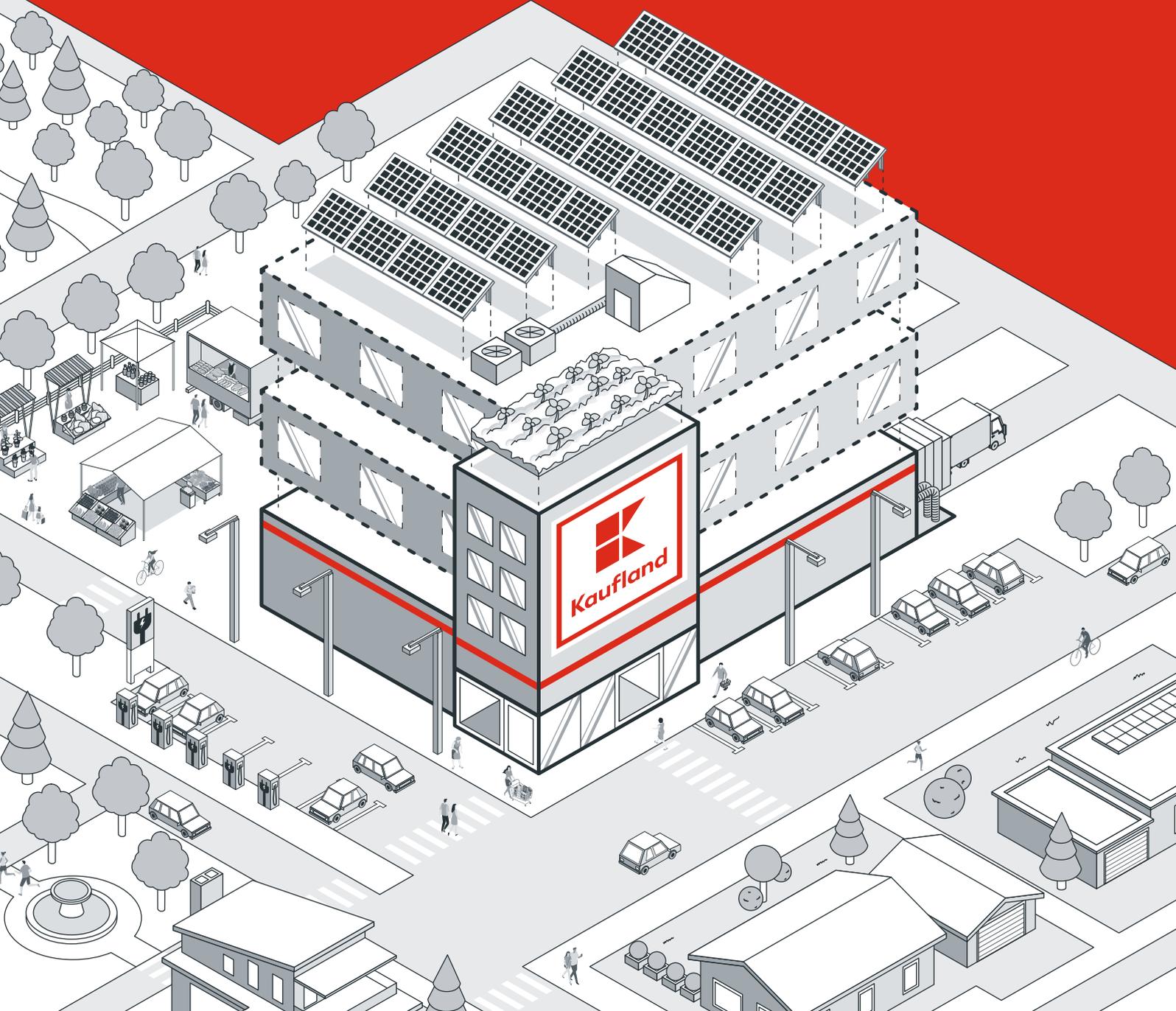


Kaufland Real Estate



# Full of possibilities.



# We are not just opening a supermarket, we are also creating opportunities.

Every new Kaufland store comprises not only a wealth of real estate competence and years of development experience, but also the aspiration to overcome the most difficult challenges.

Your big advantage: we provide everything from one source – from the first idea through to implementation. This means you can fully concentrate on taking advantage of the opportunities we provide. We will take care of everything else.

## Experience

More than 1,350 completed projects.

## Partner

Project management with regional partners.

## Reliability

Long-term investment in the future.

## #footfallanchor

We are your long-term partner and customer magnet, not only for prime locations but also those in need of revitalisation.

## Now on offer: opportunities.

# 1

### Trendsetter

Your advantages with Kaufland.

# 2

### Future maker

Sustainability is integral to our locations.

# 3

### Footfall anchor

The variety of opportunities open to our leasing partners.

# 4

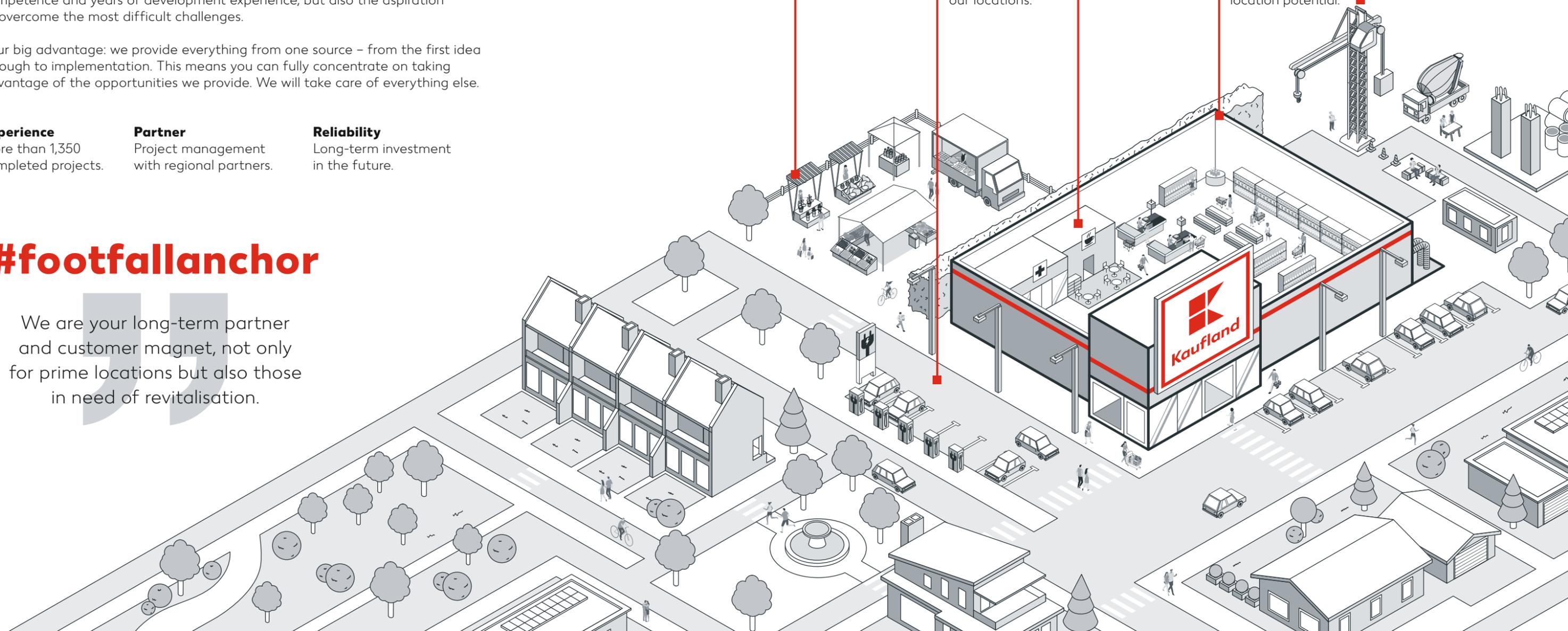
### Go-getter

How we use flexible store concepts with location potential.

# 5

### Location partner

Our search criteria and why you can rely on us.



# Bringing places to life.

**We create added value.**

What we want is simple: to create more vibrancy for people in their region every day. We want to create employee prospects and business partners. And thereby not just enrich the area, but also the environment.

We target new opportunities and create places that benefit everyone, resulting in satisfied customers, vibrant retail locations and sustainable and future-oriented real estate development.

An average store has approximately

# 4,200

sq. m of sales area.



Around

# 139,000

employees across Europe,  
1,200 of which are in real estate alone.

On average

# 30,000

items in the assortment,  
3,300 of which are organic products.

## This is where we are creating momentum.

We vitalise locations, think and work sustainably in the region and make it easy for people to shop.

### Sustainable construction and technology

We use modern technology for construction and technical installations.

### Regional partners

We provide important support for regional producers and retailers at our locations.

### Jobs

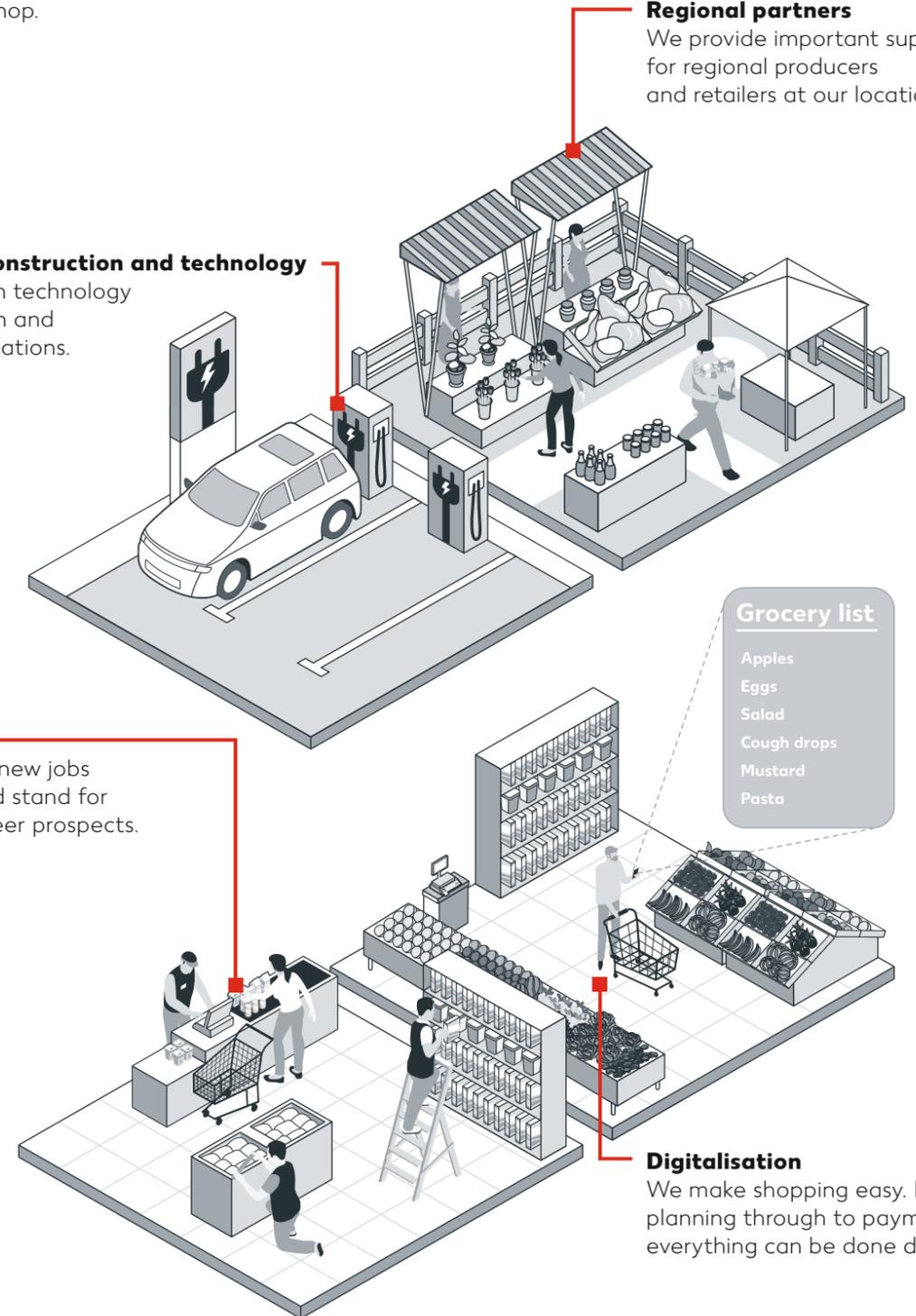
We create 100 new jobs on average and stand for safety and career prospects.

### Grocery list

- Apples
- Eggs
- Salad
- Cough drops
- Mustard
- Pasta

### Digitalisation

We make shopping easy. From planning through to payment, everything can be done digitally.



# The sustainable supermarket.

## Green is our leitmotif.

We think, build and work in a sustainable manner. With respect for nature and consideration of future generations. This is founded on our green building concept, which is characterised by sustainable construction and technology. By using regional construction materials, transport distances are reduced. Photovoltaic systems and green power ensure energy supply to our stores which is increasingly CO<sub>2</sub>e-neutral. This is how each of our stores contributes to the region, not only to the economy but also to the environment and in terms of energy use.

### LED lighting

In the store, in the car park and in the refrigeration units.

### Bird-friendly hedges and green roofs

Provides a sanctuary and habitat for native flora and fauna and supports biodiversity.

### Electric vehicle charging stations

For cars.

### Photovoltaic systems

Produce electricity for on-site use.

### Reduced transport distances due to regional construction materials

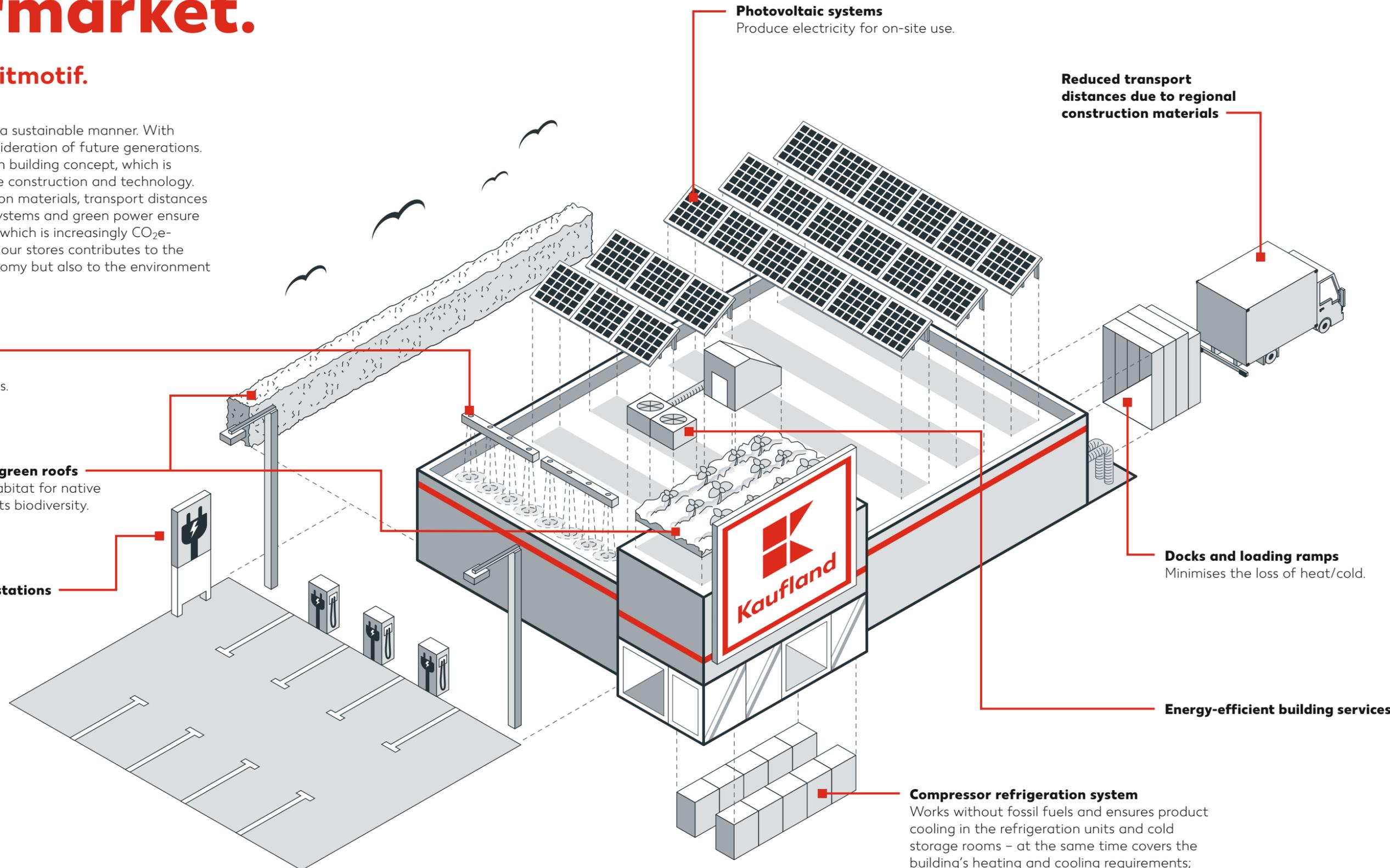
### Docks and loading ramps

Minimises the loss of heat/cold.

### Energy-efficient building services

### Compressor refrigeration system

Works without fossil fuels and ensures product cooling in the refrigeration units and cold storage rooms – at the same time covers the building's heating and cooling requirements; operates using CO<sub>2</sub>-neutral refrigerants.



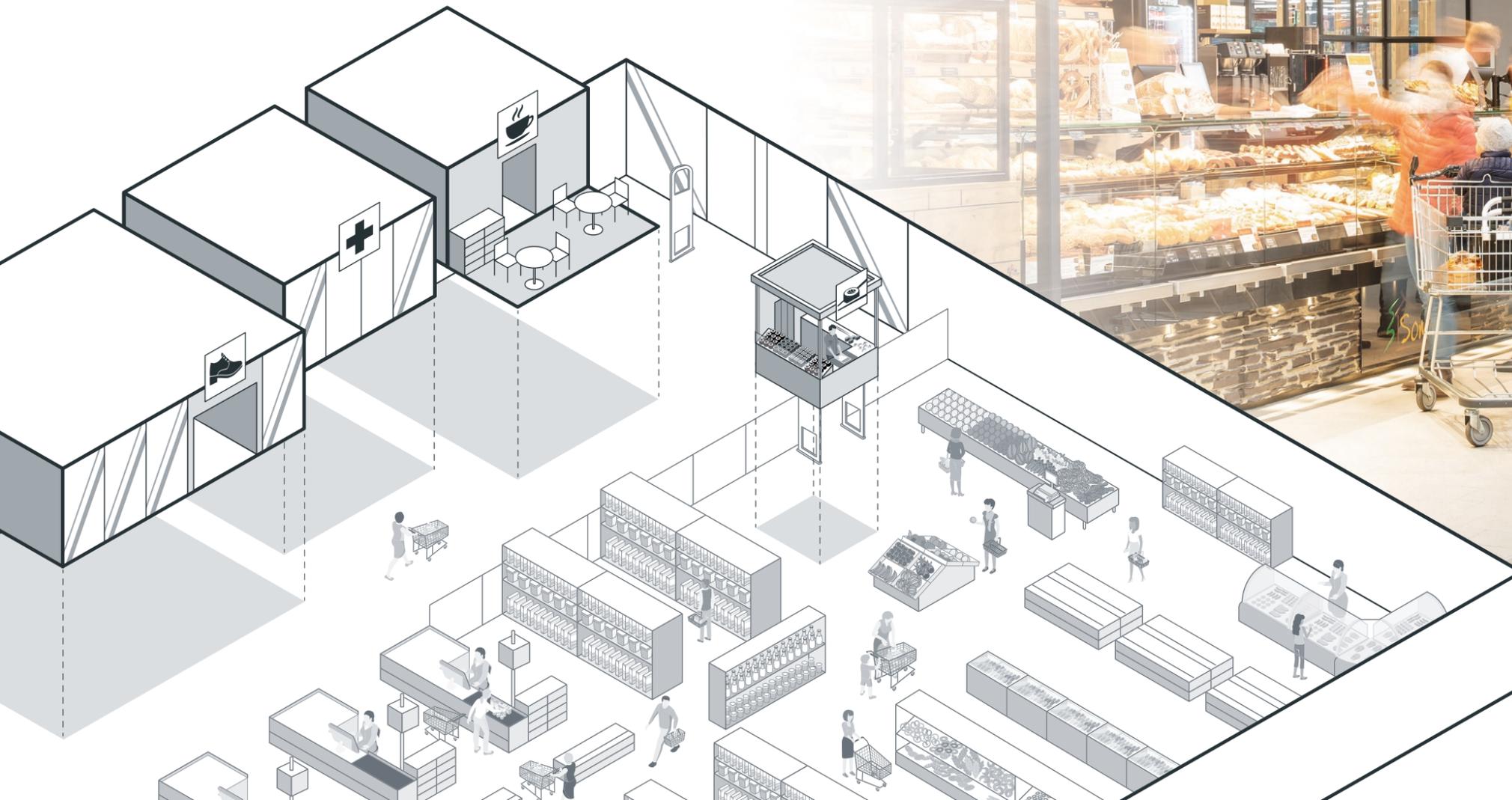
# A place for everyone and everything.

Creating a retail experience for customers together.

One-stop shopping – together with our tenant partners, we make this reality. We are strong partners for companies seeking commercial space. Whether regional retailers or international speciality stores, pharmacies, cafes or postal services – we can fulfil both small and large space requirements. We are also pleased to develop space concepts tailored to your needs. When selecting tenants, we make sure the sector mix reflects regional and location-specific customer preferences – while also responding specifically and quickly to trends.

# 11,500

leasable area on more than 1 million sq. m.



More than

# 1,350

stores in 8 countries.

# Flexibility is standard for us.

## Our flexible store concepts.

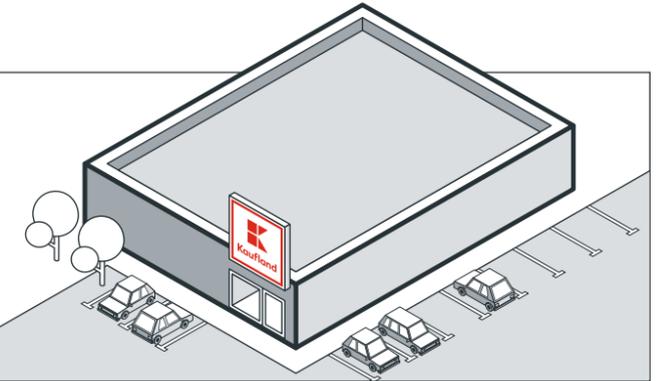
We are here for every town and city and open for all retail locations. We create footfall anchors in city centres, retail parks, shopping centres or stand-alone stores. Our flexibility goes even further, because regardless of whether it is land or an existing building, to lease or buy, together we will find the right solution for the right location. And furthermore, we will also support you with the planning approval.



1

### "At ground level"

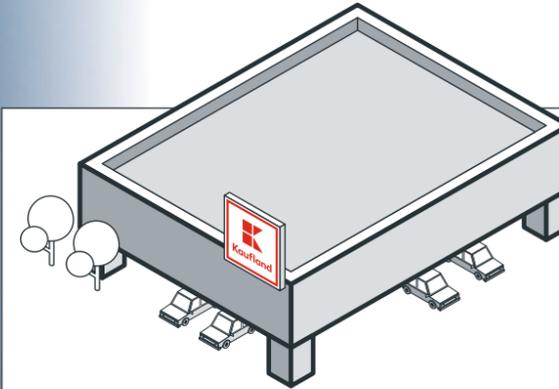
Sales area and parking in front of the property – simple and convenient.



2

### "Elevated"

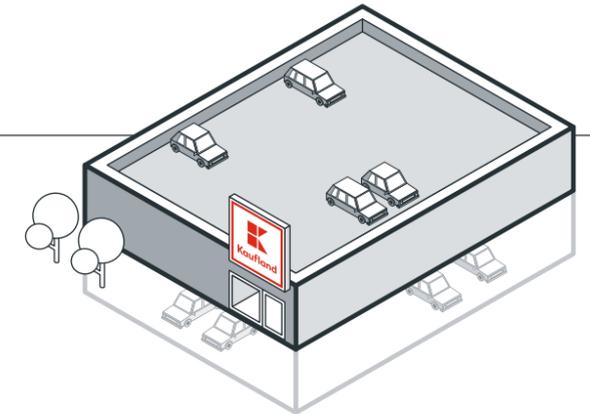
Parking on the ground floor, sales area on the upper floor – space-saving and protected from weather.



3

### "Parking on the roof" or "underground car park"

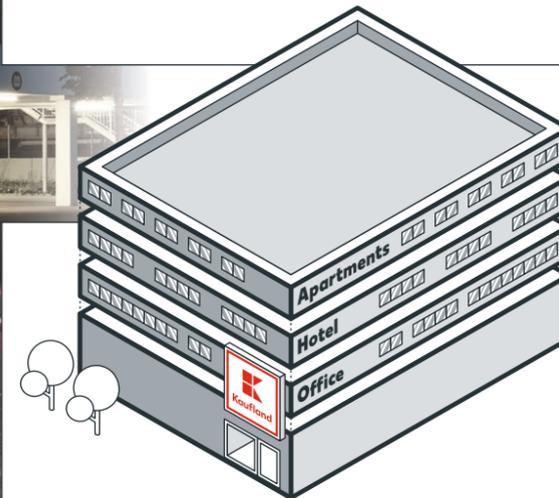
Ground-level store with parking facilities above or below the sales area – ideal for the city.



4

### Below: Kaufland. Above: open for everything

Kaufland integrates seamlessly into different mixed-use forms, including retail parks or local shops in neighbourhood districts centres in combination with community infrastructure, residential units, workplaces, medical centres, hotels and everyday life.



# Fancy a tour?

Functional architecture,  
comprehensive local shopping experience.



# Everything in one place.

Every Kaufland store enables comfortable one-stop shopping with a well-thought-out market concept, whereby concessionaries from a variety of sectors and regions can flourish.

We are dedicated to freshness, which is reflected in a good fruit-and-vegetable department assortment, our own bakeries and inviting deli counters.

We also provide a comprehensive range of shops with our own chemist and a well-stocked drinks department.



# Strong partners, strong locations.

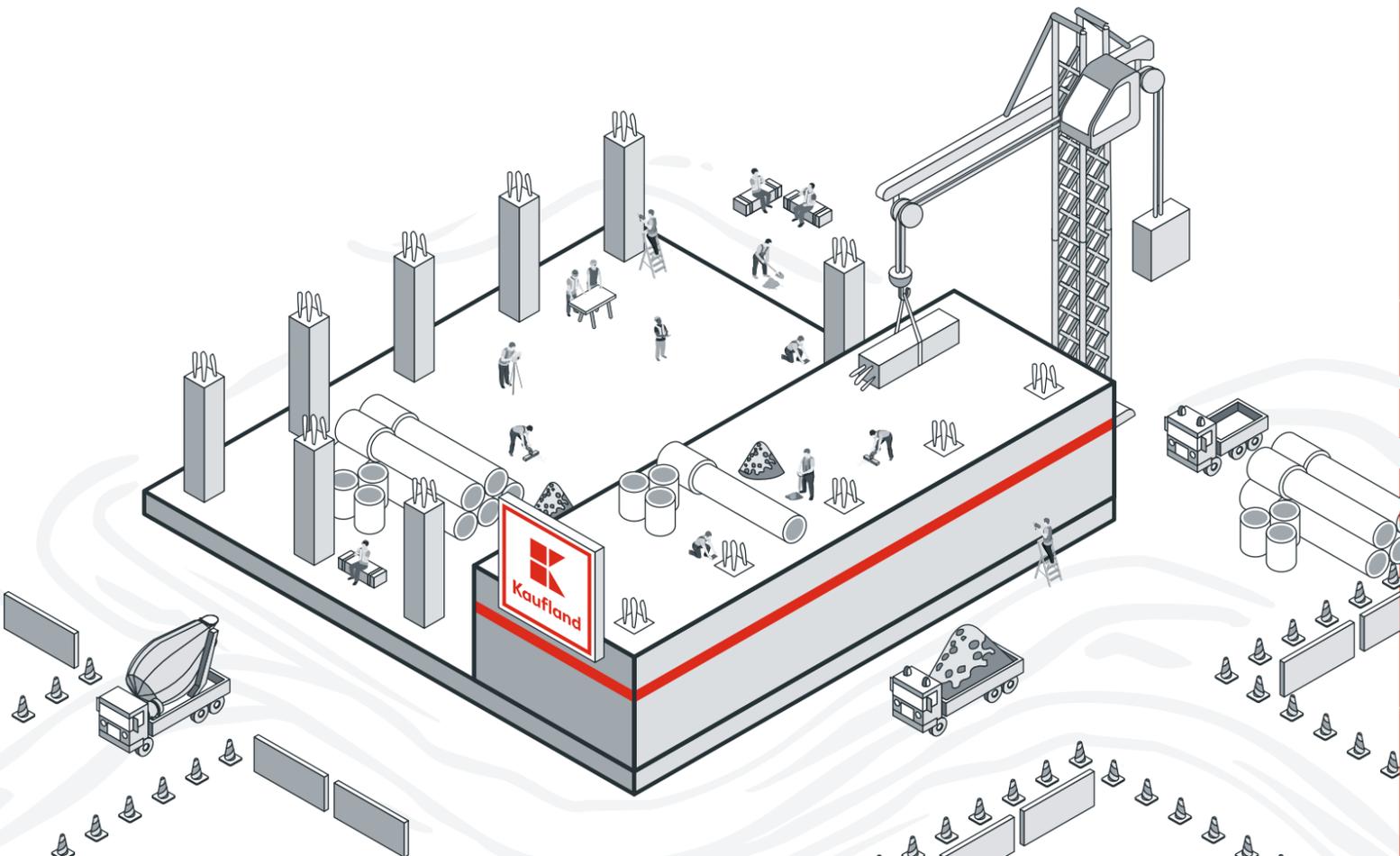
Together we can create something big.

Towns with more than  
**10,000**  
inhabitants.

Catchment areas with more than  
**25,000**  
inhabitants.

Sales areas from  
**2,500** sq. m.

Sites from  
**6,000** sq. m.



# International success.

Represented in 8 countries.



- 1 Germany
- 2 Czech Republic
- 3 Poland
- 4 Slovakia
- 5 Croatia
- 6 Romania
- 7 Republic of Moldova
- 8 Bulgaria



# #footfallanchor

[immobilien.kaufland.de](https://immobilien.kaufland.de)



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