



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.



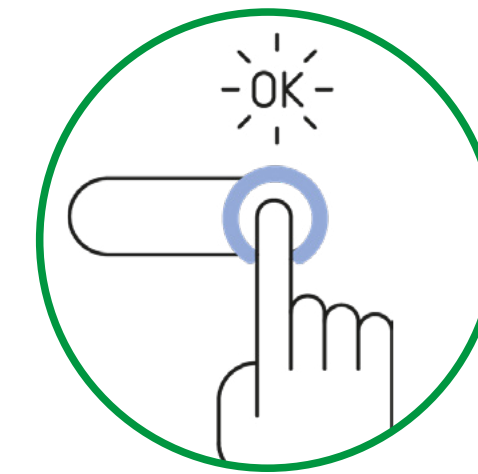
A NETWORK OF COMPANIES

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
M² MANAGED

9
COUNTRIES

1.060
ASSETS UNDER MANAGEMENT

12 MLD
€ FAIR VALUE

ITALY

30
ASSETS UNDER
MANAGEMENT

970.000
M² MANAGED

155 MLN
€ RENTAL REVENUES
OF MANAGED SPACES

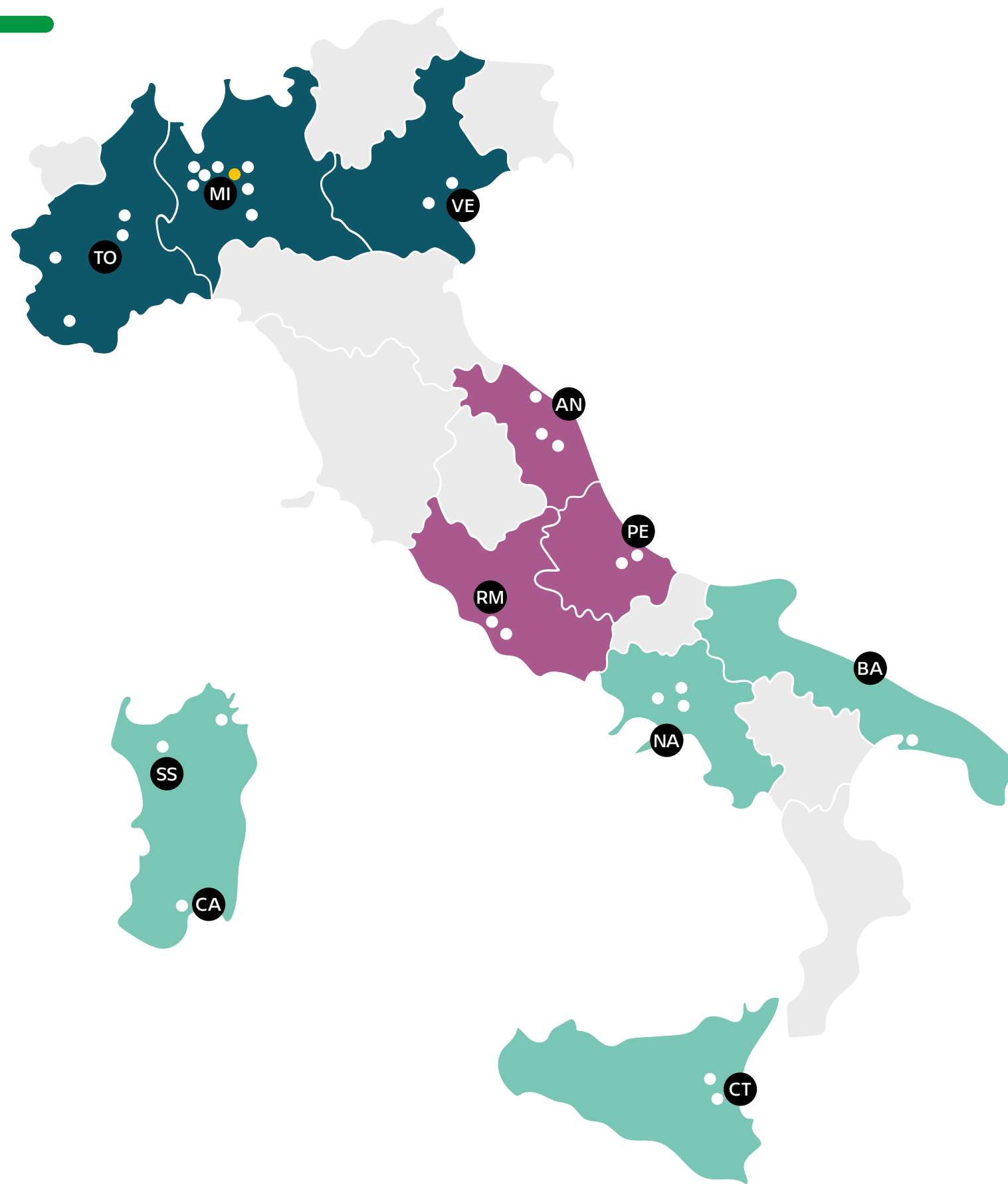
2.3 MLD
€ REVENUE
RETAIL OPERATORS

2 MLD
€ FAIR VALUE

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
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

Ceetrus

PRADERA

CASTELLO SGR

iper
tosano

GENERALI
REAL ESTATE

TENANTS & RETAILERS

INDITEX

H&M

TEDDY
GROUP

PERCASSI

GRUPPO CREMONINI

ONIVERSE

PRIMARK

OVS

SEPHORA

DOUGLAS

COLMAR

Foot Locker

adidas

Miroglio
Group

LEROY MERLIN

Media World

ESSELUNGA
S

McDonald's

LPP

+5.000
BRANDS
IN THE NHOD
GROUP

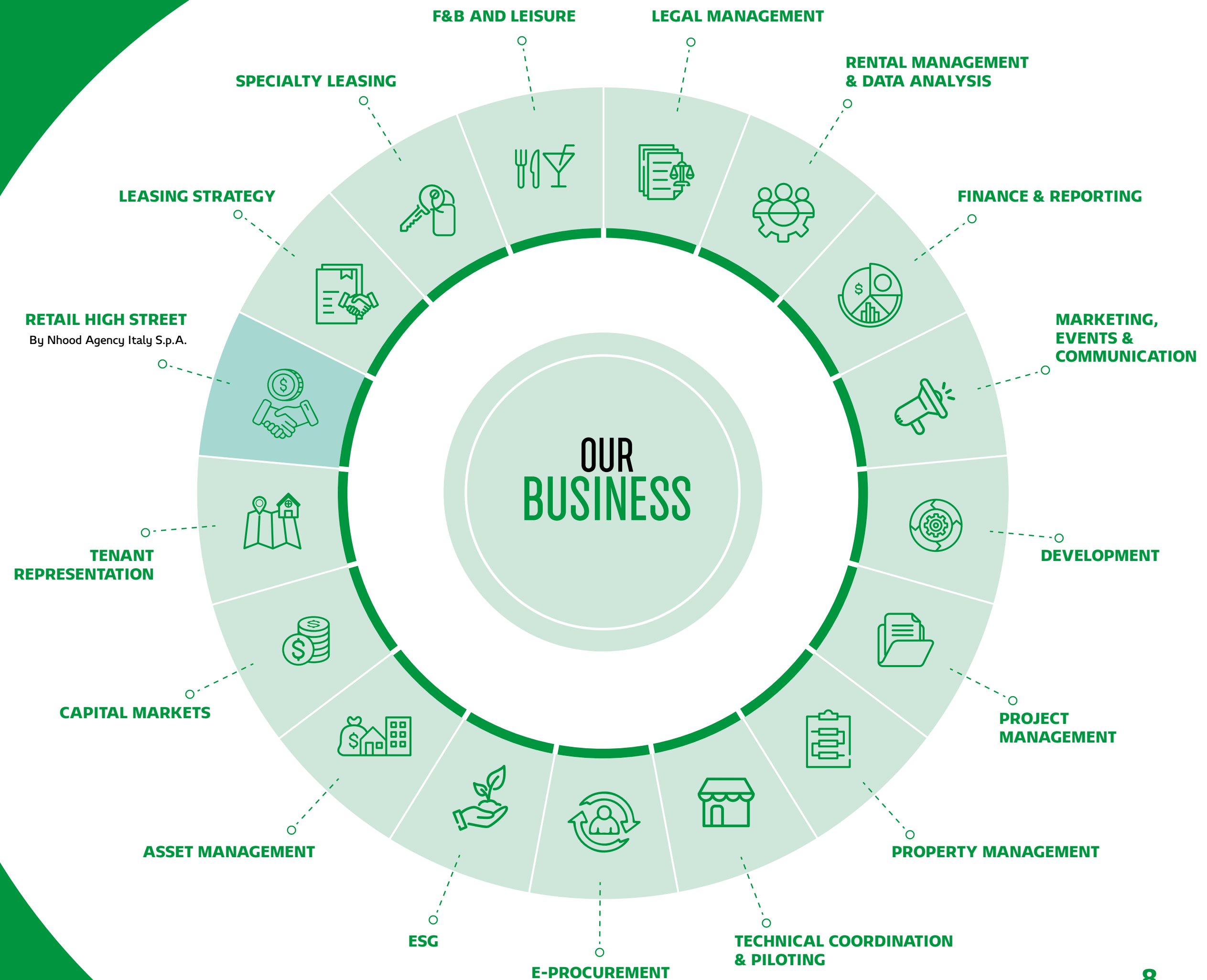
AND MORE...

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.



PROPERTY MANAGEMENT



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.



CAPITAL MARKETS

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



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: Montenisia
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 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.



70.000 m²
M² OF GLA



210
STORES
including shops,
restaurants and kiosks



8.000 m²
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 m²
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



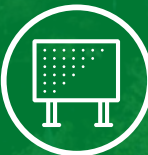
1
DECATHLON
Store & Headquarter



1
SUPERMARKET
Esselunga



1
CINEMA
NOTORIOUS
Multiplex Premium



100 m²
OF LEDWALL ADV



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 a **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
STORES



23,000m²
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 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
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 m² 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



8.000m²
GLA DEDICATED
TO ENTERTAINMENT



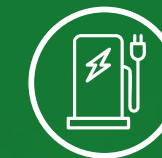
+21%
FOOTFALL
(Jan–Mar 2026 vs 2025)



+12%
OCCUPANCY SINCE
MANDATE START



12.500m²
RE-LET SINCE
MANDATE START



4
EV CHARGING POINTS



Y, OUR PEOPLE

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



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