

PRESS RELEASE

In Prague and Ostrava, 27 February 2025

CONCENS SIGNED THE LEASE AGREEMENT WITH BROSE, WHICH WILL EXPAND ITS PRODUCTION FOR THE AUTOMOTIVE INDUSTRY IN OSTRAVA

BROSE HAS LEASED THE ENTIRE HALL D IN OSTRAVA AIRPORT MULTIMODAL PARK TO DEVELOP, TEST AND MANUFACTURE CAR SEAT STRUCTURES THERE

The international automotive supplier Brose has leased the entire Hall D of the Ostrava Airport Multimodal Park (OAMP) near Leoš Janáček Airport in Mošnov in the ongoing Phase II construction. It comprises 12,000 square meters of industrial space and 1,500 square meters of office space. Brose will produce seat structures for different automotive manufacturers at its new Mošnov plant from September 2025.

"We have been operating in the Czech Republic for more than 20 years and employ around 2,990 people at our plants in Kopřivnice and Rožnov, as well as in the Ostrava office. I am delighted that we are now expanding our capacities once again and continuing to benefit from the advantages of the Ostrava region. The Mošnov satellite plant will not only include extensive production facilities, but also a testing and development department, as well as social facilities for our employees," explains **Niclas Pfüller**, General Manager Brose Czech Republic.

Ostrava Airport Multimodal Park (OAMP) is located in close proximity to Leoš Janáček Airport and a private railway siding. It is also very well connected to the D1, D48 and D56 motorways. *"Our tenants especially appreciate the combination of transport connections - air, rail and road. This is also the case for Brose, which will supply automotive companies operating in both the Czech Republic and Slovakia from Kopřivnice and Mošnov. Brose at OAMP is another proof that our park is not only a premium logistics hub, but also an attractive location for manufacturing companies with high requirements for employees' technical expertise,"* says **Tomáš Novotný**, CEO of Concens Investments.

Construction is now underway on Phase II of OAMP, which includes 4 halls suitable for logistics and light manufacturing. The complex aims to obtain the international BREEAM environmental certification at the Very Good level. There is a strong focus on energy efficiency in the operation of the commercial properties, so they will include the installation of rooftop photovoltaic panels, LED lighting in the interior and alternative heating sources are also being discussed in preparation for heat pumps to replace conventional gas heating.

Concens Investments in 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. The construction will be completed gradually in the first half of this year and the commercial space is available.

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

Started on the 513,000-sqm-building plot Concens Investments purchased from Statutory City of Ostrava. The development comprises of three new halls, which will serve as the distribution centre for BMW Group based on their 10-year prelease agreement. The construction work includes all necessary access roads to the building plot and private railway terminal.

➤ **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.

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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.

Brose is one of the five largest family-owned automotive suppliers in the world. Every third new car is equipped with at least one Brose product. The mechatronics specialist develops and manufactures systems for vehicle doors, liftgates and seats. Brose also produces electric motors from 200 watts to 14 kilowatts for various applications such as steering, thermal management or drives for e-bikes and e-scooters. The company employs around 32,000 people at 68 locations in 24 countries. In 2023, the Brose Group generated a turnover of around eight billion euros.

Enclosures:

2x photos of Ostrava Airport Multimodal Park Phase II – Hall D

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