



**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.21 (Y)OUR PEOPLE

MERLATA BLOOM MILANO  
TO DREAM  
PORTE DELLO JONIO  
THE WOW SIDE



# HELLO, WE ARE NHOOD



### COMMERCIAL REAL ESTATE

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



### OVER 1.500 COLLABORATORS

We are present in 9 countries, with over 1,500 experts.



### A NETWORK OF COMPANIES

We are part of 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  
The following were established:  
 NHOOD SERVICES ITALY  
 NHOOD AGENCY ITALY  
 CEETRUS PROPERTIES  
 ASSET SERVICES  
 DEVELOPMENT SERVICES

WORLD

**+1.500**  
EXPERTS

**27 MLN**  
M<sup>2</sup> MANAGED

**9**  
COUNTRIES

**1.060**  
ASSETS UNDER MANAGEMENT

**12 MLD**  
€ FAIR VALUE

ITALY

**+30**  
ASSETS UNDER  
MANAGEMENT

**155 MLN**  
€ RENTAL REVENUES  
OF MANAGED SPACES

**2 MLD**  
€ FAIR VALUE

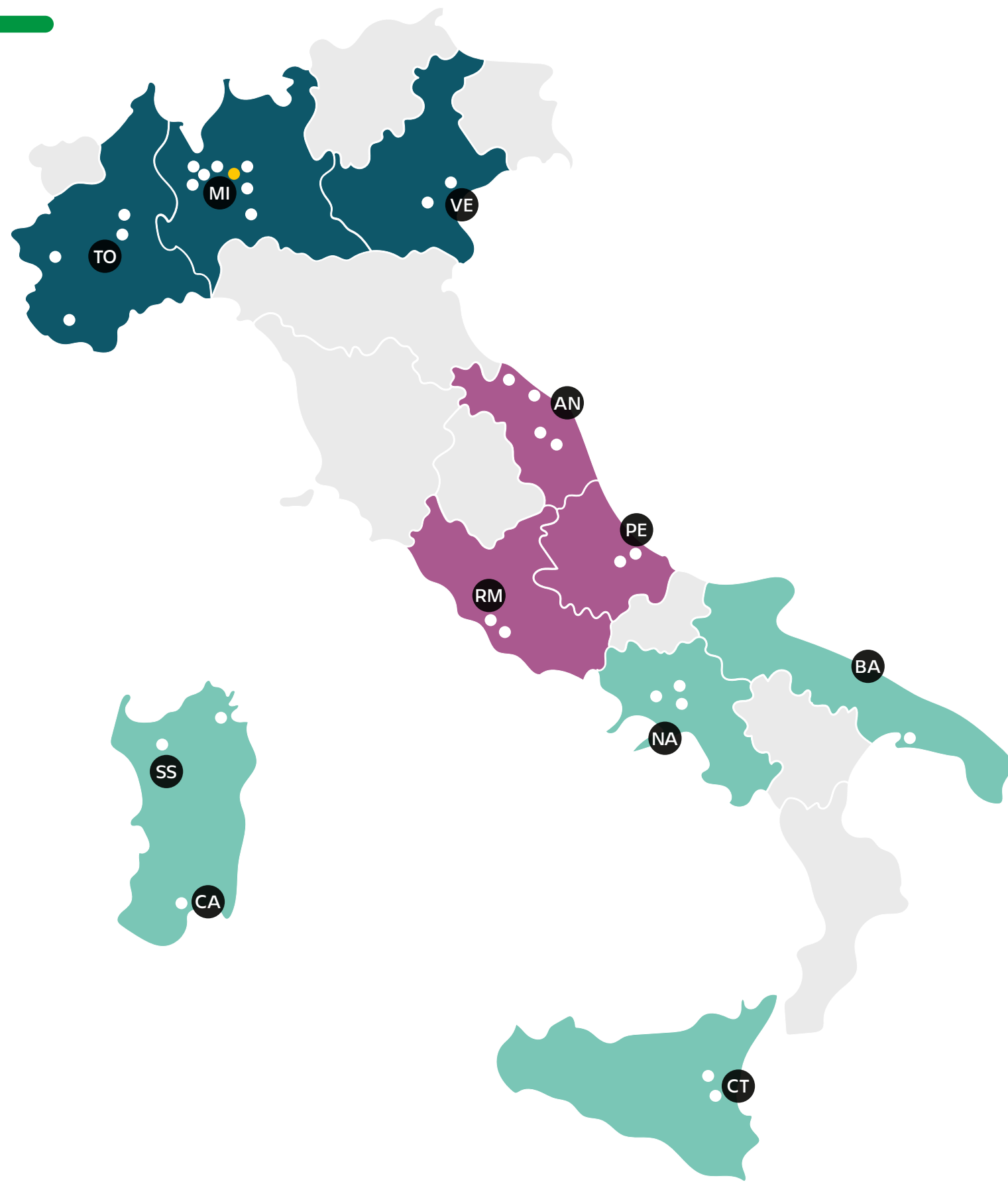
**970.000**  
M<sup>2</sup> MANAGED

**2.3 MLD**  
€ REVENUE  
RETAIL OPERATORS

**130 MLN**  
VISITORS



# ASSET UNDER MANAGEMENT



## 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\*
- Le Cupole\*

### Veneto:

- Ca' Mestre
- 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

### Sicily:

- Etnapolis
- Porte di Catania

\*Property management only

● New Development



# 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



## TENANTS & RETAILERS



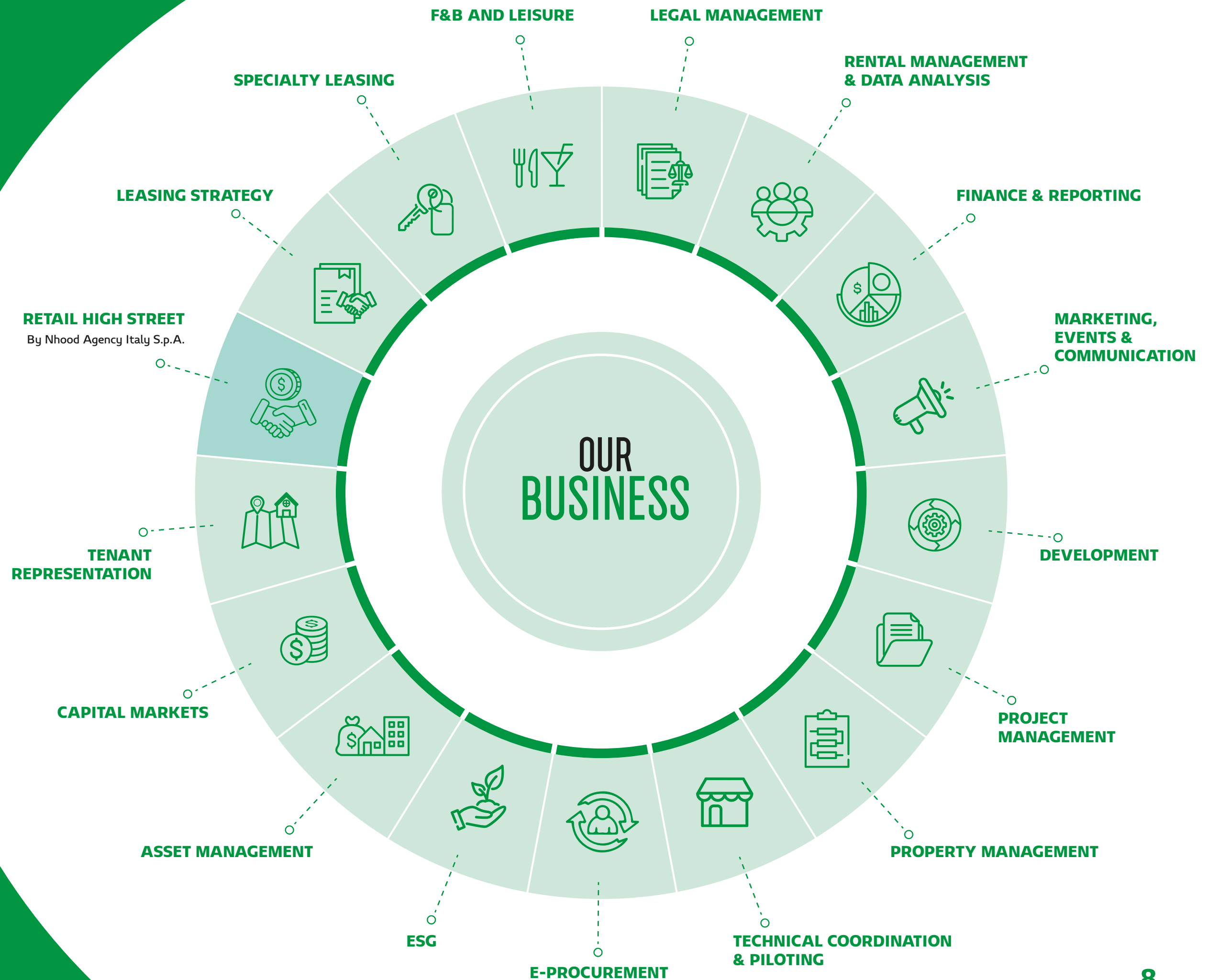
AND MORE...

# 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.



# PROPERTY MANAGEMENT

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## PROPERTY MANAGEMENT

Oversee, manage, and coordinate day-to-day asset operations to ensure operational efficiency, create an optimal customer experience, and enhance property value.



## LEASING STRATEGY & EXECUTION

Secure the best tenants for your business mix and the best asset deals.



## SPECIALTY LEASING

Monetize asset spaces by improving customer experience and diversifying offerings.



## LEGAL MANAGEMENT

Manage processes and disputes, define contractual terms, and gain negotiating leverage.



## MARKETING, EVENTS & COMMUNICATION

Promote assets, reach the right audience, and create unique experiences to maximize their potential.



## TECHNICAL COORDINATION & PILOTAGE

Technical support for tenants from the handover of the premises to the opening, management of municipal and land registry procedures, and high-level surveillance.



## PROJECT MANAGEMENT

Project management for the transformation of commercial or urban spaces and obtaining the necessary permits to achieve objectives on time and within budget.



## F&B AND LEISURE

Supporting brands and industry operators throughout every stage of their development, positioning, and growth.

# STRATEGIC SUPPORT SERVICES



## TENANT REPRESENTATION

Assist retailers and brands in their commercial expansion by studying their positioning and target market and identifying the best locations for their stores.



NEW

## CAPITAL MARKETS

Find and create investment opportunities, gain insights into potential capital sources.



NEW

## HIGH STREET RETAIL

Service provided by Nhood Agency Italy Srl: a company that manages the sale and rental of business units, as well as the purchase, sale, and rental of High Street units.



## FINANCE & REPORTING

Financial reporting management and investment control.



## ESG

Strategic ESG support, energy management, ESG reporting, asset studies and training and environmental certifications.



## E-PROCUREMENT

Ensure the entire procurement process: from vendor selection to contract finalization.



## DEVELOPMENT

Feasibility studies and business plans to evaluate the financial returns and implications of development projects.



## ASSET MANAGEMENT

Optimize asset value, adapt strategies, and generate value to achieve high performance.

# A PROVEN TRACK RECORD

## PROPERTY & LEASING MANAGEMENT



**Rome**  
**Casetta Mattei**

**Services:** Property Management, Rental Management, Leasing & Specialty Leasing  
**Landlord:** Aurelia Trading  
**Asset:** Shopping Centre  
**GLA:** 15.348 mq  
**Footfall:** 2,0 mln

## PROPERTY & LEASING MANAGEMENT



**Venice**  
**Ca' Mestre**

**Services:** Property Management, Rental Management, Leasing & Specialty Leasing  
**Landlord:** Commerz Real  
**Asset:** Shopping Centre  
**GLA:** 13.828 mq  
**Footfall:** 2,2 mln

## PROJECT MANAGEMENT



**Catania**  
**Etnapolis**

**Services:** Project Management, ESG Property Management Services  
**Landlord:** Montensia  
**Asset:** Shopping Centre  
**GLA:** 106.000 mq  
**Footfall:** 6,2 mln

## TENANT REPRESENTATION



**Milan, Turin**  
**Bokok**

**Services:** Tenant Representation

## CAPITAL MARKETS



**Bari**  
**Parco Commerciale Casamassima**

**Services:** Advisory sell-side  
**Landlord:** Ceetrus  
**Asset:** Shopping Centre  
**GLA:** 100.000 mq

MERLATA BLOOM MILAN:

# FROM DEVELOPMENT PROJECT TO PORTFOLIO ASSET

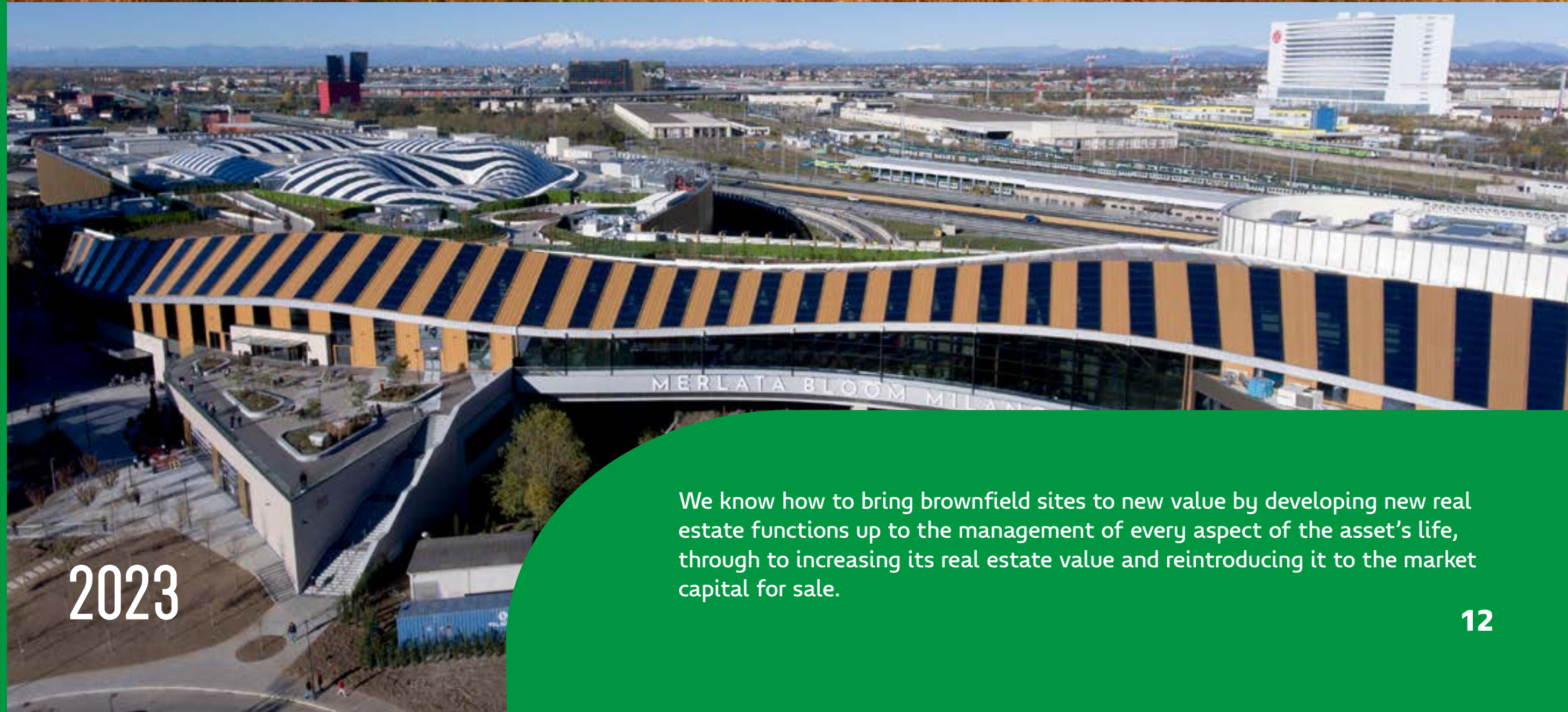
From land to be regenerated  
and to be given value



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 reintroducing it to the market capital for sale.

# 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.



**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%**  
GLA DEDICATED TO F&B  
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



**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



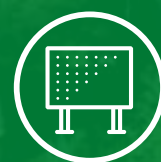
**1**  
DECATHLON  
Store & Headquarter



**1**  
SUPERMARKET  
Esselunga



**1**  
CINEMA  
NOTORIOUS  
Multiplex Premium



**100** m<sup>2</sup>  
OF LEDWALL ADV



# 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



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



**65**  
STORES



**23,000m<sup>2</sup>**  
OF SPACES  
FOR ENTERTAINMENT  
AND TRAINING



**21**  
FOOD & BEVERAGE UNITS



**70%**  
OF PRIMARY ENERGY  
from renewable  
energy sources



**132**  
EV 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**  
STORES

 **58**  
EVENTS  
in 2024

 **1**  
BUS CONNECTION  
WITH THE CITY CENTRE

 **1**  
BRT BUS STOP IN THE CENTER  
FROM 2027

 **+65%**  
FAIR VALUE  
post restyling

 **30**  
EV CHARGING POINTS

 **+13%**  
FOOTFALL  
post restyling



# I NOSTRI BEST OF THE WOW SIDE

**Rome, Italia**  
**63.000 m<sup>2</sup> of GLA**

The WOW Side is one of Italy's most innovative shopping centres. Developed in collaboration with Generali Real Estate, the company manages over 63,000 sqm of commercial space. The scheme features a well-balanced mix of retail, F&B and leisure, designed to ensure flexible use and continuous footfall throughout the day.

The tenant mix includes fashion, home, technology, leisure and services with key brands such as HalfPrice, OVS, Calzedonia, Foot Locker, IKEA, Unieuro and Ipermercato Emisfero. The entertainment component plays a central role, with dedicated concepts such as Color Hotel, Green Forest and LOG – Lot of Games, enhancing the overall customer experience through interactive activities and leisure-oriented spaces.



**CNCC AWARDS 2006**  
**CNCC AWARDS 2015**  
**CNCC AWARDS 2022**  
Certificate of merit



**157**  
STORES



**8.000m<sup>2</sup>**  
GLA DEDICATED  
TO ENTERTAINMENT



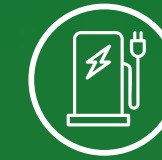
**+21%**  
FOOTFALL  
(Jan–Mar 2026 vs 2025)



**+12%**  
OCCUPANCY SINCE  
MANDATE START



**12.500m<sup>2</sup>**  
RE-LET SINCE  
MANDATE START



**4**  
EV CHARGING POINTS



# (Y)OUR PEOPLE

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



## THIERRY LECONTE

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