

Paris, 7 October 2021

Moncler designs its new headquarters having experience, well-being and sustainability at the core

Covivio will develop this new building located in the Symbiosis business district

Moncler and Covivio announce a pre-letting agreement of 15 years for a future building that will host the new Moncler headquarters from end 2024. The structure, located in the Symbiosis business district, an urban redevelopment project lead by Covivio in the southern area of Milan, will bring together, in a building of 38,000 m², the Milan-based employees of the Moncler brand, currently spread across three different locations.

Remo Ruffini, Chairman and CEO of Moncler S.p.A. comments: *"During the pandemic, we understood that we can work anywhere, but we also understood that it is when we are together that we make the difference and release all our energy. We want to reshape our employees' work experience thanks to a place where people can express their full potential and where creativity and collaboration feel like home.*

We will continue to embrace and support the needs of our people by offering flexible working conditions, but my dream is to create a place where energy, well-being and attention to the environment are at the heart of everything, and where we all want to be."

*"This partnership with Moncler, Italian group inspired by the constant search for excellence, confirms the tremendous attractiveness of Symbiosis, which has already attracted many major accounts^[1]: to date, on the total of 126,000 m² of the Symbiosis area more than 100,000 m² have been already delivered or are under development, and successfully commercialized at 96%. This further agreement confirms the positive dynamics of the Milanese office market, which has shown great resilience in facing the recent crisis, and that will receive new impetus from the important regeneration project of Scalo di Porta Romana" said **Alexei Dal Pastro, CEO Italy of Covivio.***

*"Moncler headquarters is our latest addition to the Symbiosis business district located in south Milan that is undergoing profound urban transformation," says architect **Antonio Citterio, co-founder of Antonio Citterio Patricia Viel (ACPV).** "What we are designing here is a corporate campus where spaces are shaped to enable innovation and collaboration among people."*

The availability of a large plot of land in the Milanese urban area of Symbiosis will allow Moncler to deploy an headquarters' concept customised to the company's needs and vision, based on the following fundamental elements: experience, wellbeing and sustainability.

The working areas will be conceived according to the new ways of working, adapting to the individual and company new needs, and moving from traditional spaces to hybrid and aggregative environments. The interior spaces will be designed to accommodate heterogeneous and inclusive working groups, and to encourage transversal collaboration, as well as propose widespread common areas to facilitate socialisation and creativity. The environments will be open and the furniture inspired by a family-like atmosphere, something closer to the comfort of a home than an office.

The building, designed by the Antonio Citterio Patricia Viel International Architecture and Interior Design Studio, will integrate the highest standards of environmental sustainability and wellbeing. It will target

[1] Fastweb, Boehringer Ingelheim, LVMH Italy, SNAM, several companies of the Mars Group.

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the WELL and LEED certifications considering aspects such as indoor air quality, thermal comfort, natural light, preferring the use of natural and recyclable materials with low environmental impact, as well as highly energy-efficient systems to limit consumption and therefore emissions.

“To achieve a high level of environmental sustainability, we designed a corporate campus with unique building systems that contribute to its thermo-efficiency and reduce its energy use,” says architect **Patricia Viel, co-founder of ACPV.** *“In addition to installing photovoltaic panels on the roof, we took the original elements of the site, for example the industrial chimney, and redeveloped them with innovative, sustainable solutions.”*

The chimney in the area, a symbol of the old industrial zone, has been restored and re-functionalized in an ecological purpose: to improve the thermal performance of the building by introducing outside air into a "bioclimatic greenhouse" surrounding the building. The surge tank located next to the building will be converted into a water tank that collects rainwater for the irrigation of the internal garden.



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PRESS CONTACTS

MONCLER

Press Relations

Tel. +39 02 42203528

monclerpress@moncler.com

COVIVIO

Press Relations

Géraldine Lemoine

Tél : + 33 (0)1 58 97 51 00

geraldine.lemoine@covivio.fr

Investor Relations

Paul Arkwright

Tél : + 33 (0)1 58 97 51 85

paul.arkwright@covivio.fr

Laetitia Baudon

Tél : + 33 (0)1 44 50 58 79

laetitia.baudon@shan.fr

Quentin Drumare

Tél : + 33 (0)1 58 97 51 94

quentin.drumare@covivio.fr



ABOUT MONCLER SPA

With its brands Moncler and Stone Island, the latter acquired in March 2021, Moncler Group represents the expression of a new concept of luxury. True to its philosophy "Beyond Fashion, Beyond Luxury", the Group strategy is centered on experience, a strong sense of purpose and belonging to a community while taking inspiration from the worlds of art, culture, music, and sports. Alongside supporting the individual brands sharing corporate services and knowledge, Moncler Group aims to maintain its brands' strong independent identities based on authenticity, constant quest for uniqueness, and formidable ties with their consumer's communities. Operating in all key international markets, the Group distributes its brands' collections in more than 70 countries through directly operated physical and digital stores as well as selected multi-brand doors, department stores and e-tailers.



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 26 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) 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 + extra-financial), CDP (A-), 5 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, ISS ESG, Ethibel and Gaïa ethical indices.

Notations solicited:

Financial part: BBB+ / Stable outlook by Standard and Poor's

Extra-financial part: A1+ by Vigeo-Eiris



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