



“Majoria” Park Montpellier: Covivio delivers the Orange Campus and offers a new services hub

- > Transformation of an industrial site into a benchmark office park
- > A new milestone in the partnership between Covivio and Orange
 - > An illustration of Covivio’s service offering

Covivio acquired the Parc de la Pompignane in Montpellier, a 27-hectare industrial site ideally located in the city’s north-east and housing around a dozen buildings, between 2004 and 2007. Since then, Covivio has gradually transformed the park, previously occupied mainly by IBM, with a view to offering a new prime destination for large multinationals and local start-ups alike.

A cutting-edge tertiary environment at the core of Montpellier’s economic fabric

Thanks to its strategic location, its exceptional landscaped gardens, its top security and its dynamic tertiary sector fabric, the site has been chosen by front-ranking companies attracted by the location and Covivio’s approach which for nearly ten years has been developing the park by carrying out turnkey operations: in 2014, the Group delivered a 6,000 m² building to Egis and a 91-room B&B** hotel; in 2016, Schlumberger moved into a 3,200 m² turnkey development; today, Covivio is taking a further step with the delivery of the new Orange Campus, as well as a service building named La Bastide. Alongside these large groups, Majoria Pompignane also aims to attract SMEs and start-ups such as Fortiche and Subvitamine, which moved in recently.

The park also offers a future development pipeline of around 100,000 m².

La Bastide, 6,500 m² dedicated to services and occupant well-being

One of the hallmarks of this project is the transformation of a traditional “bastide” building into a pooled services centre. The 6,500 m² space with its Mediterranean architecture by Brénac & Gonzalez & Associés has been renovated with the aim of preserving the building exterior and original architecture designed by Marc Held.

La Bastide provides park occupants with a full range of services falling into three categories: catering, business centre, fitness & well-being. Users will be able to take advantage of two restaurants, a cafeteria, personal services, event services, an auditorium, a cluster of modular meeting rooms, as well as a fitness and well-being area with a gym, group classes and concierge services. Occupants will also be able to enjoy the expansive green spaces (270,000 m²) and the view of the gardens, which include an open-air theatre for corporate and cultural events.

The Orange Campus, the park's latest turnkey development

Orange, a Covivio partner since 2002, has chosen the Majoria Pompignane park for its campus in Montpellier. Covivio has designed and developed a 16,500 m² building on four levels, built around three green patios. The project was designed by Brénac & Gonzalez & Associés, in association with Vivien Gimenez Architecture, and will house 1,250 Orange employees currently split between five sites. The operator's staff, who also contributed to the design, will benefit from high-quality workspaces conducive to sharing and conviviality.

In keeping with the two partners' CSR ambitions, the building is in the process of obtaining HQE Excellent, R2S and Effinergie+ certification.

The development illustrates Covivio's ability to support its customers in the implementation of their real estate strategy, whatever their needs. For the record, Covivio owns 30 Orange assets in France, representing 190,000 m² spread between Paris and the major regional cities. Covivio has designed bespoke support to meet the specific needs expressed by Orange for each of these locations. The result can be turnkey developments, changes in the form of occupancy, repositioning involving the creation of service offerings or the installation of Wellio spots, Covivio's flexible space offering, inside these buildings.

"The new campus firmly anchors Orange in the local ecosystem. We want to offer our 1,250 employees the best employee experience by providing them with a user-friendly digital work environment that fosters cooperation and collective agility, in the service of our customers."
Thierry Alignan, Regional Manager for Eastern Occitanie, Orange.

"The Parc de la Pompignane has been steadily transformed over the last few years. Covivio has drawn on the full range of its expertise – development, property management, customer relationships and greening – to make it a true benchmark tertiary destination in Montpellier. These two developments demonstrate our know-how, firstly in terms of redevelopment and service offerings, and secondly in terms of long-term support for customers like Orange, for whom we are proud to be delivering this new campus today."

Marielle Seegmuller, Operations Director, Covivio.



Majoria key figures:

- > An exceptional 27-hectare landscaped garden with a Mediterranean feel, awarded the EcoJardin label
- > A strategic location at the core of Montpellier's main tertiary cluster
- > Current users: Orange (16,500 m²), IBM (12,700 m²), Egis (6,000 m²), Schlumberger (3,200 m²), Fortiche (704 m²) and Subvitamine (394 m²)
- > The new Orange Campus: 16,500 m² (useful surfaces) on 4 levels
- > La Bastide, a 6,500 m² building offering a full range of services in 3 categories: Catering/Business Centre/Fitness & Well-being
- > A 91-room B&B** hotel
- > Architects: Brénac & Gonzalez & Associés for La Bastide, associated with Vivien Gimenez Architecture for the Orange Campus
- > Potential development pipeline: 100,000 m²



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ABOUT COVIVIO

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

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

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

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

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

Notations solicited:

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

Extra-financial part: A1+ by Vigeo-Eiris

ABOUT ORANGE

Orange is one of the world's leading telecommunications operators, with revenue of €42.3 billion in 2020 and 142,000 employees worldwide at 31 December 2020, including 82,000 in France. The Group had 259 million customers at 31 December 2020, including 214 million mobile customers and 22 million fixed broadband customers. The Group operates in 26 countries. Orange is also a leading provider of global IT and telecommunication services to multinationals under the Orange Business Services brand. In December 2019, the Group presented its new "Engage2025" strategic plan, which looks to reinvent its

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operator model guided by exemplary social and environmental conduct. While accelerating in growth areas and placing data and AI at the centre of its innovation model, the Group aims to be an attractive and responsible employer open to emerging professions.

Orange is listed on Euronext Paris (symbol ORA) and the New York Stock Exchange (symbol ORAN). For more information on the Internet and on your mobile: www.orange.com, www.orange-business.com or to follow us on Twitter: @presseorange.

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