

Press Release

Greenman OPEN takes over new DGNB gold-certified local retail centre in Rhinland-Palatinate

- Around 6,800 square metres of total leasable space & DGNB gold certificate
- Anchor tenants REWE and ALDI in addition to beverage market, bakery & gastronomy
- Average lease term (WARLT) of 20 years
- 265 car parking spaces, including several hypercharger charging stations
- Management of the property by GFORM

Berlin / Dublin, 8th May 2023. Greenman OPEN (OPEN) takes over another new local retail centre in Montabaur, Rhineland-Palatinate. The opening ceremony, hosted by REWE, was attended by the Mayor of Montabaur Gabriele Wieland, project developer Schoofs Immobilien GmbH Frankfurt, and other project participants. The local shopping centre in the district town of Montabaur is DGNB gold certified and offers a total of 6,811 square metres of rental space. Of this, REWE will occupy 3,280 square metres of net leasable space and ALDI 2,100 square metres. The offer is complemented by a regional bakery and local gastronomy; a further 1,000 square metres are leased by a beverage market. The new building was sold by Schoofs Immobilien GmbH Frankfurt via asset deal to Greenman OPEN, one of the largest investment funds for grocery retail real estate in Germany, and will be managed by the Greenman subsidiary GFORM in the future. The average lease term (WARLT) is 20 years.

James McEvoy, Head of Acquisitions at Greenman, comments: "We are delighted to be able to open another local retail centre in the Westerwald district, which is characterised by its sustainable construction method. A comprehensive, sustainable local supply forms the cornerstone of our fund OPEN, and also justifies our long-standing and reliable partnership with the project developer Schoofs. We want to make the long-term operation of the asset as ecological and customer-oriented as possible, and see the management of properties

like this as our strategy for the future and for success. We look forward to a successful and long-term cooperation with the tenants as well as representatives of the city.”

Mohamed Younis, Managing Director of Schoofs Immobilien GmbH Frankfurt, adds: “In Montabaur, we were able to complete another modern local shopping centre in a resource-saving construction method. Our project development benefits from the professional cooperation with Greenman OPEN and GFORM. Together we succeed in ensuring modern and ecologically oriented local supply in growth regions.”

Eugen Heinrich, REWE merchant from Montabaur adds: “In a cooperation with the project participants we were able to implement our own green building concept here in Montabaur. The new REWE store is characterised by low energy consumption and excellent thermal insulation, which is an essential part of our sustainable corporate strategy. We are pleased to have Greenman and GFORM as a future-oriented partner at our side. Sustainability also characterises our product range – we focus on freshness, quality and regionality. More than 50 producers from the region offer their goods in the market. A “deli in the market”, fish specialities in store and many digital services complement the range of products.

Björn Hanke, Director Real Estate at ALDI SÜD concludes: “The new local shopping centre with its ALDI shop in a modern design concept and good connections to public transport offers customers an even more pleasant shopping experience and is also built in an environmentally friendly way. Our new store offers regional products and more than 550 organic products. We are particularly pleased to be working with Greenman and having a partner on our side whose sustainable business strategy fits perfectly to ours.”

The local retail centre is conveniently accessible by car for the people of the city and its surrounding area, and Montabaur railway station is only a 12-minute walk away. The green roof construction with accentuated skylights gives the complex its own character. A covered oval entrance between the stores provides shoppers with weather-protected access and has enough seating possibilities. The 265 car parking spaces offer two fast-charging stations with four hypercharger-charging points for electric vehicles.



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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 €1.08 billion and generated annual rental income of €54 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