

Paris, 30 November 2018



One year on from the launch of Wellio, its flexible space offer, a first 12-month review from Covivio

One year ago, Covivio officially launched "Wellio", a flexible space offer, a unique combination of its expertise from the hotel and work environment sectors. Today, Wellio has four sites to its credit in France, i.e. over 12,000 sq.m of space and services designed to speed up user and customer transformations. Wellio, a fully flexible offer in both time and space, meets the new needs of working spaces and the uses we make of them.

Wellio, an original product uniting Covivio's expertise in office space and hotels

Launched in November 2017 by Covivio and officially named in March 2018, Wellio is Europe's first ever pro-working network. Backed by in-depth knowledge of users and expertise in the hotel sector and work environments, Wellio by Covivio proposes a unique bespoke solution tailored to the new uses and needs of companies, whatever their profile, and to the future development of usages and forms of organisation.

Wellio proposes every solution in one and the same building. From co-working space to dedicated offices to *office suites*, plus collaborative spaces and areas for special events. As a real turnkey solution for companies looking for flexibility, Wellio spaces feature the high-end standards of Covivio buildings when it comes to location, comfort, ergonomics and connectivity.

Designed at once for major groups, SMBs, start-ups, entrepreneurs or the self-employed, Wellio pro-working spaces offer a new work experience with facilities that are both private and open, specifically along the lines of shared services throughout the building.

Wellio, the ambition of a European network

After the launch of the first Wellio site late 2017 giving 2,300 sq.m in Marseille, Wellio opened 3 sites in Paris in 2018: the first of 3,500 sq.m in Miromesnil in the 8th district, the second of 5,000 sq.m at the Paris Gare de Lyon rail station, and lastly, in early November, 1,500 sq.m in the 18th district of Paris Montmartre.

The development strategy for Wellio is targeted at locations in the heart of the most attractive French and European gateway cities, in new or refurbished buildings owned by Covivio.

Come 2019, Wellio is planning to open new addresses in Bordeaux and Milan, amongst others.



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*"Today, one year after the opening of our first site, we can see that the Wellio offer meets a real demand. Initial feedback from users is positive and occupancy rates are good. As an example, our Wellio Paris Miromesnil site is showing an occupancy rate of over 90%. Business is growing and has enabled us to open new discussions with both long-standing and more recent partner customers. This reflects our service approach and the broader evolution of Covivio business lines," emphasised **Olivier Estève**, Covivio Deputy CEO.*

*"With Wellio, we want to offer our customers a professional work environment that is flexible and inspiring... and let them make the most of intelligent space and high-end services inspired by the hotel industry. Our story is only just beginning, and our thinking is based on permanently adapting our approach and our product by adding in customer feed-back", added **Céline Leonardi**, Head of Wellio by Covivio.*

Inspiring work spaces with a unique design

Wellio has set out to make each product lay-out different, respecting the building's history, the economic and social environment, and the location, aimed at offering pro-workers a different experience every time. So, for the first projects, Wellio called in the expertise of Colliers International France and Saguez & Partners.

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The essence of Wellio Paris Miromesnil

Situated between boulevard Haussmann and rue de Miromesnil in the heart of the 8th district, Wellio Paris Miromesnil occupies 7 floors out of the 8 that compose this Covivio building renovated in 2017. Living and working space of 3,500 sq.m with muted design and the feel of restyled Parisian theatre.

- 400 workstations
- 17 co-working stations
- 36 private office spaces
- Designed by Colliers International France
- Building certified to BREEAM and HQE



The essence of Wellio Paris Gare de Lyon

Situated rue Traversière in the 12th district of Paris, down the road from the railway station, Wellio Paris Gare de Lyon features 5,000 sq.m of flexible space in the Art&Co building (12,800 sq.m), fully renovated and delivered by Covivio in 2017. A site blending an Art Deco and vegetal style.

- 780 workstations
- 75 co-working stations
- 61 private office spaces
- Designed by Colliers International France
- Building certified to BREEAM



COVIVIO PRESS RELEASE

The essence of Wellio Paris Montmartre

Located on the rue Marcadet, this Wellio space lies at the heart of a young and exciting quarter in the 18th district of Paris. Of the building's full 5,900 sq.m, 1,400 are dedicated to the Wellio site, with design work inspired by sports and related team values and housing LAB 114, a space dedicated to transformation for Orange personnel.

- 65 workstations
- 26 co-working stations
- 9 private office spaces
- Designed by Saguez & Partners
- A building seeking certification to BREEAM



The essence of Wellio Marseille La Joliette

Very close to the docks in the Euromed Center, this Wellio space of 2,300 sq.m sits in a new and exciting district at the heart of an attractive "Eurometropolis". For the record, the Euromed Center, a real estate complex developed by Covivio, stretches over more than 70,000 sq.m and comprises offices, hotels, shops and open spaces.

- 200 workstations
- 25 co-working stations
- 50 private office spaces
- Designed by Colliers International France
- Building certified to HQE and BBC-Effinergie



To learn more: wellio.fr

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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 €23Bn in assets, Covivio offers support to companies, hotel brands and territories in their pursuit for attractiveness, transformation and responsible performance.

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, EPRA BPRs Gold Awards (financial + Sustainability), CDP (A-), Green Star GRESB and in the ESG FTSE4 Good, DJSI World & Europe, Euronext Vigeo (World 120, Eurozone 120, Europe 120 and France 20), Euronext® CDP Environment France EW, Oekom, Ethibel and Gaïa ethical indices. Covivio is rated BBB/Positive outlook by Standard and Poor's.



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