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Covivio strengthens partnership with Thales in the Vélizy-Meudon business hub

Agreement on the development of a 37,900 m² extension to the “Hélios” Campus and the prolongation of existing leases

Covivio announces the signing of an agreement with Thales on the development of a new 37,900 m² turnkey campus in Vélizy-Meudon, while extending the existing lease terms. This transaction reinforces the trusting relationship established between the two partners and extends the existing “Hélios” Campus delivered in 2014 by Covivio. The new extension will house the teams of Thales’ Land and Air Systems subsidiary from 2026.

*“This new extension demonstrates the attractiveness of the Vélizy-Meudon business hub, where we have been based for nearly 20 years. It also vindicates the merits of our long-term partnership approach and the support we provide to our key account clients in their real estate strategy, particularly through the development of turnkey projects that integrate their specific needs, while anticipating new uses.” **Christophe Kullmann, CEO of Covivio***

Covivio and Thales, a long-term real estate partnership

The story began in 2003 with Covivio’s acquisition of an 18-hectare plot of land in the Vélizy-Meudon business district, where Thales was historically based.

In line with its strategy of developing scalable turnkey campuses for key accounts on this site, Covivio signed an agreement with Thales in 2012 on the development of an initial 46,750 m² campus called “Hélios”, which was delivered in 2014.

Surrounded by 10,000 m² of landscaped areas, Hélios offers users over 10,000 m² of service facilities including a 400-seat conference hall, a business centre, a fitness room, a concierge service, various catering areas, a training centre and the “*Thales Learning Hub*” university. In addition to its comprehensive service offering, Hélios features functional, bright and ergonomic work and relaxation areas with interior design by Saguez & Partners. The “Hélios” campus is currently owned under a joint investment partnership with Crédit Agricole Assurances.

It was built alongside a first historical building of 41,520 m², owned by Covivio and occupied by Thales, and located on the adjacent plot.

Today, the partnership continues with the signing of an agreement on the construction of a new 37,900 m² building, “Hélios 2” (7 floors + 3 basement levels), which will offer workspaces, communal areas including a restaurant, showrooms and service areas, and datarooms. The building’s tenants will also have access to over 9,000 m² of green spaces.

Eventually, the Thales campus will bring together more than 4,000 employees across the various buildings.



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The new 12-year firm off-plan lease agreement signed between Covivio and Thales will come into effect on delivery of the extension, scheduled for the first quarter of 2026.

Meanwhile, the two partners have extended the term of the existing leases: for “Hélios” until 2037 and for the historical building until the end of 2034.

In line with Covivio's CSR ambitions, this building is intended to be exemplary in environmental terms and aims for the highest levels of certification: HQE Sustainable Building - Excellent, OsmoZ and R2S accreditation.

An agreement that confirms the dynamism of the Vélizy-Meudon business hub

Vélizy-Meudon is the second largest business hub in the Paris region housing nearly 50,000 employees and 1,000 international companies. This new project reinforces the attractiveness of this area, which is an integral part of the Paris-Saclay science and technology cluster, which meets companies' current demands for diversity, accessibility, performance and services. “Hélios 2” is a further addition to the iconic projects already completed by Covivio on this site: the Dassault Systèmes Campus (98,000 m²), Ducasse Education (5,100 m²) and the Campus Eiffage (33,000 m² sold at the end of 2021).

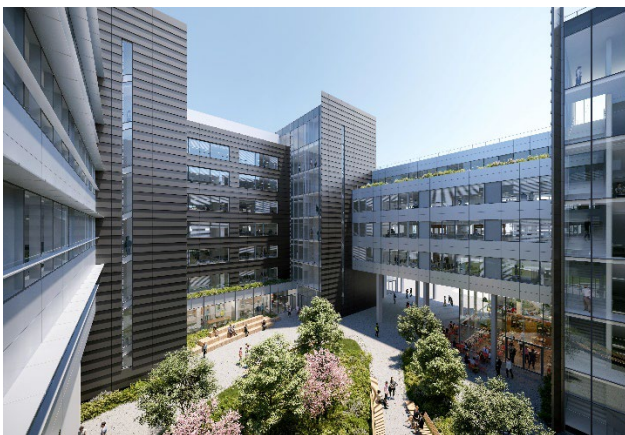


Key features of the extension project

- > Total surface area of 37,900 m² (in addition to the existing 88,300 m²), including:
 - 18,200 m² of office space including 2,100 workstations
 - 5,200 m² of platforms and datarooms
 - 9,000 m² of communal areas, including a restaurant, showrooms and staff services areas
 - 5,500 m² of specific technical rooms, cloakrooms, toilets, etc.
- > More than 9,000 m² of green spaces
- > Completion: 2026
- > Architect: Arte Charpentier
- > High level of certification targeted: HQE Sustainable Building - Excellent, OsmoZ and R2S.



PHOTOS



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A PROPOS DE COVIVIO

Fort de son histoire partenariale, de ses expertises immobilières et de sa culture européenne, Covivio invente l'expérience utilisateur d'aujourd'hui et dessine la ville de demain.

Acteur immobilier de préférence à l'échelle européenne, Covivio se rapproche des utilisateurs finaux, capte leurs aspirations, conjugue travailler, voyager, habiter, et co-invente des espaces vivants.

Opérateur européen de référence avec 27 Md€ de patrimoine Covivio accompagne les entreprises, les marques hôtelières et les territoires dans leurs enjeux d'attractivité, de transformation et de performance responsable.

Construire du bien-être et des liens durables, telle est ainsi la Raison d'être de Covivio qui exprime son rôle en tant qu'opérateur immobilier responsable auprès de l'ensemble de ses parties prenantes : clients, actionnaires et partenaires financiers, équipes internes, collectivités, générations futures. Par ailleurs, son approche vivante de l'immobilier ouvre à ses équipes des perspectives de projets et de parcours passionnants.

« Le titre Covivio est coté sur le compartiment A d'Euronext Paris (FR0000064578 - COV), ainsi que sur le marché MTA (Mercato Telematico Azionario) de la bourse de Milan, admis au SRD et rentre dans la composition des indices MSCI, SBF120, Euronext IEIF « SIIC France », CAC Mid100, dans les indices de référence des foncières européennes « EPRA » et « GPR 250 », ainsi que dans les indices ESG FTSE4 Good, DJSI World et Europe, Euronext Vigeo (World 120, Eurozone 120, Europe 120 et France 20), Euronext® CDP Environment France EW, Stoxx ESG, Ethibel et Gaïa et bénéficie des reconnaissances et notations EPRA BPRs Gold Awards (rapport financier et développement durable), CDP (A-), GRESB (5-Star, Sector Leader), Vigeo-Eiris (A1+), ISS-ESG (B-) et MSCI (AAA).

Notations sollicitées :

Volet financier : BBB+ / perspective Stable par S&P

Volet extra-financier : A1+ par V.E (partie de Moody's ESG Solutions) / 83/100 par S&P