

Paris, 8 July 2021



Covivio delivers Silex² in Lyon Part-Dieu

- > A building of 31,000 m² designed to meet the latest requirements for offices
- > A project that marks the renewal of the Part-Dieu district

Covivio today announces the delivery of Silex², a flagship offices and services building in the Lyon Part-Dieu district, held in partnership with Assurances du Crédit Mutuel, and the signing of a new rental agreement with ArchiMed, an independent investment firm specialising in the healthcare industry. This signature confirms the quality and attractiveness of this operation, a new reference in the Lyon market.

With its connected location and its exceptional visibility from the forecourt of Lyon Part-Dieu railway station, Silex² is a salient landmark on the Lyon skyline. At 130 m, Silex² is the third highest tower in Lyon and marks the completion of the bold urban revival programme launched by Covivio in 2014, including the Silex¹ building delivered in 2017 and now fully occupied.

Lyon's new tertiary reference opens its doors

Building enjoying ultra-convenient access (200 m from Lyon Part-Dieu station), Silex² embodies Covivio's vision of the office and city of tomorrow. The complex comprising two buildings designed by Ma Architectes and Arte Charpentier offers spacious, functional, flexible and well-lit office platforms enjoying an exceptional all-round view of the neighbourhood.

A reflection of new uses, Silex² is an innovative complex offering occupants and visitors a range of premium services designed to enhance living and working comfort: a company canteen, café, restaurant with table service on the 21st floor, a comprehensive concierge service, a 140-seat conference hall, a wellness area and a 300 m² ground floor commercial space providing an interface with the surrounding city.

In line with Covivio's CSR ambitions, Silex² has a strong green footprint including over 1,700 m² of green terraces intended for urban agriculture, plus a 200 m² patio. The building has HQE and BREEAM Excellent certification and aims to obtain R2S (Ready-2-Services) certification for its level of user services and connectivity. Users will take advantage of the Silex² mobile app providing access to a wide range of smart services designed to simplify everyday life in the building (concierge services, viewing of daily menus, booking meeting rooms, a table in the restaurant or a sports coaching session, access to building news, etc.).

The countless advantages offered by the building helped to win over a number of tenants including ArchiMed, with whom Covivio has just signed a nine-year firm lease. The company's staff will occupy 2,300 m² of offices spaces perched high up on the 20th, 22nd and 23rd floors. This agreement boosts the Silex² occupancy rate to 64% alongside existing users Solvay and Orsys. Discussions are underway with other potential occupants.



covivio.eu

Follow us on Twitter @covivio_
and on the following networks



Covivio's pro-working solution comes to Lyon in September 2021!

A showcase for the Group's know-how, from September Silex² will offer Covivio's flex-office solution named Wellio covering 5,800 m² of office space. Open to occupants of the tower and their ecosystems, as well as large groups, SME-VSEs and start-ups, this Wellio spot designed together with Colliers International in a penthouse spirit, combining American loft style and inspiration from the Bauhaus school, will offer private offices as well as communal and catering areas. A dedicated Well'Manager team will also be on hand to provide reception and concierge services and manage the activities offered to users.

Silex², a building designed to cater for all real estate strategies

Besides comfort, well-being, connectivity and environmental performance, Silex² is above all a perfect illustration of Covivio's flexibility strategy: by offering both Covivio commercial lease space and Wellio flexible spaces under service agreement in a single building, Silex² caters for the entire spectrum of corporate requirements ranging from a few workstations to offices measuring 1,000 to 6,000 m², regardless of the format and duration of the desired commitment.

"Silex² is the new benchmark for Lyon's tertiary market. This building is a source of great pride for Covivio, as we have raised the bar and heightened our standards and requirements to provide customers with optimum comfort, services and performance. At a time when companies need to reconstitute their teams and encourage staff to return to the office, Silex² will no doubt be a real asset to our customers." **Olivier Estève, Deputy General Manager, Covivio.**



covivio.eu

Follow us on Twitter @covivio_
and on the following networks



 Photos

Photo credit: Devisubox



[>> Download a selection of visuals <<](#)

 **Silex² in a nutshell:**

- > A new innovative 31,000 m² complex comprising two buildings
- > Architecture designed by Ma Architectes and Arte Charpentier
- > Total capacity for 2,500 people
- > Nearly 130 m high
- > 1,000 m² of usable space on each floor
- > 1,700 m² of green terraces and a 200 m² patio
- > 93 parking lots in the 1st basement with over 400 m² of moped parking space
- > Certified HQE and BREEAM Excellent, aiming for R2S certification
- > A premium range of services: panoramic restaurant on the 21st floor, company canteen, café, convenience store and commercial space, multi-service lobby with concierge service, 140-seat conference hall with reception areas, wellness areas and the Silex² mobile app
- > A project conducted in investment partnership with Crédit Mutuel Assurances.

COVIVIO

PRESS RELEASE

CONTACTS

Press Relations

Géraldine Lemoine

Tel : + 33 (0)1 58 97 51 00

geraldine.lemoine@covivio.fr

Investor Relations

Paul Arkwright

Tel : + 33 (0)1 58 97 51 85

paul.arkwright@covivio.fr

Laetitia Baudon

Tel : + 33 (0)1 44 50 58 79

laetitia.baudon@shan.fr

Quentin Drumare

Tel : + 33 (0)1 58 97 51 94

quentin.drumare@covivio.fr

ABOUT COVIVIO

Thanks to its partnering history, its real estate expertise and its European culture, Covivio is inventing today's user experience and designing tomorrow's city.

A preferred real estate player at the European level, Covivio is close to its end users, capturing their aspirations, combining work, travel, living, and co-inventing vibrant spaces.

A benchmark in the European real estate market with 26 Bn€ in assets, Covivio offers support to companies, hotel brands and territories in their pursuit for attractiveness, transformation and responsible performance.

Build sustainable relationships and well-being, is the Covivio's Purpose who expresses its role as a responsible real estate operator to all its stakeholders: customers, shareholders and financial partners, internal teams, local authorities but also to future generations and the planet. Furthermore, its living, dynamic approach opens up exciting project and career prospects for its teams.

Covivio's shares are listed in the Euronext Paris A compartment (FR0000064578 - COV) and on the MTA market (Mercato Telematico Azionario) of the Milan stock exchange, are admitted to trading on the SRD, and are included in the composition of the MSCI, SBF 120, Euronext IEIF "SIIC France" and CAC Mid100 indices, in the "EPRA" and "GPR 250" benchmark European real estate indices, EPRA BPRs Gold Awards (financial + extra-financial), CDP (A-), 5 Star GRESB and in the ESG FTSE4 Good, DJSI World & Europe, Euronext Vigeo (World 120, Eurozone 120, Europe 120 and France 20), Euronext® CDP Environment France EW, ISS ESG, Ethibel and Gaïa ethical indices.

Notations solicited:

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

Extra-financial part: A1+ by Vigeo-Eiris

