

PRESS RELEASE

Amsterdam - Mainz – 21 October 2008

**REDEVCO: First C&A Eco-Store in Mainz
with BREEAM certification 'Very Good'**

Setting the standard for sustainable buildings management in the clothing retail trade – 50 per cent less electricity consumption – carbon-neutral – opening on 22 October 2008 – the first redeveloped retail property in Europe to be granted BREEAM certification.

When the Mainz branch of C&A re-opens tomorrow as an eco-store, REDEVCO and its sister company C&A will set new standards for sustainable buildings management in the large city-centre retail sector. The building, with retail floor space of around 6,500 m², was constructed in 1961 and has been undergoing a thorough overhaul for the past year or so. One of the main priorities was to achieve a lasting reduction in the building's energy consumption and CO₂ emissions. In future, the store will use around 50 per cent less electricity and 70 per cent less heating fuel. It will also be carbon-neutral.

The building has already been assessed according to the strict guidelines of the European BREEAM method, which measures the sustainability of buildings, and classified as "very good". Following assessment according to the latest German energy-saving regulation, ENEC 2007, the building has been awarded an energy certification showing that its total energy efficiency is even greater than that required by ENEC for new buildings.



The C&A eco-store in Mainz sets new standards for sustainable buildings management in the clothing retail sector

Both the environmental aspects and the new architectural features of the building are of considerable interest. Taking on board the design submitted by the Düsseldorf architects Ehrich + Vogel, REDEVCO had the outer surface of the building fitted with a curtain wall made of high-grade steel and facing plates. This front is interspersed at intervals by a two-storey, 35-metre-wide showcase and panels for a new photovoltaic system.

One of the principles underlying the eco-store's energy plan is that the shell of the building needs to be almost completely sealed. Insulation up to 16 cm in thickness has been fitted inside the outer façade and under the roof to achieve this. In addition, all the windows and display windows have been replaced by insulated glazing units with thermally separated frames. A new vestibule made of insulated glass has been constructed in the entrance area.

The engineering firm Fuhrmann & Keuthen also put forward numerous other suggestions which C&A has adopted in order to reduce energy consumption as part of the overall plan. The residual energy requirement will in future be met from low-carbon, renewable energy sources.



The ventilation technology used in the eco-store is completely new. The new system works on the principle of circulating air, and will cut the amount of air entering the building by 75 per cent without reducing air quality. This means that the new ventilation system will use 74 per cent less energy than the old one, and CO₂ emissions will as a result be cut by 138 tonnes a year. The store will be heated using district heating produced by the Mainz district heating company Fernwärme Mainz according to environmentally sustainable methods. Its electricity needs will be

met by hydroelectric power, and a photovoltaic system covering an area of around 900 m² has been installed on the roof and in the façade. This will generate approximately 90,000 kWh of electricity a year. A modern lighting design is another important component in cutting energy use. The system uses new types of lamps which are more efficient, allowing both the wattage and the number of lights to be cut. The energy used by the Mainz store's lighting system will fall by 38 per cent as a result, corresponding to a further reduction of 130 tonnes in annual CO₂ emissions.

Jens Beutel, the city mayor, has praised the efforts made by C&A and REDEVCO in devising new, sustainable strategies for the management of city-centre retail outlets. He commented: "These companies are making a major contribution to improving city centres and protecting the climate".

REDEVCO has long regarded sustainability as an important part of its business activities. As a responsible property owner and developer, and a founding member of the German sustainable buildings federation, the Deutsche Gesellschaft für nachhaltiges Bauen e.V., it has felt duty bound to use technologies that are already available to bring about ground-breaking improvements in the energy efficiency of buildings. Harm to the environment is minimised, and tenants also benefit as their corporate energy bills are cut. To this end, and with a view to encouraging "green building", REDEVCO intends to have all its retail projects in Europe certified according to BREEAM and to take account of BREEAM guidelines when developing new properties.

ABOUT REDEVCO

REDEVCO, a Cofra Holding company, manages and develops one of the largest retail real estate portfolios in Europe, with properties in top locations throughout its major cities. REDEVCO is active in 21 countries, mainly in Europe but also in Asia, where it recently opened an office in Hong Kong and is taking the first steps towards building a real estate portfolio of retail investments and developments in this region. The REDEVCO portfolio, which also includes office buildings and logistics centres, currently comprises over 800 properties with a total value of approx. € 7.7 billion.

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