

Paris, 21st September 2023

Paris 8th arrondissement: Covivio disposes “Anjou” office building

Covivio announces the signing of the sale of the “Anjou” office building located in Paris 8th arrondissement, and under redevelopment. The disposal of this 9,328 m² building, fully pre-let to a French company operating in the luxury industry, is the culmination of the asset management work carried out since the building was purchased in 2006. As part of the sale, the Group has signed a real estate development contract, thereby demonstrating the quality of the development operations carried out by Covivio’s teams. The total cost of the project is €230m.

“Anjou”: breathing new life into an iconic 1930s building through today’s codes

Located in the heart of the French capital’s Central Business District (CBD), this building acquired by Covivio in 2006 was occupied by Orange and La Poste until the last quarter of 2021. Once it became vacant, Covivio opted to completely refurbish and reinvent the 1930s building in line with contemporary needs and uses. The delivery is scheduled for 2025.

Conceived according to Covivio’s design and service standards, the building will offer 1,000 m² to 1,500 m² of office spaces, an innovative range of top quality services (catering, work café, multi-purpose room, fitness area), as well as extensive outdoor spaces with terraces and rooftops. In terms of CSR performance, “Anjou” aims to obtain HQE Sustainable Building “Excellent”, BREEAM “Excellent”, R2S and BBCA Rénovation certification.

Progress of the Covivio disposal programme

This disposal allows the Group to crystallise the value of the asset created by asset management work.

As part of Covivio’s ongoing disposal plan, the sale demonstrates investors’ continued interest in quality assets located in central, dynamic and attractive districts.

A portfolio in perpetual motion

This transaction is a concrete example of Covivio’s policy of transforming heritage buildings in Paris pursued by the Group in recent years. After the redevelopment of the onepoint headquarters completed in 2015 (Paris 16th arrondissement), the delivery of the Gobelins building in the 5th arrondissement, occupied by Expertise France under a flexible contract, marked a new structuring stage. Today, three other operations of this type are underway in Paris CBD.

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PRESS RELEASE

The approach deployed in the Anjou building illustrates Covivio's office strategy of:

- (re)developing projects in the best locations;
- designing offices that combine flexibility, well-being, services, and collective and environmental performance;
- creating spaces and experiences specific to each client, in line with the culture and codes of each company.

All thanks to a personalised consulting approach and a customer relationship focused on user satisfaction.

At present, Covivio's European office portfolio is 67% located in major city centres and has an environmental certification rate of 91% (including 63% rated "Very Good" or higher).



 **CONTACTS**

Press Relations

Géraldine Lemoine

Tel.: + 33 (0)1 58 97 51 00

geraldine.lemoine@covivio.fr

Investor Relations

Vladimir Minot

Tel.: + 33 (0)1 58 97 51 94

vladimir.minot@covivio.fr

Louise-Marie Guinet

Tel.: + 33 (0)1 43 26 73 56

covivio@wellcom.fr





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 €24,8 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, CAC SBT 1.5°C, 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: CDP (B), GRESB (5-Star, 100% public disclosure), 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



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