PRESS RELEASE

In 2025, Nhood confirms the strength of its model:

Nhood accelerated the transformation of the 464 sites managed in Europe into genuine multi-purpose destinations, attracting major international brands and integrating new local services. This strategy has resulted in improved figures compared to 2024: over 600 million visitors, 1,215 leases signed (+15% vs 2024), and an occupancy rate of 95% across Europe.

France and Luxembourg, engines of growth for Nhood's property management and leasing activities in 2025

The France–Luxembourg area experienced an exceptional year in 2025, surpassing 429 leases signed (+22% compared to 2024) and maintaining a 95% occupancy rate. The rental reversal rate increased by +7.9% over the period.

Ten new group deals were concluded, representing the signing of 94 leases, a total commercial area of 17,781 m², and €11.7 million in rental income. These results illustrate the ability of Nhood's property management and leasing teams to attract both leading brands such as Zara, Celio, Jack & Jones, Undiz and Normal, as well as new entrants like Legami and Lego, who moved into the Aushopping centre in Noyelles-Godault, and brands like Ladurée, Cabaia, Subdued, Mango or Oakberry at La Cloche d'Or in Luxembourg.

"The teams also managed complex negotiations enabling the expansion of premises for anchor brands such as Zara at Pontet, thereby strengthening the commercial power of our destinations," says ***Mathieu Echeverria,*** **Commerce Leader France Luxembourg** .

Nhood, a major player in the transformation of European shopping centres

In 2025, Nhood's teams led ambitious transformation projects in each of their European markets.

- **In Portugal** , **premium brands like Swarovski and Scalpers enabled the strategic repositioning of several venues, such as Alegro Alfragide and Forum Montijo centres.** The shopping centres managed by Nhood in this market reached an average occupancy rate of 99% in 2025, fully fulfilling their role as local hubs for the population.
- **In Italy** , in 2025, Nhood's teams managed 1,097 specialty leasing operations, 362 rental marketing operations (renewals, relocations, etc.), 20% vacancy vs 2024, and 10 new mandates. Among these were the modernisation of outdoor and restaurant spaces at Etnapolis, as well as the arrival of new brands (KiK Italia, Doppio Malto, Sinsay), new openings at Merlata Bloom Milano, achieving the centre's maximum occupancy rate (Thai Gourmet, Cotton & Silk, Tosca, Dream Creative), and new arrivals at Grande Sud of Flying Tiger Copenhagen, ZARA, SEPHORA, and Rossopomodoro, to be completed in 2026 with the opening of Primark and a fully renovated customer journey.
- **In Spain** , Nhood continues to enhance the appeal and stability of its commercial assets through a consistent leasing strategy. In 2025, a total of 160 leasing operations were completed, including 46 new leases and 114 renewals, demonstrating sustained commercial performance in line with last year. Key brands such as Maison du Monde, Nike, IKEA, MGI, Primor, and Vezzo have strengthened the commercial mix of the assets, supporting both continuity and diversification of the offering. In addition, a major milestone was reached with the agreement signed with investor MCORE for the development of the new Retail Park in Colmenar Viejo, Madrid. Nhood Spain is managing both the initial development and the marketing of the project, which will host major brands such as MediaMarkt, Decathlon, and Kiabi, among others. This project illustrates Nhood's ability to carry out large-scale commercial development while creating value for investors and territories, building on the success of the Vialia Estación de Vigo shopping centre development.

- **In Poland** , Nhood's teams oversaw the conversion of former hypermarket spaces, securing leases for over 11,000 m² in total. A significant milestone was the signing of a 3,300 m² agreement with Decathlon, marking the largest leasing transaction of the decade. The success of the marketing is also demonstrated by the arrival of several leading brands, including HalfPrice, IKEA, Pandora, and Mr.DIY. Additionally, during the sale process of eight assets, the company successfully converted over 200 lease contracts from PLN to EUR, representing a total value of more than €6 million.
- Finally, **in Romania** , the centres managed by Nhood benefited from the arrival of 13 new brands and 21 new concept stores. As a major destination in the country, Coresi Shopping Resort increased its appeal with major openings such as Oysho, dm, Benvenutti, Lego, Pizza Hut, and KFC.

"Shopping centres are evolving into true multifunctional destinations where retail, services, health, and experiences blend seamlessly. In 2025, we accelerated this transformation across Europe, with more than 400 contracts signed in France, major extensions in Italy, and complex commercial conversions in Poland. In Portugal, partnerships signed with Primark and Clínica da Luz clearly reflect this vision. Our strength lies in our historical retail DNA, which enables us to combine both an owner's and a retailer's perspective. By promoting knowledge sharing between markets, we can deploy large-scale solutions that create lasting value for brands, owners, and consumers." , says **Ganna Koryagina, International Leasing Director at Nhood.**

For Nhood, value lies in usage

After five years of existence, Nhood's Property Management teams now manage **464 assets** in **11 countries** , representing 27 million m² and attracting 608 million visitors per year. The acquisition, in 2025, of **SCC France** , a historic player in the sector, enabled Nhood to strengthen its presence in the third-party market and broaden its service offering Europe-wide.

For Nhood, the value of an asset is above all measured by its usage, hence an expanded offering in new verticals: offices, logistics, Food & Beverage via **Tomorrow Food** , a specialised player – Consultants F&B – Real Estate & Hospitality – and digital twins via **Stereograph.**

"Our job is no longer to manage square metres: it's to orchestrate the overall performance of a place. In five years, we've moved property management from an asset-based logic to a usage-based logic, and it's this transformation that creates lasting value for our clients." concludes **Manuel Teba, Managing Director Property Management** .

About Nhood: Nhood is an international real estate solutions operator committed to urban regeneration. It supports owners, communities, and investors in the sustainable transformation of their assets and living spaces, relying on an integrated service platform. Bringing together expertise, Nhood operates across the entire real estate life cycle, from strategy to operation: consulting, design, development, animation, operational management, and enhancement. Its 1,600 employees manage €17.3 billion in assets across nearly 1,000 sites in Europe and Africa, on behalf of more than 300 clients. They develop mixed-use, value-creating projects rooted in local dynamics, combining retail, housing, offices, leisure, hospitality, digital infrastructure, and new urban uses. Driven by a triple impact approach — People, Planet, Profit — Nhood works every day to create "better places": useful, vibrant, and desirable. www.nhood.com

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