

An aerial photograph of a modern architectural complex. The central feature is a large, curved building with a facade of alternating blue and orange rectangular panels. Above this building is a rooftop garden with green grass and some trees. Below the building is a paved plaza with several small, landscaped green areas and people walking. To the left is another modern building with a glass facade. To the right is a multi-lane highway with a concrete barrier. The overall scene is bright and sunny, with long shadows cast by the buildings.

# 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.



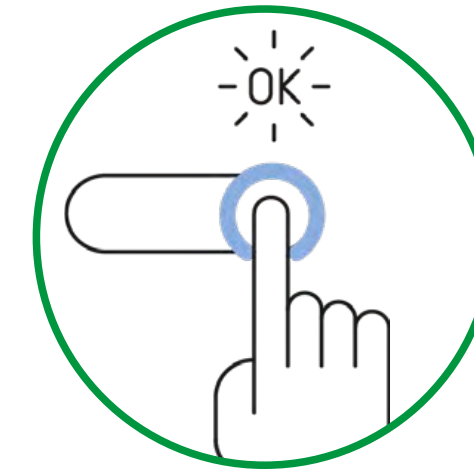
## AFM HOLDING

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

**4.7 MLN**

M<sup>2</sup> MANAGED

**11**

COUNTRIES

**1.060**

ASSETS UNDER  
MANAGEMENT

**14 BLN**

€ FAIR VALUE

## ITALY

**+30**

ASSETS UNDER  
MANAGEMENT

**960.000**

M<sup>2</sup> MANAGED

**155 MLN**

€ RENTAL REVENUES  
OF MANAGED SPACES

**2.3 BLN**

€ REVENUE  
RETAIL OPERATORS

**2 BLN**

€ 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

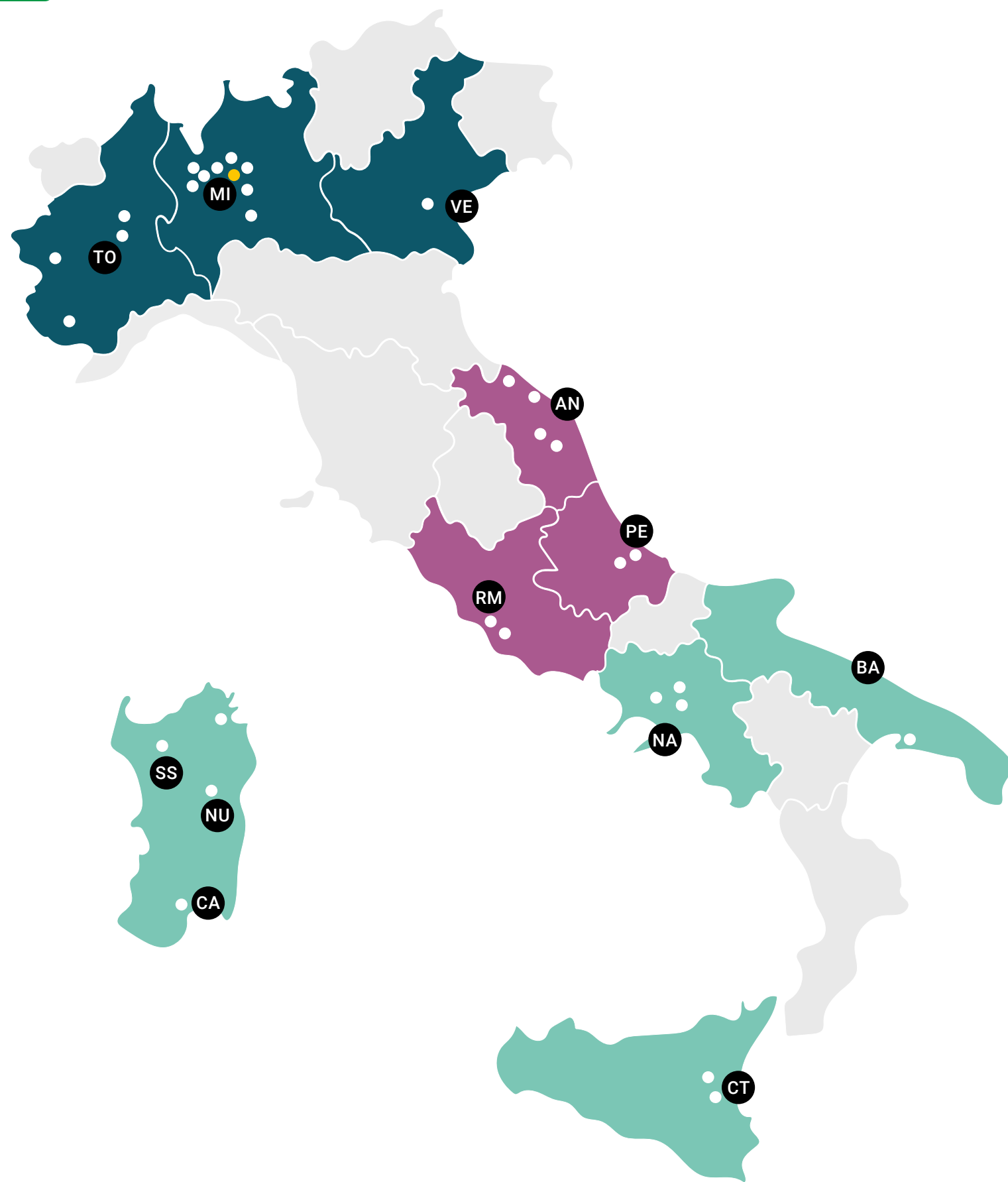
## We have a solution for every real estate challenge.

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

### 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



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



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



**8,000m<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



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



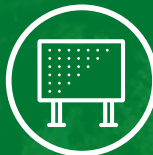
**1**  
**DECATHLON**  
Stores & Headquarters



**1**  
**SUPERMARKET**  
Esselunga



**1**  
**CINEMAS**  
NOTORIOUS  
Multiplex Premium



**100m<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

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 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 an **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



**1,500m<sup>2</sup>**  
OF OFFICES AND  
THE RETURN OF  
MICHELIN IN THE AREA



**65**  
SHOPS



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



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



**+40**  
BRANDS



**2**  
PIAZZA LEVELS



**60**  
BICYCLE PARKING SPACES



**3,900m<sup>2</sup>**  
M<sup>2</sup> 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

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## PIAZZALE LORETO: THE COMMUNITY ENGAGEMENT PATH

COMPETITION Dec 19- Mar 21	FINAL DESIGN Apr 21 - Jan 23	PRE-SITE Jan 23 - Dec 23	KSITE From 2025	OPENING OF PIAZZA From 2027	
					
<ul style="list-style-type: none"><li>• Local data collection</li><li>• Digital ethnography</li><li>• Pop-up interviews</li></ul>	<ul style="list-style-type: none"><li>• In-depth interviews: associations, local experts and informal groups</li><li>• Contextual interviews with residents and city users</li><li>• Poster campaign site specific</li></ul>	<ul style="list-style-type: none"><li>• LOC 2026 info desk</li><li>• Public presentation and Q&amp;A meetings</li><li>• Masterclass</li><li>• Cultural and artistic events</li></ul>	<ul style="list-style-type: none"><li>• Continuation of the public programme</li><li>• Activation of the site: Open Site</li></ul>	<ul style="list-style-type: none"><li>• Inauguration of the Piazza</li><li>• Schedule of public initiatives with local players</li><li>• Community management</li></ul>	
<div><div>+100</div><div>randomly interviewed residents and city users</div></div>	<div><div>50</div><div>representatives of local committees, associations and interest groups</div></div>	<div><div>20</div><div>experts The public</div></div>	<div><div>+7,500</div><div>visitors HUB2026</div></div>	<div><div>+1,800</div><div>newsletter subscribers</div></div>	<div><div>+280</div><div>participants at events and public meetings</div></div>





# (Y)OUR PEOPLE

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



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