

# ‘WE OFFER QUALITY OF LIFE’

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CFO Jürgen Schwarze and  
CEO Jean-Christophe Bretxa (from left)

Jean-Christophe Bretxa, CEO, Jürgen Schwarze, CFO,  
Wolfgang Baumgartinger, Director Transactions (left to right)



'Being part of a customer-focused company, we have a unique capability to anticipate expectations.'

**Jean-Christophe Bretxa**

CEO, METRO PROPERTIES

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**JÜRGEN SCHWARZE, 49,** has held leading positions at METRO AG since 2008 and became Chief Financial Officer (CFO) of METRO PROPERTIES in 2013.

**JEAN-CHRISTOPHE BRETXA, 57,** began his career at METRO PROPERTIES in June 2011 as Regional Director West Europe and has been Chief Executive Officer (CEO) since July 2012.

#### **WHY DOES AN INTERNATIONAL RETAIL COMPANY SUCH AS METRO AG NEED ITS OWN PROPERTY COMPANY?**

**JEAN-CHRISTOPHE BRETXA:** We move in a dynamic environment: the retail world is permanently changing and so too are the demands on the real estate. Being part of a company entirely focused on customers, we have a unique capability to anticipate their expectations. Carefully built up and effectively managed, our property portfolio constitutes an important strategic resource for METRO.

#### **ARE ALL YOUR STORES OWNED BY METRO PROPERTIES?**

**JÜRGEN SCHWARZE:** We own 1 out of 4 stores, representing about 40% of the selling space. The others are rented from third-party landlords or are jointly held in venture capital companies together with partners. Our mission is to find the best structure from both the operational and financial perspective.



Jürgen Schwarze, CFO,  
Wolfgang Baumgartinger,  
Director Transactions,  
Jean-Christophe Bretxa,  
CEO (left to right)

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‘Sometimes, the most interesting opportunities can be found along the unconventional roads.’

Jürgen Schwarze  
CFO, METRO PROPERTIES

#### UP TO WHAT POINT ARE YOU FLEXIBLE?

**JÜRGEN SCHWARZE:** Before making a decision, we analyse all the options, taking into account the real estate market developments. Being part of METRO, we follow a disciplined investment policy, combined with a flexible approach. Sometimes, the most interesting opportunities can be found along the unconventional roads. We’re always interested in developing and implementing new ideas together with anchor tenants, developers and investors. It’s all about creating successful and sustainable solutions.

#### WHAT DOES SUSTAINABILITY MEAN FOR METRO PROPERTIES?

**JEAN-CHRISTOPHE BRETXA:** Sustainability is a priority for METRO as a whole. For us, it’s not just about green roofs and energy management. It’s more than that: it’s building for the future.

#### ISN'T THE FUTURE OF RETAIL ONLINE?

**JEAN-CHRISTOPHE BRETXA:** Digitalisation is shaping the world, including in retail and real estate. But surprisingly, with online retail booming, the human dimension is more than ever a central part of the game. Retail locations become favourite places to meet, to share, to experience. We offer quality of life.