



**CONTERA**

**PRESS KIT**

# ABOUT US

**Contera is an industrial developer delivering and managing A-Class business parks for leading international and domestic companies.**

Founded in 2009 by experienced professionals in the field of property development, project and construction management, Contera owns and operates industrial parks in major locations in the Czech Republic.

Most buildings in these parks have been completed and leased to leading Czech and international companies, mainly in the logistics and manufacturing fields.

In developing new industrial parks, Contera mainly focuses in the redevelopment of brownfield sites. These are locations which have lost their original purpose and where premises are modified to A-class standards and tailored to individual tenants in order to meet all their specific requirements and demands.

We believe that we can provide our clients with solutions which fully meet their requirements under all conditions.



**2009**

The company Contera was established



**2010**

Acquisition of Contera Park Teplice and Contera Park Říčany



**2011**

Completion of our first building for company Yusen Logistics



**2012**

Acquisition of Contera Park Ostrava City



**2014**

Delivery of the first unit in Contera Park Ostrava City for company DB Schenker



**2015**

Delivery of a Build-to-Suit Hi-tech research and development center for company Struers / Roper Engineering in Ostrava



**2016**

Delivery of a Built-to-Lease project for company Inteva Products in Rychnov u Jablonce nad Nisou



**2017**

Acquisition of 4 ha land in Teplice for a Build-to-Lease project for company Magna Automotive



**2018**

Acquisition of Contera Park Ostrava D1 with approx. 140 000 sqm of built-up area



**2019**

Beginning of cooperation with new strategic partner **TPG Capital**

Contera enters Slovakian market through the acquisition of Vektor parks



**2020**

Acquisition of Contera Park Brno-Hustopeče -  
New office in Bratislava



TPG Real Estate ("TPGRE") is the real estate platform of TPG, a leading global alternative asset firm with more than \$104 billion of assets under management and 17 offices around the world. For more information please visit: [www.tpg.com](http://www.tpg.com).

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**TOMÁŠ JIRKŮ**

**Partner, CEO**

Tomáš has many years' experience in managing large construction projects and property development. Before founding Contera, he worked for more than 8 years as a construction director for a leading industrial developer. Tomáš is mainly responsible for the overall strategy of Contera's group.



**ING. DUŠAN KASTL**

**Partner, Managing Director**

Dušan is an experienced professional in the field of real estate development and project management with over 18 years' experience working for international real estate developers before founding Contera. Dušan is mainly responsible for managing the Contera team and for securing new development projects.



**TPG Real Estate ("TPGRE") is the real estate platform of TPG, a leading global alternative asset firm with more than \$104 billion of assets under management and 17 offices around the world.**

TPGRE includes TPG Real Estate Partners ("TREP"), its equity investment platform, and TPG Real Estate Finance Trust ("NYSE: TRTX"), its debt origination and acquisition platform. TREP focuses primarily on investments in real estate-rich companies, property portfolios, and select single assets located in North America and Europe. TRTX originates and acquires senior real estate loans across a broad spectrum of asset classes in North America. TPGRE currently manages approximately \$10.8 billion in assets across both platforms. For more information please visit [www.tpg.com](http://www.tpg.com).



**MICHIEL CELIS**

**Principal at TPG Real Estate**

Michiel joined TPG in 2012 as one of the first investment professionals in its European Real Estate team. Throughout his career, Michiel executed over \$6 billion of real estate transactions across Europe, having spent a significant amount of time in the logistics sector in particular. Michiel has been responsible for TPG's investment in and subsequent sale of P3 Logistic Parks.



**PETER BEČÁR**

**Senior Advisor to TPG Real Estate**

Peter brings over 18 years of professional experience in Real Estate and IT. Peter had a long and successful career at P3 Logistics Parks where he managed teams across Poland, the Czech Republic, Slovakia and Romania. From 2013 to 2017, Peter led the expansion of its Central European portfolio from c.500k sqm to c.1.8m sqm during TPG's ownership, through Build-to-Suit development and portfolio acquisitions.

# KEY FIGURES

9

INDUSTRIAL PARKS

1

RETAIL PARK

5

BUILT-TO-SUIT PROJECTS

31

BUILDINGS BUILT

100+

CUSTOMERS

98,8

OCCUPANCY (%)

379 500

BUILT AREA (SQM)

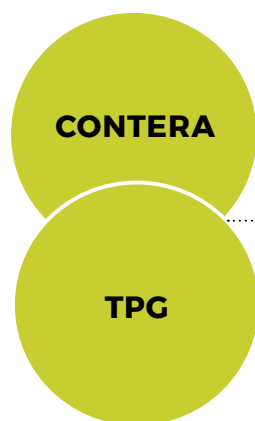
245 200

PIPELINE (SQM)

250 mil EUR

PORTFOLIO VALUE

# OUR STRUCTURE



CTRE  
DEVELOPMENT

CTRE FUND

CONTERA PARK  
ŘIČANY

CONTERA PARK  
TEPLICE

CONTERA PARK  
OSTRAVA CITY

CONTERA PARK  
OSTRAVA D1

CONTERA PARK  
MOŠNOV

CONTERA PARK  
HUSTOPEČE

CONTERA PARK  
BRATISLAVA

CONTERA PARK  
SVÁTÝ JUR

CONTERA PARK  
PREŠOV



BUILT-TO-SUIT

# OUR SERVICES

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**We provide a fully integrated structure with the aim to finance, design and construct industrial properties according to client's needs, including all fit-outs.**

## LEASE

The core activity of Contera is the lease of A-Class industrial parks under the brand of Contera Parks.

All our parks are located close to city centers with good accessibility for cars and trucks, labor force and public transportation. Furthermore our parks technical specification standards allows clients requirements to be implemented as a built-to-suit solution. These criteria are making the success of our portfolio.

## BUILT-TO-SUIT

We don't just build industrial parks, we also work on so-called 'build-to-suit' bespoke development.

For our clients, we secure the purchase of land in their chosen location, we arrange all permits, undertake construction of the building with the required parameters and take care of putting it into operation. We offer these projects both for lease, and also for client ownership.

# CONTERA PLATFORM

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**The in-house Contera Platform provides the financing, design and construction of custom-built industrial properties together with interior fit-outs and complex building management systems.**

- **Business Development**
- **Marketing**
- **Design Management**
- **Project Management**
- **Asset Management**
- **Property Management**
- **Finance & Accountancy**
- **Legal**



# CONTERA PARKS



## CONTERA PARK TEPLICE

Total existing  
lettable space

**46 200 sqm**

Expansion  
potential

**6 500 sqm**

Development  
opportunity

**Built-to-Suit**



## CONTERA PARK ŘÍČANY

Total existing  
lettable space

**84 800 sqm**

Expansion  
potential

**28 550 sqm**

Development  
opportunity

**Built-to-Suit**



## CONTERA PARK HUSTOPEČE

Total  
lettable space

**32 600 sqm**

Availability  
of delivery

**6 months**

Development  
opportunity

**Built-to-Suit**

*Units from 2 000 up to 16 300 sqm*

# CONTERA PARKY



## CONTERA PARK MOŠNOV

Total existing  
lettable space

**14 500 sqm**

Expansion  
potential

**12 000 sqm**

Development  
opportunity

**Built-to-Suit**

*6 months delivery*



## CONTERA PARK OSTRAVA CITY

Total existing  
lettable space

**79 500 sqm**

Expansion  
potential

-



## CONTERA PARK OSTRAVA D1

Total  
lettable space

**140 000 sqm**

Availability  
of delivery

**6 months**

Development  
opportunity

**Built-to-Suit**

*Units from 1000 up to 45 000 sqm*

# CONTERA PARKY



## CONTERA PARK BRATISLAVA

Total existing  
lettable space

**68 700 sqm**

Expansion  
potential

-



## CONTERA PARK SVÄTÝ JUR

Total existing  
lettable space

**31 400 sqm**

Expansion  
potential

-



## CONTERA PARK PREŠOV

Total existing  
lettable space

**17 100 sqm**

Expansion  
potential

**8 000 sqm**

Development  
opportunity

**Built-to-Suit**

*6 months delivery*



# REFERENCE LEASE

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**ADLER  
Czech**

Lease

Location  
**Ostrava**

Area  
**21 500 sqm**

**MAGNA  
Automotive**

Lease

Location  
**Teplice**

Area  
**13 600 sqm**

**BMK Czech  
Technologies**

Lease

Location  
**Teplice**

Area  
**5 350 sqm**



**IKEA**

Lease

Location  
**Ostrava**

Area  
**4 600 sqm**

**ZOOT**

Lease

Location  
**Říčany**

Area  
**12 000 sqm**

**Aludyne**

Lease

Location  
**Ostrava**

Area  
**8 200 sqm**

# REFERENCE BUILT-TO-SUIT

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## **INTEVA Products**

Built-to-Lease

Location  
**Rychnov u Jablonce n. Nisou**  
Area  
**7 400 sqm**



## **BERNEX Bimetall**

Built-to-Own

Location  
**Brno**  
Area  
**13 000 sqm**



## **ROPER Engineering**

Built-to-Lease

Location  
**Ostrava**  
Area  
**4 400 sqm**



## **SHAWMUT Corporation**

Built-to-Own

Location  
**Teplice**  
Area  
**5 500 sqm**

# BROWNFIELDS REVITALIZATION

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**These locations offer wide potential for further development, especially as Greenfields have become a rare commodity in prime locations.**

Furthermore, the required time for preparation and the economics are becoming more attractive as public entities are pushing and supporting the redevelopment of these sites, having a positive social and economic impact on the given area. In cooperation with public entities, Contera is working on implementing this strategy, which has the objective to give a second life to these sites, ensuring the creation of a new functional environment.



# CONTACT FOR MEDIA

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