

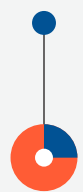
EDITION 2023

# SH

## shareholders' newsletter.



# COVIVIO



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[covivio.eu](https://covivio.eu)



## The Board of Directors

The Board of Directors determines Covivio's strategic orientations and ensures their implementation. It is composed of fourteen members and two non-voting members.



**Jean-Luc Biamonti**  
Chairman of the Board of Directors



**Romolo Bardin**  
Director



**Christian Delaire**  
Independent director



**Giovanni Giallombardo**  
Permanent representative  
of Delfin Group



**Jérôme Grivet**  
Permanent representative  
of Predica



**Stéphanie De Kerdrel**  
Permanent representative  
of ACM Vie



**Christophe Kullmann**  
Chief executive officer  
of Covivio



**Olivier Le Borgne**  
Permanent representative  
of COVÉA COOPERATIONS



**Alix D'Ocagne**  
Independent director



**Sylvie Ouziel**  
Independent director



**Olivier Piani**  
Independent director



**Patricia Savin**  
Independent director



**Daniela Schwarzer**  
Independent director



**Catherine Soubie**  
Independent director



**Sergio Erede**  
Non-voting member



**Ariberto Fassati**  
Non-voting member

# editorial



**Jean-Luc Biamonti,**  
Chairman  
of the Covivio  
Board of Directors

## Dear Shareholders,

2022 was marked by geopolitical events with international repercussions demanding resilience from each of us individually and the entire economic world. During this turbulent year, Covivio once again showed its ability to adapt and remain flexible while reaffirming the strengths of its business model.

With its long-standing commitments towards more sustainable and responsible real estate, Covivio was able to respond quickly to the challenges of reducing energy consumption. In our three countries and three areas of expertise – offices, residential and hotels – our teams were on hand to help our clients and quickly achieved results through a pragmatic action plan. Meanwhile, Covivio continued to green its portfolio: 93% of assets in operation and/or under construction are now certified. The Group's commitment is also embodied in the foundation it set up in 2020, which focuses on two areas: equal opportunities and environmental protection. In 2022, the Covivio Foundation provided support to 19 non-profits.

Covivio was not stalled by the challenging economic environment of 2022, delivering no less than 64,200 m<sup>2</sup> of offices and letting or renewing over 272,000 m<sup>2</sup> with an occupancy rate close to 95%, among the highest on the market. For Germany Residential, the long-term rental growth trend continued in 2022 with revenues up 3.1% and an occupancy rate of 99.2%. Lastly, the recovery in Covivio's hotel business was solidly confirmed and resulted in strong revenue growth (up 64%), a positive trend that will undoubtedly continue over the long term.

Thanks to the commitment of its teams, a diversified portfolio in terms of both products and locations, well-managed debt and a robust balance sheet, Covivio enters 2023 with serenity and lucidity. Your renewed trust and unflagging support are also an invaluable aid helping us to pursue Covivio's development.



#### How do you look back on 2022?

In an ever-changing environment, the ability to adapt is crucial. For this reason, from the beginning of 2022, Covivio took the necessary decisions to strengthen its balance sheet in an uncertain geopolitical and economic environment. One year later, with revenues up 12% and an occupancy rate of over 96%, this strategy is bearing fruit despite the challenging economic conditions.

In an economic environment marked by increasingly short and intense cycles, the complementary nature of our business activities in Germany, France and Italy spanning the office, hotel and residential sectors is proving to be a major strength more than ever before. Moreover, our financial discipline will allow us to seize new opportunities once the horizon clears again.

#### What is Covivio's outlook for 2023?

Our priority will be to continue to post a strong balance sheet as interest rates begin to rise once more. To achieve this goal, we have decided to focus our development projects on city centres and to continue with our bold asset disposal objectives.

## “The complementarity of our activities in Europe: a major strength”

**Christophe Kullmann,**  
Chief executive officer, Covivio

#### 80% of Covivio's portfolio is located in major European cities. What is your vision of the city of the future?

Through the offices, housing and hotels we develop, manage and operate on a daily basis, Covivio is helping to design a sustainable and responsible city.

We strive to rethink workspaces and propose new forms of housing and leisure facilities in line with the new demands expressed by clients, users and local authorities. This way, we are contributing to the emergence of more virtuous, relational cities that fully address climate concerns.

In addition, synergies between our teams at European level and the sharing of views, cultures and experiences, as well as the analysis of societal changes and their impact on our business lines, all help enrich our thinking in order to breathe life into real estate, inspired by best practices.



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## Offices



**Covivio has signed or renewed office leases covering over 272,000 m².**

21 Goujon and Stream Building in Paris, Corte Italia in Milan and Beagle in Berlin: these buildings, fully let before delivery to international companies, testify to the quality of Covivio's portfolio.

**Covivio delivered 64,200 m² of offices,**

**79% let**, including Wellio Duomo, the second Milan location in the Group's pro-working network, So Pop in Paris/Saint-Ouen, and Stream Building and 21 Goujon in Paris. Located on Rue Jean Goujon, Paris, near the Golden Triangle and Avenue Montaigne, the 8,600 m² 21 Goujon building delivered in 2022 is a 1930s architectural jewel that has been enhanced and reinvented, winning over a French luxury firm. The firm will occupy the entire premises and the two partners have signed a 12-year lease.

**Covivio strengthened its partnership with Thales in the Vélizy-Meudon**

business district by signing an agreement on the development of a new 37,900 m² turnkey campus to be occupied by Thales's Land and Air Systems division from 2026, while extending the existing lease terms. This transaction reinforces the trusting relationship established between the two partners and extends the existing Helios Campus delivered in 2014 by Covivio.

## Residential



**In 2022, Covivio continued to improve the quality of its German residential portfolio**, mainly located in Berlin (57%). Accordingly, €64 million of Capex (Group share) was invested, two thirds of which was allocated to modernisation work offering a return on investment of around 5% while continuing to drive rental income growth.

**In France, Covivio continued to ramp up its office-to-housing conversion business.** For example, at the former IBM regional headquarters in Bordeaux, Covivio launched the construction of NOEME, a programme comprising 45,000 m² of family units, social housing, co-living residences and serviced retirement apartments.

## Hotels



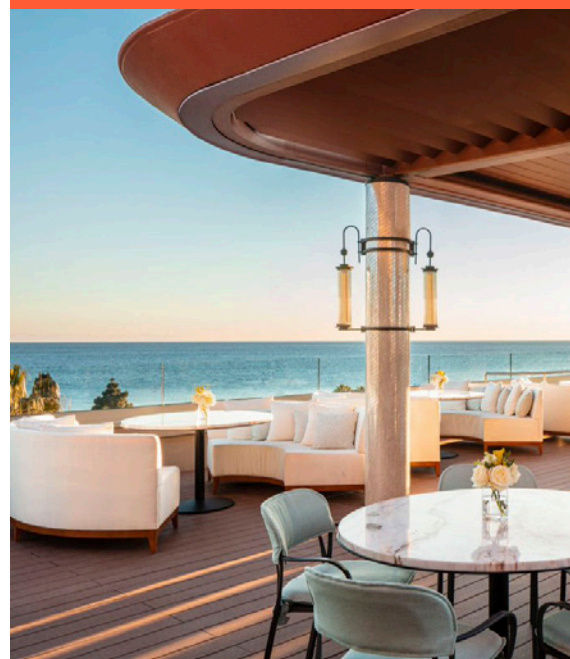
**Through its subsidiary Covivio Hotels, Covivio signed a memorandum of understanding with B&B HOTELS for the sale-lease of 31 France-based hotel business assets (2,565 rooms) taken over from AccorInvest.** The Anantara Plaza Nice Hotel opened towards the end of 2022 after renovation work. It is a flagship establishment for Covivio operating partner, Minor Hotels, which thus opens its first Anantara in France. These two major transactions demonstrate Covivio's ability to revitalise its hotel portfolio and offer a range of products increasingly aligned with expectations.

Corte Italia - Milan

21 Goujon - Paris



# 2022' highlights



Anantara - Nice

## Finance



**In 2022, Covivio signed new disposal commitments totalling €687 million at 100% (€485 million Group share)** with an average margin of 4%. This proactive rotation of the portfolio confirms the attractiveness of the products designed by Covivio while enhancing portfolio centrality and generating funds for development projects.

**In 2022, Covivio financed or refinanced over €1.1 billion in debt at 100%** (€800 million Group share), including €875 million in the second half. €550 million was raised in the form of green corporate loans, undrawn, with five-year maturity and subject to terms very similar to the previous arrangements. Mortgage financing and refinancing amounted to €570 million, with an average maturity of nine years and an average cost of 2.6%.

## CSR



**93% of Covivio's portfolio has received HQE, BREEAM, LEED or equivalent environmental certification** (+2 points versus 2021). Within this portfolio, 63% of offices have obtained the highest levels of certification (Very Good and above) (+6 points versus 2021).

**Covivio finalised the conversion of its bond into Green Bonds.** The Group now holds a 100% Green Bond portfolio totalling €2.8 billion. As one of the leading companies in its sector in terms of CSR performance and ratings, Covivio has reached a new milestone in aligning its financing policy with its ESG goals.

**The Covivio Foundation** pursued its commitment to equal opportunities by supporting 19 non-profits in France, Italy and Germany.

**Covivio was awarded the Best Managed Companies label**, a programme initiated by Deloitte France. Covivio's excellent management style and performance track record have therefore earned it a place among the 11 French companies to receive the designation this year, thereby joining the community of 1,200 best managed companies in the world.

## Client-centric



Keen to uphold its customer culture and tirelessly improve its offers, Covivio regularly conducts independent satisfaction surveys. The 2022 results are very positive. **In offices, the survey of 641 end users in France and Italy carried out in conjunction with the Opinion Way institute revealed an overall satisfaction rate of 7.8/10** concerning the working environment.

**In Germany, for the fifth consecutive year, Covivio was named "Fairest Landlord"** by Focus Money magazine, thus demonstrating the quality of its customer relationship policy. Covivio is also one of the top-rated landlords on consumer platforms such as Immoscout24, the leading agency for apartment rentals and sales (Covivio ranked number one in the sector with a score of 4.3/5).



Stream Building . Paris



Wellio Duomo . Milan

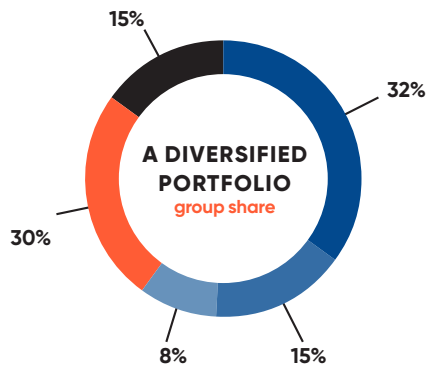


Inside60 . Berlin

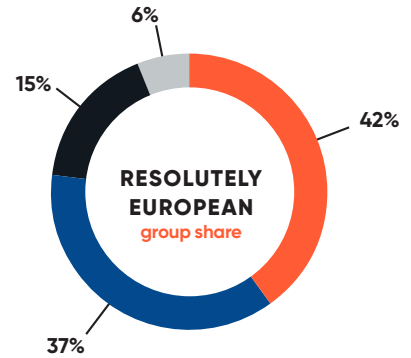




# in a nutshell



- Offices in France
- Offices in Italy
- Offices in Germany
- Residential in Germany
- Hotels in Europe



- Germany
- France
- Italy
- Elsewhere in Europe

€26 Bn

portfolio in Europe

€17Bn group share

1,054

employees in Europe

96.6%

occupancy rate

> 272,000 m<sup>2</sup>

of office leases signed or renewed in 2022

39.5%

Loan to Value

+ 64.3%

growth in hotel revenues at constant scope

€687

million of sales generated in 2022 with an average margin of +4%

19

European non-profits supported by the Covivio Foundation

93%

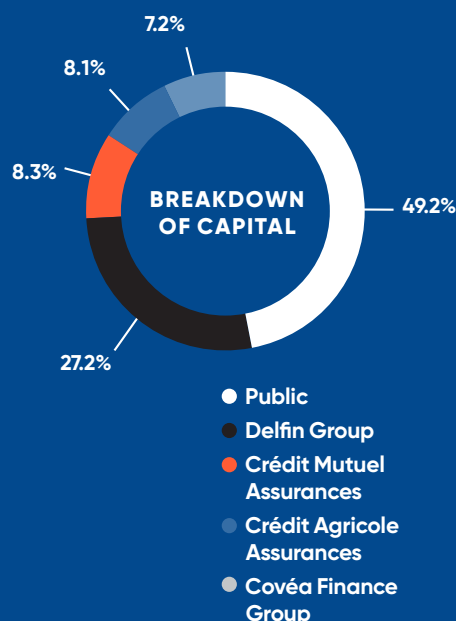
of portfolio environmentally certified

Target of

-40%

reduction in CO<sub>2</sub> emissions by 2030 compared to 2010





## Dividend

Covivio will propose a dividend of

**€3.75 / per share**

(corresponding to a payout ratio of 82% of EPRA Earnings) to the General Meeting on 20 April 2023, with the option of payment in shares (scrip dividend).

All institutional shareholders currently on Covivio's Board of Directors (representing 51% of share capital) have already committed to the scrip dividend option.

Ex-dividend date:

**24<sup>th</sup> April 2023**

Subscription period for the stock dividend:

**From 26<sup>th</sup> April to 10<sup>th</sup> May 2023**

Payment of dividend:

**1<sup>st</sup> June 2023**

Detailed information may be found on our website:

**Dividend - Covivio**

## agenda 2023

First-quarter 2023 activity:  
**Wednesday 19<sup>th</sup> April 2023**

(after market close)

General Meeting:  
**Thursday 20<sup>th</sup> April 2023**

First-half 2023 results:  
**Thursday 20<sup>th</sup> July 2023**  
(after market close)

Third-quarter 2023 activity:  
**Thursday 19<sup>th</sup> October 2023**

(after market close)

### SHARE FACT SHEET Euronext PARIS

ISIN code: FR0000064578.  
Mnemonic code: COV.  
Place of listing: Euronext Paris.  
Market: Local securities – Sub-fund A (Blue chips) – SRD.  
Business sector: Real Estate Investment Trusts (REIT).  
SRD: eligible.  
Indices: S.I.I.C FRANCE, SBF 120, CAC MID100, EPRA Europe, MSCI, Euronext IEIF, GPR 250, FTSE4 Good, DJSI World, Euronext Vigeo, Euronext® CDP Environment France EW, CAC SBT 1.5°C.

### SHARE FACT SHEET BORSA ITALIANA

ISIN code: FR0000064578.  
Mnemonic code: CVO.  
Place of listing: Borsa Italiana.  
Market: MTA (Mercato Telematico Azionario).  
Business sector: Real Estate.

### INDIVIDUAL SHAREHOLDER'S CONTACT

TOLL FREE:  
**+33 (0) 805 400 865**  
E-mail : [actionnaires@covivio.fr](mailto:actionnaires@covivio.fr)

### REGISTERING DIRECT OR ADMINISTERED SHARES

In either case, simply send to your financial intermediary the form for transferring your shares, available on Covivio's website, «Investors and Shareholders», «Shareholders page».

**+33 (0)2 51 85 67 89** (Société Générale Securities Services), to access various information 24/7 and contact an advisor from Monday to Friday, from 9.30 to 6.00pm (Paris time).

# COVIVIO

[covivio.eu](https://covivio.eu)

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