**Press Release 15 December 2020**

**Contera in 2020: new funding, projects and major renovations**

**Start of a magnificent renovation in Říčany, new financing, thanks to which the preparation of two parks in Ostrava-Hrušov and Hustopeče could begin, expansion into Slovakia, contract extension with key clients. Despite the global situation, the Czech industrial real estate developer Contera has had a favourable year, and looks to the future with cautious optimism.**

*"It was a non-standard year that brought a lot of new twists and turns as well as new ways of looking at the world. I consider it a great achievement that Contera is getting through this period without major repercussions. It has been shown that our portfolio is very well diversified and thus provides high financial stability,”* says Dušan Kastl, partner and CEO of Contera.

He greatly appreciates the new syndicated loan from ČSOB and Komerční banka in the total amount of EUR 155 million, a larger part of which consists of funds for refinancing Contera's portfolio of modern warehouses and production halls. The second part is intended for the development of new projects, such as parks in Ostrava-Hrušov and Hustopeče near Brno.

During the summer, Contera obtained building permits for both projects and immediately commenced with surface modifications. In Hrušov, Contera Park Ostrava City D1 is being created by the revitalising of brownfield land near the motorway exit, which, after completion, should cover a total area of ​​140,000 m2 and offer units from 1,150 m2. The investment of the Contera and TPG joint project should reach CZK 2 billion and will bring at least 700 job opportunities to the region.

In the south of Moravia, where Contera Park Hustopeče is being built, the construction of a roundabout also began in the autumn, in addition to local surface modifications. Upon completion, this roundabout will be handed over to the region. The Park will consist of two A-class buildings dimensioned for light industry, storage and production, and Contera will focus on build-to-suit construction on an area of ​​32,600 m2. Contera Park Hustopeče should after its completion employ 250 people during full operation.

The expansion into Slovakia is also a milestone. Already in 2019, thanks to a joint venture with TPG, Contera acquired four Vector Parks (three in Slovakia, one in the Czech Republic) and, in April of this year, confirmed its arrival on the Slovak market by opening a branch in Bratislava.

**Říčany renewed**

In Říčany, where Contera has been based for the past ten years, a two-phase renovation of buildings purchased in 2018 began in the autumn. First, the existing Sanitas building, which covers approximately 42,000 m2 and where the largest tenant of Contera Park Říčany, FAST ČR, is located, will be modified. In the first stage, a block with an area of ​​approximately 14,000 m2 will be renovated. An electronics wholesaler will rent a significant part after completion of the renovation, which will provide mainly office and warehouse space. The second stage of renovation is planned for 2022/23.

There will also be business units with showrooms, and a commercial and administrative zone will be built near the Billa building. The second phase of the renovation of Říčany will bring a new restaurant with a café to the Park, and a co-working centre is also planned. Contera plans to complete both renovations in 2021-23.

Contera has long cared for the satisfaction of the city's residents. This year, it began sponsoring the operation of Nextbike's shared bicycles, which will ease road traffic around the Park. Access to the complex was facilitated by a new connection from the train station, providing a fast connection to Prague city centre. The names of the streets in the Park have also been changed to make them easier to navigate, and now include Technická, Obchodní and U Sanitasu streets. Contera also became one of the sponsors of the newly emerging scout clubhouse in Říčany. Part of the renovation of the Park also includes a fundamental revitalisation and expansion of greenery.

**News in the Czech Republic and Slovakia**

Contera has more than a hundred clients in the Czech Republic and Slovakia; over 95% of leases are concluded for a period of at least five years. Despite the complexities of 2020, the Company managed to extend its contracts with a quarter of them this year and also won new contracts. These cover an area of ​​more than 100,000 m2.

Even before the start of the renovation of Contera in Říčany, it concluded a new lease agreement with the already mentioned company FAST ČR (which is, among other things, the operator of the Planeo Elektro network). This year, for example, the supplier of EDM machine tools Penta and the e-shop Satisfied Dog, which has a central warehouse in Říčany, have expanded in the Park. In November, Contera signed a new contract with Junior Publishing House and insured Atrium Pharmacy for another ten years.

In Contera Park Ostrava City, for example, IKEA, logistics giant DB Schenker and roofing manufacturer Ruuki have extended their lease agreements. An extension for suppliers of components for Aludyne vehicles with a total area of ​​more than 20,000 m2 was built there this year. Unique compostable packaging has been produced in Contera Park Teplice since August. The Dutch company PaperFoam opened its plant here. The contract in Teplice was also extended in the autumn by logistics company Yusen Logistics.

Parks in Slovakia also report news. Pack4you and ReMax Courier Service became new clients at Contera Park Bratislava. ReMax, specialising in the transport of packages and express shipments, now has administrative premises in Rača, in addition to a warehouse, where it has moved its headquarters. In total, ReMax acquired 1,673 m2 in the park.

The logistics company PKZ expanded its premises there as well, and also extended their lease agreement with Contera. The IKAR publishing house, the oldest tenant in the Bratislava Park, based there since 2014, has contractually secured its warehouse space for further years and has expanded by a total of 3,400 m2.

At the beginning of December, Contera announced that the FHB fulfilment service provider FHB was expanding in the second Contera Park in Bratislava, Svätý Jur, from July 2021. It will acquire new premises with an area of ​​almost 3,000 m2. And in its smallest Slovak complex, in Prešov, Contera is preparing to expand by another 8,500 m2 in the coming years, with a building permit already secured for further industrial development. A completely new car park with 160 spaces for the VALEO company was completed this year in the park.

**Outlook for 2021**

In 2021, Contera will continue to focus on development in strategic locations in the Czech Republic and Slovakia and wishes to continue the revitalisation of brownfield land areas. Speculative construction is also planned.

*"The logistics real estate sector continues to grow, although the market is changing significantly. For example, tenants' views of the operation of office space are changing, the demand for e-commerce is growing and we are seeing more frequent use of modern technologies and production automation,”* says Dušan Kastl.

*"I believe the outlook for the next two years is positive. The market in the Czech Republic is limited by construction options rather than client demand. We will see what the new building law will bring,”* concludes Contera partner and executive director Dušan Kastl.

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*Founded in 2009, Contera owns and operates industrial parks in prime locations in the Czech Republic (Brno, Ostrava, Prague, Teplice) and Slovakia (Bratislava, Prešov). Contera's portfolio provides clients with leasing opportunities and built-to-suit solutions. The Company specialises in the renovation and revitalisation of unused facilities (brownfield land areas) in locations with good infrastructure, while placing emphasis on harmony between its parks and the surrounding environment. Contera's portfolio includes approximately 354,000 m2 of existing properties and 245,200 m2 of planned industrial properties. In 2019, Contera established a joint venture with TPG Real Estate Partners, a specialised property investment platform owned by the global alternative asset firm TPG. Contera entered the Slovak market in 2019.*