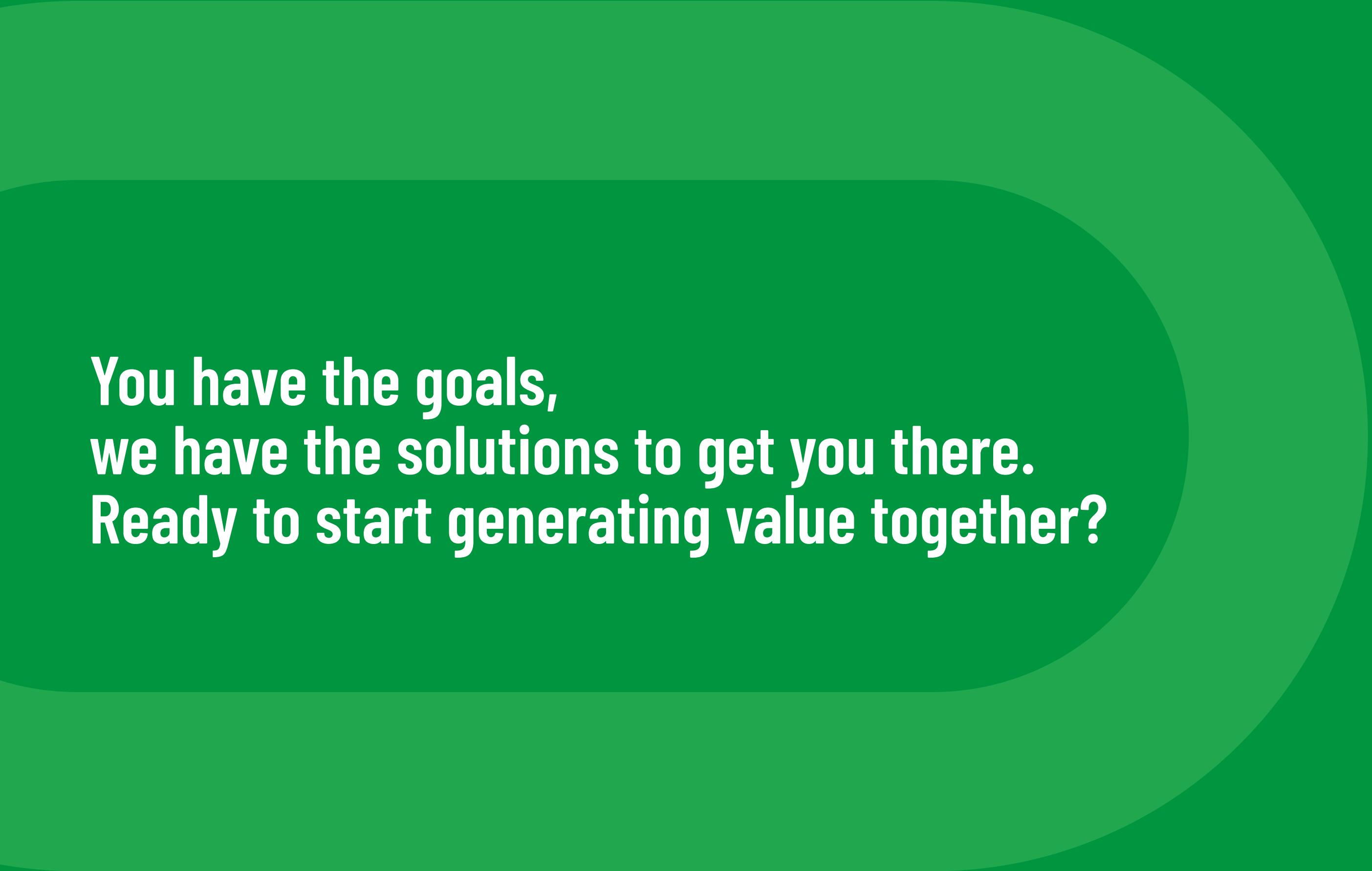




READY TO SHAPE THE  
FUTURE OF REAL ESTATE?

Let's create value together

nh0od  
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



**p.04 HELLO, WE ARE NHOOD**

**p.06 OUR CUSTOMERS**

**p.07 OUR SOLUTIONS**

**p.08 OUR ASSETS**

**p.10 OUR BEST OF**

**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.



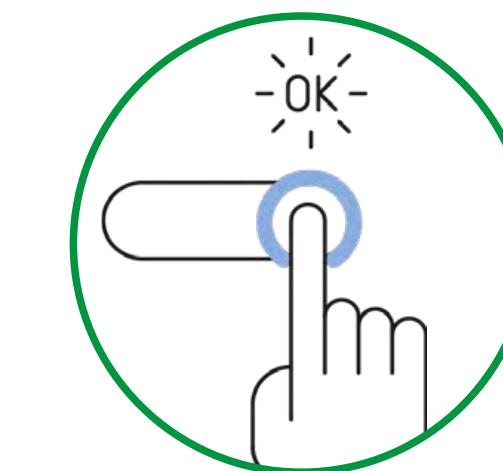
## AFM HOLDING

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 potential of those under management.

**1976**

IMMOCHAN

**1997**

Important partnership with LA RINASCENTE

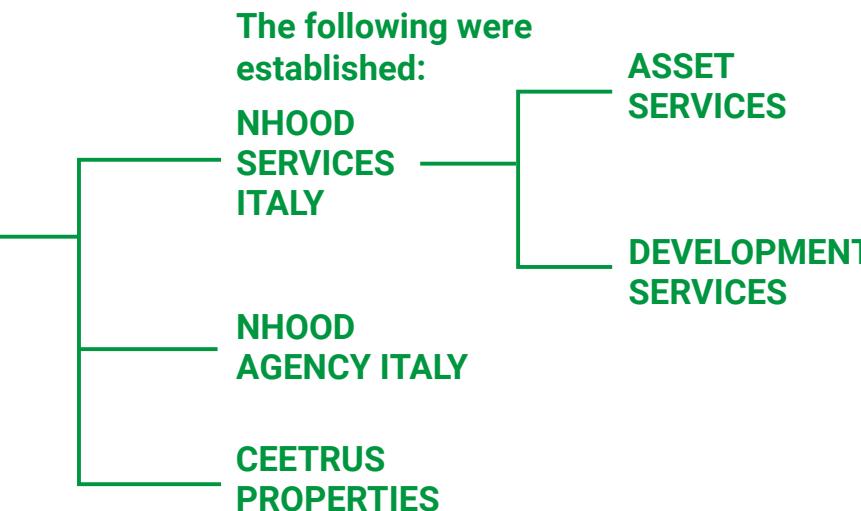
**2003**

GALLERIE COMMERCIALI ITALIA

**2018**

CEETRUS with citizens for citizens

**2021**



**AFM**

**nh0od**  
NEW LIVING  
MOOD

**Ceetrus**

**midas**

**DECATHLON**

**BRICO**  
CENTER

**TECNOMAT**

**flunch**

**JULES**

**pimkie**<sup>®</sup>

**LEROY MERLIN**

**Norauto**

**KIABI**  
la mode à petits prix

## WORLD

**+1.300**

EXPERTS

**4.7 MLN**

M<sup>2</sup> MANAGED

**11**

COUNTRIES

**1.060**

ASSETS UNDER  
MANAGEMENT

**14 BLN**

€ FAIR VALUE

## ITALY

**+30**

ASSETS UNDER  
MANAGEMENT

**155 MLN**

€ RENTAL REVENUES  
OF MANAGED SPACES

**2 BLN**

€ FAIR VALUE

**960.000**

M<sup>2</sup> MANAGED

**2.3 BLN**

€ REVENUE  
RETAIL OPERATORS

**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

LEROY MERLIN

MediaWorld

ESSELUNGA

M

NESPRESSO

+5,000  
BRANDS  
IN THE NH0OD  
GROUP

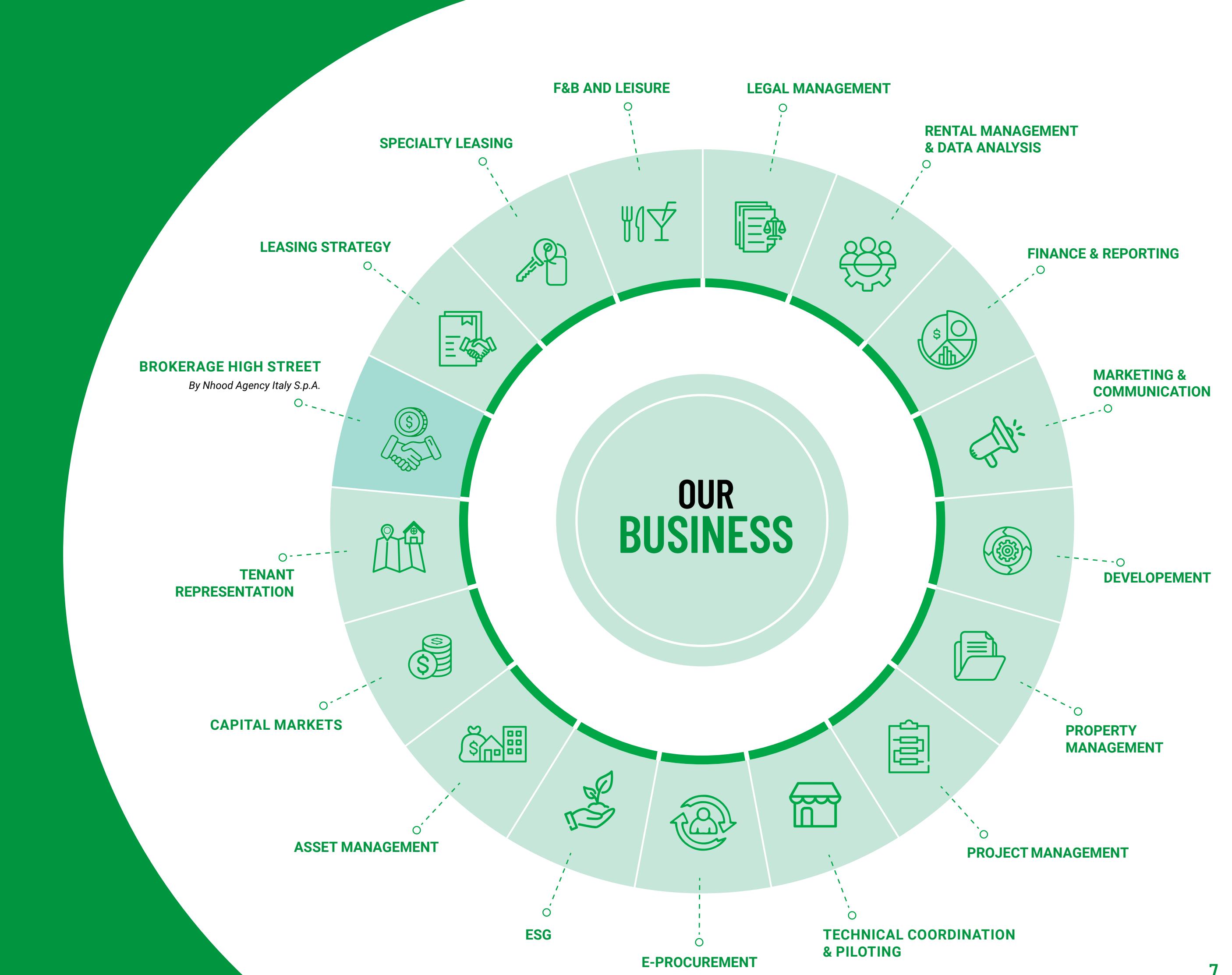
AND MORE...

# OUR SOLUTIONS

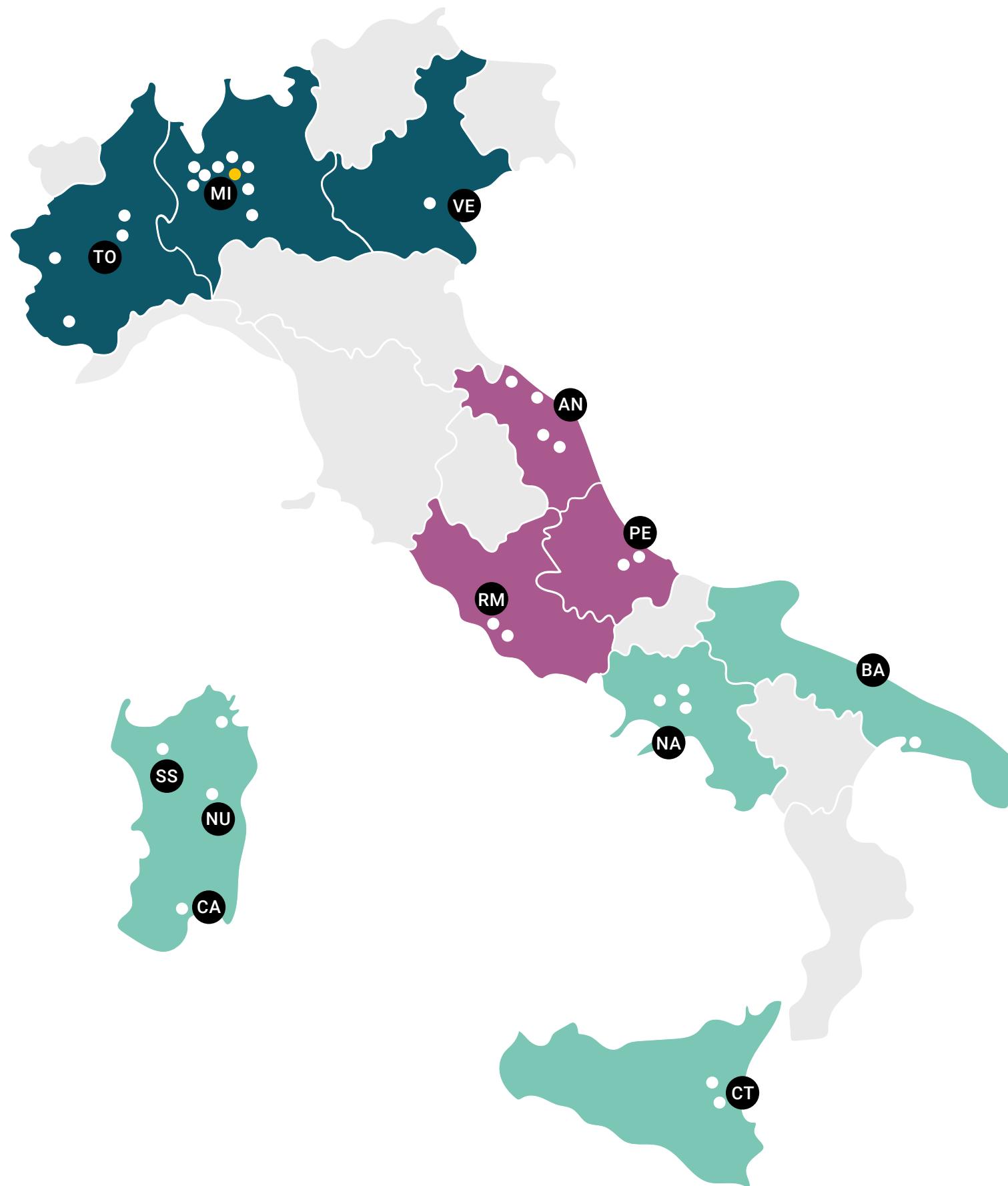
**We have a solution  
for every real estate challenge.**

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

### Lombardy:

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

### Veneto:

Vicenza

## CENTRAL ITALY

### Marche:

Conero  
Fanocenter  
Le Ancore  
L'Orologio

### Abruzzo:

Borgo d'Abruzzo  
Porte di Pescara

### Lazio:

The Wow Side  
Casetta Mattei

## SOUTHERN ITALY

### Campania:

Grande Sud  
Mugnano  
Neapolis

### Apulia:

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 m<sup>2</sup> 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



**70,000 m<sup>2</sup>**  
M<sup>2</sup> OF GLA



**210**  
STORES  
including shops,  
restaurants and kiosks



**8,000 m<sup>2</sup>**  
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



**600 m<sup>2</sup>**  
OF OFFICES



**1**  
DECATHLON  
Stores & Headquarters



**1**  
SUPERMARKET  
Esselunga



**1**  
CINEMAS  
NOTORIOUS  
Multiplex Premium



**100 m<sup>2</sup>**  
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



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 m<sup>2</sup> 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 a total area of 270,000 m<sup>2</sup>, 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



1,500 m<sup>2</sup>

OF OFFICES AND  
THE RETURN OF  
MICHELIN IN THE AREA



21

FOOD & BEVERAGE UNITS



65

SHOPS



70%

OF PRIMARY ENERGY  
from renewable energy  
sources



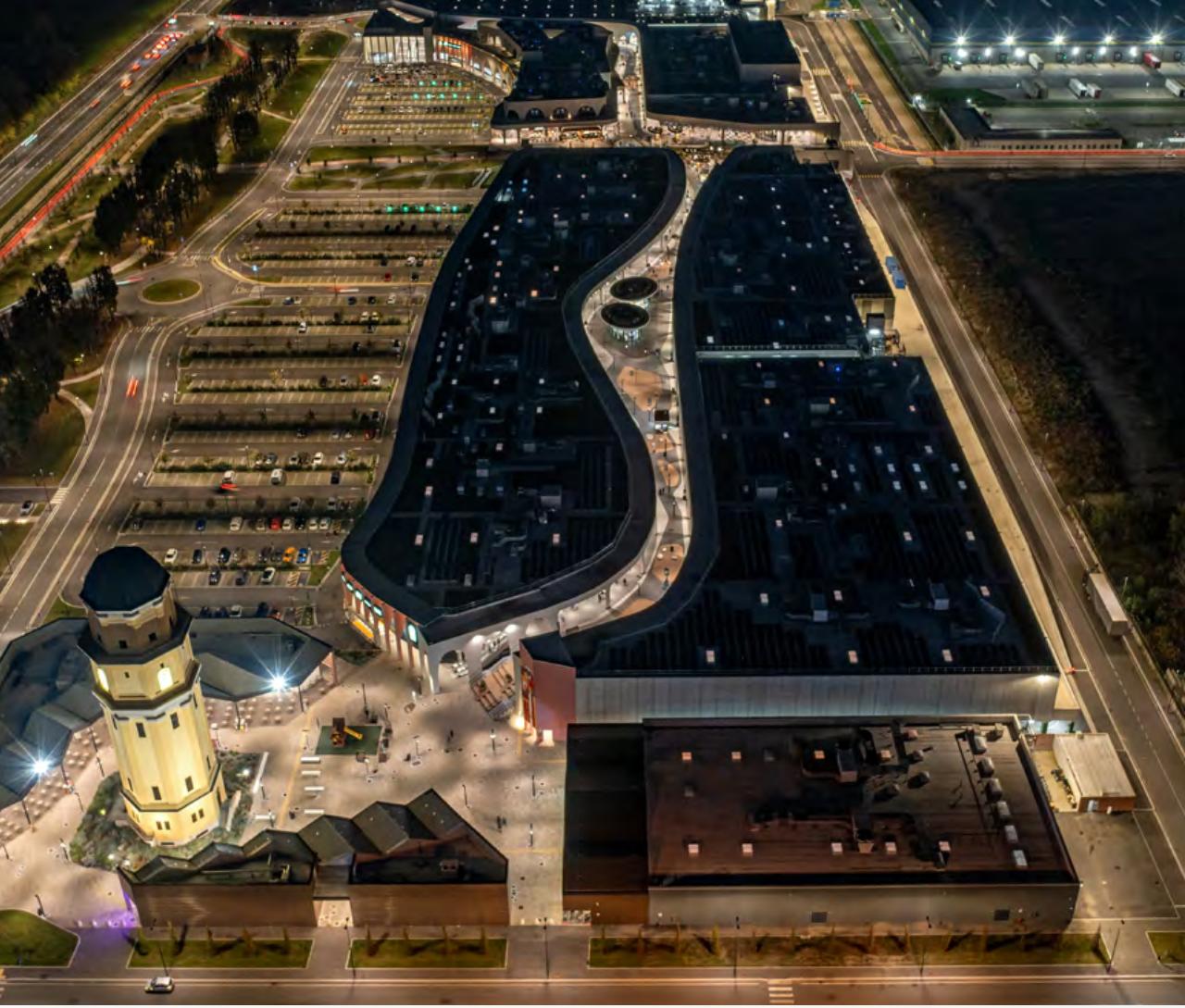
23,000 m<sup>2</sup>

OF SPACES  
FOR ENTERTAINMENT  
AND TRAINING



132

ELECTRIC CHARGING  
POINTS



# OUR BEST OF PORTE DELLO JONIO

Taranto, Italy  
32,808 m<sup>2</sup> 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



1<sup>ST</sup>

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

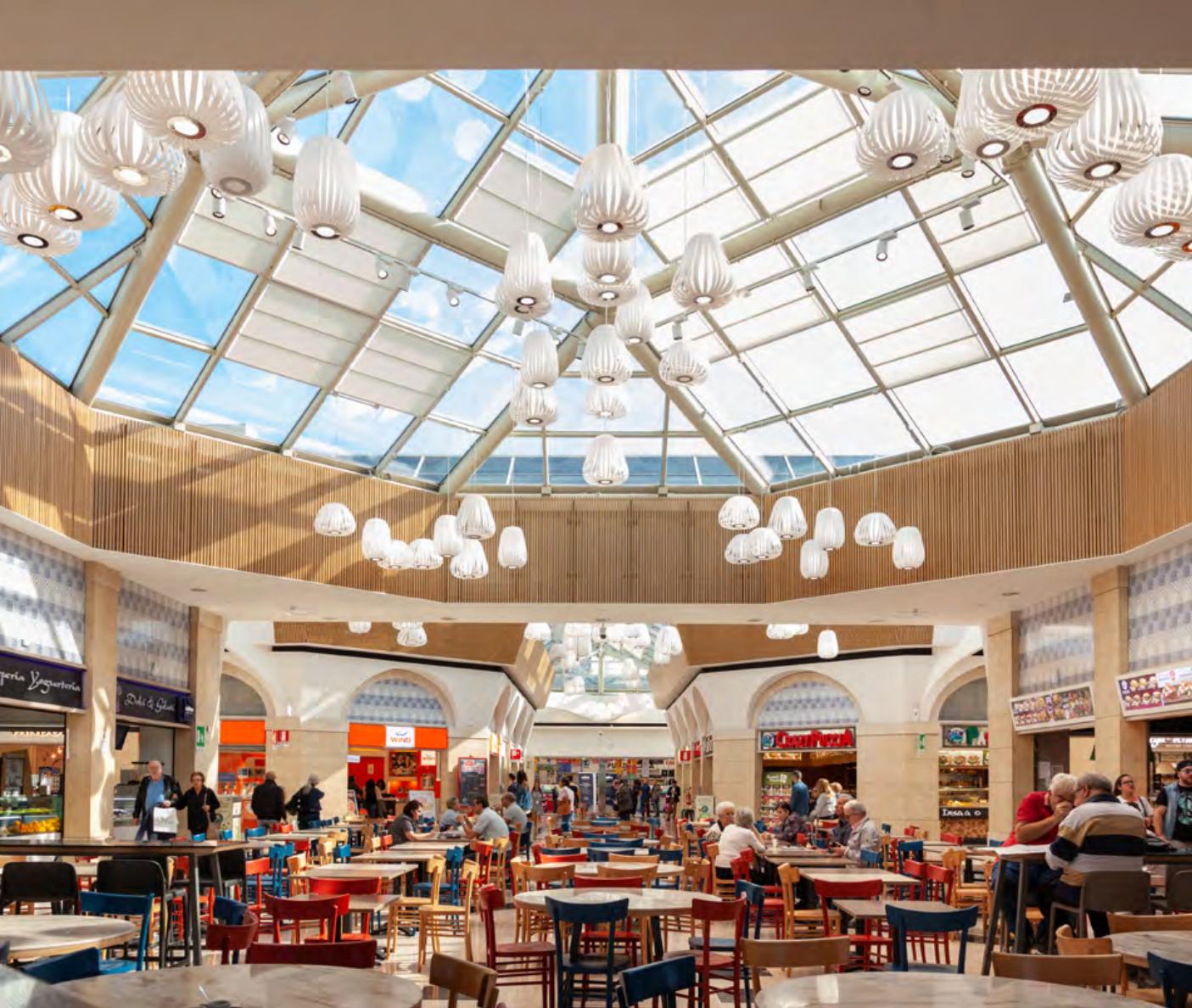


30  
ELECTRIC CHARGING  
POINTS



+13%

FOOTFALL  
post restyling





# OUR BEST OF PIAZZA LORETO

Milan, Italy  
10,000 m<sup>2</sup>  
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



8,000 m<sup>2</sup>  
M<sup>2</sup> OF RETAIL GLA



+40  
BRANDS



2  
PIAZZA LEVELS



60  
BICYCLE PARKING SPACES



3,900 m<sup>2</sup>  
M<sup>2</sup> GREEN AREAS  
FOR PUBLIC USE



11  
ELECTRIC CHARGING  
POINTS



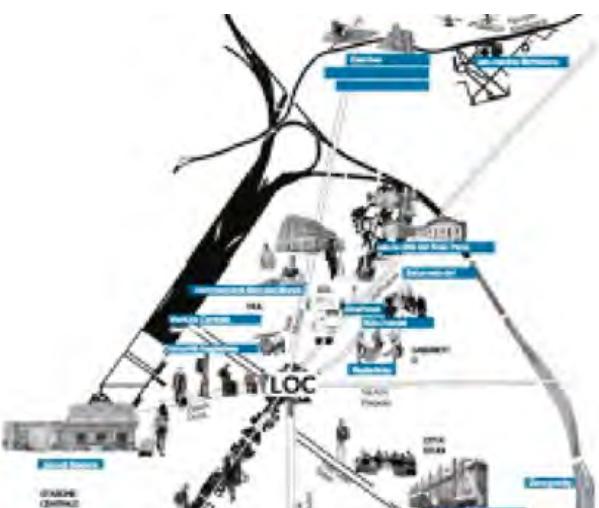
1,2 km  
OF CYCLE PATHS  
in the whole project

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

**FINAL DESIGN** Apr  
21 - Jan 23



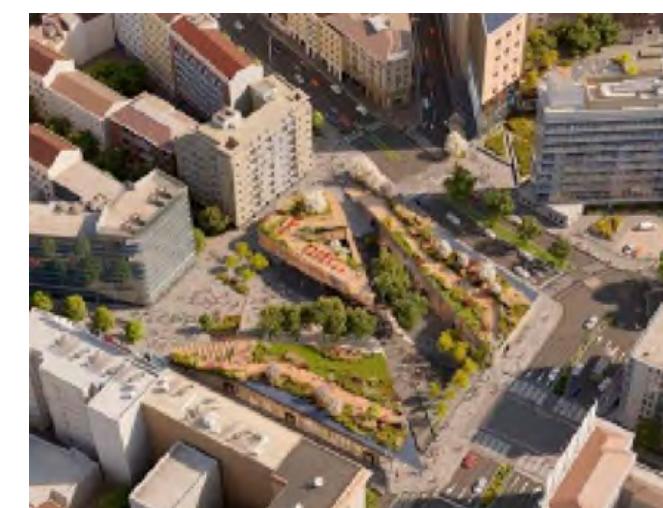
- In-depth interviews: associations, local experts and informal groups
- Contextual interviews with residents and city users
- Poster campaign site specific

**PRE-SITE** Jan 23 -  
Dec 23



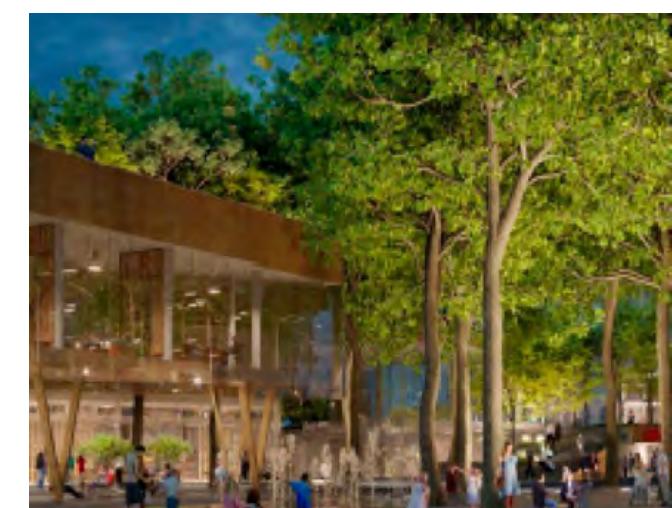
- LOC 2026 info desk
- Public presentation and Q&A meetings
- Masterclass
- Cultural and artistic events

**KSITE**  
From 2025



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

**OPENING OF PIAZZA**  
From 2027



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

**+100**  
randomly interviewed  
residents and city users

**50**  
representatives of  
local committees,  
associations and interest  
groups

**20**  
experts  
The public

**+7,500**  
visitors  
HUB2026

**+1,800**  
newsletter  
subscribers

**+280**  
participants at events  
and public meetings





# (Y)OUR PEOPLE

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



## THIERRY LECONTE

Amministratore Delegato

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