

Paris, 5 May 2022

Successful letting of the Stream Building in Paris 17th, with the commercialization of all the office spaces

Covivio announces the signing of a rental agreement with one of the standard bearers of French Tech, covering a surface area of 9,200 m² within the Stream Building mixed-use project, located in Paris's 17th arrondissement. With this signature, Stream Building, co-developed with Hines France and co-invested by Assurances du Crédit Mutuel, has a letting rate of 94% several months before its scheduled delivery in summer 2022.

Stream Building seduced its new tenant thanks to its strategic location, high quality working and shared spaces, and the premium services that Covivio offers. This fast-growing company in the new technologies sector, already located in the Clichy-Batignolles ZAC (business zone), chose this site for its new Paris office, signing a rental agreement for a 9-year lease. The future tenant will install its teams in all the building's office space (5 floors from the first to the fifth).

This lease confirms the advantages of Stream Building, a mixed and environmentally responsible project, designed as an ecosystem that exploits synergies to generate some of its own resources. The building brings together all the activities of a busy city life under one roof (offices - retail - hotels - leisure space), and reflects the changing nature of working life and lifestyles, while integrating perfectly into its environment.

Covivio already announced in February that it had signed a management agreement with [Zoku](#) to open the brand's first French hotel occupying 5,500 m² of the Stream Building.

Stream Building, 16,200 m² of mixed-use space

Stream Building project was a winner of the *Réinventer Paris* competition and is located at the heart of Clichy-Batignolles ZAC opposite the new Paris Court of Justice. It is 5 minutes from a 10-hectare city park with ideal accessibility, including Metro line 14 at the building's entrance. Designed by architects PCA-STREAM, Stream Building has 16,200 m² of floor space spread across 8 floors:

- > 9,600 m² of office and service (ground to fifth floor),
- > 1,100 m² of street front retail surfaces (ground floor and part of the first floor), including a bar/restaurant,
- > 5,500 m² of hotel and long-stay residential space including 109 loft rooms (sixth to eighth floor) run by Zoku with,
 - o 700 m² of social space with restaurant, bar, coworking and event space (eighth floor), run by Zoku,
 - o and a 190 m² rooftop terrace connected to the hotel.



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The office spaces can also call on a wide range of services: a work café with barista and concierge services, a mobile app to manage life in the building, 22 parking spaces, including a section equipped for electric vehicles and around 200 bike slots.

A benchmark in low-carbon real estate

Stream Building is also a benchmark for sustainable innovation and reduction of carbon footprint, with a wood/concrete structure, a kitchen-garden on the roof, and hops grown on the façade, a green inset and solar panel.

The building targets top levels of certification and labels: BBCA, Effinergie+, HQE tertiary Exceptional, BREEAM Excellent, *Cahier des Prescriptions Environnementales et de Développement Durable* (CPEDD) for the Clichy-Batignolles ZAC, *Plan Climat Paris* and E+C-

“Stream Building combines what Covivio sees as the 3 essential dimensions of a building project. First, the community, with mixed spaces for meeting and exchange. Second, the physical environment, with an inspiring design and codes that reflect the culture of tenant companies. Finally, well-being, with a service offering that meets the needs of the top BtoC brands. This commercial success illustrates two of our distinctive qualities: first, Covivio’s advisory skills, which meant we were able to support the customer from the very early stages of their project, and second, our expertise in mixed projects, reflecting the expectations of users and the regions. Finally, this project is a superb piece of teamwork done with PCA-STREAM, Hines France and Assurances du Crédit Mutuel”, adds **Olivier Estève, Deputy CEO, Covivio.**



Stream Building in brief

- > 16,200 m² floor space on 8 storeys.
- > Architecture by PCA-STREAM
- > Internal design by Zoku fitted by Concrete
- > Greened throughout with a 300 m² roof garden, hops growing up one façade and a green inset
- > A strategic location in front of the new Paris Law Courts, as part of the redesigned Clichy Batignolles ZAC (business zone), with high visibility from the Paris ring-road and located next to Metro line 14
- > A landmark building for environmental innovation
- > Many certifications and labels for the offices: Effinergie+, HQE tertiary Exceptional, BREEAM Excellent, *Plan Climat Paris*, CPEDD of ZAC Clichy-Batignolles, BBCA, E+C-
- > Co-investment between Covivio and Assurances du Crédit Mutuel, co-development between Covivio and Hines France
- > Delivery scheduled for summer 2022.



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PHOTOS

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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.

COVIVIO

PRESS RELEASE

A benchmark in the European real-estate market with a portfolio of €27 billion in assets, Covivio offers support to companies, hotel brands and territories in their pursuit for attractiveness, transformation and responsible performance.

Covivio's purpose is to build sustainable relationships and foster well-being, and acts as a responsible real estate operator for all its stakeholders: customers, shareholders and financial partners, internal teams, local authorities, as well as future generations and the planet. Further, 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, 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, Stoxx ESG, Ethibel and Gaïa ethical indices. The company also holds the following awards and ratings: EPRA BPRs Gold Awards (financial report and sustainability), CDP (A-), GRESB (5-Star, Sector Leader), Vigeo-Eiris (A1+), ISS-ESG (B-) and MSCI (AA).

Ratings requested:

Financial: BBB+ / outlook Stable by S&P

Non-financial: A1+ by V.E. (part of Moody's ESG Solutions); 83/100 by S&P