



READY TO SHAPE THE
FUTURE OF REAL ESTATE?

Let's create value together

nh00d
NEW LIVING
MOOD

**You have the goals,
we have the solutions to get you there.
Ready to start generating value together?**

Let's create value together





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p.20 (Y)OUR PEOPLE

MERLATA BLOOM MILANO
TO DREAM
PORTE DELLO JONIO
PIAZZA LORETO



HELLO, WE ARE NHOOD



COMMERCIAL REAL ESTATE

Nhood Services Italy is an international real estate solutions company specialising in commercial real estate and urban regeneration.



OVER 1,000 COLLABORATORS

We are present in 11 countries, with over 1,300 experts.



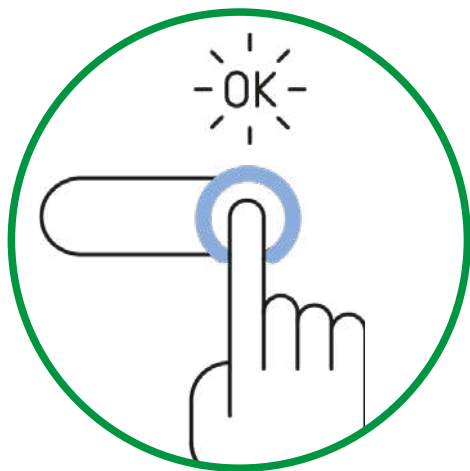
AFM HOLDING

We are part of the AFM (Association Familiale Mulliez) which has a network of more than 200 companies in Europe.



OUR CUSTOMERS

Our customers are land and property owners, asset funds, government authorities and retailers.



OUR OBJECTIVE

To create value for assets under development and maximise the the potential of those under management.

1976

IMMOCHAN

1997

Important partnership with LA RINASCENTE

2003

GALLERIE COMMERCIALI ITALIA

2018

CEETRUS with citizens for citizens

2021

The following were established:

NHOOD SERVICES ITALY

NHOOD AGENCY ITALY

CEETRUS PROPERTIES

ASSET SERVICES

DEVELOPMENT SERVICES

AFM

nh0od
NEW LIVING MOOD

Ceetrus

MIDAS

DECATHLON

BRICO CENTER

TECNOMAT

flunch

JULES

pimkie®

LEROY MERLIN

Norauto

KIABI
la mode à petits prix

WORLD

+1.300
EXPERTS

1.060
ASSETS UNDER

4.7 MLN
M² MANAGED

11
COUNTRIES

14 MLD
€ FAIR VALUE

ITALY

40
ASSETS UNDER

960.000
M² MANAGED

155 MLN
€ RENTAL REVENUES
OF MANAGED SPACES

2.3 MLD
REVENUE
RETAIL OPERATORS

2 MLD
€ FAIR VALUE

130 MLN
VISITORS



OUR CUSTOMERS

We collaborate with companies operating in all industries which rely on us to achieve their investment goals.

Responding to their requests, we provide targeted real estate solutions, regardless of business, geographical boundaries or asset class.



PROPERTIES

Ceetrus

PRADERA

CASTELLO SGR

GENERALI REAL ESTATE

TENANTS & RETAILERS

INDITEX

H&M Group

Miroglio Group

LPP

GRUPPO CREMONINI

ONIVERSE

TEDDY GROUP

PERCASSI

SEPHORA

DOUGLAS

PRIMARK

OVS

coin

HUGO BOSS

COLMAR

Foot Locker

adidas

DECATHLON

LEROYMERLIN

MediaWorld

ESSELUNGA S

McDonald's

NESPRESSO

+5,000 BRANDS IN THE NHOOD GROUP

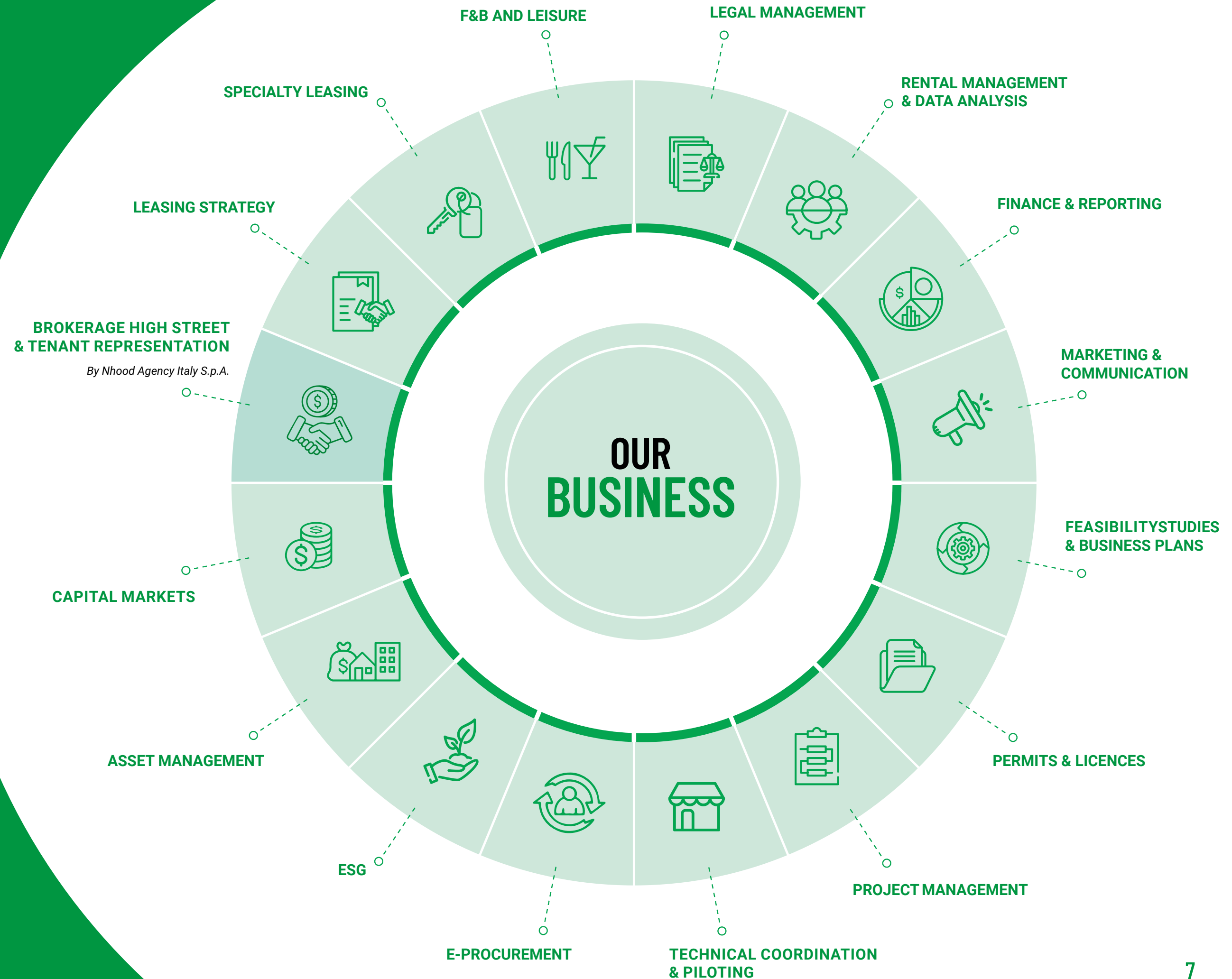
AND MORE...

OUR SOLUTIONS

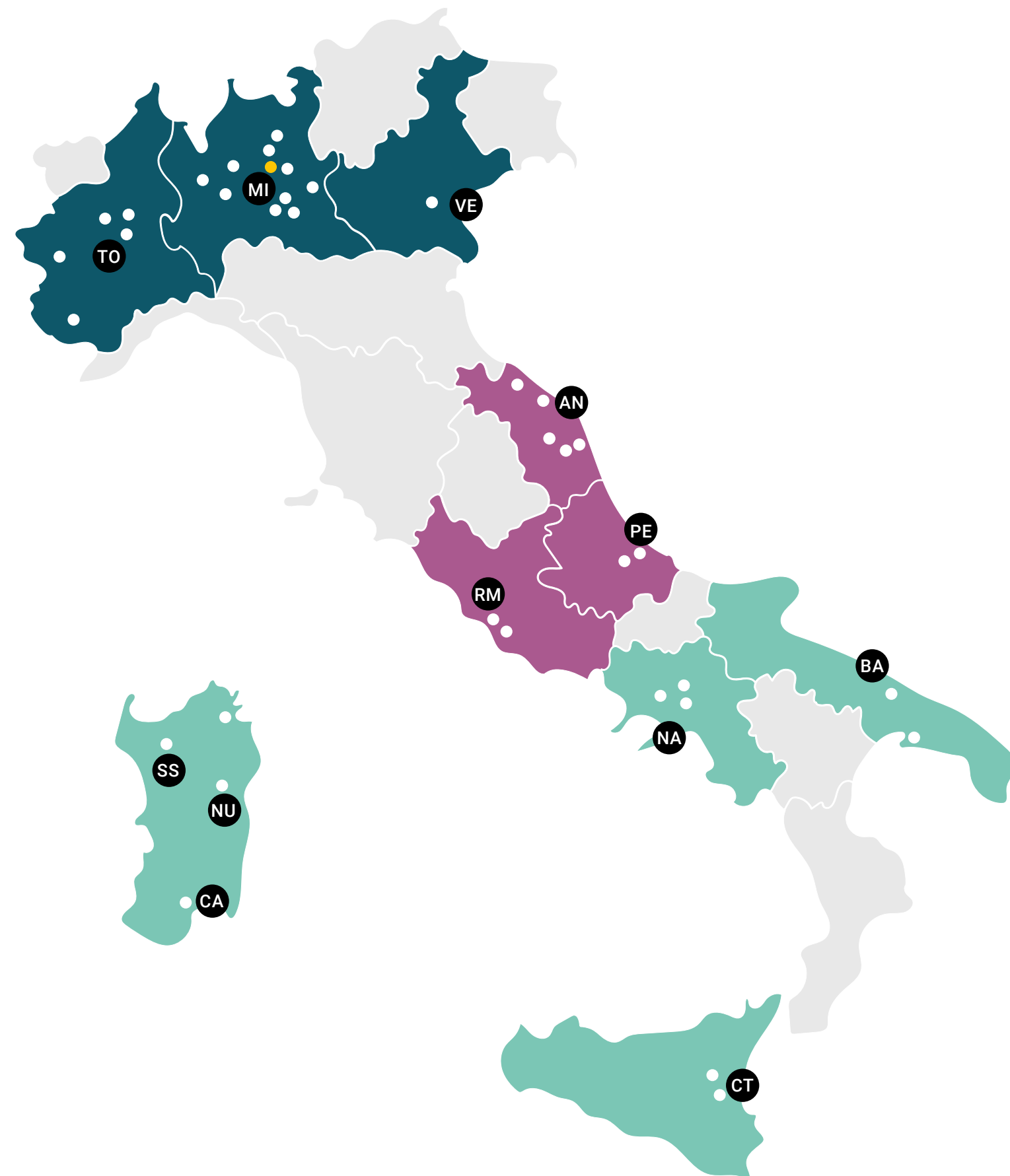
We have a solution for every real estate challenge.

We support our customers with targeted solutions for existing sites and new developments.

Ours is an all-round offer that embraces every dimension of real estate, with no geographical limits.



OUR ASSETS



NORTHERN ITALY

Piedmont:

Grande Cuneo
Porte di Torino
Rivoli
To Dream – Urban District
Venaria

Lombardy:

Adda Center
Belpò
Piazza Loreto ●
Merlata Bloom Milano
Molinetto
Nerviano
Porte di Milano
Rescaldina
Rondò dei Pini*
Vimodrone
Vulcano
Le Cupole

Veneto:

Vicenza

CENTRAL ITALY

Marche:

Conero
Fanocenter
Le Ancore
L'Orologio
Il Castagno

Abruzzo:

Borgo d'Abruzzo
Porte di Pescara

Lazio:

The Wow Side
Casetta Mattei*

SOUTHERN ITALY

Campania:

Grande Sud
Mugnano
Neapolis

Apulia:

Casamassima
Porte dello Jonio

Sardinia:

I Fenicotteri
Olbia Mare
Porte di Sassari
Pratosardo

Sicily:

Etnapolis
Porte di Catania

*Property management only

● New Development

OUR BEST OF MERLATA BLOOM MILANO

Milan, Italy
70,000 m² of GLA
Opening in 2023

The **shopping & entertainment destination** where you can find unprecedented brands for the Italian market, over **45 addresses for dining** and specially created entertainment formats.



FIRST COMPLETION OF THE NEW DISTRICT
north-west of Milan



BEST EUROPEAN PERFORMANCE
of the "King Colis" temporary event



WINNER OF NUMEROUS INTERNATIONAL AWARDS
including the GRI Awards Europe 2024
BREEAM New Construction Certificate



70,000m²
M² OF GLA



210
STORES
including shops,
restaurants and kiosks



8,000m²
FOR ENTERTAINMENT



26%
(45 FOOD CONCEPTS)
F&B vs. a national
average of 12%



22
BRANDS
entering Italy or a mall
for the first time



600m²
OF OFFICES



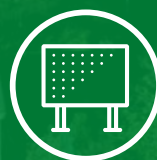
1
DECATHLON
Stores & Headquarters



1
SUPERMARKET
Esselunga



1
CINEMAS
NOTORIOUS
Multiplex Premium



100m²
OF LEDWALL ADV

MERLATA BLOOM MILANO:

FROM DEVELOPMENT PROJECT TO PORTFOLIO ASSET

From **land to be regenerated**
and to be given value



To **new commercial space**
in full swing,
to be managed and promoted

2019

2023

We know how to bring brownfield sites to new value by developing new real estate functions up to the management of every aspect of the asset's life, through to increasing its real estate value and re-introducing it into the market capital for sale.



OUR BEST OF TO DREAM

Turin, Italy
43,809 m² of GLA
Opening of the first phase 2023

To Dream is the largest **Urban District** in Piedmont and the largest **urban regeneration project**.
An Open Mall with an **total area of 270,000 m²**, it is the gateway to the north-west area of the city and the **regional hub of attraction** capable of combining shopping, work and wellness in an **open space** characterised by the iconic setting of Turin's typical arcades.



NATIONAL AWARD WINNERS
Undergoing BREEAM New Construction certification



1,500m²
OF OFFICES AND
THE RETURN OF
MICHELIN IN THE AREA



65
SHOPS



23,000m²
OF SPACES
FOR ENTERTAINMENT
AND TRAINING



21
FOOD & BEVERAGE UNITS



70%
OF PRIMARY ENERGY
from renewable energy
sources



132
ELECTRIC CHARGING
POINTS



OUR BEST OF PORTE DELLO JONIO

Taranto, Italy
32,808 m² of GLA
Restyling in 2018

It is the **most nearby centre**, a reference point for **shopping, sociability and culture** of the city of **Taranto and its province**.
In 2024 its retail proposal was renewed and **its food court area enhanced** with a new layout designed to promote the food and entertainment offer, which at all times is conceived in response to the **needs of the community**.



CNCC AWARDS 2024
CNCC AWARDS 2023
Certificate of merit



INNOVA RETAIL AWARD 2021
Best Pandemic category



CNCC DESIGN AWARD 2019
Refurbishment category



1ST

FIRST OPENING OF A LOCAL
ASL INFOPOINT inside
a shopping centre



80

SHOPS



58

EVENTS
in 2024



1

BUS CONNECTION
WITH THE CITY CENTRE



+65%

FAIR VALUE
post restyling



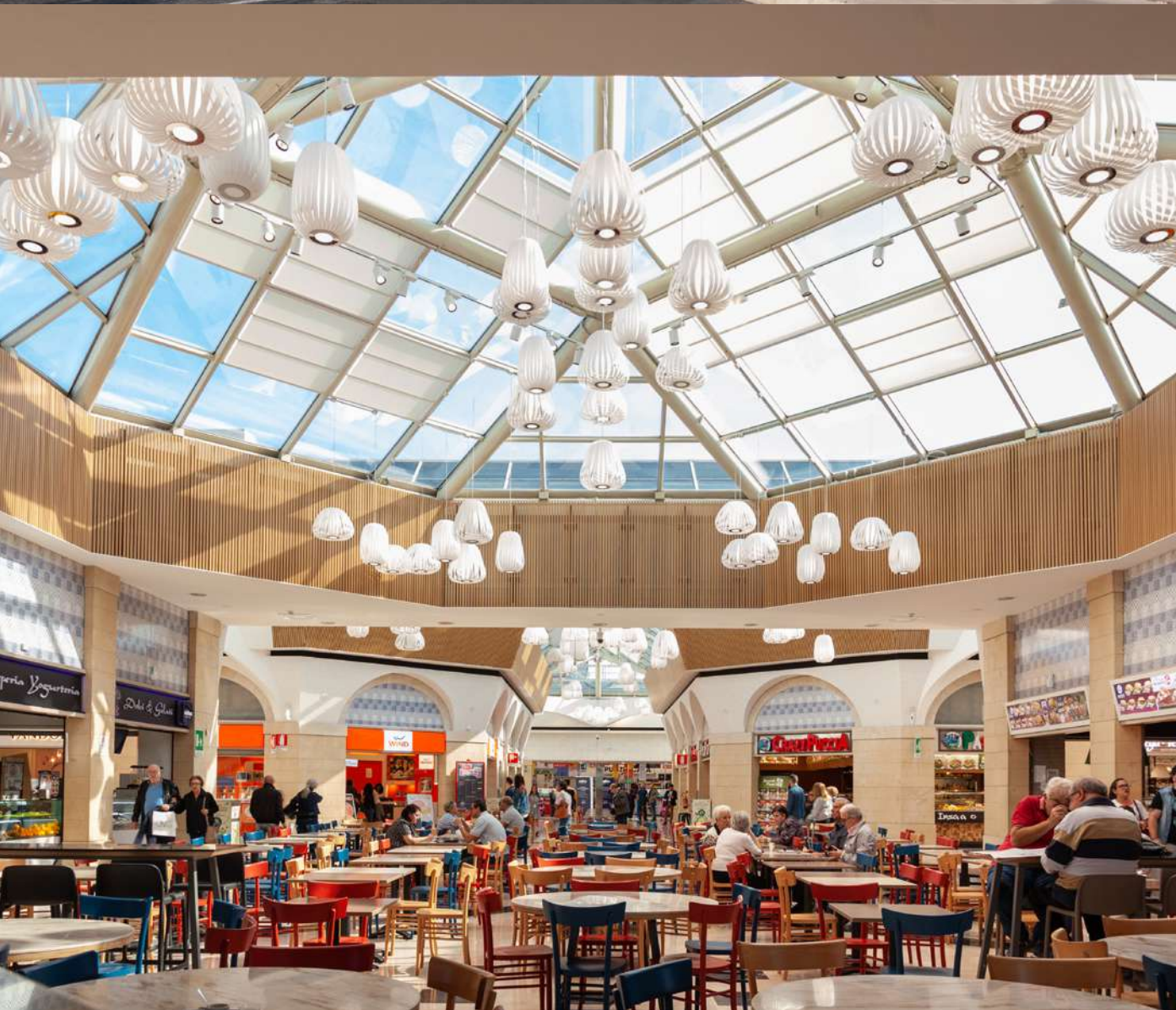
30

ELECTRIC CHARGING
POINTS



+13%

FOOTFALL
post restyling



OUR BEST OF PIAZZA LORETO

Milan, Italy
10,000 m²
A project for urban regeneration

Winner of the **international call for proposals “C40 Reinventing Cities”** launched by the **Municipality of Milan**. It is the first example of **the regeneration** of an existing piazza **in the heart of a city** realised by the partnership between **public and private actors**.

It is also the **first high street project** of Nhood: here **retail** returns to its role as a **social activator** in continuity with Corso Buenos Aires, the main artery of commerce in the city.

LEED AND GBC CERTIFICATIONS
Ongoing



8,000m²
M² OF RETAIL GLA



+40
BRANDS



2
PIAZZA LEVELS



60
BICYCLE PARKING SPACES



3,900m²
M² GREEN AREAS
FOR PUBLIC USE



11
ELECTRIC CHARGING
POINTS

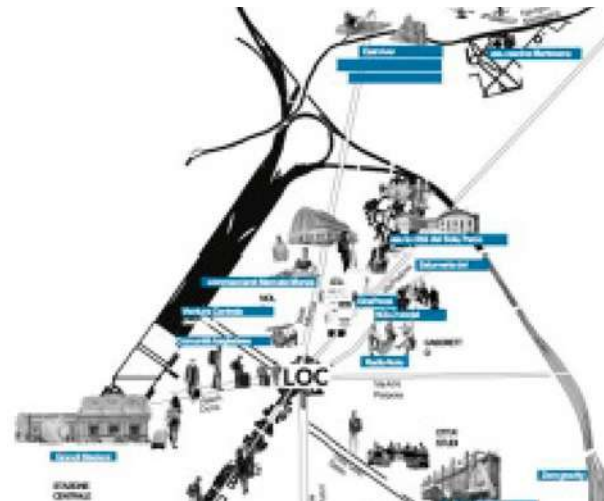


1,2km
OF CYCLE PATHS
in the whole project

OUR BEST OF LISTENING TO THE LOCAL COMMUNITY

PIAZZALE LORETO: THE COMMUNITY ENGAGEMENT PATH

COMPETITION Dec 19- Mar 21



- Local data collection
- Digital ethnography
- Pop-up interviews

+100

randomly interviewed
residents and city users

FINAL DESIGN Apr 21 - Jan 23



- In-depth interviews: associations, local experts and informal groups
- Contextual interviews with residents and city users
- Poster campaign site specific

50

representatives of
local committees,
associations and interest
groups

PRE-SITE Jan 23 - Dec 23



- LOC 2026 info desk
- Public presentation and Q&A meetings
- Masterclass
- Cultural and artistic events

20

experts
The public

KSITE From 2025



- Continuation of the public programme
- Activation of the site: Open Site

+7,500

visitors
HUB2026

OPENING OF PIAZZA From 2027



- Inauguration of the Piazza
- Schedule of public initiatives with local players
- Community management

+280

participants at events
and public meetings





(Y)OUR PEOPLE

We bring our expertise together for a shared vision of the future of real estate.



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