

## **New Immo Holding (Ceetrus, Nhood): the real estate division shows an improvement in performance and continues the transformation of sites in favour of merchants and communities**

New Immo Holding (NIH), bringing together the real estate company Ceetrus and the real estate services company Nhood, is accelerating the transformation of commercial sites and brownfields into mixed, attractive and sustainable spaces. New Immo Holding posted growth in its operating results for both its scopes. Despite exceptional accounting items that can disrupt the economic reading, the group confirms the relevance of its strategy and the solidity of its assets, in a complex economic environment.

NIH confirmed its financial solidity with an LTV ratio that improved significantly to 35.2% (vs. 39.6% in 2023), guaranteeing a robust financial structure.

<i>In millions of euros</i>	2024	2023	Change LFL
<b>Revenues</b>	<b>647</b>	<b>658</b>	<b>+4.7%</b>
<b>EBITDA</b>	<b>356</b>	<b>393</b>	<b>+1.4%</b>

### **Ceetrus, solid assets and a sustainable investment strategy.**

As the Group's real estate investment company, Ceetrus capitalises on resilient assets and strategic management to develop value-generating real estate. In 2024, Ceetrus continued to optimise and derive value from its portfolio, with growth in results:

- €7.2bn in real estate assets, the value of which increased +1.4% on like-for-like,
- Rise in site traffic (+4.5%), reflecting the success of reinvented premises,
- Increase in rents of +4.7% like-for-like, reflecting the attractiveness of its assets,
- A controlled financial vacancy rate of 4.31%.

### **Ceetrus, environmental commitments with ambitious objectives:**

- Carbon neutrality targeted by 2040
- Restoration and preservation of natural spaces
- Development of renewable energies and soft mobility

## **Nhood, a key player in urban transformation, continues to develop its portfolio of owner customers.**

In 2024, Nhood strengthened its role as a real estate services company committed to the regeneration of territories, supporting projects with high added value for residents and retailers. Its expertise covers the entire value creation chain, from asset management to site transformation.

Thanks to this dynamic, Nhood is pursuing its ambition to make at each of its sites a mixed and sustainable living place for its increasingly numerous owner customers:

- 25% of revenue from external customers,
- €13.9bn in real estate assets under management,
- 1,060 managed sites and shops and lively living places,
- 1,350 employees across Europe and West Africa,
- A services platform to manage, coordinate, develop and transform existing sites into new living spaces.

## **Growth in economic results and a vision focused on 2025.**

In 2025, the group will speed up its transformation and support for changes in the sector:

- Optimisation of hypermarket space alongside Auchan,
- Continuation of Ceetrus' asset rotation policy,
- Deployment of investments on the sites for a positive impact, creators of sustainable value,
- Development of new services at Nhood, to enhance the experience and attractiveness of the sites.

On the occasion of the publication of the 2024 annual results, **Antoine Grolin, Chairman of New Immo Holding**, commented:

*"Our 2024 results illustrate the growth of our business and the robustness of our model. Despite exceptional accounting items that can alter economic perception, our actual performance reflects positive momentum in both our scopes. Our ambition remains clear: to support the transformation of spaces into sustainable and attractive living places, serving the regions and residents. Thanks to the commitment of Ceetrus and Nhood, we are building real estate that creates economic, social and environmental value."*

The New Immo Holding Group is following the plans of its parent company to strengthen the autonomy of its two core businesses, retail and real estate. In line with this perspective, the first step will focus on developing New Immo Holding's financing architecture. The management of the New Immo Holding Group will share these ideas with its financial partners in the coming weeks.