


Paris, 21 July 2022, 6:00 pm

Strong growth in first-half 2022 results, bolstered by record rental activity

"This excellent first half was marked by numerous operational successes across all activities, in particular thanks to 101,000 m² of new office leases signed and a stronger than expected recovery of the hotel industry. Covivio thus posted strong growth of financial results and confirmed its 2022 outlook. Despite an uncertain economic and financial environment, the rental dynamic of our markets, the relevance of our strategy focused on centrality, prime assets and customer culture, and the solidity of our governance, are long-term foundations to continue to generate value upon."

Christophe Kullmann, Covivio Chief Executive Officer

Strong acceleration of operational performance

- 13.0% rise in revenues on a like-for-like basis and occupancy rate up 1.5 pts over six months, at 96.5%
- Offices: record half-year for rent, with 101,000 m² let and pre-let and an increased occupancy rate of 94.3%, up 2.1 pts, representing a 3.2% like-for-like growth
- Germany Residential: continued sustained rental growth at 3.0% on a like-for-like basis
- Hotels: revenues, whether variable or fixed, were up 100% like-for-like, bolstered by a recovery that was significantly stronger than expected and asset management work

€27 billion portfolio (€18 billion Group share), up 2.6% on a like-for like basis

- The office portfolio (up 0.7% on a like-for-like basis) was driven by robust rental activity and the success of the development pipeline (up 3.0% like-for-like for committed projects)
- Germany Residential: Values rose by 5.9% on a like-for-like basis against the backdrop of a housing shortage
- Hotels: Up 2.8% on a like-for-like basis thanks to asset management work and the upturn in business
- Quality rotation: €260 million in commitments for disposals reinvested in development

Strong growth in first-half 2022 results

- Reducing our LTV by 1.7 pts year-on-year at 39.5%
- NAV up from 8% to 17% year-on-year (EPRA NET of €109.4 and EPRA NAV of €107.4), driven by the increase in asset values
- Adjusted EPRA Earnings up 8% at €223 million (€2.37 per share) and a €796 million net income (up 70%)

Governance: continuity in change

- Jean-Luc Biamonti replaces Jean Laurent as the Chairman of the Covivio Board of Directors
- Delfin has been co-opted as Covivio Director, represented by Giovanni Giallombardo

Guidance confirmed

- Adjusted 2022 EPRA Earnings guidance confirmed at around €4.5 per share

EPRA Earnings and EPRA NAV are Alternative Performance Indicators as defined by the AMF and are detailed in Sections 3. Financial information, 5. EPRA reporting and 7. Glossary of this document. Limited review procedures were carried out on the half-year financial statements. The limited review report is in the process of being issued.

With a €26.6 billion portfolio (€17.8 billion Group share) in Europe, Covivio builds its development on diversifying into sectors where it is a leading player:

- **55% of the portfolio comprises offices** in France, Italy and Germany, mainly in central locations in Paris, Milan and the main German cities;
- **Germany Residential represents 30% of the portfolio.** It is located in the city centres of Berlin, Dresden, Leipzig and Hamburg and in major cities in North Rhine-Westphalia;
- **Hotels (15% of the portfolio),** located in major European tourist destinations (Paris, Berlin, Rome, Madrid, Barcelona, London, etc.), are let and managed by major operators such as Accor, IHG, B&B, NH Hotels, etc.

42% of properties by value are located in Germany, 37% in France and 15% in Italy.

This portfolio is managed according to **three strategic pillars**:

1. **Location in the heart of major European cities,** in particular Paris, Berlin and Milan. As a result, 97% of the properties are within a five-minute walk of public transport.
2. **New building design** combining energy performance, well-being and adaptation to changing trends. Covivio is currently developing €2.5 billion Group share of office projects and €430 million Group share of housing units in Europe. Most of these developments, largely pre-let, concern the renovation of existing assets.
3. **Fostering a customer culture** with a user-centric strategy. Covivio supports its clients in their real estate strategies over the long term, by co-designing their projects and forging sustainable partnerships (firm average lease maturity of seven years). This is reflected in a strong advisory approach, an ambitious service policy and ever more flexibility, with, for example, hybrid offers combining commercial leases and flexible contracts.

Strong acceleration of operational performance

A new record half year for the Covivio office portfolio

The office take-up returned to an all-time high[1]

The recovery begun in 2021 was confirmed in the first half 2022, with a significant increase in rental activity across all markets. In Greater Paris, take-up rose 24% year-on-year to 1.0 million m² at end-June (after a 32% increase in 2021 to 1.9 million m²). In Milan, take-up was up 60% year-on-year to 260,000 m² (after a 32% increase to 390,000 m² in 2021). A similar trend can be observed across the six leading German cities, with 1.6 million m² and a 36% increase year-on-year (vs a 27% rise to 3.2 million m² in 2021). While real estate brokers expected a stable take-up at the beginning of the year, they are now counting on growth (a 5-20% increase depending on the city), thus exceeding the 10-year average.

This performance was accompanied by an increased polarisation with a heightened interest from tenants in assets with better locations and well-suited to new uses for offices. Inner-city Paris thus saw a 53% increase in take-up year-on-year, while Milan's CBD posted a 123% rise over the same period. This dynamic was confirmed in the change in rental income with growth focused in new assets in better

[1] Sources: Immostat, CBRE, Savills, Cushman & Wakefield

locations (up 3% to €960/m²/year in Paris over six months, up 3% in Berlin to €540/m²/year and up 6% in Milan to €660/m²/year).

Covivio recorded a record rental activity over the first half

In this context, Covivio reaped the benefits from a strategy focused on centrality, new offices and customer culture. **The Group thus posted a record half year with nearly 101,000 m² of new lettings, alongside 90,000 m² of renewed leases**. Over 70,000 m² represented lettings for properties under development, for firm term 11 years on average. **The pre-let ratio of the development pipeline thus increased by 14 points to 61%.** In Vélizy-Meudon, Covivio will develop a third building for Thalès in this area by 2026, totalling 38,000 m² with a 12-year lease. The Group also renewed leases for its two buildings in operation until 2034 and 2037 respectively and €11.5 million in yearly rent. In Levallois-Perret, Covivio signed a first rental commitment for 2,030 m² on the Maslö building under development. In Paris, two major Groups in the luxury goods and digital industries have chosen Covivio to set up their teams in the Anjou (Paris CBD, 9,300 m²) and Streambuilding (Paris, 17th, 9,160 m²) office buildings. At the centre of Milan, the 11,600 m² Corso Italia development project were entirely pre-let to a leading Italian company, for a significantly higher rent level than initially expected, which now constitutes the new benchmark for Milan.

The pre-lettings during the half year also helped improve the occupancy rate of the operating portfolio, which stood at 94.3% at end-June. The 31,000 m² that have been let from this portfolio across the half year were mainly from the manage-to-core asset category (16% of the portfolio). Covivio has notably signed rental agreements on CB21 tower in La Défense in Paris, representing 5,000 m², pushing the occupancy rate up to 91% compared to 79% last year. The occupancy rate also increased by nearly 20 points to 75% for the 32 B building in Boulogne, by 21 points to 85% for the Belaïa building at Orly airport.

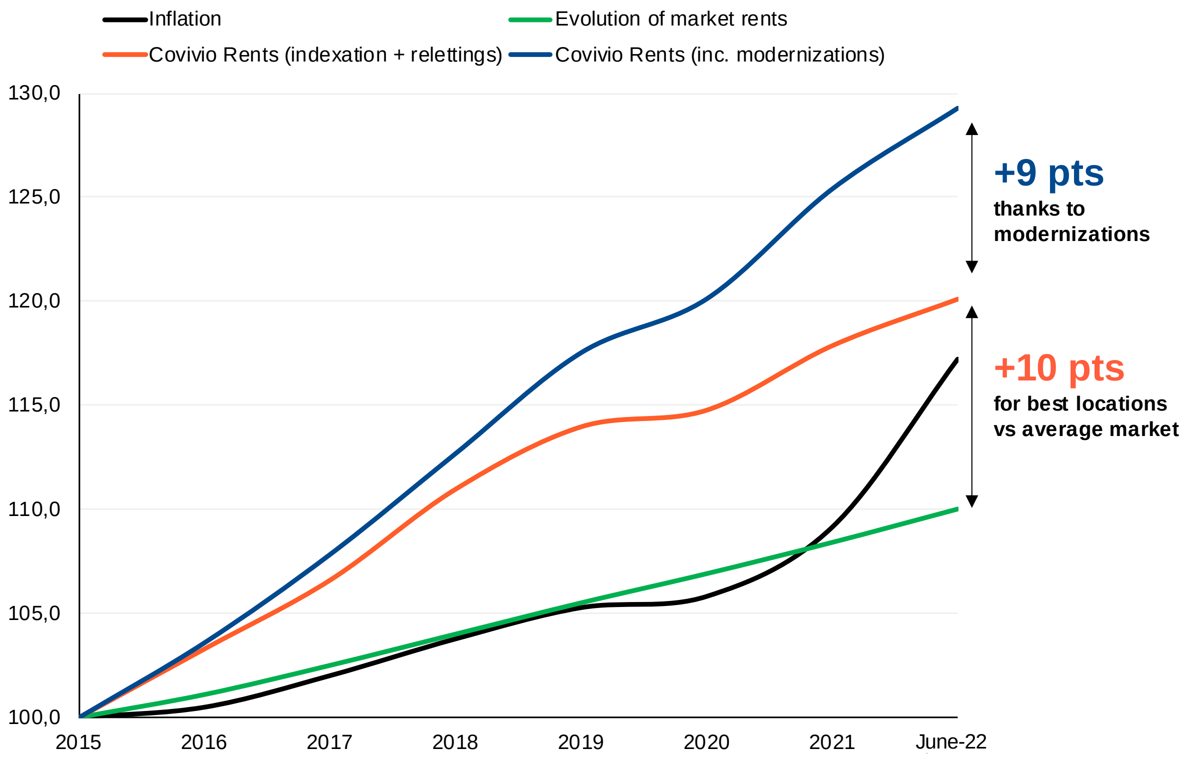
Germany Residential: the good structural fundamentals drive rental growth[2]

The structural deficit of housing in Germany (an estimated shortage of 670,000 houses) was further highlighted during this half year, by significant migrations, rising construction costs and a workforce shortage in the construction industry which compromised and delayed certain projects. This undersupply was even more pronounced in Berlin, where there are on average 217 candidates for each apartment to be leased (vs. 177 in the last quarter). In this context, apartment prices and new average market rents continued to rise, from 6% to 8% year-on-year in Berlin (to €5,600/m² and €18.2/m²/month at the end of March 2022).

Despite regulation softening the impact of inflation on rent indexation over time, Covivio was able to outperform inflation and the change in average rent in Germany thanks to its geographic choices (particularly in Berlin and North Rhine-Westphalia) and its *asset management* work.

[2] Sources: Catella European Residential Map,Guthman Real Estate, Immobilienscout

Change in Covivio rental income for Germany Residential vs. inflation and market rents



Rental income for Covivio's residential business thus posted new continued growth, up 3% on a like-for-like basis, with rents rising across all geographic areas: Berlin (up 2.9%), North Rhine-Westphalia (up 3.4%), Hamburg (up 2.4%) and Dresden and Leipzig (up 3.1%). Along with indexation, revenues were bolstered by rental reversion from relettings and modernisation work on apartments. By renovating on average 3% of the portfolio each year, Covivio increases the quality of its housing units and contributes to energy transition, all while ensuring a yield above 5%.

Rents maintain a significant growth potential of around 20% on average on regulated rent and 40% to reach market rent.

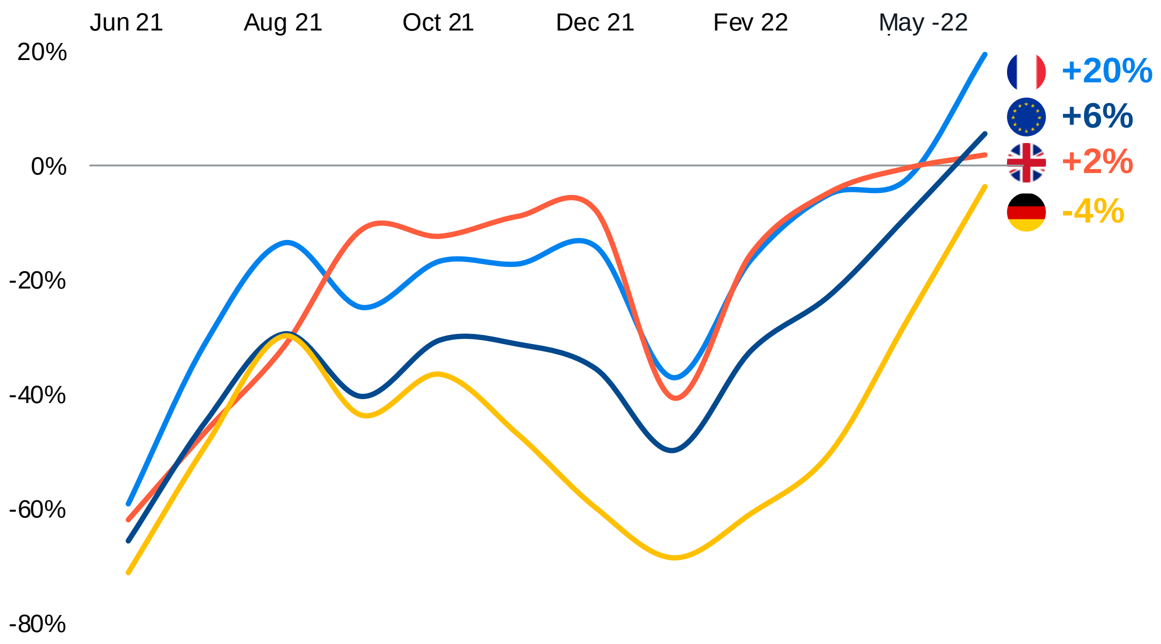
Development projects for Germany Residential (€176 million Group share to be delivered by 2025) also underwent new progress: the €76 million build-to-let portfolio recorded significant pre-lettings and rent levels above initial budgets, while the €99 million build-to-sell portfolio should generate average margins of 35%. Prenzlauer Promenade, a project for 278 housing units in Berlin, is a good example of the success of these developments, with rents increased by 11% and an average sale price of around €6,000/m² (with a gross margin of 56%).

Hotels: a recovery that was swifter than expected and RevPAR exceeding 2019 levels

After the start of the year hit by the Omicron variant, the lifting of most health restrictions in mid-February led to a strong upturn in activity that exceeded expectations. Progressively, RevPAR reached levels close to those of 2019, even surpassing these in May 2022 (up 6% on average in Europe and up 20% in France). France, the United Kingdom and Italy, bolstered by a significant domestic client base, posted very robust performances in the first half, while Germany was impacted by lengthier restrictions and thus saw a later recovery that is nonetheless gathering a strong pace.

The sector also demonstrates an impressive pricing power with average room rates up 12% on average in May in Europe (compared to 2019), including a 17% increase in France and a 9% increase in the United Kingdom.

Monthly change in RevPAR[3] in Europe by country compared to 2019 (%)



Covivio's hotel revenues were boosted by this upturn, with a 100% growth on a like-for-like basis year-on-year, at €53.4 million:

- Variable rents (21% of the hotel portfolio, mainly let to AccorInvest) rose 214% to €9.3 million.
- Thanks to the signing of a new lease agreement with IHG[4] for the United Kingdom (14% of the portfolio), €7.2 million in rent was recorded versus 0 last year for this portfolio.
- Fixed rents outside of the United Kingdom (45% of the portfolio) rose 8.6% on a like-for-like basis to €28.9 million, driven by indexation and asset management work. The rent collection rate stands at 100% and outstanding rent from 2021 was also fully recovered.
- EBITDA for hotel operating properties (20% of the hotel portfolio) rose from -€1.5 million in H1 2021 to €8.1 million in H1 2022.

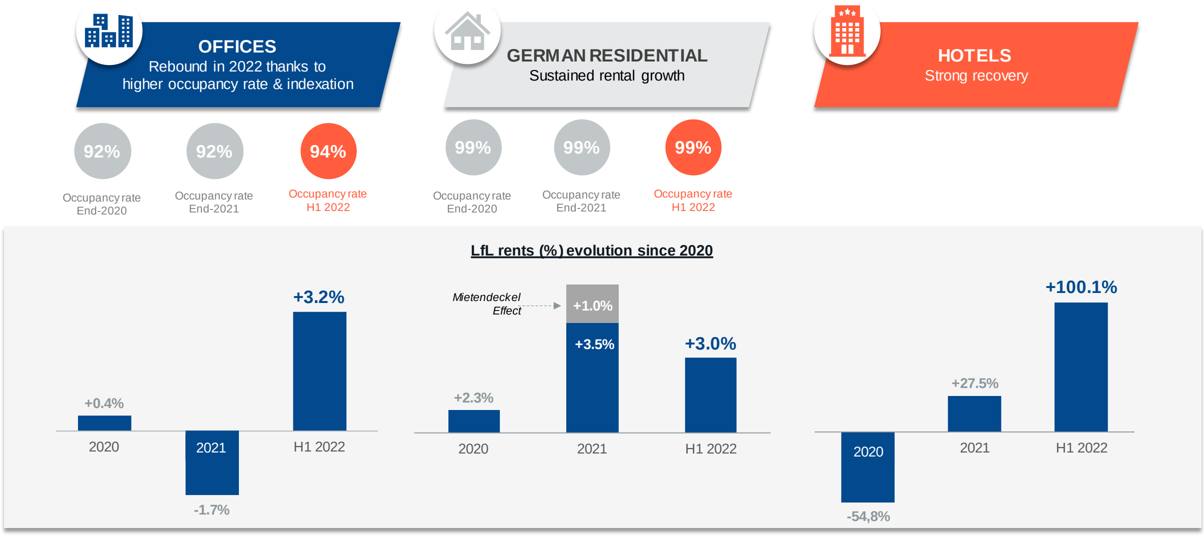
As the hotel market recovers, Covivio is setting its hotel portfolio in motion by pursuing its dynamic asset management strategy in order to optimise profitability and guarantee a hotel offer increasingly aligned with user expectations. Covivio accordingly signed an agreement with B&B Hotels for the lease of 30 hotels located in France and previously let by AccorInvest. This asset and brand management transaction demonstrates Covivio's ability to revitalise its hotel portfolio and constantly renew its hotel offer.

These 30 hotels (2,565 rooms), already owned by Covivio and operated under Accor Group brands (Ibis, Novotel and Mercure), were previously let to AccorInvest under variable-rent leases. Following the signing of the memorandum, Covivio and B&B Hotels, partners since 2010, have agreed on new 12-year firm fixed-rent leases. Covivio accordingly benefits from a substantial increase in rents compared to 2019 and will participate in a works programme conducted by B&B Hotels. This value-creating

[3] RevPAR : Revenue Per Available Room – Source MKG
[4] Subject to approval by Oxford Landlords

transaction allows Covivio to provide support to Europe's third-largest economy class hotel brand in a new phase of its development in France.

13.0% growth in rental income on a like-for-like basis



The strong trend across our different businesses led to significant revenue growth of 13.0% on a like-for-like basis year-on-year. Revenue amounted to €463.6 million (€305.8 million Group share) compared to €419.4 million last year (€291.3 million Group share). The average occupancy rate for the portfolio amounted to 96.5%, up 150 bps over six months while the firm lease duration remained high at 7.2 years on average, providing high visibility for future revenues.

The 3.2% like-for-like growth in offices was bolstered by lettings (for 1.4 point) and indexation (for 1.6%), the effects of which will ramp up over the next quarters, with renewals making up the balance (0.2 point). On a current basis, rents decrease impacted by sales, with disposals worth over €717 million completed in 2021 and €473 million in H1 2022. The occupancy rate amounted to 94.3%, up 2.1 points over the half year.

Germany Residential rents rose 3.0% on a like-for-like basis, driven by the good rental momentum. The occupancy rate remains high, at 99%.

Hotel revenues nearly doubled, at €129.0 million and €53.4 million Group share, up 100% on a like-for-like basis (see above).

H1 2022, in € millions	Revenues H1 2021 Group Share	Revenues H1 2022 100%	Revenues H1 2022 Group Share	Like-for-like change Group Share	Occupancy rate %	Firm lease duration in years
France Offices	*96.6*	*100.5*	*86.1*	*+2.2%*	*94.2%*	*4.8*
Italy Offices	*57.9*	*71.6*	*55.4*	*+3.6%*	*98.1%*	*7.2*
Germany Offices	*21.0*	*25.5*	*22.7*	*+6.4%*	*84.9%*	*4.3*
TOTAL OFFICES	**175.6**	**197.7**	**164.2**	**+3.2%**	**94.3%**	**5.5**
Germany Residential	84.5	134.8	87.2	+3.0%	99.0%	n.a.
Hotels in Europe	28.2	129.0	53.4	+100.1%	100.0%	12.9
Total strategic activities	**288.3**	**461.4**	**304.8**	**+13.0%**	**96.5%**	**7.2**
Non-strategic (retail)	3.0	2.2	1.0	+3.3%	100.0%	8.5
TOTAL	**291.3**	**463.6**	**305.8**	**+13.0%**	**96.5%**	**7.2**

A growing and continuously adapting portfolio, up 2.6% on a like-for-like basis

LFL : Like-for-Like

At the end of June 2022, the Group's portfolio amounted to €26.6 billion, or €17.8 billion Group share, representing a 2.6% increase on a like-for-like basis, driven by the rental dynamic across all activities, the portfolio's quality, and the development pipeline.

Office asset values up 0.7% on a like-for-like basis. The good performance of buildings delivered or under development (up 3.0%) and across the Telecom Italia portfolio (up 2.9% thanks to the indexation effect) more than compensate for the decrease in concentrated values on a few assets facing rental challenges or located in places affected by market evolutions (such as La Défense, peri-Défense or outside Milan in Italy).

For Germany Residential, the appraisal values showed strong growth (up 5.9%) and across all regions: Hamburg (up 7.9%), North Rhine-Westphalia (up 7.1%), Berlin (up 5.2%) and Dresden and Leipzig (up 5.1%). Metric values, based on block valuations, remained well below the average prices for the retail market. The average value of the portfolio amounted to €3,467/m² in Berlin (compared to an average retail market price of €5,600/m²), €4,455/m² in Hamburg (compared to €6,600/m²) and €2,080/m² in North Rhine-Westphalia (compared to €2,580/m²).

The value of the hotels portfolio (up 2.8% on a like-for-like basis) was bolstered by a strong upturn in business: hotels with variable revenues rose 1.7% on average. **Asset management work**

also contributed to increasing the valuation of hotel lease properties, including in the United Kingdom (up 4.4%) or for the B&B France portfolio (up 3.5%). Hotel operating properties also grew 2.5% on a like-for-like basis.

New portfolio quality rotation in the first half

In the first half, Covivio continued its portfolio rotation strategy by finalising the sale of €473 million Group share of assets under sales commitments and signing €260 million Group share (€416 million at 100%) in new commitments for disposals, overall in line with last appraisal values (+0.6%).

These disposals mainly involved the continuation of the sale of non-core office assets (€203 million signed, representing 78%), including Via dell'Innovazione in Milan (in the manage-to-core segment) or portfolios of buildings let to Telecom Italia. In two years, Covivio will have sold over €1.5 billion in mature and non-core office assets, focusing its portfolio on quality assets and holding significant upside potential.

For Germany Residential (€24 million new commitment for disposals Group share and €37 million at 100%), Covivio has sold some individual apartments (€11 million Group share), cementing a 36% margin compared to block appraisal values. Covivio sold €40 million non-core hotels at 100% (€13 million Group share) at an average yield rate of 5.0% and a 13% margin over the appraisal value.

Meanwhile, €172 million Group share was reinvested, mainly in office development projects and capex for modernising housing, both improving the portfolio's quality and creating value. The Group also bought back €38 million in Covivio shares based on an average price of €60.8/share, representing a 44% discount compared to NAV NTA.

A value-creating and demanded development pipeline

At 30 June 2022, the tertiary development pipeline amounted to €2.5 billion Group share, 84% of which is located in city centres (mainly in Paris, Berlin and Milan), and 61% of which is pre-let (compared to 47% at the end of 2021). The main progress involved the commitment of the future Thalès building in Vélizy-Meudon (€229 million in investments and a 7% yield), entirely pre-let, and the development of the HerzogTerrassen asset in Düsseldorf for €318 million Group share and €64 million in capex. Located in the centre of Düsseldorf, the 55,700m² building will be remodelled over a 12-month period with the aim of becoming the new benchmark in terms of use, performance and experience, in an area where the vacancy rate is below 4%.

Covivio is continuing its development projects for the housing portfolio. In Germany, 786 housing units are currently under construction, representing a total cost of €268 million (€176 million Group share), 57% of which are being promoted with a target margin of 35%, and 43% to be held, with a target rental yield of nearly 5%. In France, the transformation of offices and housing has continued. 8 projects are under construction, representing 1,520 housing units, in Bordeaux and Greater Paris, for €306 million with a total cost at 100% (€255 million Group share).

Strong growth in first-half results

Reducing LTV by 1.7 pt year-on-year at 39.5%

The successful portfolio rotation and increase in appraisal values reduced the LTV ratio by 1.7 points, Amounting to 39.5% at 30 June 2022, despite the payment of the full dividend during the half year. The average rate of the debt fell again to 1.14% compared to 1.2% at the end of 2021, and the ICR improved again to 7.3x compared to 6.7x for 2021.

Thus, Covivio continued to record a solid balance sheet, benefitting from diversified long-term debt (5.1 years maturity, without the need for financing before 2024). The Group continued to fund itself at attractive conditions and signed two bank mortgage debts for the France offices portfolio (€115 million) and Germany Residential (€145 million), with coupons well below bond markets.

The hedging ratio stood at 86% for an average maturity of 6.6 years for hedging instruments.

These elements, combined with solid operational performances, led S&P to confirm its credit rating at BBB+, a stable outlook on 27 April 2022.

NAV up from 8% to 17% year-on-year

Driven by the development of the offices portfolio, Germany Residential and the upturn in the hotel industry, asset value growth (up 4.4% year-on-year) was a major factor in pushing annual growth of 8% of the EPRA NTA per share to €109.4 and €10.3 billion. The liquidation NAV (EPRA NDV) posted even stronger growth at €10.1 billion and €107.4 per share (up 17%), bolstered by the positive impact from the mark-to-market of fixed term debts and financial instruments. Lastly, EPRA NAV amounted to €11.3 billion and €120.2 per share (up 7%).

Adjusted EPRA Earnings per share up 8%

Adjusted EPRA Earnings amounted to €222.7 million, up 7.6% year-on-year (€2.37 per share, up 7.8%). The upturn in the hotel industry and the strong organic revenue growth largely compensated the impact of lower property development margins. Income was also bolstered by the good performance of net operating costs and a slight dip in the cost of financial debt. Net income, on the other hand, was driven by new significant value changes, posting a 70% increase at €796 million.

ESG strategy: new progress across all areas

Covivio has joined forces with other European players to launch a low-carbon, pan-European building certification[5]

The real estate industry, the world's largest cause of CO_2 emissions at 39%, is a key player in the fight against global warming. To become carbon neutral by 2050, all European countries must strive to reduce the carbon footprint of new and existing buildings. At MIPIM, certain leading European companies in the sector have joined together to launch the first low carbon pan-European real estate certification. The founding members behind this initiative are based in several different European countries: BPI in Luxembourg, Belgium and Poland, NSI in the Netherlands, WO2 and ICAMAP in Luxembourg, France, and the United Kingdom, along with Generali Real Estate, BNP Paribas Real Estate, Covivio and Invanhoé Cambridge across several different European countries. This commitment will help to achieve Covivio's target of reducing CO_2 emissions by 40% between 2010 and 2030 on scopes 1, 2 and 3 (including construction).

Launch of the conversion of bond issues into Green Bonds

A pioneer in the issuance of Green Bonds since 2016, Covivio has reached a new milestone in aligning its financing policy with its ESG goals by launching the conversion of a number of bond tranches issued by Covivio into Green Bonds, the start of a process that will ultimately lead to Covivio holding a 100% green bond portfolio and over €3.1 billion in green debt. Office assets worth €4.7 billion are already eligible according to criteria for green bonds allocations (mainly with a minimum certification of HQE

[5] Link to the press release

Excellent, BREEAM Excellent or "Very Good" in the case of assets already delivered, LEED or DGNB Gold[6]). The Group plans to increase the eligible share of its assets mainly by continuously improving portfolio quality, as well as redeveloping and improving existing portfolio buildings such as Monceau and Anjou in Paris.

The customer, at the heart of our strategy: Covivio outperforms the benchmark for Offices customer satisfaction

As one of Covivio's strategic pillars, customer culture focuses on the quality of services and management, reliability, listening and responsiveness. In this respect, Covivio has commissioned the Kingsley Institute, a leader in analysing companies' customer satisfaction, to measure and compare the customer satisfaction level regarding its office buildings in France and Italy. The study revealed that the overall satisfaction level of surveyed customers amounted to 3.9/5 (compared to a Kingsley Index of 3.7), mainly driven by their appreciation for the quality of their management teams (4.3 compared to an index of 3.8). The indicator for facility management quality also posted results above the Kingsley index of 3.6 at 4.1.
Among the surveyed customers' main criteria justifying their willingness for renewal, 70% mentioned the location of the property (up 6 pts vs index), 51% cited the quality of the property (up 1 pt. vs index), and 30% brought up the quality of local management teams (up 11 pts vs index). This result was complemented by the quality of the customer relationship for the housing portfolio in Germany, which was awarded the "Fairest landlord" label by Focus Money magazine. The portfolio's hotels were also bolstered by an excellent approval on Booking.com, with a rating of 8.8/10 for location in particular.

Governance: continuity in change

For health reasons, Jean Laurent decided to anticipate the end of his third term and resign from his position as Director and Chairman of the Covivio Board, that he had occupied for nearly 12 years. He is nominated Honorary Chairman.

At the 21 July meeting, **the members of the Covivio Board of Directors** gave their warmest thanks to Jean Laurent for his incredible work chairing the Board since 2011 and **unanimously decided to appoint Jean-Luc Biamonti as Chairman.**[7]

Aged 68, having graduated from ESSEC and holding an MBA from Columbia University, Jean-Luc Biamonti started his career by working at Nestlé in 1979. He then began working in investment banking by working consecutively at The First Boston Corporation, Wasserstein Perella and Crédit Lyonnais Security. In 1993, he joined Goldman Sachs first managing investment banking in France and Belgium, and then the distribution and consumer goods sectors in Europe as a partner. In 2013, he founded Calcium Capital and developed an SME investment business via this group. In 2013, he became the Deputy Chairman of Société des Bains de Mer de Monaco.

Jean Luc Biamonti has been an independent Director of Covivio since 2011. He chaired the Appointments and Remunerations Committee, then the Audit Committee.

During this Board meeting, and following the death of Leonardo Del Vecchio on 27 June 2022[8], **the Board members decided to co-opt Delfin as a Director,** represented by Giovanni Giallombardo**.**

[6] Link to the press release
[7] Link to the press release
[8] Link to the press release

2022 guidance confirmed

The last few months were marked by increased geopolitical, economic and financial uncertainty. In this unstable environment, the second half will start to suffer the effects of the increase in interest rates on the part of the debt that is not covered (14%). Increased building costs and the work force shortage also weigh on progress on property development sites. These elements should be compensated by the first effects of inflation on rent indexation, the full benefits of which will occur in 2023, along with stronger than expected recovery in the hotel business. **Covivio thus confirmed its adjusted EPRA Earnings guidance for 2022 of around €4.5/share** compared to €4.35/share in 2021.

Medium term, quality of the portfolio and pertinence of the strategy will be key. Covivio can rely on secured revenues (96% occupancy rate, fixed average lease maturity of seven years) and a healthy debt profile. The strategy will also make a difference. Covivio has built its strategy on centrality, the creation of new real estate tailored to users' wishes, and a strong customer culture.

For offices, this mainly translates as a portfolio focusing on city centres in Paris, Milan and Berlin, along with portfolios (Vélizy campus, Telecom Italia portfolio) let to major companies (Thalès, Dassault Systèmes, Telecom Italia) over long-term periods (more than 11 firm years). The portfolio will benefit from indexation and value creation for committed developments.

Covivio holds one of the prime housing portfolios on the market, particularly in Berlin, which has a strong valuation potential with rents (€7.7/m²/month including €8.3 in Berlin) and metric values (€2,928/m² including €3,546/m² in Berlin) well below market levels, against a backdrop of fundamental undersupply.

For its hotel portfolio, Covivio counts on central assets (booking.com location rating of 8.8/10), which are strategic for operators (average collection rate of 96% for 2020-2022), and a strong partnership with tenants. Beyond growth stemming from the hotel industry's ability for swift recovery, as shown once again, Covivio intends to cement its portfolio's asset management potential, capitalising on its quality and recent iconic operations.

These provide solid support for its income and portfolio valuation.

AGENDA

- Q3 2022 Activity: 20 October 2022
- Capital Markets Day: 29 November 2022

Results presentation and webcast are available on Covivio's website.

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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 €27bn 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

Corso Italia - Milan

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1. BUSINESS ANALYSIS

A. REVENUES: €306 MILLION IN H1 2022

(€ million)	100% H1 2021	100% H1 2022	100% Change (%)	Group share H1 2021	Group share H1 2022	Group share Change (%)	Group share Change (%) LfL [1]	% of revenue
France Offices	**110.8**	**100.5**	**-9.3%**	**96.6**	**86.1**	**-10.9%**	**+2.2%**	**28%**
Paris	41.2	37.2	-9.6%	39.0	34.9	-10.6%	+5.0%	11%
Greater Paris (excl. Paris)	54.9	47.8	-12.9%	43.7	37.7	-13.7%	+5.1%	12%
Major regional cities	10.4	12.6	+21.2%	9.6	10.6	+9.9%	+1.2%	3%
Other French Regions	4.3	2.9	-32.7%	4.3	2.9	-32.7%	-22.4%	1%
Italy Offices	**77.0**	**71.6**	**-7.0%**	**57.9**	**55.4**	**-4.3%**	**+3.6%**	**18%**
Offices - excl. Telecom Italia	38.0	38.5	+1.3%	38.0	38.5	+1.3%	+4.7%	13%
Offices - Telecom Italia	39.0	33.1	-15.1%	19.9	16.9	-15.1%	+1.2%	6%
German Offices	**23.6**	**25.5**	**+8.0%**	**21.0**	**22.7**	**+8.2%**	**+6.4%**	**7%**
Berlin	3.6	3.8	+6.3%	2.5	2.7	+7.2%	+3.9%	1%
Other cities	20.1	21.7	+8.2%	18.5	20.1	+8.3%	+6.8%	7%
Total Offices	**211.4**	**197.7**	**-6.5%**	**175.6**	**164.2**	**-6.5%**	**+3.2%**	**54%**
German Residential	**131.5**	**134.8**	**+2.5%**	**84.5**	**87.2**	**+3.2%**	**+3.0%**	**28%**
Berlin	65.0	68.7	+5.7%	42.2	45.1	+6.9%	+2.9%	15%
Dresden & Leipzig	11.5	11.4	-1.1%	7.4	7.4	+0.4%	+3.1%	2%
Hamburg	8.6	8.6	+0.4%	5.6	5.6	+0.6%	+2.4%	2%
North Rhine-Westphalia	46.3	46.0	-0.8%	29.2	29.0	-0.8%	+3.4%	9%
Hotels in Europe	**71.8**	**129.0**	**+79.7%**	**28.2**	**53.4**	**+89.6%**	**+100.1%**	**17%**
Hotels - Lease Properties	**75.6**	**109.7**	**+45.1%**	**29.7**	**45.4**	**+52.6%**	**+54.9%**	**15%**
France	24.9	36.8	+47.6%	7.8	13.4	+72.0%	+55.8%	4%
Germany	14.8	15.3	+3.4%	6.3	6.6	+5.0%	+3.5%	2%
UK	0.0	16.4	n.a.	0.0	7.2	n.a.	n/a	2%
Spain	15.6	16.2	+3.8%	6.8	7.1	+4.7%	+3.8%	2%
Belgium	4.5	6.5	+45.8%	1.9	2.8	+47.1%	+51.6%	1%
Others	15.9	18.6	+17.4%	6.9	8.2	+18.5%	+17.6%	3%
Hotels - Operating Properties (EBITDA)	**-3.8**	**19.2**	**n.a.**	**-1.5**	**8.1**	**n.a.**	**n.a**	**3%**
Total strategic activities	**414.7**	**461.4**	**+11.3%**	**288.3**	**304.8**	**+5.7%**	**+13.0%**	**100%**
Non-strategic	**4.7**	**2.2**	**-53.9%**	**3.0**	**1.0**	**-68.2%**	**+3.3%**	**0%**
Retail Italy	1.7	0.0	-100.0%	1.7	0.0	-100.0%	n.a.	0%
Retail France	3.0	2.2	-27.7%	1.3	1.0	-27.0%	+3.3%	0%
Total revenues	**419.4**	**463.6**	**+10.5%**	**291.3**	**305.8**	**+5.0%**	**+13.0%**	**100%**

[1] LfL : Like-for-Like

Group share revenues stand at €306 million vs. €291 million in H1 2021 under the following effects:

- **The revenues of strategic activities increase by +13.0% (+€33.2 million) on like-for-like basis due to :**
  - Office portfolio: +3.2% on like-for-like driven by indexation and leasing activity;
  - Hotels activity: like-for-like revenues increased by +100% (+€26.0 million) due to the start of recovery in H2 2021 on the operating properties EBITDA and on variable rents;
  - German Residential: a sustained growth of +3.0% like-for-like.
- **Deliveries of new assets** (+€7.0 million), mainly in France in 2021 (+€4.9 million) in major regional cities and in the 1st ring, and in Milan with two buildings (+€1.9 million).
- **Acquisitions** (+€2.5 million) in German residential.
- **Asset disposals**: (-€14.0 million), especially:
  - In France Offices (-€5.1 million), in 2021 and 2022 of mature assets in Western Crescent and French regions;
  - In Italy (-€5.0 million) non-core and mature assets;
  - In German Residential (-€1.2 million) mainly involving a portfolio of mature assets in NRW in H2 2021 and some privatisations in Berlin;

- In Hotels (-€0.4 million);
- Non-strategic assets (-€2.4 million) mainly retail in Italy and France.

- **Vacating for redevelopment assets** (-€14.3 million), mainly in Paris and Milan CBDs.

B. LEASE EXPIRIES AND OCCUPANCY RATES

1. Annualized lease expires: 7.2 years average lease term

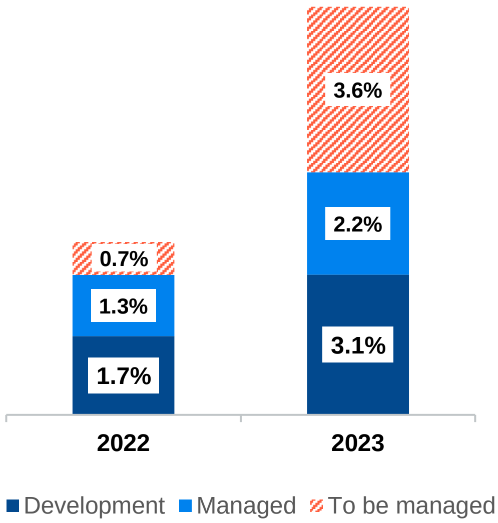
Average lease duration by activity

(Years)	By lease end date (1st break)		By lease end date	
Group share	**2021**	**H1 2022**	**2021**	**H1 2022**
France Offices	4.6	4.8	5.5	6.0
Italy Offices	7.1	7.2	7.5	7.7
Germany Offices	4.4	4.3	5.2	5.0
Total Offices	**5.4**	**5.5**	**6.1**	**6.5**
Hotels in Europe	13.3	12.9	14.6	14.2
Total strategic activities	**7.0**	**7.2**	**7.8**	**8.2**
Non-strategic	8.9	8.5	9.4	8.9
Total	**7.0**	**7.2**	**7.8**	**8.2**

The average firm residual duration of leases increased sligthly to 7.2 years at end-June 2022, due to leases renegotiations in France and new lettings in Italy.

Lease expiries schedule

(€ million ; Group share)	By lease end date (1st break)	% of total	By lease end date	% of total
2022	25	4%	25	4%
2023	60	9%	36	5%
2024	35	5%	20	3%
2025	51	8%	31	5%
2026	10	2%	12	2%
2027	31	5%	24	4%
2028	26	4%	44	6%
2029	22	3%	36	5%
2030	49	7%	56	8%
2031	20	3%	30	4%
Beyond	132	20%	147	22%
Total Offices and Hotels leases	462	69%	462	69%
German Residential	179	27%	179	27%
Hotel operating properties	32	5%	32	5%
Total	**673**	**100%**	**673**	**100%**



Out of the €25 million of lease expiries scheduled for 2022, accounting for 3.7% of Covivio annualized revenues:

- 1.3% : related to tenants with no intent to vacate the property or vacant area already relet (0.9%), and to asset to be sold in Italy (0.4%)
- 1.7% related to assets to be redeveloped after the tenant departure, including 3 mature assets in Paris CBD occupied by Orange,
- 0.7% to be managed of which:

○ 0.5% related to core assets, mostly located in Paris

○ 0.2% related to Manage-to-core Assets, located in major European cities.

In 2023, the €60 million of lease expiries counting for 8.9% of Covivio annualized revenues are mainly split as follow:

- 5.3% is already managed due to assets that will be vacated for redevelopment (3.1%), mostly located in Greater Paris or to break option that will not be exercised (2.2%).
- 3.6% to be managed in France (79%), Italy (4%) and Germany (17%), of which:
  - 3.0% related to Core assets well located in Paris, Bordeaux, Milan, and Berlin CBDs, and with good accessibility in public transports;
  - 0.4% related to Manage-to-core Assets, in the Western Crescent, La Défense and other major German cities.
  - 0.2% related to Non-core assets in France.

2. Occupancy rate: 96.5%

(%)	Occupancy rate	
Group share	**2021**	**H1 2022**
France Offices	93.2%	94.2%
Italy Offices	96.6%	98.1%
German Offices	78.8%	84.9%
Total Offices	**92.2%**	**94.3%**
German Residential	99.1%	99.0%
Hotels in Europe	100.0%	100.0%
Total strategic activities	**95.0%**	**96.5%**
Non-strategic	100.0%	100.0%
Total	**95.0%**	**96.5%**

The occupancy rate is increasing to 96.5% for strategic activities. The Office occupancy rate increased by +2.1 pts versus last year, to 94.3%. The manage-to-core portfolio (16% of office portfolio) occupancy rate increased by +5pts over the semester.

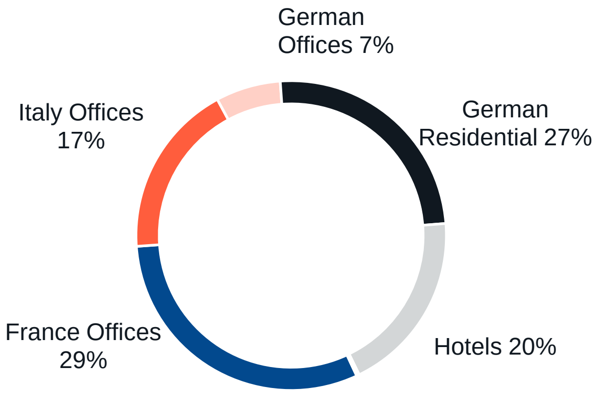
C. BREAKDOWN OF ANNUALIZED REVENUES

By major tenants

(€ million, Group share)	Annualized revenues [1] H1 2022	%
Orange	33	5%
Accor	32	5%
Telecom Italia	30	4%
Suez	21	3%
NH	20	3%
IHG	19	3%
B&B	17	3%
Tecnimont	14	2%
Dassault	13	2%
Thalès	12	2%
Natixis	8	1%
EDF / Enedis	7	1%
Fastweb	6	1%
Intesa San Paolo	6	1%
NTT Data Italia	5	1%
Cisco	5	1%
Crédit Agricole	4	1%
Hotels lease properties	21	3%
Other tenants <€5M	221	33%
German Residential	179	27%
Total	**673**	**100%**

[1] : The hotels annualized revenues are based on the 2022 fixed revenues and 2019 variable revenues

By activity



Covivio can rely on a strong tenant base, with around 90% of large corporates in offices, a resilient revenue base in German residential and partnerships with major hotel operators.

D. COST TO REVENUE RATIO BY BUSINESS

(€ million, Group share)	France Offices[1]	Italy Offices (incl. retail)	Germany Offices	German Residential	Hotels in Europe (incl. retail)[1]	Other (Mainly France Residential)	Total	
	H1 2022	H1 2022	H1 2022	H1 2022	H1 2022	H1 2022	H1 2021	H1 2022
Rental Income	86.1	55.4	20.4	89.5	46.3	0.0	292.8	**297.7**
Unrecovered property operating costs	-9.2	-6.7	-3.7	-1.1	-0.7	-0.1	-19.4	**-21.5**
Expenses on properties	-0.7	-2.3	-0.5	-6.3	-0.2	-0.2	-10.6	**-10.1**
Net losses on unrecoverable receivable	-0.7	-0.1	0.6	-0.4	4.5	0.0	-0.6	**4.0**
Net rental income	**75.4**	**46.4**	**16.7**	**81.8**	**50.0**	**-0.2**	**262.2**	**270.1**
Cost to revenue ratio	**9.4%**	**16.2%**	**18.0%**	**8.6%**	**-8.0%**[2]	**n.a**	**10.4%**	**9.3%**

[1] Ratio restated of IFRIC 21 impact, spread over the year.
[2] Reversal of provision of the only unpaid rent in 2021

The cost to revenue ratio (9.3%) decreased by -1.1 pt compared to H1 2021, mainly due to the reversal of doubtful and the Rental income increase.

E. RESERVES FOR UNPAID RENT

Collection rate: 100% for hotels excluding deferred payment (very marginal, on German assets).

Provisions: At June-2022, a €4.0 million reversal of provision (Group Share) has been accounted for in hotels and German Offices activities.

F. DISPOSALS: €260M[1] OF NEW AGREEMENTS IN 2022

(€ million)		Disposals (agreements as of end of 2021 closed) 1	Agreements as of end of 2021 to close	New disposals H1 2022 2	New agreements[1] H1 2022 3	Total H1 2022 = 2 + 3	Margin vs 2021 value	Yield 0	Total Realised Disposals = 1 + 2
Offices in Europe[1]	100 %	576	60	144	173	316	3.3%	6.2%	720
	Group share	327	60	77	126	203	1.9%	6.1%	404
Germany Residential	100 %	11	11	27	10	37	22.3%	3.5%	38
	Group share	7	7	18	6	24	22.0%	3.3%	25
Hotels in Europe	100 %	134	31	7	34	40	14.4%	5.5%	141
	Group share	29	14	1	13	13	12.9%	5.0%	29
Total Core	**100 %**	**721**	**102**	**177**	**216**	**394**	**5.9%**	**5.9%**	**899**
	Group share	**363**	**80**	**95**	**145**	**240**	**4.2%**	**5.7%**	**458**
Non core & Non strategic	100 %	11	31	7	15	22	-26.0%	16.7%	19
	Group share	9	31	6	14	20	-28.7%	17.7%	14
Total	**100 %**	**733**	**133**	**185**	**231**	**416**	**3.5%**	**6.5%**	**917**
	Group share	**372**	**111**	**101**	**160**	**260**	**0.6%**	**6.6%**	**473**

[1]: including binding agreement received in July for Telecom Italia assets for €47 million Group share (€91 million in 100%)

New disposals and agreements were signed for €260 million Group share (€416 million at 100%, including ownership below 33%) in line with last appraisal values and +4.2% excluding non-strategic assets. Covivio maintained its strategy of qualitative asset rotation. In details, the disposal agreements include:

- **Core assets[1]**: €203 million Group share (€316 million in 100%), mainly made up of:
  - Offices in Milan for €85 million Group share in line with appraisals;
  - Assets let to Telecom Italia disposals[1] for €118 million Group share with a +4.0% margin on average;
  - Some privatizations and bloc sales in German residential: €24 million Group share, generating a +22.0% margin on average compared to last year market value;
  - Hotels: €13 million Group share (€40 million at 100%) with +12.9% margin;
- **Non-core and non-strategic strategic assets**: €20 million Group share (€22 million at 100%), mainly non-core properties in Italy and in France and retail stores (Jardiland and Courtepaille).

Since early 2020, Covivio sold for €1.6 billion of mature and *non core* offices to reinvest part in capex of prime developments mostly in city centers.

G. INVESTMENTS: €172M REALIZED IN 2022 GROUP SHARE

€172 million Group share (€263 million at 100%) of investments were realized in H1 2022, mainly in capex to improve the quality of our portfolio and create value:

- Capex in the **development pipeline** totalled €93 million Group share (€143 million at 100%),
- €56 million Group share (€83 million at 100%) **works on the operating portfolio** were realized of which €28 million (€44 million at 100%) capex in German Residential,
- €23 million Group share (€38 million at 100%) of acquisitions secured in 2021, mainly in Berlin residential at €2,630/m², with a rental reversionary potential of 15%.

In addition, Covivio bought back €38 million Group share of shares over the first semester 2022 on an average price of around €60.8 per share, representing 44% discount to NAV NTA.

H. DEVELOPMENT PROJECTS:

1- **Deliveries**
2- **Committed Office Pipeline**
3- **Committed Residential Pipeline – Germany**
4- **Build-to-sell pipeline – Germany and France**
5- **Managed Pipeline**

1. Deliveries: 8,700 m² offices delivered in the first half of 2022

Two projects were delivered in H1 2022 totaling 8,700 m² of office spaces in Lyon and Milan with an average occupancy rate of 76%. These were:

- Wellio Duomo in Milan (€47 million total cost & 4,500 m²), 100% let;
- Lyon Sévigné in Lyon (€17 million total cost & 4,200 m²), 14% let.

The gross yield on costs achieved upon delivery of these projects is about 4.7% at full occupancy.

2. Committed Office Pipeline: €2.5 BN Group share pre-let at 61%

Pipeline at H1 2022:

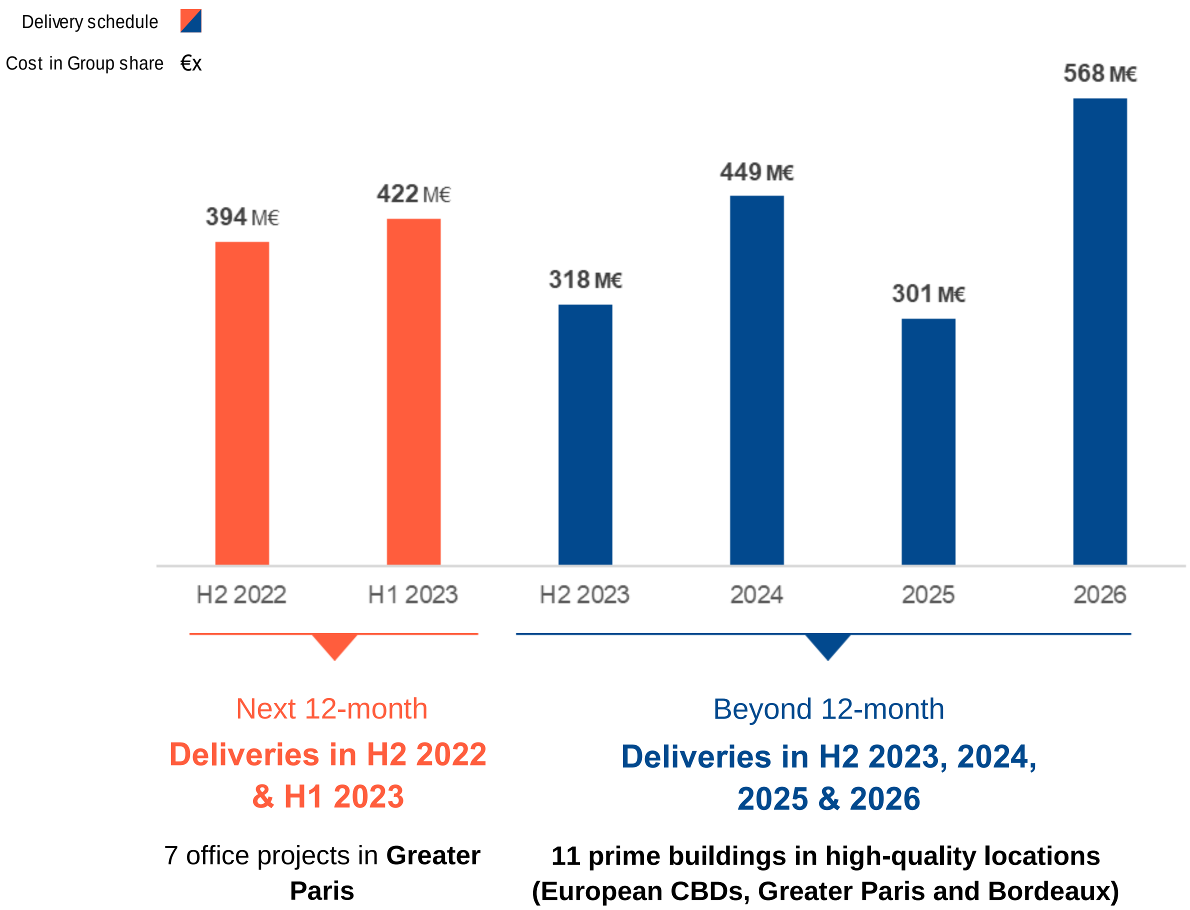
€2.5 bn	5.3%	61%	24%
cost Group share	yield on cost	pre-let	Target value creation

Covivio has a pipeline of office buildings in France, Germany, and Italy, the bulk of it in city centers of Paris, Milan and Berlin.

Committed projects	Surface[1] (m²)	Total Budget[2] (€m. 100%)	Total Budget [2] (€m. Group share)	Pre-let (%)	Target yield [3] (%)
France Offices	184,450	1,616	1,346	69%	5.0%
Italy Offices	98,500	423	423	82%	6.4%
Germany Offices	123,300	970	683	23%	4.4%
Total offices	**406,250**	**3,008**	**2,452**	**61%**	**5.3%**

[1] Surface at 100%. [2] Including land and financial costs. [3] Gross yield on total rents including car parks, restaurants. etc

- Four projects were committed in H1 2022: Meudon Thalès 2 (100% pre-let), Düsseldorf Herzogterrassen (52% let), Fontenay Le Floria (0% pre-let) and Milan Rozzano Strada (28% let).
- The current pipeline is composed of 18 projects accounting for 406,250 m², a total cost of €2.5 billion Group Share (€3 billion at 100%) with currently an average occupancy rate of 61% and a 5.3% target yield on cost.



Capex still to be spent on the committed development pipeline at mid-2022: €125M in H2 2022 and between €200M and €250M per year up to 2026.

Committed projects	Location	Project	Surface [1] (m²)	Delivery	Target rent (€/m²/year)	Pre-leased (%)	Total Budget [2] (M€. 100%)	Total Budget [2] (M€. Group share)	Target Yield [3]
Jean Goujon	Paris	Regeneration	8,600 m²	2022	930	58%	196	196	4.0%
Streambuilding (50% share)	Paris	Construction	15,600 m²	2022	575	94%	168	84	4.2%
So Pop (50% share)	Paris	Regeneration	31,300 m²	2022	400	33%	230	114	5.5%
To be delivered in 2022			**55,500 m²**			**56%**	**594**	**394**	**4.5%**
Maslo	Levallois	Regeneration	19,800 m²	2023	500	10%	208	208	4.5%
DS Campus Ext. (50% share)	Vélizy	Construction	27,500 m²	2023	n.a.	100%	141	71	7.2%
Madrid - St Lazare	Paris	Regeneration	5,850 m²	2023	800	100%	101	101	n.a.
Le Floria	Fontenay	Regeneration	9,300 m²	2023	240	0%	43	43	5.5%
Jardins de l'Ars	Bordeaux	Construction	19,200 m²	2025	220	51%	72	72	5.6%
Anjou	Paris	Regeneration	9,300 m²	2025	890	100%	228	228	3.5%
Thalès 2	Meudon	Construction	38,000 m²	2026	n.a.	100%	229	229	7.0%
To be delivered in 2023 and beyond			**128,950 m²**			**73%**	**1,022**	**952**	**5.2%**
Total France Offices			**184,450 m²**			**69%**	**1,616**	**1,346**	**5.0%**
Corso Italia	Milan	Regeneration	11,600 m²	2024	638	100%	117	117	6.3%
The Sign D	Milan	Construction	13,200 m²	2024	300	92%	64	64	6.5%
Vitae	Milan	Construction	10,000 m²	2024	315	18%	42	42	6.5%
Symbiosis G+H	Milan	Construction	38,000 m²	2024	319	100%	159	159	6.5%
Rozzano Strada	Milan	Regeneration	25,700 m²	2024	140	28%	41	41	8.4%
Total Italy Offices			**98,500 m²**			**82%**	**423**	**423**	**6.4%**
Herzogterrassen (94% share)	Düsseldorf	Regeneration	55,700 m²	2023	246	52%	338	318	4.1%
Loft (65% share)	Berlin	Regeneration	7,600 m²	2024	280	0%	40	26	5.5%
Alexanderplatz (55% share)	Berlin	Construction	60,000 m²	2026	516	0%	592	339	4.5%
To be delivered in 2023 and beyond			**123,300 m²**			**23%**	**970**	**683**	**4.4%**
Total Germany Offices			**123,300 m²**			**23%**	**970**	**683**	**4.4%**
Total committed pipeline			**406,250 m²**			**61%**	**3,008**	**2,452**	**5.3%**

[1] Surface at 100%
[2] Including land and financial costs
[3] Yield on total rents

3. Committed Residential Build-to-let Pipeline – Germany

- One project was delivered in Berlin in H1 2022 for a total budget of €21 million (€32 million at 100%) generating an average yield on cost of 4.7% and a +37% value creation.
- Two residential projects build-to-let were committed, both located in Berlin, totaling 33 residential units and for a cost of €21 million Group share.
- At end of H1 2022, the pipeline is composed of 14 projects, mainly located in Berlin, totaling 339 residential units and a total cost of €76 million Group share with a value creation target of c.20%. €35 million of capex Group share remain to be spent.

Committed projects	Units	Total Budget[1] (€M. 100%)	Total Budget[1] (€M. Group share)	Target Yield
To be delivered in H2 2022 (Berlin - Müllerstraße NB)	**57**	**18**	**12**	**5.0%**
To be delivered in 2023 and beyond (13 projects)	**282**	**98**	**64**	**4.7%**
Total Germany Residential (Build to let)	**339**	**116**	**76**	**4.8%**

[1] Including land and financial costs

4. Build-to-sell pipeline

4.1 Germany

- One project was delivered and sold in H1 2022 for a total budget of €24 million (€36 million at 100%), generating a 42% promotion margin.
- One residential project build-to-sell was committed in Berlin totaling 19 residential units and for a total cost of €13 million Group share.
- At end of H1 2022, the pipeline is composed of five projects all located in Berlin, totaling 447 residential units and a total cost of €99 million Group share with a target promotion margin of 35%.

Committed projects	Units	Total Budget[1] (€M. 100%)	Total Budget[1] (€M. Group share)
Berlin - PrenzlauerPromenade	165	45	29
To be sold in H2 2022	**165**	**45**	**29**
Berlin - Großbeerenstraße	73	12	8
Berlin - Markelstraße	92	21	14
Berlin - Iceland Sales	98	54	36
Berlin - Iceland Tower	19	20	13
To be sold in 2023 and beyond	**282**	**107**	**70**
Total Germany Residential	**447**	**152**	**99**

4.2 France

- The current pipeline is composed of 8 projects located mainly in the Greater Paris and Bordeaux, representing 90,350 m², a total cost of €255 million Group Share, with a target margin above 10%. Close to 50% of the projects were already pre-sold, of which 100% for 2022 deliveries.

Committed projects	Units	Total Budget[1] (€M. 100%)	Total Budget[1] (€M. Group share)	Pre-sold rate (%)
Le Raincy	97	20	20	100%
Saint-Germain-lès-Corbeil	83	13	13	100%
To be sold in 2022	**180**	**33**	**33**	100%
Chartres Sully	110	15	15	85%
Bordeaux Lac	729	126	118	10%
Saint-Germain-en-Laye	24	13	13	92%
Fontenay-sous-Bois (Phase 1)	251	64	32	78%
Bobigny CT	158	34	23	92%
Antony CDG	68	21	21	0%
To be sold in 2023 and beyond	**1,340**	**272**	**221**	**37%**
Total French Residential	**1,520**	**306**	**255**	**46%**

[1] Including land and financial costs

5. Managed Pipeline

Landbanks:

In the long-term, Covivio also owns more than 390,000 m² of landbanks that could welcome new development projects:

- in Greater Paris (70,000 m²) and Major French Cities (110,000 m²) mainly for turnkey developments;
- in Milan with Symbiosis (20,000 m²) and Porta Romana (70,000 m²);
- in Germany with the potential for a second tower of 70,000 m² in Alexanderplatz in Berlin;
- and more than 50,000 m² in Berlin, Leipzig and Dresden.

French residential managed projects:

- Since 2017 Covivio has been constantly looking for opportunities to transform its secondary location offices into residential. To date 70,000 m², corresponding to 1,024 flats, are to be committed as from H2 2022.
- In addition, approximately 200,000 m² are under study. This pipeline amounts to 2,800 flats, 80% of which being in Greater Paris while the remainder is located in major regional cities.

Germany residential managed projects:

Covivio continues to strengthen its medium-term pipeline thanks to existing landbanks for 170,000 m² mostly in Berlin.

I. PORTFOLIO

Portfolio value: +2.6% like-for-like growth

(€ million. Excluding Duties)	Value 2021 Group Share	Value H1 2022 100%	Value H1 2022 Group share	LfL [1] 6 months change	Yield [2] 2021	Yield [2] H1 2022	% of portfolio
France Offices	5,880	6,742	5,681	+1.0%	4.6%	4.5%	31.9%
Italy Offices	2,653	3,151	2,612	+0.7%	5.3%	5.1%	14.7%
German Offices	1,445	1,702	1,464	-0.2%	3.4%	3.8%	8.2%
Total Offices - Europe	**9,979**	**11,595**	**9,757**	**+0.7%**	**4.7%**	**4.6%**	**54.8%**
Residential Germany	5,079	8,305	5,382	+5.9%	3.5%	3.3%	30.2%
Hotels in Europe	2,578	6,666	2,641	+2.8%	5.3%	5.2%	14.8%
Total strategic activities	**17,636**	**26,566**	**17,780**	**+2.6%**	**4.4%**	**4.3%**	**99.8%**
Non-strategic	68	60	28	-0.5%	7.1%	6.1%	0.2%
Total	**17,703**	**26,626**	**17,808**	**+2.6%**	**4.4%**	**4.3%**	**100.0%**

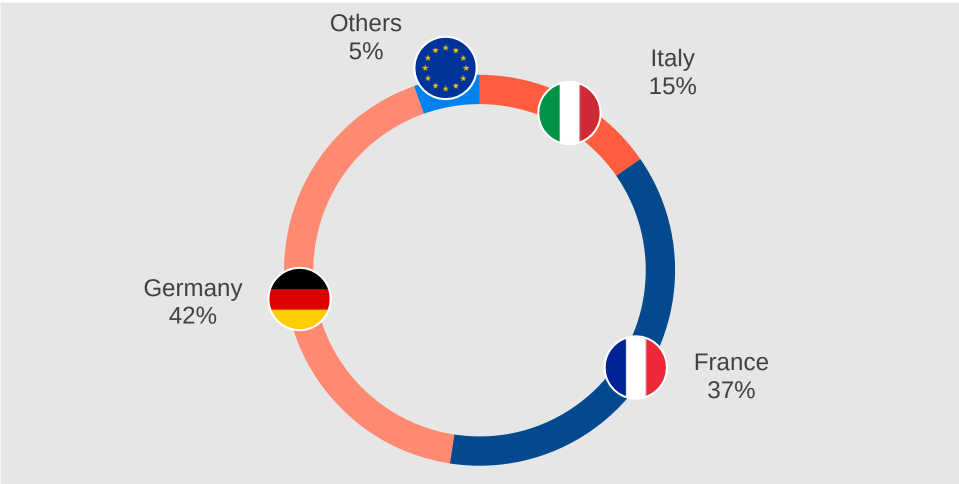
[1] LfL: Like-for-Like

[2] Yield excluding development projects. Yield on hotels based on 2019 revenues for variable and EBITDA, and 2022 fixed revenues

The portfolio grew by +€105 million to reach €17.8 billion Group share (€26.6 billion in 100%) mostly due to the increase in value by +2.6% like-for-like:

- +5.9% like-for-like growth on German residential. All German cities where Covivio's residential portfolio is located showed like-for-like growth: in Hamburg (+7.9%), in North Rhine-Westphalia (+7.1%), in Berlin (+5.2%) and in Dresden & Leipzig (+5.1%).
- +2.8% like-for-like growth on Hotels. A strong rebound initiated in February 2022, until reaching performance levels equal to 2019 in May 2022.

Geographical breakdown of the portfolio in H1 2022
94% in major European cities



J. LIST OF MAIN ASSETS

The value of the ten main assets represents 15% of the portfolio Group share. stable vs end 2021.

Top 10 Assets	Location	Tenants	Surface (m²)	Covivio share
CB 21 Tower	La Défense (Greater Paris)	Suez. Verizon. BRS	68,100	75%
Garibaldi Towers	Milan	Maire Tecnimont. LinkedIn. etc.	44,700	100%
Dassault Campus	Vélizy (Greater Paris)	Dassault Systems	97,000	50%
Jean Goujon	Paris 8th	Roland Berger. etc.	8,600	100%
Herzogterassen	Düsseldorf	NRW Bank. Deutsche Bank. Mitsui	55,700	94%
Frankfurt Airport Center	Frankfurt	Lufthansa. Fraport. Operational Services	48,100	94%
Maslö	Levallois (Greater Paris)	In development	20,826	100%
Zeughaus	Hamburg	Universitätsklinikum Hamburg-Eppendorf	43,500	94%
Art&Co	Paris 12th	Wellio. Adova. Bentley. AFD	13,500	100%
Flow	Montrouge (Greater Paris)	EDF. Enedis	23,430	100%

2. BUSINESS ANALYSIS BY SEGMENT

A. OFFICES: 55% OF COVIVIO'S PORTFOLIO

After take-up began to rally in 2021, the letting office market in Europe has pursued its path to recovery and intensified its polarization between central and peripherical locations, with a focus for Grade A buildings.

In this environment, where users are looking for greater centralization and modernization of their working spaces, Covivio keeps on improving its portfolio quality, focusing on attractive locations (city-centers and well-connected business districts) and developing high-quality assets with a full range of services that ensure optimal well-being for its tenants. For several years now, the group has implemented an overall strategy based on **centrality**, **high quality** of assets and **client-centricity**.

Covivio owns offices in France (32% of Covivio's portfolio), Italy (15%), and Germany (8%) with a portfolio of €11.6 billion (€9.8 billion Group share) at end-June 2022. Covivio's portfolio has been strategically refocused and is now split as follows:

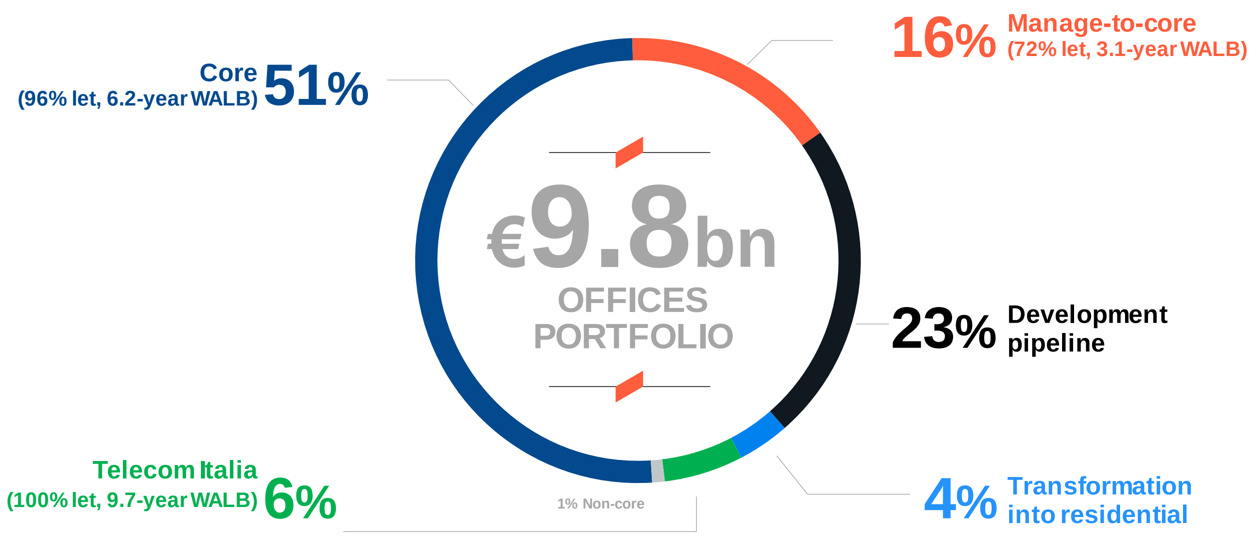
- **Core assets** (**51%** of Covivio's office portfolio): including assets with strong value resiliency and liquidity, in good locations (60% in city-centers and 40% in well-connected top-business districts), with high occupancy (96%) and long WALB (6.7 years).

- **Manage-to-Core assets** (**16%**): including assets with good fundamentals but high vacancy (28%) or short-term lease expiries, but which can provide significant upside potential. They are mostly in established areas (84% in major Business Districts) with attractive locations (83% <5 min to public transports).

- **Development Pipeline** (**23%**): this bucket includes current and future office developments with high value creation potential.

- **Transformation into residential** (**4%**): gathers obsolete office assets in France with opportunities to be converted into residential on a build to sell strategy.

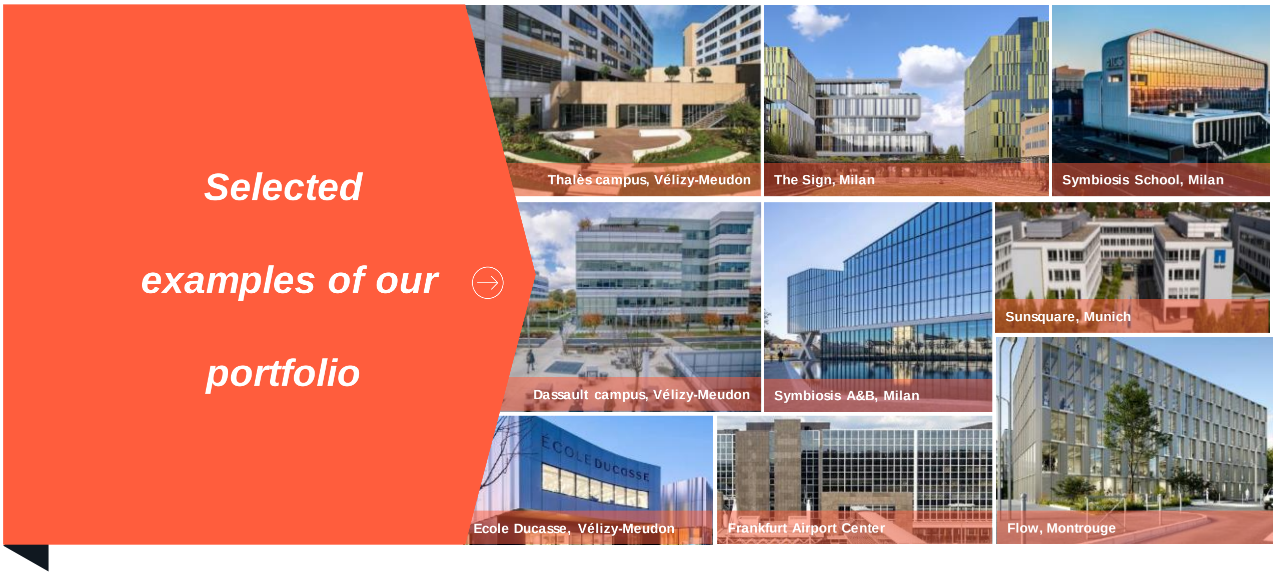
- **Telecom Italia portfolio** (**6%**): includes Italian assets, fully let to Telecom Italia on a long-term basis (10-year WALB).



CORE ASSETS (51% ; €4.9 billion Group share)

Core assets in City–centers in Paris, Milan, Top German cities and French regional cities

Core assets in Top business districts: Attractive locations



MANAGE-TO-CORE ASSETS (16% ; €1.5 billion Group share)

8
ASSETS

&

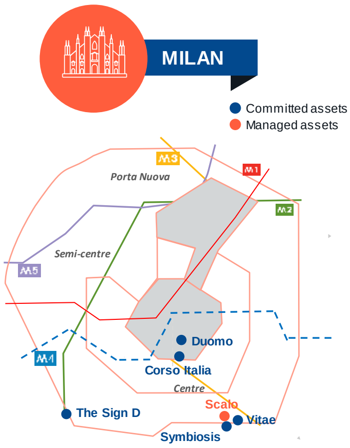
ASSET MANAGEMENT

Ca. €50m REFURBISHMENT CAPEX

24%
OF LETTING CHALLENGES SECURED

DEVELOPMENT PIPELINE (23%; €2.3 billion Group share)

Other French committed assets:
Velizy campus, Lyon Sévigné, Bordeaux Jardin de l'Ars



B. FRANCE OFFICES: 32% OF COVIVIO'S PORTFOLIO

Covivio owns an office portfolio in France of €6,7 billion (€5.7 billion Group share) located:

- 52% in Paris & Neuilly / Levallois;
- 35% in top business districts of Greater Paris;
- 13% in the centre of major regional cities.

1. Take-up coming back to historical levels and market polarization

After a strong rebound in 2021 (+32% to 1.9 million m²), take-up for offices in Paris region kept on growing in the first semester of 2022. For the whole year 2022, brokers are now expecting an increase in take-up, towards 2.3 million m², i.e. just above the 10-year average (2.1 million m²).

- **Take-up** in Paris region reached 1.0 million m² (+24% YoY):
  - In **Paris**, take-up increased by +53% over H1 to 480 900 m²;

- Vacancy rate stabilized over H1 2022, at 7.4% end-2021, but with high disparities detailed below. The new/refurbished spaces counted for 27% of this vacancy. The immediate supply is slightly up, to 4.1 million m² (vs 4.0 million m² at end-2021).
  - In **Paris,** the vacancy rate decreased to 2.9% (vs 3.3% in 2021) of which 2.5% in Paris CBD
  - **In the first ring,** vacancy rate increased to 9.7% vs 8.4%.

- **Future available supply** at end-June was globally flat, at 1.4 million m².

- Average **headline rents in greater Paris for new or restructured space** rose by +2% year-on-year to €431/m² and for second-hand space by +4% to €423/m²:
  - Prime rents in Paris kept on increasing at an all-time high of €960 m²/year at end-June 2022 (+3% vs. end-2021 at €930);
  - Incentives in the Paris region increased by +20bps YoY, from 23.9% in Q2 21 to 24.1% in Q2 22, above the 5-year average of 21%, with strong disparities, from 16% in the center of Paris (excl. CBD) to 31.7% in La Défense. Over the last quarter, incentives slightly decreased (it was 24.9% for Greater Paris, of which 32.3% in La Défense).

- **Office investments** in Greater Paris totalled €4.9 billion over H1 2022, up +2% YoY. This asset class largely remains the most popular among investors, accounting for 67% of total investments in Greater Paris. Depending on brokers, Prime yields stand at 2.7% at end-June.

Sources : ImmoStat, CBRE

At end June 2022, the France Offices activity was marked by:

- **+1.0% like-for-like value growth** over H1, mainly thanks to value creation on our development projects, effect of indexation, offsetting decreases on temporary challenging assets.
- **+2.2% LFL rental growth**
- **82,000m² let or pre-let** during the first half and close to **90,000m² renewed at or above passing rents.**

2. Accounted rental income: +2.2% like-for-like

(€ million)	Rental income H1 2021 100%	Rental income H1 2021 Group share	Rental income H1 2022 100%	Rental income H1 2022 Group share	Change (%) Group share	Change (%) LfL [1] Group share
Paris Centre West	16.3	16.3	9.9	9.9	-39.2%	+0.8%
Paris South	14.7	12.6	15.8	13.5	+7.0%	+4.2%
Paris North- East	10.1	10.1	11.5	11.5	+13.6%	+9.7%
Total Paris	**41.2**	**39.0**	**37.2**	**34.9**	**-10.6%**	**+5.0%**
Western Crescent and La Défense	26.6	23.4	18.3	15.7	-33.0%	-2.7%
First ring	27.0	18.9	28.2	20.7	+9.8%	+5.3%
Second ring	1.4	1.4	1.3	1.3	-6.0%	+2.5%
Total Paris Region	**96.1**	**82.7**	**85.0**	**72.6**	**-12.2%**	**+2.9%**
Major regional cities	10.4	9.6	12.6	10.6	+9.9%	+1.2%
Other French Regions	4.3	4.3	2.9	2.9	-32.7%	-22.4%
Total	**110.8**	**96.6**	**100.5**	**86.1**	**-10.9%**	**+2.2%**

[1] LfL: Like-for-Like

Compared to last year, rental income decreased by -€10.5 million, mainly as a result of:

- **disposals** (-€5.1 million), in 2021 and 2022 of mature assets in Western Crescent and French regions;
- **increase of rental performance** (+€1.7 million) with +2.2% on a like-for-like basis mostly driven by lettings in Paris South (Art&Co) and first Ring (Chatillon IRO);
- **deliveries** (+€4.9 million) in 2021 and 2022 in major regional cities and in the 1st ring;
- **releases of assets, essentially for redevelopment** (-€13.1 million) especially in Paris Centre West (Anjou, Monceau), Western Crescent (Vinci / Rueil) and first Ring
- **Other** (+€1.1 million), of which Bordeaux Quai 8.2 represents €1.6 million due to integration in consolidation.

3. Annualized rents: €192.9 million Group share

(€ million)	Surface (m²)	Number of assets	Annualised rents 2021 100%	Annualised rents 2021 Group Share	Annualised rents H1 2022 100%	Annualised rents H1 2022 Group Share	Change (%)	% of rental income
Paris Centre West	83,906	11	20.8	20.8	20.9	20.9	+0.4%	11%
Paris South	43,253	7	35.8	29.7	21.8	21.4	-27.9%	11%
Paris North- East	141,050	7	21.4	21.4	22	22	+2.7%	11%
Total Paris	**268,209**	**25**	**78.0**	**71.9**	**64.7**	**64.3**	**-10.6%**	**33%**
Western Crescent and La Défense	181,410	11	57.0	50.2	48.7	41.7	-17.0%	22%
First ring	449,869	22	90.0	60.5	76.8	52.7	-13.0%	27%
Second ring	31,998	10	2.6	2.6	2.6	2.6	+0.4%	1%
Total Paris Region	**931,486**	**68**	**227.7**	**185.3**	**192.7**	**161.3**	**-12.9%**	**84%**
Major regional cities	374,434	36	39.1	28.0	35.7	28.8	+2.9%	15%
Other French Regions	63,690	18	2.9	2.9	2.8	2.8	-4.0%	1%
Total	**1,369,610**	**122**	**269.7**	**216.2**	**231.3**	**192.9**	**-10.8%**	**100%**

The -11% decrease is mainly explained by the following variations:

- In the Western Crescent including La Défense (-17%), the decrease is explained by the release of Vinci in Rueil early 2022.
- The decrease in Paris South (-28%) and First Ring is mainly due to the disposal of Carré Suffren and Eiffage Vélizy

4. Indexation

The indexation effect is +€0.8 million (Group share). For current leases:

- 90% of rental income is indexed to the ILAT (Service sector rental index; +5.1% yoy at Q1 2022);
- 9% to the ICC (French construction cost index; +6.9% yoy at Q1 2022);
- The balance is indexed to the ILC or the IRL (rental reference index; +3.3% yoy at Q1 2022 and +3.6% yoy at Q2 2022).

Most of the dynamics of the indexes will impact rents in H2 2022 and especially in 2023.

5. Rental activity: 170,860m^2 renewed or let during H1 2022

	Surface (m²)	Annualized Top up rents (100%, € million)	Annualized rents 2022 (€/m²,100%)
Vacating	54,562	14.2	260
Letting	23,418	6.8	290
Pre-letting	58,529	30.1	514
Renewals	88,948	19.2	216

Covivio proved the quality and attractiveness of its portfolio:

- **Almost 90,000 m²** were **renegotiated or renewed** in 2022 with a +6-year lease extension on average at or above passing rents. Covivio has notably renegotiated more than 88,000 m² in Velizy with Thales.
- **81,950 m² have been let or pre-let** in 2022, including 58,529 m² on development projects, with:
    - **38,000 m² on Vélizy**, to be delivered in 2026 and 100% pre-let with a 12-year lease to Thalès;
    - **9,340 m² on Paris Anjou**, to be delivered in 2025 and 100% pre-let for 10 years to a top luxury firm;
    - **9,160 m² on Paris Streambuilding**, to be delivered in 2022 and pre-let with a 9-year lease to OVH;
    - **2,030 m² on Levallois Maslö**, to be delivered late 2022 and now 10% pre-let with a 9-year binding agreement;
    - **4,800 m² in La Défense-CB21** with 2 new tenants;
    - **5,750 m² in Coeur Orly Belaïa**, to Transavia, now 85% let;
    - **1,430 m² in Chatillon IRO**, to AUUM, now 42% let.

- **54,600 m^2 were vacated**, mostly in Western Crescent (40,350 m2), First ring (12,100 m²) and major regional cities (4,500 m²)
    - 51,000 m² for redevelopment (€ 14 million of top up GS) redevelopment, mostly in Western Crescent and first ring;
    - 4,000 m² on assets partially relet

6. Lease expiries and occupancy rate

6.1. Lease expiries: firm residual lease term of 4.8 years

(€ million)	By lease end date (1st break)	% of total	By lease end date	% of total
2022	13.5	7%	13.3	7%
2023	40.8	21%	27.7	14%
2024	17.6	9%	6.8	4%
2025	35.8	19%	23.0	12%
2026	3.0	2%	2.0	1%
2027	18.7	10%	12.5	6%
2028	8.0	4%	18.1	9%
2029	6.3	3%	16.2	8%
2030	17.1	9%	29.0	15%
2031	2.3	1%	13.6	7%
Beyond	29.7	15%	30.6	16%
Total	**192.9**	**100%**	**192.9**	**100%**

The firm residual duration of leases was stable vs year-end-2021 (4.8 years).

In 2022, the €14 million of lease expiries representing 2.0% of Covivio annualized revenues are split as follow:

- 1.7% of Covivio annualized revenues (€11.5 million) already managed due to assets that will be vacated for redevelopment, mostly located in Paris CBD;
- 0.3% of Covivio annualized revenues (€2.1 million) to be managed:
  - 0.2% relate to Core assets, well located in Paris CBD and in the first rim, and with good accessibility in public transports
  - 0.1% mostly on Manage-to- assets, mainly located in Western Crescent and La Défense.

6.2. Occupancy rate: 94.2% at end June 2022

(%)	2021	H1 2022
Paris Centre West	99.9%	99.0%
Southern Paris	99.6%	100.0%
North Eastern Paris	98.6%	98.8%
Paris	**99.4%**	**99.2%**
Western Crescent and La Défense	90.0%	93.2%
Inner ring	89.4%	89.6%
Outer ring	96.2%	96.2%
Total Paris Region	**93.3%**	**94.2%**
Major regional cities	96.4%	96.7%
Other French Regions	65.9%	71.5%
Total	**93.2%**	**94.2%**

- In Paris, the occupancy rate is exceptionally high and close to 100%, with no vacancy except for few spaces in Cap 18, a tertiary activity area in the North of Paris that aims to be fully redeveloped in the coming years. This lays the stress on the polarization of the demand toward most central places.
- In the Western Crescent, the occupancy rate increases thanks to the lettings on CB21, 91% vs 79% occupancy rate in 2021.

7. Portfolio values

7.1. Change in portfolio values

(M€, Including Duties Group share)	Value 2021	Invest.	Disp.	Change in value	Change in scope	Value H1 2022
Assets in operation	4,881	8	-335	3	-181	4,375
Assets under development	1,000	66	0	52	188	1,306
Total	**5,880**	**74**	**-335**	**55**	**6**	**5,681**

Thanks to the restructuring of the asset portfolio in the past years, the portfolio is now focused on:

- 25 assets in Paris, new or with high potential for redevelopment (45% of portfolio value);
- 60 assets of high quality in Greater Paris and center of major regional cities (52% of portfolio value);
- 25 non-core assets, of which 11 are under disposal agreements (1%);
- 12 assets under study for residential development (1%).

The portfolio value decreased by €-199 M€ million since year-end-2021 (-3.4%) mainly driven by:

- + €55 million from **like-for-like** value growth, mostly resulting from development assets and indexation effect
- + €74 million invested in **development projects** and in **upgrading work** on assets in operation;
- - €335 million from **disposals**, mainly signed last year and transferred in 2022 (Carré Suffren and Eiffage Vélizy), on mature assets.

7.2. Like-for-like portfolio evolution: +1.0%

(€ million, Excluding Duties)	Value 2021 100%	Value 2021 Group share	Value 2022 100%	Value 2022 Group share	LfL (%) change [1] 6 months	Yield [2] 2021	Yield [2] 2022	% of Subtotal
Paris Centre West	1,466	1,389	1,590	1,491	+4.8%	3.1%	3.0%	26%
Paris South	898	743	517	517	+1.5%	4.0%	4.1%	9%
Paris North- East	680	554	702	570	+1.7%	5.0%	5.0%	10%
Total Paris	**3,044**	**2,686**	**2,809**	**2,578**	**+3.4%**	**3.9%**	**3.9%**	**45%**
Western Crescent	1,298	1,148	1,275	1,129	-3.3%	5.4%	5.2%	20%
Neuilly / Levallois								6%
La Défense/ Péri Défense/ Rueil								11%
Issy-les-Moulineaux / Boulogne								3%
Inner ring	1,810	1,271	1,653	1,190	-0.2%	5.1%	4.9%	21%
Montrouge / Malakoff / Châtillon								7%
Vélizy / Meudon								9%
Other								5%
Outer ring	40	40	38	38	+0.2%	6.5%	6.9%	1%
Total Paris Region	**6,192**	**5,145**	**2,965**	**2,357**	**+0.9%**	**4.6%**	**4.5%**	**41%**
Major regional cities	**991**	**682**	**923**	**701**	**+1.8%**	**4.3%**	**4.2%**	**12%**
Lyon / Marseille / Bordeaux								6%
Other								6%
Subtotal	**7,183**	**5,827**	**6,697**	**5,636**				**99%**
Other French Regions	53	53	45	45	-3.7%	5.5%	6.0%	1%
Total	**7,236**	**5,880**	**6,742**	**5,681**	**+1.0%**	**4.6%**	**4.5%**	**100%**

[1] LfL: Like-for-Like
[2] Yield excluding assets under development

Covivio's France Office portfolio locations break down as follows:

- 52% in Paris & Neuilly / Levallois;
- 12% in the center of major regional cities (Lyon, Bordeaux, Marseille);
- 35% in top business districts of Greater Paris;
- 1% in other French regions.

The high quality of the portfolio explains the increase in values by +1.0% on a like-for-like basis at end of June 2022, considering development pipeline value creation and increase in core Parisian assets:

- A dynamic **development portfolio** with significant value increase (+3.3%) explained by its attractive locations, especially in CBD
- Increases on assets rented with long term maturities in which the indexation effect contributes to value creation
- Decreases on the temporarily **challenged assets** mainly in La Défense, Issy-les-Moulineaux and Charenton area.

8. Assets partially owned

Partially owned assets are the following:

- CB 21 Tower (75% owned) in La Défense.
- The Silex 1 and 2 assets in Lyon (50.1% owned and fully consolidated).
- So Pop project in Paris 17^{th} (50.1% owned and fully consolidated).
- Streambuilding project in Paris 17^{th} (50% owned and fully consolidated).
- The Dassault campuses in Vélizy (50.1% owned and fully consolidated).
- The New Vélizy campus for Thales (50.1% owned and accounted for under the equity method).
- Euromed Centre in Marseille (50% owned and accounted for under the equity method).
- Coeur d'Orly in Greater Paris (50% owned and accounted for under the equity method).

C. ITALY OFFICES: 15% OF COVIVIO'S PORTFOLIO

Covivio's Italy strategy is focused on Milan, where the Group's acquisitions and developments are concentrated. At end-June 2022, the Group owned offices worth €3.2 billion (€2.6 billion Group share) composed of:

- 81% (€2.1 billion) of offices in Milan, mostly in the CBD and centre of the city;
- 15% (€0.4 billion Group share) Telecom Italia assets outside Milan, 100% occupied with 9.7 years firm lease;
- 4% (€0.1 billion) non-core assets outside Milan.

1. Milan Office market: a record half year in terms of take-up and rents, yields stabilizing

- Milan Office **take-up** stood at 260,000 m² in H1 2022 (+60% YoY), with an increase in the number of transactions from 101 to 156, especially in the CBD (from 27 to 61 transactions and +123% for take-up). Grade A buildings were the most in demand, representing 76% of the take-up (vs. 72% in 2021), constantly increasing.

- **Vacancy rate** stood at +10.3% (-0.8pts vs end-2021), with strong disparity between the center, where most of Covivio's portfolio is located: 5.1% in the CBD (vs. 6.1%); 5.2% in semi-center (vs. 5.5%) and 13.8% in the periphery (vs. 14.3%).

- **Prime rents** in Milan increased by +6% over the last 6 months in the CBD to €660/m², according to C&W. This evolution is mainly due to the scarcity of central and quality spaces.

- Prime yields stabilized over H1 2022, to 3.0%, with an unchanged appetite for prime assets.

Covivio's activities in Italy at end-June 2022 were marked by:

- A resilient **occupancy rate of 98.1%;**
- Acceleration of **disposals**, with €172 million Group share, mainly from Telecom Italia assets and non-core properties outside Milan;
- Delivery of Wellio Duomo (4,500 m²), second spot and second success for Covivio's flexible offer in Milan
- Stability of values with a +1.2% like-for-like in Milan.

2. Accounted rental income: +3.6% like-for-like

(€ million)	Rental income H1 2021 100%	Rental income H1 2021 Group share	Rental income H1 2022 100%	Rental income H1 2022 Group share	Change (%)	Change (%) LfL [1]	% of total
Offices - excl. Telecom Italia	38.0	38.0	38.5	38.5	+1.3%	+4.7%	53.8%
of which Milan	*30.3*	*30.4*	*32.8*	*32.8*	*+8.1%*	*+3.8%*	*45.8%*
Offices - Telecom Italia	39.0	19.9	33.1	16.9	-15.1%	+1.2%	46.2%
Total	**77.0**	**57.9**	**71.6**	**55.4**	**-4.3%**	**+3.6%**	**100.0%**

[1] LfL: Like-for-Like

Overall, rental income decreased by -€2.5 million compared to H1 2021 due to:

- **Disposals** of non-core and core-mature assets (-€5.0 million);
- **Increasing like-for-like rents** (+€1.8 million, +3.6%) mainly due to:
    - New leases on Garibaldi Complex (+0.6%) and no more covid discount (+0.5%)
    - Inflation impact (+1.8%) of which Telecom Italia portfolio (+0.4%);
    - Partially offset by vacancy on high street retail spaces in Milan (-0.4%),
- **Deliveries** of The Sign B, The Sign C, Symbiosis D in Milan (+€1.9 million);
- **Vacating for redevelopment** (-€1.3 million), in Rozzano.

3. Annualized rental income: €117 million Group share

(€ million)	Surface (m²)	Number of assets	Annualized rents 2021 100%	Annualized rents 2021 Group share	Annualized rents H1 2022 100%	Annualized rents H1 2022 Group share	Change (%)	% of total
Offices - excl. Telecom Italia	341,156	40	92.8	92.8	86.7	86.7	-6.5%	74%
Offices - Telecom Italia	549,027	69	68.5	34.9	59.1	30.1	-13.7%	26%
Development portfolio	110,225	5	0.0	0.0	0.0	0.0	-	n.a
Total	**1,000,407**	**114**	**161.3**	**127.7**	**145.8**	**116.9**	**-8.5%**	**100%**

(€ million)	Surface (m²)	Number of assets	Annualized rents 2021 100%	Annualized rents 2021 Group share	Annualized rents H1 2022 100%	Annualized rents H1 2022 Group share	Change (%)	% of total
Milan	475,190	45	92.3	85.2	89.8	82.7	-3.0%	71%
Rome	66,510	11	8.3	4.2	8.3	4.2	0.0%	4%
Turin	65,425	5	7.0	5.8	7.2	6.2	+6.0%	5%
North of Italy	243,475	34	32.4	21.0	23.9	15.0	-28.8%	13%
Others	149,808	19	21.2	11.4	16.7	8.9	-22.5%	8%
Total	**1,000,407**	**114**	**161.3**	**127.7**	**145.8**	**116.9**	**-8.5%**	**100%**

Annualized rental income decreased by -8.5% mainly due to the disposals of end 2021.

4. Indexation

The annual indexation of rental income is usually calculated by applying the increase in the Consumer Price Index (CPI) on each anniversary of the signing of the agreement.

During the H1 2022, the average monthly change in the CPI was +6.2%, with effect mostly in 2023.

5. Rental activity: 15,300m² let or prelet in H1 2022

(€ million)	Surface (m²)	Annualized Top up rents H1 2022 Group Share	Annualised rents 2021 (100%, €/m²)
Vacating	24,895	6.1	245
Lettings on operating portfolio	3,563	2.2	606
Lettings on development	11,770	7.4	629
Renewals	978	0.3	348

In H1 2022, around **15,300 m² of new leases** were signed:

- 3,600 m² on the operating portfolio, of which 2,600 m² of retail spaces;
- 11,800 m² pre-letting on development portfolio with Corso Italia fully let.

Additionally, close to 1,000 m² have been renewed with a duration extension of 7 years.

24,900 m² were vacated during 2022:

- 21,050 m² vacated for development
- 2,230 m² have already been re-let;
- 1,614 m² still to be managed.

6. Lease expiries and occupancy rates

6.1. Lease expiries: 7.2 years of average firm lease term

(€ million Group share)	By lease end date (1st break)	% of total	By lease end date	% of total
2022	7.4	6%	7.1	6%
2023	5.9	5%	2.9	2%
2024	2.9	3%	2.6	2%
2025	8.8	8%	1.9	2%
2026	4.0	3%	6.7	6%
2027	5.5	5%	7.5	6%
2028	17.3	15%	22.0	19%
2029	2.7	2%	2.2	2%
2030	21.0	18%	16.1	14%
2031	12.1	10%	10.0	9%
Beyond	29.1	25%	38.0	33%
Total	**116.9**	**100%**	**116.9**	**100%**

The firm residual lease term stabilized at 7.2 years thanks to new deliveries (Symbios D, Unione, Wellio) and the renewal signed in Milan.

In 2022, the €7.4 million of lease expiries representing 1.1% of Covivio annualized revenues are split as follows:

- 0.6% of Covivio annualized revenues (€4.0 million) already managed due to break option not exercised and new contracts already signed (€0.1 million);
- 0.4% of Covivio annualized revenues due to one asset under preliminary (€2.6 million)
- 0.1% of Covivio annualized revenues (€0.7 million) to be managed, relate mainly to Core assets.

6.2. Occupancy rate: a high-level of 98.1%

(%)	2021	H1 2022
Offices - excl. Telecom Italia	95.4%	97.5%
Offices - Telecom Italia	100.0%	100.0%
Total	**96.6%**	**98.1%**

The occupancy rate increased by +150bps over the semester, mainly explained by lettings in Via Dante (+1 pt) and the sale of Innovazione (+0.5 pt).

7. Portfolio values

7.1. Change in portfolio values

(€ million, Group share Excluding Duties)	Value 2021	Invest.	Disposals	Change in value	Transfer	Value H1 2022
Offices - excl. Telecom Italia	**1,805**	9	-11	-2	29	**1,830**
Offices - Telecom Italia	**615**	-	-69	16	-	**561**
Development portfolio	**234**	12	-	5	-29	**221**
Total strategic activities	**2,653**	**21**	**-80**	**18**	**0**	**2,612**

7.2. Portfolio in Milan: 95% of the portfolio excluding Telecom Italia

(€ million, Excluding Duties)	Value 2021 Group share	Value H1 2022 100%	Value H1 2022 Group share	LfL[1] change	Yield [2] 2021	Yield [2] H1 2022	% of total
Offices - excl. Telecom Italia	1,805	1,830	1,830	-0.1%	5.2%	5.1%	70.1%
Offices - Telecom Italia	615	1,100	561	+2.9%	5.7%	5.4%	21.5%
Development portfolio	234	221	221	+2.1%	n.a.	n.a.	8.5%
Total strategic activities	**2,653**	**3,151**	**2,612**	**+0.7%**	**5.3%**	**5.1%**	**100%**

[1] LfL: Like-for-Like
[2] Yield excluding development projects

(€ million, Excluding Duties)	Value 2021 Group share	Value H1 2022 100%	Value H1 2022 Group share	LfL [1] change	Yield [2] 2021	Yield [2] H1 2022	% of total
Milan	2,049	2,273	2,109	+1.2%	4.7%	4.7%	81%
Turin	102	114	97	-3.2%	6.2%	6.3%	4%
Rome	89	180	92	+3.0%	4.7%	4.6%	4%
North of Italy	242	325	175	-4.2%	8.4%	7.5%	7%
Others	172	259	138	+0.1%	7.1%	7.0%	5%
Total	**2,653**	**3,151**	**2,612**	**+0.7%**	**5.3%**	**5.1%**	**100%**

[1] LfL: Like-for-Like
[2] Yield excluding development projects

The weight of Milan Offices now represents 81% of the portfolio (+4 pts vs. end-2021) and 95% excluding Telecom Italia assets. Milan's exposition is in line with Covivio's strategy to focus on major European cities.

- Milan portfolio values have grown (+1.2%), sustained by the development portfolio's good performance (+2.1%)
- Telecom Italia portfolio slightly increased (+2.9%), relying on its strong fundamentals:
  - 100% occupancy
  - 9.7 years average lease term.
- Non-core offices (outside Milan) continue to show a decrease (-11.2%) due to the general market situation. Covivio has greatly reduced its exposure in the last few years to these assets, which now represent only 4% of the portfolio.

D. GERMANY OFFICES: 8% OF COVIVIO'S PORTFOLIO

1. A growing letting market, but a slow-down in the investment market

- **Take-up** in German's top six markets in H1 2022 increased by +35.6% year-on-year to 1.6 million m², exceeding the 5-year average everywhere for the first time since the beginning of the pandemic. Nonetheless, there is strong disparity between the cities: Munich (+80%), Düsseldorf (+75%), Cologne (+65%), Hamburg (+27%), Frankfurt (+8%), Berlin (+8%).

- **Immediate supply** is still quite tight with a low but increasing vacancy rate at 4.7% on average compared to the end of 2021 (at 4.3%) and with strong disparities: Berlin displays the lowest vacancy level at 2.8% closely followed by Cologne (2.9%), and then Munich (3.8%) & Hamburg (4.6%). Düsseldorf (7.6%) and Frankfurt (8.5%) vacancy levels remain higher.

- **Future supply** is also increasing with around 4.0 million m² under construction:
  - Little risk of oversupply in short-term: high pre-let ratio of 49%
  - Future available space represents 1.3 year of take-up*

  ** based on 2021 annual take-up*

- **Prime rents** have kept on growing, despite a slow increase in vacancy rate, at an overall +2.2% rate compared to December 2021 with some disparities in the trends: +5,3% in Düsseldorf (360€/m²), +4,7% in Cologne (333€/m²), +3% in Berlin (€540/m²), +2% in Hamburg (€384/m²) whereas Munich (510€/m²) and Frankfurt's (576€/m²) levels remain stable.

- **Investment in German Offices** in H1 2022 amounted to €13.1 billion (+17% vs. H1 2021). Office properties remain the strongest asset class on the German market for commercial real estate.
  - Berlin, Frankfurt, and Hamburg count for 64% of the investment volume in H1 2022.
  - Prime yields now stand at 2.55% in Berlin, 2.60% in Munich, 2.70% in Hamburg and 2.80% in Frankfurt.

Sources: BNP Research, Savills.
Top 6 cities include Berlin, Düsseldorf, Frankfurt, Cologne, Munich, and Hamburg

2. Accounted rental income: +€1.7 million Group share in 2022

(€ million)	Rental income H1 2021 100%	Rental income H1 2021 Group share	Rental income H1 2022 100%	Rental income H1 2022 Group share	Change (%) Group share	Change (%) LfL [1] Group share	% of rental income
Berlin	3.6	2.5	3.8	2.7	+7.2%	+3.9%	12%
Frankfurt	9.7	9.0	10.0	9.2	+1.7%	+2.7%	40%
Düsseldorf	4.3	4.0	4.7	4.4	+9.3%	-0.3%	19%
Hamburg	4.2	3.9	4.9	4.7	+20.0%	+15.7%	20%
Munich	1.3	1.2	1.5	1.4	+18.7%	+16.2%	6%
Other	0.6	0.4	0.6	0.4	+3.4%	+0.7%	2%
Total	**23.6**	**21.0**	**25.5**	**22.7**	**+8.2%**	**+6.4%**	**100%**

[1] LfL: Like-for-Like

Rental income amounted to €22.7 million in Group Share, grew by +€1.7 million compared to H1 2021 due to:

- Indexation for €0.6 million
- Letting activity for €1.2 million: mainly lease agreements signed in 2021 with full rental income effect in 2022 on Sunsquare in Munich (+€0.3 million), Zeughaus in Hamburg (+€0.5 million) and Y2 in Frankfurt (+€0.2 million).

3. Annualized rents: €46.7 million Group share

Geographic breakdown

(€ million)	Surface (m²)	Number of assets	Annualized rents 2021 100%	Annualized rents 2021 Group share	Annualized rents H1 2022 100%	Annualized rents H1 2022 Group share	Change Group share (%)	% of rental income
Berlin	53,030	6	7.2	5.1	7.8	5.4	+7.0%	12%
Frankfurt	118,649	4	20.7	19.0	21.2	19.5	+2.6%	42%
Düsseldorf	68,786	2	8.8	8.3	9,0	8,4	+1.7%	18%
Hamburg	69,041	2	9.5	8.9	10.2	9.6	+7.7%	21%
Munich	37,104	2	3.0	2.8	3.1	3.0	+5.4%	6%
Other	12,945	1	1.2	0.7	1.2	0.7	+1.0%	2%
Total	**359,555**	**17**	**50.4**	**44.9**	**52.5**	**46.7**	**+4.1%**	**100%**

The annualized rental income at the end of June 2022 reaches €46.7 million, an increase of +4% compared to December 2021, mainly explained by the increase in actual occupancy: mainly lease agreements signed in 2021 with lease start in 2022 (+€0.5 million on Zeughaus, +€0.3 million on FAC, +€0.2 million on Y2, +€0.1 million on City Gate).

4. Indexation

Rents are indexed on the German consumer price index for 42% of lease, 10% have a fixed uplift and 33% have an indexation clause if CPI goes above an annual increase between 5% and 10%, the remainder is not indexed and mainly let to public administration.

5. Rental activity

	Surface (m²)	Annualized Top up rents H1 2022 (€m, GS)	Annualized rents H1 2022 (€/m²,100%)
Vacating	2,445	0.39	175
Letting	3,671	0.84	283

The rental activity in H1 2022 was marked by:

- About 3,700 m² let, of which 1,600 m² in Hamburg for 15 years; 600m² in Frankfurt, and 1,300m² in Berlin.
- About 2,500 m² of vacated space, including 1,000 m² in Hamburg, 500m² in Frankfurt, 650m² in Düsseldorf.

6. Lease expiries and occupancy rate

6.1. Lease expiries: firm residual lease term of 4.3 years

(€ million)	By lease end date (1st break)	% of total	By lease end date	% of total
2022	4.4	10%	4.3	9%
2023	4.8	10%	3.2	7%
2024	13.0	28%	10.4	22%
2025	4.5	10%	4.0	9%
2026	3.4	7%	3.2	7%
2027	5.6	12%	3.3	7%
2028	1.2	3%	3.6	8%
2029	1.9	4%	5.7	12%
2030	1.5	3%	1.7	4%
2031	0.0	0%	0.7	1%
Beyond	6.3	14%	6.5	14%
Total	**46.7**	**100%**	**46.7**	**100%**

The firm residual duration of leases stands at 4.3 years (vs 4.4 years at end-2021).

€4.4 m of expiries are coming in 2022, representing 0.65% of Covivio annualized revenues. They include:

- 0.35% already managed, including rental agreements which are rolling leases for which break options will not be exercised, and lease agreements for which the tenant is vacating but the space has already been relet.
- 0.31% to be managed, mainly in Berlin, Hamburg, and Munich, among which 0.25% is expected to be renewed.

6.2. Occupancy rate of 84.9%

(%)	2021	H1 2022
Berlin	94.7%	92.7%
Frankfurt	87.4%	86.9%
Düsseldorf	58.5%	93.2%
Hamburg	85.9%	87.1%
Munich	55.3%	56.9%
Other	99.7%	100.0%
Total	**78.8%**	**84.9%**

The occupancy rate has improved and stands at 84.9% (+6.1 pts compared to year-end 2021) mainly due to the launch of the redevelopment of Herzogterrassen now classified in development.

7. Portfolio values

7.1. Change in portfolio values

(€ million, Group share, Excluding Duties)	Value 2021	Invest.	Change in value	Value H1 2022
Berlin	264	15	7	286
Frankfurt	470	1	0	471
Düsseldorf	306	1	-3	304
Hamburg	286	2	-2	285
Munich	110	2	-4	108
Other	10	0	0	10
Total	**1,445**	**21**	**-2**	**1,464**

The portfolio value in Group Share has increased by **+€19 million** since year-end 2021, mainly due to:

- **€21 million of investments**: investment into development projects (€15 million mainly invested in Alexanderplatz project in Berlin) and investment of €6 million into existing assets.
- **- €2 million of change in values (LFL)**

7.2. Like-for-like portfolio evolution: -0.2%

(€ million, Excluding Duties)	Value 2021 100%	Value 2021 Group share	Value H1 2022 100%	Value H1 2022 Group Share	LfL [1] change 6months	Yield 2021	Yield H1 2022	% of total value
Berlin	396	264	434	286	+2.5%	3.8%	3.9%	20%
Frankfurt	510	470	511	471	-0.1%	4.1%	4.1%	32%
Düsseldorf	325	306	322	304	-1.1%	2.7%	3.9%	21%
Hamburg	303	286	303	285	-0.8%	3.1%	3.4%	19%
Munich	117	110	114	108	-3.2%	2.5%	2.7%	7%
Other	16	10	17	10	+3.5%	7.5%	7.2%	1%
Total	**1,667**	**1,445**	**1,702**	**1,464**	**-0.2%**	**3.4%**	**3.8%**	**100%**

[1] LfL: Like-for-Like

Covivio Germany Office portfolio reaches a critical size with €1.7 billion of assets:

- The portfolio is stable on a like-for-like basis (-0.2%). On the one hand, it includes an **increase in valuation for Berlin assets**: **+2.5%** mainly due to an increase in market rental level. On the other hand, assets in other cities suffered a decrease in valuation mainly linked with vacancy and a slight increase in cap and discount rates (+5 bps to +10 bps).

- The gross yield grew from 3.4% end-2021 to 3.8% in H1 2022, due to the shift (+0.4bps) of Herzogterrassen from the operating portfolio to the development pipeline.

E. GERMAN RESIDENTIAL: 30% OF COVIVIO PORTFOLIO

Covivio operates in the German Residential segment through its 61.7% held subsidiary Covivio Immobilien. The figures presented are expressed as 100% and as Covivio Group share.

Covivio owns around ~41,300 units in Berlin, Hamburg, Dresden, Leipzig and North Rhine-Westphalia, representing €8.3 billion (€5.4 billion Group share) of assets.

1. Sustained market fundamentals

- **The housing shortage** persists with a deficit of around 670,000 units in Germany at end-2021, **especially marked in Berlin** with a lack of more than 200,000 units.
- **Demography keeps on supporting this trend:** aging population, increase in the number of households (+971k by 2040), refugees coming from Ukraine (700k registered in May).
- **More recently, increased construction costs and a shortage in construction workers** also appeared, delaying some projects, and putting **pressure on offer.**
- In Berlin, there is on average 217 potential tenants per available apartment (vs. 177 in Q1).
- This shortage continues to drive an important **increase in rents and values** in Germany. In **Berlin**:
  - The median **asking rent** on new buildings increased by +8% to €18.2/m² over a year at end-March 2022, while average asking rent on existing buildings increased by +10% to €13.6/m².
  - The median **asking price increased by +6%** YoY and stood at €5,600 /m² in March 2022, well above the current valuation of Covivio's residential portfolio (€3,467/m²). In June, the square meter price for new buildings also **reached a new high** of €8,430/m² (+14% YoY).

Sources: : Guthman Real Estate, Catella, ImmobilienScout, CBRE

In the first semester of 2022, Covivio's activities were marked by:

- Continued and sustained rental growth: +3.0% on a like-for-life basis, driven by NRW and Dresden & Leipzig;
- Strong value growth: +5.9% increase on a like-for-like basis;
- Closed acquisitions of 165 units in Berlin for an average price of €2,630 /m².

2. Accounted rental income: +3.0% like-for like

(In € million)	Rental income H1 2021 100%	Rental income H1 2021 Group share	Rental income H1 2022 100%	Rental income H1 2022 Group share	Change Group share (%)	Change Group share (%) LfL [1]	% of rental income
Berlin	65.0	42.2	68.7	45.1	6.9%	+2.9%	52%
of which Residential	52.1	33.7	54.7	35.9	6.3%	+1.9%	41%
of which Other commercial [2]	12.9	8.4	14.1	9.3	10.5%	+6.5%	11%
Dresden & Leipzig	11.5	7.4	11.4	7.4	0.4%	+3.1%	8%
Hamburg	8.6	5.6	8.6	5.6	0.6%	+2.4%	6%
North Rhine-Westphalia	46.3	29.2	46.0	29.0	-0.8%	+3.4%	33%
Essen	*16.8*	*10.4*	*16.9*	*10.5*	*0.7%*	*+3.5%*	*12%*
Duisburg	*8.1*	*5.0*	*8.1*	*5.0*	*-0.6%*	*+2.3%*	*6%*
Mulheim	*5.3*	*3.3*	*5.2*	*3.3*	*-1.4%*	*+2.3%*	*4%*
Oberhausen	*5.1*	*3.4*	*4.8*	*3.1*	*-7.9%*	*+3.2%*	*4%*
Other	*11.1*	*7.1*	*10.9*	*7.0*	*-0.9%*	*+4.5%*	*8%*
Total	**131.5**	**84.5**	**134.8**	**87.2**	**3.2%**	**+3.0%**	**100%**
of which Residential	113.5	73.1	116.4	75.1	2.7%	+2.6%	86%
of which Other commercial [2]	17.9	11.4	18.4	12.0	5.8%	+6.1%	14%

[1] LfL: Like-for-Like

[2] Ground-floor retail, car parks, etc

Rental income amounted to €87 million Group share in H1 2022, up +3.2% (+€2.7 million) due to:

- In Berlin, the like-for-like rental growth is +2.9% (+€1.2 million) driven by the indexation (+1.9 pts) and the relettings including modernizations (+1.0 pts);
- Outside Berlin, like-for-like rental growth was strong in all areas (+3.2% on average, +€1.2 million) due to the reletting impact (including modernizations) and the indexation;
- Acquisitions in Berlin in 2021 and H1 2022 (+€2.5 million);
- Disposals (-€1.2 million) mainly involving a portfolio of mature assets in NRW in H2 2021 as well as some privatizations with high margins in Berlin;
- Others (-€1.0 million) which include the one-off effect of the cancellation of the Mietendeckel in Berlin (recovery of rents from 2020 in H1 2021).

3. Annualized rental income: €179.1 million Group share

(In € million)	Surface (m²)	Number of units	Annualised rents 2021 Group share	Annualised rents H1 2022 100%	Annualised rents H1 2022 Group share	Change Group share (%)	Average rent €/m²/month	% of rental income
Berlin	1,322,811	18,057	90.8	142.6	93.6	+3.1%	€9.0 /m²	52%
of which Residential	1,138,008	16,862	72.5	113.0	74.1	+2.3%	€8.3 /m²	41%
of which Other commercial [1]	184,803	1,195	18.3	29.6	19.5	+6.3%	€13.4 /m²	11%
Dresden & Leipzig	265,536	4,357	15.2	22.8	14.8	-2.5%	€7.2 /m²	8%
Hamburg	143,806	2,366	11.4	17.6	11.5	+0.9%	€10.2 /m²	6%
North Rhine-Westphalia	1,103,984	16,537	58.5	93.9	59.2	+1.2%	€7.1 /m²	33%
Essen	*393,943*	*5,761*	*21.2*	*34.6*	*21.5*	*+1.2%*	*€7.3 /m²*	*12%*
Duisburg	*204,535*	*3,147*	*10.1*	*16.5*	*10.3*	*+1.3%*	*€6.7 /m²*	*6%*
Mulheim	*126,913*	*2,133*	*6.7*	*10.7*	*6.7*	*+1.3%*	*€7.0 /m²*	*4%*
Oberhausen	*124,353*	*1,830*	*6.3*	*9.8*	*6.4*	*+1.6%*	*€6.6 /m²*	*4%*
Others	*254,241*	*3,666*	*14.2*	*22.3*	*14.3*	*+0.9%*	*€7.3 /m²*	*8%*
Total	**2,836,137**	**41,317**	**175.9**	**277.0**	**179.1**	**+1.8%**	**€8.1 /m²**	**100%**
of which Residential	2,596,146	39,739	151.8	238.9	154.2	+1.6%	€7.7 /m²	86%
of which Other commercial [1]	239,991	1,578	24.1	38.1	24.9	+3.4%	€13.2 /m²	14%

[1] Ground-floor retail, car parks, etc

The portfolio breakdown has been relatively stable for the past few periods, with Berlin generating slightly above 50% of the rental income (+2 pts vs. H1 2021), through residential units and some commercial units (mainly ground-floor retail).

Rental income per m² (€8.1 /m²/month on average) offers solid growth potential through reversion in all our markets including, Berlin (20-25%), Hamburg (20-25%), Dresden and Leipzig (10-15%) and in North Rhine-Westphalia (15-20%).

4. Indexation

Rental income from residential property in Germany changes depending on multiple mechanisms:

4.1. Rents for re-leased properties:

In principle, rents may be increased freely, provided the property is not financed through governmental subsidies.

As an exception to the unrestricted rent setting principle, cities like Berlin, Hamburg, Cologne and Düsseldorf have introduced rent caps (*Mietpreisbremse*) for re-leased properties. End of May 2022, this cap rate was also decided for Dresden and Leipzig and should be enforced during summer 2022. In these cities, rents for re-leased properties cannot exceed the public rent reference (*Mietspiegel*) by more than 10%, except in the following conditions:

If the property has been modernised in the past three years, the rent for the re-let property may exceed the +10% limit by a maximum of 8% of the costs to modernise it.

In the event the property is completely modernised (work amounting to more than one-third of new construction costs), the rent may be increased freely.

If the rent received from the previous tenant is higher than the +10% limit, then the previous rent will be the limit in the case of re-letting.

Properties built after 1 October 2014 are not included in the rent cap.

4.2. For current leases:

For residential tenants, the rent can generally be adjusted based on the local comparative rent (*Mietspiegel*), which is usually determined based on the rent index. In addition to this adjustment method, an index-linked or graduated rent agreement can also be concluded. A successive combination of adjustment methods can also be contractually agreed (e.g. graduated rent for the first 5 years of the contract, followed by adjustment to the local comparative rent).

Adjustment to the local comparative rent: The current rent can be increased by 15% to 20% within three years, depending on the region, without exceeding the local comparative rent (*Mietspiegel*). This type of contract represent c. 90% of our rental income.

4.3. For current leases with work carried out:

If works have been carried out, rents may be increased by up to 8% of the cost of work, in addition to the possible increase according to the rent index. This increase is subject to three conditions:

- The works aim to save energy, increase the utility value, or improve the living conditions in the long run.
- The tenant must be notified of this rent increase within three months.
- The rent may not be increased by more than €3/m² for work to modernise the property within a six-year period (€2/m² if the initial rent is below €7/m²).

5. Occupancy rate: a high level of 99.0%

(%)	2021	H1 2022
Berlin	98.7%	98.5%
Dresden & Leipzig	99.5%	99.4%
Hamburg	100.0%	99.5%
North Rhine-Westphalia	99.5%	99.5%
Total	**99.1%**	**99.0%**

The occupancy rate remains high, at 99%. It has remained above 98% since the end of 2015 and reflects the Group's very high portfolio quality and low rental risk.

6. Portfolio values: €8.3 billion (€5.4 billion Group share)

6.1. Change in portfolio value: 6.0% growth

(In € million, Group share, Excluding Duties)	Value 2021	Acqu.	Invest.	Disposals	Value creation on Acquis./Disposals	Change in value	Change of scope	Value H1 2022
Berlin	2,913	19	9	-11	1	141	5	3,078
Dresden & Leipzig	429	-	2	-11	-	19	-	439
Hamburg	389	-	3	-	-	27	0	419
North Rhine-Westphalia	1,350	-	14	1	0	81	1	1,446
Total	**5,079**	**19**	**28**	**-21**	**2**	**268**	**6**	**5,382**

In H1 2022, the portfolio's value increased by +6.0%, to €5.4 billion Group share. The growth was mainly driven by the like-for-like increase in value (€268 million).

6.2. Change on a like-for-like basis: +5.9% growth

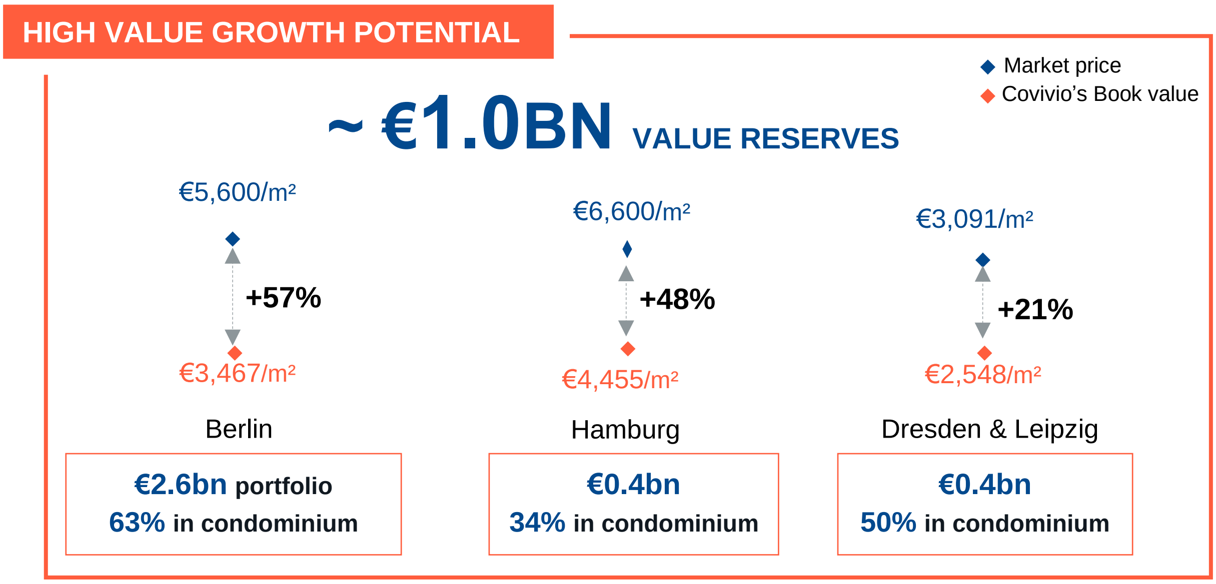
(In € million, Excluding Duties)	Value 2021 100%	Value 2021 Group share	Surface 100% in m²	Value H1 2022 100%	Value H1 2022 in €/m²	Value H1 2022 Group share	LfL [1] change 6 months	Yield 2021	Yield H1 2022	% of total value
Berlin	4,439	2,913	1,322,811	4,691	3,546	3,078	+5.2%	3.1%	3.0%	57%
of which Residential	3,750	2,460	1,138,008	3,945	3,467	2,588	+4.7%	2.9%	2.9%	48%
of which Other commercial [2]	689	453	184,803	746	4,037	490	+7.7%	4.1%	4.0%	9%
Dresden & Leipzig	661	429	265,535	677	2,548	439	+5.1%	3.5%	3.4%	8%
Hamburg	594	389	143,806	641	4,455	419	+7.9%	2.9%	2.8%	8%
North Rhine-Westphalia	2,143	1,350	1,103,984	2,297	2,080	1,446	+7.1%	4.3%	4.1%	27%
Essen	840	522	393,943	907	2,303	563	+8.0%	4.1%	3.8%	10%
Duisburg	354	220	204,535	375	1,835	233	+6.2%	4.6%	4.4%	4%
Mulheim	231	145	126,913	247	1,943	155	+6.3%	4.6%	4.3%	3%
Oberhausen	187	122	124,353	202	1,622	132	+7.9%	5.2%	4.9%	2%
Others	531	341	254,241	566	2,226	363	+6.6%	4.2%	3.9%	7%
Total	**7,836**	**5,079**	**2,836,136**	**8,305**	**2,928**	**5,382**	**+5.9%**	**3.5%**	**3.3%**	**100%**
of which Residential	6,926	4,484	2,596,146	7,338	2,827	4,748	+5.7%	3.4%	3.3%	88%
of which Other commercial [2]	910	595	239,991	967	4,029	635	+7.5%	4.1%	3.9%	12%

[1] LfL: Like-for-Like
[2] Ground-floor retail, car parks, etc

Covivio's residential portfolio in Germany is valued at €2,928 /m² on average, offering a significant growth potential, especially in Berlin where the current valuation of residential units stands at €3,467 /m², significantly below the average asking price of condominiums (€5,600 /m² at end-March 2022 according to Catella).

In H1 2022, values increased by +5.9% on a like-for-like basis since end-2021 which represents yet another very dynamic period of growth in all our markets:

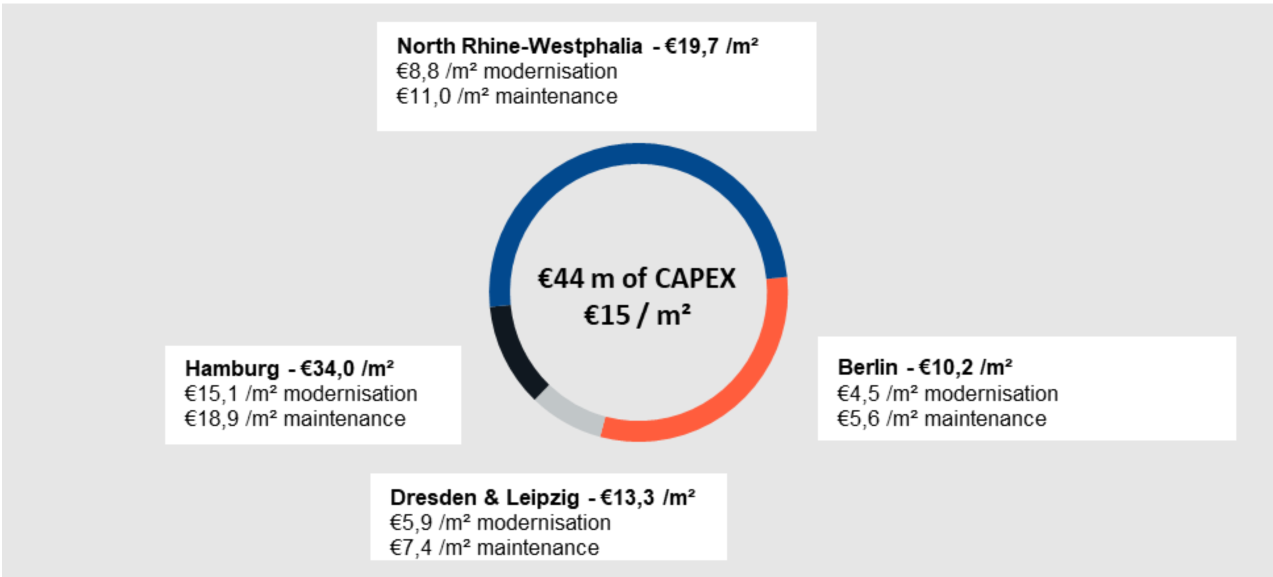
- +5.2% in Berlin due to the increase in values in highly sought-after locations;
- Strong increase in NRW (+7.1%), Hamburg (+7.9%) and Dresden and Leipzig (5.1%) thanks to the continued dynamic of rental growth and the increase in value in large German cities.



7. Maintenance and modernization CAPEX

In H1 2022, CAPEX totalled €44 million (€15.4 /m²; €28 million in Group share) and OPEX came to €9 million (€3.2 /m²); €6 million in Group share).

Most of the Capex in H1 2022 were spent in Hamburg and in NRW. In Hamburg, we carried out a full energetic modernization project for c. 100 units. The quality of the portfolio in NRW enables us to benefit both from rent and value increase in this area. On average, modernization projects have a yield above 5.0%.



F. HOTELS IN EUROPE: 15% OF COVIVIO'S PORTFOLIO

Covivio Hotels, a 43.9%-owned subsidiary of Covivio as of 30 June 2022, is a listed property investment company (SIIC) and leading hotel real-estate player in Europe. It invests both in hotels under lease (fixed or variable) and hotel operating properties.

The figures presented are expressed at 100% and in Covivio Group share (GS).

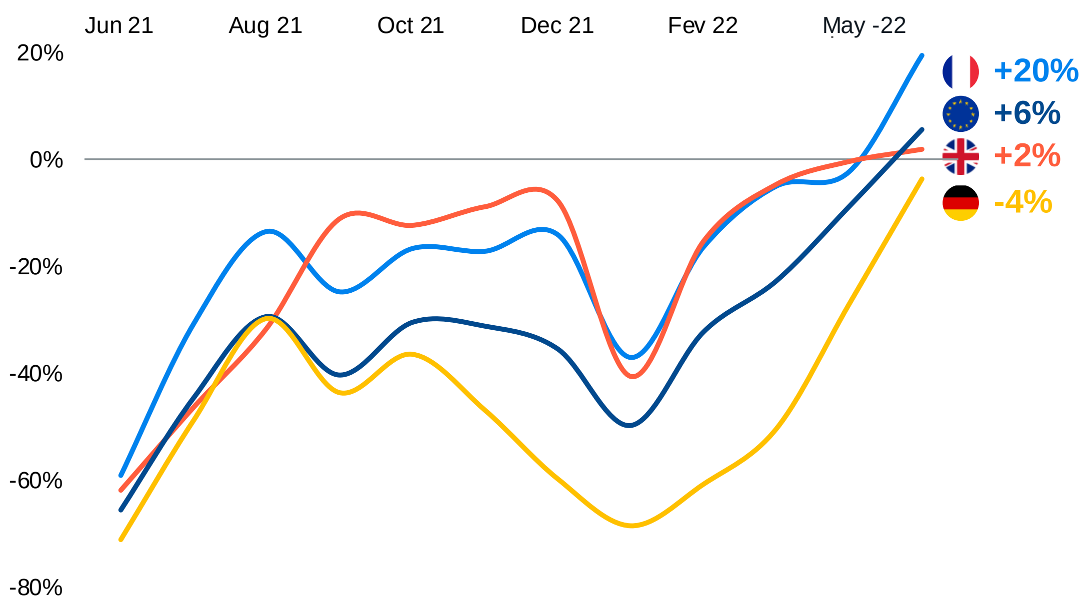
Covivio owns a high-quality hotel portfolio worth €6.7 billion (€2.6 billion in Group share), focused on major European cities and let or operated by 16 major hotel operators such as Accor, B&B, IHG, NH Hotels, etc. This portfolio offers geographic and tenant diversification (across 12 European countries) and asset management possibilities via different ownership methods (hotel lease and hotel operating properties).

1. Acceleration of recovery over H1 2022

After a tough beginning of the year given the Omicron wave, the lifting of restrictions enabled the hotel recovery to accelerate from February – mid-March 2022, led by international tourism.

- In Europe, the **hotel recovery** was sustained, and RevPar progressively came out close and even higher than 2019 levels, rebounding from -50% in January (vs 2019) to +6% in May.
- The H1 2022 performances confirmed the **strong rebound** in countries with a large domestic clientele, notably France, UK & Italy, which accounts for 47% of Hotel's revenues, and testified to the good fundamentals of the hotel industry, particularly the leisure segment.
- **France** (and Paris in particular), recorded a strong recovery throughout the second half of the year, with RevPAR up +20% in May 2022 (vs 2019), demonstrating that, in addition to leisure, business customers are also recovering. UK also came back slightly above 2019 levels in May 2022 (RevPar up +2%).
- German growth was lagging until April because of longer restrictions (RevPar still down -4% in May vs. 2019), but the pace of recovery is now also accelerating.

Rebound in performances (RevPar) until May 2022 vs. 2019



Sources: MKG, STR

- Other good news that appeared over the first semester was the setting up of Pricing Power. Average daily rates beat 2019 levels in May, by +12% on average in Europe, with nice performances among our main exposures: +17% in Europe, +9% in the UK and even +6% in Germany.

- On the investment side, the volume of transactions recorded in Europe in H1 2022 reached €5.6 billion, an increase of +19% vs. H1 2021.

Assets partially owned by Covivio Hotels include:

- 8 operating properties in Germany (94.9% owned)
- 91 B&B assets in France, including 89 held at 50.2% and 2 held at 31.2%
- 11 B&B assets in Germany (93.0%)
- 8 B&B assets in Germany, 5 of them 84.6% held and the other 3, 90.0% held
- 2 Motel One assets in Germany (94.0%)
- 30 AccorInvest assets in France (28 assets) and Belgium (2 assets), 31.2% (24 assets) and 33.3% (6 assets) owned respectively

2. Accounted revenues: +100.1% on a like-for-like basis

(In € million)	Revenues H1 2021 100%	Revenues H1 2021 Group share	Revenues H1 2022 100%	Revenues H1 2022 Group share	Change (%) Group share	Change Group share (%) LfL [1]
Hotel Lease properties - Variable	7.4	3.2	21.1	9.3	+187.3%	+213.9%
Hotel Lease properties - Fixed	68.2	26.5	72.3	28.9	+9.1%	+8.6%
Hotel properties - UK	0.0	0.0	16.4	7.2	n.a	n.a
Operating properties - EBITDA	-3.8	-1.5	19.2	8.1	n.a	n.a
Total revenues Hotels	**71.8**	**28.2**	**129.0**	**53.4**	**+89.6%**	**+100.1%**

[1] LfL: Like-for-Like

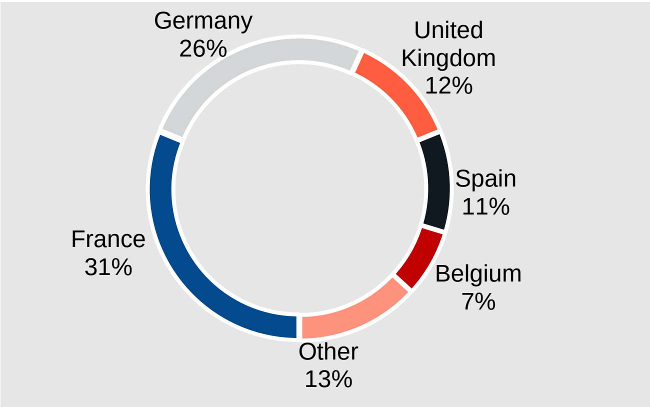
Hotel revenues increased by +100% (+€25.2 million Group share) compared to H1 2021, due to:

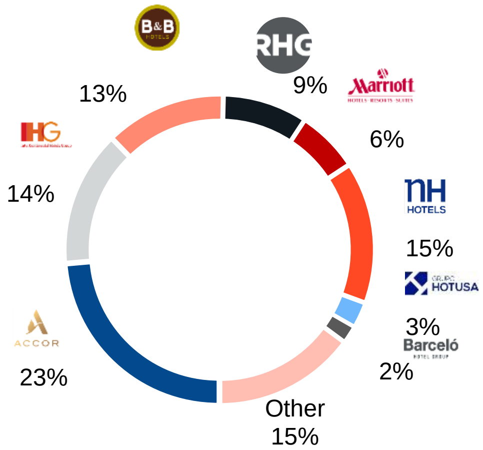
- **Leased hotels:**
  - **AccorInvest variable leases portfolio** (13% of the hotel portfolio), which is indexed on hotel turnover, increased by +214% like-for-like compared to H1 2021, due to the suspension of restrictions in Europe in the first quarter of 2022. These midscale and economy hotels are located in France and Belgium.
  - **UK fixed leases** (14% of the hotel portfolio): +€7 million due to renegotiation of leases.
  - **Other fixed leases** (45% of the hotel portfolio):
    - +€ 0.5 million due to the arrival of a new tenant in Madrid.
    - On a like-for-like basis the +9% performance is explained by the rise of prices that leads to a higher indexation that directly impacts rents.
    - Signing of new leases with B&B France +€ 0.7 million, much higher than 2019 variable rent.
- **Operating hotels** (20% of the hotel portfolio): mainly located in Germany and in the North of France. The increase from -€1.5M to €8.1M (Germany +€6.5M & France +€1.7M) is due to the end of restrictive health measures since Q1 2022.

Collection rate: 100% for hotels excluding rent free and deferred payment.

3. Annualized revenue

Breakdown by operators and by country (based on 2022 fixed revenues and 2019 variable revenues) which amount to €135.5 million in Group share.





Rents are split using the following breakdown: fixed (45%), variable (20%), UK (12%), and EBITDA (23%)

4. Indexation

Fixed-indexed leases are indexed to benchmark indices (ILC and ICC in France and the consumer price index for foreign assets).

5. Lease expiries: 12.9 years of firm residual lease term

(In € million, Group share)	By lease end date (1st break)	% of total	By lease end date	% of total
2022	0.0	0%	0.0	0%
2023	8.1	8%	2.3	2%
2024	1.0	1%	0.6	1%
2025	2.0	2%	2.3	2%
2026	0.0	0%	0.0	0%
2027	0.9	1%	0.9	1%
2028	0.0	0%	0.0	0%
2029	11.3	11%	12.4	12%
2030	9.6	9%	9.6	9%
2031	3.8	4%	3.8	4%
Beyond	67.1	64%	72.0	69%
Total Hotels in lease	**104.0**	**100%**	**104.0**	**100%**

7. Portfolio values: +2.8% increase like-for-like

7.1. Change in portfolio values

(In € million, Excluding Duties, Group share)	Value 2021	Acquis.	Invest.	Disposals	Change in value	Others	Value H1 2022
Hotels - Lease properties	2,033	3	12	-29	58	**0**	**2,079**
Hotels - Operating properties	521	-	3	-	13	1	**539**
Assets under development	23	-	-	-	-	0	**23**
Total Hotels	**2,578**	**3**	**16**	**-29**	**71**	**1**	**2,641**

At the end of June 2022, the portfolio amounted to €2.6 billion Group share, up €63 million compared to year-end 2021, essentially explained by the positive like-for-like change in value (+€71 million).

7.2. Change on a like-for-like basis: +2.8%

(In € million, Excluding Duties)	Value 2021 100%	Value 2021 Group share	Value H1 2022 100%	Value H1 2022 Group share	LfL [1] change	Yield [2] 2021	Yield [3] H1 2022	% of total value
France	**2,283**	**730**	**2,238**	**734**	**+3.2%**	**4.9%**	**4.9%**	**28%**
Paris	827	304	848	313				12%
Greater Paris (excl. Paris)	498	133	515	140				5%
Major regional cities	583	193	609	203				8%
Other cities	374	100	266	78				3%
Germany	**650**	**280**	**663**	**286**	**+1.9%**	**4.7%**	**4.6%**	**11%**
Frankfurt	74	31	76	32				1%
Munich	48	21	50	22				1%
Berlin	73	34	75	32				1%
Other cities	454	193	462	200				8%
Belgium	**283**	**112**	**287**	**114**	**+1.4%**	**6.3%**	**6.2%**	**4%**
Brussels	100	35	102	36				1%
Other cities	183	77	186	78				3%
Spain	**630**	**276**	**646**	**283**	**+2.4%**	**5.2%**	**5.2%**	**11%**
Madrid	283	124	286	126				5%
Barcelona	213	93	219	96				4%
Other cities	134	59	140	61				2%
UK	**785**	**344**	**817**	**358**	**+4.4%**	**4.8%**	**4.6%**	**14%**
Italy	**265**	**116**	**277**	**121**	**+2.9%**	**5.1%**	**4.9%**	**5%**
Other countries	**454**	**199**	**467**	**205**	**+1.8%**	**5.2%**	**5.2%**	**8%**
Total Hotel lease properties	**5,351**	**2,057**	**5,394**	**2,102**	**+2.9%**	**5.0%**	**4.9%**	**80%**
France	**261**	**114**	**278**	**122**	**+6.1%**	**5.4%**	**5.0%**	**5%**
Lille	106	47	108	48				2%
Other cities	155	68	170	75				3%
Germany	**847**	**352**	**866**	**361**	**+1.5%**	**6.7%**	**6.5%**	**14%**
Berlin	596	248	614	256				10%
Dresden & Leipzig	198	82	199	83				3%
Other cities	53	22	54	22				1%
Other countries	**125**	**55**	**127**	**56**	**+1.6%**	**7.1%**	**6.9%**	**2%**
Total Hotel Operating properties	**1,234**	**521**	**1,272**	**538**	**+2.5%**	**6.3%**	**6.1%**	**20%**
Total Hotels	**6,584**	**2,578**	**6,666**	**2,641**	**+2.8%**	**5.3%**	**5.2%**	**100%**

[1] LfL : Like-for-Like on a 6-months basis
[2] Yield excluding assets under development; EBIDTA yield for hotel operating properties
[3] Yields calculated on the basis of 2022 fixed revenues and 2019 variable revenues. Effective yield for H1 2022: 4.6%

At the end of June 2022, Covivio held a unique hotel portfolio of €2.6 billion (€6.7 billion at 100%) in Europe. This strategic portfolio is characterised by:

- **High-quality locations**: average Booking.com location grade of 8.8/10 and 89% in major European city destinations.
- **Diversified portfolio:** in terms of countries (12 countries, none representing more than 33% of the total portfolio), and segment (68% economic/midscale and 32% upscale).
- **Major hotel operators** with long-term leases: 16 hotel operators with an average lease duration of 12.9 years.

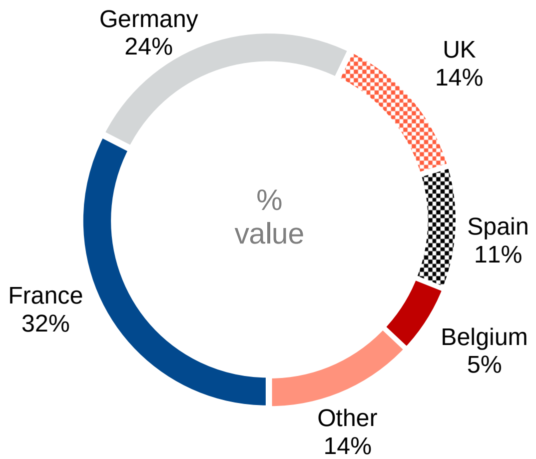
The portfolio value increased by +2.8% Like-for-Like, a mix of:

1- **UK portfolio (+4.4%):** the strong recovery in activity from the beginning of the H1 and the new lease with IHG allow an increase of +4.4% on these 12 assets representing 14% of total hotel portfolio.

2- **Other leased assets (+2.5%):** in line with the resumption on AccorInvest variables rents, the margin on new sale agreements and the indexation on fixed leased rents. Also thanks to the streamlining of AccorInvest portfolio with joint sales of propcos and opcos and rebranding of 31 assets into Fixed leased B&B hotels.

3- **Operating portfolio (+2.5%):** Good performance for the French portfolio with an increase of +6.1% thanks to the asset in the south of the France which was renovated and the rebound of the leisure clientele. Later start of the recovery of German assets at the end of H1 (+1.5%).

Portfolio breakdown by value and geography



89% in major European destinations

3. FINANCIAL INFORMATION AND COMMENTS

Covivio's activity involves the acquisition or development, ownership, administration, and leasing of properties, particularly Offices in France, Italy and Germany, Residential in Germany, and Hotels in Europe.

Registered in France, Covivio is a public limited company with a Board of Directors.

The German Residential information in the following sections include some Office assets owned by the subsidiary (Covivio Immobilien).

CONSOLIDATED ACCOUNTS

3.1. Scope of consolidation

On 30 June 2022, Covivio's scope of consolidation included companies located in France and several European countries. The main equity interests in the fully consolidated but not wholly owned companies are as follows:

Subsidiaries	31 Dec. 2021	30 June 2022
Covivio Hotels	43.8%	43.9%
Covivio Immobilien	61.7%	61.7%
Covivio Office 6 GmbH	89.9%	89.9%
Sicaf (Telecom Italia portfolio)	51.0%	51.0%
OPCI CB 21 (CB 21 Tower)	75.0%	75.0%
Covivio Alexanderplatz	55.0%	55.0%
SCI Latécoëre (DS Campus)	50.1%	50.1%
SCI Latécoëre 2 (DS Campus extension)	50.1%	50.1%
SCI 15 rue des Cuirassiers (Silex 1)	50.1%	50.1%
SCI 9 rue des Cuirassiers (Silex 2)	50.1%	50.1%
Sas 6 Rue Fructidor (So Pop)	50.1%	50.1%
SCCV Fontenay sous bois (France Residential)	50.0%	50.0%
SCCV Bobigny (France Residential)	60.0%	60.0%
SNC N2 Batignolles promo (Paris N2)	50.0%	50.0%
SCI N2 Batignolles (Paris N2)	50.0%	50.0%

3.2. Accounting principles

The consolidated financial statements have been prepared in accordance with the international accounting standards issued by the IASB (International Accounting Standards Board) and adopted by the European Union on the date of preparation. These standards include the IFRS (International Financial Reporting Standards), as well as their interpretations. The financial statements were approved by the Board of Directors on 21 July 2022.

3.3. Simplified income statement - Group share

(In € million, Group share)	H1 2021	H1 2022	var.	%
Net rental income	262.2	270.1	+7.8	+3%
EBITDA from hotel operating activity & flex-office	2.7	13.6	+10.9	
Income from other activities (incl. Property development)	25.4	14.4	-11.0	-43%
Net revenue	**290.4**	**298.1**	**+7.7**	**+3%**
Net operating costs	-38.1	-35.5	+2.6	-7%
Amortisations of operating assets	-27.1	-17.9	+9.2	-34%
Net change in provisions and other	4.4	3.8	-0.6	-14%
Current operating income	**229.6**	**248.6**	**+18.9**	**+8%**
Net income from inventory properties	-0.3	-1.4	-1.1	
Income from value adjustments	296.3	380.4	+84.1	+28%
Income from asset disposals	6.0	-0.8	-6.8	-113%
Income from disposal of securities	1.8	24.5	+22.7	
Income from changes in scope & other	-0.8	-0.4	+0.4	-50%
Operating income	**532.6**	**650.8**	**+118.2**	**+22%**
Cost of net financial debt	-43.0	-42.0	+1.0	-2%
Interest charges linked to financial lease liability	-3.4	-3.5	-0.1	+3%
Value adjustment on derivatives	46.3	261.1	+214.8	
Discounting of liabilities-receivables, and Result of change	-0.3	-0.5	-0.2	+67%
Early amortisation of borrowings' cost	-1.3	1.5	+2.8	-215%
Share in earnings of affiliates	9.0	23.5	+14.5	
Income before tax	**540.0**	**891.0**	**+351.1**	**+65%**
Deferred tax	-67.7	-91.0	-23.4	+34%
Corporate income tax	-5.3	-4.3	+1.1	-21%
Net income for the period	**466.9**	**795.7**	**+328.8**	**+70%**

▶ €298.1 million net revenue (+2.7%)

Net rental income in Group share increased especially thanks to the good dynamic in all our activities, partly offset by disposals in offices.

(In € million, Group share)	H1 2021	H1 2022	var.	%
France Offices	87.5	75.2	-12.3	-14.0%
Italy Offices (incl. retail)	51.3	46.4	-4.9	-9.5%
German Offices	15.4	16.7	+1.3	+8.4%
German Residential	78.7	81.8	+3.1	+3.9%
Hotels in Europe (incl. retail)	29.5	50.0	+20.5	+69.5%
Other (incl. France Residential)	-0.2	-0.1	+0.1	-53.3%
Total Net rental income	**262.2**	**270.1**	**+7.9**	**+3.0%**
EBITDA from hotel operating activity & flex-office	2.7	13.6	+10.9	+403.7%
Income from other activities	25.4	14.4	-11.0	-43.3%
Net revenue	**290.4**	**298.1**	**+7.7**	**+2.7%**

France & Italy Offices: decrease mainly due to the sale of assets. Good like-for-like dynamic.

Germany Offices: increase of the rents following a slight reduction of the vacancy

German Residential: increase driven by acquisitions and continued rental growth

Hotels in Europe: recovery has been very strong since March, with performance close to or even above 2019 in April-May

- **EBITDA from the hotel operating activity and flex-office:** increase in revenues following the recovery in the activity in particular in France. The flex-office activity increased slightly thanks to the ramp-up of this activity and the opening of new spaces in Milan.

- **Income from other activities:** net income from other activities comes from the income generated by the property development activity (€9.1 million), asset and development fees on partnerships (€6 million) and marginally by car park activity (€0.6 million).

- **Net operating costs: -**€35.5 million including +€13.6 million in property management fees.

- **Amortisation of operating assets:**
  Note that this item includes the amortisation linked to the right of use according to IFRS 16. This amortisation of right of use is mainly related to owner-occupied buildings and headquarters. The decrease is mainly due to the write off in our own-occupied building (Gobelins operated under our Wellio flexible workspace brand) and the impact on the park sale.

- **Net change in provision and other:**
  Before the application of IFRS 16, ground lease expenses and ground lease recharge were reported within net rental income. Because of the application of IFRS16 “Leases”, there is no longer a ground lease expense (this expense is replaced by an interest charge), therefore the ground lease recharge is reported under “Net change in provision and other” so as to not artificially increase Net rental income. In H1-2021, the amount was €1.4 million and in H1-2022, the amount is € 1.6 million.

- **Net income from inventory properties:**
  This item refers to a marginal real estate trading activity, mainly in Italy.

- **Change in the fair value of assets:**
  The income statement recognises changes in the fair value (+€380.4 million) of assets based on appraisals carried out on the portfolio.
  This line item does not include the change in fair value of assets recognised at amortised cost under IFRS but is taken into account in the EPRA NAV calculation (hotel operating properties, flex-office assets and other own-occupied buildings).

  For more details on changes in the portfolio by activity, see section 1 of this document.

- **Income from asset disposals & disposal of securities:**
  Income from asset disposals contributed €24.5 million during the year. This income comes from a car park sale.

- **Cost of net financial debt:**
  The cost of net financial debt decreased thanks to continuous debt restructuring efforts.

- **Interest charges linked to finance lease liability:**
  The Group rents some land under long term leasehold. According to IFRS 16, such rental costs are stated as interest charges. The interest charges refer to the hotel activity for an amount equal to -€3.5 million.

- **Value adjustment on derivatives:**
  The fair value of financial instruments (hedging instruments) is positively impacted by an average 197 bps increase in the long-term interest rates. The P&L impact is a revenue of +€261.1 million, while the 1st half 2021, it was +€46.3 million.

Share of income of equity affiliates

Group share	% interest	Contribution to earnings (€million)	Value	Change in equity value (%)
OPCI Covivio Hotels	8.6%	3.8	41.7	+7.5%
Lénovilla (New Vélizy)	50.1%	9.6	70.6	+8.6%
Euromed	50.0%	2.1	33.5	+6.7%
Cœur d'Orly	50.0%	5.9	36.3	+19.3%
Phoenix (Hotels)	14.6%	2.2	48.6	+3.6%
Total		**23.5**	**230.7**	+0.3%[1]

[1]At end-2021, Equity affiliates included Orianz (an asset sold to Icade) and Factor E (an asset now 100% owned)

The equity affiliates include Hotels in Europe and the France Offices sectors:

- OPCI Covivio Hotels: two hotel portfolios, Campanile (32 hotels) and AccorHotels (39 hotels) 80%-owned by Crédit Agricole Assurances.
- Lenovilla: the New Vélizy campus (47,000 m²), let to Thalès and co-owned with Crédit Agricole Assurances.
- Euromed in Marseille: one office building (Calypso) and a hotel (Golden Tulip) in partnership with Crédit Agricole Assurances.
- Coeur d'Orly in Greater Paris: two buildings in the Orly airport business district in partnership with ADP.
- Phoenix hotel portfolio: 32% stake held by Covivio Hotels (43.9% subsidiary of Covivio) in a portfolio of 30 Accor Invest hotels in France & Belgium.

Taxes

The corporate income tax relates to the tax on:

- Foreign companies that are not or are only partially subject to a tax transparency regime (Italy, Germany, Belgium, the Netherlands, United Kingdom and Portugal).
- French subsidiaries with a taxable activity.

The corporate income tax amounted to -€4.2 million, including taxes on sales (-€0.5 million).

Adjusted EPRA Earnings increased by +8 % to €222.7 million (+€15.8 million vs. H1 2021)

	Net income Group share	Restatements	Adjusted EPRA E. H1 2022	Adjusted EPRA E. H1 2021
Net rental income	**270.1**	**3.0**	**273.1**	**265.3**
EBITDA from the hotel operating activity & flex-office	13.6	0.6	14.2	3.3
Income from other activities (incl. Property development)	14.4	0.0	14.4	25.7
Net revenue	**298.1**	**3.6**	**301.7**	**294.3**
Net operating costs	-35.5	0.0	-35.5	-38.1
Amortisations of operating assets	-17.9	10.5	-7.4	-10.3
Net change in provisions and other	3.8	-1.6	2.3	3.0
Operating income	**248.6**	**12.5**	**261.1**	**248.9**
Net income from inventory properties	-1.4	1.4	0.0	0.0
Income from value adjustments	380.4	-380.4	0.0	0.0
Income from asset disposals	-0.8	0.8	0.0	0.0
Income from disposal of securities	24.5	-24.5	0.0	0.0
Income from changes in scope & other	-0.4	0.4	0.0	0.0
Operating result	**650.8**	**-389.7**	**261.1**	**248.9**
Cost of net financial debt	-42.0	0.7	-41.2	-42.0
Interest charges linked to finance lease liability	-3.5	2.2	-1.3	-1.3
Value adjustment on derivatives	261.1	-261.1	0.0	0.0
Discounting of liabilities-receivables and Foreign Exchange Result	-0.5	0.4	-0.1	-0.3
Early amortisation of borrowings' costs	1.5	0.3	1.8	-0.3
Share in earnings of affiliates	23.5	-16.4	7.2	6.1
Pre-tax net income	**891.0**	**-663.6**	**227.4**	**210.9**
Deferred tax	-91.1	91.1	0.0	0.0
Corporate income tax	-4.2	-0.5	-4.7	-4.0
Net income for the period	**795.7**	**-573.0**	**222.7**	**206.9**
Average number of shares			*94,154,158*	*94,318,440*
Net income per share			**2.37**	**2.19**

- The restatement on the net rental income is linked with the IFRIC21 rule (property tax fully accounted in H1) which is spread over the year according to EPRA best practices.
- The restatement of the amortisation of operating assets (+€10.5 million) offsets the real estate amortisation of the flex-office and hotel operating activities.
- The restatement of the net change in provisions (-€1.6 million) consists of the ground lease expenses linked to the UK leasehold.
- There was a €0.7 million impact on the cost of debt due to early debt restructuring costs.
- Concerning the interest charges linked to finance lease liabilities relating to the UK leasehold, as per IAS 40 §25, €2.2 million was cancelled and replaced by the lease expenses paid (see the amount of -€1.6 million under the line item “Net change in provisions and other”).
- The restatement of the share in earnings of affiliates allows for the EPRA earnings contribution to be displayed.
- The restatement of the corporate income tax (-€0.5 million) is linked to the tax on disposals.

Adjusted EPRA Earnings by activity

(In € million, Group share)	France Offices	Italy Offices [1]	Germany Offices	Germany Residential	Hotels in lease [1]	Hotel operating properties	Corporate or non-attributable sector	H1 2022
Net rental income	78.1	46.4	16.7	81.8		50.2	-0.2	273.1
EBITDA from Hotel operating activity & flex-office	4.0	1.6			8.7			14.2
Income from other activities (incl. Property development)	7.1	0.2		6.6			0.5	14.4
Net revenue	**89.2**	**48.2**	**16.7**	**88.4**	**8.7**	**50.2**	**0.3**	**301.7**
Net operating costs	-15.6	-1.6	-0.8	-14.2		-1.8	-1.5	-35.5
Amortisation of operating assets	-3.5	-0.7	-0.4	-1.3		-1.0	-0.5	-7.4
Net change in provisions and other	3.8	-0.6	-0.7	-0.2		-0.7	0.6	2.2
Operating result	**74.0**	**45.3**	**14.8**	**72.7**	**8.7**	**46.6**	**-1.1**	**261.0**
Cost of net financial debt	-7.0	-6.9	-3.6	-13.4		-10.6	0.3	-41.2
Other financial charges	**0.0**	**1.8**	**-0.2**	**0.0**	**0.0**	**-1.0**	**0.0**	0.6
Share in earnings of affiliates	4.9					2.3		7.2
Corporate income tax	-0.2	-0.7	-0.3	-2.4		-1.1	-0.1	-4.8
Adjusted EPRA Earnings	**71.6**	**39.5**	**10.7**	**56.9**	**8.7**	**36.1**	**-0.9**	**222.7**
Development margin		**-0.2**		**-7.8**			**-1.1**	**-9.1**
EPRA Earnings	**71.6**	**39.3**	**10.7**	**49.1**	**8.7**	**36.1**	**-2.0**	**213.6**

1: Including non-strategic retail in the subsidiary scope

EPRA Earnings of affiliates

(In € million, Group share)	France Offices	Hotels (in lease)	H1 2022
Net rental income	5.7	3.1	8.8
Net operating costs	-0.2	-0.3	-0.5
Amortisation of operating properties	0.0	0.0	0.0
Cost of net financial debt	-0.6	-0.5	-1.1
Corporate income tax		0.0	-0.0
Share in EPRA Earnings of affiliates	**4.9**	**2.3**	**7.2**

3.4. Simplified consolidated income statement (at 100%)

(In € million, 100%)	H1 2021	H1 2022	var.	%
Net rental income	383.8	415.0	+31.2	+8.1%
EBITDA from hotel operating activity & flex-office	0.4	24.8	+24.4	+6100.0%
Income from other activities (incl. Property development)	15.2	12.7	-2.5	-16.4%
Net revenue	**399.4**	**452.5**	**+53.1**	**+13.3%**
Net operating costs	-54.2	-54.2		+0.0%
Amortisation of operating assets	-38.6	-30.1	+8.5	-22.0%
Net change in provisions and other	9.2	7.9	-1.3	-14.1%
Current operating income	**315.8**	**376.1**	**+60.3**	**+19.1%**
Net income from inventory properties	0.1	-1.5	-1.6	n.s.
Income from asset disposals	8.6	0.6	-8.0	-93.0%
Income from value adjustments	421.5	646.6	+225.1	+53.4%
Income from disposal of securities	2.8	24.5	+21.7	+775.0%
Income from changes in scope	-0.9	-0.5	+0.4	-44.4%
Operating income	**747.9**	**1,045.8**	**+297.9**	**+39.8%**
Cost of net financial debt	-76.1	-70.5	+5.6	-7.4%
Interest charge related to finance lease liability	-7.2	-7.7	-0.5	+6.3%
Value adjustment on derivatives	76.7	399.7	+323.0	+421.1%
Discounting of liabilities and receivables	-0.8	-1.2	-0.4	+43.8%
Early amortisation of borrowings' costs	-2.1	1.1	+3.2	-152.4%
Share in earnings of affiliates	11.1	31.2	+20.1	+181.1%
Income before tax	**749.5**	**1,398.5**	**+649.0**	**+86.6%**
Deferred tax	-110.6	-134.3	-23.7	+21.4%
Corporate income tax	-8.8	-7.9	+0.9	-10.2%
Net income for the period	**630.1**	**1,256.4**	**+626.3**	**+99.4%**
Non-controlling interests	-163.2	-460.7	-297.5	+182.3%
Net income for the period - Group share	**466.9**	**795.7**	**+328.8**	**+70.4%**

The +€328.8 million (+€70.4%) increase in net income for the period is related to the increase in value of the properties of +€421.5 million last year vs +€646.6 million this year (gain €225.1 million), and the positive impact of derivatives' value of +€76.7 million last year vs +€399.7 million this year (gain €323.0 million).

Net revenue increased by c.€7.7 million, mainly due to the recovery of activity in the hotel sector and rental growth in German Residential.

(In € million, 100%)	H1 2021	H1 2022	var.	%
France Offices	100.9	89.0	-11.9	-11.8%
Italy Offices (incl. Retail)	68.7	61.2	-7.5	-10.9%
German Residential	122.8	126.6	+3.8	+3.1%
German Offices	16.5	17.9	+1.4	+8.5%
Hotels in Europe (incl. Retail)	75.0	120.3	+45.3	+60.4%
Other (mainly France Residential)	-0.1	0.0	+0.1	n.s.
Total Net rental income	**383.8**	**415.0**	**+31.2**	**+8.1%**
EBITDA from the hotel operating activity & flex-office	0.4	24.7	+24.3	n.s.
Income from other activities	15.2	12.7	-2.5	-16.4%
Net revenue	**399.4**	**452.4**	**+53.0**	**+13.3%**

3.5. Simplified consolidated balance sheet (Group share)

(In € million, Group share) Assets	2021	H1 2022	Liabilities	2021	H1 2022
Investment properties	14,640	14,786			
Investment properties under development	1,341	1,569			
Other fixed assets	852	917			
Equity affiliates	230	231			
Financial assets	304	290			
Deferred tax assets	94	82			
Financial instruments	45	364	**Shareholders' equity**	**9,194**	**9,606**
Assets held for sale	505	187	Borrowings	8,728	8,775
Cash	929	932	Financial instruments	142	163
Inventory (Trading & Construction activities)	153	139	Deferred tax liabilities	769	849
Other	668	713	Other liabilities	927	814
Total	**19,760**	**20,207**	**Total**	**19,760**	**20,207**

Investment properties, Properties under development and Other fixed assets

The portfolio (including assets held for sale) at the end of December by operating segment is as follows:

(In € million, Group share)	2021	H1 2022	var.
France Offices	5,496	5,315	-182
Italy Offices (incl. Retail)	2,653	2,611	-42
German Offices	1,349	1,359	10
German Residential	5,202	5,526	324
Hotels in Europe (incl. Retail)	2,600	2,646	46
Car parks (and other)	37	0	-37
Total Fixed Assets	**17,337**	**17,457**	**119**

The decrease in **France Offices** (-€182 million) was mainly due to the disposals (-€327 million) and the depreciation tied to own-occupied buildings (-€5 million), partly offset by +€125 million of Acquisition and CAPEX and the change in fair value (+€38 million).

In Italy Offices, the change (-€42 million) was mainly due to disposals for the year (-€80 million), offset by the increase in fair value (+€18 million) due to the positive performance on assets in Milan CBD and the CAPEX & acquisition of the year (+€21 million).

The increase in **German Residential** (+€324 million) was mainly due to the growth in fair value (+€280 million), CAPEX and acquisitions (+€79 million), offset by disposals for the year (-€34 million).

German Offices (+€10 million) was mainly due to the CAPEX (+€7 million).

The increase in the **Hotels in Europe portfolio** (+€46 million) was mainly driven by the disposals (-€29 million) and the change in fair value (+€71 million), offset by foreign currency exchange losses (-€12million) and Acquisition and Capex (+€20 million).

- **Assets held for sale (included in the total fixed assets above), €186.5 million at the end of June 2022**

Assets held for sale consists of assets for which a preliminary sales agreement has been signed. The breakdown by segment is as follow:

  - 47.2% of offices in Italy.
  - 25.8% of hotels in Europe.
  - 18.3% of offices in France.
  - 8.7% of residential in Germany.

- **Total Group shareholders' equity**

Shareholders' equity increased from €9,194 million at the end of 2021 to €9,606 million at 30 Juin 2022, i.e +€412 million, mainly due to:

  - Income for the period: +€799.7 million.
  - The dividend distribution: -€353.3 million.
  - Purchase of own shares: -€38.6 million.
  - Change in Other Comprehensive Income +€7.7 million.

- **Deferred tax liabilities**

Net deferred taxes represent €767 million in liabilities versus €675.8 million on 31 December 2021. This €91.2 million increase is mainly due to the growth of appraisal values in Germany (+€81.1 million).

3.6. Simplified consolidated balance sheet (at 100%)

(In € million, 100%) **Assets**	**2021**	**H1 2022**	**Liabilities**	**2021**	**H1 2022**
Investment properties	21,450	21,815			
Investment properties under development	1,707	1,983			
Other fixed assets	1,525	1,589			
Equity affiliates	340	346			
Financial assets	138	123	Shareholders' equity	9,194	9,606
Deferred tax assets	106	96	Non-controlling interests	4,430	4,607
Financial instruments	64	521	**Shareholders' equity**	**13,623**	**14,213**
Assets held for sale	902	229	Borrowings	11,834	11,814
Cash	1,063	1,036	Financial instruments	201	205
Inventory (Trading & Construction activity)	212	183	Deferred tax liabilities	1,222	1,345
Other	730	845	Other liabilities	1,357	1,189
Total	**28,237**	**28,766**	**Total**	**28,237**	**28,766**

4. FINANCIAL RESOURCES

Summary of the financial activity

Covivio is rated BBB+ with a stable outlook by S&P, confirmed on April 27th 2022.

At June 2022, Covivio's Loan-to-Value (LTV) ratio is down by -170bps YoY at 39.5% (LTV policy < 40%) thanks to active portfolio rotation and strong value growth in German Residential. Average cost of debt continues to decrease, at 1.14% (-6bps vs end-2021), and maturity of debt is at 5.1 years.

The liquidity position is also strong, with €2.1 billion available at end-June 2022 on Covivio SA, including €1.3 billion of undrawn credit lines and €0.8 billion of cash.

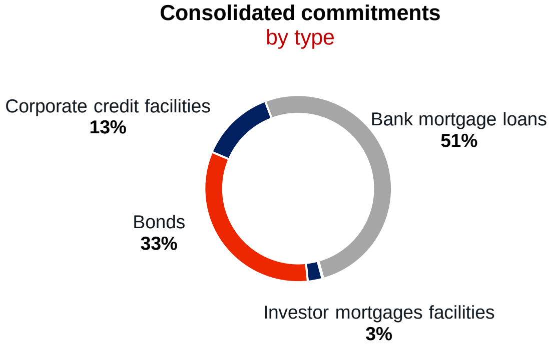
4.1. Main debt characteristics

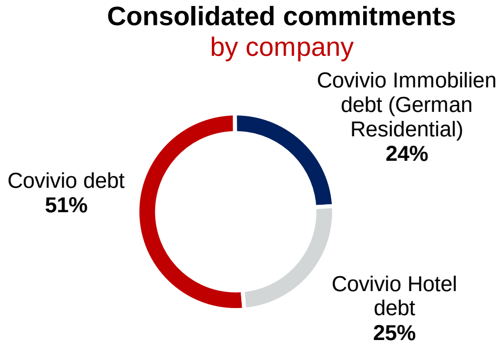
Group share	31 Dec. 2021	30 Jun. 2022
Net debt, Group share (€ million)	7,799	7,843
Average annual rate of debt	1.20%	1.14%
Average maturity of debt (in years)	5.4	5.1
Debt active hedging average rate	78%	79%
Average maturity of hedging	6.8	6.6
LTV including duties	39.1%	39.5%
ICR	6.7	7.3

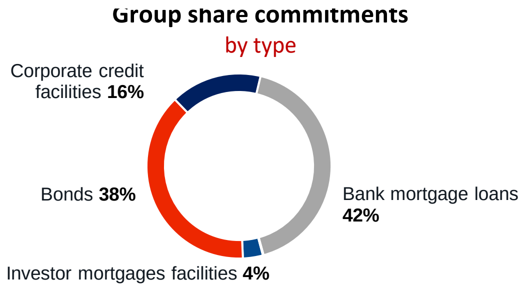
4.2. Debt by type

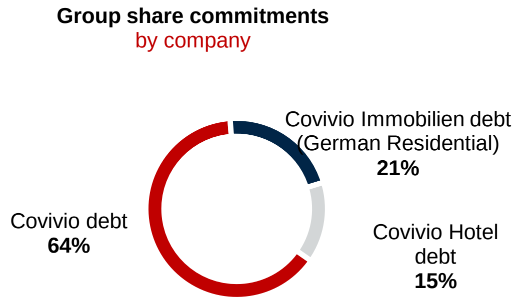
Covivio's net debt stands at €7.8 billion in Group share at end-June 2022 (€10.8 billion on a consolidated basis), flat compared to end-2021.

As regards the commitments attributable to the Group, the share of corporate debts (bonds and loans) grows up to 54% at end-June 2022. Additionally, Covivio had €1.6 billion in commercial paper outstanding at 30 June 2022.





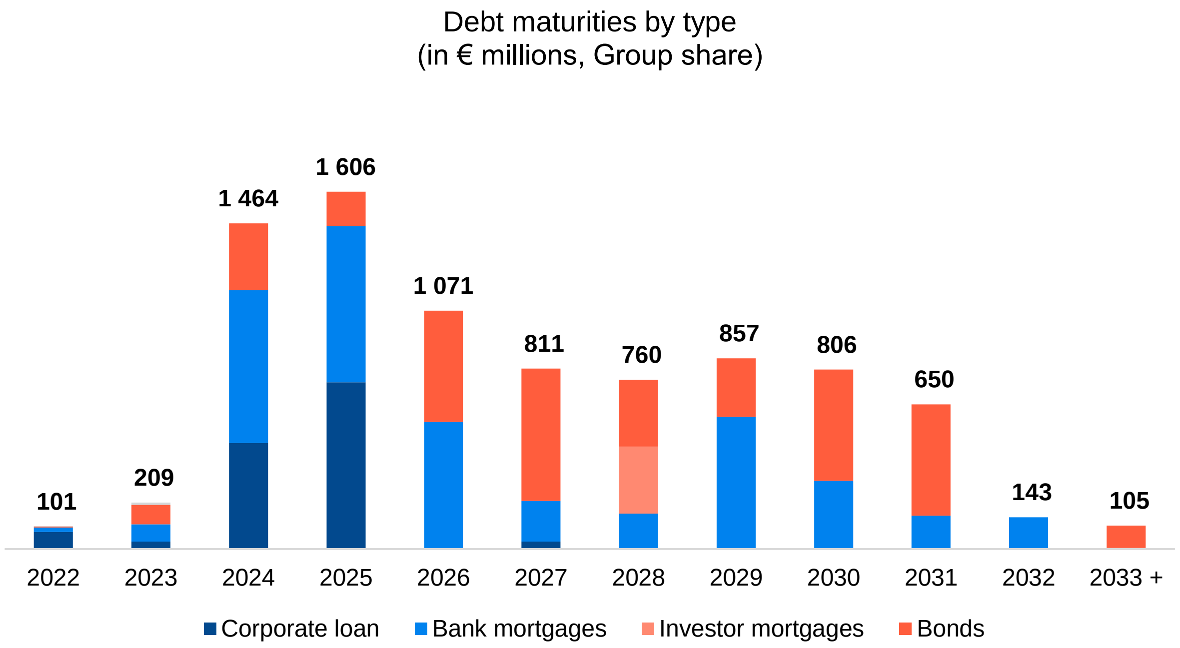




4.3. Debt maturity

The average maturity of Covivio's debt stands at 5.1 years at end-June 2022 (excluding commercial paper). Until 2024, there is no major maturity that has not already been covered or is already under renegotiation.

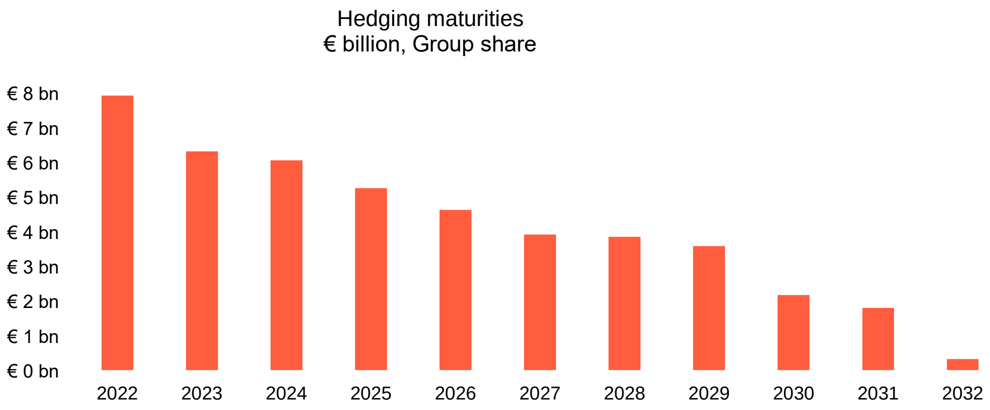
The next large maturities occur in 2024 and are mainly composed of a bond of €300 million and a mortgage debt of €207 million Group share linked to the Telecom Italia portfolio.



4.4. Hedging profile

At end-June 2022, the hedging management policy remained unchanged, with debt hedged at 85% on average over the year, at least 75% of which through short-term hedges, and all of which with maturities equivalent to or exceeding the debt maturity.

At 30 June 2022, the average term of the hedges is 6.6 years Group share and on average over H1, total hedging reached 86%, in line with our policy.



4.5. Average interest rate on debt and sensitivity

The average interest rate on Covivio's debt decreased again by 6 bps to 1.14% in Group share.

Financial structure

Excluding debts raised without recourse to the Group's property companies, the debts of Covivio and its subsidiaries generally include bank covenants (ICR and LTV) applying to the borrower's consolidated financial statements. If these covenants are breached, early debt repayment may be triggered. These covenants are established on a Group share basis for Covivio and Covivio Hotels and the other subsidiaries of Covivio (if their debt includes them).

- The most restrictive consolidated LTV covenants amounted, at 30 June 2022, to 60% for Covivio and Covivio Hotels.
- The most restrictive ICR consolidated covenants applicable to the REITs, at 30 June 2022, are of 200% for Covivio and Covivio Hotels.

With respect to Covivio Immobilien (German Residential), for which almost all of the debt raised is "non-recourse" debt, portfolio financings do not contain any consolidated financial covenants.

Lastly, with respect to Covivio, some corporate credit facilities are subject to the following ratios:

Ratio	Covenant	31 Dec. 2021	30 Jun. 2022
LTV	60.0%	42.2%[1]	42.2%[1]
ICR	200%	672%	734%
Secured debt ratio	25.0%	4,8%	4.7%

[1] Excluding duties and sales agreements

All covenants were fully complied with at year end 2021. No loan has an accelerated payment clause contingent on Covivio's rating, which is currently BBB+, Stable outlook (S&P rating) confirmed on 27th April 2022.

Detail of Loan-to-Value calculation (LTV)

(In € million Group share)	31 Dec. 2021	30 Jun. 2022
Net book debt	7,799	7,843
Receivables linked to associates (full consolidated)	-226	-209
Receivables on disposals	-110	-93
Preliminary sale agreements	-377	-186
Purchase debt	72	69
Net debt	**7,158**	**7,423**
Appraised value of real estate assets (Including Duties)	18,414	18,627
Preliminary sale agreements	-471	-186
Financial assets	18	22
Receivables linked to associates (equity method)	105	88
Share of equity affiliates	230	231
Value of assets	**18,297**	**18,781**
LTV Excluding Duties	**41.2%**	**41.6%**
LTV Including Duties	**39.1%**	**39.5%**

4.6. Reconciliation with consolidated accounts

Net debt

(In € million)	Consolidated accounts	Minority interests	Group share
Bank debt	11,814	-3,039	**8,775**
Cash and cash equivalents	1,036	-104	**932**
Net debt	**10,778**	**-2,935**	**7,843**

Portfolio

(In € million)	Consolidated accounts	Portfolio of companies under the equity method	Fair value of operating properties	Right of use of investment properties	Minority interests	Group share
Investment & development properties	23,799	1,077	1,783	-261	-8,776	**17,622**
Assets held for sale	229	-	-	-	-42	**186**
Total portfolio	**24,027**	**1,077**	**1,783**	**-261**	**-8,818**	**17,808**

Duties	947
Portfolio group share including duties	18,755
(-) portfolio of companies consolidated under the equity method	-348
(+) Fair value of trading activities	139
(+) Other operating properties	81
Portfolio for LTV calculation	**18,627**

Interest Coverage Ratio

(In € million)	Consolidated accounts	Minority interests	Group share
EBITDA (net rents (-) operating expenses (+) results of other activities)	400.8	-129.1	**271.7**
Cost of debt	63.2	-26.2	**37.0**
ICR			**7.34**

5. EPRA REPORTING

The German Residential information in the following sections includes some Office assets owned by the subsidiary Covivio Immobilien.

5.1. Change in net rental income (Group share)

€ million	H1 2021	Acquis.	Disposals	Developments (deliveries & vacating for redevelopment)	Indexation, asset management & occupancy	Others	H1 2022
France Offices	**87**	0	-4	-7	2	-3	**75**
Italy Offices (incl. retail)	**51**	0	-7	1	2	0	**46**
German Offices	**15**	0	0	0	1	1	**17**
German Residential	**79**	3	-1	0	0	1	**82**
Hotels in Europe (incl. Retail & excl. EBITDA from operating properties)	**29**	0	-1	0	24	-2	**50**
Total	**262**	**3**	**-13**	**-7**	**28**	**-3**	**270**

The revenues LFL growth (including EBITDA from Hotels) is +13% in H1 2022 (cf. page 14).

Reconciliation with financial data	H1 2022
Total from the table of changes in Net rental Income (GS)	**270**
Adjustments	-
Total net rental income GS (Financial data § 3.3)	**270**
Minority interests	145
Total net rental income 100% (Financial data § 3.4)	**415**

5.2. Investment assets – Information on leases

Annualized rental income corresponds to the gross amount of guaranteed rent for the full year based on existing assets at the period end, excluding any incentives.

$$\text{Vacancy rate at end of period} = \frac{\text{Market rental value on vacant assets}}{\text{Contractual annualized rents on occupied assets} + \text{Market rental value on vacant assets}}$$

$$\text{EPRA vacancy rate at end of period} = \frac{\text{Market rental value on vacant assets}}{\text{Market rental value on occupied and vacant assets}}$$

(€ million, Group share)	Gross rental income (€m)	Net rental income (€m)	Annualized rents (€ m)	Surface (m²)	Average rent (€/m²)	Vacancy rate (excl. Secured lease) (%)	ERV of spot vacant space (€ m)[2]	ERV of the whole portfolio (€ m)[2]	EPRA vacancy rate (%)
France Offices	86	75	193	1,369,610	169	5.8%	17	211	8.3%
Italy Offices (incl. retail)	55	46	117	1,002,288	145	1.9%	3	121	2.8%
German Offices	20	17	47	369,638	142	15.1%	8	51	14.9%
German Residential	90	82	179	2,836,137	98	1.0%	2	181	1.0%
Hotels in Europe (incl. Retail & excl. EBITDA from operating properties)	46	50	106	n.c	n.c	-	0	106	-
Total [1]	**298**	**270**	**641**	**5,577,673**	**127**	**3.5%**	**30**	**669**	**4.5%**

1. Including French residential and others
2. Excluding Herzoterrassen, under development

The spread between the vacancy rate excluding the secured lease (3.5%) and the EPRA vacancy rate (4.5%) is due to the secured vacant area which are included in the EPRA vacancy as vacant even if already let.

Regarding the German Residential the 179 M€ of ERV doesn't include the potential reversion in all our markets Berlin (20-25%), Hamburg (20-25%), Dresden and Leipzig (10-15%) and in North Rhine-Westphalia (15-20%).

Average metric rents are computed on total surfaces, including land banks and vacancy on development projects.

5.3. Investment assets - Asset values

(€ million, Group share)	Market value	Change in fair value over the year	Duties	EPRA NIY
France Offices	5,681	38	273	3.6%
Italy Offices (incl. Retail)	2,613	14	89	3.7%
German Residential	5,382	280	375	2.9%
German Offices	1,464	-11	89	2.5%
Hotels in Europe (incl. Retail)	2,665	59	121	4.9%
Other (France Resi. and car parks)	3			n.a.
Total H1 2022	**17,808**	**380**	**947**	**3.5%**

The EPRA net initial yield is the ratio of:

$$\text{EPRA NIY} = \frac{\text{Annualized rental income after deduction of outstanding benefits granted to tenants (rent-free periods, rent ceilings) - unrecovered property charges for the year}}{\text{Value of the portfolio including duties}}$$

Reconciliation with financial data

€ million	H1 2022
Total portfolio value (Group share, market value)	**17,808**
Fair value of the operating properties	**-1,038**
Fair value of companies under equity method	**-348**
Other assets held for sale	**0**
Right of use on investment assets	**121**
Fair value of car parks facilities	**-3**
Tangible fixed assets	
Investment assets Group share [1] **(Financial data§ 3.5)**	**16,540**
Minority interests	7,486
Investment assets 100% [1] **(Financial data§ 3.5)**	**24,026**

[1] Fixed assets + Developments assets + asset held for sale

Reconciliation with IFRS

€ million	H1 2022
Change in fair value over the year (Group share)	**380**
Others	-
Income from fair value adjustments Group share (Financial data § 3.3)	**380**
Minority interests	266
Income from fair value adjustments 100% (Financial data § 3.4)	**647**

5.4. Assets under development

	Ownership type	% ownership (Group share)	Fair value H1 2022	Capitalised financial expenses over the year	Total cost incl. financial cost 1 (€m, Group share)	% progress	Delivery date	Surface at 100% (m²)	Pre-letting	Yield (%)
Paris So Pop (50% Share)	FC	50%		1.5	114	80%	2022	31,300 m²	33%	5.5%
Paris Streambuilding (50% share)	FC	50%		0.8	84	86%	2022	15,600 m²	94%	4.2%
DS Extension 2 (50% share)	FC	50%		0.2	71	45%	2023	27,500 m²	100%	7.2%
Levallois Maslo	FC	100%		1.5	208	68%	2023	19,800 m²	10%	4.5%
Paris Jean Goujon	FC	100%		2.3	196	70%	2022	8,600 m²	58%	4.0%
Paris Anjou	FC	100%		0.8	228	6%	2025	9,300 m²	100%	3.5%
Total France Offices			**954**	**7.3**	**901**	**54%**		**112,100 m²**	**61%**	**4.5%**
Symbiosis G+H	FC	100%		0.6	159	4%	2024	38,000 m²	100%	6.5%
Corso Italia	FC	100%		0.8	117	37%	2023	11,600 m²	100%	6.3%
The Sign D	FC	100%		0.2	64	10%	2024	13,200 m²	92%	6.5%
Rozzano, Strada 8	FC	100%		0.2	41	2%	2024	25,700 m²	28%	8.4%
Total Italy Offices			**173**	**1.8**	**381**	**54%**		**88,500 m²**	**91%**	**7.4%**
Berlin Alexanderplatz	FC	55%		2.4	339	34%	2026	60,000 m²	0%	4.5%
Total German Offices			**189**	**2.4**	**339**	**34%**		**60,000 m²**	**0%**	**4.5%**
Total			**1,315**	**11.5**	**1,621**	**50%**		**260,600 m²**	**55%**	**5.2%**

1 Total cost including land and financial cost

2 FC : Full consolidation

The total cost of committed projects is therefore € 2,452 million (cf 1.G. Development projects).

Reconciliation with total commited pipeline

(€M, Group share)	Capitalised financial expenses over the year	Total cost incl. financial cost (Group share)
Projects fully consolidated	**11.5**	**1,621**
Projects on own-occupied buildings (Paris Madrid Saint Lazare)	0.4	**101**
Others (Bordeaux Jardin de l'Ars, Le Floria, Meudon Thalès 2,Vitae, Loft, Herzogterrassen)	0	**731**
Total Offices Committed pipeline	**11.8**	**2,452**
German Residential		**176**
French Residential		**255**
Total Committed pipeline	**11.8**	**2,882**

Reconciliation with financial data

	June 2022
Total fair value of assets under development	1,315
Project under technical review and non-committed projects	253
Assets under development (Financial data § 3.5)	**1,569**

5.5 Information on leases

	Firm residual lease term (years)	Residual lease term (years)	Lease expiration by date of 1st exit option Annualized rental income of leases expiring					
			N+1	N+2	N+3 to 5	Beyond	Total (€m)	Section
France Offices	4.8	6.0	7%	21%	29%	43%	193	2.B.6
Italy Offices (incl. retail)	7.2	7.7	6%	5%	13%	75%	117	2.C.6
Germany Offices	4.3	5.0	10%	10%	45%	35%	47	2.D.6
Hotels in Europe (incl. retail)	12.9	14.2	0%	8%	3%	89%	106	2.F.5
Others (German Residential, Hotels Ebitda, others)	n.a	n.a	n.a	n.a	n.a	n.a	211	
Total[1]	**7.2**	**8.2**	**4%**	**9%**	**14%**	**73%**	**673**	

1. Percentage of lease expiries on total revenues

In 2022, 3.0% of the lease expiries are managed as 0.9% have no intention to vacate the property and 1.7% are going to be redeveloped and 0.4% will be sold. The other part, 0.7%, has to be managed.

5.6 EPRA Net Initial Yield

The data below shows detailed yield rates for the Group and the transition from the EPRA topped-up yield rate to Covivio's yield rate.

- EPRA topped-up net initial yield is the ratio of:

$$\text{EPRA Topped-up NIY} = \frac{\text{Annualized rental income after expiration of outstanding benefits granted to tenants (rent-free periods, rent ceilings) - unrecovered property charges for the year}}{\text{Value of the portfolio including duties}}$$

- EPRA net initial yield is the ratio of:

$$\text{EPRA NIY} = \frac{\text{Annualized rental income after deduction of outstanding benefits granted to tenants (rent-free periods, rent ceilings) - unrecovered property charges for the year}}{\text{Value of the portfolio including duties}}$$

(€ million, Group share) Excluding French Residential and car parks	**Total 2021**	**France Offices**	**Italy Offices** (incl. Retail)	**German Offices**	**German Residential**	**Hotels in Europe** (incl. Retail)[a]	**Total H1 2022**
Investment, disposable and operating properties	**17,703**	5,681	2,613	1,464	5,382	2,665	**17,808**
Restatement of assets under development	**-1,340**	-1,170	-221	-132	-20	-26	**-1,569**
Restatement of undeveloped land and other assets under development	**-260**	-243	-91	-271	-	-20	**-625**
Duties	**921**	273	89	89	375	121	**947**
Value of assets including duties (1)	**17,025**	**4,542**	**2,390**	**1,150**	**5,737**	**2,740**	**16,562**
Gross annualized IFRS revenues	**656**	180	107	35	179	136	**637**
Irrecoverable property charge	**-70**	-17	-17	-6	-15	-2	**-58**
Annualized net revenues (2)	**586**	**163**	**89**	**29**	**164**	**134**	**579**
Rent charges upon expiration of rent free periods or other reductions in rental rates	**45**	13	10	5	-	1	**30**
Annualized topped-up net revenues (3)	**631**	**176**	**100**	**34**	**164**	**135**	**608**
EPRA Net Initial Yield (2)/(1)	**3.4%**	3.6%	3.7%	2.5%	2.9%	4.9%	**3.5%**
EPRA "Topped-up" Net Initial Yield (3)/(1)	**3.7%**	3.9%	4.2%	2.9%	2.9%	4.9%	**3.7%**
Transition from EPRA topped-up NIY to Covivio yield							
Impact of adjustments of EPRA rents	**0.4%**	0.4%	0.8%	0.6%	0.3%	0.1%	**0.4%**
Impact of restatement of duties	**0.2%**	0.3%	0.2%	0.3%	0.2%	0.2%	**0.2%**
Covivio reported yield rate[b]	**4.4%**	**4.5%**	**5.1%**	**3.8%**	**3.3%**	**5.2%**	**4.3%**

[a] On Hotels the annualized revenues includes the 2022 fixed rents and the 2019 variable rents
[b] Excludes asset in development

5.7. EPRA cost ratio

(€million, Group share)	H1 2021	H1 2022
Cost of other activities and fair value	-16.3	-18.5
Expenses on properties	-10.6	-10.1
Net losses on unrecoverable receivables	-0.6	4.0
Other expenses	-2.2	-1.7
Overhead	-45.0	-47.4
Amortisation, impairment and net provisions	3.6	2.3
Income covering overheads	8.7	13.6
Cost of other activities and fair value	-1.7	-1.5
Property expenses	0.5	0.3
EPRA costs (including vacancy costs) (A)	**-63.6**	**-59.1**
Vacancy cost	8.2	10.8
EPRA costs (excluding vacancy costs) (B)	**-55.4**	**-48.3**
Gross rental income less property expenses	292.3	297.4
EBITDA from hotel operating properties & coworking, income from other activities and fair value	37.1	37.7
Gross rental income (C)	**329.4**	**335.0**
EPRA costs ratio (including vacancy costs) (A/C)	**19.3%**	**17.6%**
EPRA costs ratio (excluding vacancy costs) (B/C)	**16.8%**	**14.4%**

The EPRA cost ratio is decreasing mainly due to the decrease of unpaid rents.
The calculation of the EPRA cost ratio excludes car parks activities.

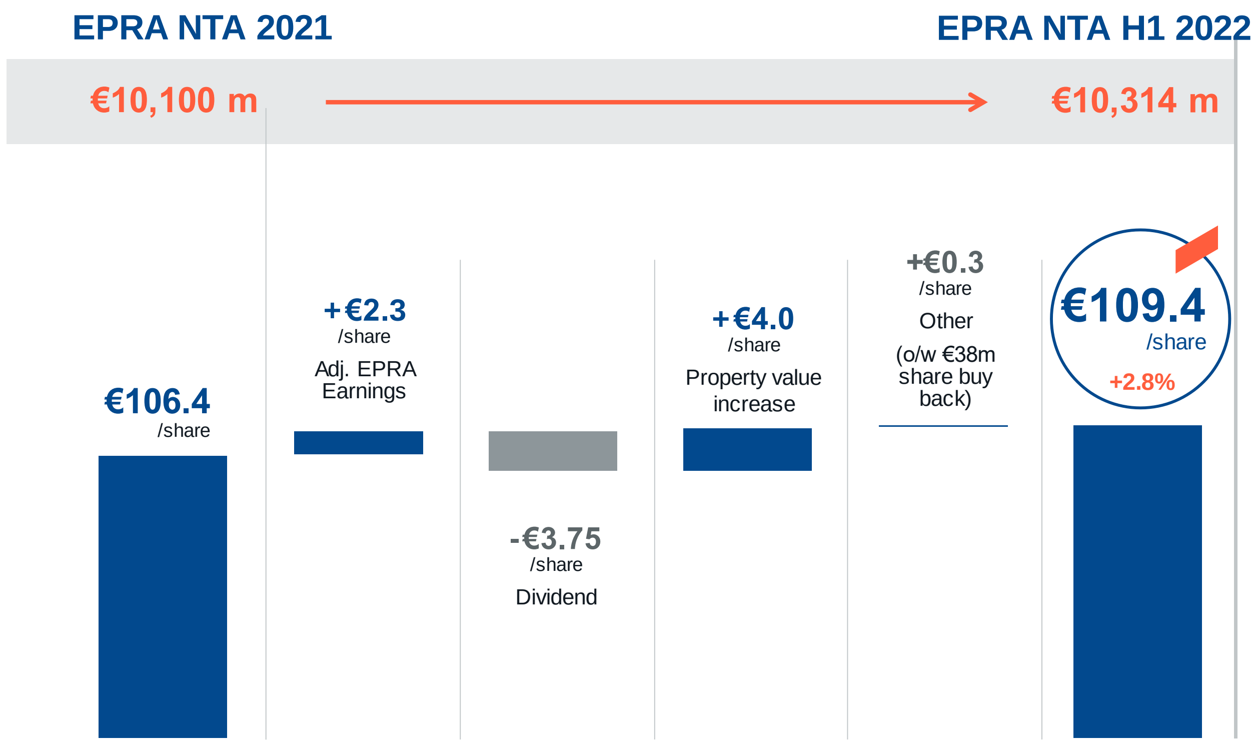
5.8. Ajusted EPRA Earnings: increase of +8% to €223 M

(€million)	H1 2021	H1 2022
Net income Group share (Financial data §3.3)	**466.9**	**795.7**
Change in asset values	-296.3	-380.4
Income from disposal	-7.6	-22.3
Acquisition costs for shares of consolidated companies	0.8	0.4
Changes in the value of financial instruments	-46.3	-261.1
Interest charges related to finance lease liabilities (leasehold > 100 years)	2.0	2.2
Rental costs (leasehold > 100 years)	-1.4	-1.6
Deferred tax liabilities	67.7	91.1
Taxes on disposals	1.3	-0.5
Adjustment to amortisation	16.8	10.5
Neutralization Result of change Hungary		0.4
Adjustments from early repayments of financial instruments	1.9	1.0
Adjustment IFRIC 21	3.9	3.6
EPRA Earnings adjustments for associates	-2.9	-16.3
Ajusted EPRA Earnings (B)	**206.9**	**222.7**
Adjusted EPRA Earnings in €/share (B)/(C)	**2.19**	**2.37**
Promotion margin	-11.2	-9.1
EPRA Earnings (A)	**195.7**	**213.6**
EPRA Earnings in €/share (A)/(C)	**2.08**	**2.27**
Average number of shares (C)	94,318,440	94,154,158

5.9. EPRA NRV, EPRA NTA and EPRA NDV

	2021	H1 2022	Var.	Var. (%)
EPRA NRV (€ m)	11,091	**11,332**	241	+2.2%
EPRA NRV / share (€)	116.9	**120.2**	3.3	+2.8%
EPRA NTA (€ m)	10,100	**10,314**	214	+2.1%
EPRA NTA / share (€)	106.4	**109.4**	3.0	+2.8%
EPRA NDV (€ m)	9,279	**10,124**	845	+9.1%
EPRA NDV / share (€)	97.8	**107.4**	9.6	+9.8%
Number of shares	94,882,277	94,297,856	-584,421	-0.6%

Evolution of EPRA NTA



Reconciliation between shareholder's equity and EPRA NAV

	2021 (€ m)	€ per share	H1 2022 (€ m)	€ per share
Shareholders' equity	**9,194**	**96.9**	**9,606**	**101.9**
Fair value assessment of operating properties	175		197	
Duties	921		947	
Financial instruments and ORNANE	99		-211	
Deferred tax liabilities	702		793	
EPRA NRV	**11,091**	**116.9**	**11,332**	**120.2**
Restatement of value Excluding Duties on some assets	-886		-913	
Goodwill and intangible assets	-78		-65	
Deferred tax liabilities	-27		-40	
EPRA NTA	**10,100**	**106.4**	**10,314**	**109.4**
Optimization of duties	-35		-34	
Intangible assets	28		15	
Fixed-rate debts	-40		371	
Financial instruments and ORNANE	-99		211	
Deferred tax liabilities	-675		-753	
EPRA NDV	**9,279**	**97.8**	**10,124**	**107.4**

Valuations are carried out in accordance with the Code of conduct applicable to SIICs and the Charter of property valuation expertise, the recommendations of the COB/CNCC working group chaired by Mr Barthès de Ruyter and the international plan in accordance with the standards of the International Valuation Standards Council (IVSC) and those of the Red Book of the Royal Institution of Chartered Surveyors (RICS).

The real estate portfolio held directly by the Group was valued on30 June 2022 by independent real estate experts such as Cushman, REAG, CBRE, HVS, JLL, BNPP Real Estate, MKG and CFE. This did not include:

- assets on which the sale has been agreed, which are valued at their agreed sale price
- assets owned for less than 75 days, for which the acquisition value is deemed to be the market value.

Assets were estimated at values excluding and/or including duties, and rents at market value. Estimates were made using the comparative method, the rent capitalisation method and the discounted future cash flow method.

Car parks were valued by capitalising the gross operating surplus generated by the business.

Other assets and liabilities were valued using the principles of the IFRS standards on consolidated financial statements. The application of fair value essentially concerns the valuation of debt coverages.

For companies co-owned with other investors, only the Group share was considered.

Fair value assessment of operating properties

In accordance with IFRS, operating properties are valued at historical cost. To take into account the appraisal value, a €138.4 million value adjustment was recognised in EPRA NRV.

Fair value adjustment for the car parks

Car parks are valued at historical cost in the consolidated financial statements. NAV is restated to consider the appraisal value of these assets net of tax. The impact on EPRA NRV was €2.2 million on 30 June 2022.

Fair value adjustment for own occupied buildings and operating hotel properties

In accordance with IAS 40, owner-occupied buildings and operating hotel properties are not recognised at fair value in the consolidated financial statements. In line with EPRA principles, EPRA NRV was adjusted for the difference resulting from the fair value appraisal of the assets for €56.5 million. The market value of these assets is determined by independent experts.

Fair value adjustment for fixed- rate debts

The Group has taken out fixed-rate loans (secured bond and private placement). In accordance with EPRA principles, EPRA NDV was adjusted for the fair value of fixed-rate debt. The impact was +€370 million at 30 June 2022.

Recalculation of the base cost excluding duties of certain assets

When a company, rather than the asset that it holds, can be sold, transfer duties are re-calculated based on the company's net asset value (NAV). The difference between these re-calculated duties and the transfer duties already deducted from the value had an impact of €33.9 million at 30 June 2022.

Deferred tax liabilities

The EPRA NTA assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax.

For this purpose, the Group uses the following method:

- **Offices**: takes into account 50% of deferred tax considering the regular asset rotation policy,
- **Hotels**: takes into account deferred tax on the non-core part of the portfolio, expected to be sold within the next few years
- **Residential**: includes the deferred tax linked to the building classified as Assets available held for sale, considering the low level of asset rotation in this activity.

5.10 CAPEX by type

€ million	**2021**		**H1 2022**	
	100%	**Group share**	**100%**	**Group share**
Acquisitions [1]	7	4	42	25
Renovation on portfolio excl. Developments [2]	206	136	105	69
Developments [3]	359	249	120	80
Capitalized expenses on development portfolio [4] (except under equity method)	67	59	17	13
Total	**639**	**448**	**284**	**186**

[1] Acquisitions including duties

[2] Renovation on portfolio excluding developments, mainly German Residential (€45 million in 100%, €29 million in group share)

[3] Total acquisition and renovation expenses (excluding under equity method) on development projects, mainly France Offices (€73 million in 100%, €50 million in group share)

[4] Financial expenses capitalized, commercialization fees and other capitalized expenses

The €69 million GS of renovation Capex on operating portfolio is mainly composed of :

- c.€41 million of refurbishment work to improve the quality and value of strategic offices properties (e.g. Carre Suffren or CB 21) and hotels, creating additional service offer, green areas, etc.
- €12 million of modernization Capex on German Residential, generating revenues
- €16 million maintenance Capex on German Residential.

5.11. EPRA performance indicator reference table

EPRA information	Section	in %	Amount in €	Amount in €/share
EPRA Earnings	5.8	-	€214 m	€2.27 /share
Ajusted EPRA Earnings			€223 m	€2.37 /share
EPRA NRV	5.9	-	€11,332 m	€120.2 /share
EPRA NTA	5.9	-	€10,314 m	€109.4 /share
EPRA NDV	5.9	-	€10,124 m	€107.4 /share
EPRA net initial yield	5.5	3.5%	-	-
EPRA topped-up net initial yield	5.5	3.7%	-	-
EPRA vacancy rate at year-end	5.2	4.5%	-	-
EPRA costs ratio (including vacancy costs)	5.6	17.6%	-	-
EPRA costs ratio (excluding vacancy costs)	5.6	14.4%	-	-
EPRA indicators of main subsidiaries	5.2, 5.3 & 5.6	-	-	-

6. FINANCIAL INDICATORS OF THE MAIN ACTIVITIES

	Covivio Hotels			Covivio Immobilien		
	2021	**H1 2022**	**Change. (%)**	**2021**	**H1 2022**	**Change. (%)**
EPRA Earnings (full year - M€)	99.0	102.5	n.a.	162.5	82.9	n.a.
EPRA NRV	3,868	4,024	+4.0%	5,470	5,872	+7.4%
EPRA NTA	3,498	3,644	+4.2%	4,953	5,323	+7.5%
EPRA NDV	3,167	3,552	+12.1%	4,134	4,604	+11.4%
% of capital held by Covivio	43.8%	43.9%	+0.1pt	61.7%	61.7%	-
LTV including duties	37.1%	36.8%	-0.3pt	32.0%	30.4%	-1.6pts
ICR	3.1	5.8	+2.7pts	6.8	6.2	-0.6pt

7. GLOSSARY

Net asset value per share (NRV/share), NTA and NDV per share

NRV per share (NTA and NDV per share) is calculated pursuant to the EPRA recommendations, based on the shares outstanding as at year-end (excluding treasury shares) and adjusted for the effect of dilution.

Operating assets

Properties leased or available for rent and actively marketed.

Rental activity

Rental activity includes mention of the total surface areas and the annualized rental income for renewed leases, vacated premises and new lettings during the period under review.

For renewed leases and new lettings, the figures provided take into account all contracts signed in the period so as to reflect the transactions completed, even if the start of the leases is subsequent to the period.

Lettings relating to assets under development (becoming effective at the delivery of the project) are identified under the heading “Pre-lets".

Cost of development projects

This indicator is calculated including interest costs. It includes the costs of the property and costs of construction.

Definition of the acronyms and abbreviations used:

MRC: Major regional cities, i.e. Lyon, Bordeaux, Lille, Aix-Marseille, Montpellier, Nantes and Toulouse
ED: Excluding Duties
ID: Including Duties
IDF: Paris region (Île-de-France)
ILAT: French office rental index
CCI: Construction Cost Index
CPI: Consumer Price Index
RRI: Rental Reference Index
PACA: Provence-Alpes-Côte-d’Azur
LFL: Like-for-Like
GS: Group share
CBD: Central Business District
Rtn: Yield
Chg: Change
MRV: Market Rental Value

Firm residual term of leases

Average outstanding period remaining of a lease calculated from the date a tenant first takes up an exit option.

Green Assets

“Green” buildings, according to IPD, are those where the building and/or its operating status are certified as HQE, BREEAM, LEED, etc. and/or which have a recognised level of energy performance such as the BBC-effinergieR, HPE, THPE or RT Global certifications.

Unpaid rent (%)

Unpaid rent corresponds to the net difference between charges, reversals and irrecoverable loss of income divided by rent invoiced. These appear directly in the income statement under net cost of irrecoverable income.

Loan To Value (LTV)

The LTV calculation is detailed in Part 4 “Financial Resources”

Rental income

Recorded rent corresponds to gross rental income accounted for over the year by considering deferment of any relief granted to tenants, in accordance with IFRS standards.

The like-for-like rental income posted allows comparisons to be made between rental income from one year to the next, before taking changes to the portfolio (e.g. acquisitions, disposals, building works and development deliveries) into account. This indicator is based on assets in operation, i.e. properties leased or available for rent and actively marketed.

Annualized “topped-up” rental income corresponds to the gross amount of guaranteed rent for the full year based on existing assets at the period end, excluding any relief.

Portfolio

The portfolio presented includes investment properties, properties under development, as well as operating properties and properties in inventory for each of the entities, stated at their fair value. For the hotel operating properties it includes the valuation of the portfolio consolidated under the equity method. For offices in France, the portfolio includes asset valuations of Euromed and New Vélizy, which are consolidated under the equity method.

Projects

- Committed projects: these are projects for which promotion or construction contracts have been signed and/or work has begun and has not yet been completed at the closing date. The delivery date for the relevant asset has already been scheduled. They might pertain to VEFA (pre-construction) projects or to the repositioning of existing assets.
- Managed projects: These are projects that might be undertaken and that have no scheduled delivery date. In other words, projects for which the decision to launch operations has not been finalised.

Yields/return

The portfolio returns are calculated according to the following formula:

$$\frac{\text{Gross annualized rent (not corrected for vacancy)}}{\text{Value excl. duties for the relevant scope (operating or development)}}$$

The returns on asset disposals or acquisitions are calculated according to the following formula:

$$\frac{\text{Gross annualized rent (not corrected for vacancy)}}{\text{Acquisition value including duties or disposal value excluding duties}}$$

EPRA Earnings

EPRA Earnings is defined as "the recurring result from operating activities". It is the indicator for measuring the company's performance, calculated according to EPRA's Best Practices Recommendations. The EPRA Earnings per share is calculated using the average number of shares (excluding treasury shares) over the period under review.

Calculation:

(+) Net Rental Income

(+) EBITDA of hotels operating activities and *Coworking*

(+) Income from other activities

(-) Net Operating Costs (including costs of structure, costs on development projects, revenues from administration and management)

(-) Depreciation of operating assets

(-) Net change in provisions and other

(-) Cost of the net financial debt

(-) Interest charges linked to finance lease liability

(-) Net change in financial provisions

(+) EPRA Earnings of companies consolidated under the equity method

(-) Corporate taxes

(=) EPRA Earnings

Surface

SHON: Gross surface

SUB: Gross used surface

Debt interest rate

Average cost:

$$\frac{\text{Financial Cost of Bank Debt for the period} \\ + \text{Financial Cost of Hedges for the period}}{\text{Average cost of debt outstanding in the year}}$$

Spot rate: Definition equivalent to average interest rate over a period of time restricted to the last day of the period.

Occupancy rate

The occupancy rate corresponds to the spot financial occupancy rate at the end of the period and is calculated using the following formula:

$$1 - \frac{\text{Loss of rental income through vacancies (calculated at MRV)}}{\text{rental income of occupied assets + loss of rental income}}$$

This indicator is calculated solely for properties on which asset management work has been done and therefore does not include assets available under pre-leasing agreements. Occupancy rate are calculated using annualized data solely on the strategic activities portfolio. Future leases secured on vacant spaces are accounted for as occupied.

The “Occupancy rate” indicator includes all portfolio assets except assets under development.

Like-for-like change in rent

This indicator compares rents recognised from one financial year to another without accounting for changes in scope: acquisitions, disposals, developments including the vacating and delivery of properties. The change is calculated using rental income under IFRS for strategic activities.

This change is restated for certain severance pay and income associated with the Italian real estate (IMU) tax.

Given specificities and common practices in German residential, the Lile-for-Like change is computed based on the rent in €/m² spot N versus N-1 (without vacancy impact) on the basis of accounted rents.

For operating hotels (owned by FDMM), like-for-like change is calculated on an EBITDA basis

Restatement done:

- Deconsolidation of acquisitions and disposals realised on the N and N-1 periods
- Restatements of assets under works, ie:
    - Restatement of released assets for work (realised on N and N-1 years)
    - Restatement of deliveries of assets under works (realised on N and N-1 years).

Like-for-like change in value

This indicator is used to compare asset values from one financial year to the next without accounting for changes in scope: acquisitions, disposals, developments including the vacating and delivery of properties.

The like-for-like change presented in portfolio tables is a variation taking into account CAPEX works done on the existing portfolio. The restated like-for-like change in value of this work is cited in the comments section. The current scope includes all portfolio assets.

Restatement done:

- Deconsolidation of acquisitions and disposals realised over the period
- Restatement of work realised on assets under development during period N