

Paris, 1 April 2026

**Covivio and funds managed by Blue Owl Capital finalise the creation of their joint venture, which owns the Thales sites in Vélizy**

***Following the signing of an investment agreement announced on 7 January 2026, Covivio, leading European property operator, and Blue Owl Capital, an American alternative asset manager with more than \$300 billion AUM, announce that they have finalised the creation of their joint venture, which now owns the three sites of Thales, a world leader in the defence and aerospace industry, located in Vélizy-Meudon.***

A partner in Thales's establishment in Vélizy for nearly 25 years, Covivio has supported the group's property development in the heart of Paris-Saclay, a world-class innovation hub, first in 2002 with the sale and leaseback of "TED" production and R&D site, then in 2014 with the delivery of "Hélios 1" campus, and finally with the "Hélios 2" campus, due for delivery this year.

As of April 2026, these three assets, which were previously owned by Covivio (in partnership with Crédit Agricole Assurances for the "Hélios 1" site), are now, as part of the newly created joint venture, 51% owned by Covivio and 49% by real estate funds managed by Blue Owl Capital.

These three sites represent Thales' largest global facility, designed to accommodate nearly 6,000 employees across more than 126,000 m<sup>2</sup>.

The transaction values the entire site at €503 million. For Covivio, the transaction represents the equivalent of €138 million in sales and contributes to the rebalancing of its portfolio in favour of hotels.

Covivio and Blue Owl Capital are delighted with this significant partnership, which will enable them to continue supporting Thales's development.

## CONTACTS

### Press Relations

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## ABOUT COVIVIO

Thanks to its partnering history, its real estate expertise and its European culture, Covivio is inventing today's user experience and designing tomorrow's city.

A preferred real estate player at the European level, Covivio is close to its end users, capturing their aspirations, combining work, travel, living, and co-inventing vibrant spaces.

A benchmark in the European real estate market with €23.7 bn in assets, Covivio offers support to companies, hotel brands and territories in their pursuit for attractiveness, transformation and responsible performance.

Build sustainable relationships and well-being, is the Covivio's Purpose who expresses its role as a responsible real estate operator to all its stakeholders: customers, shareholders and financial partners, internal teams, local authorities but also to future generations and the planet. Furthermore, its living, dynamic approach opens up exciting project and career prospects for its teams.

Covivio's shares are listed in the Euronext Paris A compartment (FR0000064578 - COV), are admitted to trading on the SRD, and are included in the composition of the MSCI, SBF 120, Euronext IEIF "SIIC France" and CAC Mid100 indices, in the "EPRA" and "GPR 250" benchmark European real estate indices, and in the ESG FTSE4 Good, DJSI World & Europe, Euronext (Sustainable World 120, Sustainable Euro 120, CDP Environment ESG France EW, SBF Top 50 ESG, SBT 1.5°), Stoxx ESG, Ethibel and Gaïa, and has received recognition and ratings from EPRA BPRs Gold Awards (financial reporting and sustainable development), CSA S&P (top 10%), CDP (A), GRESB (91/100, 5-Star, 100% public disclosure), ISS-ESG (B) and MSCI (AAA).

### Notations solicited:

Financial part: BBB+ / Stable outlook by Standard and Poor's

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Blue Owl (NYSE: OWL) is a leading asset manager that is redefining alternatives®.

With over \$307 billion in assets under management as of December 31, 2025, we invest across three multi-strategy platforms: Credit, Real Assets, and GP Strategic Capital. Anchored by a strong permanent capital base, we provide businesses with private capital solutions to drive long-term growth and offer institutional investors, individual investors, and insurance companies differentiated alternative

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investment opportunities that aim to deliver strong performance, risk-adjusted returns, and capital preservation.

Together with approximately 1,365 experienced professionals globally, Blue Owl brings the vision and discipline to create the exceptional.