

Press Release

Greenman OPEN marks beginning of construction of new EDEKA market and residential development

- Ceremonial laying of the foundation stone with mayor in Dinkelsbühl
- Mixed-use property with approximately 8,000 square meters total let area
- Edeka full-range supermarket signing 21-year lease, bakery-café, 83 barrier-free apartments
- DGNB-Gold certification
- Solar panels and Hypercharger stations planned

Berlin / Dublin, 28th March 2023. Greenman OPEN and Schoofs Immobilien GmbH Frankfurt have laid the foundation stone for a four-level building in Dinkelsbühl in the district of Ansbach in Middle Franconia. On a 9,400 squaremeter site, an Edeka full-range store is being built next to a bakery with a café, topped by three residential floors with a total of 83 barrier-free apartments. The mixed-use property with a total let area of 8,094 square meters is part of the 7.4 hectare large neighbourhood development "Gaisfeld IV" and is located between Südring and Lorestraße. When completed in the first quarter of 2025, the new building will be managed by GFORM on behalf of Greenman OPEN, one of Germany's largest food-anchored retail real estate investment funds. The celebratory ceremony was attended by project stakeholders and community representatives, including Mayor Dr. Christoph Hammer.

James McEvoy, Head of Acquisitions at Greenman, says: „I am delighted that so many guests attended the ceremony. The high level of attendance shows how significant this project is for the neighbourhood development in the southwest of the large district. We are creating high-quality, sustainable residential and shopping opportunities here for all generations to meet the growing demand. Our innovative concept also enables us to offer our tenants all the services from a single source that modern users expect; including renewable electricity production and sustainable e-mobility."



Dr. Christoph Hammer, Mayor of Dinkelsbühl, says: "With the project "Handel & Wohnen" our city of Dinkelsbühl, together with Greenman and Schoofs, is treading a new, innovative path. The Edeka full-range store in the middle of a construction area, and not on a green field, will be supply centre in the future. In addition, 83 residential units will be created in the superstructure, which is excellently in line with the idea of land-saving structural development."

Sven Schemann, Head of Project Development at Schoofs Immobilien GmbH Frankfurt, says: This property is being built in an energy- and resource-saving manner. If all goes according to plan, we expect the Edeka store to be completed in fall 2024 and the rental apartments in spring 2025."

From the total retail rental space, Edeka will occupy 2,275 square meters for 21 years. The new building also includes residential units with a total leasable area of approximately 5,700 square meters. Planned are 1.5 to 4 room apartments between 38 and 120 square meters of living space. An underground parking garage will provide 80 parking spaces for cars for the residential tenants. The Edeka supermarket will have 150 bicycle and 130 car parking spaces with up to two hyper-charging stations. DGNB Gold certification is planned for the new building. After completion, the Greenman subsidiaries GFORM and Greenman Energy (GME) will take over the management of the property, respectively the equipment of the roof areas with solar panels and the expansion of the e-charging infrastructure for the OPEN fund.

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About Greenman OPEN ('OPEN')

Greenman OPEN (OPEN) is one of the largest food retail-focused real estate investment funds in Germany. As of November 2022, OPEN had a gross value of €1.09 billion and generated annual rental income of €52 million with 77 properties and approximately 400 occupants. Approximately



0.5% of all groceries in Germany are sold in a property owned by the fund. The fund invests exclusively in German retail parks and retail centres. The majority of the investor's income comes from rental payments, with a growing share coming from the provision of data and other services to users. OPEN is part of a Luxembourg SICAV FIS authorised by the CSSF and managed by the AIFM Greenman. www.greenmanopen.com

About the Schoofs Group

Schoofs specialises in the planning and development of real estate for food retailing; its portfolio also includes residential and commercial buildings, retail parks, DIY and home improvement stores. Since the late 1980s, the group of companies has successfully developed and built more than 420 stores and commercial buildings. <https://www.schoofs-immobilien.de/frankfurt-am-main/>