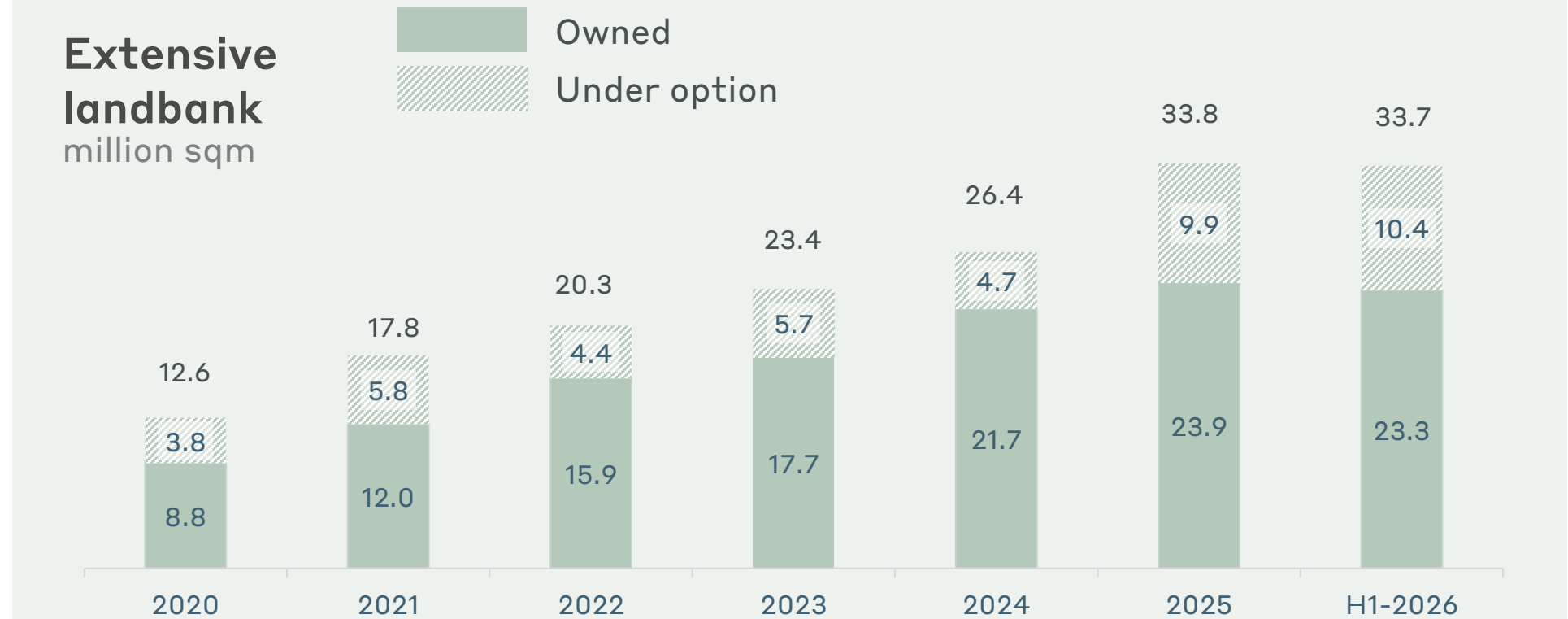
Limited standing portfolio acquisitions

million sqm



Extensive landbank

million sqm



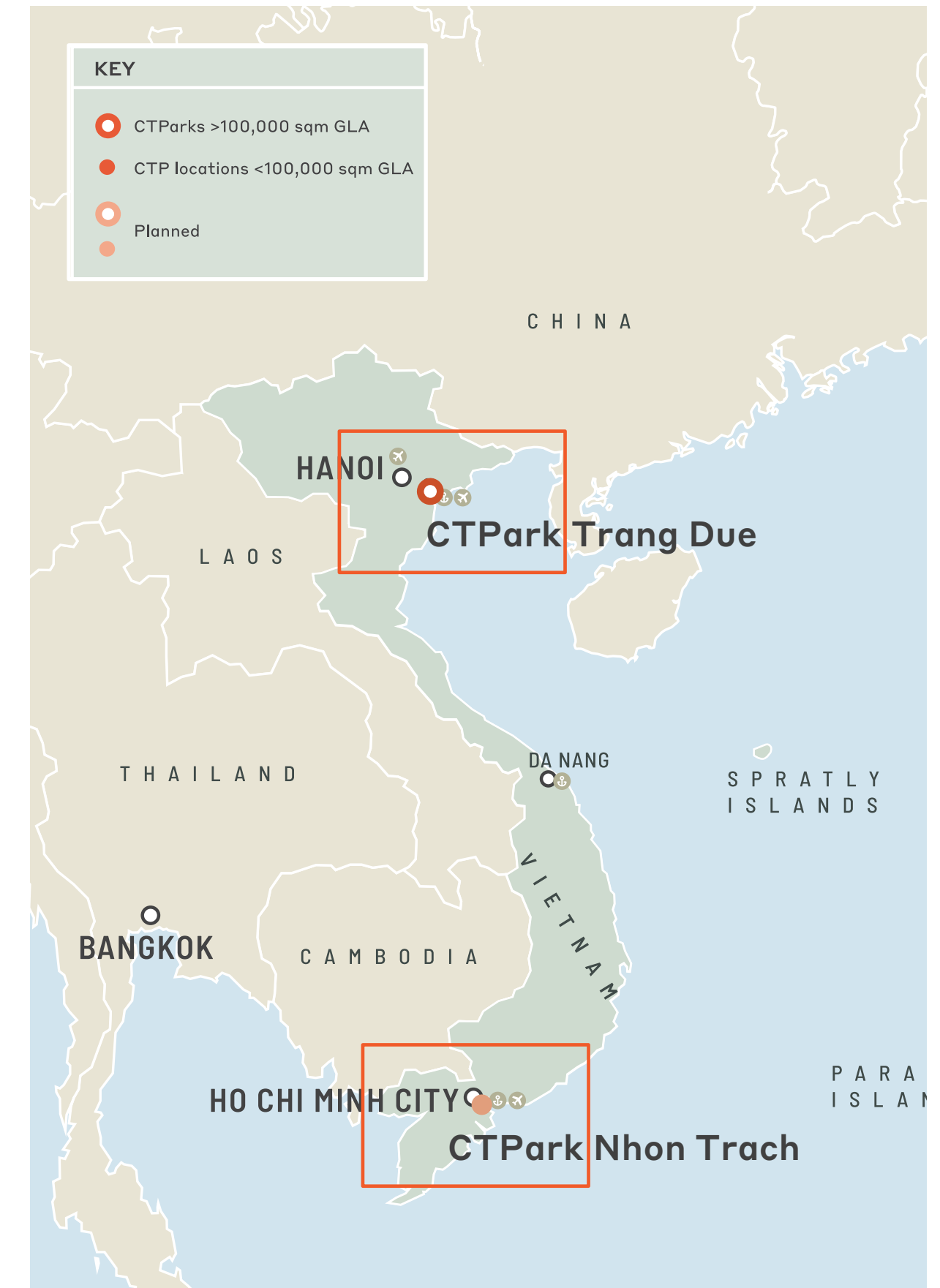
Vietnam market entry – strengthening relationship with Asian client base

- Strategic landbank in the fast-growing industrial areas
- Well positioned to benefit from supply chain diversification and nearshoring trends

330,000 sqm
landbank

Q4-2026
Start of construction

2027
Delivery



Financial results



Financial highlights

In € million	H1-2026	H1-2025 restated ¹	% change
Gross Rental Income	413.3	367.2	+12.6%
Net Rental Income	404.8	360.3	+12.4%
Net valuation result on investment property	-83.0	580.6	n.m.
Profit for the period	100.0	625.8	-84.0%
Company specific adjusted EPRA earnings	240.9	216.6	+11.2%
In €	H1-2026	H1-2025 restated ¹	% change
Company specific adjusted EPRA EPS	0.50	0.46	+8.7%

In € million	30 June 2026	31 Dec 2025	% change
Investment Property	17,088.0	16,835.1	+1.5%
Investment Property under Development	1,572.5	1,368.1	+14.9%
	30 June 2026	31 Dec 2025	% change
EPRA NTA per share	€20.23	€20.39	-0.8%
Expected YoC of development pipeline	10.0%	10.0%	

1. Restated for interest capitalisation on development activities

Gross Asset Value up 10.6% y-o-y

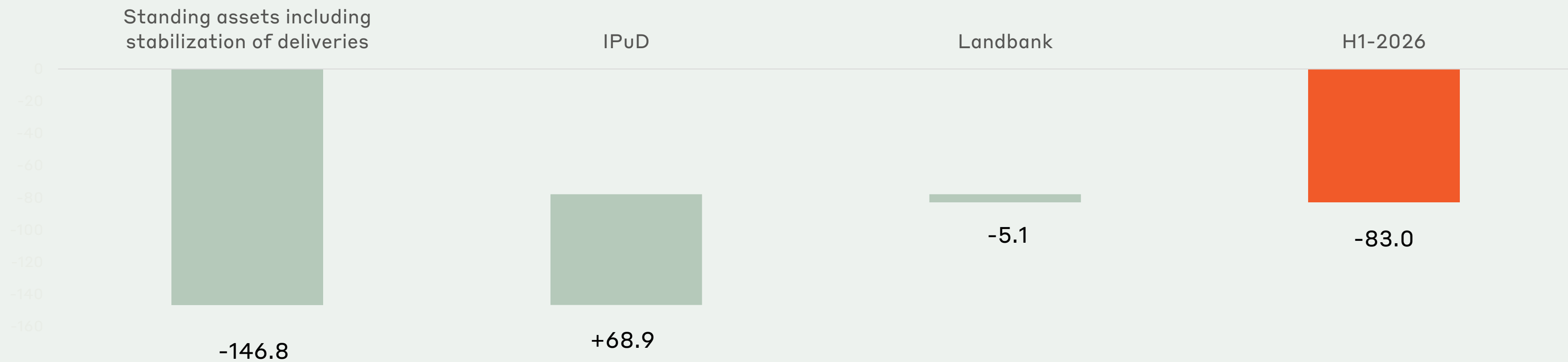
Investment Property (IP), Investment Property under Development (IPuD) and Property, Plant & Equipment (PPE) (€ million)



NB: Figures may not add up due to rounding

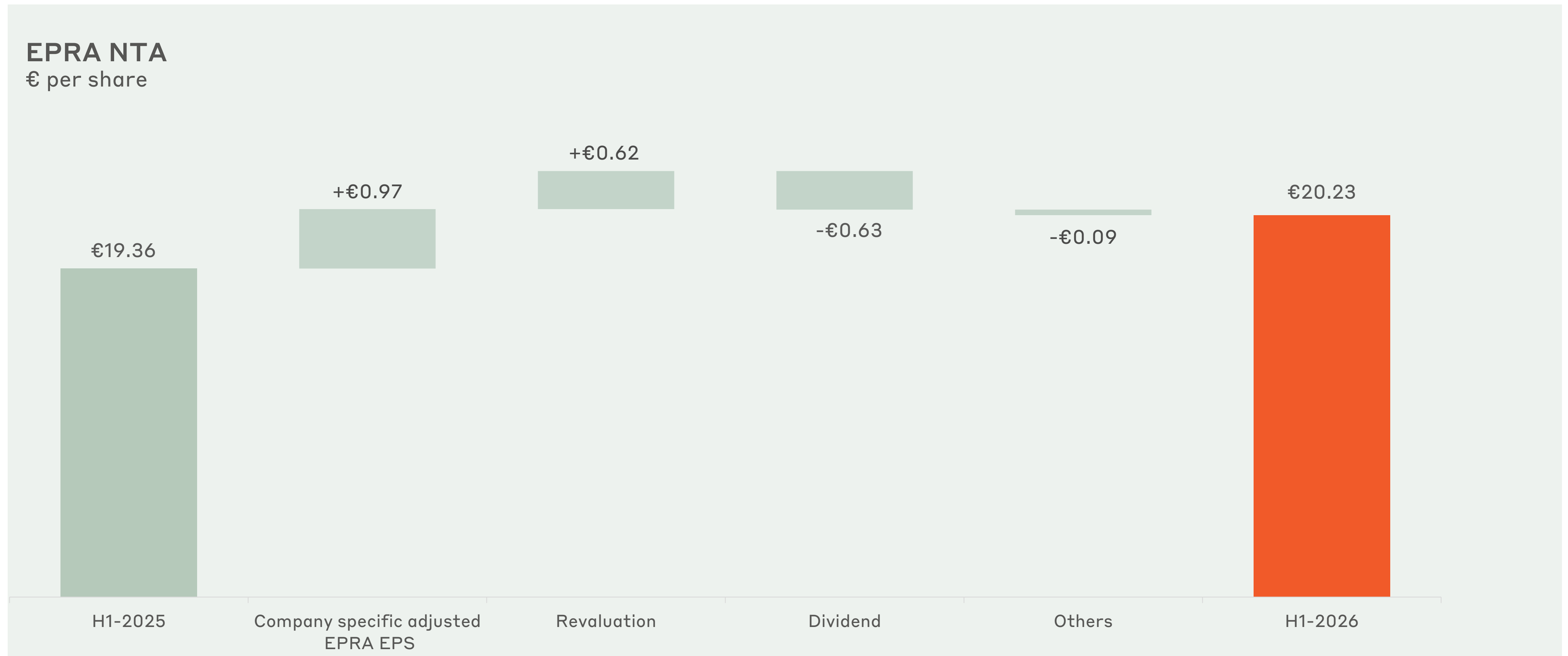
Slight negative revaluation due to valuation decrease in Romania

Revaluation (YTD) (€ million)



NB: Figures may not add up due to rounding

EPRA NTA up 4.5% y-o-y



NB: Figures may not add up due to rounding

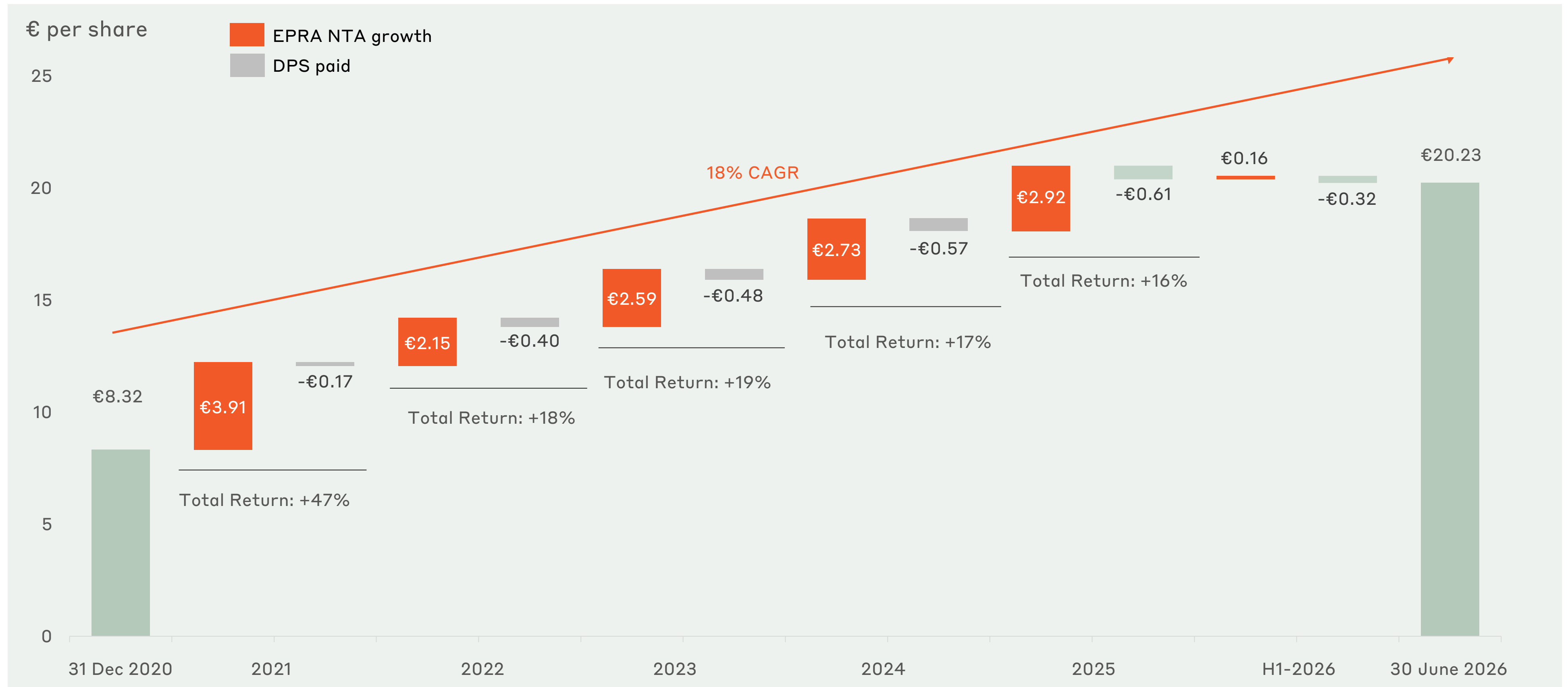
Conservative valuation yields

	H1-2026	FY-2025	FY-2024	FY-2023	FY-2022
Gross Portfolio yield	6.5%	6.5%	6.6%	6.7%	6.5%
	H1-2026	FY-2025	FY-2024	FY-2023	FY-2022
Reversionary yield	6.9%	6.9%	7.1%	7.2%	6.8%
Czech Republic	6.2%	6.2%	6.4%	6.6%	6.1%
Slovakia	6.3%	6.1%	6.9%	7.1%	6.1%
Romania	8.1%	8.3%	8.2%	8.0%	7.7%
Hungary	7.2%	7.2%	7.4%	7.4%	6.7%
Poland	6.3%	6.3%	6.4%	6.5%	5.4%
Serbia	8.6%	8.7%	8.8%	9.0%	9.1%
Bulgaria	7.7%	7.9%	8.0%	8.3%	8.2%
Austria	5.7%	5.7%	6.2%	5.5%	5.7%
Netherlands	5.7%	5.7%	5.6%	5.5%	8.9%
Germany	8.1%	8.0%	8.6%	8.7%	8.7%
Italy	6.4%	6.2%	n/a	n/a	n/a

- Reversionary yield¹ stable in H1-2026
- Yield differential between CEE and Western European logistics yield back to long term average
 - Expected to come down further, driven by the higher growth expectations for CEE region
- Following the strong rental growth achieved in recent years, ERV stagnation is expected for the remainder of 2026, with continued strong tenant demand supporting rental levels. Rental growth in line with indexation is expected to resume in 2027.

1. $\text{Reversionary Yield} = \text{ERV} / \text{IFRS market value}$
 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)



3.4%

Average cost of debt

99.4%

Hedged / fixed

4.6 yrs

Average debt maturity

Strong liquidity position and ample headroom to covenants

€2.1B

Liquidity

9.6x

Normalized Net Debt
to EBITDA

71%

Unsecured debt

53%

Bonds

CREDIT RATINGS

BBB

(stable)

S&P

Baa2

(stable)

Moody's

A

(stable)

JCR

	30 June 2026	Covenant
Secured Debt Test	13.5%	40%
Unencumbered Asset Test	187.6%	125%
Interest Cover Ratio	2.5x	1.5x
Leverage Ratio Test	46.8%	60%



Leverage Ratio Test target between 40-45%
Normalized Net Debt to EBITDA <10x

Total €1.7 billion of debt raised and refinanced in H1 2026

Green Bond and Tender Offer

January 2026

- €500 million, 4.5-year at a coupon of 3.375%
- MS +92bps, lowest since 2021
- Orderbook at €4.4 billion, 8.8x oversubscribed
- Repurchased €216 million of Feb 2030 notes with 4.750% coupon

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

New Liquidity RCF

June 2026

- €400 million limit
- 5-year tenor at a margin of 140bps
- Syndicate of five key relationship banks
- To be regularly drawn enabling lower cash balance needs

Unsecured syndicated term loan

June 2026

- €500 million
- Extension to 5.5-year tenor, margin reduction to 135bps
- Syndicate of 8 European and Asian banks

- Most debt repricing done as low-interest rate bonds issued before March 2022 comprise only 20% of the total debt
- Limited upcoming maturities with the only remaining 2026 bond maturity of €275 million due in September

Guidance

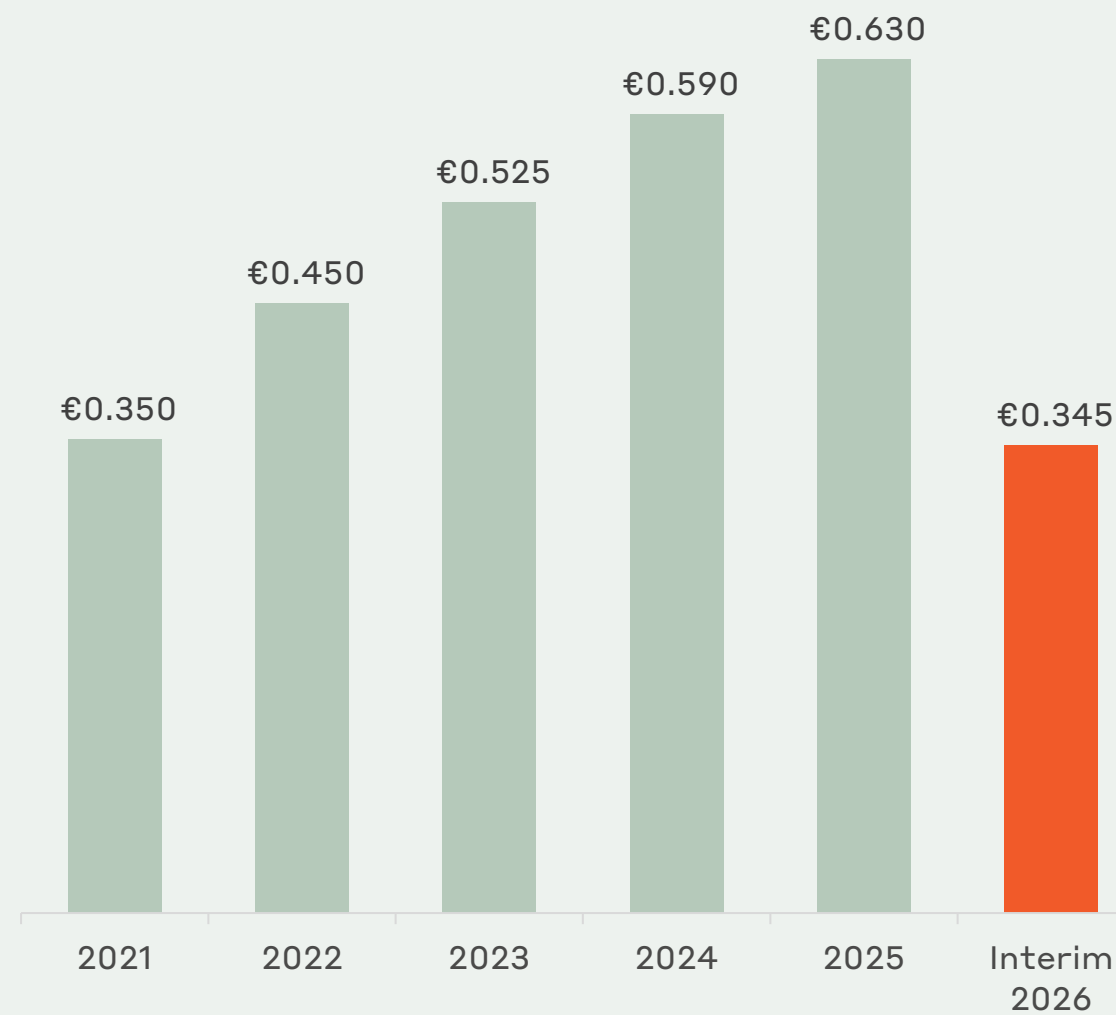
Guidance 2026

€1.01-€1.03

**2026 Company specific
adjusted EPRA EPS
+9-11% vs. 2025**

Progressive dividend

Dividend per share



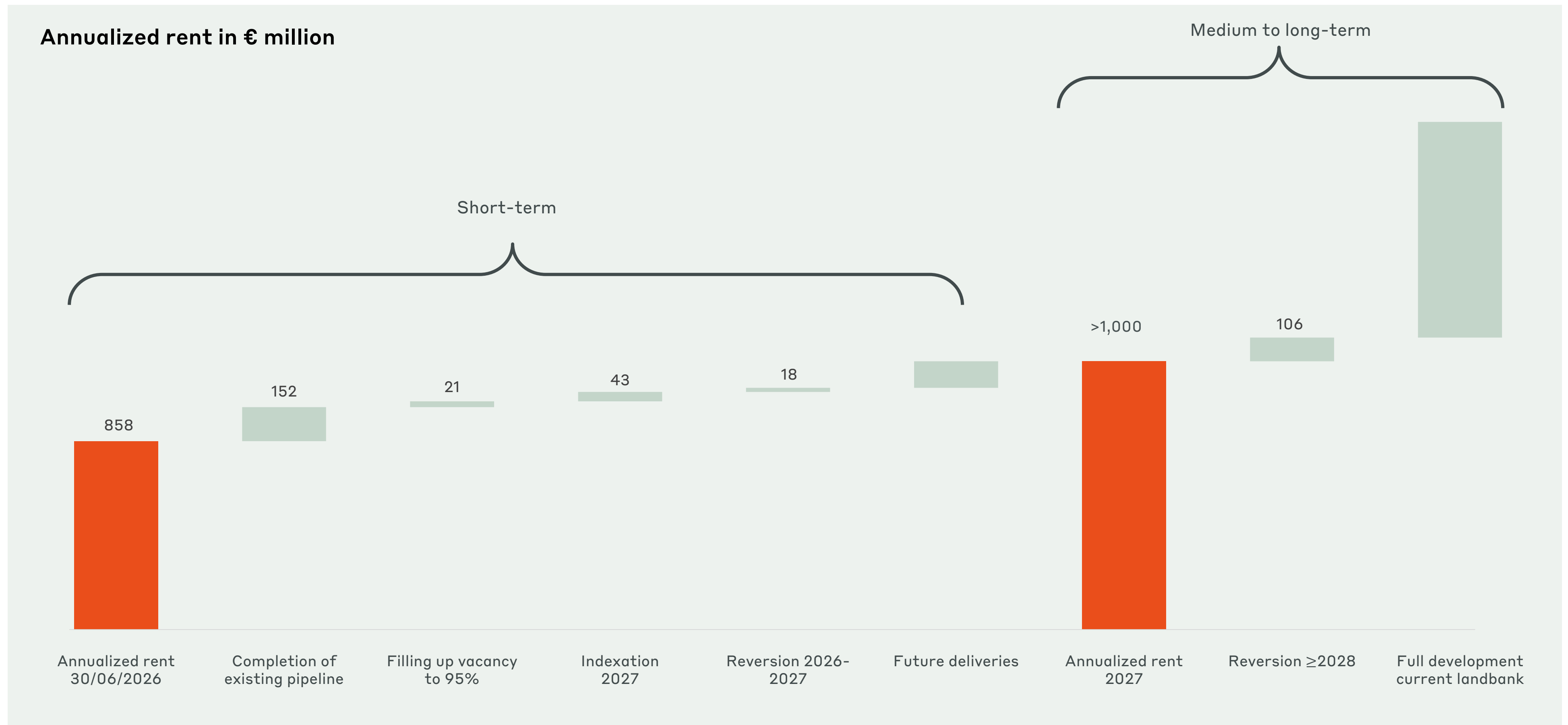
Dividend policy¹

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
- Ongoing long-term structural trends including the professionalisation of supply chains, manufacturing in Europe for Europe and growing domestic consumption in CEE
- The Group's pipeline is highly profitable with a YoC target of 10% and delivers tenant led growth
- 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 30 June 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 long term superior NTA and EPS growth, driven by development completions;
- Reach €1 billion of annualised rental income in 2027, generating strong cash flow for further growth; and

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

2.8m sqm

development opportunity

ctp



Bucharest West

GLA: 985,000 sqm

Adjacent Landbank:
1,580,000 sqm

Under construction:
167,000 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:
573,000 sqm

Under construction: - sqm
15 km to Germany; ideal for
cross-border logistics

Tenants: 24

Loxness, Primark, GXO, TD
Synnex, Hellmann Worldwide



Brno

GLA: 600,000 sqm

Adjacent Landbank:
475,000 sqm

Under construction:
18,000 sqm

Technology Park

Tenants: 62

Astemo, Wistron, Kompan,
Thermo Fischer Scientific,
Honeywell, Adem



Bucharest

GLA: 574,000 sqm

Adjacent Landbank:
294,000 sqm

Under construction: 26,000
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: 343,000 sqm

Adjacent Landbank:
117,000 sqm

Under construction: 27,000
sqm

Near the largest ring road and
west. motorway junction

Tenants: 49

Aldi, Quehenberger, Nxt Logis,
Tegball, 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: 215,000 sqm

Adjacent Landbank: -

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

2.8m sqm

development opportunity

ctp



Warsaw West

GLA: 181,000 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



Iłowa

GLA: 174,000 sqm
Adjacent Landbank: 42,000 sqm
Under construction: - sqm

Tenants: 4
Hermes Fulfilment, Saint-Gobain Innovative, Northern Light Service, ID Logistics



Žatec

GLA: 165,000 sqm
Adjacent Landbank: 81,000 sqm
Under construction: 74,000 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: 394,000 sqm
Under construction: 69,000 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: 430,000 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

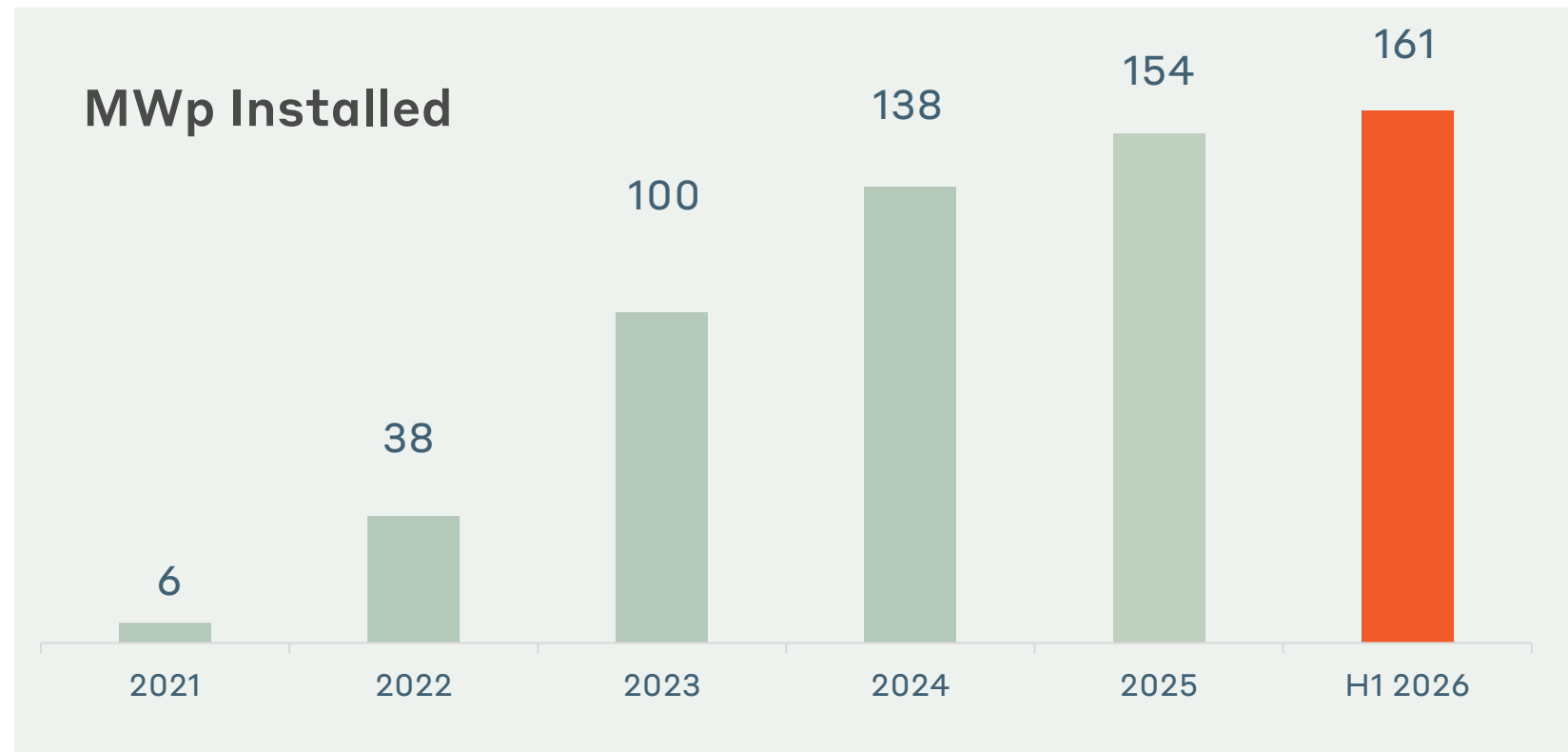


Brno Líšeň

GLA: 136,000 sqm
Adjacent Landbank: 95,000 sqm
Under construction: - 45,000 sqm

Tenants: 28
ZETOR tractors, Dr.Max, Rohlik, Swiss Automotive, Vilgain

Energy



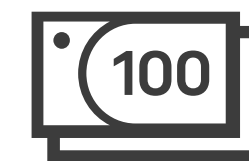
- **Cost per MWp:** ~€750k – below market average thanks to CTP acquiring in bulk and PV ready roof structures since 2020
- **Income:** 1-year lag between installation and income, i.e. MWp installed in 2025 drive 2026 income
- **H1 2026 revenues:** €8.3 million (4% y-o-y vs. €8.0 million)



Importance to tenants:



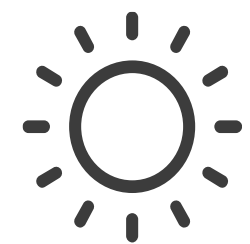
Energy security



Lower cost of occupancy



Increased regulation and / or their client requirements



Tenants' ESG ambitions

EPRA EPS

EPRA Earnings (€ million)	H1-2026	H1-2025 restated ²
Earnings per IFRS income statement	100.0	625.8
Adjustments to calculate EPRA Earnings, exclude:		
Changes in value of investment properties, development properties held for investment and other interests	-83.0	580.6
Profits or losses on disposal of investment properties, development properties held for investment and other interests	-0.6	-0.4
Profits or losses on sales of trading properties including impairment charges in respect of trading properties		
Tax on profits or losses on disposals	0.1	0.1
Negative goodwill / goodwill impairment		
Changes in fair value of financial instruments and associated close-out costs	-1.3	2.2
Acquisition costs on share deals and non-controlling joint venture interests	-0.6	
Tax in respect of EPRA adjustments	-19.1	-141.9
Adjustments above in respect of joint ventures (unless already included under proportional consolidation)		
Non-controlling interests in respect of the above		
EPRA Earnings	204.5	185.2
Average number of shares (in million)	485.6	474.8
EPRA Earnings per Share (EPS)	0.42	0.39
Adjustments to calculate Company specific adjusted EPRA Earnings, exclude:		
FX related to company restructuring, intra-group transfers of SPV's, etc.	-4.3	-9.9
Non-recurring financing cost (e.g., prepayment fees, arrangement fees, etc.)	-20.2	-15.2
Non-recurring items unrelated to operational performance (e.g., donations, transaction advisory, write-offs, etc.)	-18.7	-10.1
Tax in respect of Company specific adjustments	6.8	3.8
Company specific adjusted EPRA Earnings	240.9	216.6
Company specific adjusted EPRA EPS	0.50	0.46

NB: Figures may not add up due to rounding
H1-2026 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 H1-2025 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	413.3	2.5	415.8
Service charge income	49.7	-	49.7
Property operating expenses	-58.3	-	-58.3
Net rental income	404.8	2.5	407.3
Net income / expenses from renewable energy	0.6	4.5	5.1
Net operating income from hotel operations	2.7	1.2	4.0
Net income from development activities	10.0	-	10.0
Net valuation result on investment property	-83.0	83.0	-
Other income	12.1	-2.2	10.0
Amortisation and depreciation and impairment	-7.4	-	-7.4
Employee benefits	-32.3	3.1	-29.3
Impairment of financial assets	0.1	-	0.1
Impairment of goodwill	-	-	-
Other expenses	-31.5	7.2	-24.2
Net other income/expenses	-58.9	8.1	-50.8
Profit/loss before finance costs	276.2	99.4	375.5
Interest income	6.6	-	6.6
Interest expense	-134.9	3.2	-131.7
Other financial expenses	-18.5	17.0	-1.5
Other financial gains/losses	-5.5	5.6	0.1
Net finance costs	-152.4	25.8	-126.6
Profit/loss before income tax	123.8	125.2	248.9
Income tax expense	-23.7	15.7	-8.0
Profit for the period	100.0	140.9	240.9

NB: Figures may not add up due to rounding

EPRA NAV

EPRA Net Asset Value Metrics (€ million)	EPRA NTA		EPRA NRV		EPRA NDV	
	30 June 2026	31 December 2025	30 June 2026	31 December 2025	30 June 2026	31 December 2025
IFRS Equity attributable to shareholders	8,480.7	8,462.2	8,480.7	8,462.2	8,480.7	8,462.2
Include / Exclude:						
i) Hybrid instruments						
Diluted NAV	8,480.7	8,462.2	8,480.7	8,462.2	8,480.7	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	8,480.7	8,462.2	8,480.7	8,462.2	8,480.7	8,462.2
Exclude:						
v) Deferred tax in relation to fair value gains of IP	- 1,632.8	- 1,633.0	- 1,632.8	- 1,633.0		
vi) Fair value of financial instruments	52.3	62.8	52.3	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	16.8	13.8				
Include:						
ix) Fair value of fixed interest rate debt					162.3	193.9
x) Revaluation of intangibles to fair value						
xi) Real estate transfer tax			74.4	74.3		
NAV	9,920.2	9,894.6	10,096.9	10,068.0	8,518.8	8,532.0
Fully diluted number of shares (in million)	490.3	485.2	490.3	485.2	490.3	485.2
NAV per share	20.23	20.39	20.59	20.75	17.38	17.58

EPRA NIY

EPRA NIY and 'topped-up' NIY (€ million)	30 June 2026	31 December 2025
Investment property – wholly owned	18,660.5	18,203.1
Investment property – share of JVs/Funds		
Trading property (including share of JVs)		
Less: developments	1,572.5	1,368.1
Less: landbank	1,512.0	1,473.6
Completed property portfolio	15,576.0	15,361.5
Allowance for estimated purchasers' costs		
Gross-up completed property portfolio valuation	15,576.0	15,361.5
Annualised cash passing rental income	857.8	839.7
Property outgoings	23.5	21.8
Annualised net rents	834.3	817.9
Add: notional rent expiration of rent-free periods or other lease incentives	29.0	29.4
Topped-up net annualised rent	863.3	847.3
EPRA NIY	5.36%	5.32%
EPRA “topped-up” NIY	5.54%	5.52%

NB: Figures may not add up due to rounding

Cost of debt

Cost of Debt (€ million)	30 June 2026	31 December 2025
Net finance costs (IFRS)	-322.0	-323.2
Capitalized interest	-27.9	
<i>To be excluded:</i>		
Profit in loss from fin assets and liabilities for trading	-4.5	-1.0
Exchange rate differences	-16.8	-22.4
Other financial income	0.2	0.1
Other financial expense	-33.3	-33.3
Interest income	18.0	26.9
Arrangement fees	-6.3	-5.6
Amortization Bond issuance fees	-3.5	-3.1
Effective financial expense	-303.6	-285.0
Average outstanding debt¹	8,988.0	8,664.0
Cost of Debt	3.4%	3.3%

1. Average outstanding debt is calculated based on the last 12 months: (outstanding debt per 30/6/2025 + outstanding debt per 30/6/2026) / 2
 NB: Figures may not add up due to rounding

Portfolio

Portfolio split by sqm ('000)	Standing (14,834 sqm)		IPuD (1,964 sqm)		Landbank (33,675 sqm)	
Czech Republic	4,830	33%	548	28%	7,584	23%
Romania	3,234	22%	258	13%	3,976	12%
Germany	1,764	12%	107	5%	1,595	5%
Hungary	1,389	9%	255	13%	2,124	6%
Slovakia	1,091	7%	135	7%	2,562	8%
Poland	1,077	7%	295	15%	2,544	8%
Serbia	757	5%	25	2%	1,911	6%
Netherlands	247	2%	-	-	1,618	5%
Bulgaria	281	2%	109	6%	275	1%
Italy	90	-	166	8%	8,865	26%
Austria	74	1%	66	3%	291	1%
Vietnam	-	-	-	-	330	1%

NB: Figures may not add up due to rounding

Financial calendar

Event:	Date:
Capital Market Days in Warsaw, Poland	22-23 September 2026
Q3-2026 results	29 October 2026
FY-2026 results	25 February 2027

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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