

Paris, 7 October 2020



Covivio commercialises 4,500 m² of its new Parisian site Wellio Gobelins for 58-month

Covivio announces the signing of 58-month services contract for the entire new Wellio Gobelins flexible space and services site with a public structure. The 4,500 m² of this building, which is currently being restructured, will be fully commercialised 6 months before delivery.

Located at 40 boulevard du Port-Royal in the 5th arrondissement of Paris, the building acquired by Covivio in 2006 and previously occupied by Orange is currently being restructured and will open in March 2021. A stone's throw away from the Gobelins Manufactory and Luxembourg Gardens, this will be the 7th Wellio spot, the flexible offices and services solution developed by Covivio.

Drawn by the location, the *genius loci* and the flexibility of the offering, the future occupier chose the Wellio Gobelins site in order to regroup its staff before moving into new headquarters in 2025. The 4,500 m² of the building will thus be occupied under a 58-month service contract.

Spaces and services designed in the image of their occupant

For this unique and atypical project, Covivio shared its expertise in state-of-the-art workspaces by organising a series of design thinking workshops with management and staff of the future occupier. This collaborative approach, focusing on the expression of corporate culture, space layout and service planning, allowed the parties to customise the project from A to Z. The service offering was also designed in consultation with the future occupier in order to capitalise on Covivio's fundamentals and partnerships. It includes a dedicated service and reception team, two bars (reception and rooftop), sports coaching (yoga/Pilates), wellness sessions (sophrology, osteopathy, etc.), a cultural programme (temporary exhibitions, workshops, concerts), a cooperative vegetable garden, organic food baskets, Le Bon Bocal fresh food connected fridges and a communal library, all within a controlled budget under an all-inclusive service agreement.

A building designed to foster transformation and collaboration

With this move, Covivio's new customer also intends to acculturate its teams to new ways of working, in particular through spaces that perfectly meet the needs in terms of collaboration, sharing and connection, whether physical or virtual.



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Wellio Gobelins: a living space infused with the spirit of *Les Gobelins*

The decorative concept designed by Cocorico architect agency was inspired by the world of two illustrious neighbour institutions: it combines the age-old craftsmanship motifs derived from the former Gobelins tapestry factory with the unique visual culture of the Gobelins School of Visual Arts. As a result, the occupants will be surrounded by giant tapestries, video frescoes, animated and immersive walls, photography studios and more. Wellio Gobelins also offers exceptional facilities such as 120 m² of terrace and patio space and a 490 m² rooftop terrace offering a panoramic view of Paris.

“Today, flexibility is key for companies seeking agility combined with a tailor-made approach to turn their workspaces into genuine social and collaborative hubs. The complementary nature of our solutions and expertise helps us build custom solutions alongside our customers and makes Covivio a go-to partner able to keep up with ever-changing requirements. The commercialisation of Wellio Gobelins six months before delivery under the present circumstances is a perfect testimony to the relevance of our approach”, said **Olivier Estève, Deputy CEO Covivio.**

Wellio Gobelins in a nutshell:

- > 4,500 m² of living and working space including private and shared offices, meeting rooms, amphitheatre, conviviality areas, and more...
- > Panel of services operated by Wellio: reception and concierge service, on-site welcome team, communal areas, café, terrace, office furniture, photocopier, dark fibre WiFi, and more...
- > A partnership with the Gobelins School of Visual Arts: three-year student grant programme including support for three projects each year to be put on display at Wellio Gobelins
- > French HQE sustainable building certification 2016 “Excellent” rating
- > BREEAM certification “Very Good” rating
- > Redevelopment architect: Palissad
- > Wellio project architect: Cocorico

COVIVIO
PRESS RELEASE



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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 25 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.

ABOUT WELLIO

As a partner in the transformation of businesses, Covivio has broadened its product and launched its flexible workspace brand Wellio – a unique combination of its hotel expertise and working environment know-how.

Strengthened by the in-depth knowledge of key accounts and expertise throughout the real estate value chain, Covivio, with Wellio, offers a unique solution in Europe tailored to meet the new expectations of businesses, whatever their profile, and the changes in usage and work organisation, namely pro-working.

Wellio, available to major groups but also to SMEs, start-ups, entrepreneurs and the self-employed, provides the means for these different profiles to meet around a shared ambition: working differently in an exciting environment.

Wellio operates in surface areas ranging from 2,000 to 6,000 m² in Covivio-owned new or renovated buildings, located in the heart of the most exciting European urban areas.

Launched in November 2017, Wellio today boasts five locations in France (three in Paris - Miromesnil, Gare de Lyon and Montmartre -, one in Marseille and one in Bordeaux) and one location in Italy, in Milan, i.e. over 20,000 m² of spaces and services intended to accelerate the transformation of user clients. Two new openings are due shortly, in Lyon and Paris Gobelins in 2021.