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Munich (EXPO REAL), 7 October 2008

First European prize for sustainable real estate investment goes to METRO for the Meydan Shopping Square in Istanbul

Other prizes awarded to Alsion in Sonderborg and WestendDuo, Frankfurt / Special prize for Seewürfel in Zurich

The prizewinners of the first European prize for sustainable real estate investment have been announced in a special ceremony at EXPO REAL, the commercial property show in Munich. Organised by Union Investment, the Prime Property Award recognises real estate projects in Europe that show exceptional ecological quality, combined with commercial and socio-cultural sustainability. Winner of the 2008 Prime Property Award is METRO Group Asset Management for its Meydan Shopping Square in Istanbul, completed in 2007. Formerly a tract of wasteland between two main roads, Meydan provides a contemporary shopping and leisure experience across 70,000 square metres (architect: FOA Foreign Office Architects). Its stunning architecture and spacious plaza now form the urban centre of a new cityscape. "Meydan has become a destination location, giving it an important social function and sustained urban impact in this fast-growing suburb of Istanbul that will inspire investors," says Professor Joan Busquets, himself an architect and member of the 11-person competition jury. Explaining its

decision, the jury highlighted the shopping centre's innovative and exemplary approach to indoor climate – it features one of the largest geothermal systems in Europe. Geothermal heat is fed to the combined heating pumps and cooling generators from more than 200 probes. This renewable resource is used for both heating and cooling of the centre. Meydan also has one of the largest green roofs in the world, exceeding 30,000 square metres in area, which helps to optimise the indoor climate. In addition, the METRO project sets a new benchmark for shopping centres in terms of commercial sustainability. The geothermal system saves 1.3 million kilowatt hours of primary energy a year. Costs for cooling are reduced by approximately 25% compared to conventional systems, while heating costs are some 30% lower.



Meydan – Foto: Union Investment

Second prize in the 2008 Prime Property Award went to the investors behind the Alsion science and cultural centre in Sonderborg, Denmark, which was completed in 2006. The jury praised the group, comprising Universitets- og Bygningsstymelse, Sonderborg Kommune, Forskerparken Syd A/S and Fonden Koncertsalen Alsion, for realising a successful architectural ensemble with an exceptional mix of uses spanning leisure, culture and education that is exemplary in the way it exploits the natural resources of its location. Comprising 34,000 square metres of space, the Alsion complex (architect: 3XN Architects) combines a university, public concert hall and private technology park, creating a successful platform for interaction between research, education and culture. By investing in outstanding architecture and a newly created riverside promenade, Alsion offers its users a special ambience both inside and out. The entire building complex – which includes a train station – is being used to full capacity. It features an innovative ventilation system, light sensors and presence detectors, as well as solar panels. Overall water consumption across the site has been reduced by a total of 25%.



Alsion – Foto: Union Investment

Recipients of the third prize in the 2008 Prime Property Award were investors ING Insurance and Hochtief Projektentwicklung for WestendDuo in Frankfurt, Germany (architect: KSP Engel und Zimmermann Architekten). The jury hailed their elegant high-rise ensemble in Frankfurt's Westend district for achieving an exemplary balance between ecological and commercial objectives. In addition to the energy efficiency and excellent usage flexibility of the building, which offers around 31,300 square metres of space, the jury was particularly impressed by the urban sophistication of WestendDuo and the investors' exemplary treatment of the surrounding area.

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WestendDuo – Foto: Union Investment

The jury awarded a special prize to investor Swiss Life for its Seewürfel ensemble in Zurich (architect: Camenzind Evolution). Complying with the MINERGIE certification standard for low-energy buildings, the residential and commercial buildings here were recognised for making an exemplary contribution to the transformation of a former industrial site in urban surroundings into an attractive location for living and working.

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Seewürfel – Foto: Union Investment

In its inaugural year, the Prime Property Award attracted entries from 90 real estate projects in 18 countries. The 13 shortlisted entries will be featured in book form. Details of the 2010 Prime Property Award will be announced in autumn 2009.

For more information, visit www.prime-property-award.com.

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