PRESS RELEASE

M CORE SPAIN & BN CAPITAL PARTNER WITH NHOOD FOR THE DEVELOPMENT OF A RETAIL PARK PROJECT IN COLMENAR VIEJO

M Core Spain & BN Capital join the retail park project, which will begin construction next January

Madrid, December 2, 2025. The new retail park in Colmenar Viejo takes a decisive step forward in its development. Conceived and managed by Nhood from its earliest stages, the project will now have the support of the real estate group M Core, in collaboration with BN Capital Partners, the new owner of the asset. This strategic project, which will strengthen the commercial and service offering in northern Madrid, will have a gross leasable area of 16,435 square meters.

The complex will feature over 600 parking spaces, 20 units distributed across the ground and first floors, and direct access from the M-607.

The opening of the new retail park is scheduled for spring 2027, with construction work set to begin next January. Among the confirmed tenants are Decathlon, Media Markt, and Kiabi, along with other leading brands in the fashion, home, leisure, and food & beverage sectors, underscoring the project's strong market appeal.

As Delegated Developer, Nhood has successfully completed all necessary procedures for the development of this new project—from urban planning management to leasing and technical coordination. This initiative, now approaching its execution phase, reflects Nhood's commitment to creating environments that integrate sustainability, economic dynamism, and social value.

With its extensive experience in projects of this nature, Nhood continues to champion development models that generate a positive impact on communities and promote a new way of experiencing the city.

Alfonso Cuesta, General Manager of M Core Spain, stated: "This project reflects our strong appetite for the retail sector, particularly the retail park format, and reaffirms the group's growth strategy in Spain, consolidating our presence in this market. We trust in our partnership with Nhood to lead this development."

For his part, Andrés García, Head of Development & Promotion at Nhood, highlighted: "We are grateful for M Core's confidence in partnering with us on this development, which represents a new boost for the northern area of Madrid. This project reinforces our commitment to Colmenar Viejo and its surroundings. We aim to contribute to revitalizing the local economy, attracting new job opportunities, and offering residents a modern, accessible, and sustainable space in an area undergoing significant residential expansion."

The project is being developed in close collaboration with the Colmenar Viejo City Council, with the objective of strengthening the municipality's economic and urban growth through a responsible development model aligned with the needs of the territory and its citizens.

About M Core and BN Inversora

M Core Group owns approximately €7.5 billion in real estate assets across the United Kingdom, France, Poland, Romania, Germany, and Spain. Multigenerational in perspective and philosophy, the group is

committed to generating stable and growing long-term income through effective collaboration with its investment partners, tenants, and team.

BN Capital Partners was founded in 2022 by Stephen Newman and Simon Blaxland. The partners bring between 30 and 40 years of experience across various sectors and market cycles in Spain and Portugal.

About Nhood

Nhood is a company specializing in real estate solutions and services. Our team of experts designs and implements innovative proposals to increase the value of our clients' real estate portfolios. As urban regenerators, we create "enhanced places": unique, enjoyable, and attractive spaces where retail and mixed-uses act as the central drivers for value creation.

Founded in 2021, Nhood operates in Europe and West Africa. We are currently developing over 30 urban regeneration projects and managing more than 900 assets for our clients. Our team of more than 1,000 professionals covers the full real estate value chain: asset management, shopping centre operations, urban planning, and development.

Our methodology, known as "site vision", combines proximity, forward-looking analysis, and creativity to project each space into the future and address emerging territorial challenges.

Nhood belongs to the Association Familiale Mulliez, which provides the solidity of its commercial DNA and a strong local foundation. The name "Nhood" derives from the English word "neighborhood", reflecting our ambition and commitment to local communities.

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