

Newly delivered projects proving attractive to corporates

Covivio lets almost 27,000 m² of office space in its properties in the Paris region

Over the last 6 months, Covivio has let almost 27,000 m² of office space in a number of buildings in the Paris region. These agreements bear witness to the attractiveness of the projects developed by Covivio, as well as the interest shown by companies in properties that are well located, accessible, service-oriented, eco-efficient and economically well-positioned. On its office portfolio in France, Covivio's occupancy rate has risen to 94.5% (compared with 94.1% at the end of 2023 and 92.0% in June 2023).

"The portfolio we own and develop aims to combine centrality, hospitality and ESG performance. The office buildings recently delivered by Covivio are all highly ambitious with regard to these three pillars, while at the same time featuring a distinctive identity. Our latest agreements are proof that this combination of the highest standards and a unique on-site experience is winning over companies and meeting their expectations of a modern office space." Céline Leonardi, Commercialisation and UX Design Director, Covivio.

More than 7,000 m² let at So Pop, Paris-Saint-Ouen

Covivio has announced the recent letting of more than 6,000 m² of its So Pop office building in Paris-Saint-Ouen to SPIE, Europe's leading independent provider of multi-technical services in the energy and communications sectors, which will move in its teams in 2024. The two partners have signed a 12-year lease. This transaction is one of only a handful of lettings of more than 5,000 m² in the northern inner suburbs in recent months.

Covivio has also signed a 6-year lease for 1,400 m² with SoftwareONE, a company specialising in the purchase of software and cloud services. The teams will move into the property in June. These two recent agreements underline the appeal of the So Pop concept, which is based on permanent scalability through its uses, design and services. This concept has already been adopted by sector leaders such as Samsung Electronics, as well as renowned educational institutions such as Audencia.

Urban Garden in Issy-Les-Moulineaux wins over its first user

Covivio announces the signing of a 10-year 6-month lease with an independent French construction and public works group, for almost 7,900 m² of space in the Urban Garden property in Issy-les-Moulineaux. The agreement, signed just a few months after the departure of the previous tenant, is part of a circular economy approach aimed at preserving and maximising the re-use of the building and its existing facilities. As such, the new tenant has chosen to move into its future workspaces in their current state. Meanwhile, the 11,200 m² Urban Garden is undergoing renovation of its service offering.

This new lease represents the largest transaction on the Issy-les-Moulineaux market in the past 24 months.

More than 9,000 m² let at Maslö, Levallois-Perret

The Maslö building, delivered in early 2023 and designed to maximise occupant well-being and fulfilment, has attracted several companies from a variety of sectors (digital, pharmaceuticals, training, etc.). Overall, Covivio has let more than 9,000 m² of space in this completely refurbished property over the past six months.

These lettings come on top of the 6,000 m² signed in early 2023 with the Marie-Claire press group (4,000 m²) and Marquetis&Co, a multi-specialist marketing group (2,000 m²).

Buoyed by this strong rental momentum, Maslö now boasts an occupancy rate of almost 90%.

“After more than 25 years at the same premises in Boulogne-Billancourt, relocating represented a minor revolution in the life of the company and its employees. After a lengthy search, we fell in love with Maslö’s upscale design and comprehensive service offering. We wanted to offer our employees the best possible experience, and today we’re delighted with our choice.” **Guillaume Delrieu, Human Resources Director, Marquetis.**

A new occupant moves into 2,400 m² at IRO, Châtillon

Covivio has signed a 6-year lease with an international biopharmaceutical company for 2,400 m² in the IRO office building in Châtillon. This new tenant joins the property’s existing healthcare and innovation ecosystem alongside Siemens and Auum.



PROJECT HIGHLIGHTS

So Pop – Saint-Ouen



Delivered in 2022, So Pop is a 7-storey, 32,000 m² office building designed by LBBA Architecture and Cocorico. The former headquarters of Citroën and a link between Paris and Saint-Ouen, it features 4,000 m² of green spaces and a distinctive liner-shaped design. Covivio applied its design thinking approach to ensure the alignment of So Pop with recent transformations, offering a scalable and adjustable professional environment with a strong emphasis on teamwork.

So Pop is equipped with more than 1,000 intelligent sensors, giving users unprecedented flexibility in adjusting the lease based on space occupancy. The building's services and private areas can therefore

evolve based on data, requirements and habits.

So Pop is also a fully serviced property, with a concierge service, a 400 m² fitness centre, an 80-seat conference room, a range of restaurants inspired by the markets of Paris (Les Enfants Rouges, Montorgueil, Saint Denis, etc.) and a “Korean corner” run by the former head chef of the Korean embassy.

So Pop is certified HQE Excellent, BREEAM Excellent, OsmoZ, R2S and E+C-. The property was named Grand Prix SIMI 2022 award winner in the “new office building over 10,000 m²” category.

Urban Garden – Issy-les-Moulineaux

With an ideal location in the midst of the Issy-les-Moulineaux business district, Urban Garden offers multimodal access: metro lines 9, 10 and 12, RER C, Tram T2 and immediate proximity to the ring road. Acquired by Covivio in 2009, the site spans 11,200 m² and offers 7 levels of modular, divisible office space of around 1,700 m². To meet the latest user expectations and in line with Covivio's service offering, Urban Garden is currently undergoing renovation of its service offering in cooperation with Cocorico interior architecture and design agency. Occupants will have access to a lobby with concierge service, meeting rooms, a conference area, a wellness area and a range of catering facilities (cafeteria, restaurant and areas available for private use).

Soft mobility is also a key feature of the property, which features a cycle and scooter park with changing rooms and showers, as well as a car park equipped with electric vehicle charging points.



Developed around the concept of reconnecting with nature, Urban Garden gives pride of place to greenery and outdoor spaces. Users will enjoy a green patio leading directly onto a 230 m² garden with trees.

Urban Garden has been awarded BREEAM In-Use Very Good certification, is compatible with the French 2030/2040 Tertiary Sector Decree and is targeting BiodiverCity certification.

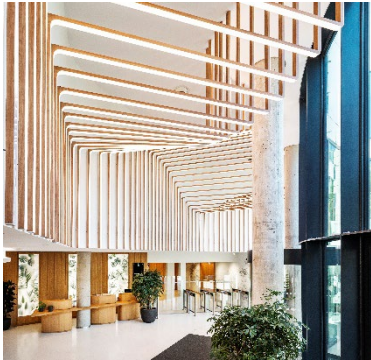


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Maslö – Levallois-Perret

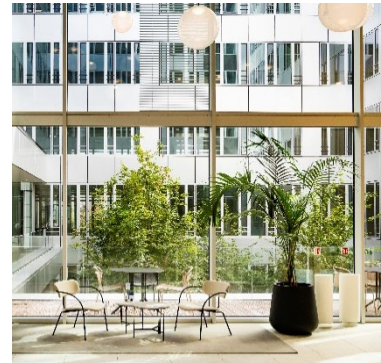


Delivered in 2023, Maslö is located in Levallois-Perret and offers 20,000 m² of workspaces and living areas plus 1,100 m² of outdoor space. Inspired by Maslow's pyramid and designed by DGM Architectes and Jean-Philippe Nuel, the property embodies a new work philosophy geared towards employee fulfilment. With its timeless hotel design, green spaces and perfect balance between urban and natural environments, Maslö offers a pleasant working environment close to the Seine and Ile de la Jatte. Holding Sustainable Building 2016 Efficient, BREEAM Very Good and R2S certification, the building also supports artistic creation as illustrated by Alex Bloch's work "Helio Structure" in the interior courtyard.

IRO – Châtillon

Located in Châtillon, IRO is a 25,600 m² office building occupying a central location in a dynamic urban district. Designed by architects Ateliers 2/3/4, IRO offers a warm, peaceful environment enhanced by a sleek interior design and light-filled spaces that open onto nature. Green patios, a 1,400 m² Japanese garden, raised terraces and a rooftop enable occupants to reconnect with nature, offering a privileged quality of working life just two metro stations from Paris. IRO embodies genuine harmony between natural and professional environments.

IRO has been awarded BiodiverCity, BREEAM Excellent, HQE Very Good and WiredScore Gold certification.



COVIVIO

PRESS RELEASE

CONTACTS

Press Relations

Géraldine Lemoine

Tél : + 33 (0)1 58 97 51 00

geraldine.lemoine@covivio.fr

Investor Relations

Vladimir Minot

Tél : + 33 (0)1 58 97 51 94

vladimir.minot@covivio.fr

Louise-Marie Guinet

Tél : + 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 €23.1 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), 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, 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 (A), GRESB (90/100, 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) / 85/100 by S&P