

## PRESS RELEASE

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### CONCENS INVESTMENTS ACQUIRED 513,000 SQM BUILDING PLOT IN THE MOŠNOV STRATEGIC DEVELOPMENT ZONE FROM THE CITY OF OSTRAVA

### THE DEVELOPER IS GOING TO BUILD THE STATE-OF-THE-ART LOGISTICS CENTRE FOR RENOWNED CAR MANUFACTURER BMW GROUP THERE

*Based on the tender offer if its company OAMP Holding, Concens Investments, Czech real estate development company, was given the opportunity to purchase a 513,000 sqm construction plot in the strategic development zone in Ostrava Mošnov controlled by the City of Ostrava. The sale of the building plot for the offered price of CZK 429 million + VAT was approved by the City Council of the Statutory City of Ostrava at its general meeting on 18 July 2024. Following the signing of the purchase agreement, the developer prepared the construction documentation for Phase III of the Ostrava Airport Multimodal Park, which includes also premises for a strategic investor from the automotive industry. A state-of-the-art logistics centre including railway terminal will be built in the park's Hall 6 for BMW Group, well-known car manufacturer. Concens Investments is ready to start its construction immediately after the building permit is issued, ideally by the end of 2024. The operational start of the new BMW's logistics centre is scheduled in Q1 2026.*

*"We appreciate the trust both our partners gave to Concens Investments: The Statutory City of Ostrava by approving and concluding the sale agreement of the building plot in Ostrava Mošnov and the world's leading car manufacturer BMW Group, with whom we have signed a long-term lease agreement for an industrial hall for their logistics centre. On the top of that, we are pleased that we will be able to continue our development in the location where we have been operating since 2018 and which is unique due to its geographical position as well as due to ideal combination of air, truck and cargo rail transport. The construction of logistics hall exceeding 123,000 sqm for BMW Group will kick off Phase III of the Ostrava Airport Multimodal Park," says **Tomáš Novotný**, CEO of Concens Investments, adding: "we are ready to start construction immediately after the building permit is issued. This is expected by the end of 2024. The construction will last until Q1 2026."*

*"I'm very pleased about expansion of activities and increased importance of Czech Republic for BMW Group. Beside the BMW Group Future Mobility Development Center near Sokolov, with this unique logistic center, BMW Group will create quite remarkable number of new jobs at Ostrava," said **Maciej Galant**, General Manager of BMW Czech Republic.*

**Oliver Bilstein, Head of BMW Group Oversea Logistics:** *„Having the opportunity to be part of the upcoming logistic facilities in Ostrava is a great move for the BMW Group supply chain. The center will be an essential component within our network to provide parts for the automotive and motorcycle production in overseas. Actually, we could say 'from Czech Republic to the world', as the parts will be shipped to our local production plants for example in Brazil, Thailand or India. The plan is to have the first shipping being send out by our partner from Ostrava, starting end of 2026."*

On behalf of the Statutory City of Ostrava, Mayor **Jan Dohnal** welcomes the strategic investment in the Mošnov: *"With the sale of the last large building plot in the Mošnov development zone, we have been waiting for a strategic investor who will contribute to the long-term development of our region and who will create new permanent jobs here. I am glad that it is BMW Group, which is a renowned global player in the automotive industry. Thanks also to its presence, the multimodal park in Mošnov will become a truly Central European logistics hub."*

**Key facts about the land and its new use:**

<i>Total area of sold municipal land:</i>	513,000 sqm
<i>Newly used for:</i>	Phase III of the Ostrava Airport Multimodal Park, which includes the construction of 3 industrial halls: Hall Nr. 6 for BMW Group distribution centre, Halls Nrs. 7 + 8 for more tenants, these premises haven't been launched to the market yet.
<i>Construction also includes:</i>	All necessary access roads to the building plot Private railway terminal

**Key facts about new logistics centre:**

<i>Construction started:</i>	Upon the building permit is issued, ideally by the end of 2024
<i>Construction completed + subsequent start of logistics centre pilot operation is planned to:</i>	Q1 2026
<i>Full operation of the BMW Group distribution centre in Mošnov is planned as of:</i>	Q4 2026

**Property Development by Concens Investments in Ostrava Mošnov:**

➤ **Phase I. – Completed development (4 halls)**

In 2018, the developer Concens Investments started the construction of Ostrava Airport Multimodal Park in Mošnov, which today comprises 138,000 sqm of prime industrial properties leased to leading logistics and manufacturing companies. The site also includes a railway container terminal with an area of 151,000 sqm. In 2021, the part of this complex together with the industrial park in Nošovice was sold to the US real estate investment fund EQT Exeter.

➤ **Phase II. – Under construction (4 halls)**

In spring of 2024, Concens Investments started construction of Phase II of Ostrava Airport Multimodal Park in Mošnov, which includes 120,000 sqm of A-class commercial premises. It comprises 4 halls suitable for logistics and light manufacturing. It is being built without prelease so that the premises are immediately available for potential tenants.

➤ **Phase III. – Under preparation (3 halls)**

The sale of 513,000 sqm building plat was approved by the Ostrava City Council on 18 July 2024. The development will consist of three new halls, out of which one will serve as the distribution centre for BMW Group based on their 10-year prelease agreement. Concens Investments is ready to start its construction by the end of 2024.

➤ **Phase IV. – Under preparation (1 hall)**

On the 155,000 sqm plot, another industrial hall of 97,500 sqm is being planned for construction having valid building permit.

The total size of the Ostrava Airport Multimodal Park may exceed 550,000 sqm of gross leasable area in the upcoming years.

\* \* \*

**Concens Investments** is the Czech real estate development company focused on the preparation, development and leasing of modern industrial, manufacturing and logistics properties. Its home market is Ostrava Mošnov, where the developer has been operating since 2018 building the Ostrava Airport Multimodal Park. Further expansion on the Czech market is being planned.

### **The BMW Group**

With its four brands BMW, MINI, Rolls-Royce and BMW Motorrad, the BMW Group is the world's leading premium manufacturer of automobiles and motorcycles and also provides premium financial and mobility services. The BMW Group production network comprises over 30 production sites worldwide; the company has a global sales network in more than 140 countries.

In 2023, the BMW Group sold over 2.55 million passenger vehicles and more than 209,000 motorcycles worldwide. The profit before tax in the financial year 2023 was € 17.1 billion on revenues amounting to € 155.5 billion. As of 31 December 2023, the BMW Group had a workforce of 154,950 employees.

The success of the BMW Group has always been based on long-term thinking and responsible action. The company set the course for the future at an early stage and consistently makes sustainability and efficient resource management central to its strategic direction, from the supply chain through production to the end of the use phase of all products.

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### **Enclosures:**

1x photo Ostrava Airport Multimodal Park – Phase I. (already existing) including view of plots for Phase III. development

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