

Paris, 5th October 2026

Covivio is converting its “Bobillot” office building, in Paris’s 13th arrondissement, into a hotel under the Generator brand

A new “urban hostel” to expand the range of accommodation in the 13th arrondissement of Paris

Covivio is continuing the transformation of its Parisian portfolio and has announced the signing of a management agreement with Generator for the conversion of its office building on Rue Bobillot, in the 13th arrondissement of Paris. Signed for an initial term of 15 years, this agreement provides for Generator to operate the future “hostel”, which will have 91 rooms and 454 beds.

An office building converted to revitalise Paris’s accommodation offering
Situating on Rue Bobillot, close to the “Tolbiac” and “Maison Blanche” metro stations (lines 7 and 14), the building enjoys a strategic location in the heart of the 13th arrondissement, in a predominantly residential area and close to the Cité Universitaire and several higher education institutions.

The 13th arrondissement is also experiencing growing appeal amongst tourists, driven by its rich heritage, cultural and gastronomic offerings, as well as its proximity to several of the capital’s iconic landmarks. This trend helps to strengthen the potential of this location to accommodate a new hotel offering, tailored to the expectations of both tourist and business clients.

Built in 1966 and acquired by Covivio in 2006 from Orange, this 3,650 m² building is spread over five floors, with 16 per cent of the floor area comprising infrastructure.

Following Orange’s departure in February 2023, Covivio, as part of its strategy to transform and rebalance its portfolio, prioritised finding a new use for this asset.

Generator, a new international partner for Covivio

Following a tender process launched in early 2025, Covivio selected Generator to develop and operate the future establishment, which will offer 91 rooms with a total of 454 beds. The layout will feature a variety of room types, including 21 single rooms, 6 family rooms and 64 rooms with 4, 6 or 8 beds. Twelve of the family and single rooms will have private terraces on the top floor of the building. In addition to the accommodation, Generator will remain true to its DNA by offering a lively restaurant-café concept that will be at the heart of the experience. This space will be open to both hotel guests and local residents, designed as a genuine hub for socialising, meeting people and enjoying entertainment. The spaces within the building’s

infrastructure will also be fully refurbished, with the creation of over 300 m² of communal living areas, directly connected to the building's courtyard and its green patio.

This programme has been designed to cater for a diverse clientele, comprising in particular individual travellers, groups and young professionals, whilst blending into the neighbourhood's urban and residential fabric.

Generator has had a presence in Paris since 2015, with its venue on Place du Colonel Fabien in the 10th arrondissement.

With this new project, Generator Paris Place d'Italie – due to open in late 2029 – Generator will strengthen its presence in Paris with a second location, in the heart of a rapidly evolving neighbourhood.

A new milestone in Covivio's transformation strategy

Through this project, Covivio once again demonstrates its commitment to adapting its portfolio to changing uses and market trends, prioritising the conversion of existing assets where their layout and location are suitable.

Generator Paris Place d'Italie will thus breathe new life into an office building constructed in the 1960s, creating accommodation tailored to its surroundings and the changing expectations of travellers.

The management contract, with an initial term of 15 years, will come into effect upon completion in 2029 and is projected to yield a target return of around 7 per cent.

*"The 13th arrondissement, with its proximity to the Cité internationale universitaire and its student and international community, is a particularly suitable setting for an urban youth hostel project. The building's layout — featuring large open-plan spaces and a façade to be preserved — was, in fact, better suited to this type of use than to traditional hotel rooms. "We are delighted to be partnering with Generator, a brand whose experience and knowledge of the Parisian market make it an ideal partner for this project," adds **Sébastien de Courtivron, Deputy Managing Director for Hotels at Covivio***

*"We are delighted to be partnering with Covivio on this flagship project and to be establishing a second Generator in Paris. We share Covivio's ambition to unlock the potential of exceptional property assets through an innovative, experience-driven hospitality offering, which makes them an obvious partner for us. Bobillot is a fine example of what we can create together, and we truly see this as the start of a long-term partnership, which is likely to continue with other projects in the future.", **Ben Russell, Chief Development Officer, Generator***

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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 €24,2 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