

DRIVING REAL ESTATE VALUE

METRO
PROPERTIES

BE PART OF OUR STORY



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www.metro-properties.de/en

Our profile

We are the real estate entity of METRO AG. We are strong in the development and maintenance of modern retail locations - and have the strategic and operational know-how to sustainably increase their value.

At METRO PROPERTIES, we develop and support retail locations of the future. We employ people who are committed to contributing to the success of our stakeholders, clients and tenants. They help our partners to create added value for their customers.

We take full ownership in everything we do and provide momentum - this is what we mean by DRIVING REAL ESTATE VALUE.

Jean-Christophe Bretxa

Jean-Christophe Bretxa

Jürgen Schwarze

Jürgen Schwarze

A SHARED MISSION

As a subsidiary of METRO – a leading international wholesale and food retail specialist with more than 150,000 employees in 36 countries – we are responsible for real estate activities across the group.

Clear structure, strong profile

METRO

METRO
makro

CLASSIC
FINE FOODS

IHR LIEFERSERVICE
Für Gastronomie und Großverbraucher

hospitality
digital

METRO
PROPERTIES*

RUNGIS express

PRO à PRO

*And further service companies.

Hypermarket business (discontinued operations)

METRO is a leading international specialist for food wholesale and delivery (Food Service Distribution). The group consists primarily of the sales line METRO Cash & Carry (MCC), which is active in 26 countries around the world with over 770 wholesale stores and distribution centres under the brands METRO and MAKRO.

The group also comprises delivery specialists including Classic Fine Foods, Pro à Pro and Rungis Express, giving METRO a worldwide presence and a strong position in the Food Service Distribution (FSD) sector.

The METRO portfolio also includes Hospitality Digital GmbH, which sees itself as an engine of innovation in the food service

industry. Founded in 2015, the company advances the digital transformation in the food service and hotel industries – for example, with free home pages and online reservation tools.

In addition, 4 service companies assume comprehensive services across the group. METRO PROPERTIES creates added value through worldwide real estate management. METRO LOGISTICS, METRONOM and METRO ADVERTISING offer their encompassing know-how in the areas of information technology, logistics and advertising.

As an important part of METRO, METRO PROPERTIES manages the group's real estate holdings.



Real estate is a very important and promising part of our strategy. Having our own large portfolio of properties gives us full flexibility in developing our locations.

Christian Baier
CHIEF FINANCIAL OFFICER, METRO AG

Shared principles

CUSTOMER FOCUS For our customers, we are always thinking a step further. We are partners and advocates. We meet the customers at eye level and make every effort to clearly understand their wishes.

NETWORKING We rely on personal connections. On cooperation. On exchange and dialogue. We cultivate long-term business relationships and establish sustainable networks. For us. And for our customers.

ENTREPRENEURIAL SPIRIT We continuously seek new challenges. We drive innovation forward. We are open to new perspectives. To experimentation. And to mistakes, which we learn from.

SUSTAINABILITY We assume responsibility. We think ahead, with a view to the future. We deal sustainably. We set ourselves high standards – economically, environmentally and socially.

STRONG LEADERSHIP We never settle for good enough. We tackle challenges head-on. We are consistent in our actions. We make clear decisions. We follow up our words with deeds.

GOAL ORIENTATION We constantly have our goal in focus – in everything we do. We are driven by results in our thinking and actions. Fast. Strong. Efficient.

Internationally active with more than 1,000 locations

METRO PROPERTIES pools all of METRO's real estate expertise. We own around 500 retail locations. METRO PROPERTIES engages in active and value-enhancing property management at the national and international level.

Investors, tenants and clients are given expert assistance at the company's locations around the world. In addition to the headquarters in Germany, the company operates through locations in Poland and Turkey. In other countries, the company is represented by regional managements.

EUROPE
395
LOCATIONS

GERMANY
379
LOCATIONS

incl. discontinued
hypermarket business

ASIA
275
LOCATIONS

As at 30 June 2019

DRIVING REAL ESTATE VALUE with passion

We permanently increase the value of the group's real estate assets by means of active, strategic portfolio management. In this way, we enable METRO to make optimum use of its fixed capital while also supporting the company's growth plans.

Strong partners with global know-how



Oliver Borg
DIRECTOR, REGION
GERMANY & CORPORATE
PROJECT DEVELOPMENT



Nils Kulmann
DIRECTOR,
REGION EUROPE



Gündüz Bayer
DIRECTOR,
REGION ASIA

METRO PROPERTIES AT A GLANCE

> 1,000



assets under
management

€3.9 billion

book value
of the METRO
real estate
portfolio



> 2,000

rental agreements

> 450

employees



€400
million

average yearly
transaction volume
in the last 5 years



DUS
SCN
WAR
IST



4 international
locations

As at 30 June 2019

Bangalore, India

METRO Cash & Carry store,
mixed-use concept



OUR MISSION – WE OFFER QUALITY OF LIFE

Jean-Christophe Bretxa (right) began his career at METRO PROPERTIES in June 2011 as Regional Director of Western Europe and has been Chief Executive Officer of the company since July 2012.

Jürgen Schwarze (left) has held leading positions at METRO AG since 2008 and became Chief Financial Officer (CFO) of METRO PROPERTIES in 2013.

Where do unconventional paths in the real estate business lead, and what role does a competently managed portfolio play? Answers to these questions are provided by Jean-Christophe Bretxa (CEO) and Jürgen Schwarze (CFO), who as members of General Management are responsible for all critical strategy and planning questions.

Why does an international retail company such as METRO AG need its own property company?

Jean-Christophe Bretxa: We operate in a dynamic environment: the retail world is constantly changing and so too are the demands on real estate. Being part of a company entirely focused on customers, we have a unique capability to anticipate their expectations. Carefully built up and effectively managed, our property portfolio constitutes an important strategic resource for METRO.

Are all your properties owned by METRO PROPERTIES?

Jürgen Schwarze: We own 1 out of 4 properties, representing about 40% of the selling space. The others are rented from third-party landlords or are jointly held in venture capital companies together with partners. Our mission is to find the best structure from both the operational and financial perspective.

How flexible are you?

Jürgen Schwarze: Before making a decision, we analyse all the options, taking into account real estate market developments. Being part of METRO, we follow a disciplined investment policy, combined with a flexible approach. Sometimes, the most interesting opportunities can be found along unconventional roads. We're always interested in developing and implementing new ideas together with anchor tenants, developers and investors. It's all about creating successful and sustainable solutions.

”

Being part of a customer-focused company, we have a unique capability to anticipate expectations.

Jean-Christophe Bretxa
CEO, METRO PROPERTIES

What does sustainability mean for METRO PROPERTIES?

Jean-Christophe Bretxa: Sustainability is a priority for METRO as a whole. For us, it's not just about green roofs and energy management. It's more than that: it's building for the future.

Where has METRO PROPERTIES set an example to be followed in the future?

Jean-Christophe Bretxa: Our Albertussee project shows impressively how our team made the takeover of an unused building into a trend-setting success story. Fully in the spirit of DRIVING REAL ESTATE VALUE, we used exactly the competencies that set us apart: forward-thinking asset management and sustainable project development concluded by the successful transaction. In this case, we were able to model know-how in an exemplary way over the complete life cycle of the property.

Isn't the future of retail online?

Jean-Christophe Bretxa: Digitalisation is shaping the world, including in retail and real estate. But surprisingly, with online retail booming, the human dimension is more than ever a central part of the game. Retail locations become favourite places to meet, to share, to experience. We offer quality of life.



Sometimes, the most interesting opportunities can be found along unconventional roads.

Jürgen Schwarze

CFO, METRO PROPERTIES



From left to right:
Jean-Christophe Bretxa, CEO,
Wolfgang Baumgartinger,
Director of Transactions,
Jürgen Schwarze, CFO

BE PART OF OUR STORY**Robert Soethe**CEO,
LHI Group

'METRO PROPERTIES' innovative business concepts meet LHI's expertise. This combination results in outstanding investment products with sustainable performance.'

Alexander OttoChairman of the board
and CEO,
ECE Projektmanagement
G.m.b.H. & Co. KG

'Good results, rapid growth and a strong reputation within the market: the development of MEC, the joint venture between ECE and METRO PROPERTIES, is an impressive success story based on extraordinarily professional, mutual and trusting cooperation with METRO PROPERTIES. This is a meeting of 2 retail and real estate experts that perfectly complement one another. I am therefore confident that this positive development will continue in the future.'

**Murat Özyeğin**Member of the manage-
ment board, Fiba Group

'We have been working closely with METRO PROPERTIES for more than 10 years. Our joint investments in shopping centres and our partnership founded on trust and respect lead to sustainable value - something that both the partnership and our assets benefit from. The most recent example of our success is the modernisation of the M1 Adana shopping centre.'



→ REFERENCE: M1 ADANA, PAGE 24

**PANDION****Reinhold Knodel**Owner and chairman,
PANDION AG

'As an investor, we couldn't have asked for better preconditions. "Living at Albertussee" proved to be an exemplary concept. The property was turned over at full occupancy and the sale was optimally prepared, from the generation of the idea to the competition and right through to the final transaction.'

→ REFERENCE: ALBERTUSSEE, PAGE 38

OUR CORE COMPETENCY – PROPERTY LIFE CYCLE

ASSET & PORTFOLIO MANAGEMENT

The Asset & Portfolio Management department acts as manager of METRO's international real estate portfolio. The assets are managed and developed profitably at every stage of the property cycle. The aim is to identify and exploit market- and location-based development potential early on. In this way, we guarantee systematic and sustainable value enhancement.

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TRANSACTIONS

The Transactions department structures and markets attractive investment products, drawing on its detailed expertise garnered in the course of many property transactions. Our experts offer investors ideal solutions for investment products from a wide array of transaction types.

→ PAGE 34



We always see real estate from a complete perspective to maximise its value. Active asset management and dynamic project development within our portfolio generate a systematic value enhancement. Our access to the international capital market guarantees successful transactions and investments. Ultimately, the cycle-based property development approach always means better quality and a continuous and sustainable increase in real estate assets.

PROJECT DEVELOPMENT

The team develops forward-looking, innovative and sustainable real estate concepts for METRO. Project developments are adapted to the local market situation and the specific requirements of our customers, and there is a high demand for them.

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ASSET & PORTFOLIO MANAGEMENT



Our aim is to optimise the METRO AG property portfolio over the long term. To achieve this, METRO PROPERTIES plans, manages and makes use of all available value-enhancing measures.

Thorsten Herrmann
HEAD OF ASSET MANAGEMENT, RETAIL,
REGION GERMANY



Real estate assets are in good hands when handled by our specialist asset managers, who are au fait with the worlds of finance and retail in equal measure.

They see to the detailed planning work and make sure that each and every property generates the best possible return for its investors.

Everything starts with proper documentation: a high degree of transparency makes it possible to carry out reliable cost-effectiveness analyses to identify the prerequisites

that will enable a property to achieve the best possible results. This may lead to a decision to invest in a property, keep it in the portfolio or sell it.

On this basis, suitable measures for value enhancement can be implemented in accordance with our portfolio strategy, with our asset managers attending to all of the planning and management involved.

The Asset & Portfolio Management team is also responsible for all the rental agreements and leases, including those for our shopping centres in Poland and Turkey.

Our services along the entire value chain

- Market analysis and trend tracking
- Identification and realisation of potential for value growth
- Professional, collaborative tenant support in operational business
- Sustainable utilisation of the real estate portfolio
- Conception of need-based, local store strategies
- Development of property assets and investment products on the basis of future-oriented store concepts
- Generation of added value for tenants, customers and society

OUR EXPERTS - THE GUARANTORS OF OUR SUCCESS

Clemens Pühler
BRANCH MANAGER, SAARBRÜCKEN

'The support we get from the professionals within our own ranks is an essential component in the success of METRO PROPERTIES. It is these distinguished experts who make sure that work processes really run smoothly and that we achieve our goals.'



METRO BE1 - WORKPLACE OF THE FUTURE

METRO's employees are able to experience the company's repositioning at the revamped company headquarters at the METRO Campus in Düsseldorf. Its name, Be1, stands for 1 company, 1 organisation and 1 team under 1 roof.

Be1



Modern, innovative and open: METRO will espouse these values in its day-to-day activities too. Bridge 1, which is being converted into an open-plan office, is to offer the employees the ideal conditions for greater transparency, more flexibility and better communication. The building's new infrastructure promotes creativity and commitment, as well as networking among the employees.

The new, open work environment strengthens teamwork, while also providing plenty of rooms and quiet spots for focused individual work or meetings. METRO PROPERTIES is

responsible for the overall coordination, planning and implementation, while the renowned architecture company HPP is serving as the project's general contractor.

Focus on sustainability

Sustainability is a major part of the Be1 concept. There is a systematic focus on sparing the environment and resources, both in the company's activities and in terms of building services engineering. Be1 has been awarded a BREEAM certificate for sustainability. The office building was rated 'Excellent' in the 'Building' category.

„ Be1 reflects our self-image: like us, it is modern, innovative, open-minded and flexible. In converting the METRO AG headquarters, we have achieved an outstanding result, including in terms of sustainability. We are delighted with our BREEAM certificate and 'Excellent' rating.

Oliver Steinert

DIRECTOR, REAL ESTATE FINANCE

STRONG CENTER & LEASING MANAGEMENT CONCEPTS



Successful locations call for a clear vision. It takes strong partners to turn a vision into reality.

Stephan Freitag

HEAD OF ASSET MANAGEMENT, CENTER & LEASING MANAGEMENT, REGION GERMANY

Our Center & Leasing Management team stands for local strategies, tailored concepts and collaborative relationships with the tenants.

Our leasing managers are passionate about towns and cities, property and, above all, shopping locations. Our specialists develop bespoke rental concepts for all formats, be it a retail park or a stand-alone location. All their ideas and usage concepts are based on satisfying the clients.

Our employees put all their efforts into defining the right mix of tenants and sectors for each location and breathing life into our projects. At all times, the key responsibility is to identify and acquire tenants and to negotiate and conclude lease agreements.

From retail chains to farm shops

Taking the local conditions into account, the task in hand is to generate interest in METRO PROPERTIES' locations among brands, service providers and food service concepts, and to win them over as tenants. Because the key to a successful location is attractive services including market leaders and retail chains, as well as 'local heroes' such as the town's bakery and so-called hidden champions such as a regional farm shop.

As experienced retail experts, our leasing managers speak the same language as the property users and create the perfect parameters for running various concepts that keep all the clients satisfied.



**Center Mönchengladbach,
Germany**

OUR BASIS - INNOVATIVE RETAIL PROPERTY



Christina Eckart
Head of
Technical Property Management,
Region Germany

Our Center & Facilities Management teams ensure that shopping locations are as attractive for the tenants as they are for the consumers.

From the retail park for daily needs to the shopping mall with 200 tenants: the Center & Facilities Management teams oversee more than 60 locations throughout Germany, Poland and Turkey.

Together with the joint venture MEC METRO-ECE Centermanagement GmbH & Co. KG, we handle a wide variety of tasks, from efficient operations to leasing management and marketing. MEC METRO-ECE Centermanagement GmbH & Co. KG is Germany's leading company for centres oriented towards speciality stores and currently manages more than 50 retail parks. The aim is to make every location attractive both to tenants and customers. This includes having the right mix of tenants and sectors, a broad selection of services, a high degree of comfort and an inviting environment.

Leading position among the competition

Our centres set standards abroad too: in Poland and Turkey, M1 is among the most popular shopping brands. Despite ever-increasing competition, M1 leads the market with nearly 100% occupancy as well as the lowest maintenance and operating costs.

The centres' high sustainability standards have earned them BREEAM certification.

Our consistent approach of putting the customer first has been honoured accordingly: METRO PROPERTIES was named the 'Most Trusted Brand' in Poland; the M1 centres in Poland also seek to retain their designation as 'Consumer Quality Leader' and 'Superbrand'.

THE 2 BRAINS BEHIND THE INTERNATIONAL SUCCESS

Renata Kinde-Czyz
Director, Poland

Ms Kinde-Czyz has been working in the retail property sector for approximately 20 years. She has been Chairwoman of the Management Board of METRO PROPERTIES Poland since 2012.

www.metro-properties.pl



Gündüz Bayer
Director, Region Asia

Mr Bayer is Chairman of the Management Board of METRO PROPERTIES Turkey and Director of Region Asia. He has been working in real estate for 28 years and specialises in project development and centre management.

www.metro-properties.com.tr



METRO PROPERTIES' CENTRE PORTFOLIO

	Germany	M1 Turkey	M1 Poland
 Number of centres	16	4	13
 Lease agreements	~700	~550	~650
 Visitors/year	~50 million	~32 million	~40 million

M1 ADANA - THE NEXT GENERATION OF SHOPPING CENTRES

The M1 Adana shopping centre sets standards. It is now an attractive shopping location, having been extensively modernised and expanded.

First opened in 2000, M1 Adana is the largest and most popular shopping centre serving the Turkish city of Adana and the region. To maintain its market leadership, improve the quality of the customers' time in the centre and meet all the requirements of modern-day life, METRO PROPERTIES planned a comprehensive modernisation together with the Fiba Group, which was successfully concluded in spring 2017.

One of the most striking architectural features of the M1 Adana shopping centre, which was designed by the renowned Spanish architecture firm L35, is its concept of being as much a space for shopping as for city life.

The M1 Adana shopping centre now comprises 200 shops of national and international brands spread across approximately 88,000 m². It boasts a future-oriented shopping concept that masterfully brings together indoor and outdoor areas. The shops, cafés and restaurants inside the centre are supplied with maximum daylight and fresh air, and there is direct access from them to large green spaces, terraces, promenades and play areas outside. Following the modernisation, there is approximately 20,000 m² of outdoor space for relaxation, leisure and entertainment. The next generation of shopping centres has been developed in Adana - a fascinating shopping and living space for our tenants, shopkeepers and the people of Adana.



M1 Adana received the European Property Award 2018-2019 in the 'Retail development' category.



M1 ADANA FACTS AND FIGURES

- Expansion of the existing shopping centre
 - from 74,500 to 88,000 m²
 - from 105 to 200 stores
 - from 3,050 to 3,600 parking spaces
- Opened in 2017
- Mix of national and international brands from various sectors
- Shopping and entertainment



In the future, everything will revolve around using what already exists. All shopping centres will have to adapt to changes and update their concepts and product ranges in order to remain in keeping with the times. Enduring success can only be guaranteed on the basis of change.

Evrenos Şengönül

HEAD OF PROJECT DEVELOPMENT,
REGION ASIA

PROJECT DEVELOPMENT - EXPERTS IN TURNKEY SOLUTIONS



Project development is like polishing rough diamonds to reveal the valuable gem within. This is a delicate procedure requiring skills, expertise, suitable tools and experience.

Oliver Borg
DIRECTOR, REGION GERMANY &
CORPORATE PROJECT DEVELOPMENT



No two locations are the same. This is a principle that our co-workers in the Project Development division are well aware of. It first takes a thorough analysis in order to make a retail location customer-oriented and fit for the future. This is followed by the first ideas, which become more and more concrete as the right product is developed for the right location.

Successful project development calls for close cooperation between experienced specialists. Project development is therefore all about teamwork. Architects and engineers are needed, as are landlords, lawyers or business economists. Together, they steer the entire property development, from the initial idea and planning to construction and the handover of a property that's ready for occupancy. A successful location is characterised by happy tenants and customers.

At METRO PROPERTIES, project development isn't only seen to in countries like Germany, Poland and Turkey - we manage all the countries in which our sales lines METRO Cash & Carry and Real are represented. One of the current focal areas is Asia. Here, project developments have been successfully concluded in China and India.

Urbanisation is a topical issue in Asia, with megacities seeing an influx of people. METRO acquired land in these megacities early on. Location-specific concepts are

developed in order to establish not only retail, but also other uses such as offices, residential space and hotels. In these cases, the mixed-used concepts tend to involve developing entire districts.

We investigate the potential of a location in close collaboration with METRO Cash & Carry, and develop a customised concept based on highest and best use analyses and contextual studies.

We are convinced that in today's megacities, projects with multiple uses and functional, attractive architecture offer a future-proof environment for our customers - and therefore guarantee lasting success for METRO Cash & Carry.

→ **URBAN CONCEPTS, PAGE 42**

Our real estate projects - internationally successful

- Maximum utilisation of substantial space resources in megacities
- Prototypical high-density maintenance
- Need-, data- and context-based project development concepts
- Conversion of existing METRO locations, nationally and internationally
- Development of optimised store formats in mixed-use venues in collaboration with METRO

MAKRO STORE AMSTERDAM - NEW WORK CITY CONCEPT

In the capital and most populous city of the Netherlands, good space is hard to find. So the MAKRO Store Amsterdam is a very promising site - it's close to the centre, easily accessible and versatile.



The New Work City concept is a mixed-use solution that combines a wide range of different functions and areas of life into a vibrant, modern district. This enables a large number of synergies to emerge, as users inspire each other and new ideas form.

Visions for the future

A complete redesign of the site will take up to 20 years and requires forward-looking, flexible planning that takes account of present and future needs. The project will incorporate environmental, social and economic aspects in equal measure.



Welfare services - such as dietary advice for a healthy lifestyle, children's day-care facilities, high-quality social spaces and support for new start-ups - build sustainable communities and an inspirational atmosphere, as do workshops and studios for co-working groups.

From retail use to mixed use

Planned and built around 40 years ago on the edge of town as a car-centred site, intended exclusively for retail, only a fraction of the site's potential is currently being used. In future, restaurants and food production, customised production and last-mile logistics and offices (classic offices and co-working spaces) and hotels can be based here, alongside modern wholesale stores.

The New Work City concept is based on 3 pillars:

- **Mixing:** a dense cluster of different disciplines generates cross-fertilisation of ideas
- **Diversity:** a constant exchange through social and cultural heterogeneity
- **Function:** specific functions are positioned to meet economic requirements

Sharing, encounters, inspiration and community are the focus of the new mixed-use area in Amsterdam - a glimpse of how living and working might look in 2040.

The New Work City concept was designed by the Studio, Corporate Project Development team.



We believe in mixed-use concepts that create dynamic, authentic and sustainable locations for many different areas of life.

Nils Kulmann
DIRECTOR, REGION EUROPE

THINK TANK FOR SUSTAINABLE ARCHITECTURE ...

The Studio, Corporate Project Development team acts as an independent think tank. The aim is to generate added value for customers while simultaneously increasing the quality of time spent in retail properties.

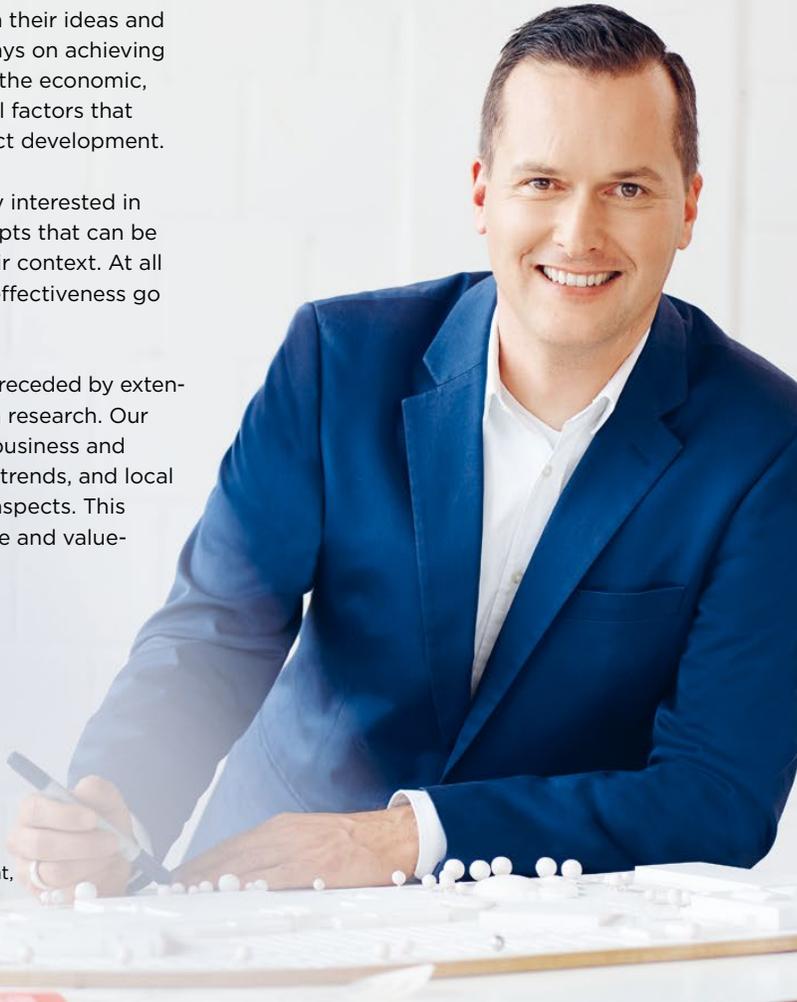
Our specialists work at the interface between modern architecture, contemporary urban planning and innovative retail formats. They support the Project Development colleagues and those working within the METRO sales lines around the world with their ideas and concepts. The focus is always on achieving optimal interplay between the economic, functional and architectural factors that make for sustainable project development.

Our architects are primarily interested in intelligent utilisation concepts that can be custom integrated into their context. At all times, creativity and cost-effectiveness go hand in hand.

Every planning process is preceded by extensive analyses and thorough research. Our experts take into account business and financial parameters, retail trends, and local geographical and cultural aspects. This results in innovative, flexible and value-enhancing solutions.

Stefan Herbert

Head of Studio,
Corporate Project Development,
Region Germany



... AND PARTNER FOR COMPLEX CONSTRUCTION PROJECTS

Our Construction Management division realises construction projects according to schedule, competitively and cost-effectively. The team oversees the development of new retail properties hand in hand with our partners, including quality assurance.

The Construction Management team's tasks range from applying for planning permission to resource planning, risk assessment and final inspection of all the construction services.

It additionally handles the certification of our green buildings in line with the globally accepted sustainable building evaluation system, BREEAM. The staff also see to it that construction projects are completed on schedule. And the team aspires not least to reconciling the requirements of everyone involved while observing the stipulated budget.

Property management that maintains value

The retail and wholesale industry relies on daily customer footfall. Properties have to be continuously managed, looked after and maintained if customers are to have the perfect shopping experience in the long term, and if the value of the properties is to be maintained. Our experts are the people to turn to regarding property maintenance, especially in the area of revitalisation. Our specialists perform regular technical checks on all of the buildings we manage to ensure they are operating safely. All the construction projects' maintenance work is documented digitally.

Michael Gottschalk

Head of Construction
Management & Architecture,
Region Germany



EINKAUFSPARK DUCKWITZ - SHOPPING EXPERIENCE AND SOCIAL SPACE

Following successful revitalisation, the former hypermarket site in Bremen's Neustadt district is now an attractive location for customers, with long-term prospects.

The Einkaufspark Duckwitz (EDU) has been owned by METRO since 2006. METRO PROPERTIES has been working on revitalising the site since 2012. In the first construction phase, a DIY chain opened a new store. This was followed in the second construction phase in 2016 by a modern retail park developed on the grounds of what was once the world's largest Walmart store.

EDU³ - more choice, more space, more quality

In May 2019, the site's conversion into a modern shopping gallery was successfully completed. A modernised complex offering a wide range of brands, products and services has been created on the 10,000 m² sales area. The new shopping gallery is a pleasant place to spend time and shop.

The crowning glory is the eye-catching new facade with a total of 4 different designs, which gives it a contemporary appearance.

Awards for a successful concept

There are rewards for implementing innovative, sustainable concepts in the retail property market, as evidenced by the awards presented to the Einkaufspark Duckwitz in Bremen:

- Fachmarkt Star 2016 ('Refurbishment' category)
- BREEAM certificate, with 'Very good' rating (2017/2018)

The Fachmarkt Star 2016 award recognises the high quality of the EDU as a place to spend time and eat, while the BREEAM certificate recognises environmental aspects, including the dramatic reduction in energy consumption of the refurbished building - a real endorsement of the professional revitalisation strategy, the attractiveness of the project development and its high sustainability standards.

The site was sold to CORESTATE Capital in April 2019.



In times of ever greater digitalisation and online retail, the human aspect is increasingly coming to the fore. Local centres such as the Einkaufspark Duckwitz in Bremen are places for people to meet and engage with one another.

Stefan Herbert

HEAD OF STUDIO,
CORPORATE PROJECT DEVELOPMENT,
REGION GERMANY

TRANSACTIONS - PROFESSIONALS FOR OPTIMAL MARKETING



The experts within the Transactions division interface with the national and international real estate markets. They are at the cutting edge of the market and its changing specific conditions at all times. As such, they are familiar with the various investor groups' assumptions and develop tailored investment products on the basis of these. An important aspect from a portfolio strategy perspective is also the acquisition of retail properties, either individually or within a portfolio.

Asset deal, share deal, a fund or a joint venture? There are a variety of structuring options when it comes to placing properties. Putting together the right product and giving it the optimum structure are the core areas of expertise of the Transactions team, both when buying and selling properties.

Our experienced team is responsible for all of the METRO group's property transactions, both in Germany and abroad, and has a long and successful track record worth billions.

In addition to the home market, our employees engage in a great many activities in numerous countries in Western and Eastern Europe as well as in Asia.

Our services

- Developing customised investment products
- Efficient structuring
- Optimal marketing
- Reliable execution



Our business has become more diverse and more challenging over the years. As a result, our team has grown. Our success is guaranteed on the basis of transparent processes and excellence in execution.

Wolfgang Baumgartinger
DIRECTOR, TRANSACTIONS

STRATEGIC ACQUISITIONS



Corinna Schuller (left)
Senior Asset and
Investment Manager

Cornelia Schulz (right)
Senior Asset and
Investment Manager

Retail property is considered to be an attractive investment. Successful investments call for a strategy based on lasting value enhancement. Our Investment team assumes complete responsibility for the development and implementation of this acquisition strategy.

It ensures that capital is used efficiently for property acquisitions for the group. Our transactions range from individual asset deals and share deals to structured portfolio acquisitions and investment models.

A retail property's value is the sum of the quality of its development, its ongoing further development and repositioning and, last but not least, its successful operation and professional operational management. METRO PROPERTIES has all the areas of expertise required for this under one roof.

We apply our retail and property expertise at our locations for the benefit of value enhancement, combining our knowledge of the needs of our tenants and their customers with our development expertise.

Our success encourages us to continuously expand our portfolio of retail locations with both individual and package acquisitions.



Our aim is to enlarge the METRO PROPERTIES portfolio strategically by adding selected retail locations.

Corinna Schuller
SENIOR ASSET AND INVESTMENT MANAGER

ALBERTUSSEE - VISIONARY URBAN DEVELOPMENT

The 'Am Albertussee' property has undergone an impressive transformation and is a shining example of our competencies: from the site's revitalisation through the creation of smart office spaces and the arrival of METRO PROPERTIES (2013) to the 'Living at Albertussee' concept (2015) and the sale to the new owner, PANDION AG (2018). The entire project is very much in the spirit of DRIVING REAL ESTATE VALUE.



We focus on projects that tie in with urban planning. We have the future firmly in our sights.

Jean-Christophe Bretxa
CEO, METRO PROPERTIES



This office property in Heerdt, a Düsseldorf district on the left bank of the Rhine, has been part of the METRO PROPERTIES portfolio since the 1990s. For a long time it proved difficult to find long-term tenants - until MEC moved in in 2011, sending a positive signal and providing new impetus. Looking back, this was the starting point of today's success story.

'Am Albertussee' sees gradual appreciation in value

In 2013, following the creation of new smart office spaces and modern infrastructure, 350 METRO PROPERTIES employees moved in, giving the site a new relevance.

More work was done over the following years to increase the attractiveness of the 'Am Albertussee' campus. By 2018, 100% of the rental space was occupied - evidence of the successful switch from a classic, conservative office building to a vibrant digital campus.

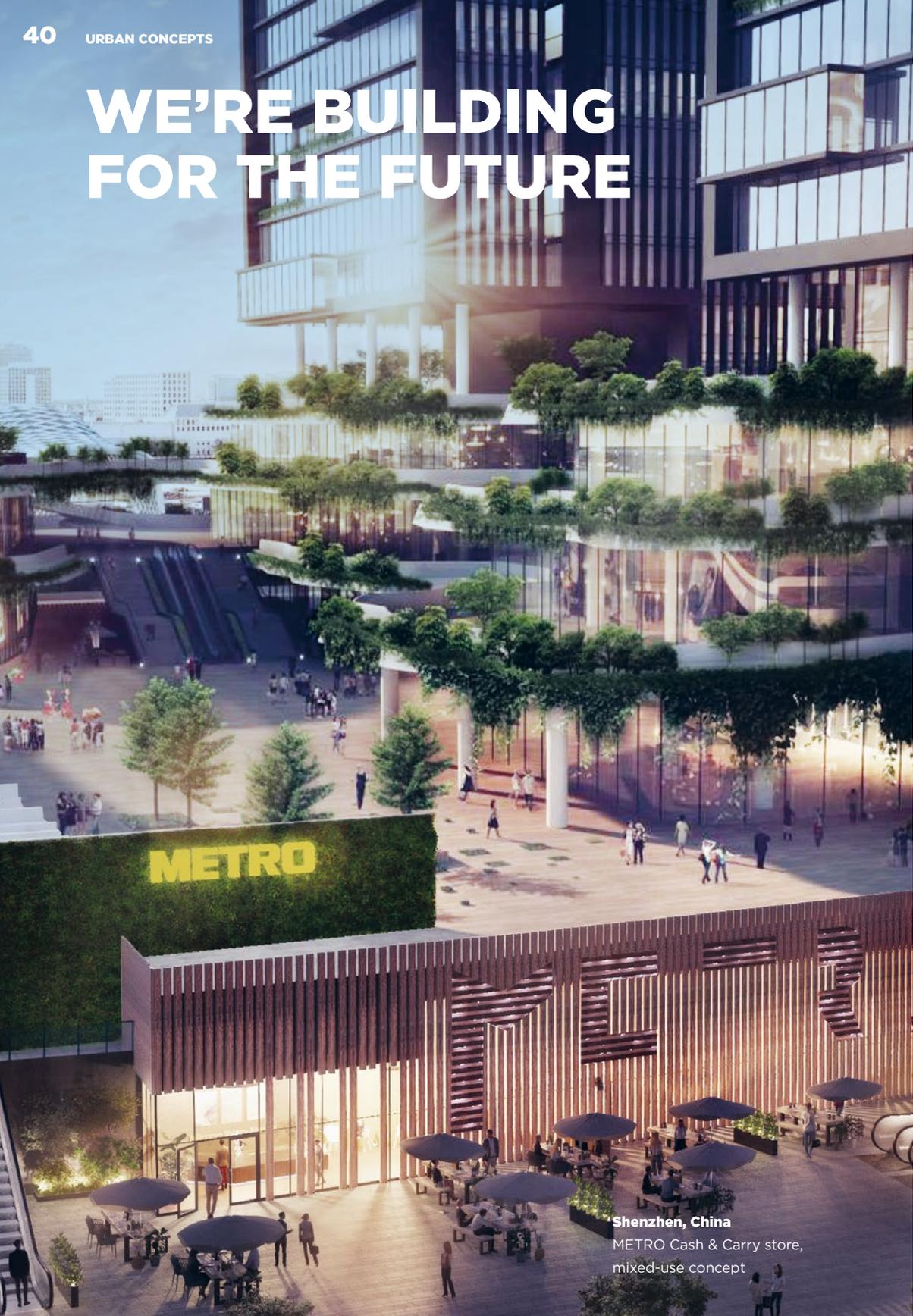
Bold plans: changing the asset class from 'office' to 'residential'

At the same time, visions were being developed for the future of the site. Residential property became a dominant focus as early as 2016 - especially in the context of the local urban development situation. Investors had been focusing increasingly on the Heerdt district since the 2010s and property values were rising.

Once the conditions imposed by the city and environment agency had been fulfilled and the district's council had approved the project, the concrete planning phase could start. One of the city's requirements was that there should be an architectural competition. The winning design, chosen at the end of 2017, was by Hamburg-based blauraum Architekten.

The 'Am Albertussee' property was sold by the Transactions division in July 2018, closing the circle of a very successful project that repositioned the property and turned it into a promising development.

WE'RE BUILDING FOR THE FUTURE



Shenzhen, China

METRO Cash & Carry store,
mixed-use concept

The world is accelerating all the time. It is a world of upheaval. Urban areas in particular need new ideas for future ways of living and working. As an expert in the complete property life cycle and value appreciation, METRO PROPERTIES considers future issues and their urban planning, environmental, architectural and social aspects.

Of course, building for the future also involves sustainability – a topic that has become a guiding principle in many areas of life. But what does this environmental seal of approval mean for modern, dynamic property management?

For Jean-Christophe Bretxa it is about more than ‘just green roofs’ and energy efficiency. METRO PROPERTIES associates this key issue with its capacity for visionary design and its in-depth real estate expertise.

Identifying the possibilities of spaces and being far-sighted in terms of urban planning developments is as important as assessing and making the most of a property’s potential. In the best cases, dependable management of our property portfolio goes hand in hand with courageous, pioneering construction projects.

This requires open, agile working methods, constructive, interdisciplinary sharing of ideas, and communications that transcend departmental, national and hierarchical boundaries. We are ready for this challenge.



We are always interested in developing and implementing new ideas. At the end of the day, we want to create successful, sustainable solutions.

Jürgen Schwarze

CFO, METRO PROPERTIES

WE GIVE ANSWERS TO URBAN QUESTIONS



Pudong, Shanghai, China
METRO Cash & Carry store,
mixed-use concept

Building for the future: we are tackling the rapid growth of cities around the world. We are contributing to this development by converting our sites into well-integrated and sustainable parts of the cities of tomorrow.

By 2030, over 10 million people will be living in megacities. This situation calls for concepts that offer innovative solutions to demographic change and changes in working environments and lifestyle habits.



To serve our customers in a sustainable manner every day, it is crucial to have an expert real estate partner like METRO PROPERTIES at our side who understands and supports METRO within the full scope of our business.



Philippe Palazzi
CHIEF OPERATING OFFICER, METRO AG

In 1997, METRO Cash & Carry opened its first store in China in what is now the megacity Shanghai. The urban structures have changed since then. Whereas the stores were originally built on the urban fringe surrounded by green space or farmland, the urban structure has since grown around the stores, and is now dominated by retail space, offices and residential real estate.

In Pudong, METRO PROPERTIES has adopted an innovative mixed-use concept at the intersection of important arterial roads and is pursuing a modern concentration strategy.

The aim is to combine various functions in the best possible way. In addition to a METRO Cash & Carry store with a dense cluster of different functions, there will be a 3-storey retail zone, offering various use options on different levels, including offices, residences and a hotel. Where these usage types intersect, there will be public spaces on the ground floor which can be used in a variety of ways. The walking routes are connected to entrances to the underground rail system and the surrounding area, resulting in a dynamic zone which is heavily frequented.

MIXED USE AS A FUTURE-ORIENTED MODEL

Rapid market developments, changes in usage habits, demographic change and ongoing urbanisation present retail companies such as METRO with new challenges. Not only have the retail concepts and formats changed over the past few decades – so too have the demands made of the retail properties that METRO PROPERTIES develops.

Minhang, Shanghai, China
METRO Cash & Carry store,
mixed-use concept



Solutions for megacities

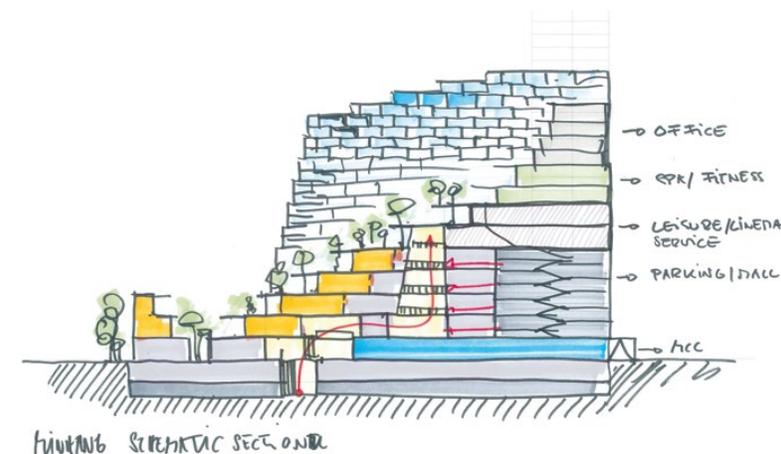
What will living and working look like in the future? Where will these activities take place? Mixed-use concepts are an answer to changing living conditions in the urban context. In the growing metropolises of China, Turkey, Russia and India, METRO PROPERTIES is focusing on bringing various functions and areas of life together under one roof.

This includes the areas of retail, residential space, office space, hotels and entertainment. The combination of horizontal commercial space with residential and office space results in the development of new centres – ‘cities within cities’.

Functional, holistic concepts

In cooperation with the sales lines, METRO PROPERTIES develops strategies that facilitate the best possible use of the locations. This requires a visionary approach that anticipates developments in public spaces, as well as professional property management, in order for all the key business and management processes to run smoothly – from goods logistics to waste management.

Mixed-use concepts aren't just an economically successful model – in a world of increasingly flexible lifestyles, they also contribute to community building. As such, they play an important part in the development of modern megacities.



The mixed-use model concepts reflect urban diversity. Living, working, leisure activities, lifestyle and retail – everything is gathered together under one roof or in one neighbourhood, offering attractive new prospects for operators and users.

Gündüz Bayer
DIRECTOR, REGION ASIA

WE LOOK FORWARD TO HEARING FROM YOU!

**Do you have questions or
comments?**

**Want to know more about
METRO PROPERTIES?**

**Or are you interested in
our current projects?**

If so, talk to us!

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One more thing: you can find contact
details for people in specific departments
on our website under 'Competences' and
'Contact & Directions'.



www.metro-properties.de/en

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LEGAL INFORMATION

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METRO PROPERTIES is the real estate entity of METRO. Operating in 26 countries, the company manages the most international retail property portfolio worldwide. Visit us online at:

www.metro-properties.de/en



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