



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 Built-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 Built-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



2021

Construction of approximately 115 000 sqm for companies Sportisimo, AT Computers and Plzeňský Prazdroj as the first Tenants of the park



2021

Acquisition of Contera Park Bratislava City of approx. 3 ha with total lettable space of approx. 10 500 sqm



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.

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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.



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

11

INDUSTRIAL PARKS

2

RETAIL PARK

5

BUILT-TO-SUIT PROJECTS

37

BUILDINGS BUILT

100+

CUSTOMERS

98,5

OCCUPANCY (%)

518 728

BUILT AREA (SQM)

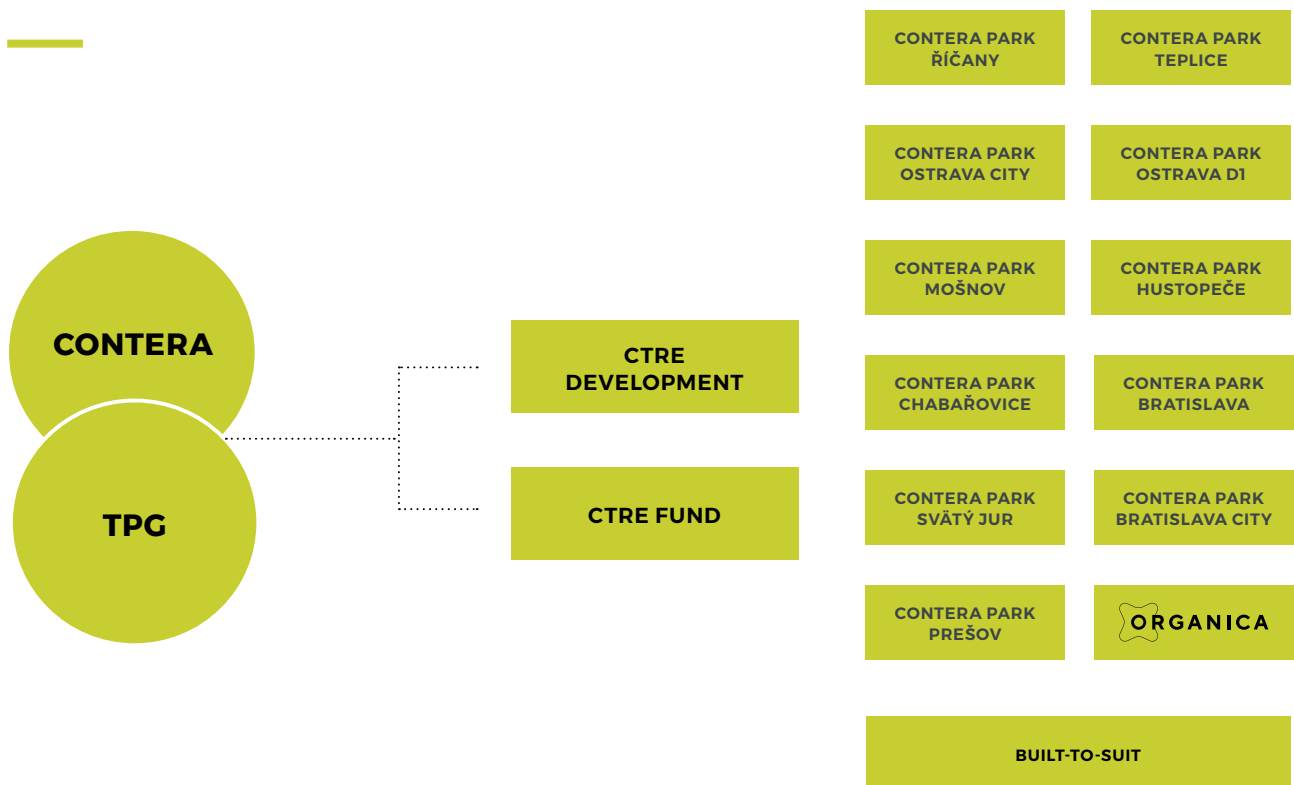
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PIPELINE (SQM)

350 mil EUR

PORTFOLIO VALUE

OUR STRUCTURE



OUR SERVICES

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

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

52 660 sqm

Expansion
potential

6 500 sqm

Development
opportunity

Built-to-Suit



CONTERA PARK ŘÍČANY

Total existing
lettable space

130 700 sqm

Expansion
potential

28 550 sqm

Development
opportunity

Built-to-Suit



CONTERA PARK HUSTOPEČE

Total
lettable space

24 000 sqm

Expansion
potential

20 390 sqm

Development
opportunity

Built-to-Suit

Units from 2 000 up to 16 300 sqm

CONTERA PARKS



CONTERA PARK MOŠNOV

Total existing
lettable space

14 600 sqm

Expansion
potential

Development
opportunity

Built-to-Suit



CONTERA PARK OSTRAVA CITY

Total existing
lettable space

80 600 sqm

Expansion
potential

-



CONTERA PARK OSTRAVA D1

Total
lettable space

150 255 sqm

Expansion
potential

18 400 sqm

Development
opportunity

Built-to-Suit

Units from approximately 1 000 sqm

CONTERA PARKS



CONTERA PARK BRATISLAVA

Total existing
lettable space

68 800 sqm

Expansion
potential

-



CONTERA PARK SVÄTÝ JUR

Total existing
lettable space

31 865 sqm

Expansion
potential

-



CONTERA PARK PREŠOV

Total existing
lettable space

17 000 sqm

Expansion
potential

8 000 sqm

Development
opportunity

Built-to-Suit

6 months delivery



CONTERA PARK BRATISLAVA CITY

Total existing
lettable space

10 400 sqm

Expansion
potential

-

REFERENCE LEASE



SPORTISIMO

Lease

Location

Contera Park Ostrava D1

Area

90 700 sqm



MALFINI

Lease

Location

**Contera Park
Ostrava City**

Area

21 500 sqm



MAGNA Automotive

Lease

Location

**Contera Park
Teplice**

Area

13 600 sqm



Aludyne

Lease

Location

**Contera Park
Ostrava City**

Area

8 200 sqm

REFERENCE BUILT-TO-SUIT



INTEVA Products

Built-to-Lease

Location
Rychnov u Jablonce n. Nisou

Area
7 500 sqm

BERNEX Bimetall

Built-to-Own

Location
Brno

Area
13 000 sqm



ROPER Engineering

Built-to-Lease

Location
Ostrava

Area
4 500 sqm

SHAWMUT Corporation

Built-to-Own

Location
Teplice

Area
5 500 sqm

JABLOPCB

Built-to-Own

Location
Jablonec

Area
7 000 sqm

REFERENCE OFFICE BUILDING



ORGANICA
Built-to-Lease

Location
Ostrava

Area
25 545 sqm



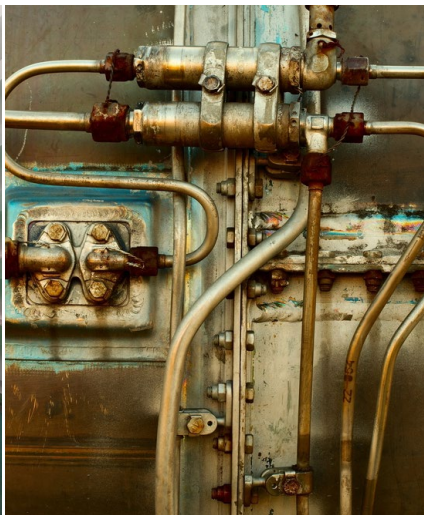
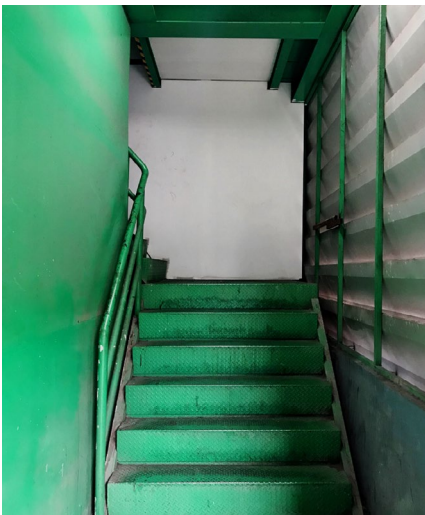
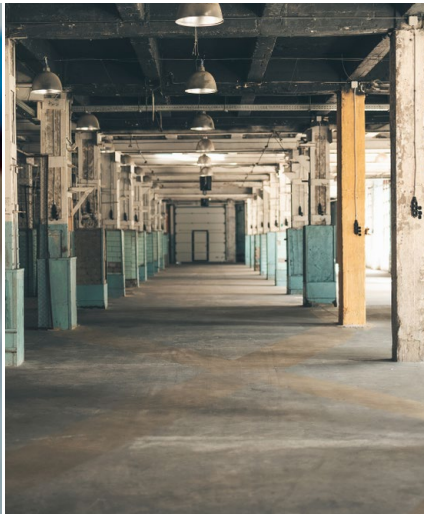
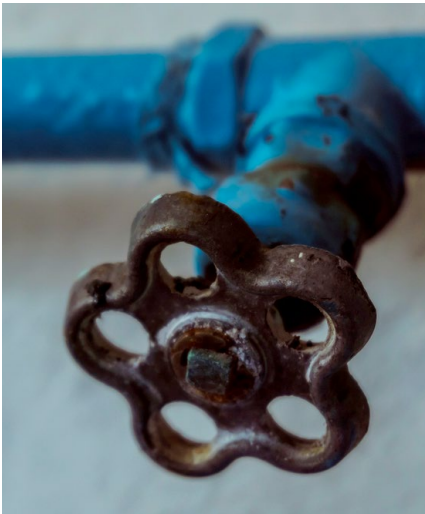
ORGANICA building is a unique project located in Ostrava city, offering approximately 25 545 sqm consisting of office and retail space. Construction completion is planned for Q3 2023.

ORGANICA is within walking distance of the historic city center. A brand new modern city center is being built around the building itself. The area is gradually expanding with new residential projects, cafes, restaurants, sports grounds and shops. The location thus becomes one of the fastest growing places in Ostrava and is attracting more and more attention.

BROWNFIELDS REVITALIZATION

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

Erika Straškrabová

Marketing & PR Manager

M: +420 732 915 226

E: erika.straskrabova@contera.cz

