

Paris, 23 February 2022

Successful letting of the “Anjou” office building in Paris 8th **Covivio pre-lets the entire operation more than 3 years before delivery**

Covivio announces the signing of a rental agreement with a French company in the luxury industry, for the 9,336 m² “Anjou” office building located at 11-15 rue d’Anjou, Paris 8th arrondissement. This agreement reflects the attractiveness and assets of the project, which is fully pre-let more than three years before completion in 2025.

Covivio deploys its consulting expertise to design the best workspaces

Located on rue d’Anjou, in the heart of the French capital’s Central Business District (CBD) enjoying excellent transport links (metro lines 1, 8, 12 and 14, buses and Velib bicycle stations), the building acquired by Covivio in 2006 was previously occupied by Orange and La Poste until the final quarter of 2021. Just vacated and with Covivio still working on its complete restructuring, Anjou has already attracted a prestigious company from the luxury industry which will take possession of the premises in spring 2025 on a surface area of 9,336 m². The two partners have signed a ten-year firm lease. CBRE and LPA-CGR law firm acted as advisers to Covivio regarding this agreement.

Covivio has appointed Studios Architecture to collaborate on the restructuring, which will begin in early 2023. In addition to the excellent location, Covivio’s ability to design turnkey and tailor-made buildings, by integrating the client’s specific needs in terms of services, uses and interior design from the design phase onwards, proved decisive for the future tenant.

A 1930s building reinvented to meet today’s needs

Characterised by its “industrial” architecture, Anjou is spread over 5 superstructure levels (a basement level and a mezzanine), and will eventually offer office space ranging from 1,000 to 1,530 m² and high ceilings (3.30 m on average on the standard floors). The building will offer occupants a range of high-quality services including a “work café” on the ground floor, a 99-seat multi-purpose room with two adjoining foyers, a fitness area and a restaurant on the top floor. Another factor that has contributed to the successful letting of Anjou is its extensive outdoor spaces totalling over 1,100 m² and including two accessible, landscaped terraces and a 700+ m² rooftop offering a breath-taking view of Paris.

In line with Covivio’s CSR objectives and to guarantee occupants top-level comfort, connectivity and performance, Anjou is targeting HQE Bâtiment Durable “Excellent”, BREEAM “Excellent”, R2S and BBCA Rénovation.

A further illustration of Covivio's expertise in transforming the French capital's architectural heritage

As the owner of a portfolio of 29 Parisian office buildings totalling 340,000 m² and representing 50% of the Group's office portfolio in France¹, Covivio is pursuing its dynamic transformation policy. These typical 1920s and 1930s buildings have several advantages: their location in busy and attractive districts that are popular for both living and working, their architecture with its atypical charm that lends the premises a unique character, and their potential in terms of use, particularly the high ceilings and possibility of installing rooftop, gardens and terraces. Covivio's latest projects include the restructuring of the [Wellio Gobelins](#) site and the [Jean Goujon building](#), which is currently being redeveloped and is scheduled for completion in mid-2022.

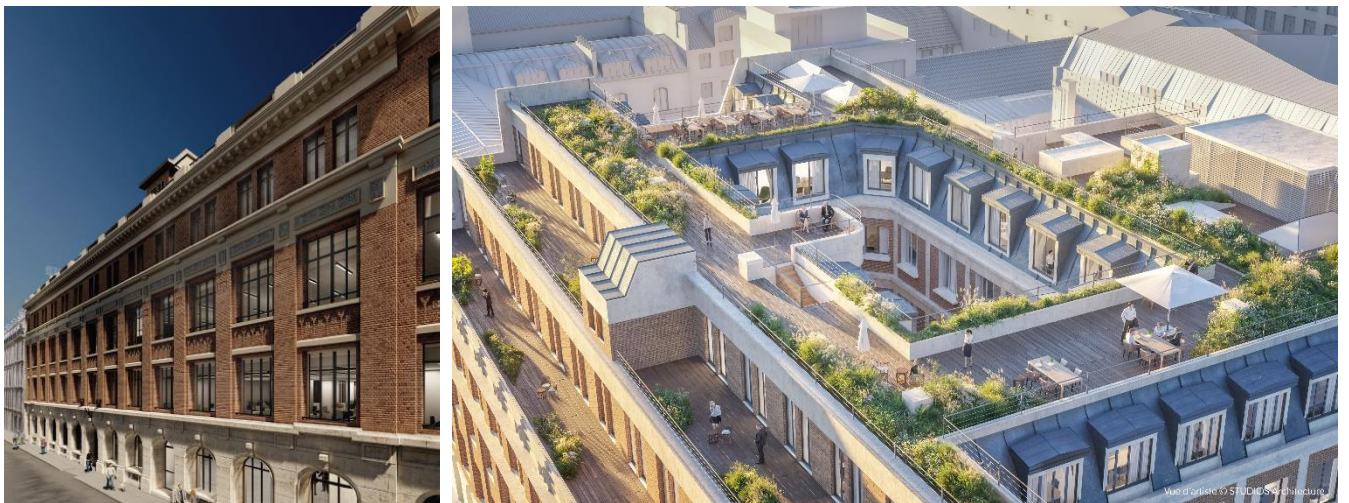
Half of this portfolio has already been renovated or is currently undergoing redevelopment. The other half has great potential and, in the medium term, is a real playground for imagining the workspaces of tomorrow.

"This letting success confirms not only the quality of this building, but also the relevance of our consulting approach, which is based on our ability to listen to and support our customers from the design stage through to day-to-day management of the spaces we create. Each new project is an opportunity for us to put our expertise to work to offer high quality spaces and services, with the ambition of providing a unique and bespoke experience for our clients. At the same time, this agreement marks the beginning of a new partnership with a prestigious company that we are proud to welcome as a partner."

Olivier Estève, Deputy CEO, Covivio.

As a reminder, 2021 was a record year for Covivio in terms of office lettings in Europe with 180,000 m² let or pre-let. This performance reflects the quality of Covivio's projects, the relevance of the solutions developed by the Group and the acceleration of rental activity, particularly in the second half of the year.

 **Outlook :**
Photos credit : Studios Architecture



¹ Assets located in Paris and Levallois-Perret

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Anjou key figures:

- > A 1930s building located at 11-15 rue d'Anjou, Paris 8th
- > Acquired by Covivio in 2006
- > Located in the Paris CBD with a nearby transport hub (metro lines 8,12,14 and 1, bus and Velib stations)
- > 9,336 m² building with 5 levels of superstructure (one basement level and one mezzanine)
- > Architecture by Studios Architecture
- > Capacity: 700 workstations
- > A service-oriented building comprising:
 - Catering > ground-floor work café and top-floor restaurant
 - 99-seat multi-purpose room with two adjoining foyer areas
 - Terraces and rooftops:
 - Accessible landscaped terraces on the 4th and 5th floors measuring 180 m² and 220 m² respectively
 - 740 m² landscaped rooftop offering views of Paris
- > Completion: 2025

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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 €27bn 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

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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 and also holds the following awards and ratings: EPRA BPRs Gold Awards (financial report and sustainability), CDP (B), GRESB (5-Star, Sector Leader), Vigeo-Eiris (A1+), ISS-ESG (B-) and MSCI (AAA).

Notations solicited:

Financial part: BBB+ / Stable outlook by Standard and Poor's
Extra-financial part: A1+ by V.E (part of Moody's ESG Solutions) / 83/100 by S&P