

WE'RE BUILDING FOR THE FUTURE



Shenzhen, China
METRO Cash & Carry store,
mixed-use concept

The world is accelerating all the time. It is a world of upheaval. Urban areas in particular need new ideas for future ways of living and working. As an expert in the complete property life cycle and value appreciation, METRO PROPERTIES considers future issues and their urban planning, environmental, architectural and social aspects.

Of course, building for the future also involves sustainability – a topic that has become a guiding principle in many areas of life. But what does this environmental seal of approval mean for modern, dynamic property management?

For Jean-Christophe Bretxa it is about more than 'just green roofs' and energy efficiency. METRO PROPERTIES associates this key issue with its capacity for visionary design and its in-depth real estate expertise.

Identifying the possibilities of spaces and being far-sighted in terms of urban planning developments is as important as assessing and making the most of a property's potential. In the best cases, dependable management of our property portfolio goes hand in hand with courageous, pioneering construction projects.

This requires open, agile working methods, constructive, interdisciplinary sharing of ideas, and communications that transcend departmental, national and hierarchical boundaries. We are ready for this challenge.



We are always interested in developing and implementing new ideas. At the end of the day, we want to create successful, sustainable solutions.

Jürgen Schwarze
CFO, METRO PROPERTIES

WE GIVE ANSWERS TO URBAN QUESTIONS



Pudong, Shanghai, China
METRO Cash & Carry store,
mixed-use concept

Building for the future: we are tackling the rapid growth of cities around the world. We are contributing to this development by converting our sites into well-integrated and sustainable parts of the cities of tomorrow.

By 2030, over 10 million people will be living in megacities. This situation calls for concepts that offer innovative solutions to demographic change and changes in working environments and lifestyle habits.



To serve our customers in a sustainable manner every day, it is crucial to have an expert real estate partner like METRO PROPERTIES at our side who understands and supports METRO within the full scope of our business.



Philippe Palazzi
CHIEF OPERATING OFFICER, METRO AG

In 1997, METRO Cash & Carry opened its first store in China in what is now the megacity Shanghai. The urban structures have changed since then. Whereas the stores were originally built on the urban fringe surrounded by green space or farmland, the urban structure has since grown around the stores, and is now dominated by retail space, offices and residential real estate.

In Pudong, METRO PROPERTIES has adopted an innovative mixed-use concept at the intersection of important arterial roads and is pursuing a modern concentration strategy.

The aim is to combine various functions in the best possible way. In addition to a METRO Cash & Carry store with a dense cluster of different functions, there will be a 3-storey retail zone, offering various use options on different levels, including offices, residences and a hotel. Where these usage types intersect, there will be public spaces on the ground floor which can be used in a variety of ways. The walking routes are connected to entrances to the underground rail system and the surrounding area, resulting in a dynamic zone which is heavily frequented.