PRESS RELEASE

Warsaw,

Nhood finalises the sale of eight commercial assets on behalf of Ceetrus and Auchan to Adventum Group

In line with its European asset strategy, **Ceetrus** is actively transforming its property portfolio in Poland by focusing investments on its key assets, developing new value-creating projects and pursuing diversification. The disposal of non-strategic assets contributes to the reshaping of the portfolio while releasing capital to support further investments.

Nhood acting as strategic advisor for the transaction and representing the property coowner Ceetrus, successfully coordinated the sale process of eight retail shopping centres in Poland, **owned by Ceetrus and Auchan**, to the **Adventum fund**. Ensuring full transactional support and efficient execution of the entire process in line with the highest standards of the commercial real estate market.

The Nhood team, representing Ceetrus and Auchan, was responsible for leading discussions and negotiations with investors, coordinating the due diligence process and preparing comprehensive operational, technical, financial and legal analysis and documentation. Nhood experts also ensured efficient and professional communication with the buyers advisors, and enabling smooth process and timely transaction closing.

A key area of **Nhood's involvement in the sale was the coordination of cooperation between the coowners of the disposed assets – Ceetrus and Auchan.** The process included managing information flows and preparing and delivering key investment materials, including financial data as well as detailed land and asset breakdowns.

"Thanks to our strong understanding of the commercial real estate market and our longstanding cooperation with Ceetrus and Auchan, we were able to structure and carry out the sales process in a way that fully met investor expectations. Effective coordination and the high advisory standards of Nhood team ensured that the transaction was completed quickly, safely and professionally, in line with good market practices." says **Ada Walentek, Nhood**.

The completed transaction is in line with **Ceetrus's global asset management strategy,** which aims to transform its property portfolio by prioritising investments in its 'Coeur Patrimoine' assets, with high commercial and social value. The disposal of non-strategic assets enables the company to reallocate capital towards projects with the greatest value-creation potential, while supporting its broader diversification strategy.

*"This transaction marks an important milestone in the execution of our strategy in Poland. By reallocating capital to our most strategic assets, we are reinforcing our market positioning and unlocking new development opportunities. It also enhances our ability to deliver large-scale projects and to further shape vibrant, sustainable destinations that meet the evolving expectations of our visitors and local communities." **Raluca Crisan, Portfolio Director Ceetrus***.

The buyer of the eight Auchan shopping centres, located across Poland, is **Adventum Penta Fund SCA SICAV-RAIF**, based in Luxembourg. The fund is part of the Hungarian capital group (**Adventum Group**), which specializes in investment fund management focused on commercial real estate across Central and Eastern Europe. Funds managed by the Adventum Group currently own more than **700,000 sqm** of commercial and office space and operate in Poland, Slovakia, the Czech Republic, Hungary and Romania.

On **19 December 2025**, the Polish Office of Competition and Consumer Protection (UOKiK) granted approval for the acquisition of properties owned by Ceetrus and Auchan Poland by Adventum Penta Fund SCA SICAV-RAIF.

ADDITIONAL INFORMATION

About Nhood

Nhood is an international real estate services and solutions operator that designs and delivers an integrated offering covering strategic advisory for owners and investors, the transformation and development of their assets, their management and operations, as well as support for investment and disposal transactions.
Bringing together a wide range of expert skills, Nhood unites more than 1,500 employees serving over 300 clients and managing more than 1,000 assets across Europe and Africa.
Nhood draws its strength from its commercial DNA and deep local roots. This is also reflected in its name: Nhood is the contraction of "neighborhood", expressing the company's ambition and commitment to creating "better places" - sustainable, open and attractive spaces where mixed uses and human proximity lie at the heart of every project.

More information:
https://nhood.pl/
https://www.linkedin.com/company/nhoodpolska/

About Ceetrus

Ceetrus is a committed real estate company whose mission is to make its properties thrive, **with and for the living**. It invests with purpose in commercial real estate and mixed-use urban renewal projects, placing sustainable and shared value creation at the heart of its strategy. Working in alliance with its stakeholders, Ceetrus strives to accelerate the transition toward more resilient cities and to deliver long-term transformation of its assets and the territories in which it operates.

Ceetrus owns a real estate portfolio worth more than **EUR 8 billion**, representing nearly **20 million sqm**, consisting of more than **270 commercial sites and 50 development projects across 11 countries**. Ceetrus entrusts the management of its assets to real estate operator Nhood, which is responsible for animating, regenerating and transforming its land and property portfolio.

https://www.ceetrus.com/en