

# The Extensa Business Park is growing opposite the Trnava car manufacturer

Author: SF / Juraj Pokorný | Published: 05.05.2009

The Trnava region provides excellent conditions for investors by its strategic location near the capital city of Slovak Republic and excellent connections to Austria, Czech Republic and Hungary. The Trnava town with 75 thousand inhabitants is situated 50 km from Bratislava and Nitra and 95 km from Vienna and Brno. It plays an important role of the secondary core of the so-called Central European region, which is a part of the production triangle Paris - Berlin - Vienna forming the basis for the economics of Europe with the highest energy potential, industrial production, quality of social, technical and transport infrastructure and qualified manpower.

## Retail, flexi, logistics and administration

The EPB project includes buildings with commercial spaces along the main communication, flexible industrial halls, logistics halls and administrative premises. Lessees of all these sectors will have available services of the park management. Building permits for buildings C, D and F lawfully issued and delivered on December 17, 2008.

**Commercial spaces** with glassed façade will be developed around the EBP main communication „New Street“, which will not only be easily accessible but also visible from the Trnava town bypass. Just it gives a whole new shopping destination with a diverse offering of domestic and multinational retail chains, including such key brands as Baumax and Sconto to the city and the entire region. Renting retail units with an area of 293 to 5 760 m<sup>2</sup> is based on the flexible concept such as „big box“ with the possibility of expansion. The sector will provide above average parking capacity in front of shops.

**Flexi - or half-industrial units** represent a small object as a combination of warehouse and office (2 in 1) in any ratio for small and medium-sized companies, which pass through a phase of gradual expansion. They are the ideal solution for customers looking for areas with smaller area but the maximal efficiency. In addition to renting units from 500 to 8 250 m<sup>2</sup>, modern appearance, performance in high-quality and convenient location near the town and the motorway they offer the possibility of expansion, respectively hand over the premises as required by the client.

**Logistics premises** with an area of 3 thousand to 25 thousand m<sup>2</sup> will also offer improved quality of warehouse spaces (including the use of hazardous substances storage), advanced loading and balancing ramps and custom made double-storied administrative inbuilt along with the fulfilment of individual needs and excellent customer access.

## The project, which is of great interest

„Regarding the current difficult situation in financial markets, we enjoy the cooperation with the partner, which is well prepared for those times. Extensa Group Company and Top Development are stable actors in the real estate market and we believe that Trnava Business Park will be successful and interesting project. The Trnava area situated near the main transport artery of Slovakia still has enormous potential to attract many companies operating in different segments,“ as said Martin Biro, the retail consultant of CB Richard Ellis, in a press release, which became the exclusive agent for renting commercial premises in EBP in January 2009.

Perspective of the EBP project is not perceived differently from the opposite side of partnership. „Extensa has been playing the role of developer in Slovakia since the beginning of year 2006.

In 2007 when it entered TOP Development Company a.s. as a shareholder, Extensa Business Park became our priority. We are delighted that strong interest in this project still continues, „says Stephen Harmaňoš, the member of the Group Extensa board of directors. Ivo Šafranko, the member of the Top Development board of directors added: "we perceive CBRE as an experienced international partner with whom Extensa works on various projects in foreign markets. On the basis of these experiences and confidence in the ability of the Slovak team, we believe in the correctness of our decision. “

### **Something about EBP developers**

Extensa Group (founded in 1910) - increasingly active Belgian developer in the international arena, registering to its accounts totally one million m<sup>2</sup>. In its portfolio it has extensive residential ensembles of urban and above-urban character, mixed follow-up projects on urban structure, focusing on its regeneration. It operates in Belgium, Luxembourg, Romania, Czech Republic and Turkey.

In addition to its real estate activities Extensa owns and manages a portfolio of administrative, industrial and logistics facilities in Belgium and Luxembourg. "The success of the group is based on almost centuries of uninterrupted integrity, respect to all its shareholders and obsession with quality and creativity. From the position of professional real estate player it is governed by the movement of the market, it is always transparent and in accordance with international standards, "says the press release of CBRE.

Since its inception (2004) the development company Top Development has been focused on the acquisition and development of attractive lands for logistics, industrial and commercial projects, which lack was reflected in the inflow of foreign investment to Slovakia. In the early years it focused on its western region.

In the years 2005 - 2006 the company acquired the land with a total area of 600 thousand m<sup>2</sup>, directly at Trnava 490 thousand m<sup>2</sup> hereof and 110 thousand m<sup>2</sup> in the nearby site Šelpice-Nemečanka. It also sold 190 thousand m<sup>2</sup> of land to strategic investors, where new Baumax and StoreLand business centre (Technomarket, Decode, Mana) has stand since October 2008. Construction of furniture house Sconto with the planned opening in early 2010 is already carried out and the shopping-entertainment centre Trnava Park with a total rentable area of 38 thousand m<sup>2</sup> is under preparation. Currently, Top Development integrates investment, design, construction and management activities.

### **Visualisation - Extensa Group / CBRE**

1. Aerial view to the future Extensa Business Park at Trnava
2. Localization of EBP on a map
3. The business park overall layout
4. Retail space
5. Flexi units
6. Logistics space

---

05.05.2009 10:37, SF / Juraj Pokorný