



DMC ValMez

In July 2022, we acquired a strategic industrial site spanning approximately 13 hectares from the manufacturing company SCHOTT, which subsequently leased the property back from us. As part of the deal, we embarked on the construction of a state-of-the-art logistics facility DMC 1 covering roughly 11,000 square meters. This facility began operations in mid-March 2024, just 10 months after demolition work on the site commenced. The new warehouse offers SCHOTT a critical advantage by consolidating space and reducing operational costs, resulting in improved production efficiency and optimized logistics processes.



The DMC1 hall is a modern, energy-efficient facility designed to meet **the highest operational and comfort standards**. With a PENB class B energy efficiency rating, it strikes a strong balance between performance and sustainability, offering both significant operational cost savings and reduced environmental impact.



One of the key advantages of the project is the substantial **reduction in costs and CO2 emissions** compared to SCHOTT's previous, less efficient warehouse management. The DMC1 hall is directly connected to SCHOTT's production facility via three tunnels, enabling a streamlined material flow from the warehouse to production and finished goods back to the warehouse. This integration has allowed SCHOTT to **reduce space usage by approximately 60%**, making the new space easier to operate while minimizing transport between the warehouse and production.



DMC1 is equipped with an **advanced MaR system** that manages heating in coordination with SCHOTT's adjacent production hall, **utilizing waste heat** from that facility. Additionally, the integration of fire protection systems between DMC1 and SCHOTT's production hall enhances safety and operational efficiency.



New greenery was planted around DMC1, with **irrigation provided by rainwater**. Excess rainwater is absorbed on-site. DMC1 is ready for the **installation of solar panels and a battery storage system**, which will be implemented when it becomes economically viable for the tenant's operations.



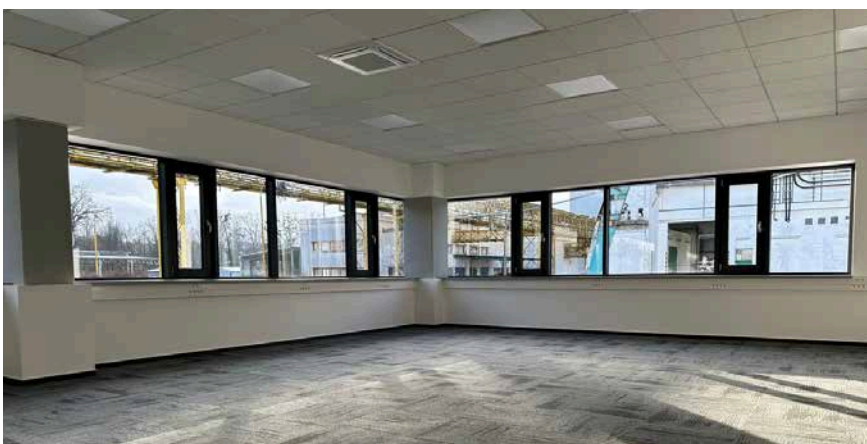
During the construction of DMC1, all **demolition materials were carefully sorted and recycled.** Concrete recyclate was utilized to compact the subsoil beneath the hall and its surroundings, while steel and metals were repurposed as raw materials for steel mills. Any excess concrete recyclate was stored on-site for future use in the upcoming phases of the DMC ValMez park development.



The building's interior and outdoor public spaces are **meticulously designed with an emphasis on modern technology** and energy efficiency according to the dmc construct 4.1 standard. LED lighting is installed, segmented into areas with sensors to ensure optimal illumination where needed. LED lighting is also present in the office and social areas so as on the outside of the facility. LED lighting provides high-quality and uniform illumination, increasing work comfort and safety both inside the building and in the surrounding outdoor spaces. With its long lifespan and low maintenance requirements, LED lighting has become a key element in sustainable and efficient property management. The project also includes inside and outside protective and safety elements meeting the highest occupational safety and health standards.



The administrative section utilizes an **advanced heating system** with a gas condensing boiler, ensuring efficient and reliable thermal comfort for the workers. **Domestic hot water** is provided by a storage electric water heater, contributing to the building's overall efficiency. The heating of the hall itself is handled by gas air circulation and mixing units, which also provide air exchange throughout the hall. An additional heat source comes from the tenant's production. **Maximum comfort in the administrative spaces** is ensured by a combination of shading technology, openable windows, and cooling via split units.



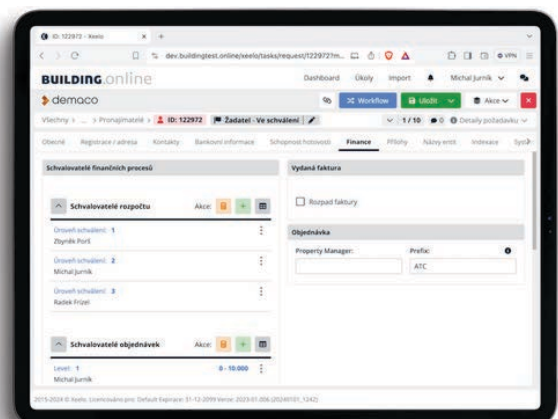
We ensure effective site management using **the advanced Budova.online system**, which we have been instrumental in developing and continue to enhance on the Xeelo platform by Intelligent Studios. This building and property portfolio management system provides real-time information on:

- ❖ Tenant requests and their fulfillment including ticketing feature
- ❖ Buildings, including vacant and leased spaces
- ❖ Tenants, their contracts, and terms
- ❖ Subcontractors and their agreements
- ❖ Revision schedules, maintenance, and investment requirements
- ❖ Operating cost budgets and their adherence
- ❖ Invoice approval processes
- ❖ ESG levels and objectives



With this comprehensive system, we maintain up-to-date insights into all aspects of property management.

By linking the budget with accounting, we obtain accurate and **easily accessible reports that greatly simplify evaluation**. From the data we input into the system, we automatically generate reports for management decisions at the level of individual buildings, sites, property portfolios, or project companies.



The DMC 1 facility was designed and permitted by experts from **DMC Design & Engineering**, a subsidiary of DEMACO, and constructed by the general contractor **DEMACO Construction**. Once the DMC 1 facility began operations, **DMC Property Management** assumed responsibility for its management, ensuring comprehensive care throughout the building's entire lifecycle—from project documentation and construction to ongoing operation.



Currently, over **650 people** are employed in diverse roles at the DMC ValMez industrial park, underscoring its **production-oriented focus**. The park features key amenities, including an excellent **canteen**, a fully equipped **gym** and **media center**. Additionally, medical services are available at a nearby medical center, and public transportation options, including a bus and train station, are conveniently located on-site.



In general, the buildings we construct through our **internal general contractor, DEMACO Construction**, are designed to meet the highest technical and safety standards. Our **innovative technical standard, dmc construct 4.1**, ensures optimal efficiency and comfort for tenants. We use prefabricated concrete skeletal systems that offer significant flexibility, allowing spaces to be easily adapted to meet the specific needs of individual clients. Our facilities are typically equipped with **the most modern insulation materials on the facades and roofs, ensuring excellent energy efficiency and minimizing heat loss**. Additionally, the roof structures and building shells are designed to accommodate future photovoltaic panel installations. Water-saving elements, such as aerators and sensors, along with rainwater utilization for landscaping, are integral components of our design.



The safety standards of our buildings, including the DMC1 hall at DMC ValMez, include comprehensive fire protection, with **automatic sprinkler systems and detection devices** that meet the strictest standards. The buildings are also equipped with **modern monitoring and control systems** that allow for effective facility management and real-time control of the premises.



As of May 2024, we began operating the **local distribution system** (LDS) at DMC ValMez. Since then, we have made significant improvements in the performance of electricity and natural gas distribution. Looking ahead, we plan to further develop the LDS by integrating smart management systems to enhance operational efficiency, reduce CO2 emissions, and achieve cost savings for our clients.



In 2025 and 2026, we plan to redevelop an additional section of the DMC ValMez industrial site by constructing **four new halls with a combined area of approximately 36,000 square meters**. Demolition work on the site has already commenced. Every step, from connecting the water management system to demolitions, to enhancing the performance of energy distribution and installation of fire protection systems with existing structures, requires thorough analysis with regard to maintaining full tenant operations. The **transformation of the entire site is being carried out to enhance its efficiency** and prepare it for future long-term, trouble-free operation.

