

Paris, 29 January 2019

### **Solvay chooses Silex<sup>2</sup> in the Lyon Part-Dieu district to install its teams**

*Covivio has announced the signing of a rental agreement with Solvay, a world leader in the chemicals industry, for a floor area of almost 9,000 m<sup>2</sup> in Silex<sup>2</sup>, office and services building, located in the Lyon Part-Dieu district. With this deal, Silex<sup>2</sup>, a project currently under construction and with a total 30,900 m<sup>2</sup>, boasts a pre-letting rate of almost 50% two years before its expected delivery in early 2021.*

Historically located in the Lyon region, Solvay has chosen to gather together Lyon and Paris teams on nearly 9,000 m<sup>2</sup> within Silex<sup>2</sup>, a project developed by Covivio. The two partners have signed a firm nine-year rental agreement. Solvay staff will occupy eight levels of the building (from the 4<sup>th</sup> to 11<sup>th</sup> floors).

Silex<sup>2</sup> was an attractive option for Solvay because of its strategic location very close to the Lyon Part-Dieu train station in the heart of France's second business hub, and because of the quality of both its working spaces and the unique services it offers within the district.

The deal also confirms the attractiveness of Silex<sup>2</sup> for businesses looking for innovative spaces. A number of discussions are currently under way for the 16,000 m<sup>2</sup> still on the market.

#### **Silex<sup>2</sup>, an ultra-connected building of 30,900 m<sup>2</sup> and new *prime* benchmark in Lyon**

Owner since 2011 of a plot of land located in the heart of the La Part-Dieu district - formerly housing staff from EDF and ENEDIS, chose to embark upon an ambitious regeneration programme in 2014 composed of two operations: Silex<sup>1</sup>, involving the demolition and rebuilding of an office block of 10,700 m<sup>2</sup>, was delivered in 2017 and is now fully let. Silex<sup>2</sup>, involves the transformation of a former tower block into an ultra-connected building blending commercial lease area with flexible space.

Composed of two buildings, Silex<sup>2</sup>, designed by Ma Architectes and Arte Charpentier, will be able to accommodate up to 2,500 people and feature a wide range of services for all its tenants: a company restaurant, a cafeteria, convenience stores, a brasserie with waiter service on the 21<sup>st</sup> floor, a multi-service concierge service, a 140-seat auditorium, a wellness centre and, on the ground floor, an "active uses" surface<sup>1</sup> of 300 m<sup>2</sup> opening onto the city. Designed as a laboratory exploring news ways of working, Silex<sup>2</sup> will also house a Wellio space, Covivio's pro-working offer. This site will be open to all tenants and their ecosystems, but also to start-ups and micro-enterprises driving the local economic fabric.

Certified HQE Excellent and BREEAM Excellent, Silex<sup>2</sup> will feature 1,700 m<sup>2</sup> of terraces and green spaces designed, amongst other things, to enable urban agriculture.

Finally, all the services at Silex<sup>2</sup> will be brought together on a mobile app enabling users to manage services and workstation comfort and convenience from their smartphone.

Covivio shares the Silex<sup>1</sup> and Silex<sup>2</sup> buildings with Assurances du Crédit Mutuel under an investment partnership agreement.

*"An innovative, service-centred and flexible facility open to the city, Silex<sup>2</sup> is a perfect illustration of the Covivio approach. We design modular projects that over time will easily adapt to the needs and expectations of our clients, whilst providing a high standard of day-to-day comfort. The operation also marks the beginning of a new partnership with Solvay, a key player from the world of chemicals," emphasised Olivier ESTÈVE, Deputy CEO, Covivio.*

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<sup>1</sup> To learn more, [click here](#)

# COVIVIO PRESS RELEASE

"Relocating our offices from the Paris region and the Lyon area to the business district of La Part-Dieu is a confirmation of the long-standing presence of Solvay in France and Lyon. The choice of Silex<sup>2</sup> embodies the Group's new dynamic and culture with a building designed for easy exchange with clients, facilitating new ways of working between the business and functional teams that are currently dispersed between Paris, Aubervilliers and Lyon. This is a key stage in the Group's transformation," declared François PONTAIS, France and Campus Grand Lyon Project Director at Solvay.

## PHOTOS

Credit: © Covivio - Asylum



To learn more about the project:

- [Visit the Silex<sup>2</sup> website](#)
- [See the Silex<sup>2</sup> project video](#)

## CONTACTS

**covivio.eu**  
Suivez-nous sur Twitter @covivio\_  
et sur les réseaux sociaux



COVIVIO  
PRESS RELEASE

**Press Relations**

Géraldine Lemoine  
Tel : + 33 (0)1 58 97 51 00  
[geraldine.lemoine@covivio.fr](mailto:geraldine.lemoine@covivio.fr)

**Investor Relations**

Paul Arkwright  
Tel : + 33 (0)1 58 97 51 85  
[paul.arkwright@covivio.fr](mailto:paul.arkwright@covivio.fr)

Laetitia Baudon  
Tel : + 33 (0)1 44 50 58 79  
[laetitia.baudon@shan.fr](mailto:laetitia.baudon@shan.fr)

 **ABOUT COVIVIO**

With a strong partnership background, real estate expertise and truly European culture, Covivio is inventing today's user experience and outlining the city of the future.

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 billion 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 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, SBF 120, Euronext IEIF "SIIC France" and CAC Mid100 indices, in the "EPRA" and "GPR 250" benchmark European real estate indices, Green Star GRESB, and in the ESG FTSE4 Good, DJSI World & Europe, Euronext Vigeo (World 120, Eurozone 120, Europe 120 and France 20), Oekom, Ethibel and Gaïa ethical indices.

Covivio is rated BBB/Positive outlook by Standard and Poor's.