

Milan, 22 May 2019

Covivio wins the international *Reinventing Cities* competition with its “Vitae” project located in Milan

Milan, 22 mai 2019 – Covivio has won the [Reinventing cities](#) competition, a prestigious international tender for urban and environmental regeneration promoted by [C40](#), with “Vitae”, a urban redevelopment project that will be created on the Via Serio site in Milan.

The Reinventing Cities call for tender, involving fourteen cities around the world, aims to launch a resilient and zero-emission urban regeneration, focusing on 31 innovative projects with a high environmental value. 5 Milanese sites has been selected by the C40. The one chosen by Covivio to conceive its project is located near the Prada Foundation and next to the Covivio Business District Symbiosis in the Porta Romana railway yard area, one of the most promising and innovative districts under development in Milan.



Collective intelligence and mixed-use programming at the heart of the Covivio project

Covivio's Vitae project has CRA - Carlo Ratti Associati, innovation and design firm, and Habitech, environmental expert, as team leads. The project involves partnerships with a number of top organisations based in Milan and is characterised by an innovative process in the commitment of local players within the architectural development. As an example, the Politecnico of Milan Foundation will have the role of coordinator of all stakeholders involved in the co-design project.



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Mixed project, inspired by the social and architectural model of Chartreuse (monasteries), proposes an architecture open to the city, vector of harmony between private life and public life, individual spaces and shared spaces.

Vitae will create a mixed-use project spanning more than 10,000 m²: offices space, spaces for public events will be flanked by centers dedicated to business and areas dedicated to molecular and oncological research, with guest accommodation for IFOM's international researchers all within an extremely innovative, technologically advanced and cutting-edge environment from the point of view of sustainability.

A showcase operation in terms of sustainability and innovation in order to face the climate challenges

Thanks to an innovative technological system applied to the façade, its casing will be able to adapt to the sun exposure guaranteeing the correct level of shading and lighting depending on the exposure. Furthermore the highest floors of the building in the NZEB category (Near Zero Energy Building) will be made of wood with the aim of reducing energy consumption. On the ground floor, the structure will host Horto, a project of CIR Food for sustainable catering with a zero kilometer approach and a hydroponic greenhouse.

Thanks to the high performance expected in terms of sustainability and energy efficiency, the project aims to reach the LEED Platinum and WELL Gold certifications. Furthermore, the green area project aims to obtain the highest level of the "BiodiverCity" label.



The project includes preletting agreements with partners IFOM and CIR Food. Delivery is expected in 2022. The total budget of the operation is around €40M and the forecast yield is around 7%.

The Vitae area, as well as the Fondazione Prada and Symbiosis, is also included in the area selected for the [European Sharing Cities](#) program, part of the Horizon 2020 program, which funds the transformation of the area into a "smart" district, to respond to the main environmental challenges of the

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city, including the reduction of polluting emissions from buildings. The district, which also houses universities and research centers, is becoming increasingly dynamic year by year, thanks also to the growing presence of business incubators and start-ups, concert halls, hotels and catering facilities.

Alexei Dal Pastro, Chief Executive Officer Italia of Covivio, commented: *"We are particularly proud of this victory: it is the proof of the added value of Covivio's competence, reflected in the most advanced project so far realized, which combines, in an industrial context, the use needs of tenants with advanced features of innovation and sustainability. At the same time, Vitae proposes an open and complex project, which creates innovative offices, designs new green spaces and is open to city life. It is also an opportunity to activate through architecture a virtuous process of cross-fertilization of all the expertise of the actors involved."*



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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 bn 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) and on the MTA market (Mercato Telematico Azionario) of the Milan stock exchange, 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, Sustainability and Gaïa ethical indices. Covivio is rated BBB+/Stable outlook by Standard and Poor's.