

Paris, 3 February 2022



The hotel brand Zoku will open in Paris for the first time, located within Stream Building (17th District)

Covivio and Zoku have announced the signing of a hotel management contract. The hybrid hotel Zoku, with its innovative design that combines a living and business hub all under one roof, will open its first French location on 5,500 m² of floor space within the Stream Building mixed-use programme located in the 17th District of Paris. Scheduled for completion in the summer of 2022, Stream Building is being developed in co-promotion with Hines France and in co-investment with Assurances du Crédit Mutuel.

Stream Building, an ambitious mixed-use project

Winner of the Réinventer Paris competition, the mixed-use Stream Building project is in the heart of a fast-growing district, the Clichy-Batignolles ZAC, opposite the new Paris Court of Justice and closed to a 10-hectare urban park. It has great views of the surrounding area and is easily accessible, with line 14 located at the foot of the building.

With its architecture designed by PCA-STREAM, Stream Building is spread over 16,200 m² of floor space and over 8 floors:

- > 9,600 m² of offices and services (ground floor to 5th floor),
- > 1,100 m² of retail spaces (ground floor to 1st floor), including a brasserie,
- > 5,500 m² hotel and long-term stay residence with 109 Loft rooms (6th floor to 8th floor) operated by Zoku,
- > 700 m² of social spaces with restaurant, bar, coworking area and event space (8th floor) operated by Zoku,
- > and a 190 m² rooftop connected to the hotel..

Focusing on mixing synergies between the different spaces in its program, Stream Building has been designed as a real ecosystem, a modern hub that brings together all the activities of urban life under one roof.

In addition to its exceptional location, its unique mix of uses and workspaces allows Stream Building to offer its occupants an entire range of services to facilitate their daily lives: such as a welcoming work café offering a barista and concierge service, a catering service, a space for meetings and conferences, a fitness area, a mobile application, 22 parking spaces, half of which are equipped for electric vehicles, and around 200 bicycle spaces.

Stream Building is also a benchmark for innovation and carbon footprint reduction, with a mix of wood and concrete architecture and incorporating a rooftop vegetable garden: which includes a hop facade and solar panels.

Finally, Stream Building is aiming for the highest certifications and labels: BBCA, Effinergie +, HQE tertiary Exceptional, BREEAM Excellent, Environmental and sustainable development specifications for the Clichy-Batignolles ZAC, Paris Climate Plan and E+C-.

The programmatic and architectural reflection of this mixed, modular and responsible building is the result of a participative co-design method, coordinated by PCA-STREAM, around an



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international and multidisciplinary team. A public consultation was also organized to gather the wishes and needs of residents regarding the expected shops.

Zoku, a new approach to facilitating the ‘Future of Work’

Zoku, a new hotel brand in France, will operate the hotel residence in the Stream Building program from the end of 2022. With a unique concept and surface area of 5,500 m², this hybrid hotel offers 109 Loft rooms, as well as a variety of communal living and coworking spaces: including a restaurant, bar, workspaces and event space. These convivial places, as well as the 190 m² rooftop, are open to the public.

Born in Amsterdam in 2016, Zoku expanded internationally to Copenhagen and Vienna in 2021. Described as a home-office hybrid with hotel services, Zoku offers a relaxed place to live, work and socialize across major European hubs. Whether you need a bedroom, dining room, office, or meeting room, their custom spaces can change configuration and be transformed on demand, thanks to modular furniture and the unique design of their Lofts. Zoku is aimed at professional business clientele who seeks comfort and efficiency in both work and leisure.

"This transaction opens the way for a new partnership for Covivio with a particularly innovative brand such as Zoku, who will diversify our Parisian hotel offer. Zoku stands out for its hybrid positioning between a hotel and an office, a concept that is totally consistent with Stream Building's ambitions to mix uses and spaces. Through this partnership, we continue to support the most dynamic hotel brands in their development in new territories, while contributing to the regeneration of the customer experience in Europe," said **Christophe Kullmann, CEO at Covivio.**

"As from the start of the Reinventer Paris competition, Zoku was enthusiastic about the Stream Building: its mixed-use character, 24/7 vision and sustainable wooden structure all perfectly fit with Zoku's core company values. We are excited to be partnering with Covivio, a strong real estate investor who is keeping the customer in the center point of its attention. Zoku works closely with its target audience and puts people at the center of its design. Especially in today's world, where human connections have been limited for some time, this is paramount to deliver maximum value and relevance to our guests," said **Marc Jongerius, Co-Founder and Managing Director at Zoku.**



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Stream Building in a nutshell

- > Architecture by PCA-STREAM
- > Zoku interior design by Concrete
- > A building with 16,200 m² of floor space on 8 floors
- > A variety of vegetation with a 300 m² vegetable garden and facade with hops and plants
- > A strategic location opposite the new Paris Court of Justice: within the redesigned Clichy Batignolles ZAC and in high visibility from the ring road, with metro line 14 at the foot of the building
- > A benchmark building in terms of environmental innovation
- > Numerous certifications and labels targeted for the following offices: Effinergie+, HQE tertiary Exceptional, BREEAM Excellent, Paris Climate Plan, CPEDD of the Clichy-Batignolles ZAC, BBCA, E+C-
- > Co-investment by Covivio and Assurances du Crédit Mutuel, co-promotion by Covivio and Hines France
- > Delivery scheduled for the summer 2022

PHOTOS

Crédit photos: PCA-STREAM



Crédit photos: Ewout Huibers Photography & Concrete



[>> Download the visuals <<](#)



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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 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 and also holds the following awards and ratings: CDP (A-), GRESB (5-Star, Sector Leader), Vigeo-Eiris (A1+), ISS-ESG (B-) and MSCI (AAA).

Notations solicited:

Financial part: BBB+ / Stable outlook by Standard and Poor's
Extra-financial part: A1+ by V.E (part of Moody's ESG Solutions) / 83/100 by S&P



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ABOUT ZOKU

[Zoku](#) has invented a new category within the hotel industry with its home-office hybrid concept and award-winning Zoku Loft. Opened in 2016 by Dutch entrepreneurs Hans Meyer and Marc Jongerius, Zoku is named after the Japanese word for family, tribe or clan. Zoku facilitates international living, working and conscious traveling for the growing population of globetrotting professionals, digital nomads and remote workers. Its multipurpose business facilities make it a hospitality frontrunner in the future of work, providing hybrid work solutions for employees to reconnect while working-from-anywhere. The bold concept, which goes far beyond the standard hotel proposition of “putting heads in bed”, has won numerous awards, received rave reviews from guests and is praised for its vibrant Social Spaces, sustainability initiatives and unique community that facilitates connections between residents and locals. Zoku achieved B Corp certification in 2018, becoming one of the first hotels in the world to receive this recognition, and was voted “one of the 25 coolest hotels in the world” by Forbes. Zoku expanded to include two new locations in Copenhagen and Vienna in 2021 and will add Paris to its portfolio of European hubs in 2022.



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