PRESS RELEASE

<u>Jagdfeld Real Estate hands over exemplary sustainable local retailer in Düren</u>

Prime example of sustainability and accessibility including photovoltaics for "Netto"/ High Power Charging Fast charging points for e-cars as the fastest e-posts in Germany

Düren, 10.12.2024. After a construction period of just five months, asset manager "Jagdfeld Real Estate" yesterday handed over its most modern and sustainable convenience store to date to its users, which opens today. A total lettable area of 1,521 m² has been created on the 10,000 m² site in Düren, North Rhine-Westphalia, which has been let long-term to "Netto Marken-Discount" and the bakery and confectionery Leo from Aachen, which will operate a café there. There are also 75 parking spaces.

"This specialist store is a prime example of sustainability and accessibility, which we were able to build in record time. I am particularly pleased that we were able to realize this flagship property at our home location in Düren and that the 3,200 residents of Arnoldsweiler finally have a renowned hybrid full-range retailer in their town," explained Benedikt Jagdfeld, head of "Jagdfeld Real Estate", at yesterday's handover of the building on Neusser Strasse/Mörikestrasse.

Armin Elsen, project developer at Jagdfeld Real Estate, is particularly proud of the four charging stations with two High Power Charging (HPC) charging options for electric cars, which are among the fastest in Germany. "Our HPC columns have an output of 400 kw, making fast charging a pleasure even for short shopping trips. The most advanced electric car can currently only take 270 kw. We are therefore ideally equipped for the future, when e-cars can charge even faster. This is a small but important contribution to making e-mobility more attractive," explains Elsen.

In addition, a large number of measures speak for the particularly high level of sustainability:

- *The building was constructed to BEG 55 standard and has a photovoltaic system with a capacity of at least 95 kWp on the roof, which is also greened to improve air conditioning and biodiversity.*
- *Heat recovery takes place via the refrigeration system.*
- *Heat pumps make it possible to completely dispense with fossil fuels.*

- *A rainwater retention system for the surface water was installed, and channels collect the rainwater and channel it into the storm sewer.*
- *Energy-saving LED lighting was also installed throughout the building.*
- *The discount store and café are barrier-free.*

A 4,000 m² green compensation area has been created right next to the market with native deciduous trees, hedges, shrubs and a species-rich mowing meadow.

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Note to editors: The attached photo shows (from left to right) Benedikt Jagdfeld (CEO and owner of Jagdfeld Real Estate) with his son Arthur.) Benedikt Jagdfeld (CEO and owner of Jagdfeld Real Estate) with son Arthur, Armin Elsen (project developer of Jagdfeld Real Estate), Frank Peter Ullrich (Mayor of Düren), Frank Heinrichs (Chairman of the Düren-Arnoldsweiler District Committee), Michael Velde (architect), Thomas Laux (Regional Manager Expansion West Netto Marken-Discount) and Sebastian Schumacher (Managing Director of Bäckerei LEO) at yesterday's handover in Düren-Arnoldsweiler; it is free for publication as part of your reporting. Copyright: Jagdfeld Real Estate, photographer: Oliver Blobel.

Jagdfeld Real Estate (Jagdfeld RE) - part of the Jagdfeld Group - has been successfully developing, realizing and managing retail, office, hotel and residential properties for over 45 years. Since then, the asset manager has realized, revitalized and managed more than 800 properties with a volume of over five billion euros. Almost 200 specialists currently manage properties worth around EUR 3 billion with a total area of around 704,000 m².