

PRESS RELEASE

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Kinshasa City Extension Project, Kinshasa Kia Mona (DRC): Nhood, a leader in an ESG approach on one of the largest new town projects in Africa

Kinshasa, a megalopolis of nearly 18 million inhabitants and the capital of the Democratic Republic of Congo, is gaining more than 2,000 new residents every day. To meet this unprecedented urban challenge, the Congolese government is carrying out a project for a new city to the east of the capital, called Kinshasa Kia Mona, and has entrusted the management of it to the Strategic Committee for the Supervision of the City of Kinshasa Extension Project (CSSPEVK). In direct connection with this committee, Nhood, an international urban regeneration operator, brings together a consortium of experts responsible for structuring an environmental, social and governance (ESG) strategy. The consortium brings together CDC Biodiversité, a subsidiary of the Caisse des Dépôts Group specialising in biodiversity engineering and ecological restoration, world-renowned scientist Carlos Moreno, professor at IAE Paris-Sorbonne, and theoretician of the models of the City of the Quarter of an Hour and the Territory of the Half Hour, as well as several specialised technical partners.

The Kinshasa Kia Mona project involves the development of 43,323 hectares in the municipality of Maluku. It is expected to eventually accommodate 5 million inhabitants and create more than one million jobs by 2035, around an industrial city, urban development zones, a green belt, an agro-pastoral zone, a logistics base and a marina.

In its ecological dynamics, the project integrates green spaces, urban agricultural areas and ecosystem-friendly infrastructure solutions, in a logic of avoiding and reducing environmental impacts and preserving natural capital.

Nhood has built the partnership with the CSSPEVK over the course of several missions carried out in Kinshasa since November 2025, extended during the French Week organized by Medef International in April 2026. These exchanges resulted in an exclusive negotiation framework in which Nhood, as leader, should coordinate the realization of a comprehensive ESG diagnosis: biodiversity and climate, water risks, social and territorial impact, and alignment with international standards (IFC performance standards, TCFD recommendations, Equator Principles).

The approach will include an in-depth analysis of the issues of biodiversity, water resources and climate risks, which will inform development choices from the early stages of the project. It will mobilise French and Congolese expertise in order to combine knowledge of the territory, international standards and local capacity building. Environmental investigations will be based on fieldwork and spatial modelling tools.

The High Quality of Societal Life (HQVS) methodology will be used to support the emergence of an urban model based on proximity and the daily needs of residents. This approach will make it possible to guide development choices towards a more inclusive, sustainable city adapted to the current and future realities of Kinshasa. Based on an action-research approach, this project will closely involve local Congolese teams in the design and implementation of this methodology, through a training, co-construction and skills transfer program. This collaboration aims to strengthen local capacities for urban analysis and transformation, in order to promote the appropriation of the approach and its deployment on a larger scale in the territory of Kinshasa.

The objective is to provide the project with a documented ESG framework, capable of nurturing dialogue with international donors and investors. The planned mission includes the production of an ESG Scorecard, a due diligence report and an executive memorandum, as well as the constitution of a data room for financial institutions (BPI France, World Bank, AfDB, IFC, green bonds, etc.).

"Our experience in transforming cities now gives us the means to build directly on good foundations," says Christian Lema, Nhood's international ESG director and leader of this approach. "With Kinshasa Kia Mona, we have the opportunity to build, with Congolese stakeholders, a polycentric and decarbonized city, designed from the outset around the well-being of its inhabitants. This is an opportunity for the Democratic Republic of Congo to establish itself as a model for major sustainable urban projects in Africa, and for French companies to demonstrate, alongside their Congolese partners, the value of transferred and non-imposed expertise."

This commitment is in line with Nhood's strategy, which is strengthening its presence on the African continent, where the group is already established in Côte d'Ivoire, Senegal and Benin. *"Nhood was created with the conviction that the transformation of territories must once again become a lever for collective progress. This conviction takes on its full meaning with a project of the magnitude of Kinshasa Kia Mona: our role is to orchestrate expertise and energy, to bring together stakeholders around a common ambition and to create the conditions of trust necessary for its success. ESG must be a decisive factor in the choices that will be made and in the project's ability to mobilize investors and financial institutions. Our ambition is to give Kinshasa Kia Mona the necessary impetus to become a benchmark for major urban projects in Africa."* " says Antoine Grolin, President of Nhood.

For Marianne Louradour, President of CDC Biodiversité: *"The large cities of tomorrow can only be sustainable if they integrate the functionalities of living things from their design. Biodiversity should not be considered as a constraint but as an essential component of the resilience of territories. With Kinshasa Kia Mona, we have the opportunity to demonstrate that a very large-scale urban project can reconcile economic attractiveness, quality of life, adaptation to climate change and preservation of natural capital. Our ambition is to bring the best scientific and operational expertise to the project in order to inform development choices and to integrate biodiversity issues from the earliest design phases."*

"The ambition is to make the new development of Kinshasa Kia Mona a city in which each inhabitant can easily access the services, facilities and opportunities essential to their development, while preserving territorial resources. It is a question of designing a city on a human scale, in which the distances of daily life are reduced, social ties strengthened and the possibilities offered to everyone expanded. We are proud to be associated with this project and to contribute to the quality of life and the development of local skills in Kinshasa," concludes Carlos Moreno, Professor at IAE Paris Sorbonne.

About NHOOD: Nhood is an international operator of real estate solutions, committed to urban regeneration. It supports owners, communities and investors in the sustainable transformation of their assets and living spaces, based on an integrated services platform.

As an expert assembler, Nhood is involved in the entire real estate life cycle, from strategy to operation: consulting, design, development, animation, operational management and valuation. Its 1,600 employees manage €17.3 billion in assets spread over nearly 1,000 sites in Europe and Africa, on behalf of more than 300 clients. They develop mixed-use and value-creating projects, anchored in territorial dynamics, where shops, housing, offices, leisure, hotels, digital infrastructures and new urban uses coexist.

Driven by a three-pronged approach — People, Planet, Profit — Nhood works every day to create "better places" that are useful, alive, and desirable.

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About CDC Biodiversité: Created in 2008, CDC Biodiversité is a company that reconciles biodiversity and economic development, in the service of the general interest. Entirely dedicated to biodiversity, this subsidiary of the CDC Group operates in three areas: advising, measuring and renaturing. Its expertise allows it to advise and train on all biodiversity themes. CDC Biodiversité offers to measure the footprint of activities on biodiversity with several tools adapted to the constraints of economic actors: the Local Biodiversity Index, the Global Biodiversity Score or AgriBEST. Finally, CDC Biodiversité implements concrete renaturation actions over the long term, aimed at creating ecological gains quantified by nature-based solutions.

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About Professor Carlos Moreno: Professor at IAE Paris-Sorbonne and scientific director of the ETI Chair (Entrepreneurship, Territory, Innovation), Carlos Moreno is a world-renowned Franco-Colombian scientific personality, multi-awarded. He is known for his pioneering commitment to humane, sustainable and inclusive cities. His work on urban transformations, proximity and quality of life (High Quality of Societal Life methodology) inspires many cities and international organizations. He works with mayors, practitioners and citizens around the world, in order to support these changes in lifestyles and territorial strategy. Learn more + <https://www.moreno-web.net/> and <https://chaire-eti.org/>