

Makeover of the MONA shopping centre

Revitalisation to be completed in mid-2019; anchor tenant DECATHLON emphasises the property's core positioning

Grünwald, Germany 23.11.2018 – The MONA shopping centre located in the Munich district of Moosach and acquired by KGAL Group in mid-2014 for a special AIF will be comprehensively refurbished. The redesign of the multifunctional 32,500 m² office and business building is scheduled for completion in mid-2019. With the reopening of French sporting goods discounter DECATHLON as a strong anchor tenant, the redesign is intended to further enhance the successful retail location on Hanauer Straße and thereby attract even more visitors into the property.

“We have collaborated constructively with the Munich building authority, local district council, and neighbouring the plot, and successfully worked together with the architects at steidle Architekten and the consultants at Valerium Real Estate. The result is the successful development of design solutions which guarantee that MONA's high standard of architectural quality is retained after the extensive renovation,” explains André Zucker, Managing Director of KGAL Investment Management GmbH & Co. KG and responsible for Real Estate.

The new concept is designed for the following use: Sports goods discounter DECATHLON will move into the ground floor and first floor (over an area of more than 5,000 m²) , while the focus on local amenities will be continued on the basement level, with strong brands such as Aldi, dm Drogerie, and EDEKA. Meanwhile, a mix of office areas, doctors' surgeries, and a gym will remain on the top floor. The realignment is very much focused on the inhabitants of Moosach and Milbertshofen, who are primarily families.

As the owner's representative, KGAL has put together the development concept in conjunction with property developer ACCUMULATA Real Estate, which has also been commissioned with the implementation of the revitalisation measure.

KGAL Group is a leading, independent investment and asset manager with an investment volume of €22.7 billion. Its investment focus is on long-term capital investments for institutional investors in the real estate, infrastructure and aircraft asset classes. The Group, founded 50 years ago, operates across Europe and has its registered office in Grünwald near Munich. Taking revenue and risk aspects into account, around 340 employees help achieve stable yields on a sustainable basis (As at 31/12/2017).



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