

**Delivering excellence in retail
property and residential
complex management**



About us

Odosgroup operates in the retail property management sector, both directly and under undisclosed agency agreements.

For over **30 years**, we have been supporting Owners – both individuals and institutions – in the marketing, leasing, and technical and operating management of Shopping Malls and Retail Parks, Leisure Centers and mixed-use assets.

We **increase the value of buildings** by filling vacant premises in the Centers we manage, including those with previous complex management issues or multiunit buildings.

Our operating offices are located in Italy – in Milan, Novara, Vicenza and Catania – and our **local roots** allow us to develop effective local marketing services, provide Customers with dedicated solutions and create local synergies which would otherwise be impossible.

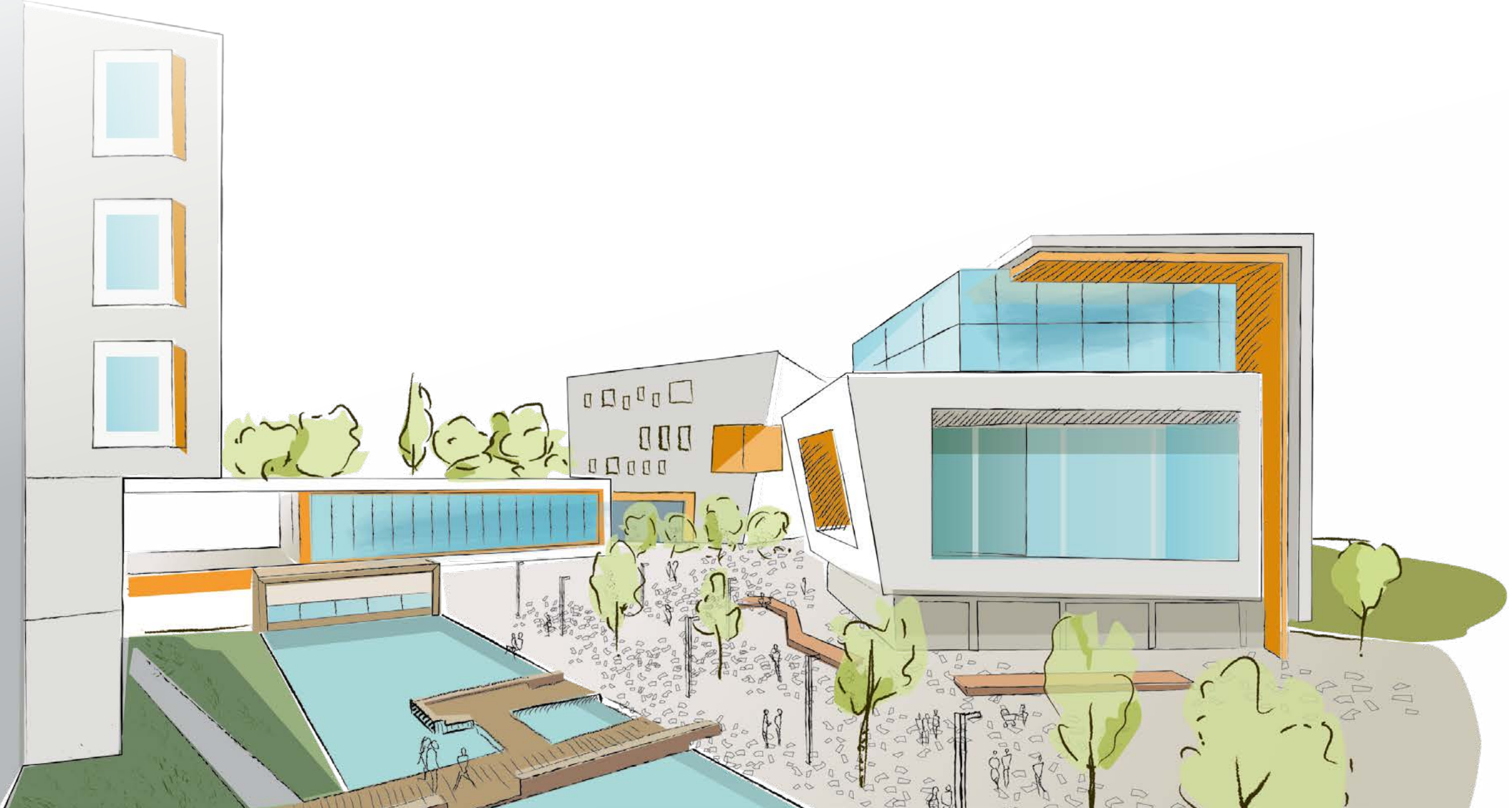
Competence, innovation and transparency are the strengths that breathe new life into Shopping Malls.



Odosgroup's ecosystem

Thanks to three specialized companies, we offer the following services:

- operating, technical and lease management, and marketing of Shopping Malls, Retail Parks, mixed-use assets (**Odos Servizi s.r.l.**)
- management of apartment buildings and multi-building complexes (*super-condomini* in Italian) for retail and office use (**Atrium s.r.l.**)
- management of common area fees under undisclosed agency agreements (**Odos s.r.l.**)



Retail property managed in Italy



Registered office and headquarters

- Baluardo La Marmora 15
28100 Novara, Italy

Operating offices

- Via Alessandro Manzoni snc
95037 San Giovanni La Punta (CT), Italy
- Viale del Lavoro 38
36100 Vicenza, Italy

- Retail property managed in Italy
- Marketing services only

LOMBARDY

- CC MalpensaUno
Gallarate (VA)
- PC Esselunga di Corsico
Corsico (MI)
- CC Esselunga di Lissone
Lissone (MB)
- CC Torri Bianche
Vimercate (MB)
- CC San Giuliano
San Giuliano Milanese (MI)
- CC Cocquio
Cocquio Trevisago (VA)
- CC Esselunga di Venegono
Venegono (VA)
- PC La Vailetta
Dalmine (BG)
- CC Le Vele
Curno (BG)
- Retail Park Centradate
Tradate (VA)
- CC Levada
Casatenovo (LC)
- PC di Baranzate
Baranzate (MI)
- PC di Pantigliate
Pantigliate (MI)
- CC Paullese Center
Pantigliate (MI)
- Consorzio Quartiere Affari
San Donato Milanese (MI)
- Baranzate Retail Park
Baranzate (MI)
- Parco Commerciale
Le Marasche
Osnago (LC)
- CC dei Laghi
Gallarate (VA)
- CC Upim Varese
Varese (VA)
- Condominio Centro Bonola
Milano (MI)
- Galleria Marconi
Vimercate (MB)
- CC Le Porte Franche
Erbusco (BS)

LIGURIA

- PC Taggia
Taggia (IM)
- CC ComCentro
Ventimiglia (IM)
- PC Polo Ponte Carrega
Genova (GE)
- CC Il Terminal
Genova (GE)

PIEDMONT

- CC Sempione
Domodossola (VB)
- CC I Giardini
Biella (BI)
- Parco Commerciale
di Castelletto Ticino
Castelletto Ticino (NO)
- PC Cigna
Torino (TO)
- Porte di Moncalieri
Moncalieri (TO)
- Officine S
Torino (TO)
- FLASH Beinasco
Beinasco (TO)
- CC Mondojuve
Nichelino (TO)
- CC Panorama
San Mauro Torinese (TO)
- CC Panorama
Alessandria
- CC Panorama
Pino Torinese (TO)
- CC Panorama
Collegno (TO)
- CC Risparmione
Suno (NO)

VENETO

- CC Panorama
Villorba (TV)
- CC Campo Romano
Schio (VI)
- CC La Grande Mela
Sona (VR)
- CC Grand'Affi
Affi (VR)
- CC Galassia
Legnago (VR)
- CC Verona Uno
S. Giovanni Lupatoto (VR)

TRENTINO ALTO ADIGE

- CC Top Center
Trento (TN)
- Algo Shopping Center
Lagundo (BZ)
- Gruppo Poli
Trento (TN)

FRIULI VENEZIA GIULIA

- Complesso Immobiliare
Portopiccolo Sistiana
Duino Aurisina (TS)
- CC Torri D'Europa
Trieste (TS)

TUSCANY

- CC Pisanova
Pisa (PI)
- Centro*Sesto
Sesto Fiorentino (FI)

MARCHE

- CC La Fornace
Jesi (AN)

ABRUZZI

- CC Ortona Center
Ortona (CH)

LAZIO

- PC Parco 51
Pomezia (RM)

BASILICATA

- CC Heraclea
Policoro (MT)

CAMPANIA

- CC La Birreria
Napoli (NA)
- CC Le Ginestre
Vibonati (SA)
- CC Diano
Atena Lucana (SA)

CALABRIA

- CC La Torre
San Marco Argentano (CS)
- CC Vibo Center
Vibo Valentia (VV)
- CC Porto Bolaro
Reggio Calabria
- CC Due Mari
Maida (CZ)
- Montalto Center
Montalto Uffugo (CS)

SICILY

- CC Le Zagare
San Giovanni La Punta (CT)
- CC Ibleo
Ragusa (RG)
- CC Le Vigne
Canicatti (AG)
- CC La Fortezza
Modica (RG)

SARDEGNA

- Cagliari
Viale Monastir

EMILIA ROMAGNA

- Castel San Giovanni (PC)
Polo Logistico

How we create value

- **We carefully analyze the characteristics of buildings** and take account of any management activities already performed by the Customer.
- **We thoroughly assess the potential of Centers** based on objective and statistical parameters: users, local government, entities and associations, lease targets.
- **We leverage these assessments to achieve results** in line with institutional stakeholders' goals and policies, always taking account of local retail dynamics involving the property under management.

Leasing is at the heart of this process: it is not a secondary function, but a strategic lever for value creation. Through a targeted marketing strategy, lease management unlocks the assets' full potential by repositioning the offer, generating sustainable income and strengthening the competitive position of Centers over time.

This strategy is implemented by leveraging the value-added expertise that defines Odosgroup's quality and uniqueness:

- **the conviction to “work locally and in touch with local communities”** which is key to success for the Centers we manage;
- **a team of over 80 highly skilled people** specializing in marketing and strategic restyling, refurbishment, energy efficiency improvement, safety and security, and management of Shopping Malls and Galleries;
- **the ability to reduce operating costs and use economies of scale effectively** to achieve target results to the benefit of Owners and to optimize real estate investors' returns.

This integrated approach includes partnering with leading Italian asset management companies, owners, investment funds, and large retailers.



Undisclosed agency agreements

By virtue of an undisclosed agency, the AGENT acts in its own name on behalf of the Principal (art. 1705, para. 2, of the Italian Civil Code); specifically, it:

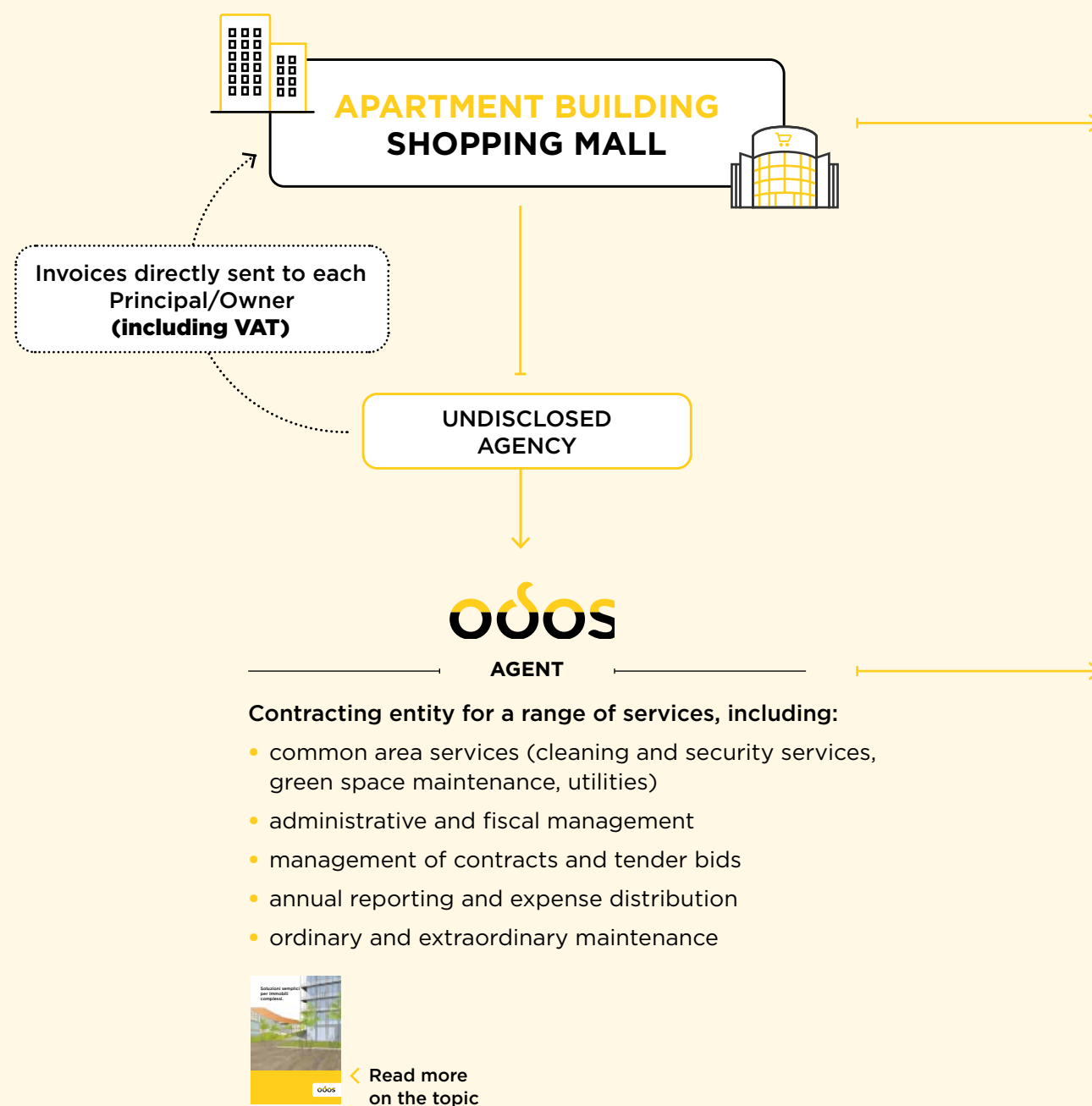
- acquires rights (and assumes obligations) to third parties while transferring the relevant effects to the Principal;
- is directly liable to third parties for actions performed under the agreement;
- reports to the Principal, and returns to the latter any asset, gain or revenue.

The Owner is not directly bound to third parties: the Principal is not mentioned in dealings with third parties since the agreement is entered into between the Principal and the Agent.

The undisclosed agency agreement is perfect for multiunit buildings, where each Principal enters into a specific agreement with the same Agent: this ensures consistent management and full liability without resorting to the creation of an ad hoc entity (e.g., Consortium, SCARL, Association).



A unique business model



atrium

APARTMENT BUILDING MANAGEMENT

- Management of meetings
- Administration of apartment buildings (insurance, entity's expenses, building manager's fee)
- Relevant responsibilities



[Read more on the topic](#)

odos
SERVIZI

ADVISORY SERVICES

- Advisory and commercial services:
 - Management
 - Rental
 - Leases
 - Technical management
 - Marketing
 - Assist Specialty Leases
 - Availability 24 hours a day and on-site support
 - Inspections and contacts with Retailers



[Read more on the topic](#)

KEY PILLARS OF ODOSGROUP'S APPROACH

- An integrated, transparent, flexible and legally compliant model.
- A clear goal: increasing the property's value.

THE BENEFITS OF OUR AGENCY MODEL

1. Clear governance framework: decisions are taken by Principals
2. Principal liability borne by the Agent (Odos S.r.l.)
3. Optimal fiscal framework for retailers
4. Transparency and full access to documents
5. Rent collection directly handled by the Agent

Highlights

- over **80** staff members
- over **65** Shopping Malls managed
- over **1.5** mn sq. of GLA
- over **2,500** shops
- over **40** mn service charges managed
- **26,000** sq. m of GLA marketed in 2025
- over **250** marketing events organized in 2025
- over **600** Specialty Leasing spaces managed in 2025 with 



odos
GROUP

28100 Novara (NO) - Baluardo La Marmora 15

Tel +39 0321 612 966 - info@odosgroup.it

odosgroup.it