

Paris, 7 May 2019

Covivio's Flow building in Montrouge fully let

An operation involving 22,550 m² fully pre-let more than 18 months ahead of its delivery

Covivio announced the signing of a rental agreement with EDVANCE (an EDF Group subsidiary) covering the whole of the Flow office and services building in Montrouge. This signing highlights the quality of this project, now fully pre-let more than 18 months ahead of delivery scheduled for October 2020.

EDVANCE chose to relocate its staff to Flow, a new building of 22,550 m², ideally located in the heart of one of the most attractive business hubs south of the capital. The two companies have signed a firm 9-year rental agreement.

Flow, a multi-functional service-centred building

Today, the hub formed by Malakoff-Montrouge-Châtillon is one of the most attractive business districts within Greater Paris. With over 1 million square metres, the hub is in great demand with a number of key accounts (location of the Crédit Agricole campus, EDF, Edenred, Orange, Pfizer, Insee...) looking for new or redesigned floor space. Located in the heart of this high-growth area, Flow is easily reached by public transport (metro, tramway and the future Grand Paris Express station) and has direct access to the Paris ring road. Now under construction, the 22,550 m² of office and service space will be delivered in October 2020.

Designed by SCAU Architecture and developed by Covivio, Flow will comprise 3 buildings linked by a shared base section which will provide a full range of services with direct access to outdoor spaces. The building will be able to accommodate up to 1,200 people.

In line with Covivio's CSR ambitions, Flow is targeting the following certifications: HQE, BREEAM, WELL and WiredScore. The building will boast 2,370 m² of landscaped areas, including 2 rooftop areas, terraces adjacent to the walkways linking each building, and even interior patios.

These attractive features, the care taken over comfort and well-being (90% of offices with prime daylight and ceilings of up to 3.15 m...) and the location close to the EDF Campus in Montrouge considerably helped in the leasing of Flow, whose full floor space will accommodate EDVANCE teams by the end of 2021.

"By the high efficiency of its spaces and the quality of its services, Flow is an innovative response to the new uses of office space by companies seeking flexibility and services. It illustrates our strategy. Whether in Montrouge with Flow, or the Silex² building in Lyon, in Milan with Symbiosis or again Berlin in the Alexanderplatz, Covivio sets out to design reference buildings in every one of its markets," added **Olivier Estève, Deputy CEO of Covivio.**

COVIVIO PRESS RELEASE

"Inspired by the area and the site's industrial past, Flow's architecture allows to create a place synonymous with energy, bathed in light, designed to serve the indoor life," said **Guillaume Baraïbar, Maxime Barbier and Luc Delmain, associate architects with SCAU.**

 **PHOTOS** (photos are not contractual)

Credits: ©SCAU Architecture – RSI:



 **To learn more about the project:**

- [Visit the Flow website](#)
- [See the Flow project video](#)
- [See the press release about Covivio's latest acquisition in the Malakoff-Montrouge-Châtillon business district](#)

COVIVIO

PRESS RELEASE

Key figures of the project:

- > Project of 22,550 m² consisting of 3 buildings (23 600 m² including archives)
- > 2 lobbies with double ceiling height,
- > All floors with terraces,
- > 2,370 m² of green spaces with terraces, patios and rooftops,
- > Floor depth: 20m,
- > Clear ceiling height: between 2.7 and 3.15m,
- > 269 parking spaces.



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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 regions in their pursuit of 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) and the MTA market (Mercato Telematico Azionario) on the Milan stock exchange, are admitted to trading on the SRD and are included in the composition of the MSCI, SBF120, 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+/Stable outlook by Standard and Poor's.



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