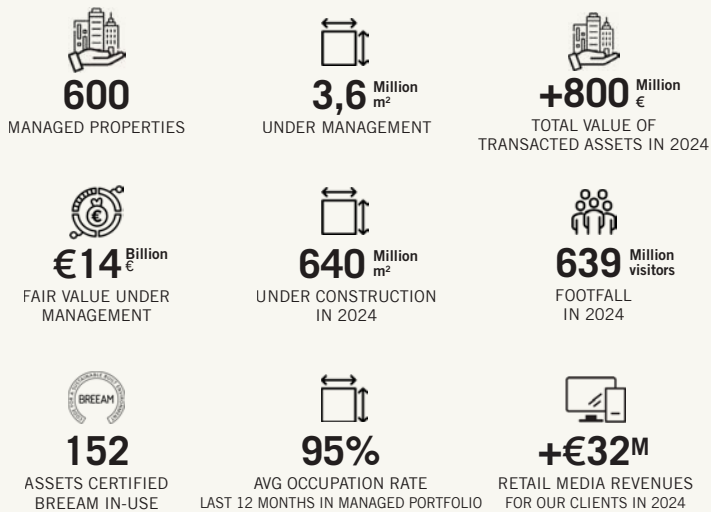




NHOOD

As a complete real estate service provider – developer, operator and consultant, Nhood creates, activates and transforms real estate assets across all classes, from retail, housing, offices and logistics to mixed-use, while contributing to a new urban vision.

We bring together the main business areas of real estate with solutions to support public and private property owners, as well as companies and brands, in creating value for their assets.

Inspired by the 15-Minute City and working with territory expertise in each country or city, we make sure your projects and the neighbourhoods they are part of work for the common good.

GLOBAL EXPERTISE WITH LOCAL APPROACH

Operating in 10 countries, we offer our clients a global expertise that takes into account local specificities. For each project we:

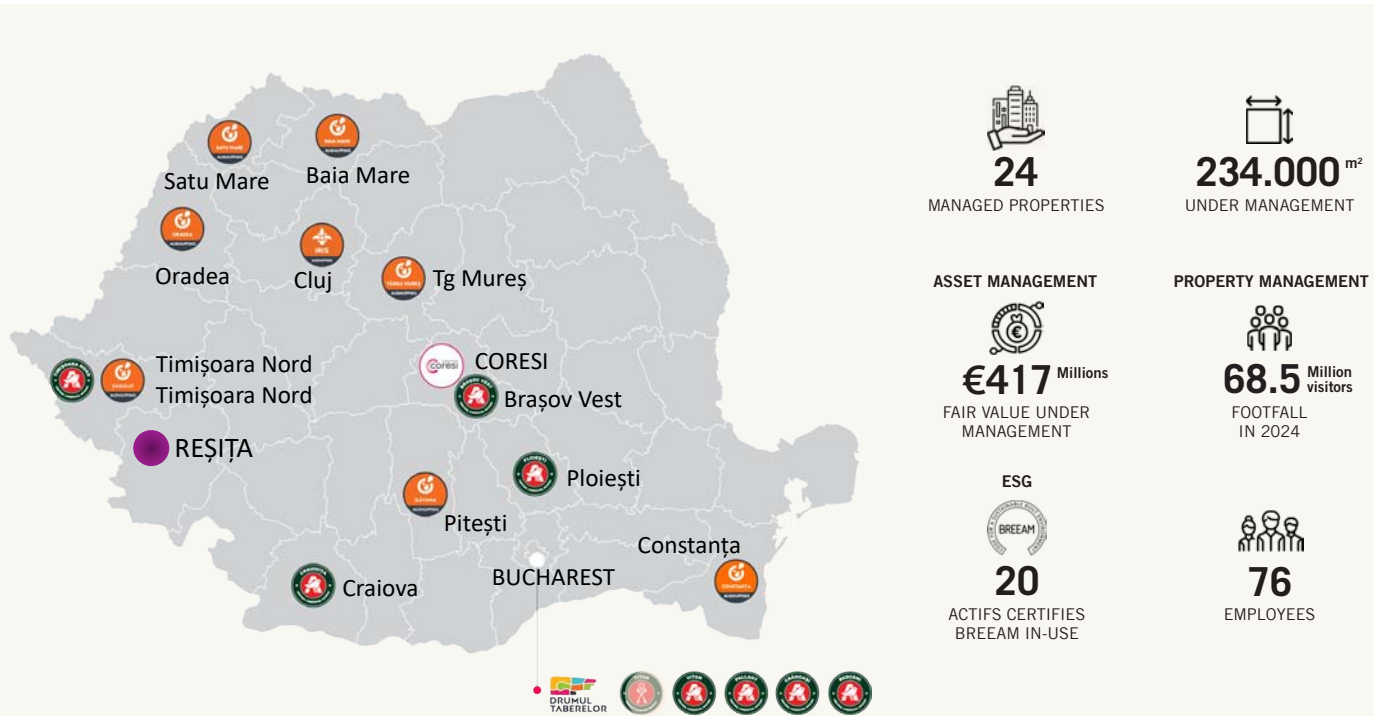
- Put together a tailor-made team with different areas of know-how.
- Consult the local communities - elected officials, residents and business owners, to consider everybody's needs.
- Bring together associations, companies and players in the social and solidarity economy to entirely co-create the project.



www.nhood.ro



NHOOD IN ROMANIA



As a real estate expert, we provide integrated solutions for property owners across all sectors. We are committed to transforming spaces into welcoming and sustainable communities, with a strong focus on urban regeneration.

We support our clients and partners with a comprehensive range of services aimed at enhancing the value of their assets, covering all key stages of the process: PROPERTY MANAGEMENT, ASSET MANAGEMENT, ESG SERVICES, LEASING SERVICES, CAPITAL MARKETS, DEVELOPMENT SERVICES.

With expertise of 1.300 professionals across 10 countries, our ambition is to generate a triple positive impact in everything we do – for People, for the Planet, and for Profit. All our actions are guided by sustainability and responsibility.

At Nhood Romania we manage over 30 mandates for retail and office spaces (including leasing), a business park – Coresi Business Campus, a residential project – Coresi AvantGarden, a hotel – Qosmo Hotel Brasov. We manage 23 retail locations nationwide – including Coresi Shopping Resort, Auchan shopping centers and Drumul Taberelor.

FEATURED CLIENTS

We partner with clients from a **wide range of industries and with different investment profiles**. Global corporations, family investment, asset managers, local entrepreneurs, and all in between trust us to grow their investment goals. By adapting to their needs, we deliver **spot-on real estate solutions regardless of the project's scope, size or class**.



CORESI DISTRICT

The project that changed the life of a city



The largest urban regeneration project in Romania

Type of project:	mixed-use project. Commercial / Office & Co-working / Residential / Hotel / Leisure
Ownership type:	Private
Location:	Brasov, Romania
Plot:	100 ha, out of which:
Retail:	24 ha
Offices:	12 ha
Residential:	29 ha
Certifications:	BREEAM Excellent

Services Provided

Property, Asset & Leasing Services

- Real Estate Development services
- Property, Asset & Leasing Services
- ESG advisory
- Community Animation

15-minutes city located in the heart of the region

- 8% Size - as the project brings back to life 100 ha which represents approximately **8% of the active surface of Brasov**
- 63,000 sqm GLA of **Retail** rented space
- +16,000,000 visitors per year in the retail in 130 shops
- 69,000 sqm GLA of **Office** rented space by 95 companies in office & coworking spaces
- 2,550 (total of 4,600) **Residential** units sold
- 7,600+ new inhabitants in the neighborhood
- 6,000 daily employees
- 4 stars **Hotel** with 133 rooms
- 90,000 sqm **Green spaces**
- **Public school** under development
- Over 5,000 events organized for the community

CORESI DISTRICT

Shaping Urban Life

At Nhood, we are committed to transforming urban spaces into vibrant, sustainable communities. Within the Coresi District, our multidisciplinary team delivers a wide range of services across residential, office, leisure, and hospitality developments.

RESIDENTIAL & BUILD TO RENT

CORESI RESIDENTIAL (2020-2029)

We are developing 2,200 apartments by 2029, with a long-term vision to reach another 1,780 additional units by 2039.

Services provided: Development & Promotion services



CO-LIVING SPACE (2027–2030)

A new residential concept with 200 rental apartments, designed to foster shared living experiences.

Services provided: Development & Promotion services

OFFICES

U1–New Office Building (Opening 2026)

A modern 10,800 sqm office space, designed for flexibility and sustainability.

Services provided: Development, Leasing, Property & Facility Management



LEISURE & HOSPITALITY

HANGAR (Opening 2026)

A rehabilitated historical building will transform into a **3,000 sqm leisure destination**.

Services provided: Restoration, Development & Promotion, Tenant mix strategy.



SPORT ARENA (2027–2030)

A future **20,000 sqm Sport & Entertainment Center**, designed to energize the district.

Services provided: Development & Promotion services



2nd **HOTEL**, a five star Hotel to boost the tourism in the Coresi District.

SOLVENTUL TIMIȘOARA

BROWNFIELD URBAN REGENERATION



Type of project:	Brownfield regeneration Mixed use / Retail / Residential / Leisure / Hospitality / Health
Ownership type:	Private
Location:	Timișoara, Romania
Plot:	45 ha

Services provided:

Development Services: Vision Masterplan (Data Collection, Exploratory Report, Diagnosis, Preliminary Framework), Detailed Masterplan (Concept Masterplan, Detailed Concept

We will develop a Vision Masterplan and a Detailed Masterplan for an area of approximately 45 hectares of dilapidated land, located on the site of the former Solventul factory, in the inner city of Timișoara.

The main objective is to generate a strategic vision of urban regeneration, which reflects the potential of the area as a future urban pole and integrates the connections with the infrastructure in the development of the city, including the future road connection with the Timișoara ring road.

Solventul Timișoara is one of the largest and most ambitious urban regeneration projects in the west of Romania, with the potential to radically transform the area and bring significant benefits to the local community.

REȘIȚA PROJECT

BROWNFIELD URBAN REGENERATION



Type of project:	Brownfield regeneration Mixed use / Retail / Residential / Leisure / Hospitality / Health
Ownership type:	Private
Location:	Reșița, Romania
Plot:	35 ha

Mixed-use functionalities:

Retail, Aqua Park, Residential, Hotel, Medical, Related Services, Major infrastructure roads and utilities

Services provided:

Development Services: Land Development, Feasibility Studies, Masterplan, Zoning Urban Plan (UZP), Building Permit



Transylvania Evolution is a private initiative dedicated to economic and social growth by developing solid business partnerships, offering tailored solutions to local and foreign investors, in synergy with local authorities. We are accelerating the long-term coherent consolidation and development of the Cluj Metropolitan Area and the Transylvania region.

Cluj-Napoca - Klausenburg - Kolozsvár - “The Heart of Transylvania Region”, is a dynamic and cosmopolitan city, an important business destination in Southeast Europe, with a remarkable potential for investment, but also a major center of education and culture.

Cluj Metropolitan Area - through the strategic synergy of Cluj-Napoca, Florești and Apahida is consolidating its position as a major pole of socio-economic development in Romania and Eastern Europe.

420,000 INHABITANTS

80,000 + STUDENTS

10 UNIVERSITIES

2.5 MIO CATCHMENT AREA / 2H DRIVE

9 CAPITALS AT 12 H DRIVE DISTANCE

50 CITIES DIRECT INTERNATIONAL FLIGHTS

BEST DIGITAL INFRASTRUCTURE

**NO.1 IN
ROMANIA**

ATTRACTING NEW INHABITANTS
RETENTION OF STUDENTS
HIGH SKILLED EMPLOYMENT
AVERAGE LANGUAGES SPOKEN BY
POPULATION
QUALITY OF LIFE

**CLUJ-NAPOCA
KLAUSENBURG**

**THE HEART OF
REGIONAL GROWTH
IN TRANSYLVANIA**

