

FIRST-HALF FINANCIAL REPORT

Edition 2024



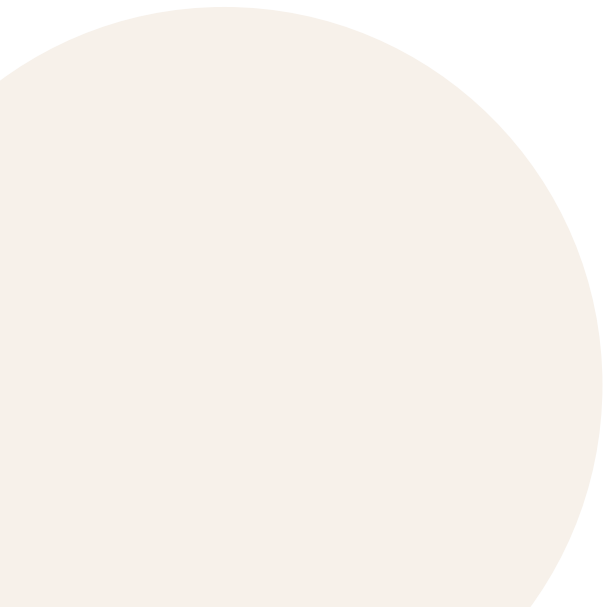
COVIVIO

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2024 first-half financial report



1. 2024 FIRST-HALF FINANCIAL REPORT

1.1. Business analysis

1.1.1. Revenues: €500 million and €327 million Group share in H1 2024

(€ million)	100%			Group share				
	H1 2023	H1 2024	Change (%)	H1 2023	H1 2024	Change (%)	Change (%) LfL ¹	% of revenue
Offices	193.6	189.2	-2.2%	162.6	155.2	-4.5%	+8.8%	47%
Paris / Levallois / Neuilly	33.2	37.4	+12.5%	31.3	35.1	+12.2%	+17.5%	11%
Greater Paris (excl. Paris)	50.8	43.7	-13.9%	41.1	32.1	-21.9%	+10.7%	10%
Milan	34.0	34.2	+0.5%	34.0	34.2	+0.5%	+4.6%	10%
Telecom portfolio	28.7	29.6	+3.3%	14.6	15.1	+3.3%	+5.8%	5%
Top 7 German cities	27.2	28.5	+4.9%	24.2	25.4	+5.0%	+2.8%	8%
French Major Regional Cities	14.5	11.3	-22.3%	12.1	8.8	-27.6%	+6.9%	3%
Other cities (France & Italy)	5.2	4.5	-13.3%	5.2	4.5	-13.3%	+7.8%	1%
Germany Residential	141.8	146.6	+3.3%	91.8	94.8	+3.3%	+3.9%	29%
Berlin	73.3	75.4	+2.8%	48.1	49.5	+2.8%	+4.5%	15%
Dresden & Leipzig	11.6	11.9	+2.7%	7.5	7.7	+2.7%	+2.7%	2%
Hamburg	9.1	9.6	+5.4%	6.0	6.3	+5.4%	+5.4%	2%
North Rhine-Westphalia	47.9	49.8	+3.8%	30.2	31.4	+3.9%	+3.2%	10%
Hotels	157.4	162.3	+3.1%	65.9	75.9	+15.1%	+5.2%	23%
Lease Properties	125.8	131.8	+4.8%	52.5	60.9	+15.9%	+5.8%	19%
France	44.7	45.4	+1.6%	17.0	19.0	+12.0%	+0.6%	6%
Germany	17.0	17.6	+3.9%	7.3	8.3	+14.7%	+5.5%	3%
UK	18.2	18.4	+0.6%	8.0	8.8	+10.6%	+0.5%	3%
Spain	18.3	21.1	+15.3%	8.0	10.4	+28.9%	+20.5%	3%
Belgium	7.5	7.7	+3.2%	3.3	3.8	+14.5%	+4.5%	1%
Others	20.1	21.6	+7.1%	8.8	10.4	+18.1%	+8.3%	3%
Operating Properties²	31.6	30.5	-3.4%	13.5	15.1	+11.9%	+2.9%	5%
Total strategic activities	492.8	498.1	+1.1%	320.3	326.0	+1.8%	+6.6%	100%
Non-strategic	1.9	1.7	-9.5%	0.8	0.8	-0.4%	-9.3%	0%
Total Revenues	494.7	499.8	+1.0%	321.2	326.8	+1.8%	+6.5%	100%

⁽¹⁾ Like-for-like change || ⁽²⁾ Operating Properties (EBITDA)

Group share revenues, up +1.8% at current scope, stand at €326.8 million vs. €321.2 million in H1 2023, due to:

- **The reinforcement of the stake in Covivio Hotels (+€8 million)**
- **The +6.5% increase on like-for-like basis, split between**
 - Offices: +8.8% like-for-like, driven by indexation and letting activity;
 - Hotels: a sustained like-for-like revenue increased by +5.2%, due to the continued rebound in variable revenues (EBITDA + variable leases) of +6.1% and a +4.4% like-for-like growth for fixed lease properties;
 - German Residential: a continued robust growth of +3.9% like-for-like.
- **Reduction in office exposure through disposals (-€14 million);**
- **Deliveries of new assets (+€2 million), in Greater Paris and Berlin;**
- **Vacated assets for redevelopment (-€5 million), mostly in Paris Western Crescent and first ring, for conversion into residential or hotel.**

1.1.2. Lease expiries and occupancy rates

1.1.2.1. Lease expiries: average firm residual duration of 6.8 years

1.1.2.1.1. Average lease duration by activity

Group share, in Years	By lease end date (1st break)		By lease end date	
	2023	H1 2024	2023	H1 2024
Offices	5.4	5.0	5.9	5.6
Hotels	12.2	11.8	13.9	13.5
Non-strategic	7.4	6.9	7.4	6.9
Total	7.0	6.8	7.8	7.7

1.1.2.1.2. Lease expiries schedule

(In € million, Group share)	By lease end date (1st break)	% of total	By lease (end date)	% of total
2024	25	3%	16	2%
2025	66	9%	44	6%
2026	29	4%	14	2%
2027	43	6%	25	3%
2028	41	6%	43	6%
2029	36	5%	39	5%
2030	58	8%	55	7%
2031	24	3%	41	6%
2032	32	4%	54	7%
2033	33	4%	45	6%
Beyond	121	16%	133	18%
Offices and Hotels leases	508	69%	508	69%
German Residential	190	26%	190	26%
Hotel operating properties	41	6%	41	6%
TOTAL	739	100%	739	100%

In 2024, lease expiries with first break options represent €25 million, of which €18.0 million are already managed (€3.6 million of hotels, €11.7 million of offices for which tenant has no intention to vacate the property and €2.7 million of offices to be converted into hotels). Only €7.0 million (1.0% of Annualized revenue) are still to be managed in offices, mostly on core assets for which tenant decision is not known yet.

1.1.2.2. Occupancy rate : 97.1% secured, +0.4pt vs. 2023

Group share	Occupancy rate (%)	
	2023	H1 2024
Offices	94.5%	95.1%
German Residential	99.1%	99.0%
Hotels	100.0%	100.0%
Total strategic activities	96.7%	97.1%
Non-strategic	100.0%	100.0%
TOTAL	96.7%	97.1%

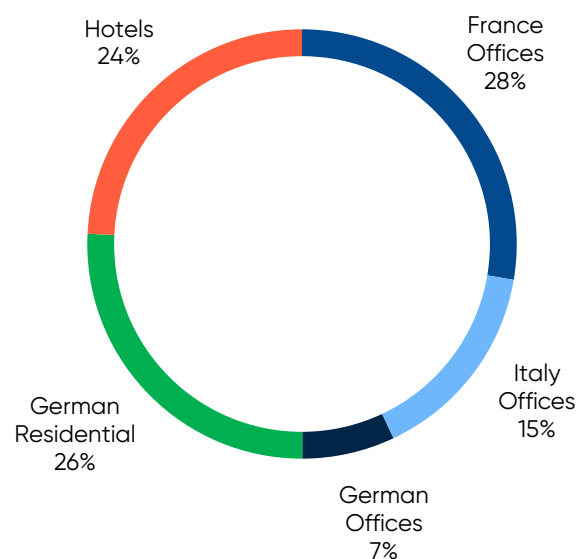
The occupancy rate continued to increase, by +40bps over six months, to 97.1% for the whole portfolio. This is linked with the rebound in offices by +60bps to 95.1%, thanks to several lettings in Greater Paris.

1.1.3. Breakdown of annualized revenues

By major tenants

(€ million, Group share)	Annualised revenues 2024	%
AccorInvest	41	6%
NH	29	4%
Telecom portfolio	29	4%
Orange	26	3%
B&B	23	3%
IHG	23	3%
Suez	19	3%
Dassault Systèmes	18	2%
Tecnimont	16	2%
Thalès	13	2%
Edvance (EDF)	9	1%
LVMH	9	1%
Fastweb	6	1%
NTT Data Italia	5	1%
Chloé	5	1%
EDF / Enedis	5	1%
Crédit Agricole	5	1%
Other hotels lease properties	13	2%
Other office tenants <€5M	255	35%
German Residential	190	26%
Total	739	100%

By activity



1.1.4. Stable cost to revenue ratio

(€ million, Group share)	Offices in Europe	German Residential	Hotels in Europe (incl. retail)	OtherS (mainly France resi.)	Total ¹⁾	
					H1 2023	H1 2024
Rental Income	152.6	97.5	61.7	-	307.7	311.8
Unrec. property oper. costs	-16.4	-2.2	-1.0	- 0.1	-17.4	-19.6
Expenses on properties	-3.0	-6.6	-0.2	-0.1	-10.6	-10.0
Net losses on unrec. receivable	0.3	-1.0	0.4	-	-0.7	-0.3
Net rental income	133.5	87.6	60.9	-0.2	279.0	281.9
COST TO REVENUE RATIO	10.8%	10.1%	0.7%	n.a.	8.6%	8.6%

¹⁾ Ratio restated of IFRIC21 impact (property tax), spread over the year

1.1.5. Disposals: €311m of new agreements in H1 2024

(€ million)			Disposals <2024 closed	Agreements <2024 to close	New disposals 2024	New agreements 2024	Total	Margin vs 2023 value	Yield	Total Realised Disposals
			1		2	3	= 2 + 3			= 1 + 2
Offices	& to	100 %	115	107	37	146	183	-1.1%	6.8%	152
Conversion Residential		GS ¹	109	107	28	114	142	-1.6%	6.8%	137
Germany		100 %	10	5	166	23	189	5.9%	3.6%	176
Residential		GS	7	4	114	15	129	5.6%	3.6%	121
Hotels		100 %	-	84	21	63	83	10.4%	5.9%	21
		GS	-	44	11	30	40	10.7%	5.9%	11
TOTAL GROUP		100 %	125	196	223	232	455	3.7%	5.1%	349
		GS	116	154	152	159	311	2.8%	5.0%	268

¹GS : Group share

New disposals and agreements totalled €311 million Group share (€455 million at 100%) at the end of the semester.

These disposals agreements were made of **offices for the largest part, for a total of €142 million Group share**, with an average margin of -1.6%. It dealt with 12 offices in France and 9 offices in Italy (mostly from the Telecom portfolio, in regions).

In German residential, €129 million Group share (€189 million at 100%) of disposal agreements were achieved over H1, with an average premium of +5.6% vs. 2023 book values. Major achievements were the creation of

a joint venture with CDC Investment on a portfolio in Berlin, in line with the values at the end of 2023, contributing €93m (Group share) to the disposal program, and, at the same time, the Group continued with its privatisation program, selling €25m Group share (€38m at 100%), at an average premium of 40%.

In hotels, disposal agreements totalled €40m Group share (€83m at 100%), at an average premium of +10.7% to appraised values. These mainly concerned non-strategic hotels in Germany and Spain, as well as joint disposals (opco and propco) in France with AccorInvest.

1.1.6. Investments: €214m Group share realized in H1 2024

€214 million Group share (€263 million at 100%) of capex were realized during the first 6 months of the year to improve the quality of our portfolio and create value:

- **Capex in the development pipeline** totalled €110 million Group share (€125 million at 100%),
- €71 million Group share (€100 million at 100%) relate to **works on the operating portfolio (including 2/3 of valorisation work)**, of which €35 million in German residential (54% for modernization capex, generating additional revenue),
- €33 million capex on office to residential conversion projects (built to sell).

1.1.7. Development projects

1.1.7.1. Committed office pipeline: €93m of revenues in Group share, 85% in city centers

Covivio has an office pipeline of **10 buildings** which will generate **€93m of revenues** in France, Germany, and Italy, the bulk of it (85%) in the city centers of Paris, Milan and Berlin, where demand for prime assets is high. Capex still to be spent on the committed development pipeline reach €584 million (€167 million per year by 2027 on average).

This pipeline is highly pre-let (55%, +2 pts compared to end-2023) and will participate to the continued improvement of the portfolio quality towards centrality

& grade A buildings (**100% of the projects certified "Excellent" or above**).

Expected deliveries before year-end 2024: 2 projects in Milan (The Sign D, Rozzano).

Deliveries from 2025 refer to **8 projects in Paris CBD** (Grands Boulevards, Monceau), Paris 1st ring (turnkey development for Thalès), Milan (Corte Italia, Symbiosis G+H), Berlin (Loft), Düsseldorf (Icon) and Berlin (Alexanderplatz).

Committed projects	Location	Project type	Surface (m ²) ¹	Delivery year	Pre-leased (%)	Total Budget ² (€M, 100%)	Total Budget ² (€M, GS)	Target Yield ³
Monceau	Paris	Regeneration	11,200 m ²	2025	0%	249	249	4.4%
Thalès 2	Meudon	Construction	38,000 m ²	2026	100%	213	213	7.9%
Grands Boulevards	Paris	Regeneration	7,500 m ²	2027	0%	153	153	4.5%
Total France committed pipeline			56,700 m²		49%	615	615	5.6%
The Sign D	Milan	Construction	13,200 m ²	2024	92%	76	76	6.1%
Rozzano - Strada 8	Milan	Regeneration	25,700 m ²	2024	58%	44	44	7.9%
To be delivered in 2024			38,900 m²		77%	120	120	6.7%
Corte Italia	Milan	Regeneration	12,100 m ²	2025	100%	125	125	5.9%
Symbiosis G+H	Milan	Construction	38,000 m ²	2025	100%	198	198	6.4%
To be delivered in 2025 and beyond			50,100 m²		100%	323	323	6.2%
Total Italy committed pipeline			89,000 m²		93%	443	443	6.3%
Loft (65% share)	Berlin	Regeneration	7,600 m ²	2025	0%	40	26	5.4%
Icon (94% share)	Düsseldorf	Regeneration	55,700 m ²	2025	60%	249	235	5.5%
Alexanderplatz (55% share)	Berlin	Construction	60,000 m ²	2027	0%	624	343	4.5%
Total Germany committed pipeline			115,700 m²		26%	913	604	4.9%
Total committed pipeline			261,400 m²		55%	1,970	1,661	5.6%

(1) Surface at 100%

(2) Including land and financial costs

(3) Yield on total rents over total budget

1.1.7.2. Build-to-sell pipeline

Committed projects	Units	Total Budget ¹ (€m, 100%)	Total Budget ¹ (€m, Group share)	Pre-sold (%)
Berlin (1 project)	92			
Bordeaux Lac	203			
Antony	68			
Saint-Germain-en-Laye	24			
2024 Delivery	387	103	93	74%
Berlin (2 projects)	117			
Fontenay-sous-Bois	249			
Bordeaux Lac	102			
Bobigny	158			
Zabarella	47			
2025 & beyond Delivery	673	237	154	55%
TOTAL RESIDENTIAL BUILD-TO-SELL	1,060	340	247	62%

¹Including land and financial costs

At the end of June 2024, the German build-to-sell pipeline deals with 3 projects located in Berlin, where housing shortage is the highest in Germany, totalling 209 residential units and a total cost of €73 million Group share.

The current French pipeline is composed of 6 projects

located mainly in the Greater Paris and Bordeaux, representing 804 residential units, a total cost of €152 million Group Share. 94% of the projects are already pre-sold.

The total margin of the committed pipeline reaches 8%.

1.1.7.3. Managed pipeline

In the long-term, Covivio also owns more than 293,000 m² of landbanks that could welcome new development projects:

- in Paris, Greater Paris and Major French Cities (180,000 m²) mainly for turnkey developments;
- in Milan with Symbiosis (23,000 m²) and Porta Romana (76,000 m²);
- and approximately 14,000 m² in Germany, mostly in Berlin.

1.1.8. Portfolio

Portfolio value: +2.0% at current scope, -1.3% like-for-like change

(€ million, excluding duties)	Value 2023 Group Share	Value H1 2024 100%	Value H1 2024 Group share	Change (%)	LfL ¹ 6 months change	Yield 2023	Yield H1 2024	% of strategic portfolio
Offices	7,847	9,308	7,749	-1.3%	-2.6%	5.5%	5.7%	50%
German residential	4,672	7,161	4,542	-2.8%	-0.1%	4.1%	4.2%	30%
Hotels	2,535	6,432	3,061	+20.7%	+0.5%	5.9%	6.0%	20%
Non-strategic	26	49	27	+5.5%	-10.7%	n.a.	n.a.	n.a.
TOTAL	15,080	22,951	15,378	+2.0%	-1.3%	5.1%	5.3%	100%

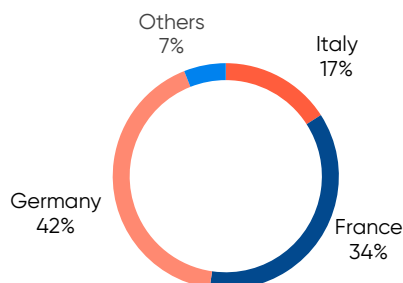
¹ LfL: Like-for-Like

The portfolio increased by +2% at current scope, to reach €15.4 billion Group share (€23.0 billion at 100%). This is mostly explained by the reinforcement in hotels, offsetting the impact of disposals in offices.

On a like-for-like basis, the portfolio value changed by -1.3% mostly due to:

- **Overall in offices**, asset values were down -2.6% on a like-for-like basis, with substantial disparities linked to centrality and geography. France and Italy (85% of office portfolio value) displayed almost stable values (of which +2% in Paris CBD), while Germany values (15% of office portfolio value) continued to adjust (-10% over H1);
- **Germany Residential** values stabilized in H1 (-0.1%) **on a like-for-like basis**. A stronger performance was achieved in Berlin (57% of German residential portfolio), at +2.3% like-for-like. Average value per m² for residential part of the portfolio is €2,435/m², of which €3,081/m² in Berlin. Assets are valued at their block value. 49% of the portfolio, worth €2.3 billion, is already divided into condominium, particularly in Berlin (68%; €1.9 billion), where the unit sale value is 50% above the block value.
- **In Hotels**, portfolio values increased slightly (+0.5%), of which +0.6% for fixed leases and stable values for operating properties.

Geographical breakdown of the portfolio at end-June 2024



1.1.9. List of main assets

The value of the ten main assets (excl. Dassault Systèmes Campus & Thalès Campus) represents 14% of the portfolio Group share, stable vs end 2023.

Top 10 Assets	Location	Tenants	Surface (m ²)	Covivio share
Garibaldi Complex	Milan	Multi let	44,700	100%
CB21 Tower	La Défense	Multi let	68,100	75%
Jean Goujon	Paris	LVMH	8,600	100%
Mäslo	Levallois Perret	Multi let	20,800	100%
Zeughaus	Hamburg	Multi let	43,700	94%
Icon	Dusseldorf	Multi let, Devpmt.	55,700	94%
Art & Co	Paris	Multi let	13,500	100%
Percier	Paris	Multi let	8,600	100%
Monceau	Paris	Devpmt.	11,200	100%
Frankfurt Airport Center	Frankfurt	Multi let	48,100	90%

1.2. Business analysis by segment

1.2.1. Offices : 50% of Covivio's portfolio

Covivio has implemented an overall offices strategy based on **centrality, hospitality, and sustainability**. This strategy has been executed by increasing investments on best-in-class assets in central locations, improving the quality of the existing portfolio and exiting from non-core areas.

Today, quality has become a much more important driver of future growth for Covivio, which owns offices with high levels of centrality and accessibility, A-quality buildings, and top-level service offering. These offices buildings are located in France (27% of Covivio's portfolio), Italy (16%), and Germany (7%) totalling **€9.3 billion (€7.7 billion Group share)** as of end-June 2024.

This offices strategy is bearing fruit, as illustrated by the **increase in occupancy rate in 2024, by +60bps to 95.1%**.

Covivio's portfolio is split as follows:

- **Core assets in city centers (69% of Covivio's office portfolio, +10pts vs. 2020):** located in city centers of main European cities (Paris/Levallois/Neuilly, Milan, Berlin, Düsseldorf, Hamburg, and French major regional cities), with **high occupancy (97.4%)** and **4.8 years WALB**.
- **Core assets in major business hubs (25%):** includes assets in well-connected business hubs (Greater Paris, Periphery of German cities), with **high occupancy (94%)** and **long WALB (5.6 years)**, mostly let to long-term partners such as Thalès and Dassault Systèmes.
- **Non-Core assets (6%):** gathers secondary offices assets outside city centers for which the occupancy rate (83%) and the WALB (3.8 years) are lower, with a **disposal or conversion into residential** strategy.

1.2.1.1. European office market: confirmed polarization, slowdown in investments¹

1.2.1.1.1. French offices: stabilizing take-up and yields

Take-up in Greater Paris office market reached 853,400 m² in H1 2024, down -5.1% year-on-year. At the same time, customer demand continues to polarize, as the preference for best places continues to increase:

- **Paris inner city outperformed**, with take-up up +12.2% year-on-year to 428,900m².
- **Paris inner city** counted for **47%** of the total take-up in Greater Paris (vs. 40% on average over the last 5 years).

The **immediate offer** increased by **+5%** over the last six months to **4.98 million m²** and the vacancy rate now stands at **9.0%**, up by +30bps year-to-date, but with strong disparities: below 3% in Paris CBD and close to 15% in the first ring and La Défense.

Scarcity of best assets in city centers continues to impact positively prime rents, reaching all-time levels in Paris at **€1,070/m²/year** (+7% yoy), and with transactions currently under marketing at **€1,200/m²/year**. Incentives in Greater Paris increased slightly to **26.0% in H1 2024**, up +50bps vs. end-2023, with maintained disparities across sub-markets, from 13.1% in Paris North-East to 42.8% in La Défense.

Office investments in Greater Paris totaled €985 million over H1 2024, down -65% YoY. Prime yields remained stable over the first semester, at **4.25%** in Paris CBD. Mood in the investment market seems improving over the last weeks, looking at the increased number of transactions under negotiations (of which > €500m at yields around 4%).

1.2.1.1.2. Milan offices: dynamic letting market and better investment market

Milan office market recorded a total take-up of **185,000 m² in H1 2024, -9% year-on-year**. Demand is still focused on **buildings** in prime locations, offering **good level of services**, as demonstrated by the level of **grade A/A+** assets, which count for 80% of the total take-up in Milan.

The average vacancy rate in Milan was up by +10bps in Q1 2024, to **+11.3%**, with strong disparity between the centre (where most of Covivio's portfolio is located), at

6.7% and the periphery.

The intense demand for high-quality spaces, combined with the scarcity of grade A assets, contributed to a new increase of prime rents in Milan, at **€750/m²/year (+7% year-on-year)**, according to DILS.

With a total amount of **€830 million invested in H1 2024, the Italian office investment market** rebounded strongly compared to last year (€400 million). Prime yields stabilized, at 4.25% according to BNP Real Estate.

¹ Sources : Immostat, JLL, Cushman & Wakefield, Savills, BNP Real Estate, DILS

1.2.1.1.3. Germany offices: +4.5% in take-up, prime rents up +5% yoy on average

Take-up in Germany top six markets in H1 2024 increased by +4.5% year-on-year to 1,164,000 m², boosted by Dusseldorf (+33%), Munich (+17.5%) and Berlin (+11%).

Vacancy rates reached 5.9% on average, up +30 bps over six months. Hamburg (4.2%) and Berlin (5.2%) recorded among the lowest vacancy rates, followed by Munich at 5.8%, while in Frankfurt and Dusseldorf vacancy levels remained higher, respectively at 10% and

7.8%.

Prime rents grew on average by +5.1% vs. H1 2023, with varying performances: strong growth in Düsseldorf and Munich (+11%), +2% in Frankfurt and stable in Berlin.

Investment volumes in German Offices declined by -22% YoY in H1 2024 to €1.6 billion. Prime yields stabilized since end-2023, at 4.4% on average for the top 6 cities in Germany (of which 4.25% in Berlin and Hamburg, 4.5% in Frankfurt and Dusseldorf).

1.2.1.2. Accounted revenues: +8.8% on a Like-for-Like basis

(€ million)	100%			Group share			
	H1 2023	H1 2024	Change (%)	H1 2023	H1 2024	Change (%)	Change (%) LfL ¹
Offices	193.6	189.2	- 2.2%	162.6	155.2	- 4.5%	+8.8%
France	101.1	94.2	- 6.8%	87.1	77.8	- 10.7%	+13.1%
Paris / Neuilly / Levallois	33.2	37.4	+12.5%	31.3	35.1	+12.2%	+17.5%
Western Crescent and La Defense	24.3	17.7	-27.2%	20.9	13.9	-33.6%	+18.0%
First ring	26.5	26.0	-1.6%	20.2	18.2	-9.8%	+6.5%
Major Regional Cities	14.5	11.3	-22.3%	12.1	8.8	-27.6%	+6.9%
Others France	2.6	1.8	-29.9%	2.6	1.8	-29.9%	+9.4%
Italy	65.3	66.5	+1.8%	51.3	52.0	+1.4%	+5.1%
Milan	34.0	34.2	+0.5%	34.0	34.2	+0.5%	+4.6%
Telecom portfolio (51% ownership)	28.7	29.6	+3.3%	14.6	15.1	+3.3%	+5.8%
Others Italy	2.6	2.7	+3.1%	2.6	2.7	+3.1%	+7.1%
Germany	27.2	28.5	+4.9%	24.2	25.4	+5.0%	+2.8%
Berlin	3.7	4.6	+22.6%	2.6	3.3	+28.3%	+8.5%
Frankfurt	10.9	11.0	+0.7%	10.1	10.1	+0.8%	+0.8%
Düsseldorf	5.0	5.1	+2.4%	4.7	4.8	+2.4%	+2.4%
Other (Hamburg & Munich)	7.5	7.8	+4.0%	6.9	7.2	+3.7%	+3.7%

Compared to last year, rental income decreased by -€7.4 million, mainly due to:

- **Strong like-for-Like rental growth** (+€12.1 million) of **+8.8%**, a very good performance mostly driven by the impact of strong indexation (+4.4pts contribution) and letting activity,
- **Disposals** (-€13.2 million) realized in 2023 (-€7.2 million) and in 2024 (-€6.0 million),
- Impact of vacated assets to be converted into hotel or residential (-€5.1 million) partially offset by deliveries of new assets (+€2.2 million),
- **Some base effects with 2023 indemnities** (-€3.3 million compared to 2023).

1.2.1.3. Annualized revenue

(€ million)	Surface (m ²)	Number of assets	H1 2024 (100%)	H1 2024 (Group share)	% of rental income
Offices	2,095,093	180	459.6	369.0	100%
France	1,135,979	92	261.0	204.3	55%
Paris / Neuilly / Levallois	273,736	24	98.3	90.8	25%
Western Crescent and La Defense	100,924	6	41.7	32.9	9%
First ring	410,303	19	86.0	55.0	15%
Major Regional Cities	295,607	28	32.1	22.8	6%
Others France	55,409	15	2.8	2.8	1%
Italy	594,470	69	140.9	113.2	31%
Milan	213,571	26	78.9	78.9	21%
Telecom portfolio (51% ownership)	337,760	41	56.5	28.8	8%
Others Italy	43,139	2	5.6	5.6	2%
Germany	364,644	19	57.7	51.5	14%
Berlin	58,119	7	9.1	6.6	2%
Frankfurt	118,649	4	22.9	21.1	6%
Düsseldorf	68,786	2	10.2	9.6	3%
Other (Hamburg & Munich)	119,090	6	15.4	14.1	4%

1.2.1.4. Indexation

Fixed-indexed leases are indexed to benchmark indices (ILC and ICC in France and the consumer price index for foreign assets) :

- For current leases in France, 93% of rental income is indexed to ILAT, 5% to ICC and 2% to ILC.
- In Italy, the indexation of rental income is usually calculated by applying the increase in

the Consumer Price Index (CPI) on each anniversary of the signing of the agreement.

- Rents are indexed on the German consumer price index for 42% of leases, 10% have a fixed uplift and 32% have an indexation clause (if CPI goes above an annual increase between 5% and 10%). The remainder (16%) is not indexed and mainly let to public administration.

1.2.1.5. Busy rental activity: 74,079 m² renewed or let during

(€ million - H1 2024)	Surface (m ²)	Annualized Top up rents Group Share (€m)	Annualised rents (100%, €/m ²)
Vacating	29,297	4.7	179
Letting	27,225	9.1	357
Renewals	46,854	8.0	203

2024 was a dynamic semester for letting activity, with 74,079 m² let or renewed, with the main lettings shown below:

- **27,225 m² have been let or pre-let** in 2024, of which:
 - 3,661 m² on Paris, The Line,
 - 3,085 m² on Sun in Munich,
 - 3,009 m² of pre-lettings on the development part of Dusseldorf, Icon,
 - 2,664 m² on Levallois, Maslo, now 100% let,
 - 2,817 m² of pre-lettings on the development portfolio (Rozzano),
 - 2,184 m² on Orly, CDO Belaïa,
 - 1,766 m² on Issy les Moulineaux, Urban Garden now 84% let,
 - 1,502 m² on Frankfurt, FAC,
 - 1,438 m² on Fischerinsel in Berlin,
 - 1,270 m² on Chatillon, IRO, now 69% let.
- **46,854 m² have been renewed**, of which:
 - 30,234 m² on Milan, Lorenteggio,
 - 7,870 m² on Orly, CDO Askia,
 - 4,320 m² on Dusseldorf, Icon,
 - 1,270 m² on Hamburg, Zeughaus.
- **29,297 m² were vacated**, mostly in France (21,705 m²) and Germany (6,361 m²)
 - 13,612 m² for redevelopment (€1.5 million of top up rents, Group share), mostly for new offices in Chalon-sur-Saone and Melun.
 - 15,685 m² on assets to be relet, of which 4,554 m² have already been relet.

1.2.1.6. Lease expiries and occupancy rate

1.2.1.6.1. Lease expiries: firm residual lease term of 5.0 years

(€ million Group share)	By lease end date (1st break)	% of total	By lease end date	% of total
2024	21.5	5.8%	14.7	4.0%
2025	62.5	16.9%	41.4	11.2%
2026	23.1	6.3%	14.0	3.8%
2027	41.8	11.3%	24.2	6.6%
2028	41.3	11.2%	42.6	11.5%
2029	19.0	5.1%	24.3	6.6%
2030	47.4	12.8%	44.5	12.0%
2031	20.6	5.6%	34.9	9.5%
2032	27.1	7.4%	49.0	13.3%
2033	27.0	7.3%	36.8	10.0%
Beyond	37.8	10.2%	42.8	11.6%
TOTAL	369.0	100%	369.0	100%

In 2024, €21.5 million of leases will expire, of which €14.4 million already managed (€11.7 million for which tenant has no intention to vacate the property and €2.7m on assets going to be transformed into hotels). €7.0 million are still to be managed (1.0% of Covivio annualized revenues), mostly on core assets for which tenant decision is not known yet.

1.2.1.6.2. Occupancy rate: 95.1% at end June-2024, +60 bps vs end-2023

(%)	2023	H1 2024
Offices	94.5%	95.1%
France	94.1%	95.0%
Paris / Neuilly / Levallois	95.8%	96.8%
Western Crescent and La Defense	95.8%	97.6%
First ring	89.9%	91.1%
Major Regional Cities	97.9%	96.6%
Others France	84.0%	79.3%
Italy	98.7%	98.6%
Milan	98.3%	98.2%
Telecom portfolio (51% ownership)	100.0%	100.0%
Others Italy	97.3%	97.3%
Germany	86.4%	87.7%
Berlin	85.0%	84.5%
Frankfurt	90.3%	90.0%
Düsseldorf	93.8%	90.1%
Other (Hamburg & Munich)	81.4%	85.9%

- In France, the occupancy rate increased by +90bps to 95.0%, compared to 94.1% at end-2023, mostly due to the dynamic letting activity in H1 2024.
- In Italy, the occupancy rate level decreased by -10bps to 98.6%, compared to 98.7% at end-2023, mainly due to disposals of fully occupied assets (Telecom portfolio), almost fully offset by letting activity.
- In Germany, the occupancy rate increased by +130 bps to 87.7% vs. end-2023. This is mainly linked to lettings, especially on Sun in Munich.

1.2.1.7. Portfolio values

1.2.1.7.1. Change in portfolio values: -1.3% on offices

(€ million - incl. duties, Group share)	Value 2023	Invest.	Disp.	Change in value	Other effects	Value H1 2024
Assets in operation	6,623	23	-64	-166	164	6,581
Assets under development	1,224	115	0	-42	-129	1,168
Total Offices	7,847	138	-64	-207	35	7,749

The portfolio value decreased by -€98 million since year-end-2023 (-1.3%), mainly driven by:

- €207 million from **changes in values**,
- +€138 million invested in **development projects** and **upgrading works** on assets in operation,
- €64 million from **disposals**.

1.2.1.7.2. Change on a like-for-like basis: -2.6%

(€ million, Excluding Duties)	Value 2023 100%	Value 2023 Group share	Value H1 2024 100%	Value H1 2024 Group share	Lfl. (%) change ¹ 6 months	Yield ² Dec. 2023	Yield ² H1 2024	% of total
Offices	9,446	7,847	9,308	7,749	-2.6%	5.5%	5.7%	100%
France	5,010	4,117	5,025	4,147	-1.4%	5.5%	5.7%	54%
Paris / Neuilly / Levallois	2,476	2,293	2,536	2,358	+0.1%	4.5%	4.6%	30%
Western Crescent and La Defense	604	496	582	479	-4.8%	7.1%	7.7%	6%
First ring	1,283	864	1,290	869	-1.6%	6.3%	6.7%	11%
Major Regional Cities	601	417	576	400	-4.1%	6.0%	6.3%	5%
Others France	46	46	41	41	-9.3%	9.3%	9.4%	1%
Italy	2,963	2,491	2,916	2,462	-1.0%	5.6%	5.6%	32%
Milan	1,932	1,932	1,931	1,931	-0.9%	5.3%	5.3%	25%
Telecom portfolio (51% ownership)	963	491	926	472	-0.7%	6.2%	6.1%	6%
Others Italy	68	68	59	59	-4.9%	9.2%	9.5%	1%
Germany	1,473	1,239	1,368	1,140	-10.0%	5.2%	5.9%	15%
Berlin	467	306	462	300	-7.4%	4.6%	5.4%	4%
Frankfurt	411	378	369	340	-10.4%	5.7%	6.3%	4%
Düsseldorf	251	237	223	210	-13.1%	5.8%	6.3%	3%
Other (Hamburg & Munich)	344	319	314	290	-9.6%	4.9%	5.6%	4%

¹ LfL : Like-for-Like || ² Yield excluding assets under development

The -2.6% change in Like-for-Like value is driven by several effects:

- Strong resilience of France (-1.4%) and Italy (-1.0%) assets, especially in city centers with values back to stability, while some further limited adjustments

were needed outside city centers,

- -10% value decline in Germany, in line with a more muted investment market in H1.

The average yield increased by +20bps to 5.7%.

1.2.1.8. Assets partially owned

Partially owned assets are the following:

- CB 21 Tower (75% owned) in La Défense.
- The Silex 1 and 2 assets in Lyon (50.1% owned and fully consolidated).
- So Pop project in Paris Saint-Ouen (50.1% owned and fully consolidated).
- Streambuilding project in Paris 17th (50% owned and fully consolidated).
- The Dassault campuses in Vélizy (50.1% owned and fully consolidated).
- The New Vélizy campus for Thales (50.1% owned and accounted for under the equity method).
- Euromed Centre in Marseille (50% owned and accounted for under the equity method).
- Coeur d'Orly in Greater Paris (50% owned and accounted for under the equity method).

1.2.2. German residential: 30% of covivio portfolio

Covivio operates in the German residential segment through its 61.7% held subsidiary Covivio Immobilien. The figures presented are expressed as 100% and as Covivio Group share.

Covivio owns around ~41,100 units in Berlin, Hamburg, Dresden, Leipzig, and North Rhine-Westphalia, representing €7.2 billion (€4.5 billion Group share) of assets.

Covivio is mostly exposed to A-cities in Germany, with a

100% exposure to metropolitan areas above 1 million inhabitants and 90% in cities above 500,000 inhabitants. Covivio targets the high-end of the housing market.

Exposure to Berlin, where housing shortage is the highest in Germany, represents 57% at end-June 2024. Covivio's portfolio in Berlin is of high quality, with 68% of buildings built before 1950 and 68% of the surface already divided into condominiums.

1.2.2.1. Continued rise in markets rents and rebounding investment market

- In Germany, the demand for housing continued to rise since the start of the year, in a context of increasing number of inhabitants (population in Germany reached a record high level of 84.7 million inhabitants according to Destatis), while building completions, at 294 000 units in 2023, remained far from the Government target (> 400 000 units / year).
- This shortage continues to support rents in Germany and especially in Berlin. According to Immoscout24, in H1 2024, average asking rents for existing buildings were by +4.2% to €8.56/m²/month in Germany and by +7.2% to €13.8/m²/month in Berlin. For new buildings, rents were up up by +8.7% year-on-year in Germany to €12.2/m²/month and by +8.6% in Berlin to €19.5/m².
- After several low quarters for the German residential investment market (for multi-family buildings above 30 units), volumes rebounded in H1 2024, by +25% to €3.3 billion according to BNP Real Estate. The private market also shows signs of stronger appetite since the beginning of 2024, as shown by private real estate loans recorded by the Bundesbank, up +15% year-on-year to €76.5 billion over the first 5 months of 2024.
- Average asking prices were also trending upwards in Q1 2024. According to Immoscout24, prices for existing buildings increased by +2% over H1 in Berlin to €4,641/m² (-0.1% over one year), still well above the current valuation of Covivio's residential portfolio (€3,081/m² in Berlin). The average square meter price for new buildings also increased to €6,471/m² in H1 2024 (+3.1% over H1 and +5.1% over one year).

In H1 2024, Covivio's activities were marked by:

- Continued high rental growth: +3.9% on a like-for-life basis, now well above inflation;
- Creation of a joint-venture on a €274 million Berlin portfolio, through a partnership with CDC Investissement Immobilier;
- Stability in values: -0.1% on a 6-months like-for-like basis, of which +2.3% in Berlin.

1.2.2.2. Accounted rental income: +3.9% like-for-like

(In € million)	Rental income H1 2023 (100%)	Rental income H1 2023 Group share	Rental income H1 2024 (100%)	Rental income H1 2024 Group share	Change (%) Group share	Change (%) LfL ¹ Group share	% of rental income
Berlin	73.3	48.1	75.4	49.5	+ 2.8%	+4.5%	52%
Dresden & Leipzig	11.6	7.5	11.9	7.7	+ 2.7%	+2.7%	8%
Hamburg	9.1	6.0	9.6	6.3	+ 5.4%	+5.4%	7%
North Rhine-Westphalia	47.9	30.2	49.8	31.4	+ 3.9%	+3.2%	33%
Essen	17.8	11.0	18.3	11.3	+ 2.9%	+2.9%	12%
Duisburg	8.2	5.1	8.5	5.3	+ 3.1%	+3.2%	6%
Mulheim	5.5	3.5	5.9	3.7	+ 7.3%	+3.3%	4%
Oberhausen	5.0	3.3	5.2	3.4	+ 4.3%	+4.4%	4%
Other	11.4	7.3	11.9	7.6	+ 4.2%	+3.2%	8%
Total	141.8	91.8	146.6	94.8	+ 3.3%	+3.9%	100%
of which Residential	121.4	78.4	125.5	81.0	+ 3.4%	+4.0%	85%
of which Other commercial ²	20.5	13.4	21.1	13.8	+ 3.0%	+3.8%	15%

Rental income amounted to €94.8 million Group share in H1 2024, up +3.3% (+€3.0 million) thanks to:

- In Berlin, like-for-like rental growth is +4.5% (+€ 2.8 million), driven by the indexation (+1.7 pts) and relettings (+1.4 pts) with high uplift (+35% in H1 2024).
- Outside Berlin, like-for-like rental growth was

strong in all areas (+3.4% on average, +€2.2 million) due to the reletting impact (including modernizations) and the indexation.

- These effects were partly offset by disposals closed in 2023/2024 (-€0.8 million).

1.2.2.3. Annualized rents: €190.4 million Group share

(In € million)	Surface (m ²)	Number of units	Annual. rents H1 2024 (100%)	Annual. rents H1 2024 (Group share)	Average rent per month	% of rental income
Berlin	1,305,200	17,819	154.6	97.8	9.9 €/m ²	51%
Dresden & Leipzig	266,474	4,350	24.3	15.8	7.6 €/m ²	8%
Hamburg	149,000	2,415	19.5	12.8	10.9 €/m ²	7%
NRW ²	1,105,321	16,508	101.5	64.0	7.7 €/m ²	34%
Essen	393,924	5,757	37.3	23.1	7.9 €/m ²	12%
Duisburg	198,664	3,033	17.2	10.7	7.2 €/m ²	6%
Mulheim	131,296	2,194	12.1	7.6	7.7 €/m ²	4%
Oberhausen	124,984	1,830	10.6	7.0	7.1 €/m ²	4%
Others	256,453	3,694	24.4	15.6	7.9 €/m ²	8%
Total	2,825,995	41,092	300.0	190.4	8.8 €/m²	100%
o/w Residential	2,592,367	39,560	256.2	163.1	8.2 €/m ²	86%
o/w Other com. ¹	233,628	1,532	43.8	27.2	15.6 €/m ²	14%

¹Other commercial: Ground-floor retail, car parks, etc || ² North Rhine-Westphalia

Rental income (€8.8/m²/month on average) offers solid growth potential through reversion vs. our achieved reletting rents in all our markets including Berlin (30%-35%), Hamburg (10%-15%), Dresden and Leipzig (10%-15%) and in North Rhine-Westphalia (15%-20%).

1.2.2.4. Indexation

Rental income from residential property in Germany changes depending on multiple mechanisms.

1.2.2.4.1. Rents for re-leased properties:

In principle, rents may be increased freely, provided the property is not financed through governmental subsidies.

As an exception to the unrestricted rent setting principle, cities like Berlin, Hamburg, Cologne, Düsseldorf, Dresden and Leipzig have introduced rent caps (Mietpreisbremse) for re-leased properties. In these cities, rents for re-leased properties cannot exceed the public rent reference (Mietspiegel) by more than 10%, except in the following conditions:

- If the property has been modernised in the past three years, the rent for the re-let property may exceed the +10% limit by a maximum of 8% of the costs to modernise it.
- In the event the property is completely modernised (work amounting to more than one-third of new construction costs excl. Maintenance), the rent may be increased freely.
- If the rent received from the previous tenant is higher than the +10% limit, then the previous rent will be the limit in the case of re-letting.

Properties built after 1 October 2014 are not included in the rent cap.

1.2.2.4.2. For current leases:

For residential tenants, the rent can generally be adjusted based on the local comparative rent (Mietspiegel), which is usually determined based on the rent index. In addition to this adjustment method, an index-linked or graduated rent agreement can also be concluded. A successive combination of adjustment methods can also be contractually agreed (e.g. graduated rent for the first 5 years of the contract, followed by adjustment to the local comparative rent).

Adjustment to the local comparative rent: The current rent can be increased by 15% to 20% within three years, depending on the region, without exceeding the local comparative rent (Mietspiegel). This type of contract represents c. 90% of our rental income.

1.2.2.4.3. For current leases with work carried out:

If works have been carried out, rents may be increased by up to 8% of the cost of work excl. maintenance, in addition to the possible increase according to the rent index. This increase is subject to three conditions:

The works aim to save energy, increase the utility value, or improve the living conditions in the long run.

The rent increase takes effect 3 months after the declaration of rent increase.

The rent may not be increased by more than €3/m² for work to modernise the property within a six-year period (€2/m² if the initial rent is below €7/m²).

1.2.2.5. Occupancy rate: a high level of 99.0%

(%)	2023	H1 2024
Berlin	98.6%	98.4%
Dresden & Leipzig	99.8%	99.7%
Hamburg	100.0%	99.9%
North Rhine-Westphalia	99.6%	99.5%
Total	99.1%	99.0%

The occupancy rate stands at 99.0% It has remained above 98% since the end of 2015 and reflects the Group's very high-quality portfolio and low rental risk.

1.2.2.6. Portfolio values: €7.2 billion (€4.5 billion Group share)

1.2.2.6.1. Change in portfolio value: -2.8%

(In € million, Group share, excluding duties)	Value 2023	Invest.	Disposals	Change in value	Other	Value H1 2024
Berlin	2,674	18	-105	43	-22	2,608
Dresden & Leipzig	379	3	0	-27	0	355
Hamburg	350	5	0	-13	0	343
North Rhine-Westphalia	1,269	14	0	-44	-3	1,236
Total	4,672	40	-105	-41	-25	4,542

In the first half of 2024, the portfolio decreased by -2.8% at current scope, to €4.5 billion Group share, mostly driven by the creation of a joint venture, contributing to €93 million of disposals Group share.

1.2.2.6.2. Stable values on a like-for-like basis: -0.1%

(In € million, excluding duties)	Value 2023 100%	Value 2023 Group share	Surface (m ²) 100%	Value H1 2024 100%	Value H1 2024 in €/m ²	Value H1 2024 Group share	LfL ¹ change	Yield 2023	Yield H1 2024	% of total value
Berlin	4,078	2,674	1,286,549	4,127	3,208	2,608	2.3%	3.7%	3.7%	57%
Dresden & Leipzig	584	379	266,474	547	2,052	355	-6.4%	4.1%	4.5%	8%
Hamburg	536	350	149,000	523	3,513	343	-2.3%	3.6%	3.7%	8%
NRW ³	2,014	1,269	1,105,321	1,963	1,776	1,236	-2.5%	4.9%	5.2%	27%
Essen	782	485	393,924	790	2,005	490	0.8%	4.7%	4.7%	11%
Duisburg	328	203	198,664	311	1,568	193	-5.0%	5.2%	5.5%	4%
Mulheim	223	140	131,296	222	1,692	140	-0.3%	5.2%	5.4%	3%
Oberhausen	182	119	124,984	175	1,398	114	-4.2%	5.7%	6.1%	3%
Others	499	320	256,453	465	1,815	298	-6.3%	4.8%	5.3%	7%
TOTAL	7,212	4,672	2,807,344	7,161	2,551	4,542	-0.1%	4.1%	4.2%	100%
o/w Residential	6,356	4,113	2,575,334	6,270	2,435	3,994	-0.6%	4.0%	4.1%	88%
o/w Other com. ²	855	559	232,009	891	3,840	548	3.9%	5.0%	5.0%	12%

¹ LfL: Like-for-Like 6 months || ² Other commercial: Ground-floor retail, car parks, etc || ³ NRW: North Rhine-Westphalia

The average value of residential assets is €2,551/m², with €3,208/m² in Berlin (€3,081 on pure residential) and €1,776/m² in North Rhine-Westphalia. The average yield increased by +10 bps vs. end of 2023 to 4.2%. Assets are valued at their block value. 49% of the portfolio is already divided into condominiums, particularly in Berlin

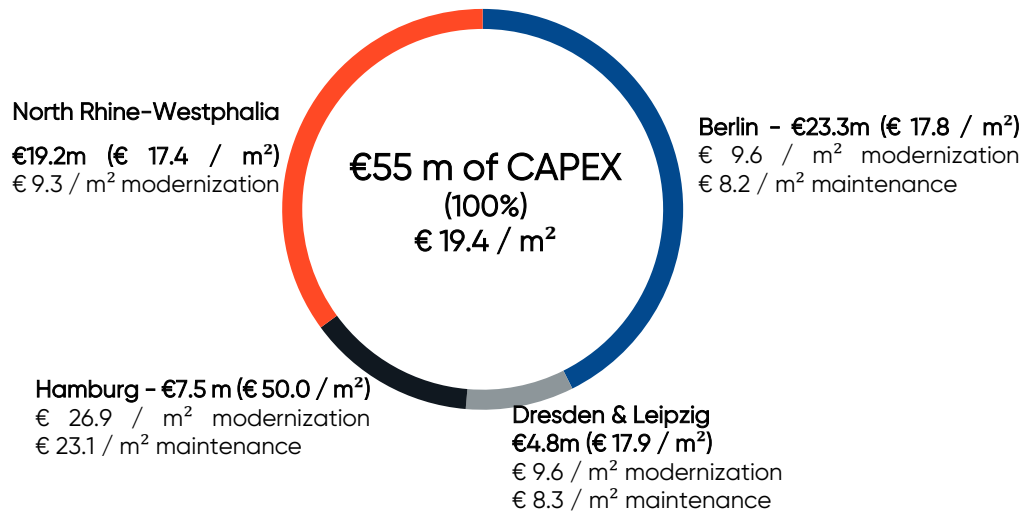
(68%), where the unit sale value is 50% above the block value.

In H1 2024, values decreased -0.1% on a like-for-like basis versus end-2023, reflecting a renewed appetite for large portfolios in German residential.

1.2.2.7. Maintenance and modernization CAPEX

In H1 2024, CAPEX totalled €54.7 million (€19.4 /m²; €34.7 million in Group share) and OPEX came to €9.8 million (€3.5 /m²; €6.2 million in Group share).

On average, modernization projects, which totalled €29.4 million in H1 2024 (€18.8 million in Group share), have an immediate yield around 5%, going up to 10% post relettings.



1.2.3. Hotels: 20% of Covivio's portfolio







Covivio Hotels, a 52.5%-owned subsidiary of Covivio as of 30 June 2024 (vs. 43.9% at end-2023), is a listed property investment company (SIIC) and leading hotel real-estate player in Europe. It invests both in hotels under lease (fixed or variable) and in hotel operating companies.

The figures presented are expressed at 100% and in Covivio Group share (GS).

Covivio owns a high-quality hotel portfolio (311 hotels, 43,402 rooms) worth €6.4 billion (€3.1 billion in Group share), focused on major European cities and let or operated by major hotel operators such as Accor, B&B, Marriott, IHG, NH Hotels, etc. This portfolio offers geographic and tenant diversification (across 12 European countries) as well as several asset management opportunities via different ownership methods (hotel lease and hotel operating properties).

1.2.3.1. Hotels market: continued increasing performances

European hotels performance in the first half of the year is increasing compared to 2023. The average RevPAR (revenue Per Available Room) in Europe shows an average increase of +4% year-on-year at end-May 2024, as the market continues its positive momentum, supported by the rise in occupancy rates and average prices.

	RevPAR growth during the first half of the year in Europe... vs. H1 2023*	...Thanks to increase in average prices... vs. H1 2023*	...and improvement in occupancy rates vs. H1 2023*
	+15%	+10%	+3.5pt
	+8%	+7%	+0.8pt
	+4%	+1%	+1.5pt
	+4%	+3%	+0.7pt
	+1%	+0.4%	+0.4pt
	+1%	+2%	-0.6pt

(*) Cumulative results as of end-May 2024 vs. 2023
Source: MKG

- Southern European countries, particularly Spain and Italy, are showing very strong performances, increasing respectively by +15% and +8%.
- Germany is continuing to catch up with a RevPAR growth of +4%.
- In France, RevPAR growth is more modest at +1%.

impacted by travel delays during the pre-Olympic period.

- On the investment side, volumes remained strong, reaching €4.5 billion in Q1 2024, +45% vs. Q1 2023. France, Spain, and the United Kingdom account for the majority of transactions (60%).

Assets partially owned by Covivio Hotels include mostly:

- 91 B&B assets in France, including 89 held at 50.2% and 2 held at 31.2%
- 25 AccorInvest assets in France (23 assets) and Belgium (2 assets), between 31.2% and 33.3% owned.

1.2.3.2. Accounted revenues: +5.2% on a like-for-like basis

(In € million)	Revenues H1 2023 100%	Revenues H1 2023 Group share	Revenues H1 2024 100%	Revenues H1 2024 Group share	Change Group share (%)	Change Group share (%) LfL ¹
Lease properties - Variable	32.3	14.2	35.6	17.5	+ 23.3%	+9.3%
Lease properties - Fixed	93.5	38.2	96.2	43.3	+ 13.2%	+4.4%
Operating properties - EBITDA	31.6	13.5	30.5	15.1	+ 11.9%	+2.9%
Total revenues Hotels	157.4	65.9	162.3	75.9	+ 15.1%	+5.2%

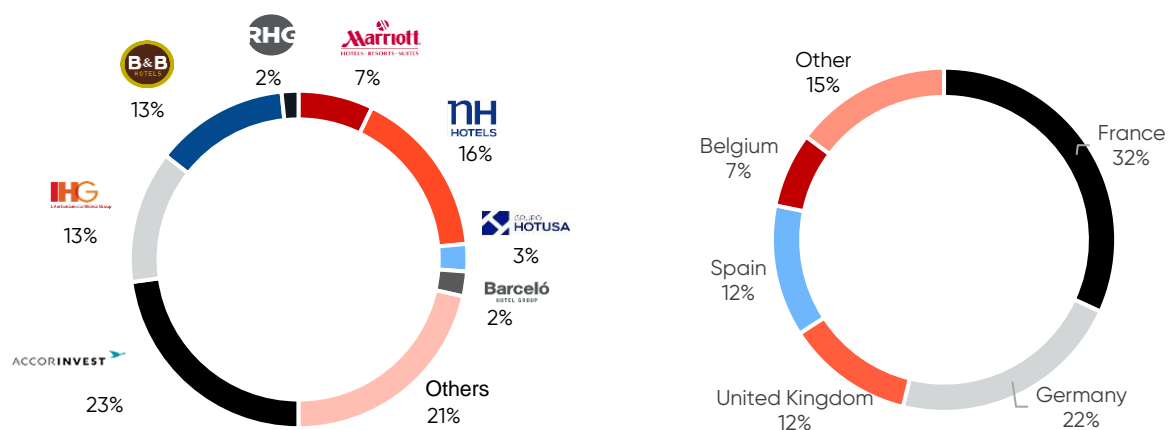
¹LfL: Like-for-Like

Hotel revenues increased by +5.2% like-for-like (+€10.0million Group share) compared to H1 2023, due to:

- Lease properties:**
 - Variable leases** (23% of hotels revenue), up +9.3% on a like-for-like basis, mostly linked with the steep increase of variable rents in the south of Europe, compensating a slowdown in Paris area impacted by the pre-Olympic period.
 - Fixed leases** (57% of hotels revenue), up +4.4% like-for-like, mostly through positive indexation.
- Operating properties** (20% of hotels revenue): mainly located in Germany and in the north of France. The +2.9% like-for-like increase in EBITDA is mostly explained by improved performances in Germany (+10%).

1.2.3.3. Annualized revenue

Breakdown by operators and by country (based on 2024 revenues), totalling €178.8 million in Group share:



Revenues are split using the following breakdown: fixed (55%), variable (22%) and EBITDA on management contracts (23%).

1.2.3.4. Indexation

Fixed leases are indexed to benchmark indices (ILC and ICC in France and consumer price index for foreign assets).

1.2.3.5. Lease expiries: 11.8 years hotels residual lease term

(In € million, Group share)	By lease end date (1st break)	% of total	By lease end date	% of total
2024	3.6	3%	0.8	1%
2025	3.1	2%	2.7	2%
2026	5.7	4%	0.0	0%
2027	1.1	1%	1.1	1%
2028	0.0	0%	0.0	0%
2029	16.9	12%	14.5	11%
2030	10.3	7%	10.3	7%
2031	2.8	2%	5.2	4%
2032	4.6	3%	4.6	3%
2033	6.2	5%	8.0	6%
Beyond	83.5	61%	90.5	66%
Total Hotels in lease	138.0	100%	138.0	100%

1.2.3.6. Portfolio values: +21% at current scope

1.2.3.6.1. Change in portfolio values

(In € million, Group share, Excluding Duties)	Value 2023	Invest.	Disposals	Change in value	Other (currency)	Change of scope	Value H1 2024
Hotels - Lease properties	1,948	2	-9	12	7	387	2,348
Hotels - Operating properties	587	9	-	0	1	116	713
Total Hotels	2,535	11	-9	13	8	503	3,061

At the end of June 2024, the portfolio reached €3.1 billion (Group share), reflecting a €527 million increase (+21%) compared to year-end 2023. This growth can be attributed primarily to the increased stake in Covivio Hotels (from 43.9% to 52.5%), a significant step for Covivio in enhancing its presence in the hotel industry, along with a positive change in value amounting to €13 million.

1.2.3.6.2. Change on a like-for-like basis: +0.5% growth

(In € million, Excluding Duties)	Value 2023 100%	Value 2023 Group share	Value H1 2024 100%	Value H1 2024 Group share	LfL ¹ change	Yield 2023	Yield H1 2024	% of total value
France	2,117	701	2,134	845	+0.8%	5.6%	5.5%	28%
Paris	833	309	842	374				12%
Greater Paris (excl. Paris)	461	127	462	153				5%
Major regional cities	511	164	517	199				6%
Other cities	312	101	312	120				4%
Germany	619	267	617	319	-0.3%	5.6%	5.8%	10%
Frankfurt	70	30	69	35				1%
Munich	45	20	45	24				1%
Berlin	70	30	71	37				1%
Other cities	434	188	432	223				7%
Belgium	244	96	248	116	+0.9%	7.2%	7.7%	4%
Brussels	96	34	102	43				1%
Other cities	148	61	146	72				2%
Spain	636	279	629	330	+0.5%	6.2%	6.7%	11%
Madrid	282	124	275	144				5%
Barcelona	222	97	221	116				4%
Other cities	132	58	133	70				2%
UK	662	290	683	359	+0.4%	5.6%	5.3%	12%
Italy	266	117	273	143	+2.5%	5.5%	6.0%	5%
Other countries	451	198	450	236	+0.6%	5.7%	6.3%	8%
Total Lease properties	4,996	1,948	5,033	2,348	+0.6%	5.8%	5.9%	77%
France	311	136	326	171	+2.8%	6.5%	6.3%	6%
Lille	103	45	106	56				2%
Other cities	208	91	220	115				4%
Germany	842	350	836	417	-1.0%	6.1%	6.0%	14%
Berlin	592	246	587	293				10%
Dresden & Leipzig	193	80	192	96				3%
Other cities	57	24	57	29				1%
Other countries	228	100	237	125	-0.2%	6.8%	7.5%	4%
Total Operating properties	1,380	587	1,400	713	+0.0%	6.2%	6.3%	23%
Total Hotels	6,376	2,535	6,432	3,061	+0.5%	5.9%	6.0%	100%

¹ LfL : Like-for-Like on a 6-months basis

At the end of June 2024, Covivio held a unique hotel portfolio (311 hotels / 43,402 rooms) of €3.1 billion group share (€6.4 billion at 100%) in Europe. This strategic portfolio is characterised by:

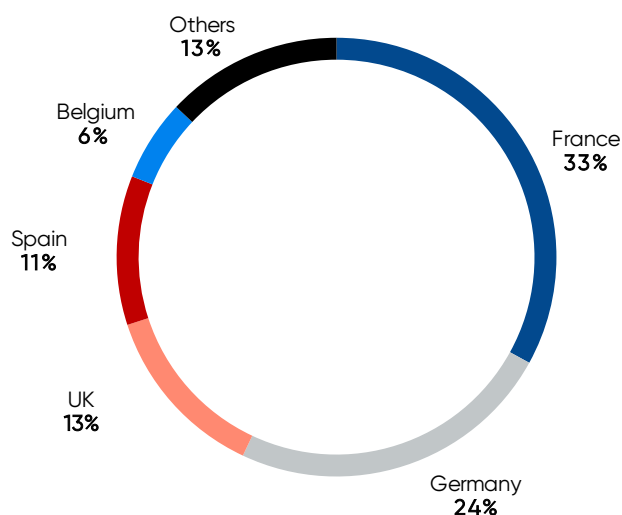
- **High-quality locations:** average Booking.com location grade of 8.9/10 and 90% in major European city destinations.
- **Diversified portfolio:** in terms of countries (12 countries, none representing more than 33% of the total portfolio), and segment (68% economic/midscale and 32% upscale).
- **Major hotel operators** with long-term leases: 16 hotel operators with an average lease duration of

11.8 years.

The portfolio value increase by **+0.5% like-for-like:**

- On a like-for-like basis, the hotel portfolio increased by +0.5% over 6 months. This variation is mainly explained by the stabilization of capitalization rates and continued revenue growth, driven by the strong performance of variable revenue hotels and the indexation of fixed rents.
- The hotel portfolio has an average yield excluding duties of 6.0%.

Portfolio breakdown by value and geography



90% in major European destinations



1.3. Financial information and comments

Covivio’s activity involves the acquisition or development, ownership, management, and leasing of properties, particularly Offices in France, Italy and Germany, Residential in Germany, and Hotels in Europe.

Registered in France, Covivio is a public limited company with a Board of Directors.

The German Residential information in the following sections include some Office assets owned by the subsidiary Covivio Immobilien.

Consolidated accounts

1.3.1. Scope of consolidation

On 30 June 2024, Covivio’s scope of consolidation includes companies located in France and several European countries. The main equity interests fully consolidated but not wholly owned companies are as follows:

Subsidiaries	31 Dec. 2023	30 Jun. 2024
Covivio Hotels	43.9%	52.5%
Covivio Immobilien (German Resi.)	61.7%	61.7%
Covivio Berlin Prime (German Resi.)	65.6%	31.5%
Sicaf (Telecom portfolio)	51.0%	51.0%
OPCI CB 21 (CB 21 Tower)	75.0%	75.0%
Covivio Alexanderplatz (mixed used dev.)	55.0%	55.0%
SCI Latécoère (DS Campus)	50.1%	50.1%
SCI Latécoère 2 (DS Campus extension)	50.1%	50.1%
SCI 15 rue des Cuirassiers (Silex 1)	50.1%	50.1%
SCI 9 rue des Cuirassiers (Silex 2)	50.1%	50.1%
Sas 6 Rue Fructidor (So Pop)	50.1%	50.1%
SCCV Fontenay sous bois (France Residential)	50.0%	50.0%
SCCV Bobigny (France Residential)	60.0%	60.0%
SNC N2 Batignolles promo (Streambuilding)	50.0%	50.0%
SCI N2 Batignolles (Streambuilding)	50.0%	50.0%
Hôtel N2 (Streambuilding - Zoku)	50.1%	50.1%

1.3.2. Accounting principles

The consolidated financial statements have been prepared in accordance with the international accounting standards issued by the IASB (International Accounting Standards Board) and adopted by the European Union on the date of preparation. These standards include the IFRS (International Financial Reporting Standards), as well as their interpretations. The financial statements were approved by the Board of Directors on 19 July 2024.

1.3.3. Simplified income statement – Group share

(In € million, Group share)	H1 2023	H1 2024	Change	%
Net rental income	279.0	281.9	+2.8	+1%
EBITDA from hotel operating activity & flex-office	21.3	23.2	+2.0	+9%
Income from other activities (incl. Property dev.)	11.3	9.0	-2.4	-21%
Net revenue	311.6	314.1	+2.4	+1%
Net operating costs	-39.5	-38.6	+0.9	-2%
Amort. of oper. assets & net change in provisions	-13.4	-18.4	-4.9	+37%
Current operating income	258.7	257.1	-1.6	-1%
Change in value of properties	-928.3	-246.7	+681.7	n.a.
Result from asset disposals	-2.4	1.8	+4.2	n.a.
Result from disposal of securities	-0.3	-0.4	-0.1	+47%
Result from changes in scope & other	-0.8	-0.3	+0.5	-60%
Operating income	-673.1	11.5	+684.7	n.a.
Cost of net financial debt	-50.5	-47.3	+3.2	-6%
Interest charges linked to financial lease liability	-3.6	-4.1	-0.5	+13%
Value adjustment on derivatives	-29.4	15.5	+44.9	n.a.
Discounting of liabilities-receivables & Result of chge	0.2	0.2	-0.0	-0%
Early amortisation of borrowings' cost	-0.3	-0.8	-0.5	+150%
Share in earnings of affiliates	-15.9	12.5	+28.4	n.a.
Income before tax	-772.7	-12.6	+760.2	n.a.
Deferred tax	87.7	10.3	-77.3	-88%
Corporate income tax	-4.7	-6.1	-1.5	+32%
Net income for the period	-689.7	-8.4	+681.3	-99%

1.3.3.1. €314.1 million net revenue (+1%)

Net revenue in Group share increased especially thanks to both dynamic rental activity and strong operating activity in hotels, the reinforcement in Covivio Hotels, despite the impact of disposals in offices. Also refer to 1. Business Analysis

(In € million, Group share)	H1 2023	H1 2024	Change	%
France Offices	78.2	68.5	-9.7	-12%
Italy Offices (incl. retail)	44.4	44.7	+0.3	+1%
German Offices	18.9	20.1	+1.3	+7%
Offices	141.4	133.3	-8.1	-6%
German Residential	85.4	87.6	+2.2	+3%
Hotels	52.1	60.9	+8.8	+17%
Total Net rental income	279.0	281.9	+2.8	+1%
EBITDA from hotel operating activity & flex-office	21.3	23.2	+2.0	+9%
Income from other activities	11.3	9.0	-2.4	-21%
Net revenue	311.6	314.1	+2.4	+1%

1.3.3.2. Amortizations & net change in provisions

Note that this item includes the amortisation linked to the right of use according to IFRS 16. This amortization of right of use is mainly related to owner-occupied buildings and headquarters.

1.3.3.3. Change in the fair value of assets

The income statement recognises changes in the fair value (-€246.7 million) of assets based on appraisals carried out on the portfolio. This line item does not include the change in fair value of assets recognised at amortised cost under IFRS but is taken into account in the EPRA NAV calculation (hotel operating properties, flex-office assets and other own occupied buildings). For more details on changes in the portfolio by activity, see sections 1.2.1.6.1, 1.2.2.6.1. and 1.2.3.6.1 of this document.

1.3.3.4. Income from asset disposals & disposals of securities

Income from asset disposals contributed +€1.8 million

1.3.3.8. Share of income of equity affiliates

Group Share	% interest	Contribution to earnings (€million)	Value	Change in equity value (%)
OPCI Covivio Hotels	10.5%	2.5	51.9	+53%
Lénovilla (New Vélizy)	50.1%	4.7	62.2	-15%
Euromed Marseille	50.0%	-0.1	28.5	-8%
Cœur d'Orly (Orly Paris Airport)	50.0%	2.9	31.4	-13%
Phoenix (Hotels)	17.5%	2.0	56.9	+15%
Zabarella 2023 Srl (Build to sell office to resi.)	64.7%	0.0	13.6	+0%
Fondo Porta di Romana (Milan land bank)	24.5%	0.4	41.3	+17%
Total		12.5	285.7	+10%

The equity affiliates include Hotels in Europe and the France / Italy Offices sectors:

- OPCI Covivio Hotels: three hotel portfolios, B&B (16 hotels), Campanile (19 hotels) and AccorHotels (35 hotels) 80%-owned by Crédit Agricole Assurances.
- Lenovilla: the New Vélizy campus (47,000 m²), let to Thalès and co-owned with Crédit Agricole Assurances.
- Euromed in Marseille: one office building (Calypso) and a hotel (Golden Tulip) in partnership with Crédit Agricole Assurances.
- Coeur d'Orly in Greater Paris: two buildings in the Orly airport business district in partnership with ADP.
- Phoenix hotel portfolio: 32% stake held by Covivio Hotels (52.5% subsidiary of Covivio) in a portfolio of 25 Accor Invest hotels in France & Belgium and 2 B&B in France.
- Fondo Porta di Romana in Milan is a joint venture between Covivio (24.52%), Coima and Prada to participate to the acquisition of a plot of land in South Milan (future Olympic game village).
- Zabarella in Padua is a joint venture between Covivio (64.74%) and Carron Cav. Angelo SpA (35.26%) to participate to the project in development Pauda Zabarella (transformation office to residential).

1.3.3.9. Taxes

The corporate income tax amounted to -€6.1 million driven by:

Foreign companies that are not or are only partially subject to a tax transparency regime (Italy, Germany, Belgium, the Netherlands, and Portugal).

French subsidiaries with a taxable activity.

during the period.

1.3.3.5. Cost of net financial debt

Restated of the other financial products and the capitalization of interests on projects under development, the cost of net financial debt increases due to the rise in interest rates partially offset by a decrease of the average net debt.

1.3.3.6. Interest charges linked to finance lease liability

The Group rents some land under long term leasehold. According to IFRS 16, such rental costs are stated as interest charges. The slight increase refers to the hotel activity linked to the reinforcement in Covivio Hotels and the evolution of the exchange rate GBP.

1.3.3.7. Value adjustment on derivatives

The fair value of financial instruments (hedging instruments) is impacted by changes in interest rates. The P&L impact is a revenue of +€15.5 million.

1.3.3.10. Adjusted EPRA Earnings at €230.8 million

(In € million, Group share)	Net income Group share	Restatement	Adjusted EPRA E. H1 2024	Adjusted EPRA E. H1 2023
Net rental income	281.9	3.0	284.9	281.4
EBITDA from the hotel operating activity & flex-office	23.2	0.7	23.9	22.0
Income from other activities (incl. Property dev.)	9.0	0.0	9.0	11.3
Net revenue	314.1	3.7	317.8	314.8
Management and administration revenues	12.9	0.0	12.9	12.3
Operating costs	-51.5	0.0	-51.5	-51.8
Amort. of operating assets & net change in provisions	-18.4	15.4	-3.0	-5.6
Operating income	257.1	19.1	276.2	269.6
Change in value of properties	-246.7	246.7	0.0	0.0
Result from asset disposals	1.8	-1.8	0.0	0.0
Result from disposal of securities	-0.4	0.4	0.0	0.0
Result from changes in scope & other	-0.3	0.3	0.0	0.0
Operating result	11.5	264.7	276.2	269.6
Cost of net financial debt	-47.3	0.0	-47.3	-50.5
Interest charges linked to finance lease liability	-4.1	2.6	-1.4	-1.3
Value adjustment on derivatives	15.5	-15.5	0.0	0.0
Foreign Exchge. result & Early amort. of borrowings' costs	-0.6	0.8	0.2	0.1
Share in earnings of affiliates	12.5	-2.9	9.6	9.6
Pre-tax net income	-12.6	249.7	237.2	227.4
Deferred tax	10.3	-10.3	0.0	0.0
Corporate income tax	-6.1	-0.2	-6.3	-4.0
Net income for the period	-8.4	239.2	230.8	223.4
Average number of shares			102,962,700	94,838,980
Net income per share			2.24	2.36

The restatement of the amortisation of operating assets (+€17.1 million) offsets the real estate amortisation of the flex-office and hotel operating activities.

The restatement of the net change in provisions (-€1.7 million) consists of the ground lease expenses linked to the UK leasehold.

Concerning the interest charges linked to finance lease liabilities relating to the UK leasehold, as per IAS 40 §25,

€2.6 million was cancelled and replaced by the lease expenses paid (see the amount of -€1.7 million under the line item "Net change in provisions and other").

The restatement of the share in earnings of affiliates allows for the EPRA earnings contribution to be displayed.

The restatement of the corporate income tax (-€0.2 million) is linked to the tax on disposals.

1.3.3.11. Adjusted EPRA Earnings by activity

(In € million, Group share)	Offices	Germany Residential	Hotels in lease	Hotel operating properties	Corporate or non-attrib. sector	H1 2024
Net rental income	136.1	87.6	61.1	0.2	-0.2	284.9
EBITDA from Hotel operating activity & flex-office	8.5	0.0	0.0	15.4	0.0	23.9
Income from other activities (incl. Property dev.)	6.2	2.5	0.0	0.0	0.3	9.0
Net revenue	150.8	90.1	61.2	15.6	0.2	317.8
Net operating costs	-19.9	-15.6	-1.3	-0.5	-1.4	-38.6
Amortisation of operating assets	-3.6	-1.0	0.0	-1.1	-0.6	-6.3
Net change in provisions and other	3.1	-0.4	-0.7	-0.4	1.7	3.3
Operating result	130.4	73.1	59.2	13.5	0.0	276.2
Cost of net financial debt	-17.3	-16.9	-9.7	-3.8	0.3	-47.3
Other financial charges	-0.2	0.0	-0.7	-0.4	0.0	-1.3
Share in earnings of affiliates	6.3	0.0	3.2	0.0	0.0	9.6
Corporate income tax	-1.2	-2.0	-2.0	-0.7	-0.4	-6.3
Adjusted EPRA Earnings	118.0	54.2	50.1	8.7	-0.1	230.8
Development margin	-6.3	-2.3	0.0	0.0	0.0	-8.6
EPRA Earnings	111.7	51.9	50.1	8.7	-0.1	222.3

1.3.3.12. EPRA Earnings of affiliates

(In € million, Group share)	Offices	Hotels (in lease)	H1 2024
Net rental income	6.9	4.4	11.2
Net operating costs	-0.4	-0.4	-0.8
Amortisation of operating properties	0.0	0.3	0.3
Operating result	6.5	4.3	10.8
Cost of net financial debt	-0.2	-0.9	-1.1
Share in earnings of affiliates	0.0	-0.1	-0.1
Share in EPRA Earnings of affiliates	6.3	3.2	9.6

1.3.4. Simplified consolidated income statement (at 100%)

(In € million, 100%)	H1 2023	H1 2024	var.	%
Net rental income	426.2	431.3	+5.1	+1%
EBITDA from hotel operating activity & flex-office	39.6	38.7	-0.9	-2%
Income from other activities (incl. Property dev.)	3.1	11.4	+8.3	+264%
Net revenue	469.0	481.4	+12.4	+3%
Net operating costs	-55.9	-54.9	+1.0	-2%
Amort. of operating assets & net change in provisions	-19.1	-25.8	-6.8	+35%
Current operating income	394.0	400.6	+6.6	+2%
Result from asset disposals	-3.7	3.0	+6.7	n.a.
Change in value of properties	-1,277.7	-302.5	+975.2	n.a.
Result from disposal of securities	-0.3	-0.6	-0.3	+102%
Result from changes in scope	-1.9	-0.6	+1.3	-66%
Operating income	-889.5	100.0	+989.5	n.a.
Cost of net financial debt	-85.7	-81.9	+3.9	-4%
Interest charge related to finance lease liability	-7.8	-8.1	-0.3	+4%
Value adjustment on derivatives	-29.2	36.5	+65.8	n.a.
Foreign Exchange result & Early amortization of borrowings' costs	0.0	-1.1	-1.1	n.a.
Share in earnings of affiliates	-13.3	16.6	+29.9	n.a.
Income before tax	-1,025.6	62.0	+1,087.6	n.a.
Deferred tax	128.9	8.8	-120.0	-93%
Corporate income tax	-7.9	-10.0	-2.1	+27%
Net income for the period	-904.6	60.8	+965.4	n.a.
Non-controlling interests	214.9	69.1	-145.8	-68%
Net income for the period - Group share	-689.7	-8.4	+681.3	n.a.

The +€681.3 million increase in net income for the period compared with H1 2023 is related to the change in fair value of properties reflecting the beginning of a stabilisation of the real estate market (-€302.5 million compared with a -€1,277.7 million in H1 2023), the impact by changes in interest rates on the fair value of financial instruments (+€36.5 million compared with a -€29.2 in H1 2023), partly offset by the change in deferred taxes

mainly related to the effects described above (-€120 million) and strong operating performances.

As a result, these effects are also presents in non-controlling interests and in net income Group share. The decrease in non-controlling interests is also linked to the reinforcement in Covivio Hotels.

(In € million, 100%)	H1 2023	H1 2024	Change	%
France Offices	91.3	83.9	-7.4	-8%
Italy Offices	57.2	58.2	+1.0	+2%
German Offices	20.3	21.6	+1.3	+7%
Offices	168.8	163.7	-5.1	-3%
German Residential	132.4	135.7	+3.3	+2%
Hotels	125.0	131.9	+6.9	+6%
Total Net rental income	426.2	431.3	+5.1	+1%
EBITDA from the hotel operating activity & flex-office	39.6	38.7	-0.9	-2%
Income from other activities	3.1	11.4	+8.3	+264%
Net revenue	469.0	481.4	+12.4	+3%

1.3.5. Simplified consolidated balance sheet (Group share)

(In € million, Group share)	31 Dec. 23	30 Jun. 24	Liabilities	31 Dec. 23	30 Jun. 24
Investment properties	12,596	12,569			
Investment properties under development	1,007	1,072			
Other fixed assets	993	1,063			
Equity affiliates	260	286			
Financial assets	251	315			
Deferred tax assets	57	58			
Financial instruments	366	418	Shareholders' equity	7,957	8,143
Assets held for sale	227	318	Borrowings	7,703	8,025
Cash	778	1,018	Financial instruments	142	154
Inventory (Trading & Construction activities)	257	229	Deferred tax liabilities	650	648
Other	420	542	Other liabilities	760	928
Total	17,211	17,899	Total	17,211	17,899

1.3.5.1. Investment properties, Properties under development and Other fixed assets

The portfolio (including assets held for sale) by operating segment is as follows:

(In € million, Group share)	31 Dec. 23	30 Jun. 24	Change
France Offices	3,932	3,899	-32
Italy Offices	2,403	2,364	-38
German Offices	1,145	1,047	-98
Offices	7,479	7,311	-168
German Residential	4,811	4,675	-137
Hotels	2,530	3,035	505
Other	3	3	0
Total Fixed Assets	14,823	15,023	200

The decrease in **Offices** (-€168 million) was mainly due to the disposals (-€116 million), the change in fair value (-€211 million) partly offset by (+€128 million) of CAPEX.

The decrease in **German Residential** (-€137 million) was mainly due to CAPEX (+€43 million), partly offset by disposals for the half year (-€11 million), the change in fair value (-€45 million), the reclassification in inventories (-26 M€) and the impact of the rate following the partnership with CDC of a 49% stake in a Berlin portfolio of Covivio Berlin Prime (-€98 million).

The increase in the **Hotels portfolio** (+€505 million) was mainly driven by the reinforcement in Covivio Hotels (+505 M€), the increase in fair value (+€10 million), foreign currency exchange gain (+€10 million). Acquisition and Capex (+€12 million), offset by disposals (-€9 million), amortization of operating properties and other tangible assets (-€15 million).

1.3.5.2. Assets held for sale (included in the total fixed assets above), €318.4 million at the end of June 2024

Assets held for sale consist of assets for which a preliminary sales agreement has been signed.

1.3.5.3. Total Group shareholders' equity

Shareholders' equity increased from €7,957 million at the end of 2023 to €8,143 million at the end of June 2024, i.e. +€186 million, mainly due to:

Income for the period: -€8 million.

The dividend distribution: -€330.8 million, partially offset by option for payment in shares (+€255 million) and the strengthening of Covivio Hotels (+€280 million).

The change in fair value of derivative instruments in OCI (Italy) -€3 million.

1.3.5.4. Net deferred tax liabilities

Deferred tax liabilities represent €648 million in liabilities at the end of June versus €650 million in 2023, Deferred tax assets represent €58 million in assets at the end of June versus €57 million in 2023. This €3 million variation is mainly due to the drop in appraisal values in Office

Germany (+€14.8 million), in Residential Germany (+€1.4 million), the changes in fair values and the sales in Italy Offices (-€2.6 million) and the increase in fair values of derivatives (-€1.4 million) and the rate variation following the increase in stake of Covivio Hotels (€-6.6 million).

1.3.6. Simplified consolidated balance sheet (at 100%)

(In € million, 100%)						
Assets	31 Dec. 23	30 Jun. 24	Liabilities	31 Dec. 23	30 Jun. 24	
Investment properties	19,046	18,577				
Investment properties under dev.	1,140	1,208				
Other fixed assets	1,730	1,700				
Equity affiliates	375	384				
Financial assets	118	158	Shareholders' equity	7,957	8,143	
Deferred tax assets	72	67	Non-controlling interests	4,006	3,726	
Financial instruments	522	576	Shareholders' equity	11,963	11,869	
Assets held for sale	327	521	Borrowings	10,707	11,056	
Cash	901	1,336	Financial instruments	185	195	
Inventory (Trading & Constr. activities)	308	290	Deferred tax liabilities	1,054	1,040	
Other	488	644	Other liabilities	1,117	1,300	
Total	25,026	25,460	Total	25,026	25,460	

1.4. Financial resources

Summary of the financial activity

Covivio is rated BBB+ with a stable outlook by S&P, confirmed on May 7th, 2024.

Covivio's Loan-to-Value (LTV) ratio was reduced to 40.3% (LTV policy < 40%), thanks to active portfolio rotation and despite value adjustments. Average rate of debt is at to 1.68%, thanks to a highly hedged debt. Maturity of debt remained stable to 4.9 years.

The net available liquidity position increased to €2.5 billion on a Group share basis at end-June 2024, including €1.7 billion of undrawn credit lines and €1.0 billion of cash minor by €0.2 billion of Commercial Paper. This strong liquidity position enables to cover debt expiries until end of 2026.

1.4.1. Main debt characteristics

Group share	31 Dec. 2023	30 Jun. 2024
Net debt, Group share (€ million)	6,925	7,007
Average annual rate of debt	1.50%	1.68%
Average maturity of debt (in years)	4.9	4.9
Debt active average hedging rate	97.0%	95.0%
Average maturity of hedging (in years)	5.9	6.1
LTV including duties	40.8%	40.3%
ICR	6.4x	6.1x
Net debt / EBITDA	12.3x	12.1x

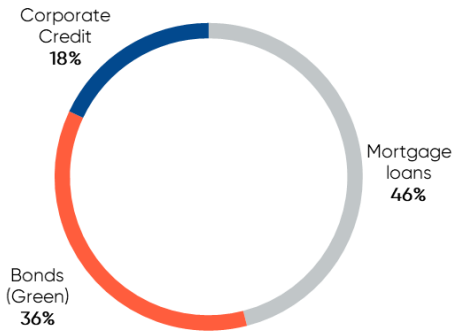
1.4.2. Debt by type

Covivio's net debt stands at **€7.0 billion in Group share** at end-June 2024 (€9.8 billion on a consolidated basis), up by +€0.1 billion compared to end-2023. This is entirely due to the increased exposure to Covivio Hotels and the consolidation, on a Group share basis, of a higher part of Covivio Hotels' debt.

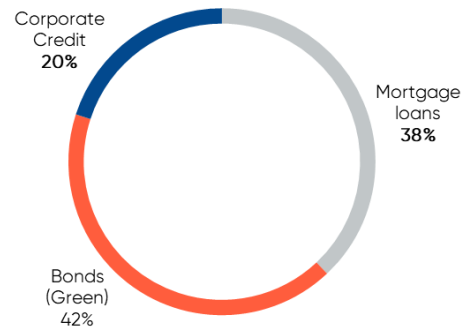
As regards commitments attributable to the Group, the share of corporate debt (bonds and loans) grows up to 62% on a Group share basis, at end-June 2024. Additionally, Covivio had €0.2 billion in commercial paper outstanding at 30 June 2024.

Debt by type

Consolidated commitments

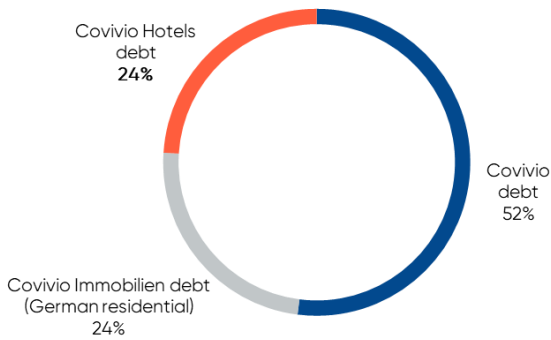


Group share commitments

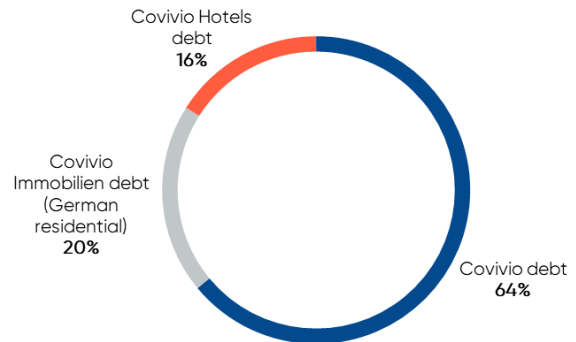


Debt by company

Consolidated commitments



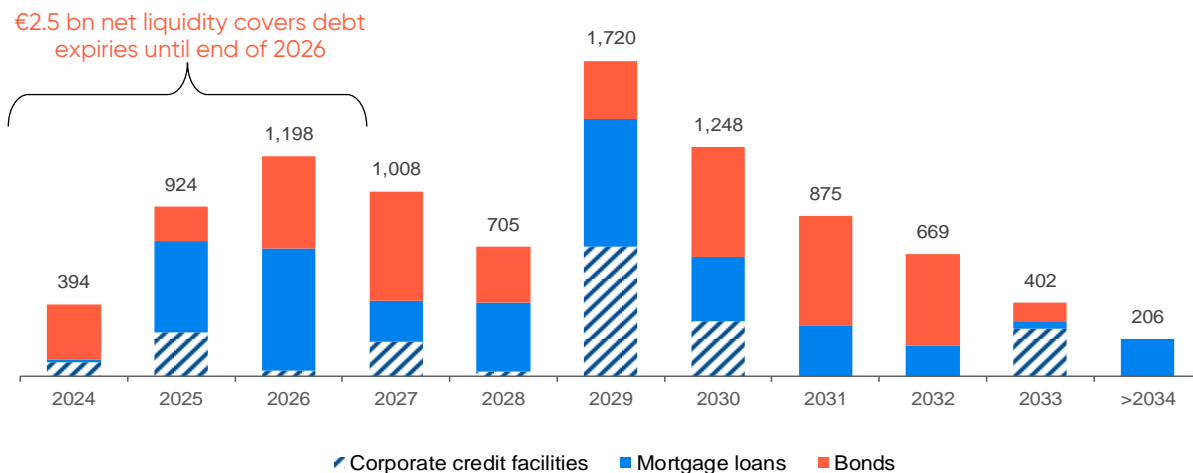
Group share commitments



1.4.3. Debt maturity

The average maturity of Covivio's debt stands at 4.9 years at end-June 2024. Until end of 2024, all major maturity has already been covered.

Debt maturity by type (in € million, Group share)

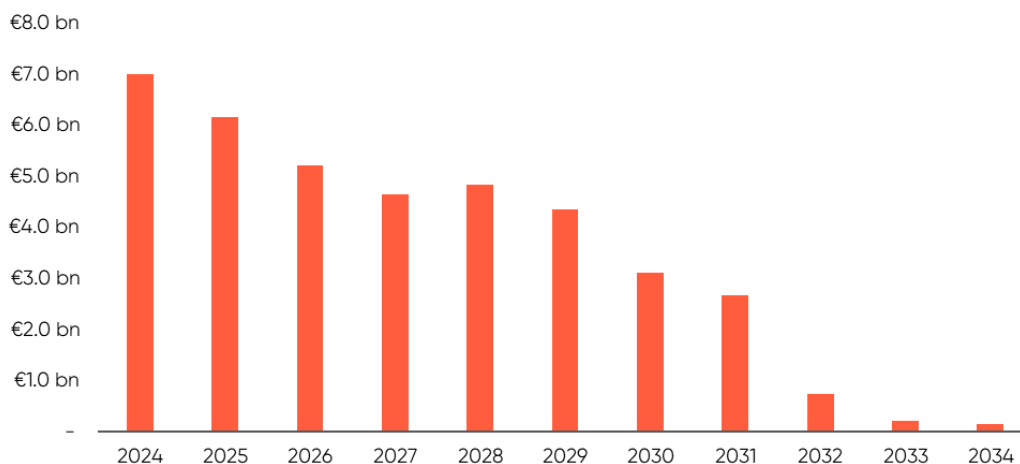


1.4.4. Hedging profile

In H1 2024, debt was hedged at 97% on average (95% end of June), and 82% on average over the next three years, all of which with maturities equivalent to or exceeding the debt maturity.

The average term of the hedges is 6.1 years Group share.

Hedging maturities (in € billion, Group share)



1.4.5. Debt ratios

1.4.5.1. Financial structure

Excluding debts raised without recourse to the Group's property companies, the debts of Covivio and its subsidiaries generally include bank covenants (ICR and LTV) applying to the borrower's consolidated financial statements. If these covenants are breached, early debt repayment may be triggered. These covenants are established on a Group share basis for Covivio and Covivio Hotels.

The most restrictive consolidated LTV covenants amounted, at 30 June 2024, to 60% for Covivio and Covivio Hotels.

The most restrictive ICR consolidated covenants applicable to the REITs, at 30 June 2024, are of 200% for Covivio and Covivio Hotels.

With respect to Covivio Immobilien (German Residential), for which almost all of the debt raised is "non-recourse" debt, portfolio financings do not contain LTV or ICR consolidated financial covenants.

Lastly, with respect to Covivio, some corporate credit facilities are subject to the following ratios:

Ratio	Covenant	30 June 2024
LTV	60.0%	43.4% ¹
ICR	2.00	6.06
Secured debt ratio	25.0%	4.2%

¹ Excluding duties and sales agreements

All covenants were fully complied with at end-June 2024. No loan has an accelerated payment clause contingent on Covivio's rating.

1.4.5.2. Detail of Loan-to-Value (LTV) calculation

(In € million Group share)	31 Dec. 2023	30 Jun. 2024
Net book debt	6,925	7,007
Receivables linked to associates (full consolidated)	-187	-193
Receivables on disposals	15	-45
Preliminary sale agreements	-224	-268
Purchase debt	33	42
Net debt	6,562	6,544
Appraised value of real estate assets (Including Duties)	15,948	16,129
Preliminary sale agreements	-224	-268
Financial assets	15	14
Receivables linked to associates (equity method)	68	72
Share of equity affiliates	260	286
Value of assets	16,067	16,233
LTV Excluding Duties	43.0%	42.4%
LTV Including Duties	40.8%	40.3%

1.4.6. Reconciliation with consolidated accounts

1.4.6.1. Net debt

(In € million)	Consolidated accounts	Minority interests	Group share
Bank debt	11,056	-3,031	8,025
Cash and cash equivalents	1,336	-318	1,018
Net debt	9,720	-2,713	7,007

1.4.6.2. Portfolio

(In € million)	Consolidated accounts	Portfolio of companies under the equity method	Fair value of operating properties	Other assets held for sale	Right of use of investment properties	Minority interests	Group share
Investment & dev. properties	19,785	1,075	1,936	-23	-268	-7,440	15,065
Assets held for sale	521			-74		-133	314
Total portfolio	20,306	1,075	1,936	-97	-268	-7,572	15,380
							805
							16,184
							-429
							+229
							+146
							16,129

1.4.6.3. Interest Coverage Ratio (ICR)

(In € million)	Consolidated accounts	Minority interests	Group share
EBITDA (net rents (-) operating expenses (+) results of other activities)	442	155	287
Cost of debt	82	35	47
ICR			6.1x

1.4.6.4. Net debt / EBITDA

(In € million)	Group share
Net debt, Group share (€ million)	7,007
Adj. on borrowings from associates (on JVs) ¹	-155
Net debt	6,852
EBITDA (net rents (-) operating expenses (+) results of other activities) ²	287
Other adjustments ³	-3
Prorata on a 12 months basis (<i>half year only</i>)	284
EBITDA	568
Net debt / EBITDA	12.1x

¹ Borrowings from associates are shareholder loans for which the Covivio Group could not be asked to repay.

² It includes dividends received from Equity method companies

³ Mainly IFRIC 21 adjustment related to Property Tax (in half year accounts only)

1.5. EPRA Reporting

The following reporting was prepared in accordance with EPRA (European Public Real Estate Association) Best Practices Recommendations, available on EPRA website (www.epra.com).

The German Residential information in the following sections includes some Office assets owned by the German Residential subsidiary Covivio Immobilien.

1.5.1. Change in net rental income (Group share)

€ million	H1 2023	Acquis.	Disposals	Development. ⁽¹⁾	Indexation, AM & occupancy	Others	H1 2024
France Offices	78	0	-10	-3	8	-4	69
Italy Offices (incl. retail)	44	0	-2	0	2	0	45
German Offices	19	0	0	0	1	0	20
Offices	142	0	-12	-3	11	-4	134
German Residential	85	0	-1	0	2	1	88
Hotels ⁽²⁾	52	0	0	0	2	7	61
Other (France Residential)	0	0	0	0	0	0	0
Total	279	0	-13	-3	15	3	282

⁽¹⁾ Deliveries & vacating for redevelopment || ⁽²⁾ Including Retail but excluding EBITDA from operating properties

The revenues LFL growth (including EBITDA from Hotels) is +6.5% in H1 2024.

€ million	H1 2024
Total from the table of changes in Net rental Income (GS)	282
Adjustments	0
Total net rental income (Financial data § 1.3.3)	282
Minority interests	149
Total net rental income (Financial data § 1.3.4)	431

1.5.2. Investment assets – Information on leases

Annualized rental income corresponds to the gross amount of guaranteed rent for the full year based on existing assets at the period end, excluding any incentives.

$$\text{Vacancy rate at end of period} = \frac{\text{Market rental value on vacant assets}}{\text{Contractual annualized rents on occupied assets} + \text{Market rental value on vacant assets}}$$

$$\text{EPRA vacancy rate at end of period} = \frac{\text{Market rental value on vacant assets}}{\text{Market rental value on occupied and vacant assets}}$$

(€ million, Group share)	Gross rental income (€m)	Net rental income (€m)	Annualised rents (€m)	Surface (m ²)	Average rent (€/m ²)	Vacancy rate (%)	ERV of spot vacant space (€m)	ERV of the whole portfolio (€m)	EPRA vacancy rate (%)
France Offices	78	69	204	1,135,979	230	5.0%	16	222	7.1%
Italy Offices (incl. retail)	52	45	113	594,470	237	1.4%	2	119	1.4%
German Offices	23	20	51	364,644	158	12.3%	9	63	14.3%
Offices	153	134	369	2,095,093	219	4.9%	26	403	6.5%
German Residential	97	88	190	2,825,995	106	1.0%	2	193	1.0%
Hotels in Europe ⁽²⁾	62	61	139	n.c	n.c	-	-	138	-
Total ⁽¹⁾	312	282	698	4,921,088	215	2.9%	28	734	3.9%

(1) Including French residential and others || (2) incl. Retail & excl. EBITDA from operating properties

The vacancy rate (2.9%) is including secured areas for which lease will start soon, while the EPRA vacancy rate (3.9%) is spot, at 30 June 2024.

Average metric rents are computed on total surfaces, including land banks and vacancy on development projects.

1.5.3. Investment assets – Asset values

(€ million, Group share)	Market value	Change in fair value over the year	Duties	EPRA NIY
France Offices	4,147	- 60	194	4.5%
Italy Offices (incl. Retail)	2,462	- 29	84	4.3%
German Offices	1,140	- 122	61	4.3%
Offices	7,749	- 211	339	4.4%
German Residential	4,542	- 45	325	3.5%
Hotels (incl. Retail)	3,084	10	103	5.7%
Other (France Resi. and car parks)	3	-	-	n.a.
Total H1 2024	15,378	- 247	767	4.4%

The change in fair value over the year presented above excludes change in value of operating properties, hotel operating properties, and assets under the equity method.

The EPRA net initial yield is the ratio of:

$$\text{EPRA NIY} = \frac{\text{Annualized rental income after deduction of outstanding benefits granted to tenants (rent-free periods, rent ceilings)}}{\text{Value of the portfolio including duties}}$$

Reconciliation with financial data

€ million	H1 2024
Total portfolio value (Group share, market value)	15,378
Fair value of the operating properties	- 1,222
Fair value of companies under equity method	- 429
Other assets held for sale	4
Right of use on investment assets	149
Fair value of car parks facilities	- 3
Tangible fixed assets	83
Investment assets Group share ¹ (Financial data § 1.3.5)	13,960
Minority interests	6,345
Investment assets 100% ¹ (Financial data § 1.3.5)	20,306

¹Fixed assets + Developments assets + asset held for sale

Reconciliation with IFRS

€ million	H1 2024
Change in fair value over the year (Group share)	- 247
Others	-
Income from fair value adjustments Group share (Financial data § 1.3.3)	- 247
Minority interests	- 56
Income from fair value adjustments 100% (Financial data § 1.3.3)	- 302

1.5.4. Assets under development

	Own. type	% Own. (Group share)	Fair value H1'24	Capitalised fin. exp. (H1'24)	Total cost ¹ (€m, Group share)	% progress	Delivery date	Surface at 100% (m ²)	Pre-letting	Yield ² (%)
Meudon Thalès 2	FC ³	100%		0	213	18%	2026	38,000 m ²	100%	7.9%
Paris Grands Boulevards	FC	100%		0	153	11%	2027	7,500 m ²	0%	4.5%
Paris Monceau	FC	100%		1	249	17%	2025	11,200 m ²	0%	4.4%
Total France Offices			299	2	615	16%		56,700 m²	49%	5.6%
The Sign D	FC	100%		0	76	75%	2024	13,200 m ²	92%	6.1%
Corte Italia	FC	100%		1	125	58%	2025	25,700 m ²	100%	5.9%
Rozzano - Strada 8	FC	100%		0	44	87%	2024	12,100 m ²	58%	7.9%
Symbiosis G+H	FC	100%		1	198	51%	2025	38,000 m ²	100%	6.4%
Total Italy Offices			313	3	443	61%		89,000 m²	93%	6.3%
Düsseldorf Icon	FC	94%		1	235	14%	2025	55,700 m ²	60%	5.5%
Berlin Alexanderplatz	FC	55%		3	343	34%	2027	60,000 m ²	0%	4.5%
Total German Offices			305	4	578	26%		115,700 m²	27%	4.9%
Total			918	9	1,635	32%		261,400 m²	56%	5.6%

¹ Total cost including land and financial cost || ² Yield on total cost || ³ FC: Full consolidation

Reconciliation with total committed pipeline

(€M, Group share)	Capitalised fin. expenses over the year	Total cost incl. fin. cost (Group share)
Projects fully consolidated	9	1,635
Others (Loft)	0	26
Offices Committed pipeline (Business Analysis § 1.1)	9	1,661

Reconciliation with financial data

	H1 2024
Total fair value of assets under development	918
Project under technical review and non-committed projects	155
Assets under development (Financial data § 1.3.5)	1,072

1.5.5. Information on leases

	Firm residual lease term (years)	Residual lease term (years)	Lease expiration by date of 1st exit option Annualised rental income of leases expiring				Total (€m)	Section
			N+1	N+2	N+3 to 5	Beyond		
France Offices	4.7	5.5	6%	20%	28%	46%	204	
Italy Offices (incl. retail)	5.9	6.3	2%	6%	31%	60%	113	
Germany Offices	3.9	4.3	13%	26%	26%	34%	51	
Offices	5.0	5.6	6%	17%	29%	48%	369	1.2
Hotels (incl. retail)	11.7	13.5	3%	2%	5%	90%	139	1.2
Others ²	n.a	n.a	n.a	n.a	n.a	n.a	231	
Total¹	6.8	7.7	3%	9%	15%	72%	739	

¹ Percentage of lease expiries on total revenues || ²: (German Residential, Hotels EBITDA, others)

In 2024, 3.4% of total leases are expiring: 2.1% have no intention to vacate the property and 0.4% are going to be redeveloped. That leads the unsecured part to 1.0%, for which tenant decision is not yet known.

1.5.6. EPRA net initial yield

The data below shows detailed yield rates for the Group and the transition from the EPRA topped-up yield rate to Covivio's yield rate.

- EPRA topped-up net initial yield is the ratio of:

$$\text{EPRA Topped-up NIY} = \frac{\text{Annualized rental income after expiration of outstanding benefits granted to tenants (rent-free periods, rent ceilings) - unrecovered property charges for the year}}{\text{Value of the portfolio including duties}}$$

- EPRA net initial yield is the ratio of:

$$\text{EPRA NIY} = \frac{\text{Annualized rental income after deduction of outstanding benefits granted to tenants (rent-free periods, rent ceilings) - unrecovered property charges for the year}}{\text{Value of the portfolio including duties}}$$

(€ million, Group share) Excluding French Residential and car parks	Total 2023	France Offices	Italy Offices	German Offices	German Resid.	Hotels (incl. retail)	Total H1 2024
Investment, disposable and operating properties	15,076	4,147	2,462	1,140	4,542	3,084	15,375
Restatement of assets under development	- 1,007	- 358	- 352	- 333	- 18	-	- 1,061
Restatement of undeveloped land and other assets under development	- 295	- 209	- 115	- 39	-	- 38	- 402
Duties	773	194	84	61	325	103	767
Value of assets including duties (1)	14,547	3,773	2,079	829	4,849	3,149	14,679
Gross annualised IFRS revenues	668	185	104	40	189	182	701
Irrecoverable property charge	- 54	- 17	- 14	- 5	- 17	- 2	- 55
Annualised net revenues (2)	614	168	90	36	172	180	646
Rent charges upon expiration of rent free periods or other reductions in rental rates	32	19	8	5	-	- 0	32
Annualised topped-up net revenues (3)	645	187	98	41	172	180	678
EPRA Net Initial Yield (2)/(1)	4.2%	4.5%	4.3%	4.3%	3.5%	5.7%	4.4%
EPRA "Topped-up" Net Initial Yield (3)/(1)	4.4%	5.0%	4.7%	5.0%	3.5%	5.7%	4.6%
Transition from EPRA topped-up NIY to Covivio yield							
Impact of adjustments of EPRA rents	0.4%	0.5%	0.7%	0.2%	0.4%	0.1%	0.4%
Impact of restatement of duties	0.3%	0.3%	0.2%	0.4%	0.3%	0.2%	0.3%
Covivio reported yield rate	5.1%	5.7%	5.6%	6.0%	4.2%	6.0%	5.3%

1.5.7. EPRA cost ratio

(€million, Group share)	H1 2023	H1 2024
Unrecovered Rental Cost	-15.0	- 16.6
Expenses on properties	- 10.6	- 10.0
Net losses on unrecoverable receivables	-0.7	- 0.3
Other expenses	- 1.9	- 1.3
Overhead	- 49.9	- 50.0
Amortisation, impairment, and net provisions	2.1	3.2
Income covering overheads	12.3	12.9
Cost of other activities and fair value	-2.5	- 2.7
Property expenses	- 0.3	- 0.5
EPRA costs (including vacancy costs) (A)	- 66.5	- 65.2
Vacancy cost	10.9	9.7
EPRA costs (excluding vacancy costs) (B)	- 55.6	- 55.5
Gross rental income less property expenses	308.0	312.2
EBITDA from hotel operating properties & coworking, income from other activities	36.4	35.2
Gross rental income (C)	344.4	347.5
EPRA costs ratio (including vacancy costs) (A/C)	-19.3%	-18.8%
EPRA costs ratio (excluding vacancy costs) (B/C)	-16.2%	-16.0%

1.5.8. Adjusted EPRA Earnings: growing to €230.8 million

(€million)	H1 2023	H1 2024
Net income Group share (Financial data §3.3)	- 689.7	- 8.4
Change in asset values	928.3	246.7
Income from disposal	2.7	- 1.4
Acquisition costs for shares of consolidated companies	0.8	0.3
Changes in the value of financial instruments	29.4	- 15.5
Interest charges related to finance lease liabilities (leasehold > 100 years)	2.3	2.4
Rental costs (leasehold > 100 years)	- 1.6	- 1.5
Deferred tax liabilities	- 87.7	- 10.3
Taxes on disposals	0.7	- 0.2
Adjustment to amortisation & provisions	12.6	17.1
Adjustment to write-off of null and void provision	- 3.2	-
Adjustments from early repayments of financial instruments	0.2	0.8
Adjustment IFRIC 21	3.1	3.7
EPRA Earnings adjustments for associates	25.5	- 2.9
Adjusted EPRA Earnings (B)	223.4	230.8
Adjusted EPRA Earnings in €/share (B)/(C)	2.36	2.24
Promotion margin	- 2.0	- 8.6
EPRA Earnings (A)	221.4	222.3
EPRA Earnings in €/share (A)/(C)	2.33	2.16
Average number of shares (C)	94,838,980	102,962,700

1.5.9. EPRA NRV, EPRA NTA and EPRA NDV

	2023	H1 2024	Change	Change (%)
EPRA NRV (€ m)	9,327	9,511	183	+2.0%
EPRA NRV / share (€)	92.6	85.4	- 7.2	-7.8%
EPRA NTA (€ m)	8,470	8,662	191	+2.3%
EPRA NTA / share (€)	84.1	77.7	- 6.3	-7.5%
EPRA NDV (€ m)	8,401	8,668	267	+3.2%
EPRA NDV / share (€)	83.4	77.8	- 5.6	-6.7%
Number of shares	100,758,774	111,407,445	10,648,671	+10.6%

1.5.9.1. Reconciliation between shareholder's equity and EPRA NAV

	2023 (€m)	€ per share	H1 2024 (€m)	€ per share
Shareholders' equity	7,957	79.0	8,143	73.1
Fair value assessment of operating properties	175		210	
Duties	807		805	
Financial instruments	- 235		- 275	
Deferred tax liabilities	623		628	
EPRA NRV	9,327	92.6	9,511	85.4
Restatement of value Excluding Duties on some assets	- 773		- 767	
Goodwill and intangible assets	- 68		- 69	
Deferred tax liabilities	- 16		- 13	
EPRA NTA	8,470	84.1	8,662	77.7
Optimization of duties	- 34		- 38	
Intangible assets	18		18	
Fixed-rate debts ¹	318		366	
Financial instruments	235		275	
Deferred tax liabilities	- 607		- 615	
EPRA NDV	8,401	83.4	8,668	77.8

¹Excluding credit spread impact of +7M€

Valuations are carried out in accordance with the Code of conduct applicable to SIIcs and the Charter of property valuation expertise, the recommendations of the COB/CNCC working group chaired by Mr Barthès de Ruyter and the international plan in accordance with the standards of the International Valuation Standards Council (IVSC) and those of the Red Book of the Royal Institution of Chartered Surveyors (RICS).

The real estate portfolio held directly by the Group was valued on 30 June 2024 by independent real estate experts such as Cushman, REAG, CBRE, HVS, JLL, Savills, BNPP Real Estate, MKG and CFE. This did not include:

- assets on which the sale has been agreed, which are valued at their agreed sale price;
- assets owned for less than 75 days, for which the acquisition value is deemed to be the market value.

Assets were estimated at values excluding and/or including duties, and rents at market value. Estimates were made using the comparative method, the rent capitalisation method and the discounted future cash flow method.

Other assets and liabilities were valued using the principles of the IFRS standards on consolidated financial statements. The application of fair value essentially concerns the valuation of debt coverages.

For companies co-owned with other investors, only the Group share was considered.

1.5.9.2. Fair value assessment of operating properties

In accordance with IFRS, operating properties are valued at historical cost. To take into account the appraisal value, a €210 million value adjustment was recognised in EPRA NRV, NDV, NTA related to:

- co-working and operating hotel properties for €160 million
- own-occupied buildings for €47million
- car parks for €3 million

1.5.9.3. Fair value adjustment for fixed-rate debts

The Group has taken out fixed-rate loans (secured bond and private placement). In accordance with EPRA principles, EPRA NDV was adjusted for the fair value of fixed-rate debt. The impact is +€366 million at 30 June 2024.

1.5.9.4. Recalculation of the base cost excluding duties of certain assets

When a company, rather than the asset that it holds, can be sold, transfer duties are re-calculated based on the company's net asset values (NAV). The difference between these re-calculated duties and the transfer

duties already deducted from the value had an impact of €38 million at 30 June 2024.

1.5.9.5. Deferred tax liabilities

The EPRA NTA assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax.

For this purpose, the Group uses the following method:

- Offices: takes into account 50% of deferred tax considering the regular asset rotation policy,
- Hotels: takes into account deferred tax on the non-core part of the portfolio, expected to be sold within the next few years,
- Residential: includes the deferred tax linked to the building classified as Assets available held for sale, considering the low level of asset rotation in this activity.

1.5.10. Capex by type

€ million	H1 2023		H1 2024	
	100%	Group share	100%	Group share
Acquisitions ¹	-	-	-	-
Developments	113	83	101	89
Investment Properties	82	58	101	71
Capitalized expenses on development portfolio ² (except under equity method)	23	20	16	14
Total	218	160	219	174

¹ Acquisitions including duties

² Financial expenses capitalized, commercialization fees and other capitalized expenses

The €89 million group share of Development Capex relates to renovation expenses on development projects (excluding properties under equity method and assets under operation but including Capex on assets delivered over the year until delivery date).

The €71 million group share of CAPEX on Investment Properties is mainly composed of:

- €26 million on offices including tenant improvement,

green capex to enhance the value on strategic offices;

- €3 million of modernisation Capex on hotels, with the aim to improve the quality of assets and benefit from increased revenues and performance,
- €40 million of modernization & maintenance Capex on German Residential of which 54% modernization, generating revenues.

1.5.11. EPRA LTV

The following table is published in line with EPRA recommendations.

EPRA LTV 30 June 2024 (€ million, Group share)	Proportionate Consolidation				Combined
	Group as reported	Share of Joint Ventures	Share of Material Associates	Non-controlling Interests	
Include:					
Borrowings from Financial Institutions	5,473	182		-2,162	3,493
Commercial paper	359			-147	212
Hybrids (including Convertibles, preference shares, debt, options, perpetuals)	-				-
Bond Loans	4,944			-688	4,256
Foreign Currency Derivatives (futures, swaps, options and forwards)					0
Net Payables	82			-70	12
Owner-occupied property (debt)					0
Current accounts (Equity characteristic)					0
Exclude:					
Cash and cash equivalents	1,336	34		-335	1,035
Net Debt (a)	9,522	148		-2,733	6,938
Include:					
Owner-occupied property	1,988	10		733	1,265
Investment properties at fair value	18,309	460		6,118	12,651
Properties held for sale	507	-		193	314
Properties under development	1,208	-		136	1,072
Intangibles	-	-		-	-
Net Receivables	-	9		4	5
Financial assets	420	-		127	293
Total Property Value (b)	22,432	479	0	7,311	15,600
Real Estate Transfer Taxes	1,152			347	805
Total Property Value (incl. RETTs) (c)	23,584	479	0	-7,657	16,406
LTV (a/b)	42.4%				44.5%
LTV (incl. RETTs) (a/c) (optional)	40.4%				42.3%

Including preliminary agreements still to be cashed in, EPRA LTV (excluding transfer taxes) would go down to 43.4%.

EPRA LTV	44.5%
Duties	-2.1%
Preliminary Agreements	-1.0%
Other effects (including conso. restatements)	-1.1%
LTV including duties	40.3%

1.5.12. EPRA performance indicator reference table

EPRA information	Section	in %	Amount in €	Amount in €/share
EPRA Earnings	1.3.3.	-	€222.3 m	€2.16 /share
Adjusted EPRA Earnings	1.3.3.	-	€230.8 m	€2.24 /share
EPRA NRV	1.5.9.	-	€9,511 m	€85.4 /share
EPRA NTA	1.5.9.	-	€8,662 m	€77.7 /share
EPRA NDV	1.5.9.	-	€8,668 m	€77.8 /share
EPRA net initial yield	1.5.6	4.4%	-	-
EPRA topped-up net initial yield	1.5.6	4.6%	-	-
EPRA vacancy rate at year-end	1.5.2	3.9%	-	-
EPRA costs ratio (including vacancy costs)	1.5.7	-18.8%	-	-
EPRA costs ratio (excluding vacancy costs)	1.5.7	-16.0%	-	-
EPRA LTV	1.5.11	44.5%	-	-
EPRA indicators of main subsidiaries	1.6.	-	-	-

1.6. Financial indicators of main activities

	Covivio Hotels			Covivio Immobilien		
	31 Dec. 23	30 Jun. 24	Change (%)	31 Dec. 23	30 Jun. 24	Change (%)
EPRA Earnings in M€ (half year)	112.1	119.5	+6.6%	78.2	76.0	-2.9%
EPRA NRV	3,915	3,852	-1.6%	4,756	4,649	-2.2%
EPRA NTA	3,550	3,505	-1.3%	4,262	4,156	-2.5%
EPRA NDV	3,512	3,472	-1.1%	3,682	3,582	-2.7%
% of capital held by Covivio	43.9%	52.5%	+8.7 pts	61.7%	61.7%	-
LTV including duties	34.4%	36.1%	+1.7 pt	35.2%	35.1%	-0.1 pt
ICR	5.4x	5.9x	+0.6x	4.5x	4.1x	- 0.4x



Risks

and uncertainties

2. RISKS AND UNCERTAINTIES

As part of its risk management, Covivio carries out a detailed annual review of the risks to which it is exposed. Its results and the action plans defined to improve risk management are shared with the Audit Committee and the Board of Directors. Covivio invites its readers to refer to chapter 2 of its Universal Registration Document (URD) 2023, which presents the main risks and control measures in place.

Risks are rated on the basis of a combined analysis of their potential negative impact (on the Group's valuation, results, image and/or business continuity) and the likelihood of their occurrence. Once quantified, the gross impact and probability are adjusted for the control measures in place to determine the net risk.

Following this risk review, the following risks were significantly impacted in the first half of the year and could continue to do so in the second half of the year, via an increase/decrease in their net impact and/or their net probability. The mechanisms for managing these risks (unchanged) are described in the URD 2023 available on the Covivio website. To date, the other risks have not changed significantly.

In addition, Covivio's investment in Covivio Hotels in the first half of the year increased its exposure to the hotel sector, whose more specific risks are included in the 2023 URD and were reviewed in mid-2024, as were the other risks.

2.1. Risks relating to the environment in which Covivio operates

Unfavourable trend in the property market: slower decline in values

Values

Covivio's total assets at end-June 2024 (€25.5 billion in consolidated figures) consisted mainly of the appraised value of its properties, which amounted to €23.0 billion (almost 90%). Covivio recognises its investment properties at fair value, in accordance with the option offered by IAS 40. This means that any change in the value of the properties has a direct impact on the balance sheet total.

The value of Covivio's assets depends on developments in the property markets in which the company operates. Both rental levels and market prices (and consequently the capitalisation rates used by the experts) may be

subject to fluctuations linked to the economic and financial environment.

A reduction in appraised values is likely to affect the value of Covivio's Net Asset Value and, possibly, the valuation of its share price.

Over the first half of 2024, the value of the portfolio fell by 1.3% on a like-for-like basis. This decline was particularly marked in the office portfolio (-2.6%), while the hotel portfolio increased in value by 0.5% in the first half, and the residential portfolio in Germany remained stable over the same period on a like-for-like basis. It should be noted that compared with last year (-5.5% in the first half of 2023 and -10.2% over the full year 2023), this fall is significantly lower and could mark a slowdown or even a halt over the coming months, subject to an otherwise unchanged environment.

For information purposes, the table below shows the sensitivity of asset valuation to rates of return on assets in operation:

In € million	Rates		
	Yield ¹	Yield ¹ - 25 bps	Yield ¹ + 25 bps
France Offices	5.7%	185.0	- 168.3
Italy Offices	5.6%	105.4	- 96.3
Offices Germany	5.9%	32.7	- 30.0
Hotels in Europe	6.0%	203.2	- 186.6
Residential Germany	4.2%	462.6	- 410.5
TOTAL	5.3%	989.0	- 891.8

¹Yield on assets in operation - excluding duties

The company's covenants are presented in the section 3.2.5.11.6 "Covenants".

2.2. Financial risks

Unfavourable rate movements

Borrowings

Annual inflation in the Eurozone stood at 2.5% in June 2024. A year earlier, it was 5.5%. This significant change enabled the European Central Bank (ECB) to cut its key rate for the first time since the end of 2019. It has stood at 4.25% since 12 June 2024 and had previously been 4.50% since 20 September 2023.

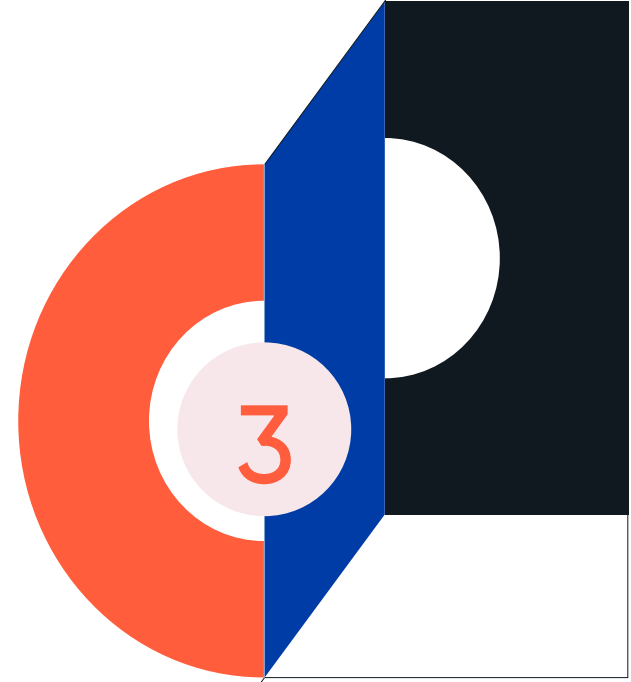
When new debt is issued or renewed, Covivio is directly impacted by these key rates. The average rate on Covivio's debt at 30 June 2024 was 1.68%, compared with 1.50% at the end of 2023. This increase is expected to continue due to the financing maturities of recent years and those to come, as well as higher interest charges on its share of unhedged debt. The average

hedging rate is 95%, with a hedging maturity of 6.1 years, which is longer than the debt maturity of 4.9 years at 30 June 2024. More generally, Covivio could be limited in its ability to implement its short/medium-term investment strategy.

A 50bps increase in interest rates would have a negative impact of €1.786m on the cost of net debt at 30 June 2024.

A 50-bps reduction in interest rates would have an impact of €1.911m on the cost of net debt at 30 June 2024.

An increase in interest rates of 100bps at 30 June 2024 would have a negative impact of €3.524m on the cost of net debt at 30 June 2024.



Condensed
consolidated
financial statements
at 30 June 2024

3. CONDENSED CONSOLIDATED FINANCIAL STATEMENTS AT 30 JUNE 2024

3.1. Condensed consolidated financial statements at 30 June 2024

3.1.1. Statement of Financial position

Assets

(In € thousand)	Note 3.2.5.	30 June 24	31 June 23
INTANGIBLE ASSETS	1.2		
Goodwill		116,527	117,356
Other intangible fixed assets		19,043	19,249
TANGIBLE ASSETS	1.2		
Operating properties		1,470,904	1,468,098
Other tangible fixed assets		38,738	39,978
Fixed assets in progress		54,780	85,363
Investment properties	1.3	19,784,838	20,186,471
Non-current financial assets	2.2	158,500	117,782
Investments in companies accounted for under the equity method	3.2	384,075	374,918
Deferred tax assets	4	66,602	72,315
Long-term derivative instruments	11.4	415,976	360,430
TOTAL NON-CURRENT ASSETS		22,509,982	22,841,961
Assets held for sale	1.3	520,713	326,649
Loans and receivables	5	41,712	40,589
Inventories and work-in-progress	6.2	289,813	307,526
Short-term derivative instruments	11.4	159,839	161,652
Trade receivables	7	457,894	322,956
Tax receivables		25,159	29,476
Other receivables	8	102,741	88,395
Prepaid expenses		16,266	6,337
Cash and cash equivalents	9	1,335,818	900,619
TOTAL CURRENT ASSETS		2,949,955	2,184,198
TOTAL ASSETS		25,459,937	25,026,159

Liabilities

(In € thousand)	Note 3.2.5.	30 June 24	31 June 23
Capital		334,870	303,019
Share premium account		4,493,589	4,311,423
Treasury shares		-28,617	-29,791
Consolidated reserves		3,351,613	4,791,151
Net income		-8,364	-1,418,785
TOTAL SHAREHOLDERS' EQUITY, GROUP SHARE	10	8,143,092	7,957,017
Non-controlling interests		3,726,180	4,006,151
TOTAL SHAREHOLDERS' EQUITY		11,869,272	11,963,167
Long-term borrowings	11.2	9,792,159	9,324,322
Long-term rental liabilities	11.5	309,396	305,044
Long-term derivative instruments	11.4	130,800	116,305
Deferred tax liabilities	4	1,039,856	1,053,540
Staff termination benefits	12.2	35,536	35,442
Other long-term liabilities		42,694	35,547
TOTAL NON-CURRENT LIABILITIES		11,350,441	10,870,200
Liabilities held for sale		6,497	6,644
Trade payables		264,558	188,461
Trade payables on fixed assets		46,249	39,310
Short-term borrowings	11.2	1,263,937	1,382,845
Short-term rental liabilities	11.5	8,454	9,027
Short-term derivative instruments	11.4	64,253	68,800
Security deposits		1,098	1,448
Advanced and pre-payments received		308,565	246,913
Short-term provisions	12.2	10,128	11,035
Current taxes		56,733	67,383
Other short-term liabilities	13	158,911	118,002
Pre-booked income		50,840	52,926
TOTAL CURRENT LIABILITIES		2,240,224	2,192,792
TOTAL LIABILITIES		25,459,937	25,026,159

3.1.2. Statement of net income

(In € thousand)	Note 3.2.	30 June 24	30 June 23
Rental income	6.2.1	469,326	463,144
Unrecovered property operating costs	6.2.2	-23,457	-20,432
Expenses on properties	6.2.2	-14,017	-14,849
Net losses on unrecoverable receivables	6.2.2	-544	-1,635
NET RENTAL INCOME		431,308	426,227
EBITDA from hotel operating activity & Flex Office	6.2.3	38,688	39,613
Income from other activities	6.2.3	11,394	3,128
Management and administration income		9,388	9,930
Business expenses		-1,877	-2,646
Overheads		-62,450	-63,195
NET OPERATING COSTS	6.2.4	-54,940	-55,912
Depreciation of operating assets	6.2.5	-35,081	-34,787
Net change in provisions and other	6.2.5	9,258	15,716
OPERATING INCOME		400,628	393,985
Net income from inventory properties		-1	33
Net income from asset disposals	6.3	3,021	-3,665
Income from value adjustments	6.4	-302,451	-1,277,682
Income from disposal of securities	6.5	-581	-288
Net income from changes in scope	6.6	-632	-1,884
OPERATING INCOME		99,984	-889,501
Cost of the net financial debt	6.7	-81,881	-85,736
Interest cost for rental liabilities	5.11.5	-8,122	-7,831
Value adjustment on derivatives	6.8	36,526	-29,229
Discounting and foreign exchange gains or losses	6.8	408	366
Exceptional amortisation of loan issue costs	6.8	-1,521	-351
Share of income from companies accounted for under the equity method	5.3.2	16,594	-13,304
NET INCOME BEFORE TAX		61,988	-1,025,583
Deferred taxes	6.9.2	7,187	137,554
Corporate taxes	6.9.2	-8,395	-16,579
NET INCOME FOR THE PERIOD		60,781	-904,608
of which attributable to non-controlling interests		69,144	-214,897
NET INCOME FOR THE PERIOD – GROUP SHARE		-8,364	-689,711
Group net earnings per share (in €)	7.2	-0.08	-7.27
Group diluted net earnings per share (in €)	7.2	-0.08	-7.23

3.1.3. Statement of comprehensive income

(In € thousand)	30 June 24	30 June 23
NET INCOME FOR THE PERIOD	60,781	-904,608
Currency translation differences	-5,658	10,193
Of which effective portion of gains or losses on hedging instruments	-7,334	-2,330
Deferred tax on recyclable items	748	237
Other comprehensive income that can be reclassified to profit or loss	-12,244	8,100
Actuarial differences on employee benefits	0	0
Deferred tax on non-recyclable items	0	-408
Other comprehensive income that cannot be reclassified to profit or loss	0	-408
OTHER ITEMS OF COMPREHENSIVE INCOME	-12,244	7,692
COMPREHENSIVE INCOME FOR THE PERIOD	48,537	-896,916
of which attributable to owners of the parent company	-15,747	-686,441
of which attributable to non-controlling interests	64,283	-210,475

3.1.4. Statement of changes in shareholders' equity

KE	Capital	Share premium	Treasury shares	Reserves and retained earnings	Gains and losses recognised directly in shareholders' equity	Total shareholders' equity, Group Share	Non-controlling interests	Total shareholders' equity
Position at 31 December 2022	284,358	4,053,017	-42,873	5,144,100	4,408	9,443,010	4,648,499	14,091,509
Dividends distribution		-6		-351,890		-351,896	-178,665	-530,561
Capital increase	18,661	260,399				279,060	16,694	295,754
Allocation to the legal reserve		-1,866		1,866		0		0
Others			8,710	-10,536		-1,826	-358	-2,184
Total comprehensive income for the period				-689,711	3,270	-686,441	-210,475	-896,916
Of which actuarial gains and losses on pension provision net of deferred tax liabilities					-252	-252	-156	-408
Of which currency transaction gains and losses					4,473	4,473	5,720	10,193
Of which effective portion of gains or losses on hedging instruments net of deferred tax liabilities					-951	-951	-1,142	-2,093
Of which net income (loss)				-689,711		-689,711	-214,897	-904,608
Variation in scope and exchange rates				233		233	-233	0
Share-based payments				3,894		3,894		3,894
Position at 30 June 2023	303,019	4,311,544	-34,163	4,097,956	7,678	8,686,034	4,275,462	12,961,495
Dividends distribution						0	-5,325	-5,325
Capital increase		-121				-121	9,904	9,783
Allocation to the legal reserve						0		0
Others			4,372	-3,638		734	489	1,223
Total comprehensive income for the period				-729,074	-3,979	-733,053	-274,398	-1,007,451
Of which actuarial gains and losses on pension provision net of deferred tax liabilities					484	484	294	778
Of which currency transaction gains and losses					-1,940	-1,940	-2,478	-4,418
Of which effective portion of gains or losses on hedging instruments net of deferred tax liabilities					-2,523	-2,523	-3,031	-5,554
Of which net income (loss)				-729,074		-729,074	-269,183	-998,257
Variation in scope and exchange rates				-239		-239	19	-220
Shared-based payments				3,662		3,662		3,662
Position at 31 December 2023	303,019	4,311,423	-29,791	3,368,667	3,699	7,957,017	4,006,150	11,963,167
Dividends distribution		-325,361		-5,398		-330,759	-153,171	-483,930
Capital increase	31,851	509,519				541,370		541,370
Allocation to the legal reserve		-1,992		1,992		0		0
Others			1,174	-4,886		-3,712	665	-3,047
Total comprehensive income for the period				-8,364	-7,383	-15,747	64,283	48,536
Of which actuarial gains and losses on pension provision net of deferred tax liabilities						0		0
Of which currency transaction gains and losses					-4,391	-4,391	-1,267	-5,658
Of which effective portion of gains or losses on hedging instruments net of deferred tax liabilities					-2,992	-2,992	-3,594	-6,586
Of change in value of operating assets held for investment						0		0
Of which net income (loss)				-8,364		-8,364	69,144	60,780
Variation in scope and exchange rates				-7,786		-7,786	-191,747	-199,533
Shared-based payments				2,709		2,709		2,709
Position at 30 June 2024	334,870	4,493,589	-28,617	3,346,934	-3,684	8,143,092	3,726,180	11,869,272

3.1.5. Statement of cash flows

(in € thousand)	Note	30 June 24	31 Dec 23
Résultat net de la période		60,781	-1,902,865
Amortisation, depreciation and provision charges (excluding those related to current assets)	3.2.6.2.5	35,271	69,556
Unrealised gains and losses relating to changes in fair value	3.2.5.11.4 & 3.2.6.4	265,924	2,645,012
Calculated income and expenses related to share-based payments		2,803	7,815
Other calculated income and expenses		4,153	-7,403
Gains or losses on disposals		-2,229	40,389
Share of income from companies accounted for under the equity method		-16,594	34,364
Dividends (non-consolidated securities)		0	-159
Cash flow after tax and cost of net financial debt		350,110	886,709
Cost of net financial debt and interest charges on rental liabilities	3.2.6.7 & 3.2.6.8	80,215	166,384
Income tax expense (including deferred taxes)	3.2.6.9.2	1,207	-207,285
Cash flow before tax and cost of net financial debt		431,532	845,808
Taxes paid		-14,734	-14,118
Change in working capital requirements on continuing operations (including employee benefits liabilities)	3.2.5.7.2	58,169	193,460
NET CASH FLOW FROM OPERATING ACTIVITIES		474,967	1,025,150
Impact of changes in the scope	3.2.6.6	83,143	676
Acquisitions of tangible and intangible fixed assets	3.2.5.1.2	-228,137	-484,492
Disposals of tangible and intangible fixed assets	3.2.5.1.2	101,327	627,244
Acquisitions of financial assets (non-consolidated securities)		-30	-208
Disposals of financial assets (non-consolidated shares)		2,351	24
Dividends received (companies accounted for under the equity method, non-consolidated securities)		10,347	17,298
Change in loans and advances granted		1,950	9,255
Other cash flow from investment activities		-2,623	1,214
NET CASH FLOW FROM INVESTING ACTIVITIES		-31,671	171,012
Impact of changes in the scope		0	-1,561
Amounts received from shareholders in connection with capital increases			
Paid by parent company shareholders		-16	0
Paid by minority shareholders of consolidated companies	3.1.4	0	26,598
Acquisitions and disposals of treasury shares	3.1.4	-4,447	-1,160
Dividends paid out during the fiscal year			
Dividends paid to parent company shareholders	3.1.4	-75,616	-72,957
Dividends paid to non-controlling interests of consolidated companies	3.1.4	-153,171	-183,990
Proceeds related to new borrowings	3.2.5.11.2	1,291,856	1,416,295
Loan repayments (including debts on lease liabilities)	3.2.5.11.2	-1,044,710	-1,691,803
Net financial interest paid (including interest on lease liabilities)		-91,111	-169,492
Other cash flow from financing activities		-21,145	-44,845
NET CASH FLOW FROM FINANCING ACTIVITIES		-98,361	-722,914
Impact of changes in the exchange rate		83	934
CHANGE IN NET CASH		345,017	474,182
Opening cash position		899,546	425,364
Closing cash position	3.2.5.11.2	1,244,563	899,546
NET CHANGE IN CASH FLOW		345,017	474,182

3.2. Notes to the condensed consolidated financial statements

3.2.1. General principles

3.2.1.1. Accounting standards

The condensed consolidated financial statements of the Covivio group at 30 June 2024 were prepared in accordance with IAS 34 "Interim Financial Reporting".

They do not include all of the information required under IFRS guidelines and must be read in conjunction with the annual financial statements of the Covivio group for the fiscal year ending 31 December 2023.

The financial statements were approved by the Board of Directors on 19 July 2024.

Accounting principles and methods used

The accounting principles applied for the condensed consolidated financial statements as at 30 June 2024 are identical to those used for the consolidated financial statements as at 31 December 2023, except for new standards and amendments whose application was mandatory on or after 1 January 2024 and which were not applied early by the Group.

The following amendments, which are mandatory as of 1 January 2024, did not have any impact on the Group's consolidated financial statements:

- Amendments to IAS 1 "Presentation of financial statements - Classification of liabilities as current or non-current". Non-current liabilities with covenants. These amendments specify how a company must classify, in the statement of financial position, debts and other liabilities whose settlement date is uncertain. According to these amendments, these debts or other liabilities must be classified as either current or non-current liabilities. The application of these amendments did not lead to significant changes in the presentation of the half-year financial statements.
- Amendments to IFRS 16 "Sale and leaseback transactions". The IFRS-IC has published a decision illustrating the application of IFRS requirements to the initial recognition of a sale-leaseback with variable rents. This amendment complements the previous IFRIC decision. The application of these amendments did not lead to significant changes in the presentation of the half-year financial statements.
- Amendment to IAS 7 & IFRS 7 "Supplier Financing Arrangements". These changes introduced requirements for disclosures by a company about its supplier financing arrangements. These new

requirements require the company to provide users with financial statements to assess the impact of its supplier financing arrangements on its liabilities and cash flows and to understand the effects of such arrangements on its exposure to liquidity risk and the manner in which it could be affected if it were no longer able to use these agreements. The application of these amendments did not lead to significant changes in the presentation of the half-year financial statements.

3.2.1.2. Estimates and judgments

The financial statements have been prepared in accordance with the historic cost convention, with the exception of investment properties and certain financial instruments, which were recognised in accordance with the fair value convention. In accordance with the conceptual framework for IFRS, preparation of the financial statements requires making estimates and using assumptions that affect the amounts shown in these financial statements.

The significant estimates made by the Covivio group in preparing the financial statements mainly relate to:

- The valuations used for testing impairment, in particular assessing the recoverable value of goodwill and intangible fixed assets;
- measurement of the fair value of investment properties;
- assessment of the fair value of derivative financial instruments;
- measurement of provisions.

Due to the uncertainties inherent in any valuation process, the Covivio group reviews its estimates based on regularly updated information. These estimates take into account, where applicable, the financial impacts of commitments made by the Group on the effects of climate change (note 3.2.1.3 to the consolidated financial statements). The future results of the transactions in question may differ from these estimates.

In addition to the use of estimates, Group management makes use of judgements to define the appropriate accounting treatment of certain business activities and transactions when the IFRS standards and interpretations in effect do not precisely address the accounting issues involved.

3.2.1.3. Taking into account the effects of climate change

In 2021, Covivio announced a new carbon trajectory and raised its ambitions to achieve a 40% reduction in greenhouse gas emissions from 2010 to 2030. This objective, which concerns all Scopes 1, 2 and 3, covers all activities in Europe and the entire life cycle of assets: materials, construction, restructuring and operation. In addition, Covivio is aiming for Net Zero Carbon from 2030 on its Scopes 1 and 2. To better report the financial effects of implementing its climate strategy, Covivio assessed in 2022 the amount necessary to invest in its assets by 2030, which amounts to €254 million.

Covivio continued its momentum in terms of environmental certification: the proportion of the portfolio with HQE, BREEAM, LEED or equivalent certification, operating and/or under construction, reached 95.9% at 30 June 2024, in line with the objective of 100% by the end of 2025.

It has been accompanied for more than ten years by a strengthened commitment to the construction and renovation of buildings. This strategy actively contributes to achieving the new carbon trajectory in Europe. In addition, in accordance with European Regulations, Covivio published its eligibility and alignment rates for the second year of application of the Taxonomy Regulation (Chapter 3 "Statement of Non-Financial Performance" of the Universal Registration Document), including this year the Biodiversity objective for the hotel operating activity (eligibility only).

Covivio has strengthened its commitment to incorporating ESG criteria into its operations and

development by putting a "Say On Climate" resolution to its shareholders. This resolution, which takes into account the current climate plan for 2030 approved by the Board of Directors in 2021 and 2022, was approved by more than 94% of shareholders at the 2023 General Meeting. In 2024, Covivio submitted to the vote of its shareholders the inclusion of its purpose in its bylaws. In this way, Covivio is giving fresh impetus to its ambitions for more sustainable and responsible real estate.

In addition, for its financing, Covivio has requalified 100% of its bonds as green bonds following the publication of its new Sustainable Bond Framework in 2022. This document specifies the environmental criteria used to select eligible assets, including the European taxonomy criteria. Continuing along these lines, Covivio Hotels, a 52.5%-owned listed subsidiary, has adopted a Green Financing Framework and has reclassified all its bond issues as green bonds. At the end of 2023, Covivio and Covivio Hotels had respectively an eligible portfolio of €6 billion and €3.9 billion (€5.3 billion and €2.9 billion net of debt), thus covering the €4.4 billion of bonds of the two entities.

Finally, in order to better understand the risks and opportunities related to climate change, Covivio publishes each year a report incorporating the recommendations of the TCFD (Taskforce on Climate Financial related Disclosures) and regularly conducts climate resilience analyses of its portfolio. In June 2023, the Group published its second Climate Report, available on its website.

The inclusion of the effects of climate change had no material impact on the judgements made and the main estimates required to prepare the financial statements.

3.2.1.4. IFRS7 – Reference table

Liquidity risk	§ 3.2.2.2.
Sensitivity of financial expenses	§ 3.2.2.3.
Credit risk	§ 3.2.2.4.
Market risk	§ 3.2.2.6.
Foreign exchange risk	§ 3.2.2.7.
Sensitivity of the fair value of investment properties	§ 3.2.5.1.5.
Covenants	§ 3.2.5.11.6.

3.2.2. Financial risk management

The operating and financial activities of the company are exposed to the following risks:

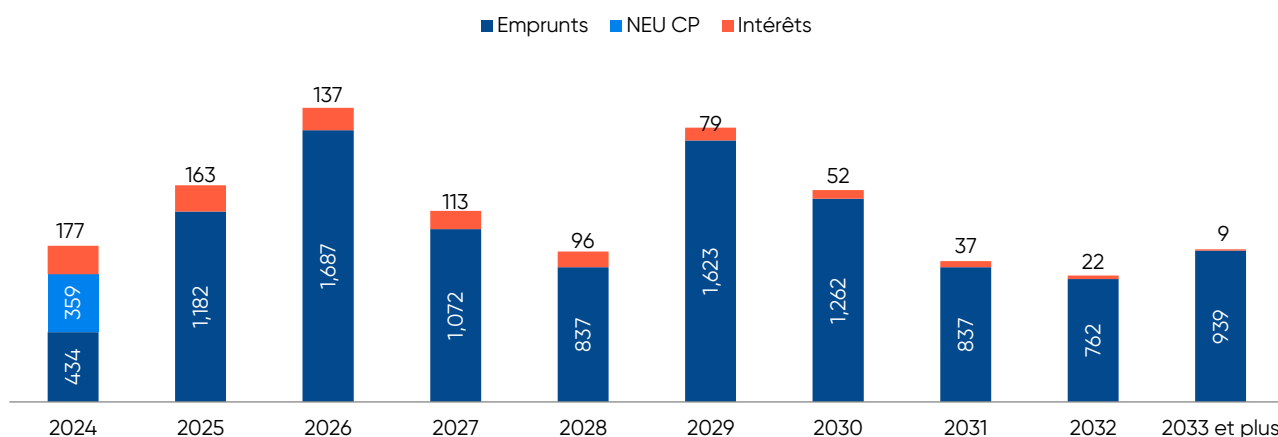
3.2.2.1. Marketing risk for properties under development

The Group is involved in property development. As such, it is exposed to a number of different risks, particularly risks associated with construction costs, completion delays and the marketing of properties. These risks can be assessed in light of the development portfolio (see Section 4.2.5.1.4).

3.2.2.2. Liquidity risk

Liquidity risk is managed in the medium and long term with multi-year cash management plans and, in the short term, by using confirmed and undrawn lines of credit. At 30 June 2024, the Covivio group's available cash and cash equivalents amounted to €3,370 million, including €1,931 million in confirmed unused credit lines (€1,767 million in Group Share), €1,336 million in cash and cash equivalents and €103 million in unused overdraft facilities.

The graph below summarises the maturities of borrowings (in € million) existing as at 30 June 2024:



The maturities at less than one year in the graph above include €359 million NEU Commercial Paper.

The amount of interest payable until the maturity of the debt, estimated on the basis of the outstanding amount at 30 June 2024 and the average interest rate on debt, totalled €884 million.

Details of the debt maturities are provided in note 3.2.5.11.3, and a description of the banking covenants and accelerated payment clauses included in the loan agreements is presented in note 3.2.5.11.6.

During the first half of 2024, Covivio secured €1.1 billion in refinancing or new financing.

In its international office segment, Covivio refinanced the mortgage debt of its portfolio in Italy for €290 million with a pool of French and Italian banks. In Germany, the Group also negotiated the extension for two years of the mortgage financing of an office building in Hamburg.

Covivio Hotels has been active in managing its long-term liquidity with the issuance of a 9-year bond for €500 million to secure the refinancing of its 2025 bond

and the partial repayment of medium-term debt maturities. The refinancing of its Spanish portfolio was also secured for €229 million with a maturity of seven years.

In German Residential, two portfolios were refinanced for a total amount of €164 million with an average maturity of 10 years.

During the first half of 2024, Covivio significantly increased its share of debt anchored to ESG criteria to 61% at June 2024.

3.2.2.3. Interest rate risk

The Group's exposure to the risk of changes in market interest rates is linked to its floating rate and long-term financial debt.

To the extent possible, bank debt is primarily hedged via financial instruments (see note 4.2.5.11.4). At 30 June 2024, after taking interest rate swaps into account, approximately 97% of the Group's debt was hedged, and the bulk of the remainder was covered by interest rate caps.

The impact in the annual financial statements of the sensitivity of interest rates would be as follows:

In € thousand - Group Share	Interest rate +100bps at 30 June 2024	Interest rate +50bps at 30 June 2024	Interest rate -50bps at 30 June 2024
Cost of net financial debt, 31 December 2023	-3,524	-1,786	1,911

3.2.2.4. Financial counterparty risk

Given the Covivio group's contractual relationships with its financial partners, the company is exposed to counterparty risk. If any of its counterparties is not in a position to honour its commitments, the Group's income could suffer an adverse effect.

This risk primarily involves the hedging instruments subscribed by the Group and which would have to be replaced by a hedging transaction at the current market rate in the event of a default by the counterparty.

The counterparty risk is limited by the fact that Covivio group is a borrower from a structural standpoint. The risk is therefore mainly restricted to the investments made by the Group and to its counterparties in derivative product transactions. The company continually monitors its exposure to financial counterparty risk. The company's policy is to deal only with top-tier counterparties, while diversifying its financial partners and its sources of funding.

The counterparty risk in terms of hedging is included in the valuation of IFTs and amounted to -€11.3 million at 30 June 2024.

3.2.2.5. Leasing counterparty risk

Covivio group's rental income is subject to a certain degree of concentration, insofar as the top 10 tenants (AccorHotels, Telecom portfolio, Orange, NH, Suez, IHG, B&B, Dassault, Technimont, Thalès) generate approximately 32% of annual revenues.

Covivio group is not significantly exposed to the risk of insolvency, since its tenants are selected based on their creditworthiness and the economic prospects of their business segments. The operating and financial performance of the main tenants is regularly reviewed. In addition, tenants grant the Group financial guarantees when leases are signed.

The cumulative amount of write-downs of trade receivables was €34.1 million at 30 June 2024, a decrease of €1 million compared with 31 December 2023.

3.2.2.6. Risk related to changes in the value of the portfolio

Changes in the fair value of investment properties are recognised in the income statement. Changes in property values can thus have a material impact on the operating performance of the Group.

In addition, part of the company's operating income is generated by the sales plan, the income of which is equally dependent on property values and on the volume of possible transactions.

Rentals and property values are cyclical in nature, the duration of the cycles being variable but generally long-term. Different domestic markets have differing cycles that vary from each other in relation to specific economic and market conditions. Within each national market, prices also follow the cycle in different ways and with varying degrees of intensity, depending on the location and category of the assets.

The macroeconomic factors that have the greatest influence on property values and determine the various cyclical trends include the following:

- interest rates;
- the market liquidity and the availability of other profitable alternative investments;
- economic growth;
- the outlook for revenue growth.

Low interest rates, abundant liquidity on the market and a lack of profitable alternative investments generally lead to an increase in the value of real estate properties.

Economic growth generally increases demand for leased space and paves the way for rent levels to rise, particularly in offices. These two consequences lead to an increase in the price of real estate assets. Nevertheless, in the medium term, economic growth generally leads to a rise in inflation and then a rise in interest rates.

The investment policy of Covivio group is to minimise the impact of the various stages of the cycle by choosing investments that:

- have long-term leases and high-quality tenants,

which soften the impact of a reduction in market rental income and the resulting decline in real-estate prices;

- are located in major city centres;
- have low vacancy rates, in order to avoid the risk of having to re-let vacant space in an environment where demand may be limited.

The holding of real estate assets intended for leasing exposes the Covivio group to the risk of fluctuation in the value of real-estate assets and lease payments.

Despite the uncertainty created by the economic downturn, this exposure is limited to the extent that the rentals invoiced are derived from rental agreements,

the term and diversification of which mitigate the effects of fluctuations in the rental market.

The sensitivity of the fair value of investment properties to changes in capitalisation rates is analysed in Section 4.2.5.1.5.

3.2.2.7. Exchange rate risk

The Group operates both in and outside the euro zone (following acquisition of the hotel properties in the United Kingdom, Poland, Hungary, and the Czech Republic). The Group wanted to hedge against certain currency fluctuations (GBP) by financing part of the acquisitions through a foreign currency loan and a currency swap.

	30 June 2024 (M€)	Actual increase of +2.4% in exchange rate GBP/EUR	5% decrease in exchange rate GBP/EUR (M€)	10% decrease in exchange rate GBP/EUR (M€)
Asset value	652	+14.9	-31.0	-61.8
Debt	270	-3.2	+6.6	+13.3
Cross currency swap	250	-5.7	+11.8	+23.7
Impact on shareholders' equity		5.9	-12.5	-24.9

(-) corresponds to a loss; (+) corresponds to a gain

3.2.2.8. Risk related to changes in the value of shares and bonds

The Group is exposed to risks for two categories of shares:

- non-consolidated shares (note 3.2.5.2);
- shares consolidated according to the equity method (note 3.2.5.3).

This risk primarily involves listed securities in companies consolidated according to the equity method, which are valued according to their value in use. Value in use is determined based on independent assessments of the real-estate assets and financial instruments.

3.2.2.9. Tax environment

3.2.2.9.1. Change by country

The Group has not observed any major changes in the tax environment in France and in other countries that impact net income in the 2024 fiscal year.

Stemming from a project by the OECD and the European Commission, the "PILLAR 2" international tax reform seeks to impose a minimum effective tax rate of 15% on all groups with revenues of at least €750 million, and will be applicable from the 2024 fiscal year.

To date, there are still some uncertainties about the implementation of rules relating, in particular, to the

scope of application (in particular for companies applying the SIIC regime or equivalent) and the calculation methods.

As of 30 June 2024, clarifications are still expected from the bodies representing the reform. No provisions for tax relating to the PILLAR 2 rules were recognised in the SIIC scope.

1.1.1.1. Tax risks

Due to the complexity and bureaucracy characteristic of the environment in which the Covivio group operates, the Group is exposed to tax risks. If our counsel believes that an adjustment presents a risk of reassessment, a provision is made.

At 30 June 2024, there was no new tax risk recognised whose effects would have a material impact on the Group's net income or financial position.

1.1.1.2. Deferred Taxation

A significant percentage of the Group's real-estate companies have opted for the SIIC regime in France. The impact of deferred tax liabilities is therefore essentially present in German Residential, Germany Offices and Italy Offices. It is also linked to investments in Hotels in Europe (Germany, Spain, Belgium, Ireland, Netherlands, Portugal, the United Kingdom, Poland, Hungary and Czech Republic). In the case of Spain, all Spanish companies have opted for the SOCIMI regime

exemption.

Deferred tax is mainly due to the recognition of the fair value of the portfolio. The tax rates are detailed in note 3.2.6.9.2 "Taxes and theoretical tax rate by geographical area".

However, there are deferred tax liabilities related to

3.2.3. Scope of consolidation

3.2.3.1. Accounting principles applicable to the scope of consolidation

Consolidated subsidiaries and structured entities – IFRS 10

These financial statements include the financial statements of Covivio and the financial statements of the entities (including structured entities) that it controls and its subsidiaries.

Covivio Group has control when it:

- has power over the issuing entity;
- is exposed or is entitled to variable returns due to its ties with the issuing entity;
- has the ability to exercise its power in such a manner as to affect the amount of returns that it receives;
- the potential voting rights held by the Group, other holders of voting rights or other parties;
- the rights under other contractual agreements (shareholders' agreements);
- the other facts and circumstances, where applicable, which indicate that the Group has or does not have the actual ability to manage relevant business activities at the moment when decisions must be made, including voting patterns during previous Shareholders' Meetings.

Subsidiaries and structured entities are fully consolidated.

Equity affiliates – IAS 28

An equity affiliate is an entity in which the Group has significant control. Significant control is the power to participate in decisions relating to the financial and operational policy of an issuing entity without, however, exercising control or joint control on these policies.

The results and the assets and liabilities of equity affiliates are recognised in these consolidated financial statements according to the equity method.

Partnerships (joint control) – IFRS 11

Joint control means the contractual agreement to share the control exercised over a company, which only exists in the event where the decisions concerning relevant business activities require the unanimous consent of the parties sharing the control.

assets held by the companies prior to opting for SOCIMI treatment.

For the United Kingdom, 9 of the 12 companies have applied the UK REIT exemption from 1 January 2024. There is therefore no longer any deferred tax on this part of the portfolio.

Joint ventures

A joint venture is a partnership in which the parties which exercise joint control over the entity have rights to its net assets.

The results and the assets and liabilities of joint ventures are recognised in these consolidated financial statements according to the equity method.

Joint operations

A joint operation is a partnership in which the parties exercising joint control over the operation have rights to the assets, and obligations for the liabilities relating to it. Those parties are called joint operators.

A joint operator must recognise the following items relating to its interest in the joint operation:

- its assets, including its proportionate share of assets held jointly, where applicable;
- its liabilities, including its proportionate share of liabilities undertaken jointly, where applicable;
- the income that it derived from the sale of its proportionate share in the yield generated by the joint operation;
- its proportionate share of income from the sale of the yield generated by the joint operation;
- the expenses that it has committed, including its proportionate share of expenses committed jointly, where applicable.

The joint operator accounts for the assets, liabilities, income and expenses pertaining to its interests in a joint operation in accordance with the IFRS that apply to these assets, liabilities, income and expenses.

No Group company is considered to constitute a joint operation.

3.2.3.2. Change in shareholding rate and/or change in consolidation method

On 19 April 2024, Covivio acquired 8.3% of the share capital of Covivio Hotels held by the Generali Group, in exchange for new Covivio shares. The launch of the subsequent public exchange offer resulted in the additional acquisition of 0.35% of the share capital of Covivio Hotels. This transaction resulted in a strengthening of Group share of equity of €280 million. As of 30 June 2024, Covivio held 52.53% of its consolidated subsidiary Covivio Hotels.

On 28 June 2024, Covivio and CDC Investissement Immobilier signed a strategic partnership in Germany for a predominantly residential portfolio located in the centre of Berlin. This partnership resulted in the acquisition by CDC Investissement Immobilier, on behalf of Caisse des Dépôts, of a 49% stake in a portfolio representative of Covivio's residential portfolio in Berlin, which includes eight assets, located in several of the most attractive neighbourhoods in Berlin, owned by

3.2.3.3. List of consolidated companies

Entries and exits from the scope are presented in the table below at the beginning (entry) or end (exit) of each business segment.

75 companies in the France Offices segment	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
Covivio	France	Parent company		
SNC Anjou Promo	France	FC	100.00	100.00
Covivio Ravinelle	France	FC	100.00	100.00
SARL Foncière Margaux	France	FC	100.00	100.00
Covivio 2	France	FC	100.00	100.00
Covivio 4	France	FC	75.00	75.00
Euromarseille 1	France	EM/JV	50.00	50.00
Euromarseille 2	France	EM/JV	50.00	50.00
Euromarseille BI	France	EM/JV	50.00	50.00
Euromarseille PK	France	EM/JV	50.00	50.00
Euromarseille Invest	France	EM/JV	50.00	50.00
Euromarseille H	France	EM/JV	50.00	50.00
Covivio 7	France	FC	100.00	100.00
SCI bureaux Coeur d'Orly	France	EM/JV	50.00	50.00
SAS Coeur d'Orly Promotion	France	EM/JV	50.00	50.00
Technical	France	FC	100.00	100.00
SCI Atlantis	France	FC	100.00	100.00
Iméfa 127	France	FC	100.00	100.00
SNC Latécoère	France	FC	50.10	50.10
SCI du 32 avenue P Grenier	France	FC	100.00	100.00
SCI du 40 rue JJ Rousseau	France	FC	100.00	100.00
SCI du 3 place A Chaussy	France	FC	100.00	100.00
SARL BGA Transactions	France	FC	100.00	100.00
SCI du 9 rue des Cuirassiers	France	FC	50.10	50.10
SCI du 15 rue des Cuirassiers	France	FC	50.10	50.10
SCI du 10B et 11 A 13 allée des Tanneurs	France	FC	100.00	100.00
SCI du 125 avenue du Brancolar	France	FC	100.00	100.00
SARL du 106-110 rue des Troènes	France	FC	100.00	100.00
SCI du 20 avenue Victor Hugo	France	FC	100.00	100.00
Palmer Plage SNC	France	FC	100.00	100.00
Dual Center	France	FC	100.00	100.00
SNC Télémob Paris	France	FC	100.00	100.00
SNC Télémob Nord	France	FC	100.00	100.00
SNC Télémob Rhone Alpes	France	FC	100.00	100.00
SNC Télémob Sud Ouest	France	FC	100.00	100.00
SNC Télémob Paca	France	FC	100.00	100.00
OPCI Office CB21	France	FC	75.00	75.00
Lenovilla	France	EM/JV	50.09	50.09
SCI Latécoère 2	France	FC	50.10	50.10
Meudon Saulnier	France	FC	100.00	100.00
Latepromo	France	FC	100.00	100.00
FDR Participation	France	FC	100.00	100.00
SCI Avenue de la Marne	France	FC	100.00	100.00

Covivio Berlin Prime. Covivio now holds 51% of the share capital via its German subsidiary and still controls the company. Covivio Berlin Prime was consolidated at 31.51% at 30 June.

Lastly, the Group reduced its shareholding in Fondo Porta di Romana from 32.02% to 24.52% following successive capital increases.

Companies in the France Offices segment

	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
Omega B	France	FC	100.00	100.00
SCI Rueil B2	France	FC	100.00	100.00
Wellio	France	FC	100.00	100.00
Bordeaux Lac	France	FC	100.00	100.00
Sucy Parc	France	FC	100.00	100.00
Gambetta Le Raincy	France	FC	100.00	100.00
21 Rue Jean Goujon	France	FC	100.00	100.00
Villouvette Saint-Germain	France	FC	100.00	100.00
Normandie Niemen Bobigny	France	FC	100.00	100.00
Cité Numérique	France	FC	100.00	100.00
Danton Malakoff	France	FC	100.00	100.00
Meudon Bellevue	France	FC	100.00	100.00
N2 Batignolles	France	FC	50.00	50.00
Valence Victor Hugo	France	FC	100.00	100.00
Nantes Talensac	France	FC	100.00	100.00
Marignane Saint Pierre	France	FC	100.00	100.00
N2 Batignolles Promo	France	FC	50.00	50.00
6 rue Fructidor	France	FC	50.10	50.10
Fructipromo	France	FC	100.00	100.00
Jean Jacques Bosc	France	FC	100.00	100.00
Terres neuves	France	FC	100.00	100.00
André Lavignolle	France	FC	100.00	100.00
SCCV Chartres avenue de Sully	France	FC	100.00	100.00
SCI de la Louisiane	France	FC	100.00	100.00
SCCV Bobigny Le 9ème Art	France	FC	60.00	60.00
SCCV Fontenay sous Bois Rabelais	France	FC	50.00	50.00
Saint-Germain Hennemont	France	FC	100.00	100.00
Antony Avenue de Gaulle	France	FC	100.00	100.00
Aix en Provence Cézanne	France	FC	100.00	100.00
Hotel N2	France	FC	50.10	50.10
SCI Meudon Juin	France	FC	100.00	100.00
SNC Boulogne Jean Bouveri	France	FC	100.00	100.00
Charenton	France	Merger	0.00	100.00
SARL Télémob Paris	France	Merger	0.00	100.00

The registered office of the parent company Covivio is located at 18, avenue François Mitterrand – 57000 Metz. The other fully consolidated subsidiaries in the France Offices segment have their registered office located at 10, rue de Madrid – 75008 Paris.

13 companies in the Italy Offices segment

	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
Covivio 7 S.p.A.	Italy	FC	100.00	100.00
Central Società di Investimento per Azioni a capitale fisso Central SICAF S.p.A.	Italy	FC	51.00	51.00
Covivio Immobiliare 9 S.p.A. SING	Italy	FC	100.00	100.00
Covivio Projects & Innovation	Italy	FC	100.00	100.00
Wellio Italy	Italy	FC	100.00	100.00
Imser Securitisation S.r.L.	Italy	FC	100.00	100.00
Imser Securitisation 2 S.r.L.	Italy	FC	100.00	100.00
Covivio Development Trading S.r.L.	Italy	FC	100.00	100.00
Zabarella 2023 S.r.L.	Italy	EM	64.74	64.74
Covivio Development Italy S.p.A.	Italy	FC	100.00	100.00
Covivio Attività Immobiliari 4 S.r.L.	Italy	FC	100.00	100.00
Covivio Attività Immobiliari 5 S.r.L.	Italy	FC	100.00	100.00
Fondo Porta Di Romana	Italy	EM	24.52	32.02
RESolution Tech	Italy	Merger	0.00	30.00

The registered office of the companies in the Italy Offices segment is located at 10, Carlo Ottavio Cornaggia, 20123 Milan.

185 companies in the Hotels segment

	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
SCA Covivio Hotels (parent company) 100% controlled	France	FC	52.53	43.86
Holdco IRIS Phoenix	France	FC	52.53	0.00
Holdco IRIS Dahlia	France	FC	52.53	0.00
Rocky I	France	FC	52.53	43.86
Rocky II	France	FC	52.53	43.86
Rocky III	France	FC	52.53	43.86
Rocky IV	France	FC	52.53	43.86
Rocky V	France	FC	52.53	43.86
Rocky VI	France	FC	52.53	43.86
Rocky VII	France	FC	52.53	43.86
Rocky VIII	France	FC	52.53	43.86
Rocky IX	France	FC	52.53	43.86
Rocky X	France	FC	52.53	43.86
Rocky XI	France	FC	52.53	43.86
Rocky Covivio Limited	UK	FC	52.53	43.86
SARL Loire	France	FC	52.53	43.86
Ruhl Cote D'Azur	France	FC	52.53	43.86
Foncière Otello	France	FC	52.53	43.86
Hôtel René Clair	France	FC	52.53	43.86
Ulysse Belgique	Belgium	FC	52.53	43.86
Ulysse Trefonds	Belgium	FC	52.53	43.86
Foncière No Bruxelles Grand Place	Belgium	FC	52.53	43.86
Foncière No Bruxelles Aéroport	Belgium	FC	52.53	43.86
Foncière No Bruges Centre	Belgium	FC	52.53	43.86
Foncière Gand Centre	Belgium	FC	52.53	43.86
Foncière IB Bruxelles Grand-Place	Belgium	FC	52.53	43.86
Foncière IB Bruxelles Aéroport	Belgium	FC	52.53	43.86
Foncière IB Bruges Centre	Belgium	FC	52.53	43.86
Foncière Antwerp Centre	Belgium	FC	52.53	43.86
Foncière Gand Opéra	Belgium	FC	52.53	43.86
Foncière Bruxelles Expo Atomium	Belgium	FC	52.53	43.86
Murdelux	Luxembourg	FC	52.53	43.86
Portmurs	Portugal	FC	52.53	43.86
Sunparks Oostduinkerke	Belgium	FC	52.53	43.86
Foncière Vielsam	Belgium	FC	52.53	43.86
Sunparks Trefonds	Belgium	FC	52.53	43.86
Foncière Kempense Meren	Belgium	FC	52.53	43.86
Iris Holding France	France	EM/EA	10.45	8.73
Foncière Iris SAS	France	EM/EA	10.45	8.73
Sables d'Olonne SAS	France	EM/EA	10.45	8.73
OPCI Iris Invest 2010	France	EM/EA	10.45	8.73
Covivio Hotels Gestion Immobilière	France	FC	52.53	43.86
Tulipe Holding Belgique	Belgium	EM/EA	10.45	8.73
Narcisse Holding Belgique	Belgium	EM/EA	10.45	8.73
Foncière Bruxelles Tour Noire	Belgium	EM/EA	10.45	8.73
Foncière Louvain	Belgium	EM/EA	10.45	8.73
Foncière Bruxelles Centre Gare	Belgium	EM/EA	10.45	8.73
Iris Tréfonds	Belgium	EM/EA	10.45	8.73
Foncière Louvain Centre	Belgium	EM/EA	10.45	8.73
Foncière Liège	Belgium	EM/EA	10.45	8.73
Foncière Bruxelles Aéroport	Belgium	EM/EA	10.45	8.73
Foncière Bruxelles Sud	Belgium	EM/EA	10.45	8.73
Foncière Bruge Station	Belgium	EM/EA	10.45	8.73
Iris investor Holding Gmbh	Germany	EM/EA	10.45	8.73
Iris Berlin Gmbh	Germany	EM/EA	10.42	8.70
Iris Bochum & Essen	Germany	EM/EA	10.42	8.70
Iris Frankfurt Gmbh	Germany	EM/EA	10.42	8.70
Iris Nurnberg Gmbh	Germany	EM/EA	10.42	8.70
Iris Stuttgart Gmbh	Germany	EM/EA	10.42	8.70
Iris General partner Gmbh	Germany	EM/EA	5.23	4.36
Iris Verwaltungs Gmbh & co KG	Germany	EM/EA	9.92	8.28
B&B Invest Lux 1	Germany	FC	52.53	43.86
B&B Invest Lux 2	Germany	FC	52.53	43.86
B&B Invest Lux 3	Germany	FC	52.53	43.86

Companies in the Hotels segment	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
Campeli	France	EM/EA	10.45	8.73
OPCI Camp Invest	France	EM/EA	10.45	8.73
Dahlia	France	EM/EA	10.51	8.77
Foncière B2 Hôtel Invest	France	FC	26.37	22.02
OPCI B2 Hôtel Invest	France	FC	26.37	22.02
Foncière B3 Hôtel Invest	France	FC	26.37	22.02
B&B Invest Lux 4	Germany	FC	52.53	43.86
NH Amsterdam Center Hotel HLD	Netherlands	FC	52.53	43.86
Hôtel Amsterdam Centre Propco	Netherlands	FC	52.53	43.86
Mo Lux 1	Luxembourg	FC	52.53	43.86
LHM Holding Lux SARL	Luxembourg	FC	52.53	43.86
LHM PropCo Lux SARL	Luxembourg	FC	53.44	45.65
SCI Rosace	France	FC	52.53	43.86
Mo Dreilinden, Niederrad, Düsseldorf	Germany	FC	49.37	41.23
Mo Berlin	Germany	FC	49.37	41.23
Mo First Five	Germany	FC	50.24	42.91
Ringer	Germany	FC	52.53	43.86
B&B Invest Lux 5	Germany	FC	48.85	40.79
SCI Hôtel Porte Dorée	France	FC	52.53	43.86
FDM M Lux	Luxembourg	FC	52.53	43.86
OPCO Rosace	France	FC	52.53	43.86
Exco Hôtel	Belgique	FC	52.53	43.86
Invest Hôtel	Belgique	FC	52.53	43.86
H Invest Lux	Luxembourg	FC	52.53	43.86
Hermitage Holdco	France	FC	52.53	43.86
Foncière B4 Hôtel Invest	France	FC	26.37	22.02
B&B Invest Espagne SLU	Spain	FC	52.53	43.86
Rock-Lux	Luxembourg	FC	52.53	43.86
Société Lilloise Investissement Immobilier Hôtelier SA	France	FC	52.53	43.86
Berlin I	Germany	FC	49.85	41.63
Opco Grand Hôtel Berlin Betriebs	Germany	FC	49.85	41.63
Berlin II	Germany	FC	49.85	41.63
Opco Hôtel Stadt Berlin Betriebs	Germany	FC	49.85	41.63
Berlin III	Germany	FC	49.85	41.63
Opco Hôtel Potsdam Betriebs	Germany	FC	49.85	41.63
Dresden II	Germany	FC	49.85	41.63
Dresden III	Germany	FC	49.85	41.63
Dresden IV	Germany	FC	49.85	41.63
Opco BKL Hotelbetriebsgesellschaft (Dresden II à IV)	Germany	FC	49.85	41.63
Dresden V (propco Pullman Nawa Dresden)	Germany	FC	49.85	41.63
Opco Hôtel Nawa Dresden Betriebs (Pullman)	Germany	FC	49.85	41.63
Leipzig I (propco Westin Leipzig)	Germany	FC	49.85	41.63
Opco Hotelgesellschaft Geberst, Betriebs (Westin Leipzig)	Germany	FC	49.85	41.63
Leipzig II (propco Radisson Blu Leipzig)	Germany	FC	49.85	41.63
Opco Hôtel Deutschland Leipzig Betriebs (Radisson Blu)	Germany	FC	49.85	41.63
Erfurt I (propco Radisson Blu Erfurt)	Germany	FC	49.85	41.63
Opco Hôtel Kosmos Erfurt (Radisson Blu)	Germany	FC	49.85	41.63
Airport Garden Hotel NV	Belgique	FC	52.53	43.86
Investment FDM Rocatiera	Spain	FC	52.53	43.86
Bardiomar	Spain	FC	52.53	43.86
Trade Center Hôtel	Spain	FC	52.53	43.86
H Invest Lux 2	Luxembourg	FC	52.53	43.86
Constance	France	FC	52.53	43.86
Hôtel Amsterdam Noord FDM	Netherlands	FC	52.53	43.86
Hôtel Amersfoort FDM	Netherlands	FC	52.53	43.86
Constance Lux 1	Luxembourg	FC	52.53	43.86
Constance Lux 2	Luxembourg	FC	52.53	43.86
Nice-M	France	FC	52.53	43.86
Rock-Lux OPCO	Luxembourg	FC	52.53	43.86

Companies in the Hotels segment	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
Blythswood Square Hotel Holdco	United Kingdom	FC	52.53	43.86
George Hotel Investments Holdco	United Kingdom	FC	52.53	43.86
Grand Central Hotel Company Holdco	United Kingdom	FC	52.53	43.86
Lagonda Leeds Holdco	United Kingdom	FC	52.53	43.86
Lagonda Palace Holdco	United Kingdom	FC	52.53	43.86
Lagonda Russell Holdco	United Kingdom	FC	52.53	43.86
Lagonda York Holdco	United Kingdom	FC	52.53	43.86
Oxford Spires Hotel Holdco	United Kingdom	FC	52.53	43.86
Oxford Thames Holdco	United Kingdom	FC	52.53	43.86
Roxburghe Investments Holdco	United Kingdom	FC	52.53	43.86
The St David's Hotel Cardiff Holdco	United Kingdom	FC	52.53	43.86
Wotton House Properties Holdco	United Kingdom	FC	52.53	43.86
Blythswood Square Hotel Glasgow	United Kingdom	FC	52.53	43.86
George Hotel Investments	United Kingdom	FC	52.53	43.86
Grand Central Hotel Company	United Kingdom	FC	52.53	43.86
Lagonda Leeds PropCo	United Kingdom	FC	52.53	43.86
Lagonda Palace PropCo	United Kingdom	FC	52.53	43.86
Lagonda Russell PropCo	United Kingdom	FC	52.53	43.86
Lagonda York PropCo	United Kingdom	FC	52.53	43.86
Oxford Spires Ltd (Propco)	United Kingdom	FC	52.53	43.86
Oxford Thames Hotel Ltd (Propco)	United Kingdom	FC	52.53	43.86
Roxburghe Investments PropCo	United Kingdom	FC	52.53	43.86
The St David's Hotel Cardiff	United Kingdom	FC	52.53	43.86
Wotton House Properties	United Kingdom	FC	52.53	43.86
HEM Diesterkade Amsterdam BV	Netherlands	FC	52.53	43.86
Dresden Dev	Luxembourg	FC	49.85	41.63
Delta Hotel Amersfoort	Netherlands	FC	52.53	43.86
Opci Oteli	France	EM/EA	16.36	13.66
CBI Orient SAS	France	EM/EA	16.36	13.66
CBI Express SAS	France	EM/EA	16.36	13.66
Kombon	France	EM/EA	17.51	14.62
Jouron	Belgium	EM/EA	17.51	14.62
Foncière Gand Cathédrale	Belgium	EM/EA	17.51	14.62
Foncière Bruxelles Sainte Catherine	Belgium	EM/EA	17.51	14.62
Foncière IGK	Belgium	EM/EA	17.51	14.62
Forsmint Investments	Poland	FC	52.53	43.86
Cerstook Investments	Poland	FC	52.53	43.86
Noxwood Investments	Poland	FC	52.53	43.86
Redwen Investments	Poland	FC	52.53	43.86
Sardobal Investments	Poland	FC	52.53	43.86
Kilmainham Property Holding	Ireland	FC	52.53	43.86
Thormont Ltd	Ireland	FC	52.53	43.86
Honeypool	Ireland	FC	52.53	43.86
SC CZECH AAD	Czech Republic	FC	52.53	43.86
New-York Palace Propco	Hungary	FC	52.53	43.86
Hotel Plaza SAS	France	FC	52.53	43.86
Palazzo Naiadi Rome Propco	Italy	FC	52.53	43.86
Palazzo Gaddi Florence Propco	Italy	FC	52.53	43.86
Bellini Venice Propco	Italy	FC	52.53	43.86
Dei Dogi Venice Propco	Italy	FC	52.53	43.86
SLIH AD	France	FC	52.53	43.86
SLIH CP	France	FC	52.53	43.86
SLIH GHB	France	FC	52.53	43.86
SLIH HDB	France	FC	52.53	43.86
SLIH HG	France	FC	52.53	43.86
SLIH HIR	France	FC	52.53	43.86
SOHO 2 SAS	France	FC	52.53	43.86
Roco Italy Hodco S.r.l	Italy	FC	52.53	43.86
OPCO 2 Bruges NV	Belgium	FC	52.53	43.86
Wotton House Properties Opco Limited	United Kingdom	FC	52.53	43.86
Lagonda York Opco Limited	United Kingdom	FC	52.53	43.86
Lagonda Leeds Opco Limited	United Kingdom	FC	52.53	43.86

The registered office of the parent company Covivio Hotels and its main fully consolidated French subsidiaries is located at 10, rue de Madrid – 75008 Paris. The registered office of its main Luxembourg subsidiaries is located at 21 avenue de la Gare, L-1611 Luxembourg.

140 Companies in the German residential segment	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
Covivio Immobilien SE (parent company) 100% controlled	Germany	FC	61.70	61.70
Covivio Immobilien	Germany	FC	61.70	61.70
Covivio Lux Residential	Germany	FC	65.57	65.57
Covivio Valore 4	Germany	FC	65.57	65.57
Covivio Wohnen Verwaltungs	Germany	FC	61.70	61.70
Covivio Grundstücks	Germany	FC	61.70	61.70
Covivio Grundvermögen	Germany	FC	61.70	61.70
Covivio Wohnen Service	Germany	FC	61.70	61.70
Covivio Wohnen	Germany	FC	61.70	61.70
Covivio Gesellschaft für Wohnen Datteln	Germany	FC	65.57	65.57
Covivio Stadthaus	Germany	FC	65.57	65.57
Covivio Wohnbau	Germany	FC	65.57	65.57
Covivio Wohnungsgesellschaft GMBH Dümpten	Germany	FC	65.57	65.57
Covivio Berolinum 2	Germany	FC	65.57	65.57
Covivio Berolinum 3	Germany	FC	65.57	65.57
Covivio Berolinum 1	Germany	FC	65.57	65.57
Covivio Remscheid	Germany	FC	65.57	65.57
Covivio Valore 6	Germany	FC	65.57	65.57
Covivio Holding	Germany	FC	100.00	100.00
Covivio Berlin 67 GmbH	Germany	FC	65.57	65.57
Covivio Berlin 78 GmbH	Germany	FC	65.57	65.57
Covivio Berlin 79 GmbH	Germany	FC	65.57	65.57
Covivio Dresden GmbH	Germany	FC	65.57	65.57
Covivio Berlin I SARL	Germany	FC	65.57	65.57
Covivio Berlin V SARL	Germany	FC	65.57	65.57
Covivio Berlin C GMBH	Germany	FC	65.57	65.57
Covivio Dansk Holding Aps	Denmark	FC	61.70	61.70
Covivio Dasnk L Aps	Germany	FC	65.57	65.57
Covivio Berlin Prime	Germany	FC	31.51	65.57
Berlin Prime Commercial	Germany	FC	65.57	65.57
Acopio	Germany	FC	100.00	100.00
Covivio Hambourg Holding ApS	Denmark	FC	65.57	65.57
Covivio Hambourg 1 ApS	Germany	FC	65.57	65.57
Covivio Hambourg 2 ApS	Germany	FC	65.57	65.57
Covivio Hambourg 3 ApS	Germany	FC	65.57	65.57
Covivio Hambourg 4 ApS	Germany	FC	65.57	65.57
Covivio Arian	Germany	FC	65.57	65.57
Covivio Bennet	Germany	FC	65.57	65.57
Covivio Marien-Carré	Germany	FC	65.57	65.57
Covivio Berlin IV ApS	Denmark	FC	61.70	61.70
Covivio Berolina Verwaltungs GmbH	Germany	FC	65.57	65.57
Residenz Berolina GmbH & Co KG	Germany	FC	67.33	67.33
Covivio Quadrigua IV GmbH	Germany	FC	65.57	65.57
Real Property Versicherungsmakler	Germany	FC	61.70	61.70
Covivio Quadrigua 15	Germany	FC	69.05	69.05
Covivio Quadrigua 45	Germany	FC	69.05	69.05
Covivio Quadrigua 36	Germany	FC	69.05	69.05
Covivio Quadrigua 46	Germany	FC	69.05	69.05
Covivio Quadrigua 40	Germany	FC	69.05	69.05
Covivio Quadrigua 47	Germany	FC	69.05	69.05
Covivio Quadrigua 48	Germany	FC	69.05	69.05
Covivio Fischerinsel	Germany	FC	65.57	65.57
Covivio Berlin Home	Germany	FC	65.57	65.57
Amber Properties Sarl	Germany	FC	65.57	65.57
Covivio Gettmore	Luxembourg	FC	65.57	65.57
Saturn Properties Sarl	Germany	FC	65.57	65.57
Venus Properties Sarl	Germany	FC	65.57	65.57
Covivio Vinetree	Luxembourg	FC	65.57	65.57
Acopio Facility	Germany	FC	65.53	65.53
Covivio Rehbergen	Germany	FC	65.57	65.57
Covivio Handlesliegenschaften	Germany	FC	65.57	65.57
Covivio Alexandrinenstrasse	Germany	FC	65.57	65.57
Covivio Spree Wohnen 1	Germany	FC	65.57	65.57

Companies in the German residential segment	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
Covivio Spree Wohnen 6	Germany	FC	65.57	65.57
Covivio Spree Wohnen 7	Germany	FC	65.57	65.57
Covivio Spree Wohnen 8	Germany	FC	65.57	65.57
Nordens Immobilien III	Germany	FC	65.57	65.57
Montana-Portfolio	Germany	FC	65.57	65.57
Covivio Cantianstrasse 18 Grundbesitz	Germany	FC	65.57	65.57
Covivio Konstanzer Str.54/ Zähringerstr.28, 28a Grundbesitz.	Germany	FC	65.57	65.57
Covivio Mariend.Damm 28	Germany	FC	65.57	65.57
Covivio Marktstrasse 3 Grundbesitz	Germany	FC	65.57	65.57
Covivio Schnellerstrasse 44 Grundbesitz	Germany	FC	65.57	65.57
Covivio Schönwalder Str.69 Grundbesitz	Germany	FC	65.57	65.57
Covivio Schulstrasse 16/17.Grundbesitz	Germany	FC	65.57	65.57
Covivio Sophie-Charlotten Strasse31,32 Grundbesitz	Germany	FC	65.57	65.57
Covivio Zelterstrasse 3 Grundbesitz	Germany	FC	65.57	65.57
Covivio Zinshäuser Alpha	Germany	FC	65.57	65.57
Covivio Zinshäuser Gamma	Germany	FC	65.57	65.57
Second Ragland	Germany	FC	65.57	65.57
Seed Portfolio 2	Germany	FC	65.57	65.57
Erz 1	Germany	FC	65.57	65.57
Covivio Berlin 9	Germany	FC	65.57	65.57
Erz 2	Germany	FC	65.57	65.57
Best Place Living	Germany	FC	31.47	31.47
Covivio Berlin 8	Germany	FC	65.57	65.57
Covivio Selectimmo.de	Germany	FC	65.57	65.57
Covivio Prenzlauer Promenade 49 Besitzgesellschaft	Germany	FC	65.57	65.57
Meco Bau	Germany	FC	61.70	61.70
Covivio Blankenburger Str.	Germany	FC	65.57	65.57
Covivio Immobilien Financing	Germany	FC	65.57	65.57
Covivio Treskowallee 202 Entwicklungsgesel	Germany	FC	65.57	65.57
Covivio Hathor Berlin	Germany	FC	65.57	65.57
Covivio Rhenania 1	Germany	FC	65.57	65.57
Covivio Prime Financing	Germany	FC	61.70	61.70
Covivio Grundbesitz NRW	Germany	FC	65.57	65.57
Covivio Eiger II	Germany	FC	65.57	65.57
Covivio Southern Living Grundbesitz	Germany	FC	65.57	65.57
Covivio Grundbesitz NRW 2	Germany	FC	65.57	65.57
Covivio Buchstrasse 6 Fehmarner Str. 14	Germany	FC	65.57	65.57
Covivio Erkstrasse 20	Germany	FC	65.57	65.57
Covivio Martin Opitz Strasse 5	Germany	FC	65.57	65.57
Covivio Kurstrasse 23	Germany	FC	65.57	65.57
Covivio Pankstrasse 55 Verwaltungs	Germany	FC	65.57	65.57
Covivio Grospiusstrasse 4	Germany	FC	65.57	65.57
Covivio Grundbesitz Schillerstrasse 10	Germany	FC	65.57	65.57
Covivio Grundbesitz Firstrasse 22	Germany	FC	65.57	65.57
Covivio Lindauer Alee 20 GmbH	Germany	FC	65.57	65.57
Covivio Berlin 19 Holding GmbH	Germany	FC	65.57	65.57
Covivio Berlin Alpha GmbH	Germany	FC	65.57	65.57
Covivio Berlin Beta GmbH	Germany	FC	65.57	65.57
Covivio Berlin Gamma GmbH	Germany	FC	65.57	65.57
Covivio Berlin Delta GmbH	Germany	FC	65.57	65.57
Covivio Berlin Epsilon GmbH	Germany	FC	65.57	65.57
Covivio Berlin Zeta GmbH	Germany	FC	65.57	65.57
Covivio Berlin Eta GmbH	Germany	FC	65.57	65.57
Covivio Berlin Theta GmbH	Germany	FC	65.57	65.57
Covivio Berlin Iota GmbH	Germany	FC	65.57	65.57
Covivio Berlin Kappa GmbH	Germany	FC	65.57	65.57
Covivio Berlin Lambda GmbH	Germany	FC	65.57	65.57
Covivio Berlin My GmbH	Germany	FC	65.57	65.57
Covivio Berlin Xi GmbH	Germany	FC	65.57	65.57
Covivio Berlin Omicron GmbH	Germany	FC	65.57	65.57
Covivio Berlin Rho GmbH	Germany	FC	65.57	65.57
Covivio Berlin Sigma GmbH	Germany	FC	65.57	65.57
Covivio Berlin Tau GmbH	Germany	FC	65.57	65.57
Covivio Berlin Ypsilon GmbH	Germany	FC	65.57	65.57
Covivio Akragas Immobilien GmbH	Germany	FC	69.05	69.05
Covivio Gustav-Müller-Straße 34 GmbH	Germany	FC	61.70	61.70
Covivio Alemannenstraße 18 GmbH	Germany	FC	61.70	61.70
Covivio Graefestraße 37 GmbH	Germany	FC	61.70	61.70
Covivio Detmolder Straße 47 GmbH	Germany	FC	61.70	61.70
Covivio Brandenburgische Straße 71 GmbH	Germany	FC	61.70	61.70
Covivio Dominicusstraße 34 GmbH	Germany	FC	61.70	61.70
Covivio Richard-Wagner-Straße 5 GmbH	Germany	FC	61.70	61.70
Covivio Elbestraße 19 GmbH	Germany	FC	61.70	61.70
Covivio Kulmer Straße 11 GmbH	Germany	FC	61.70	61.70
Covivio Klixstraße 31 GmbH	Germany	FC	61.70	61.70
Covivio Leinestraße 21 GmbH	Germany	FC	61.70	61.70
Covivio Kiehlufer 39 GmbH	Germany	FC	61.70	61.70
Covivio Development	Germany	Merged	0.00	61.70

The registered office of the parent company Covivio Immobilien SE is at Essener Strasse 66, 46047 Oberhausen.

22 Companies in the German offices segment	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
Covivio Office Holding	Germany	FC	100.00	100.00
Covivio Alexanderplatz	Luxembourg	FC	55.00	55.00
Covivio Alexanderplatz	Germany	FC	100.00	100.00
Covivio Office Berlin	Germany	FC	100.00	100.00
Covivio Tino Schwierzina Strasse 32 Grundbesitz	Germany	FC	94.22	94.22
Covivio Gross-Berliner-Damm	Germany	FC	100.00	100.00
Covivio Office (ex-Godewind Immobilien)	Germany	FC	100.00	100.00
Covivio Office 1	Germany	FC	94.22	94.22
Covivio Beteiligungs	Germany	FC	94.22	94.22
Covivio Office 2	Germany	FC	94.22	94.22
Covivio Office 3	Germany	FC	94.22	94.22
Covivio Office 4	Germany	FC	94.22	94.22
Covivio Office 5	Germany	FC	94.22	94.22
Covivio Office 7	Germany	FC	94.22	94.22
Covivio Office 6	Germany	FC	89.90	89.90
Covivio Technical Services 1	Germany	FC	100.00	100.00
Covivio Technical Services 2	Germany	FC	94.22	94.22
Covivio Technical Services 3	Germany	FC	94.22	94.22
Covivio Technical Services 4	Germany	FC	94.22	94.22
Covivio Verwaltungs 4	Germany	FC	94.22	94.22
Covivio Construction	Germany	FC	100.00	100.00
Acopio Office Energie GmbH	Germany	FC	100.00	100.00

The registered office of the parent company Covivio Office Holding is at Knesebeckstrasse 3, 10623 Berlin.

6 companies in the Other segment (France Residential, Car Parks, Services)	Country	Consolidation Method in 2024	% interest in 2024	% interest in 2023
1 car parks company:				
Trinité	France	FC	100.00	100.00
5 services companies:				
Covivio Hôtels Gestion	France	FC	100.00	100.00
Covivio Property SNC	France	FC	100.00	100.00
Covivio Développement	France	FC	100.00	100.00
Covivio SGP	France	FC	100.00	100.00
Fédération des Assurances Covivio	France	FC	85.00	0.00
Covivio Proptech	France	Merged	0.00	100.00

FC : Full consolidation
EM/EA: Equity Method – Affiliates
EM/JV: Equity Method – Joint ventures
NC : Non Consolidated
PC : Proportionate Consolidation

There are 441 companies in the Group, including 396 fully consolidated companies and 45 equity affiliates.

3.2.3.4. Evaluation of control

Considering the rules of governance that grant Covivio powers giving it the ability to affect asset yields, the following companies are fully consolidated.

SNC Latécoère and Latécoère 2 (consolidated structured entities)

As at 30 June 2024, SCI Latécoère and Latécoère 2 were 50.1% held by Covivio and fully consolidated. The partnership with the Crédit Agricole Assurances Group (49.9%) was established in 2012 and 2015 as part of the Dassault Systems Campus project and its extension, in Vélizy. Covivio signed a draft agreement to extend the Dassault Systèmes campus through the construction of a new 27,600 m² building and the signing of new leases.

These leases started to run in May 2023 following delivery of the extension.

SCIs of 9 and 15 rue des Cuirassiers (consolidated structured entities)

As at 30 June 2024, the SCIs of 9 and 15 rue des Cuirassiers were 50.1% held by Covivio and fully consolidated. The partnership with Assurances du Crédit Mutuel (49.9%) was created in early December 2017 as part of the Silex 1 and Silex 2 office projects in Lyon Part-Dieu. Delivery of the Silex 2 project took place in early July 2021.

SAS 6 rue Fructidor (consolidated structured entities)

As at 30 June 2024, the company 6 rue Fructidor was 50.1% held by Covivio and fully consolidated.

The partnership with Crédit Agricole Assurances was set up in October 2019 as part of the Paris Saint Ouen So Pop project, located on the border between Paris and Saint-Ouen.

Construction work was completed on a building as part of a CPI signed on 29 October 2019 by Fructidor and Fructipromo. The project was delivered on 16 September 2022.

SCI N2 Batignolles, Hôtel N2 and SNC Batignolles Promo (consolidated structured entities)

As at 30 June 2024, SCI N2 Batignolles and SNC Batignolles Promo were 50% owned by Covivio and fully consolidated.

As at 30 June 2024, Hôtel N2 was 50.1% held by Covivio and fully consolidated.

The partnership with Assurances du Crédit Mutuel (50%) was set up in 2018 as part of the Paris N2 StreamBuilding development project located in the Clichy Batignolles

ZAC (development zone) in the 17th district of Paris. The delivery took place on 27 September 2022.

SNC Batignolles Promo is 50% owned by Hines.

Covivio Alexanderplatz SARL (consolidated structured entity)

As at 30 June 2024, Covivio Alexanderplatz SARL was 55% held by Covivio and fully consolidated. The partnership with Covéa (25%) and Generali Vie (20%) was set up in June 2021 as part of the Alexanderplatz project in Berlin. Delivery of this project is scheduled for February 2027. The construction of the building is carried out as part of a CPI between Covivio Alexanderplatz and Covivio Construction GmbH, wholly owned by Covivio.

Covivio Berlin Prime SAS (consolidated structured entity)

Covivio Berlin Prime SAS is 51% held by Covivio Immobilien, a controlled subsidiary of Covivio at 30 June 2024, and is fully consolidated. The partnership with CDC (49%) was set up as of June 2024. Covivio Immobilien is responsible for property management, asset management, the asset rotation policy and the day-to-day management of the company.

The following companies are consolidated by the equity method:

SCI Lenovilla (joint venture)

As at 30 June 2024, Lenovilla was 50.09% held by Covivio and consolidated according to the equity method. The partnership with the Crédit Agricole Assurances Group (49.91%) was established in January 2013 as part of the New Vélizy (Thalès Campus) project. The shareholder agreement stipulates that decisions be made unanimously.

SCI Cœur d'Orly Bureaux (joint-venture)

As at 30 June 2024, SCI Cœur d'Orly Bureaux was 50% held by Covivio and 50% by Aéroports de Paris and was consolidated by the equity method. On 10 March 2008, the shareholders signed a memorandum of understanding, subsequently amended by a succession of deeds and by partnership agreements which set out the partners' rights and obligations with respect to SCI Cœur d'Orly Bureaux.

Fondo Porta di Romana

Fondo Porta di Romana is 24.52% owned by Covivio, 72.23% by COIMA and 3.25% by Prada as at 30 June 2024 and is consolidated using the equity method. Shareholders are bound by a memorandum of understanding specifying the fund's governance rules:

no single shareholder can make a key management decision (implementation of an Advisory Committee ruling by a majority of five out of six members) or modify

3.2.4. Significant events during the fiscal year

Significant events during the period were as follows:

3.2.4.1. Macroeconomic environment

Since 2023, several factors impacted the macroeconomic environment in which Covivio operates.

Slowdown in investment market and development

The investment market has been slowed down significantly since 2023 by the rise in interest rates pending their stabilisation. Some fund managers are facing withdrawal requests. The property development business was also strongly impacted, resulting in a decrease in construction starts and reservations.

Inflation

The beginning of 2024 was marked by a deceleration in inflation, which fell below 3%. The effect of the increase in energy costs is limited for Covivio due to rent revision clauses (or indexation) or the re-invoicing of these costs to tenants. The increase in the cost of construction materials is included in Covivio's investment policy and in the monitoring of the budget for real estate development operations.

Rising interest rates

After a historic increase in interest rates over the last two years, interest rates are expected to stabilise in 2024. The interest-rate risk management policy (note 3.2.2.3) enables Covivio to hedge against the risk of an increase in the interest rates of its variable-rate debt.

3.2.4.2. France Offices

Disposals of assets (€55 million – profit on disposals net of fees: -€1 million) and assets under preliminary sale agreement (€91 million)

During the half-year, the Group mainly sold an office asset in the Paris region for €49 million, generating a breakeven net income from disposal.

At 30 June 2024, the amount of assets under promise amounted to €91 million and included an asset in the Paris region and five assets outside Paris.

Assets under development

The asset development programme is presented in note 3.2.5.1.4.

The first half of 2024 was marked by the delivery of L'Atelier, Covivio's new European headquarters operated by Wellio. The main developments underway

the rules of the fund (implementation of a qualified majority).

are the refurbishment of Parisian buildings (Grands Boulevards and Monceau) and the construction of Thalès 2 in Meudon.

Financing

During the first half of the year, Covivio and its France Offices subsidiaries did not carry out any significant refinancing operations.

3.2.4.3. Italy Offices

Disposals (€77 million – profit on disposal net of fees: +€0.9 million) and assets under preliminary sale agreements (€50 million)

Over the first half, 8 assets were disposed for a total sale price of €77 million.

As at 30 June 2024, assets under preliminary agreement amounted to €50 million on four assets.

Development portfolio

The asset development programme is presented in note 3.2.5.1.4. The main projects are Corso Italia and Symbiosis.

Refinancing of Central Bank debt (Telecom portfolio)

The Central debt was refinanced during the first half of the year, accompanied by a reduction in the nominal amount which now stands at €250 million, compared to €300 million at 31 December 2023.

3.2.4.4. Hotels in Europe

Major reinforcement in the hotel sector

On 19 April 2024, Covivio and Generali finalised the contribution of 8.3% of the share capital of Covivio Hotels held by Generali in exchange for new Covivio shares. The subsequent takeover bid provided an additional 0.35% of the share capital of Covivio Hotels. Covivio now holds 52.53% of the share capital and voting rights of Covivio Hotels. This transaction is part of a strategic move to rebalance the portfolio, increasing exposure to hotels (to 20% of Covivio's portfolio vs 17% at the end of 2023), a sector that has proved its ability to outperform inflation and GDP growth over a long period, and which offers promising growth prospects.

Continued dynamism of activity

The first half of the year was marked by:

- an increase in rental income at variable rent for €3 million and the effect of indexation on fixed rents;
- the €1 million decrease in the EBITDA of hotels under management, related to the end of the guaranteed minimum for a hotel in Roissy, the closure of a hotel for renovation in Brugge, offset by the full-year effect of the opening of Zoku Paris.

Disposals of assets (€20 million – profit on disposals net of fees: €3.5 million) and assets under preliminary sale agreement (€354 million)

During the first half of 2024, Covivio Hotels sold two assets for €20 million.

As of 30 June 2024, the sale agreements relate to two hotels in Spain amounting to €94 million (including €74.6 million related to the preliminary sale agreement on shares), 12 hotels in France for €225 million including 10 as part of an asset exchange memorandum of understanding with AccorInvest, four hotels in Germany for €30 million and commitments on retail assets for a total of €6 million.

Signature of an undertaking to sell shares

3.2.5. Notes related to the statement of financial position

3.2.5.1. Asset value

3.2.5.1.1. Accounting principles applicable to intangible and tangible fixed assets

Intangible fixed assets

Identifiable intangible fixed assets are amortised on a straight-line basis over their expected useful lives. Intangible fixed assets acquired are recorded on the balance sheet at acquisition cost. They mainly include computer software.

Intangible fixed assets are amortised on a straight-line basis, as follows:

- Software: over a period of 1 to 10 years.

Business combinations (IFRS 3) and goodwill from acquisitions

An entity must determine whether a transaction or other event constitutes a business combination within the meaning of the definition of IFRS 3, which states that a company is an integrated set of activities and assets that can be operated and managed for the purpose of providing goods or services to clients, generating investment income (such as dividends or interest) or generating other income from ordinary activities.

In this case, the acquisition cost is set at the fair value on the date of the exchange of the assets and liabilities

During 2023, Covivio signed, through its subsidiary Covivio Hotels, a commitment to sell shares in a company that owns a hotel in Spain for €74.6 million. In accordance with IFRS 5, the company derecognised other assets and liabilities held for sale by €6.5 million and €6.6 million on the assets and liabilities side, respectively. The sale of the company is scheduled for the beginning of the second half of 2024.

Refinancing and redemption

On 15 May 2024, Covivio Hotels issued a green bond of €500 million with a maturity of 9 years. Over the period, Covivio Hotels partially repaid its GBP debt for £130 million (approximately €150 million), reducing the nominal value of the group's GBP debt to £270 million.

3.2.4.5. German Residential

Refinancing and redemption

Covivio Immobilien secured more than €250 million in mortgage refinancing.

Disposals of assets (€20 million – loss on disposals net of fees: €0.4 million) and assets under preliminary sale agreement (€18 million)

and equity instruments issued for the purpose of acquiring the entity. Goodwill is recognised as an asset for the surplus of the acquisition cost on the portion of the buyer's interest in the fair value of the assets and liabilities acquired, net of any deferred taxes. Negative goodwill is recorded in the income statement.

To determine whether a transaction is a business combination, the Group considers in particular whether an integrated set of activities and assets is acquired in addition to real estate and whether this set comprises at least one input and a substantial process which, together, contribute significantly to the capacity to generate outputs.

The prospective additional costs are appraised at fair value at the acquisition date. They are definitely appraised in the 12 months following the acquisition. The subsequent change of these additional costs is recorded in the income statement.

After its initial recognition, the goodwill is subject to an impairment test at least once a year. The impairment test consists in comparing the net book value of the intangible and tangible fixed assets and goodwill related to the valuation of the Hotel Operating properties made by the real estate appraisers. These tests led to the recognition of a €0.8 million impairment charge on the operating properties for the fiscal year.

If the Group concludes that the transaction is not a business combination, then it recognises the transaction as an acquisition of assets and applies the standards appropriate to acquired assets.

Costs related to the acquisition categorised under business combinations are recognised as expenses in accordance with IFRS 3 under "Income from changes in consolidation scope" in the income statement. The costs associated with an acquisition that does not qualify as a business combination are an integral part of the acquired assets.

Investment properties (IAS 40)

Investment properties are real-estate properties held for purposes of leasing within the context of operating leases or long-term capital appreciation (or both).

Investment properties represent the majority of the Group's portfolio. The buildings occupied or operated by Covivio group employees – owner-occupied buildings – are recognised under tangible fixed assets (office properties occupied by employees, spaces used for own Flex Office, hotel real estate managed by the operating properties business).

Under the option offered by IAS 40, investment properties are assessed at their fair value. Changes in fair value are recorded in the income statement. Investment property is not amortised.

Valuation missions are carried out in accordance with the Code of Ethics for SIIcs, the Real Estate Valuation Charter and the recommendations of the COB/CNCC working group chaired by Mr Barthès de Ruyter and the international plan in accordance with the standards set by the International Valuation Standards Council (IVSC) and those of the 2014 Red Book of the Royal Institution of Chartered Surveyors (RICS).

The real-estate portfolio directly held by the Group was appraised in full at 30 June 2024 by independent real-estate experts including BNP Real Estate, JLL, CBRE, Cushman, CFE, MKG, REAG, Savills and HVS.

Investment properties were estimated at fair value excluding and/or including duties, and rents at market value. Estimates were made using the comparative method, the rent capitalisation method and the discounted future cash flows method.

Investment properties are recorded in the financial statements at their fair value excluding transfer taxes.

- For France, Italy and Germany Offices, the valuations are primarily performed according to two methods:
 - The yield (or income capitalisation) method:

This approach consists of capitalising an annual income, which, in general, is rental income from occupied assets, with the possible impact of a reversion potential, and market rent for vacant assets, taking into account the time needed to find new tenants, any renovation work and other costs;

- The discounted cash flow (DCF) method:

This method consists of determining the useful value of an asset by discounting the forecast cash flows that it is likely to generate over a given time frame. The discount rate is determined on the basis of the risk-free rate plus a risk premium associated with the asset and defined by comparison with the discount rates applied to cash flows generated by similar assets.

- For Hotels in Europe, the methodology changes according to the type of assets:
 - the rent capitalisation method is used for restaurants and Club Med holiday villages;
 - the DCF method is used for hotels (including the revenue forecasts determined by the appraiser) and Sunparks holiday villages.
- For German Residential, the fair value determined corresponds to:
 - a block value for assets for which no sales strategy has been developed or which have not been marketed;
 - an occupied retail value for assets on which at least one preliminary sale agreement has been made before the reporting date.

The valuation method used was the discounted cash flow method. The resulting values are also compared with the initial yield rate, the monetary values per square metre of comparable transactions and transactions carried out by the Group.

IFRS 13 "fair value measurement" establishes a fair value hierarchy that categorises the inputs used in valuation techniques into three levels:

- level 1: the valuation refers to quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- level 2: the valuation refers to valuation methods using inputs that are observable for the asset or liability, either directly or indirectly, in an active market;

- level 3: the valuation refers to valuation methods using inputs that are unobservable in an active market.

The fair value measurement of investment properties requires the use of different valuation methods using unobservable or observable inputs to which some adjustments have been applied. Accordingly, the Group's portfolio is mainly categorised as level 3 according to the IFRS 13 fair value hierarchy.

The appraisals of real estate assets recognised as investment properties were carried out taking into account the inflationary macroeconomic environment, a source of uncertainty on cost forecasts, and climate risk based on current practices and Covivio's carbon trajectory.

The context of the crisis has created uncertainty about the estimates used for appraisal values. These estimates include assumptions about resumption of activity (reopening of hotels and gradual return of visitors, use of office buildings, etc.) which may not be realised.

Investment properties under development (IAS 40)

Assets under construction are recognised according to the general fair-value principle, except where it is not possible to determine this fair value on a reliable and ongoing basis. In such cases, the asset is carried at cost.

As a result, development programmes and extensions or remodelling of existing assets that are not yet commissioned are recognised at their fair value and are treated as investment properties whenever the administrative and technical fair-value reliability criteria – i.e. administrative, technical and commercial criteria – are met.

Operating properties are depreciated according to their useful life:

Buildings	50 to 60 years
General installations and layout of the buildings	10 to 30 years
Equipment and furniture	3 to 20 years

If the appraisal value of the operating properties is lower than the net book value, an impairment loss is recognised. For hotels under management, impairment is recognised first on the value of the fund, then on the value of the tangible fixed assets.

Non-current assets held for sale (IFRS 5)

In accordance with IFRS 5, when Covivio decides to dispose of an asset or group of assets, it classifies them as assets held for sale if:

- the asset or group of assets is available for immediate sale in its current condition, subject only

– are met.

In accordance with revised IAS 23, the borrowing cost during a period of construction and renovation is included in the cost of the assets. The capitalised amount is determined on the basis of fees paid for specific borrowings and, where applicable, for financing from general borrowings based on the weighted average rate of the particular debt.

Right-of-use (IFRS 16)

In application of IFRS 16, when a movable or immovable asset is held under a lease, the lessee is required to recognise a right-of-use asset and a rental liability, at amortised cost.

Right-of-use assets are included in the items under which the corresponding underlying assets are presented, if they belonged thereto, namely the items operating properties, other tangible fixed assets and investment properties.

The lessee depreciates the right-of-use on a straight-line basis over the term of the lease, except for rights relating to investment properties, which are measured at fair value.

Tangible fixed assets (IAS 16)

Pursuant to the preferred method proposed by IAS 16, operating properties (head offices and Flex Office business) and managed hotels under the operating properties business line (occupied or operated by Group employees) are carried at historical cost less accumulated depreciation and any potential impairment. They are amortised over their expected useful life according to a component-based approach.

to normal and customary conditions for the sale of such assets;

- its sale is likely within one year and marketing for the property has been initiated.

For the Covivio group, only assets corresponding to the above criteria or for which a sale commitment has been signed are classified as assets held for sale.

If a sale commitment exists on the account closing date, the price of the commitment net of expenses constitutes the fair value of the asset held for sale.

3.2.5.1.2. Table of changes in fixed assets

(In € thousand)	31 Dec. 23	Scope change	Increase/ Charges	Disposal / Reversals of provisions	Change in fair value	Transfers	Change in exchange rate	30 June 24
Goodwill	117,356	0	-823 ⁽¹⁾	-6	0	0	0	116,527
Intangible fixed assets	19,249	0	-205	0	0	0	-1	19,043
Gross amounts	39,418	0	1,214	-8	0	0	-1	40,623
Depreciation	-20,169	0	-1,419	8	0	0	0	-21,580
Tangible fixed assets	1,593,439	0	-16,689 ⁽²⁾	9,366	0	-24,070	2,375	1,564,421
Operating properties	1,468,098	0	-31,863	9,408	0	22,891	2,370	1,470,904
Gross amounts	1,940,097	0	2,730	-26	0	3,980	2,556	1,949,337
Depreciation	-471,999	0	-34,593	9,434	0	18,911	-186	-478,433
Other tangible fixed assets	39,978	0	-2,498	-42	0	1,300	-0	38,738
Gross amounts	188,572	0	2,515	-1,254	0	-1,822	-1	188,009
Depreciation	-148,593	0	-5,013	1,212	0	3,122	1	-149,272
Fixed assets in progress	85,363	0	17,673	0	0	-48,261	5	54,780
Gross amounts	88,769	0	17,673	0	0	-48,261	5	58,186
Depreciation	-3,406	0	0	0	0	0	0	-3,406
Investment properties	20,186,471	0	218,262 ⁽³⁾	-62,130 ⁽⁴⁾	-307,028 ⁽⁵⁾	-266,369 ⁽⁶⁾	15,632	19,784,838
Operating properties	19,046,433	0	100,741	-59,330	-254,176	-272,295	15,632	18,577,005
Development portfolio	1,140,038	0	117,521	-2,800	-52,852	5,926	0	1,207,833
Assets held for sale	326,649	0	470	-102,322 ⁽⁴⁾	4,577 ⁽⁵⁾	291,339 ⁽⁶⁾	0	520,713
Assets held for sale	326,649	0	470	-102,322	4,577	291,339	0	520,713
- of which other assets held for sale	6,465	0	0	0	0	1,282	0	7,747
TOTAL	22,243,165	0	201,015	-155,092	-302,451	900	18,007	22,005,543

(1) The goodwill of hotels run as Operating properties decreased by €0.8 million following the decrease in appraisal values leading to the impairment of two assets, in France and Germany.

(2) Depreciation for the period offset CAPEX for the period on operating assets (mainly hotel properties, co-working assets and other real estate assets used by the Group)

(3) CAPEX for the period mainly concerns buildings under development in Italy Offices (€54 million), Germany Offices (€32 million) and France Offices (€27 million), and operating properties in German Residential (€64 million), in France Offices (€27 million) and Hotels in Europe (€5 million).

(4) See 3.2.4, disposals of investment properties mainly concern Italy Offices (-€35 million) and Hotels in Europe (-€16 million)

(5) The change in fair value concerns Offices in Germany (-€140 million), in France (-€80 million), residential activity in Germany (-€72 million) and Offices in Italy (-€32 million) offset by the Hotels activity (+€21 million)

(6) Transfers of investment properties to assets held for sale mainly include Hotels in Europe for €197 million, Italy Offices for €48 million, France Offices for €26 million and residential activity in Germany for €18 million

The portfolio of hotels valued at cost held as operating properties totalled €1,119.2 million at 30 June 2024. In accordance with IAS 16, they are mainly recognised in the "operating properties" line.

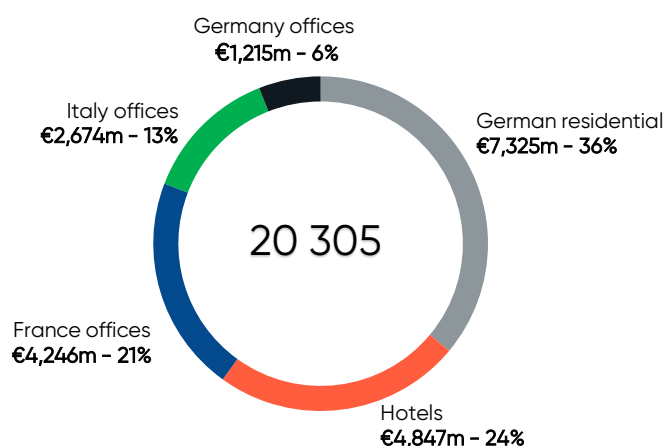
The line "acquisitions of tangible and intangible fixed assets" in the statement of cash flows (-€228.1 million) corresponds mainly to investments excluding the impact of depreciation, amortisation and indexation of leases (-€242.7 million) restated for advances and advanced payments for work on investment properties under development already paid (-€0.3 million),

corrected for the change in trade payables on fixed assets (+€7.0 million) and the restatement of step rentals and rent-free periods for +€9.0 million.

The "Disposals of tangible and intangible fixed assets" line in the Statement of cash flows (+€101.3 million) primarily corresponds to income from disposals as presented in Section 3.2.6.3 "Income from asset disposals" (+€167.8 million), restated for the change in receivables on asset disposals (+€49.7 million) and to down payments on disposals (+€16.1 million).

3.2.5.1.3. Investment properties and assets held for sale

Consolidated portfolio at 30 June 2024, in € million:



The Hotels portfolio above does not include hotel operating properties, presented in operating properties (see 3.2.5.1.2).

(In € thousand)	31 Dec 23	Scope change	Increase	Disposal	Change in fair value	Transfers	Change in exchange rate	30 June 2024
Investment properties	20,186,471	0	218,262	-62,130	-307,028	-266,369	15,632	19,784,838
Operating properties	19,046,433	0	100,741	-59,330	-254,176	-272,295	15,632	18,577,005
France offices	3,843,604	0	26,598	-2,190	-83,165	9,383	0	3,794,230
Italy offices	2,381,640	0	1,239	-35,200	-28,096	-48,180	0	2,271,403
Hotels	4,655,245	0	5,132	-16,280	19,548	-194,710	15,632	4,484,567
German residential	7,321,634	0	63,841	-5,660	-74,755	-42,830	0	7,262,230
German offices	844,310	0	3,931	0	-87,708	4,042	0	764,575
Development portfolio	1,140,038	0	117,521	-2,800	-52,852	5,926	0	1,207,833
France offices	331,876	0	26,918	-2,800	4,856	0	0	360,850
Italy offices	299,447	0	54,039	0	-5,695	4,522	0	352,313
Hotels	0	0	0	0	0	0	0	0
German residential	39,029	0	4,153	0	0	1,404	0	44,586
German offices	469,686	0	32,411	0	-52,013	0	0	450,084
Assets held for sale	326,649	0	470	-102,322	4,577	291,339	0	520,713
France offices	114,950	0	162	-49,000	-1,845	26,312	0	90,579
Italy offices	41,986	0	0	-41,986	1,910	48,180	0	50,090
Hotels	161,915	0	308	0	1,359	198,449	0	362,031
German residential	7,586	0	0	-11,336	3,153	18,398	0	17,801
German offices	0	0	0	0	0	0	0	0
France offices	212	0	0	0	0	0	0	212
TOTAL	20,513,120	0	218,732	-164,452	-302,451	24,970	15,632	20,305,551

The increase in investment properties under development column includes capitalised works and operating expenses for €108 million and financial interest for €10 million (note 3.2.5.1.4).

The amounts in the "disposal" column correspond to the appraisal values published on 31 December 2023 or values of preliminary sales agreements signed in 2024.

3.2.5.14. Development portfolio

Investment properties under development relate to construction or refurbishment programmes that fall within the application of IAS 40 (revised).

(In € thousand)	31 Dec. 23	Acquisitions and works	Capitalised interest	Change in fair value	Transfers and disposals	Change of scope	30 June 2024
France Offices	331,876	24,979	1,939	4,856	-2,800	0	360,850
Italy Offices	299,447	50,756	3,283	-5,695	4,521	0	352,313
Germany Offices	469,686	28,279	4,132	-52,013	0	0	450,084
German Residential	39,029	3,584	569	0	1,404	0	44,586
TOTAL CONSOLIDATED	1,140,038	107,598	9,923	-52,852	3,125	0	1,207,833

Acquisitions and works are mainly concentrated on five office assets in Italy, three construction and redevelopment projects of office assets in France and two projects in Germany.

3.2.5.15. Appraisal parameter

The Group has not identified the best use of an asset as being different from its current use. Consequently, the application of IFRS 13 did not lead to a modification of the assumptions used for the valuation of assets.

In accordance with IFRS 13, the tables below provide details by operating sector of the ranges of unobservable inputs by business segment (level 3) used by the real-estate appraisers:

France, Italy and Germany Offices:

Grouping of similar assets	Level	Asset value (in €m)	Yield (min-max)	Yield (weighted average)	Discounted cash flow rate	Discounted cash flow rate (weighted average)
Paris Centre West	Level 3	816	4,0% - 4,7%	4.3%	5,0% - 5,8%	5.3%
North Eastern Paris	Level 3	604	4,5% - 8,0%	6.1%	6,0% - 8,3%	6.9%
Southern Paris	Level 3	172	3,6% - 4,3%	4.0%	5,0% - 5,5%	5.4%
Western Crescent	Level 3	857	4,9% - 5,8%	5.4%	5,5% - 7,0%	6.4%
Inner rim	Level 3	883	5,8% - 7,9%	6.3%	6,5% - 9,0%	7.3%
Outer rim	Level 3	27	7,7% - 11,0%	8.6%	8,5% - 13,5%	9.0%
Total Paris Regions		3,358	3,6% - 11,0%		5,0% - 13,5%	
Major Regional Cities	Level 3	422	5,4% - 8,5%	5.8%	6,5% - 9,8%	6.9%
Region	Level 3	14	8,5% - 24,3%	11.6%	10,4% - 12,5%	11.6%
Total Regions		436	5,4% - 24,3%		6,5% - 12,5%	
Total in operation		3,794				
Development portfolio		361				
Other assets held for sale		91				
Total France Offices		4,246				
Milan	Level 3	1,674	3,0% - 15,9%	5.5%	5,4% - 9,3%	6.7%
Rome	Level 3	167	3,9% - 8,3%	6.5%	6,7% - 7,6%	7.2%
Others	Level 3	481	5,8% - 12,3%	8.6%	7,7% - 9,9%	8.3%
Total in operation		2,321				
Development portfolio	Level 3	353				
Total Italy Offices		2,674				
Berlin	Level 3	43	5,3% - 5,6%	5.4%	5,0% - 6,8%	6.0%
Düsseldorf	Level 3	37	6,3% - 6,3%	6.3%	5,3% - 5,3%	5.3%
Frankfurt	Level 3	369	5,1% - 6,8%	6.2%	5,3% - 7,0%	5.7%
Hamburg	Level 3	232	4,2% - 8,2%	5.0%	5,0% - 7,0%	5.4%
Munich	Level 3	64	3,9% - 4,8%	4.2%	6,0% - 7,0%	5.6%
Total in operation		745				
Development portfolio	Level 3	450				
Use rights	Level 3	20				
Total Germany Offices		1,215				
TOTAL OFFICES		8,135				

At 31 December 2023, the data was as follows:

Grouping of similar assets	Level	Asset value (in €m)	Yield (min-max)	Yield (weighted average)	Discounted cash flow rate	Discounted cash flow rate (weighted average)
Paris Centre West	Level 3	799	3,4 % - 4,8 %	3.9%	4,8 % - 5,5 %	5.3%
North Eastern Paris	Level 3	612	4,3 % - 8,0 %	5.7%	5,8 % - 8,3 %	6.6%
Southern Paris	Level 3	173	3,5 % - 4,1 %	3.9%	5,3 % - 5,5 %	5.4%
Western Crescent	Level 3	848	4,7 % - 5,8 %	5.2%	5,3 % - 7,0 %	6.2%
Inner rim	Level 3	898	5,5 % - 7,5 %	6.1%	6,3 % - 9,0 %	7.1%
Outer rim	Level 3	30	7,8 % - 11,0 %	8.4%	8,5 % - 10,3 %	9.0%
Total Paris Regions		3,360	3,4 % - 11,0 %		4,8 % - 10,3 %	
Major Regional Cities	Level 3	467	5,0 % - 8,0 %	5.6%	6,3 % - 8,5 %	6.6%
Region	Level 3	16	6,0 % - 6,0 %	6.0%	4,5 % - 6,3 %	6.5%
Total Regions		483	5,0 % - 8,0 %		4,5 % - 8,5 %	
Total in operation		332				
Development portfolio		115				
Other assets held for sale		4,290				
Total France Offices						
Milan	Level 3	1,705	2,1 % - 14,0 %	5.9%	5,4 % - 9,3 %	6.9%
Rome	Level 3	174	3,5 % - 12,0 %	6.1%	6,8 % - 8,3 %	7.4%
Others	Level 3	544	5,5 % - 11,4 %	7.8%	7,8 % - 9,9 %	8.3%
Total in operation		299				
Development portfolio	Level 3					
Total Italy Offices		2,723				
Berlin	Level 3	49	4,4% - 4,4%	4.4%	6,8% - 6,8%	6.8%
Düsseldorf	Level 3	41	5,3% - 5,3%	5.3%	5,5% - 5,5%	5.5%
Frankfurt	Level 3	411	4,3% - 5,5%	5.1%	5,6% - 7,2%	6.2%
Hamburg	Level 3	251	4,7% - 6,1%	5.0%	5,5% - 5,9%	5.6%
Munich	Level 3	77	1,9% - 3,7%	2.9%	5,7% - 7,2%	5.8%
Total in operation		828				
Development portfolio	Level 3	470				
Use rights	Level 3	16				
Total Germany Offices		1,314				
TOTAL OFFICES		8,328				

Hotels

Grouping of similar assets	Level	Asset value (in €m)	Yield (min-max)	Yield (weighted average)	Discounted cash flow rate	Discounted cash flow rate (weighted average)
Germany	Level 3	624	4,6% - 6%	5.3%	5,1% - 7,6%	6.5%
Belgium	Level 3	206	6,1% - 9%	7.6%	8,4% - 11,3%	9.9%
Spain	Level 3	629	4,2% - 7,4%	5.1%	6,1% - 9,3%	7.0%
France	Level 3	1,681	4,4% - 7,3%	5.2%	6% - 10%	7.1%
Netherlands	Level 3	159	0% - 0%	0.0%	7,3% - 10,3%	7.9%
United Kingdom	Level 3	683	4,5% - 6,5%	5.1%	6,5% - 8,5%	7.1%
Others	Level 3	564	5,7% - 7,6%	6.1%	8% - 9,5%	8.3%
Hotel lease properties	Level 3	4,545	4,2% - 9%	5.5%	5,1% - 11,3%	7.3%
Retail	Level 3	45	6,5% - 10%	7.1%	8,6% - 12,1%	9.1%
Total in investment properties, excluding development portfolio and right-of-use assets		4,591				
Use rights	Level 3	248				
Other assets held for sale		8				
TOTAL HOTELS		4,847				

At 31 December 2023, the data was as follows:

Grouping of similar assets	Level	Asset value (in €m)	Yield (min-max)	Yield (weighted average)	Discounted cash flow rate	Discounted cash flow rate (weighted average)
Germany	Level 3	627	4,6% - 6,0%	5.3%	5,1% - 7,5%	6.5%
Belgium	Level 3	205	6,1% - 8,8%	7.5%	8,4% - 10,7%	9.6%
Spain	Level 3	636	4,2% - 7,4%	5.3%	6,1% - 9,3%	7.3%
France	Level 3	1,668	4,4% - 8,3%	5.2%	6,0% - 8,8%	7.0%
Netherlands	Level 3	159	5,0% - 6,3%	5.6%	7,0% - 8,3%	7.6%
United Kingdom	Level 3	662	4,5% - 6,5%	5.1%	6,5% - 8,5%	7.1%
Others	Level 3	559	5,6% - 7,5%	6.1%	8,0% - 9,4%	8.3%
Hotel lease properties	Level 3	4,516	4,2% - 8,8%	5.5%	5,1% - 10,7%	7.3%
Retail	Level 3	51	7,6% - 8,0%	7.7%	9,5% - 10,4%	9.7%
Total in investment properties, excluding development portfolio and right-of-use assets		4,567				
Use rights	Level 3	243				
Other assets held for sale		6				
TOTAL HOTELS		4,817				

German residential

Grouping of similar assets	Level	Asset value (in €m)	Yield (min-max)	Yield (weighted average)	Discounted cash flow rate	Average value (€/m ²)
Duisburg	Level 3	311	4,5% - 6,0%	5.2%	6,5% - 8,0%	1,568
Essen	Level 3	790	4,6% - 6,0%	5.2%	6,6% - 8,0%	2,005
Mülheim	Level 3	222	4,9% - 6,0%	5.2%	6,9% - 8,0%	1,692
Oberhausen	Level 3	193	5,1% - 6,3%	5.5%	6,3% - 8,1%	1,396
Datteln	Level 3	142	4,2% - 6,2%	5.1%	6,2% - 8,2%	1,227
Berlin	Level 3	4,283	3,0% - 6,4%	4.0%	5,0% - 8,4%	3,211
Düsseldorf	Level 3	193	3,6% - 6,2%	4.3%	5,6% - 8,2%	2,744
Dresden	Level 3	408	4,1% - 7,2%	4.7%	6,1% - 9,2%	2,071
Leipzig	Level 3	139	3,7% - 5,4%	4.4%	5,7% - 7,4%	2,000
Hamburg	Level 3	523	3,3% - 24,6%	4.1%	5,3% - 26,6%	3,513
Others	Level 3	130	4,5% - 6,3%	5.2%	6,5% - 8,3%	1,852
TOTAL GERMAN RESIDENTIAL		7,335	3,0% - 24,6%	4.3%	5,0% - 26,6%	2,558

* Including an operating property in Oberhausen and Berlin at market value.

** Potential yield assumed excluding duties (actual rents/appraisal values excluding duties).

The "Berlin" line is detailed below:

Grouping of similar assets	Level	Asset value (in €m)	Yield (min-max)	Yield (weighted average)	Discounted cash flow rate	Average value (€/m ²)
Mitte	Level 3	781	3,0% - 5,8%	3.8%	5,0% - 7,8%	3,342
Neukölln	Level 3	640	3,3% - 4,8%	3.9%	5,3% - 6,8%	3,110
Pankow	Level 3	554	3,2% - 6,0%	4.1%	5,2% - 7,7%	3,337
Tempelhof-Schöneberg	Level 3	543	3,1% - 6,4%	4.2%	5,1% - 8,4%	3,295
Steglitz-Zehlendorf	Level 3	378	3,1% - 5,9%	4.0%	5,1% - 7,9%	3,262
Friedrichshain-Kreuzberg	Level 3	346	3,2% - 5,3%	3.8%	5,2% - 7,3%	3,292
Charlottenburg-Wilmersdorf	Level 3	323	3,1% - 5,6%	3.9%	5,0% - 7,6%	3,893
Spandau	Level 3	178	3,5% - 5,9%	4.2%	5,5% - 7,9%	2,611
Treptow-Köpenick	Level 3	163	3,4% - 4,7%	4.0%	5,4% - 6,7%	3,066
Reinickendorf	Level 3	134	3,1% - 5,0%	4.0%	5,1% - 7,0%	2,583
Berlin outer region	Level 3	121	4,0% - 5,7%	4.0%	5,3% - 7,7%	2,691
Lichtenberg	Level 3	68	3,5% - 6,1%	3.8%	5,5% - 8,1%	2,948
Marzahn-Hellersdorf	Level 3	49	3,8% - 4,1%	3.8%	5,8% - 6,1%	2,749
Non-capitalised dev costs	Level 3	3	n/a	n/a	n/a	n/a
TOTAL BERLIN		4,283	3,0% - 6,4%	4.0%	5,0% - 8,4%	3,211

At 31 December 2023, the data was as follows:

Grouping of similar assets	Level	Asset value (in €m)	Yield (min-max)	Yield (weighted average)	Discounted cash flow rate	Average value (€/m ²)
Duisburg	Level 3	328	3,3% - 5,4%	3.9%	4,8% - 6,9%	1,651
Essen	Level 3	782	3,2% - 6,3%	3.7%	4,6% - 7,8%	1,985
Mülheim	Level 3	223	3,4% - 5,7%	4.0%	4,7% - 6,9%	1,710
Oberhausen	Level 3	198	3,8% - 5,6%	4.1%	4,9% - 6,9%	1,435
Datteln	Level 3	158	2,3% - 5%	3.5%	3,8% - 6,5%	1,376
Berlin	Level 3	4,237	2,2% - 6,3%	3.2%	4,2% - 8,3%	3,146
Düsseldorf	Level 3	200	2,8% - 5,5%	3.4%	4,6% - 7,2%	2,844
Dresden	Level 3	452	2,5% - 4,8%	2.9%	3,8% - 6,3%	2,291
Leipzig	Level 3	132	2,6% - 4,8%	3.1%	4,1% - 6,3%	1,894
Hamburg	Level 3	536	2,4% - 4,4%	3.0%	4,2% - 6,2%	3,592
Others	Level 3	142	3,1% - 4,5%	3.8%	4,8% - 5,8%	2,014
TOTAL GERMAN RESIDENTIAL		7,387	2,2% - 6,3%	3.3%	3,8% - 8,3%	2,547

* Including an operating property in Oberhausen and Berlin at market value.

Grouping of similar assets	Level	Asset value (in €m)	Yield (min-max)	Yield (weighted average)	Discounted cash flow rate	Average value (€/m ²)
Mitte	Level 3	762	2,2% - 5,1%	3.3%	4,2% - 7,1%	3,265
Neukölln	Level 3	620	2,6% - 4,3%	3.0%	4,6% - 6,2%	3,002
Tempelhof-Schöneberg	Level 3	545	2,4% - 6,3%	3.1%	4,4% - 8,3%	3,242
Pankow	Level 3	536	2,6% - 4,4%	3.3%	4,6% - 6,4%	3,199
Steglitz-Zehlendorf	Level 3	381	2,6% - 4,7%	3.0%	4,4% - 6,7%	3,213
Friedrichshain-Kreuzberg	Level 3	359	2,4% - 4,2%	3.0%	4,3% - 6,2%	3,293
Charlottenburg-Wilmersdorf	Level 3	305	2,5% - 4,4%	3.2%	4,4% - 6,4%	3,662
Reinickendorf	Level 3	142	2,4% - 4,2%	3.1%	4,4% - 6,2%	2,722
Spandau	Level 3	176	3% - 4,4%	3.4%	5% - 6,4%	2,574
Treptow-Köpenick	Level 3	167	2,7% - 4,7%	3.1%	4,7% - 6,7%	3,115
Berlin outer region	Level 3	124	3% - 4,9%	3.9%	4,4% - 6,5%	2,720
Lichtenberg	Level 3	68	2,8% - 4,4%	3.1%	4,7% - 6,4%	2,919
Marzahn-Hellersdorf	Level 3	47	2,8% - 3,8%	3.1%	5% - 5,8%	2,643
Non-capitalized development costs	Level 3	7	n/a	n/a	n/a	n/a
TOTAL BERLIN		4,237	2,2% - 6,3%	3.2%	4,2% - 8,3%	3,146

Impact of changes in the yield rate on changes in the fair value of real estate assets, by operating segment

(in € million)	Yield*	Yield -25 bps	Yield +25 bps
France Offices	5.7%	185.0	-168.3
Italy Offices	5.6%	105.4	-96.3
Hotels in Europe	6.0%	203.2	-186.6
German Residential	4.2%	462.6	-410.5
Germany Offices	5.9%	32.7	-30.0
TOTAL**	5.3%	989.0	-891.8

* Yield on operating portfolio – excl. duties.

** Including assets held by equity affiliates, excl. operating property assets.

- If the yield rate excluding duties drops 25 bps (-0.25 point), the market value excluding duties of the real estate assets will increase by €989 million.
- If the yield rate excluding duties increases 25 bps (+0.25 point), the market value excluding duties of the real-estate assets will decrease by €891.8 million.

Impact of changes in the discount rate on changes in the fair value of real estate assets, by operating segment

€m	Discount rate -25bps	Discount rate +25bps
France Offices	74.4	- 76.0
Italy Offices	52.2	- 50.6
Hotels in Europe	84.9	- 81.5
German Residential	149.2	- 150.0
Germany Offices	14.3	- 12.2
TOTAL**	375.0	- 370.4

** Including assets held by equity affiliates, excl. operating property assets.

Based on a significant sample, the sensitivity of the value of the assets to changes in the discount rate can be assessed as follows:

- If the discount rate falls by 25 bps (-0.25 point), the market value of the real estate assets excluding duties will increase by around +2.0%, or +€375 million;
- If the discount rate increases by 25 bps (+0.25 point), the market value of the property assets excluding duties will fall by around -2.0%, or €370 million.

3.2.5.2. Financial assets

3.2.5.2.1. Accounting principles

Other financial assets

Other financial assets consist of investment-fund holdings, which cannot be classified as cash or cash equivalents.

These securities are recognised upon acquisition at cost plus transaction costs. They are then recognised at fair value in the income statement on the reporting date.

The fair value is arrived at on the basis of recognised valuation techniques (reference to recent transactions, discounted cash flows, etc.). Some securities that cannot be reliably measured at fair value are recognised at acquisition cost.

Non-consolidated securities are valued at their fair value, and changes in value are recorded either in equity or in the income statement, depending on the option chosen by the Group for each of these securities in accordance with IFRS 9. Dividends received are recognised when they have been approved by vote.

Loans

At each reporting date, loans are recorded at their amortised cost. Moreover, impairment is recognised and recorded on the income statement when there is an objective indication of impairment as a result of an event occurring after the initial recognition of the asset.

3.2.5.2.2. Table of financial assets

(In € thousand)	31/12/2023	Increase	Decrease	Fair value	Scope change	Transfers	Change in exchange rate	30 June 2024
Ordinary loans	99,425	91	-2,034	0	0	-777	781	97,486
Total loans	99,425	91	-2,034	0	0	-777	781	97,486
Advanced payments and deposits on acquisition of securities	2,530	8	0	0	0	0	0	2,538
Non-consolidated securities	15,521	30	-2,376	0	0	-0	-0	13,175
Receivables on financial assets	306	44,241	754	0	0	0	0	45,301
NET TOTAL	117,782	44,370	-3,656	0	0	-777	781	158,500

- Ordinary loans include subordinated loans to equity affiliates (+€92.2 million) and guarantee deposits (+€5.3 million) and loans to employees.
- Other financial assets break down as follows:
 - advanced payments and deposits on acquisitions of securities: these correspond to a deposit to acquire the shares of a company that will hold a B&B Hotel asset in Portugal;
 - non-consolidated securities in German Residential and Italy Offices;
 - receivables on disposals.

3.2.5.3. Investments in associates and joint ventures

3.2.5.3.1. Accounting principles

Investments in equity affiliates and joint ventures are recognised by the equity method.

According to this method, the Group's investment in the equity affiliate or the joint venture is initially recognised at cost, increased or reduced by the changes, subsequent to the acquisition, in the share of the net assets of the affiliate.

The goodwill related to an equity affiliate or joint

venture is included in the book value of the investment, if it is not impaired. The share in the earnings for the period is shown in the line item "share in income of equity affiliates".

The financial statements of associates and joint ventures are prepared for the same accounting period as for the parent company, and adjustments are made, where relevant, to adapt the accounting methods to those of the Covivio Group.

3.2.5.3.2. Table of investments in associates and joint ventures

(In € thousand)	% ownership	Operating segment	Country	31 Dec 23	30 June 24	Changes	Of which share of net income	Of which distribution and change in scope
Lenovilla (New Velizy)	50.10%	France Offices	France	61,709	62,182	472	4,701	-4,229
Euromarseille (Euromed)	50.00%	France Offices	France	28,618	28,549	-70	-70	0
Cœur d'Orly (Askia et Belaïa)	50.00%	France Offices	France	28,420	31,352	2,933	2,933	0
Fondo Porta di Romana et autres	24.52%	Italy Offices	Italy	37,996	41,320	3,324	415	2,910
Zabarella 2023 Srl	64.74%	Italy Offices	Italy	13,584	13,557	-28	-28	-0
Iris Holding France	19.90%	Hotels in Europe	Belgium, Germany	21,446	22,442	997	997	-0
OPCI IRIS Invest 2010	19.90%	Hotels in Europe	France	32,309	33,113	804	1,439	-635
OPCI Camp Invest	19.90%	Hotels in Europe	France	21,013	21,004	-9	1,304	-1,313
Dahlia	20.00%	Hotels in Europe	France	21,162	22,264	1,102	1,102	0
OPCI Otelli, Jouron, Kombon	31,15% et 33,33%	Hotels in Europe	France, Belgium	108,660	108,292	-369	3,802	-4,171
TOTAL				374,918	384,075	9,157	16,594	-7,438

The investments in equity affiliates at 30 June 2024 amounted to €384 million, compared with €375 million as at 31 December 2023, i.e. an increase of €9 million.

The change for the period is mainly due to the profit for the period (+€16.6 million), the distribution of dividends (-€10.3 million), offset by the capital increase of Porta di Romana (+€3.0 million).

3.2.5.3.3. Breakdown of shareholder structure in the main associates and joint ventures

Direct ownership	Cœur d'Orly	Groupe Euromed	SCI Lenovilla (New velizy)	Fondo Porta di Romana	Zabarella 2023
Covivio	50.0%	50.0%	50.09%	24.52%	64.74%
Non-Group third parties	50.0%	50.0%	49.91%	75.48%	35.26%
Aéroports de Paris	50.0%				
Crédit Agricole Assurances		50.0%	49.91%		
Carron Cav. Angelo SpA					35.26%
COIMA				72.23%	
Prada				3.25%	
TOTAL	100%	100%	100%	100%	100%

Direct ownership	Iris Holding France	OPCI Iris Invest 2010	OPCI Campinvest	SCI Dahlia	OPCI Otelli (Phoenix)	Kombon (Phoenix)	Jouron (Phoenix)
Covivio Hotels	19.9%	19.9%	19.9%	20.0%	31.2%	33.3%	33.3%
Non-Group third parties	80.1%	80.1%	80.1%	80.0%	68.9%	66.7%	66.7%
Sogecap					31.2%	33.3%	33.3%
Caisse de dépôt et consignation					37.7%	33.3%	33.3%
Prédica	80.1%	80.1%	68.8%	80.0%			
Pacifica			11.3%				
TOTAL	100%	100%	100%	100%	100%	100%	100%

3.2.5.3.4. Main financial information of associates and joint ventures

(In € thousand)	Asset name	Total balance sheet	Total non-current assets	Cash and cash and equivalents	Total non-current liabilities excl. financial debt	Total current liabilities excl. financial debt	Financial liabilities	Rental income	Cost of the net financial debt	Consolidated net income
Cœur d'Orly (Askia et Belaïa)	Cœur d'Orly	159,926	138,322	10,281	1,851	9,802	85,569	4,651	-461	5,865
Lenovilla (New Velizy)	New Velizy et extension	260,577	244,064	11,375	0	863	135,578	7,244	-699	9,385
Euromarseille (Euromed)	Euromed Center	119,150	103,807	12,366	604	3,177	58,271	2,945	20	-139
Fondo Porta di Romana	Milan, Italy	95,697	85,976	2,647	0	10,003	44,362	0	416	415
Zabarella 2023 Srl	Padoue, Italy	18,384	3,782	3,292	0	4,827	0	0	1	-28
Iris Holding France	Hôtels AccorHotels	244,779	179,880	46,512	24,498	2,995	104,361	6,482	-1,017	5,011
OPCI IRIS Invest 2010	Hôtels AccorHotels	278,303	157,460	30,916	0	5,256	106,650	8,395	-737	7,231
OPCI Camp Invest	Hôtels Campanile	161,396	131,289	21,492	0	1,971	53,877	5,279	25	6,552
Dahlia	Hôtels AccorHotels	188,467	160,042	17,064	0	1,528	75,619	4,597	-1,055	5,509
OPCI Otelli, Jouron, Kombon	Hôtels AccorHotels	523,217	438,731	26,315	19,369	5,441	158,362	14,834	-3,829	12,071

3.2.5.4. Deferred taxes at closing

	Balance sheet at 31/12/2023	P&L change	Transfer	Currency translation differences	Change in shareholders' equity	Exit from the scope	Balance sheet at 30/06/2024
DTA on temporary differences	19,326	-251	-18,305	-217	0	0	553
DTA other activities	-2,879	-436	3,315	0	0	0	0
DTA on JV of buildings	10,844	-2,897	-564	0	0	0	7,383
DTA on JV IFT	12	-427	537	0	0	0	122
DTA on tax loss carryforwards	43,005	1,595	13,910	33	0	0	58,544
	70,307	-2,416	-1,107	-183	0		66,602
DTA/DTL offset	2,008		-2,008				0
TOTAL DTA	72,315	-2,416	-3,115	-183	0	0	66,602

	Balance sheet at 31/12/2023	P&L change	Transfer	Currency translation differences	Change in shareholders' equity	Exit from the scope	Balance sheet at 30/06/2024
DTL on temporary differences	82,326	1,035	-84,769	-219	-748	0	-2,375
DTL other activities	3,997	1,126	6,796	0	0	0	11,919
DTL on JV of buildings	949,170	-14,100	79,422	2	0	0	1,014,494
DTL on JV IFT	17,582	1,828	15	0	0	0	19,425
DTL on tax loss carryforwards	-1,543	508	-2,572	0	0	0	-3,607
	1,051,532	-9,603	-1,108	-217	-748	0	1,039,856
DTA/DTL offset	2,008		-2,008				0
Total DTL	1,053,540	-9,603	-3,115	-217	-748	0	1,039,856
NET TOTAL	-981,225	7,187	0	34	748	0	-973,254

Impact on the income statement **7,187**

At 30 June 2024, the consolidated deferred tax position showed a deferred tax asset of €66.6 million (versus €72 million as at 31 December 2023) and a deferred tax liability of €1,040 million (versus €1,054 million as at 31 December 2023).

The primary contributors to the net balance of deferred tax liabilities are:

- German Residential: -€796 million;
- Hotels in Europe: -€192 million;

- Germany Offices: +€16 million.

The decrease in net deferred tax liabilities (-€8 million) is mainly due to the decline in appraisal values, particularly in Germany Offices (-€140 million), mitigated by the rise in the value of derivatives in Germany (+€15 million) and Hotels in Europe (+€21 million).

The impact on net income is detailed in Section 3.2.6.9.2.

In accordance with IAS 12, deferred tax assets and liabilities are offset for each tax entity when they involve taxes paid to the same tax authority.

3.2.5.5. Short-term loans and receivables

(In € thousand)	31 Dec 23	Change of scope	Increase	Decrease	Var. fair value	Transfers	30 June 24
Short-term loans	40,589	0	34,497	-33,379	0	5	41,712
NET TOTAL	40,589	0	34,497	-33,379	0	5	41,712

The balance at 30 June 2024 includes €34 million in accrued interest on derivatives, €6.8 million in loans to shareholders outside the Group and €0.9 million in accrued interest on loans.

3.2.5.6. Inventories and work-in-progress

3.2.5.6.1. Accounting principles related to inventories

Inventories are composed of two classification types: property trading (mainly in Italy, purchase/sale) and real-estate development (housing units and offices).

3.2.5.6.2. Inventories and work-in-progress

(In € thousand)	30 June 24 NET	31 Dec 23 NET	Change
Real-estate company trading properties	1,815	1,016	799
Miscellaneous inventories (raw materials, goods)	2,474	2,548	-74
France offices	120,135	176,314	-56,179
German Residential	165,389	127,648	37,741
Real estate trading properties	285,524	303,962	-18,438
Total inventories and work-in-progress	289,813	307,526	-17,713

The balance sheet item "Inventories and work-in-progress" groups together inventories from the real-estate development business (€286 million) and from the Italy Offices trading business (€2 million).

In France, real-estate development inventories consist exclusively of projects to transform office buildings into residential units, or land reserves. When a development margin can be generated (depending on the percentage of completion and marketing) the stock decreases accordingly. As part of the sale of the fully pre-let property under redevelopment in the 8th arrondissement of Paris, the Group signed a real estate development contract (€11.1 million in works invoices sold). The decrease in inventory in France is explained by the change in strategy of an asset (-€36 million) and net sales of CAPEX for the period (-€17 million).

The increase in inventories in German Residential (+€38 million) is linked to the entry into inventory of new projects for €40 million and net sales of CAPEX (-€2 million).

3.2.5.7. Trade receivables

3.2.5.7.1. Accounting principles related to trade receivables and receivables from hotels under operation

The trade receivables are mainly comprised of receivables from simple lease transactions and receivables of hotels under operation. These items are measured at amortised cost. In the event that the recoverable value is lower than the net book value, the Group may be required to account for an impairment

They are assessed at cost.

Inventories are intended to be sold during the normal course of business. They are recorded at acquisition price and, as applicable, are depreciated in relation to the sale value (independent appraisal value).

charge through profit or loss.

Receivables from operating simple lease transactions

For receivables from simple lease transactions, from three months of unpaid rent, an impairment is recognised. The impairment rates applied by Covivio group are as follows:

- no impairment provision is recorded for existing or vacated tenants whose receivables are less than three months overdue;
- 50% of the total amount of receivables for existing tenants whose receivables are between three and six months overdue;
- 100% of the total amount of receivables for existing tenants whose receivables are more than six months overdue;
- 100% of the total amount of receivables for vacated tenants whose receivables are more than three months overdue.

The receivables and theoretical impairments arising from the rules above are reviewed on a case-by-case basis in order to factor in any specific situations.

Receivables of hotels under operation

Receivables of hotels under operation are impaired according to payment deadlines. The receivables and theoretical impairments arising from the rules above are reviewed on a case-by-case basis in order to factor in any specific situations.

3.2.5.7.2. Trade receivables

(In € thousand)	30 June 24	31 Dec. 23	Change
Expenses to be invoiced to tenants	208,956	151,779	57,177
Rent-free periods	3,883	5,778	-1,895
Trade receivables not yet billed	75,809	67,455	8,354
Trade receivables and related accounts	203,307	133,013	70,295
Total trade receivables	491,955	358,025	133,930
Impairment of receivables	-34,061	-35,069	1,007
Net total trade receivables	457,894	322,956	134,938

The change in total gross receivables (+€134 million) is mainly related to unmatured receivables and the reissuing of pending expenses (+€57 million) including €9.7 million of the IFRIC 21 impact corresponding to the rebilling over the full year of the property tax. Impairment of trade receivables decreased by €1 million.

Breakdown of trade receivables due:

(In € thousand)	Total	Receivables not yet due	Past due receivables	Past due receivables			
				1 to 90 days	Between 90 days and 180 days	From 181 days to 1 year	> 1 year
Trade receivables and related accounts	203,307	115,155	88,152	48,407	4,687	3,832	31,227
Impairment of receivables	-34,061	-91	-33,967	-335	-793	-2,201	-30,637

The line "Change in working capital requirements on continuing operations" in the Statement of cash flows consists of:

(In € thousand)	30 June 24	31 Dec 23
Impact of changes in inventories and work in progress	19,176	38,654
Impact of changes in trade & other receivables	-153,559	60,861
Impact of changes in trade & other payables	192,552	93,945
Change in working capital requirements on continuing operations (including employee benefits liabilities)	58,169	193,460

3.2.5.8. Others receivables

(In € thousand)	30 June 24	31 Dec 23	Change
Tax receivables	57,211	48,668	8,543
Other receivables	28,471	32,991	-4,520
Security deposits received (short-term)	15,781	5,313	10,468
Current accounts	1,277	1,423	-146
TOTAL	102,741	88,395	14,345

€57.2 million in government receivables comprise mainly VAT receivables (€44.3 million).

3.2.5.9. Cash and cash equivalents

3.2.5.9.1. Accounting principles related to cash and cash equivalents

Cash and cash equivalents include cash, short-term deposits and money-market funds. These are short-term, highly

liquid assets that are easily convertible into a known cash amount, and for which the risk of a change in value is negligible.

3.2.5.9.2. Table of cash and cash equivalents

K€	30 June 24	31 Dec 23
Cash and cash equivalents	985,415	571,815
Cash at bank	350,403	328,804
TOTAL	1,335,818	900,619

At 30 June 2024, the cash equivalents consist mainly of Level 1 standard money-market collective investment vehicles (SICAV) and Level 2 term deposits in accordance with IFRS 13.

- Level 1 of the portfolio corresponds to instruments whose price is listed on an active market for an

3.2.5.10. Shareholders' equity

3.2.5.10.1. Accounting principles related to shareholders' equity

If the Group buys back its own equity instruments (treasury shares), these are deducted from shareholders' equity. No profit or loss is recognised in the income statement when Group equity capital instruments are purchased, sold, issued or cancelled.

identical instrument.

- Level 2 corresponds to instruments whose fair value is determined using data other than the prices mentioned for Level 1 and observable directly or indirectly (i.e. price-related data).

3.2.5.10.2. Change in shareholders' equity

The statement of changes in shareholders' equity and movements in the share capital are presented in note 3.1.4.

The Covivio equity consisted of 111,623,468 shares issued and fully paid up each with a par value of €3.00, totalling €335 million at 30 June 2024. Covivio holds 818,131 treasury shares.

Changes in the number of shares during the period

Transaction	Shares issued	Treasury shares	Shares outstanding
Number of shares at 31 December 2023	101,006,389	844,509	100,161,880
Capital increase – dividend in shares	6,638,915		
Capital increase – reinforcement in hotels	3,978,164		
Treasury shares – liquidity agreement		-5,628	
Treasury shares – employee award		30,880	
Treasury shares – pending allocation		-51,630	
NUMBER OF SHARES AT 30 JUNE 2024	111,623,468	818,131	110,805,337

Of the €330.8 million dividend, €256 million was paid as a scrip dividend, taken from premiums, reserves and retained earnings.

Reserves correspond to the parent company retained earnings and reserves, together with reserves from consolidation.

The line "Other" mainly includes movements in treasury shares for the period.

The change in non-controlling interests (-€280 million) is mainly due to:

- the hotel expansion with the acquisition of 8.7% of

the share capital of Covivio Hotels from non-controlling interests, reclassifying minority reserves to reserves attributable to owners of the parent (-€280 million),

- offset by the disposal of 49% of Berlin Prime transferring reserves to non-controlling interests (+€82 million),
- total comprehensive income for the period (+€69 million)
- less payouts for the period (-€153 million).

3.2.5.11. Statement of debt

3.2.5.11.1. Accounting principles applicable to debt

Financial liabilities include borrowings and other interest-bearing debt.

At initial recognition, financial liabilities are measured at fair value, minus the transaction costs directly attributable to the issue of the liability. They are then recognised at amortised cost based on the effective interest rate. The effective rate includes the nominal rate and actuarial amortisation of issue expenses and issue and redemption premiums.

Financial liabilities of less than one year are posted under "Current financial liabilities".

The Group companies hold real estate and equipment assets through leases (construction leases and long-term leases, premises, company vehicles, car parks). At the lease commencement date, the lessee measures the rental liability as the present value of rents owing not yet paid, using the implied interest rate for the lease, if this rate can be easily determined, or otherwise using the incremental borrowing rate. This debt is amortised as the contracts expire and gives rise to the recognition of a financial expense.

Rental liabilities are shown on the long-term or short-

3.2.5.11.2. Table of debts and net financial debt

New financing taken out during the fiscal year is presented in 3.2.2.2 "Liquidity risk" and in 3.2.5.11.3 "Bank borrowings".

Debt by type at 30 June 2024 (in € million):

(In € thousand)	31 Dec 23	Increase	Decrease	Change of scope	Change in exchange rate	Other changes	30 June 24
Bank borrowings	5,738,835	672,882	-1,001,334	0	-0	5	5,410,388
Finance lease borrowing	0	0	0	0	0	0	0
Other borrowings	282,951	2,708	-5,826	-1	1	0	279,833
Treasury bills	260,000	126,000	-27,000	0	0	0	359,000
Securitised loans	2,104	0	0	0	0	0	2,104
Non-convertible bonds	4,442,001	500,000	0	0	0	0	4,942,001
Subtotal Interest-bearing loans	10,725,891	1,301,590	-1,034,160	0	1	5	10,993,326
Accrued interest	71,603	72,506	-78,135	-0	0	-2	65,972
Deferral of loan expenses	-91,353	10,850	-11,370	0	88	-2	-91,787
Creditor banks	1,026	0	0	0	0	87,559	88,585
Total LT and ST loans	10,707,167	1,384,946	-1,123,665	0	89	87,560	11,056,096
of which Long-term	9,324,322						9,792,159
of which Short-term	1,382,845						1,263,937
Valuation of financial instruments	-336,977	0	0	0	0	-43,785	-380,762
Total derivatives	-336,977	0	0	0	0	-43,785	-380,762
of which Assets	-522,082						-575,815
of which Liabilities	185,105						195,053
Total borrowings and derivatives	10,370,190	1,384,946	-1,123,665	0	89	43,775	10,675,335

term rental liabilities line in the balance sheet and financial expenses in the "Interest costs for rental liabilities" line item.

Derivatives and hedging instruments

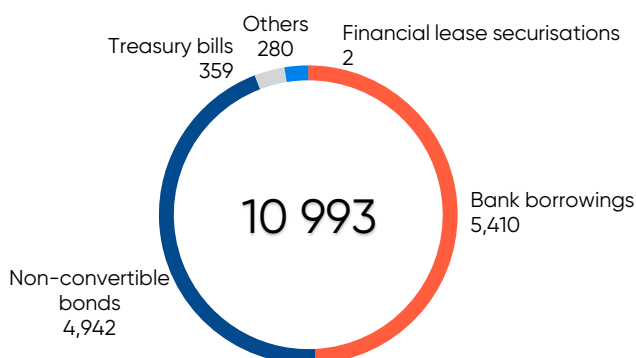
The Covivio group uses derivatives to hedge its floating-rate debt against interest-rate risk (hedging of future cash flows).

Derivative financial instruments are recorded on the balance sheet at fair value. The fair value is calculated using valuation techniques that use mathematical calculations based on recognised financial theories and parameters that incorporate the prices of market-traded instruments. This valuation is carried out by an external service provider.

Certain financial instruments in Italy Offices are eligible for hedge accounting within the meaning of IFRS 9.

In this case, changes in the fair value of the effective portion of the hedge are recognised net of tax in shareholders' equity until the hedged transaction occurs. The ineffective portion is recorded in the income statement.

All derivative instruments in the other segments are therefore recognised at their fair value, and changes are reflected in the income statement.



Net financial debt at 30 June 2024 (in € thousand):

		30 June 24	31 Dec 23
Gross cash (a)		1,335,818	900,619
Bank overdrafts and current bank borrowings (b)		-88,585	-1,026
Net cash and cash equivalents (c) = (a) - (b)		1,247,233	899,593
<i>Of which available net cash and cash equivalents</i>		<i>1,244,563</i>	<i>899,546</i>
<i>Of which unavailable net cash and cash equivalents</i>		<i>2,670</i>	<i>47</i>
Total short-term interest-bearing loans	3.2.5.11.2	10,993,326	10,725,891
Accrued interest	3.2.5.11.2	65,972	71,603
Gross debt (d)		11,059,298	10,797,494
Amortisation of financing costs (e)		-91,787	-91,353
Net debt (d) - (c) + (e)		9,720,278	9,806,548

The line "Proceeds related to new borrowings" of the statement of cash flows (€1,292 million) mainly corresponds to:

- increases in interest-bearing loans (+€1,302 million) restated for the impact of net investments abroad and rental liabilities;
- less amortisation of new loan issue costs (-€11

million).

The "Loan repayments" line of the statement of cash flows (-€1,045 million) mainly corresponds to the decrease in interest-bearing loans (-€1,034 million) restated for the impact of net investments abroad and rental liabilities (-€10.5 million).

3.2.5.11.3. Bank borrowings

The table below outlines the characteristics of the borrowings taken out by Covivio group and the amount of the associated guarantees (principal amount over €100 million)

(In € thousand)	Outstanding debt (> or < €100 M)	Debt	Appraisal value at 30/06/2024 ⁽¹⁾	Outstanding debt at 30/06/2024	Date of signature	Initial nominal amount	Maturity
France offices		€280 M – CB21 Tower		246,500	29/07/15	280,000	29/07/25
		€300 M – Orange		212,189	18/02/16	300,000	30/06/28
		€165 M – DS Campus		146,138	25/02/21	165,000	23/02/29
		€130 M – DS Extension		117,571	08/07/21	130,000	08/07/29
		€115 M – Silex 2		115,000	12/07/22	115,000	12/07/30
		> 100 M€ < 100 M€	€280 M – CB21 Tower	1,821,880 59,210	837,397 33,000		
		Total France Offices	1,881,090	870,397			
Italy offices	> 100 M€	€290 M – Central		250,350	14/05/24	290,000	14/05/29
		Total Italy Offices	925,790	250,350			
Hotels		REFI 150M€ (2023) – OPCI B2 HI (B&B)		149,000	20/10/23	150,000	20/10/30
		400 M€ – Rocky		318,535	24/07/18	475,145	24/07/26
		178 M€ – ParkInn Alexanderplatz Berlin		173,461	30/12/19	178,000	30/12/29
		> 100 M€ < 100 M€		1,557,400 1,696,321	640,996 442,798		
			Total Hotels Europe	3,253,721	1,083,794		
German Residential		Cornerstone acquisition		141,379	16/06/15	136,737	30/06/25
		Quadriga acquisition		136,878	16/06/15	197,983	31/03/26
		Refinancing Indigo, Prime		218,292	09/07/19	260,000	30/09/29
		Refinancing KG1		134,357	20/09/19	141,400	30/09/29
		Refinancing KG4		231,658	30/03/20	248,130	29/03/30
		Refinancing KG Residential		120,900	20/11/20	130,000	15/11/30
		Refinancing Arielle/Dresden/Maria		143,418	21/05/21	149,004	15/05/31
		Amadeus I financing		136,010	27/07/22	145,500	15/07/32
		Lego acquisition		135,000	20/03/24	135,000	31/03/34
		Financing Dümpten		120,000	25/06/24	120,000	30/06/34
	> 100 M€ < 100 M€		3,904,781 3,144,579	1,517,892 1,369,273			
		Total German Residential	7,049,360	2,887,165			
German offices	> 100 M€	Godewind – Frankfurt Airport Centre		130,000	17/12/19	130,000	30/12/25
	< 100 M€			155,150			
		Total Germany Offices	502,900	285,150			
TOTAL COLLATERAL			13,612,861	5,376,857			
France offices		€500 M – Green Bond		500,000	20/05/16	500,000	20/05/26
		€500 M – Green Bond		595,000	21/06/17	500,000	21/06/27
		€500 M – Green Bond		599,000	17/09/19	500,000	17/09/31
		€500 M – Green Bond		599,000	23/06/20	500,000	23/06/30
		€100 M – Green PP		100,000	15/01/21	100,000	20/01/33
		€500 M – Green Bond		500,000	05/12/23	500,000	05/06/32
		> 100 M€ < 100 M€	Treasury bills		2,893,000 50,000		
		Total France Offices	2,740,105	2,943,000			
Italy offices	> 100 M€	€300 M – Green Bond King		300,000	17/10/17	300,000	17/10/24
	< 100 M€	€300 M – Green Bond Queen		300,000	20/02/18	300,000	20/02/28
				2,105			
		Total Italy Offices	1,878,366	602,105			
Hotels		€350 M – Green Bond		350,000	24/09/18	350,000	24/09/25
		€599 M – Green Bond		599,000	27/07/21	599,000	27/07/29
		€500 M – Green Bond		500,000	23/05/24	500,000	23/05/33
		NEU CP		309,000			
	> 100 M€ < 100 M€			1,758,000 33,571			
		Total Hotels Europe	2,729,714	1,791,571			
German Residential	< 100 M€	Total German Residential	285,296	0			
German offices	< 100 M€	Total Germany Offices	691,688	0			
Others	< 100 M€	France Residential		212			
		Car parks		3,160			
		Total Other		3,372	0		
TOTAL UNENCUMBERED			8,328,541	5,336,677			
		Other payables		279,793			
TOTAL			21,941,402	10,993,326			

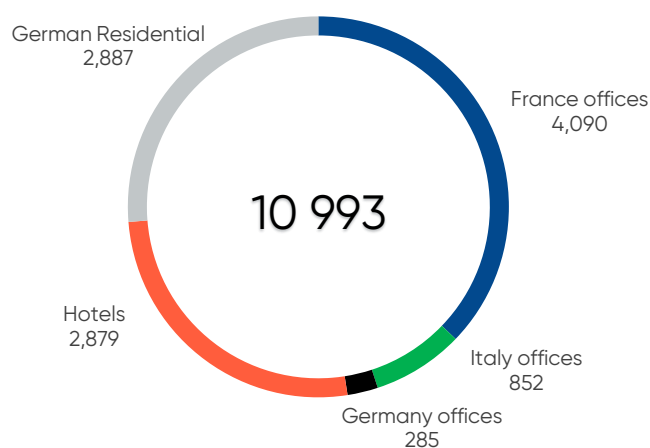
(1) The portfolio includes the fair value of assets operated directly by the company (head office, Flex Office). It does not include assets consolidated under the equity method or real estate inventories (trading, development).

The borrowings are valued after their initial recognition at cost, amortised based on the effective interest rate.

Breakdown of borrowings at their nominal value according to the time left to maturity and by interest-rate type:

(In € thousand)	Outstanding at 30/06/2024	Delivery date Less than 1 year	Outstanding at 30/06/2025	Maturity from ¹ to 5 years	Outstanding at 30/06/2029 (more than 5 years)
Fixed-rate financial liabilities	6,663,255	435,959	6,227,296	2,907,850	3,319,446
France Offices – Bank borrowings	124,287	1,004	123,283	123,283	0
France Offices – Other	276,108	0	276,108	276,108	0
Germany Offices – Bank borrowings	186,000	0	186,000	186,000	0
Hotels in Europe – Bank borrowings	79,889	0	79,889	79,889	0
Hotels in Europe – Other	3,685	0	3,685	3,685	0
German Residential – Bank borrowings	1,049,140	134,953	914,187	491,771	422,416
German Residential – Other	41	2	39	9	30
Total borrowings and convertible bonds	1,719,149	135,959	1,583,191	1,160,745	422,446
France Offices – Bonds	2,893,000	0	2,893,000	1,095,000	1,798,000
Italy Offices – Bonds	600,000	300,000	300,000	300,000	0
Italy Offices – Securitisation	2,105	0	2,105	2,105	0
Hotels in Europe – Bonds	1,449,000	0	1,449,000	350,000	1,099,000
Total debts represented by securities	4,944,105	300,000	4,644,105	1,747,105	2,897,000
Floating-rate financial liabilities	4,330,071	687,990	3,642,082	1,824,074	1,818,008
France Offices – Bank borrowings	746,110	3,446	742,664	510,093	232,571
Italy Offices – Bank borrowings	250,350	350	250,000	250,000	0
Germany Offices – Other	99,150	0	99,150	0	99,150
Hotels in Europe – Bank borrowings	1,037,477	101,883	935,594	627,473	308,121
German Residential – Bank borrowings	1,837,984	223,311	1,614,674	436,508	1,178,166
Total borrowings and convertible bonds	3,971,071	328,990	3,642,082	1,824,074	1,818,008
France Offices – Commercial paper	50,000	50,000	0	0	0
Hotels in Europe – Commercial paper	309,000	309,000	0	0	0
Total debts represented by securities	359,000	359,000	0	0	0
TOTAL	10,993,326	1,123,949	9,869,377	4,731,924	5,137,454

Debt by operating segment at 30 June 2024 (in € million):



3.2.5.11.4. Derivatives

Derivative instruments consist mainly of rate hedging instruments put in place as part of the Group's interest rate hedging policy.

Fair value of net derivative instruments:

(In € thousand)	31 Dec 23 Net	Premiums – Restructuring balances	P&L impact	Impact on shareholders' equity	30-juin-24 Net
France Offices	122,868	20,525	-2,560		140,832
Italy Offices	7,334	1,085	3,090	-7,334	4,175
Germany Offices	9,404		3,058		12,461
Hotels in Europe	105,108		20,687	-8,217	117,577
German Residential	92,264	1,200	12,252		105,716
TOTAL	336,977	22,810	36,526	-15,551	380,762
			Of which	Cash instruments – Liabilities	-195,053
				Cash instruments – Assets	575,815

The total impact of the value adjustments of derivatives on the income statement was +€36.5 million. In accordance with IFRS 13, the fair values include the counterparty default risk (-€11.3 million).

For Offices in Italy, the refinancing of the SICAF debt led to the cancellation of existing financial instruments (qualified as cash flow hedges) and the implementation of new derivatives (fair value impact of +€3 million).

The impact on equity of -€8.2 million on the Hotels in Europe line corresponds to the change in the exchange

rate of Cross Currency Swaps used to hedge the net investments in the United Kingdom (Net Investment Hedge).

The "Unrealised gains and losses relating to changes in fair value" line item in the Statement of Cash Flows (+€265.9 million), which makes it possible to calculate cash flows from operating activities, mainly incorporates the impact on net income of changes in the value of cash instruments (-€36.5 million), and changes in the value of the portfolio (+€302.5 million).

Breakdown of hedging instruments by maturity of notional values:

(In € thousand)	At 30 June 2024	At less than one year	From 1 to 5 years	At more than 5 years
Fixed hedge				
Fixed rate payer swap	5,863,279	176,035	1,645,900	4,041,344
Fixed rate receiver swap	2,614,289	-450,000	1,554,289	1,510,000
Total SWAP	3,248,990	626,035	91,611	2,531,344
Optional hedge				
Fixed borrower swaption sale	500,000	0	0	500,000
Cap purchase	317,325	-101,066	369,091	49,300
Floor purchase	28,000	0	28,000	0
Floor sale	82,300	0	33,000	49,300

Hedge balance as at 30 June 2024:

(In € thousand)	Fixed rate	Floating rate
Borrowings and financial debt (including creditor banks)	6,663,255	4,418,656
Net financial liabilities before hedging	6,663,255	4,418,656
Fixed hedge – Swaps		-3,248,990
Optional hedge – Caps		-317,325
Total hedges		-3,566,315
Net financial liabilities after hedging	6,663,255	852,341

3.2.5.11.5. Rental liabilities

The balance of rental liabilities as at 30 June 2024 stood at €323 million, compared to €320 million at 31 December 2023, an increase of €3 million. This change is mainly due to the indexation of leases (+€2 million).

At 30 June 2024, the interest expense relating to these rental liabilities was €8.1 million.

Breakdown of rental liabilities by maturity

(In € thousand)	At 30 June 2024	At less than one year	From 1 to 5 years	From 5 to 25 years	At more than 25 years
Lease liabilities on the balance sheet	317,850	8,453	22,069	56,842	230,485
Rental liabilities in liabilities held for sale	5,727	119	429	4,204	975
Rental liabilities	323,577	8,572	22,499	61,046	231,460

3.2.5.11.6. Bank covenants

Excluding debts raised without recourse to the Group's real estate companies, the debts of Covivio and its subsidiaries generally include bank covenants (ICR and LTV) applying to the borrower's consolidated financial statements. If these covenants are breached, early debt repayment may be triggered. These covenants are established in Group Share for Covivio and for Covivio Hotels.

With respect to Covivio Immobilien (German Residential), for which almost all of the debt raised is "non-recourse" debt at subsidiaries, portfolio financings do not contain any covenants related to LTV and ICR.

The most restrictive consolidated LTV covenants amounted to 60% for Covivio and Covivio Hotels at 30 June 2024.

The most restrictive consolidated ICR covenants

amounted to 200% for Covivio and Covivio Hotels at 30 June 2024.

Concerning Covivio, corporate credit facilities usually include an asset-secured debt covenant (100% scope), the cap on which is set at 25% and which measures the ratio of secured debt (or debt with guarantees of any kind) to asset value.

Covivio group's banking covenants were fully complied with at 30 June 2024, as they stood at 43.4% for Group Share LTV, 606% for Group Share ICR, and 4.2% for the asset-secured debt ratio.

No financing has an accelerated payment clause contingent on Covivio or Covivio Hotels' rating, which is currently BBB+, stable outlook (Standard & Poor's rating).

Consolidated LTV	Company	Scope	Covenant threshold	Ratio
€300 M (2016) – Orange	Covivio	France Offices	≤ 60%	in compliance
€279 M (2017) – Roca	Covivio Hotels	Hotels in Europe	< 60%	in compliance
£400 M (2018) – Rocky	Covivio Hotels	Hotels in Europe	≤ 60%	in compliance
€130 M (2019) – REF I	Covivio Hotels	Hotels in Europe	≤ 60%	in compliance

Consolidated ICR	Company	Scope	Covenant threshold	Ratio
€300 M (2016) – Orange	Covivio	France Offices	≥ 200%	in compliance
€279 M (2017) – Roca	Covivio Hotels	Hotels in Europe	> 200%	in compliance
£400 M (2018) – Rocky	Covivio Hotels	Hotels in Europe	≥ 200%	in compliance
€130 M (2019) – REF I	Covivio Hotels	Hotels in Europe	> 200%	in compliance

Also, most of the covenants on mortgage financing are specific to the scopes financed. The main purpose of these covenants, normally LTV Scope and sometimes ICR or DSCR Scope, is to frame the use of financing lines

by correlating it with the value of the underlying assets provided as collateral or the level of debt service coverage of net rental income.

3.2.5.12. Provisions for contingencies and expenses

3.2.5.12.1. Accounting principles related to provisions for risks and charges

Retirement commitments

The retirement commitments are recognised in accordance with revised IAS 19. Provisions are recorded on the balance sheet for the liabilities arising from defined benefits pension schemes for existing staff at the reporting date. They are calculated according to the projected credit units method based on valuations made at each reporting date. The past service cost corresponds to the benefits granted, either when the company adopts a new defined-benefits scheme, or when it changes the level of benefits of an existing scheme. When new benefits are granted upon adoption of a new scheme or change in an existing scheme, the past service cost is immediately recognised in the income statement.

Conversely, when the adoption of a new scheme or change in an existing scheme gives rise to the vesting

of benefits after its implementation date, the past service costs are recognised as an expense on a straight-line basis over the average remaining period until the benefits become fully vested. Actuarial gains and losses result from the effects of changes in actuarial assumptions and experience adjustments (differences between actuarial assumptions and what has actually occurred). The change in these actuarial gains and losses is recognised in "Other items" of comprehensive income.

The expense recognised in operating income includes the cost of the services rendered during the year, amortisation of past service costs and the effects of any reduction or liquidation of the scheme; the cost of discounting is recognised in net financial income. The valuations are made taking into account the Collective Agreements applicable in each country and in keeping with the various local regulations. For each employee, the retirement age is the social security eligibility age.

3.2.5.12.2. Table of provisions

(in € thousand)	31 Dec 23	Charges	Transfer	Reversal of provision		30 June 24
				Used	Unused	
Other provisions for litigation	3,762	107			-372	3,497
Other provisions	7,273	68			-444	6,631
Provisions subtotal – current liabilities	11,035	175			-444	10,128
Provisions for retirement benefit	34,444	885			-808	34,520
Provisions for long-service awards	998	20			-2	1,016
Provisions sub-total – non-current liabilities	35,442	905			-808	35,536
TOTAL PROVISIONS	46,477	1,080	0		-1,252	45,664

The provisions for litigation break down as €2.6 million for France Offices, €0.6 million for Hotels in Europe and €0.2 million for Italy Offices.

The provision for retirement indemnities totalled €34.5 million at 30 June 2024 (including €31.2 million for German Residential). The pension reform of IAS 19 commitments is not material to the financial

statements.

The main actuarial assumptions used to estimate the commitments in France were as follows:

- rate of pay increase: managers 2%, non-managers 2%;
- discount rate: 3.55% (TEC 10 n +50 bps).

The main actuarial assumptions used to estimate the commitments in Germany were as follows

Assumptions used in calculating provisions for retirement benefit obligations in Germany	German residential		German offices	
	30 June 24	31 Dec 23	30 June 24	31 Dec 23
Discount rate	4.30%	4.30%	3.85%	3.85%
Annual wage growth	2.50%	2.50%	2.00%	2.00%
Rate of social security charges	1% / 2%	1% / 2%		
IMPACT OF PROVISIONS FOR RETIREMENT BENEFITS ON THE INCOME STATEMENT (in €k)				
Cost of services rendered during the fiscal year	-146	-320	0	0
Financial cost	-672	-1,332	0	-6
Effects of plan reductions/settlements	0	0	0	0
TOTAL IMPACT ON THE INCOME STATEMENT	-818	-1,652	0	-6

3.2.5.13. Other short-term liabilities

(in € thousand)	30 June 24	31 Dec 23	Change
Social debt	46,875	39,132	7,743
Tax payables	68,781	31,233	37,548
Current accounts – liabilities	8,510	4,386	4,124
Dividends to be paid	26	126	-100
Other payables	34,719	43,125	-8,406
TOTAL	158,911	118,002	40,909

3.2.5.14. Recognition of financial assets and liabilities

Categories according to IFRS 9	Item concerned in the statement of financial position (in €k)	30 June 2024 Net	Amount appearing in the valued statement of financial position:		Fair value	
			At amortised cost	At fair value through equity income statement		
Financial assets	Non-current financial assets	15,713	2,538	8,883	4,292	15,713
Loans and receivables	Non-current financial assets	142,787	142,787			142,787
	Total non-current financial assets	158,500	145,325			158,500
Loans and receivables	Trade receivables ⁽¹⁾	454,011	454,011			454,011
Assets at fair value	Derivatives at fair value ⁽²⁾	575,815			575,815	575,815
Assets at fair value through profit or loss	Cash and cash equivalents	985,415			985,415	985,415
Total Financial Assets		2,173,741	599,336	8,883	1,565,522	2,173,741
Liabilities at amortised cost	Financial liabilities	10,993,326	10,993,326			10,526,918 ⁽³⁾
Liabilities at fair value through P&L	Financial instruments	195,053			195,053	195,053
Liabilities at amortised cost	Guarantee Deposits (Long-term and Short-term)	37,295	37,295			37,295
Liabilities at amortised cost	Trade payables ⁽⁴⁾	310,807	310,807			310,807
Total Financial liabilities		11,536,481	11,341,428	0	195,053	11,070,073

(1) Excluding deductible for €3,883 thousand.

(2) In Note 3.2.5.11.4 "Derivative instruments", the hedging instruments for Italy Offices set up in 2024 are measured at fair value through profit or loss.

(3) The difference between the net book value and fair value of fixed-rate debt (valued at the risk-free rate, excluding credit spreads) is €466,408 thousand. The impact of the credit spread would be +€10,424 thousand.

(4) €264.6 million in trade payables and €46.2 million in fixed asset trade payables.

Breakdown of financial assets and liabilities at fair value:

The table below presents the financial instruments at fair value broken down by level:

- Level 1: financial instruments listed in an active market;
- Level 2: financial instruments whose fair value is evaluated through comparisons with observable market transactions on similar instruments or based on an evaluation method whose variables include only observable market data;
- Level 3: financial instruments whose fair value is determined entirely or partly by using an evaluation method using an estimate that is not based on market transaction prices on similar instruments.

K€	Level 1	Level 2	Level 3	Total
Non-current financial assets at fair value through shareholders' equity			8,883	8,883
Non-current financial assets at fair value through the income statement			4,292	4,292
Derivatives at fair value through shareholders' equity		0		0
Derivatives at fair value through the income statement		575,815		575,815
Cash equivalents through the income statement		985,415		985,415
TOTAL FINANCIAL ASSETS	0	1,561,230	13,175	1,574,405
Derivatives at fair value through the income statement		195,053		195,053
TOTAL FINANCIAL LIABILITIES	0	195,053	0	195,053

3.2.6. Notes related to the statement of income

3.2.6.1. Accounting principles

Rental income

According to the presentation of the income statement, rental income is treated as revenues. Net income from hotels under management and Flex Office, car park receipts, net income from property development and services are now shown in specific lines of the statement of net income, after net rental income.

As a general rule, the invoicing is quarterly except for the German Residential activity where the invoicing is monthly. The rental income of investment properties is recognised on a straight-line basis over the term of the ongoing leases. Any benefits granted to tenants (rent-free periods, step rental leases) are amortised on a straight-line basis over the duration of the lease agreement, in compliance with IFRS 16, and offset against investment properties.

3.2.6.2. Operating income

3.2.6.2.1. Rental income

(in € thousand)	30 June 24	30 June 23	Change in K€	Change in %
France offices	94,219	101,105	-6,886	-6.8%
Italy offices	66,497	65,305	1,192	1.8%
Germany offices	24,381	23,395	986	4.2%
Total Offices rental income	185,097	189,805	-4,708	-2.5%
Hotels	133,531	127,726	5,805	4.5%
German residential	150,698	145,613	5,085	3.5%
TOTAL RENTAL INCOME	469,326	463,144	6,182	1.3%

The rental income consists of rental and similar income (e.g. occupancy fees and entry rights)

Share-based payments (IFRS 2)

The application of IFRS 2 has resulted in the recognition of an expense for benefits granted to employees as share-based payments. This expense is recorded in income for the year under overheads.

Free shares are valued by Covivio at the date of their award according to a binomial valuation model. This model takes into account the features of the plan (price and exercise period), market data upon award (risk-free rate, share price, volatility and expected dividends) and assumptions of beneficiary behaviour. The benefits thus granted are recognised as expenses over the vesting period, and offset by an increase in the consolidated reserves.

invoiced for investment properties during the period. Rent exemptions, step rental schemes and

entry rights are spread out over the fixed term of the lease.

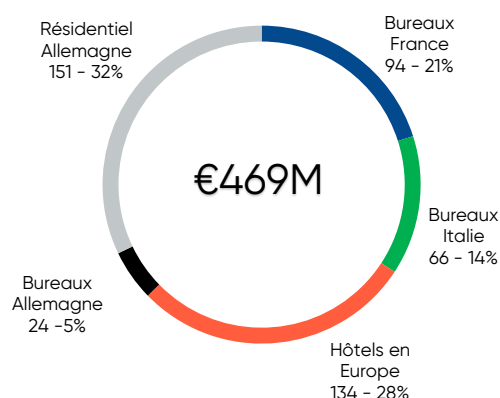
The changes in rents by asset-type break down as follows:

- a decrease in rents for France Offices (-€6.9 million, i.e. -6.8%), mainly due to and the effect of vacancies (-€14.5 million) to feed the development pipeline, and by asset disposals (-€6 million). This decrease was partially offset by the effect of leases (+€6.1 million), the delivery of assets (+€3.1 million), and the indexation of rents (+€4.1 million);
- an increase in rents for Italy Offices (+€1.2 million, i.e. +1.8%), mainly due to the indexation of rents (+€2.5 million) and new leases and re-

leasing contracts, (+€1 million), partially offset by disposals (-€2.5 million);

- an increase in rents for Germany Offices (+€1 million, +4.2%), mainly due to the delivery of the Beagle asset in 2023 (+€0.5 million), and the indexation of rents;
- an increase in rents of Hotels in Europe (+€5.8 million, i.e. +4.5%), mainly due to the increase in variable rents in Spain (+€2.8 million), and by the impact of rent indexation (+€2.7 million);
- an increase in rents in German Residential (+€5 million, or +3.5%) mainly related to rent indexation (+€6 million) offset by the effect of disposals (-€1.4 million).

Rental income in 2024 by operating segment (in € million):



3.2.6.2.2. Real estate expenses

(in € thousand)	30 June 24	30 June 23	Change in K€	Change in %
Rental income	469,326	463,144	6,182	1.3%
Rebillable expenses	-94,167	-97,813	3,645	-3.7%
Income from rebilling of expenses	94,167	97,813	-3,645	-3.7%
Unrecovered property operating costs	-23,457	-20,432	-3,024	14.8%
Expenses on properties	-14,017	-14,849	832	-5.6%
Net losses on unrecoverable receivables	-544	-1,635	1,091	n.a.
NET RENTAL INCOME	431,308	426,227	5,081	1.2%
RATE FOR PROPERTY EXPENSES	-8.1%	-8.0%		

- Unrecovered rental costs: these expenses correspond to charges on vacant premises. Unrecovered rental expenses are presented net of re-invoicing to the income statement.
- In accordance with IFRS 15, income from re-invoicing of rental expenses is presented separately above when the company acts as principal.

- Expenses on properties: these consist of rental expenses that are borne by the owner, expenses related to works and expenses related to property management.
- Net losses on unrecoverable receivables: these consist of losses on unrecoverable receivables and net provisions on doubtful receivables. The change is mainly due to reversals of deferred payments in Spain for +€1 million.

3.2.6.2.3. EBITDA from hotel operating and Flex Office and Net Income from other activities

(in € thousand)	30 June 24	30 June 23	Change in K€	Change in %
Revenues from hotel operating activity and Flex Office	155,932	149,428	6,504	4.4%
Operating expenses of hotel operating activity and Flex Office	-117,244	-109,815	-7,429	6.8%
EBITDA from hotel operating activity and Flex Office	38,688	39,613	-925	-2.3%
Net income from development	10,803	2,246	8,557	381.0%
Income from other activities	1,578	2,410	-832	-34.5%
Expenses of other activities	-987	-1,528	541	-35.4%
Income from other activities	11,394	3,128	8,266	264.3%
TOTAL INCOME FROM OTHER ACTIVITIES	50,082	42,741	7,341	17.2%

- EBITDA from Hotel Operating activity and Flex Office consists of the EBITDA of the hotels under operation (+€30.5 million at 30 June 2024 versus +€31.9 million at 30 June 2023) and the income from Flex Office (+€8.2 million as at 30 June 2024 versus +€7.7 million as at 30 June 2023).

The decrease in the EBITDA of hotels under management of -€1.4 million is linked to the end of the guaranteed minimum on a hotel in Roissy (-€1 million), the closure for works on a hotel in Brugge, offset by the full-year effect of the opening of a hotel in Paris.

Flex Office's results increased by +€0.5 million, mainly in Wellio Italy.

- Net income from other activities includes income from property development in Germany (€3.7 million), France (€6.2 million) and Italy (€0.9 million) and the car parks business (€0.6 million). The increase in real estate development activity compared to last year is mainly due to the progress of residential projects in France, as well as the gradual recovery in Germany in a market that was at a standstill in the first half of 2023.

3.2.6.2.4. Net operating costs

These consist of head office expenses and operating costs net of revenues from management and administration activities.

(in € thousand)	30 June 24	30 June 23	Change in K€	Change in %
Management and administration income	9,388	9,930	-542	-5.5%
Business expenses	-1,877	-2,646	769	-29.1%
Overheads	-62,450	-63,195	745	-1.2%
TOTAL NET OPERATING COSTS	-54,940	-55,912	972	-1.7%

Overheads include personnel expenses, which are specifically analysed in note 3.2.7.1.1.

3.2.6.2.5. Depreciation of operating assets and net change in provisions and other

(in € thousand)	30 June 24	30 June 23	Change in K€
Depreciation of operating assets	-35,081	-34,787	-293
Net change in provisions and other	9,258	15,716	-6,458

The item "Depreciation of operating assets" amounted to -€35 million at 30 June 2024, compared with -€34.8 million at 30 June 2023. This item mainly includes:

- depreciation of hotels in operation for -€24 million;
- net reversals of exceptional impairments in Germany on hotels in operation for a total of €3.6 million.

The change in the "Net change in provisions and other" item is mainly due to the +€7.7 million reversal of the provision for taxes on the operating properties Hotels scope in Germany in 2023, and the reduction in provisions for pension commitments of -€0.9 million.

This item mainly consists of the rebilling of long-term leases conferring in rem rights to tenants (€6.6 million as at 30 June 2024 versus €6.7 million as at 30 June 2023) when the rental expense is restated. Indeed, in order not to distort the real-estate expense ratio and following the cancellation of the rental expense in accordance with IFRS 16, the income from rebilling tenants is presented as a net change in provisions and others.

The line "Net depreciation, amortisation and provisions" of the cash flow statement of €35.3 million mainly consists of the €35 million in depreciation and amortisation of operating assets.

3.2.6.3. Income from asset disposals

(in € thousand)	30 June 24	30 June 23	Change in K€	Change in %
Income from asset disposals ⁽¹⁾	167,816	206,276	-38,460	-18.6%
Disposal values of assets sold ⁽²⁾	-164,795	-209,941	45,146	-21.5%
NET INCOME FROM ASSET DISPOSALS	3,021	-3,665	6,686	

(1) Sale price net of disposal costs.

(2) Corresponds to the appraisal values published at 31 December 2023.

Income from asset disposals by business segment is shown in note 3.2.8.9.

3.2.6.4. Change in the fair value of buildings

(in € thousand)	30 June 24	30 June 23	Change in K€
France Offices	-80,154	-391,236	311,082
Italy Offices	-31,881	-39,460	7,579
Hotels in Europe	20,907	-44,043	64,950
German Residential	-71,602	-650,233	578,631
Germany Offices	-139,721	-152,710	12,989
TOTAL CHANGE IN THE VALUE OF PROPERTIES	-302,451	-1,277,682	975,231

The -€302.5 million fall in the fair value of properties reflects valuation decreases of -€71.6 million in the German Residential portfolio (mainly Berlin assets), and -€252 million in the entire Offices in Europe portfolio, of which -€139.7 million related to Germany Offices. This was due to the increase in capitalisation and discount rates after the rise in interest rates, which was only partly offset by the increase in prime rents and indexation.

3.2.6.5. Net income from disposals of securities

The result of the disposal of securities mainly consists of

the impact of the sale to CDC of a 49% stake in the asset portfolio of a German Residential subsidiary (-€0.6 million).

3.2.6.6. Net income from changes in scope

They mainly record the acquisition costs of consolidated equity investments, which, in accordance with IFRS 3 "Business Combinations", must be recognised as expenses for the fiscal year.

The line "Impact of changes in the scope of consolidation related to investing activities" (\$39 of IAS 7) of €83 million in the cash flow statement mainly

corresponds to the sale price of a 49% stake in the asset portfolio of a German subsidiary (+€86 million) reduced

by the impact of the change in the stake in an Italian subsidiary (-€2.6 million).

3.2.6.7. Cost of the net financial debt

(in € thousand)	30 June 24	30 June 23	Change in K€	Change in %
Interest income on cash transactions	20,366	2,243	18,123	808.0%
Interest expense on financing operations	-160,675	-121,056	-39,619	32.7%
Regular amortisation of loan issue costs	-9,330	-6,332	-2,998	47.4%
Net expenses on hedges	67,759	39,409	28,350	71.9%
Cost of net debt	-81,881	-85,736	3,856	-4.5%
Average annual rate of debt	1.53%	1.46%		

The change in the cost of net financial debt of +€3.9 million is mainly due to:

- the +€18 million increase in financial income on cash transactions;
- the increase in interest expenses on bank loans (-€40 million) due to the increase in the average

interest rate on debt, partially offset by financial interest on hedges (+€28 million), due to the increase in interest rates;

- the increase in capitalised financial expenses of +€1.5 million.

3.2.6.8. Net financial income

(in € thousand)	30 June 24	30 June 23	Change in K€	Change in %
Cost of the net financial debt	-81,881	-85,736	3,856	-4.5%
Interest cost for rental liabilities	-8,122	-7,831	-291	3.7%
Valuation of financial instruments	36,526	-29,229	65,754	
Changes in the fair value of financial instruments	36,526	-29,229	65,754	
Financial expenses net of discounting	2	0	2	
Foreign exchange gains and losses	406	366	39	
Discounting and foreign exchange gains or losses	408	366	41	
Exceptional amortisation of loan issue costs	-1,520	-272	-1,248	
Others	-1	-79	78	
Exceptional amortisation of loan issue costs	-1,521	-351	-1,170	
TOTAL FINANCIAL INCOME	-54,590	-122,780	68,190	N/P

Rising interest rates impacted the change in the fair value of financial instruments by +€65.7 million. Thus, net financial income amounted to a net expense of -€54.6 million at 30 June 2024 versus a net expense of -€122.8 million at 30 June 2023.

The line "Cost of net financial debt and interest expenses on rental liabilities" of the cash flow statement of €80.2 million corresponds to the cost of net financial debt for -€81.9 million restated for the amortization of loan issue expenses for +€9.3 million, interest expense on rental liabilities for -€8.1 million and foreign exchange gains and losses for -€0.4 million.

3.2.6.9. Current and deferred tax liabilities

3.2.6.9.1. Accounting principles related to current and deferred taxes

SIIC tax regime (French companies)

Opting for the SIIC tax regime involves the immediate liability for an exit tax at the reduced rate of 19% on unrealised capital gains relating to assets and securities of entities not subject to corporation tax.

The exit tax is payable over four years, in four instalments, starting with the year the option is taken up. In return, the company is exempted from income tax

on the SIIC business and is subject to distribution obligations.

(1) Exemption of SIIC revenues

The revenues of the SIIC are exempt from taxes concerning:

- income from the leasing of buildings;
- capital gains realised on asset disposals, investments in companies having opted for the tax treatment or companies not subject to corporation tax in the same business, as well as the rights under a lease contract and real-estate rights under certain conditions;
- dividends of SIIC subsidiaries.

(2) Distribution obligations

The distribution obligations associated with exemption profits are the following:

- 95% of the earnings derived from asset leasing;
- 70% of the capital gains from disposals of assets and shares in subsidiaries having opted for the tax treatment or subsidiaries not subject to corporation tax with a SIIC corporate purpose for two years;
- 100% of dividends from subsidiaries that have opted for the tax treatment.

The exit tax liability is discounted on the basis of the initial payment schedule determined from the first day the relevant entities adopted SIIC status.

The liability initially recognised is discounted and an interest charge is applied at each closing, allowing the liability to reflect the net discounted value as at the closing date. The discount rate used is based on the yield curve, given the deferred payment.

As at 30 June 2024, there are no exit tax liabilities on the balance sheet.

Ordinary law regime and deferred taxes

Deferred taxes result from temporary differences in taxation or deduction and are calculated using the liability method, and on all temporary differences in the company financial statements, or resulting from consolidation adjustments. The valuation of the deferred tax assets and liabilities must reflect the tax consequences that would result from the method by which the company seeks to recover or settle the book value of its assets and liabilities at the end of the fiscal

year. Deferred taxes are applicable to Covivio group entities that are not eligible for the SIIC tax regime.

A deferred tax asset is recognised in the case of deferrable tax losses in the likely event that the entity in question, not eligible for the SIIC regime, will have taxable future profits against which the tax losses may be offset.

In the case where a French company intends to opt directly or indirectly for SIIC tax treatment in the near future, an exception under the ordinary law regime is applied by anticipating the application of the reduced rate (exit tax) in the valuation of deferred taxes.

SIQ tax regime (Italian companies)

Following Beni Stabili's merger with Covivio, the tax arrangements for Covivio's permanent establishment in Italy changed after it left the SIQ tax regime. It is now subject to the 20% tax on real-estate companies.

In Italy, following the adoption of the law on the revaluation of properties, the Group opted in 2021 for the tax revaluation of certain Italian assets.

SOCIMI tax regime (Spanish companies)

The Spanish companies held by Covivio Hotels opted for the SOCIMI tax regime, effective on 1 January 2017. Opting for SOCIMI does not trigger an exit tax upon making the option. However, the capital gains on the period outside of the SOCIMI regime during which assets were held are taxable when disposing of said assets.

The rental income from the leasing of assets and proceeds from disposals of assets held under the SOCIMI regime are tax exempt, provided 80% of rental profits and 50% of asset disposal profits are distributed. These capital gains are determined by allocating the taxable gains to the period outside the SOCIMI regime in a linear basis, over the total holding period.

REIT regime (English companies)

Nine companies in the United Kingdom have opted for the REIT exemption regime from 1 January 2024. Opting for the REIT regime does not trigger an exit tax when the option is chosen.

The rental income from the leasing of assets held under the REIT regime are tax exempt, provided 90% of rental profits are distributed.

Capital gains on disposals are also exempt from tax.

3.2.6.9.2. Taxes and rates used by geographical area

(in € thousand)	Taxes payable	Deferred taxes	Total	Deferred tax rate
France	-398	-2,900	-3,298	25.83% ⁽¹⁾
Italy	-516	-3,763	-4,279	20% - 24% ⁽²⁾
Germany	-3,611	+14,489	+10,878	15,83%-30,18% ⁽³⁾
Belgium	-1,242	-741	-1,983	25.00% ⁽⁴⁾
Luxembourg	-457	+2,640	+2,183	24.94%
United Kingdom	-415	-1,716	-2,132	25.00% ⁽⁵⁾
Netherlands	-777	+7	-770	25.80% ⁽⁶⁾
Portugal	-380	-972	-1,352	22.50% ⁽⁷⁾
Spain	0	+54	+54	25.00%
Ireland	-98	+89	-9	33.00% ⁽⁸⁾
Poland	-86	-2	-88	9.00% ⁽⁹⁾
Hungary	-91	0	-91	9.00%
Czech Republic	-323	+2	-321	21.00% ⁽¹⁰⁾
TOTAL	-8,395	7,187	-1,207	

(-) corresponds to a tax expense; (+) corresponds to a tax income

(1) In France, the tax rate for the 2024 fiscal year is 25.83%.

(2) Since the merger with Covivio and its exit from the SIIQ regime, Covivio in Italy has been subject to a 20% tax rate. For hotel companies in Italy, a rate of 24% is used, plus a regional tax rate of 3.9% on resident and non-resident companies.

(3) In Germany, the tax rate on property goodwill is 15.83%; however, for companies in the hotel operations activity, tax rates vary between 30.18% and 32.28%

(4) In Belgium, the tax rate for the 2024 fiscal year is 25%.

(5) In the United Kingdom, the tax rate applied from 1 April 2023 is 25%.

(6) In the Netherlands, the rate for the 2024 fiscal year is 25.8%.

(7) In Portugal, the tax rate used for the 2024 fiscal year is 21%, plus a regional tax rate of 1.5%.

(8) In Ireland, the tax rate for the 2024 fiscal year is 12.5% for operating activities, 25% for holding companies and 33% for gains on disposals.

(9) In Poland, the tax rate applied for the 2024 fiscal year is 9% for companies with revenues of less than €2 million per year, and 19% above that.

(10) In the Czech Republic, the tax rate is 21% as of 1 January 2024.

Impact of deferred taxes on income

(in € thousand)	30 June 24	30 June 23	Variation
France Offices	-746	-303	-443
Italy Offices	-2,557	2,145	-4,702
Germany Offices	19,529	21,122	-1,593
Hotels	-6,064	2,029	-8,093
German Residential	-3,104	112,551	-115,655
Others	129	10	119
TOTAL	7,187	137,554	-130,367

- In Italy Offices, the deferred tax expense is mainly due to the increase in asset values.

- Concerning Hotels in Europe, the -€8.1 million change is mainly due to the increase in the values of operating properties and the reversal of deferred

tax assets following the increase in results in Italy and the United Kingdom.

- The deferred tax income of Germany Offices mainly relates to a decrease in the value of assets.

- In German Residential the variation is mainly

related to the large fall in asset values in 2023 and the reversal of deferred tax on a real estate

development project following its delivery in 2023 (+€13.9 million impact).

3.2.7. Other information

3.2.7.1. Personnel remuneration and benefits

3.2.7.1.1. Staff costs

At 30 June 2024, personnel expenses presented in the statement of net income amounted to €80.1 million (compared with €81.4 million at 30 June 2023), mainly made up of €41.6 million under structural expenses and €36.7 million under EBITDA from Hotel Operating activity and Flex Office.

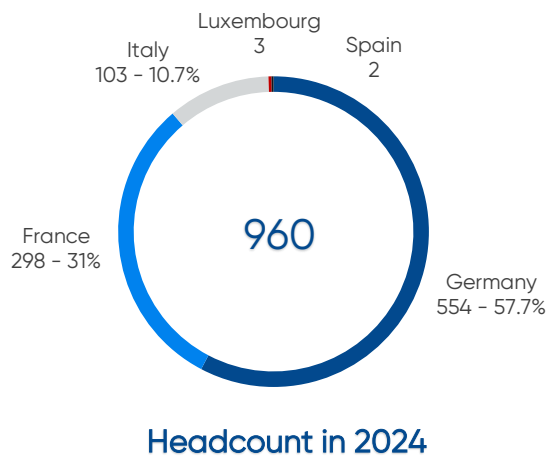
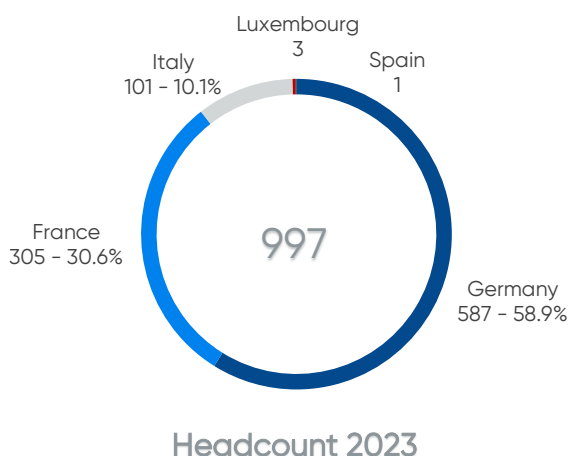
In the Overheads item, personnel expenses are €41.6 million at 30 June 2024. They include €2.7 million for free

shares and a related social charge expense of €0.5 million.

Headcount

At 30 June 2024, the headcount of fully consolidated companies, excluding companies in the Operating Properties business line, was 960 compared with 997 at 31 December 2023.

Headcount by country in number of employees:



The average headcount in the first half-year of 2024 was 966 people.

The average headcount of the operating companies was 1,322 people at 30 June 2024, which was stable compared to 30 June 2023 (1,325 people).

3.2.7.1.2. Description of share-based payments

Covivio awarded free shares in the first half of 2024. The following assumptions were made for the free shares:

Plan of 15 February 2024	Corporate officers – with performance condition plan 1	Corporate officers – with performance condition plan 2	Corporate officers – with performance condition plan 3	Corporate officers and/or employees – without performance condition plan 4
Date awarded	15-févr.-24	15-févr.-24	15-févr.-24	15-févr.-24
Number of shares awarded	21,493	14,329	35,821	9,000
Share price on the date awarded	€41.60	€41.60	€41.60	€41.60
Exercise period for rights	3 years	3 years	3 years	3 years
Cost of forfeiture of dividends	(€9.94)	(€9.94)	(€9.94)	(€9.94)
Actuarial value of the share net of dividends not collected during the vesting period	€31.66	€31.66	€31.66	€31.66
Revenue-related discount:				
In number of shares	3,200	2,134	5,334	1,340
As percentage of share price on the date awarded	15%	15%	15%	15%
Value of the benefit per share	€7.56	€6.81	€20.37	€25.47

During the first half of 2024, the total number of free shares allocated was 80,643. As stated elsewhere, the corresponding expense is recognised in income over the entire vesting period.

Following the final allocation of the February 2020 and February 2021 plans, the expense calculated for previous fiscal years was revised downwards following the departure of employees for –€0.7 million (income).

The expense on free shares recognised at 30 June 2024 was €2.7 million (compared to €3.9 million at 30 June 2023). The associated URSSAF contribution was estimated at €0.5 million (expense). In addition, the URSSAF expenses paid in 2024 for the shares vested from the February 2020 and February 2021 plans were reclassified as free share expenses in the amount of €0.4 million. These expenses are presented in the income statement on the "Overheads" line.

The €2.7 million expense under free shares includes the impact of the 2020 plan for –€0.5 million, the 2021 plan for €1.4 million, the 2022 plan for €0.9 million, the 2023 plan for €0.7 million and the 2024 plan for €0.2 million.

3.2.7.2. Earnings per share and diluted earnings per share

Earnings per share (IAS 33)

Basic earnings per share are calculated by dividing the income attributable to holders of ordinary Covivio

shares (the numerator) by the average weighted number of ordinary shares outstanding (the denominator) over the period.

To calculate the diluted earnings per share, the average number of shares outstanding is adjusted to take into account the conversion of all potentially dilutive ordinary shares, in particular free shares being vested.

The impact of the dilution is only taken into account if it is dilutive.

The dilutive effect is calculated using the treasury stock method. The number calculated using this method is added to the average number of shares outstanding and becomes the denominator. To calculate the diluted earnings, the income attributable to the holders of ordinary Covivio shares is adjusted by:

- all dividends or other items under potentially dilutive ordinary shares that were deducted to arrive at the income attributable to the holders of ordinary shares;
- interest recognised during the fiscal year to the potentially dilutive ordinary shares;
- any change in the income and expenses resulting from the conversion of the dilutive potential ordinary shares.

	Net income	Net income from continuing operations
Group Share (in €k)	-8 364	-8 364
Average number of undiluted shares	102 962 700	102 962 700
Total dilution impact	602 108	602 108
Number of free shares (1)	<i>602 108</i>	<i>602 108</i>
Average number of diluted shares	103 564 808	103 564 808
Undiluted earnings per share (in €)	-0,08	-0,08
Impact of dilution – free shares (in €)	0,00	0,00
Diluted earnings per share (in €)	-0,08	-0,08

(1) The number of shares being vested is broken down according to the following plans:

2020 plan	12 500
2021 plan	205 500
2022 plan	138 018
2023 plan	165 447
2024 plan	80 643
Total	602 108

3.2.7.3. Related-party transactions

The information mentioned below concerns the main related parties, namely equity affiliates. Transactions between related parties were carried out in accordance with the same terms and conditions as those applicable to arm's length transactions.

Details of related-party transactions (in € thousand)

Partner	Type of partner	Operating income	Net financial result	Balance sheet	Comments
Cœur d'Orly	Equity affiliates	342	0	7,688	Monitoring of projects and investments, Loans, Asset and property fees
Euromed	Equity affiliates	138	0	24,096	Loans, Asset and property fees
Lénovilla	Equity affiliates	205	0	9,937	Loans, Asset and property fees

3.2.8. Segment reporting

3.2.8.1. Accounting principles relating to operating segments – IFRS 8

The Covivio group holds a wide range of real-estate assets to collect rental income and benefit from appreciation in the assets held. Segment reporting is organised by asset type.

The operating segments are as follows:

- France Offices: office real-estate assets located in France;
- Italy Offices: office real-estate and retail assets located in Italy;
- Germany Offices: office real-estate assets located in Germany held by the Covivio group via its subsidiary Covivio Office Holding;

- Hotels in Europe: commercial buildings largely in the hotel segment and Hotel Operating properties held by Covivio Hotels;
- German Residential: real estate housing assets in Germany held by the Covivio group through its subsidiary Covivio Immobilien SE.

These segments are reported on and analysed regularly by Group management in order to make decisions on what resources to allocate to the segment and to evaluate their performance.

Following the sale of three car park management companies and the transfer of all assets of FDL (France Residential) in 2022, the "Other" segment includes non-material activities.

3.2.8.2. Intangible fixed assets

31 December 2023 - (In € thousand)	France Offices	Italy Offices	Hotels	German Residential	Germany offices	Others (incl. France Residential)	Total
Intangible fixed assets and goodwill	11,848	5,136	117,578	1,812	16	215	136,605
Net	11,848	5,136	117,578	1,812	16	215	136,605

30 June 2024 - (In € thousand)	France Offices	Italy Offices	Hotels	German Residential	Germany offices	Others (incl. France Residential)	Total
Intangible fixed assets and goodwill	11,418	4,883	116,789	2,297	8	175	135,570
Net	11,418	4,883	116,789	2,297	8	175	135,570

3.2.8.3. Tangible fixed assets

31 December 2023 - (In € thousand)	France Offices	Italy Offices	Hotels	German Residential	Germany offices	Others (incl. France Residential)	Total
Operating properties	230,213	116,059	1,069,262	46,119	3,640	2,805	1,468,098
Other fixed assets	8,541	2,594	16,138	12,374	285	46	39,978
Fixed assets in progress	47,461	27,751	10,151	0	0	0	85,363
Net	286,215	146,404	1,095,551	58,493	3,925	2,851	1,593,439

30 June 2024 - (In € thousand)	France Offices	Italy Offices	Hotels	German Residential	Germany offices	Others (incl. France Residential)	Total
Operating properties	267,548	113,827	1,057,917	29,137	0	2,475	1,470,904
Other fixed assets	8,464	2,365	15,003	12,603	264	39	38,738
Fixed assets in progress	8,041	23,229	23,510	0	0	0	54,780
Net	284,053	139,421	1,096,429	41,740	264	2,514	1,564,421

In German Residential, the change of (–€17 million) is mainly related to the reclassification of land as buildings under development (–€9.5 million) and real estate development inventory (–€7.6 million).

In Italy Offices, the change of (-€7 million) includes depreciation and amortisation of operating properties and tangible fixed assets (-€2.2 million) and the transfer of advances and down payments to properties under development (-€4.5 million).

In France Offices, the change in property, plant and equipment (+€2 million) mainly corresponds to the work carried out on the future L'Atelier head office located in Paris for €2.7 million and to depreciation (-€0.7 million).

3.2.8.4. Investment properties/Assets held for sale

31 December 2023 - (In € thousand)	France Offices	Italy Offices	Hotels	German Residential	Germany offices	Others (incl. France Residential)	Total
Investment properties	3,843,604	2,381,640	4,655,245	7,321,634	844,310	0	19,046,433
Assets held for sale	114,950	41,986	161,915	7,586	0	212	326,649
Development portfolio	331,876	299,447	0	39,029	469,686	0	1,140,038
TOTAL	4,290,430	2,723,073	4,817,160	7,368,249	1,313,996	0	20,513,120

30 June 2024 - (In € thousand)	France Offices	Italy Offices	Hotels	German Residential	Germany offices	Others (incl. France Residential)	Total
Investment properties	3,794,230	2,271,403	4,484,567	7,262,230	764,575	0	18,577,005
Assets held for sale	90,579	50,090	362,031	17,801	0	212	520,713
Development portfolio	360,850	352,313	0	44,586	450,084	0	1,207,833
TOTAL	4,245,659	2,673,806	4,846,598	7,324,617	1,214,659	212	20,305,551

The -€208 million change is mainly due to the negative change in fair value (-€302 million), disposals during the period (-€164 million), offset by works including fees, brokers' fees and financial interest (+€219 million), by the reclassification (+€1 million) of other assets belonging to a Hotels in Europe company and the change in exchange rates (+€16 million), see 3.2.5.1.3.

3.2.8.5. Financial assets

31 December 2023 - (In € thousand)	France Offices	Italy Offices	Hotels	German Residential	Germany offices	Others (incl. France Residential)	Total
Loans	42,675	0	56,722	8	0	20	99,425
Other financial assets	652	4,078	2,731	10,760	0	-170	18,051
Receivables on financial assets	0	27	-0	248	31	0	306
Sub-total non-current financial assets	43,327	4,105	59,453	11,016	31	-150	117,782
Investments in equity affiliates	118,747	51,580	204,590	0	0	0	374,918
Total financial assets	162,074	55,685	264,043	11,016	31	-150	492,699

30 June 2024 - (In € thousand)	France Offices	Italy Offices	Hotels	German Residential	Germany offices	Others (incl. France Residential)	Total
Loans	41,872	0	55,587	8	0	19	97,486
Other financial assets	652	4,078	2,739	8,244	0	0	15,713
Receivables on financial assets	39,200	5,822	-0	248	31	0	45,301
Sub-total non-current financial assets	81,724	9,900	58,326	8,500	31	19	158,500
Investments in equity affiliates	122,083	54,877	207,115	0	0	0	384,075
Total financial assets	203,807	64,777	265,441	8,500	31	19	542,574

3.2.8.6. Contribution to equity

31 December 2023 - (In € thousand)	France & Italy offices	Hotels in Europe	German Residential	Germany offices	Others (incl. France Residential)	TOTAL
Shareholders' equity Group Share before elimination of securities	6,520,406	1,483,618	3,549,326	476,145	8,024	12,037,520
Elimination of securities	0	-1,314,157	-2,046,831	-678,759	-40,756	-4,080,503
Shareholders' equity Group Share	6,520,406	169,461	1,502,495	-202,614	-32,732	7,957,017
Minority interests	478,143	2,059,548	1,362,043	106,417	0	4,006,151
Shareholders' equity	6,998,549	2,229,009	2,864,538	-96,197	-32,732	11,963,167

30 June 2024 - (In € thousand)	France & Italy offices	Hotels in Europe	German Residential	Germany offices	Others (incl. France Residential)	TOTAL
Shareholders' equity Group Share before elimination of securities	6,812,942	1,740,037	3,564,559	386,491	7,049	12,511,079
Elimination of securities	0	-1,601,613	-2,046,831	-678,759	-40,784	-4,367,987
Shareholders' equity Group Share	6,812,942	138,424	1,517,728	-292,268	-33,735	8,143,092
Minority interests	472,727	1,746,249	1,413,127	94,052	26	3,726,180
Shareholders' equity	7,285,669	1,884,673	2,930,855	-198,217	-33,709	11,869,272

3.2.8.7. Financial liabilities

31 December 2023 - (In € thousand)	France Offices	Italy Offices	Hotels in Europe	German Residential	Germany offices	Others (incl. France Residential)	TOTAL
Total long-term interest-bearing loans	3,999,591	298,297	2,198,304	2,532,872	295,258	0	9,324,322
Total short-term interest-bearing loans	76,439	609,746	255,828	278,823	162,006	3	1,382,845
Total LT and ST loans	4,076,030	908,043	2,454,132	2,811,695	457,264	3	10,707,167
30 June 2024 - (In € thousand)	France Offices	Italy Offices	Hotels in Europe	German Residential	Germany offices	Others (incl. France Residential)	TOTAL
Total long-term interest-bearing loans	3,985,943	544,543	2,457,208	2,519,557	284,908	0	9,792,159
Total short-term interest-bearing loans	117,377	309,828	470,988	363,553	888	1,303	1,263,937
Total LT and ST loans	4,103,320	854,371	2,928,196	2,883,110	285,796	1,303	11,056,096

3.2.8.8. Derivatives

31 December 2023 - (In € thousand)	France Offices	Italy Offices	Hotels in Europe	German Residential	Germany offices	Others (incl. France Residential)	TOTAL
Financial instruments – Assets	231,074	7,334	177,633	96,378	9,664	0	522,082
Financial instruments – Liabilities	108,206	0	72,525	4,114	260	0	185,105
Net financial instruments	-122,868	-7,334	-105,108	-92,264	-9,404	0	-336,977

30 June 2024 - (In € thousand)	France Offices	Italy Offices	Hotels in Europe	German Residential	Germany offices	Others (incl. France Residential)	TOTAL
Financial instruments – Assets	250,981	4,175	200,805	107,306	12,547	0	575,815
Financial instruments – Liabilities	110,149	0	83,228	1,590	86	0	195,053
Net financial instruments	-140,832	-4,175	-117,577	-105,716	-12,461	0	-380,762

3.2.8.9. Income statement by operating segment

In accordance with IFRS 12, §B11, inter-segment transactions, in particular management fees, are indicated separately in this presentation.

(In € thousand) - 2023	France Offices	Italy Offices	Germany Offices	Hotels in Europe	German Residential	Other (France Residential)	Intercos Inter- sector	30 June 2023
Rental income	101,141	65,305	23,514	128,627	145,702	0	-1,145	463,144
Unrecovered property operating costs	-9,890	-5,469	-2,028	-1,485	-1,568	-209	217	-20,432
Expenses on properties	-3,819	-2,220	-729	-2,103	-10,036	-179	4,237	-14,849
Net losses on unrecoverable receivables	1,437	-393	-387	-716	-1,576	0	0	-1,635
NET RENTAL INCOME	88,869	57,223	20,370	124,322	132,522	-388	3,309	426,227
EBITDA from hotel operating activity & Flex Office	5,004	2,763	0	31,930	0	0	-84	39,613
Income from other activities	2,476	-1,009	43	47	1,054	517	0	3,128
Management and administration income	7,452	219	1,613	8,528	4,020	4,644	-16,546	9,930
Business expenses	-965	-154	-182	-6,404	-701	-4	5,764	-2,646
Overheads	-16,402	-7,550	-2,859	-11,122	-26,764	-6,001	7,503	-63,195
NET OPERATING COSTS	-9,915	-7,485	-1,428	-8,999	-23,445	-1,361	-3,279	-55,912
Depreciation of operating assets	-6,258	-2,346	-435	-23,429	-1,674	-645	0	-34,787
Net change in provisions and other	-253	185	480	14,231	172	847	54	15,716
OPERATING INCOME	79,923	49,331	19,030	138,102	108,629	-1,030	0	393,985
Net income from inventory properties	34	52	0	-8	-45	0	0	33
Net income from asset disposals	-685	-47	-5	-269	-2,659	0	0	-3,665
Income from value adjustments	-391,236	-39,460	-152,710	-44,043	-650,233	0	0	-1,277,682
Income from disposal of securities	-288	0	0	0	0	0	0	-288
Net income from changes in scope	0	0	0	-1,884	0	0	0	-1,884
OPERATING INCOME	-312,252	9,876	-133,685	91,898	-544,308	-1,030	0	-889,501
Cost of the net financial debt	-19,810	-7,104	-1,718	-30,628	-26,674	198	0	-85,736
Interest cost for rental liabilities	-12	-6	-263	-7,517	0	-33	0	-7,831
Value adjustment on derivatives	-28,232	0	1,102	7,839	-9,938	0	0	-29,229
Discounting and foreign exchange gains or losses	-1	0	0	367	0	0	0	366
Exceptional amortisation of loan issue costs	-210	-84	0	-57	0	0	0	-351
Share of income from companies accounted for under the equity method	-18,338	479	0	4,555	0	0	0	-13,304
NET INCOME BEFORE TAX	-378,854	3,161	-134,564	66,458	-580,920	-865	0	-1,025,583
Deferred taxes	-303	2,145	21,122	2,029	112,551	10	0	137,554
Corporate taxes	0	-2,329	-269	-6,133	-7,579	-269	0	-16,579
NET INCOME FOR THE PERIOD	-379,157	2,977	-113,711	62,355	-475,948	-1,124	0	-904,608
Net income from non-controlling interests	-70,828	-8,137	-19,442	-35,146	-167,910	0	0	-214,897
NET INCOME FOR THE PERIOD – GROUP SHARE	-308,329	-5,160	-94,269	27,209	-308,038	-1,124	0	-689,711

(In € thousand) – 2024	France Offices	Italy Offices	Germany Offices	Hotels in Europe	German Residential	Other (France Residential)	Intercos Inter- sector	30 June 2024
Rental income	94,224	66,497	24,488	133,531	150,774	0	-188	469,326
Unrecovered property operating costs	-9,268	-6,977	-2,015	-1,972	-3,157	-105	37	-23,457
Expenses on properties	-4,542	-1,184	-683	-1,875	-10,283	-121	4,671	-14,017
Net losses on unrecoverable receivables	512	-163	-96	757	-1,554	0	0	-544
NET RENTAL INCOME	80,926	58,173	21,694	130,441	135,780	-226	4,520	431,308
EBITDA from hotel operating activity & Flex Office	5,755	3,017	0	29,916	0	0	0	38,688
Income from other activities	6,174	923	-16	0	3,974	339	0	11,394
Management and administration income	7,651	1,170	1,102	3,113	3,547	6,784	-13,979	9,388
Business expenses	-775	-109	377	-1,307	-899	0	836	-1,877
Overheads	-16,892	-6,583	-3,120	-10,606	-27,521	-6,374	8,646	-62,450
NET OPERATING COSTS	-10,016	-5,522	-1,641	-8,801	-24,873	410	-4,497	-54,940
Depreciation of operating assets	-9,863	-2,539	-89	-20,469	-1,567	-554	0	-35,081
Net change in provisions and other	2,202	-1,325	294	7,953	150	7	-23	9,258
OPERATING INCOME	75,178	52,727	20,242	139,041	113,464	-24	0	400,628
Net income from inventory properties	-2	1	0	0	0	0	0	-1
Net income from asset disposals	-984	859	-6	3,517	-365	0	0	3,021
Income from value adjustments	-80,154	-31,881	-139,721	20,907	-71,602	0	0	-302,451
Income from disposal of securities	0	-49	-22	-25	-485	0	0	-581
Net income from changes in scope	0	0	-66	-825	259	0	0	-632
OPERATING INCOME	-5,962	21,657	-119,573	162,615	41,271	-24	0	99,984
Income from non-consolidated companies	-13,783	-7,070	-4,372	-29,934	-27,048	326	0	-81,881
Cost of the net financial debt	-5	-3	-254	-7,840	0	-20	0	-8,122
Interest cost for rental liabilities	-2,560	3,090	3,058	20,686	12,252	0	0	36,526
Value adjustment on derivatives	0	0	0	408	0	0	0	408
Discounting and foreign exchange gains or losses	0	-726	0	-715	-80	0	0	-1,521
Exceptional amortisation of loan issue costs	7,564	387	0	8,643	0	0	0	16,594
NET INCOME BEFORE TAX	-14,746	17,335	-121,141	153,864	26,395	282	0	61,988
Deferred taxes	-746	-2,557	19,529	-6,064	-3,104	129	0	7,187
Corporate taxes	0	-269	-272	-5,573	-1,883	-398	0	-8,395
NET INCOME FOR THE PERIOD	-15,492	14,509	-101,884	142,227	21,408	13	0	60,781
Net income from non-controlling interests	-8,413	7,807	-12,365	75,791	6,302	24	0	69,144
NET INCOME FOR THE PERIOD – GROUP SHARE	-7,079	6,702	-89,519	66,436	15,106	-11	0	-8,364

3.2.9. Events after the balance sheet

None.



Statutory Auditor's report



4. STATUTORY AUDITORS' REPORT ON THE HALF-YEARLY FINANCIAL INFORMATION

Statutory auditors' review report on the half-yearly financial information

This is a free translation into English of the statutory auditors' review report on the half-yearly financial information issued in French and is provided solely for the convenience of English-speaking users. This report includes information relating to the specific verification of information given in the Group's half-yearly management report. This report should be read in conjunction with, and construed in accordance with, French law and professional standards applicable in France.

Period from 1 January to 30 June 2024

To the Shareholders,

In compliance with the assignment entrusted to us by your Annual General Meetings and in accordance with the requirements of article L. 451-1-2 III of the French Monetary and Financial Code (Code monétaire et financier), we hereby report to you on :

- the review of the accompanying condensed half-year consolidated financial statements of Covivio, for the period from 1 January to 30 June 2024;
- the verification of information contained in the interim management report.

These condensed half-year consolidated financial statements are the responsibility of the Board of Directors. Our responsibility is to express a conclusion on these financial statements based on our review.

1. Conclusion on financial statements

We conducted our review in accordance with professional standards applicable in France.

A review of interim financial information consists principally of making inquiries of persons responsible for financial and accounting matters and applying analytical and other review procedures. A limited review is substantially less in scope than an audit conducted in accordance with professional standards applicable in France. Consequently, the assurance that the financial statements, taken as a whole, are free from material misstatement obtained in the context of a limited review is a moderate assurance, lower than that obtained in the context of an audit.

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed half-year consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34 - Interim Financial Reporting, as adopted by the European Union.

2. Specific verification

We have also verified the information given in the half-year management report commenting on the condensed half-year consolidated financial statements subject to our review.

We have no matters to report as to its fair presentation and consistency with the condensed half-year consolidated financial statements.

Paris-La Défense, August 01st, 2024

The Statutory Auditors

French original signed by

KPMG S.A.

Sandie Tzinmann

ERNST & YOUNG et Autres

Jean-Roch Varon

Pierre Lejeune



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Certification of the preparer

5. CERTIFICATION OF THE PREPARER

I hereby declare that, to the best of my knowledge, the condensed interim financial statements have been prepared in accordance with the applicable accounting standards and give a true and fair view of the assets and liabilities, financial position and results of the company and all the companies included in the consolidation, and that the attached interim management report presents a true and fair view of the significant events that occurred during the first six months of the financial year, their impact on the financial statements and the main related party transactions, and that it describes the main risks and uncertainties for the remaining six months of the financial year.

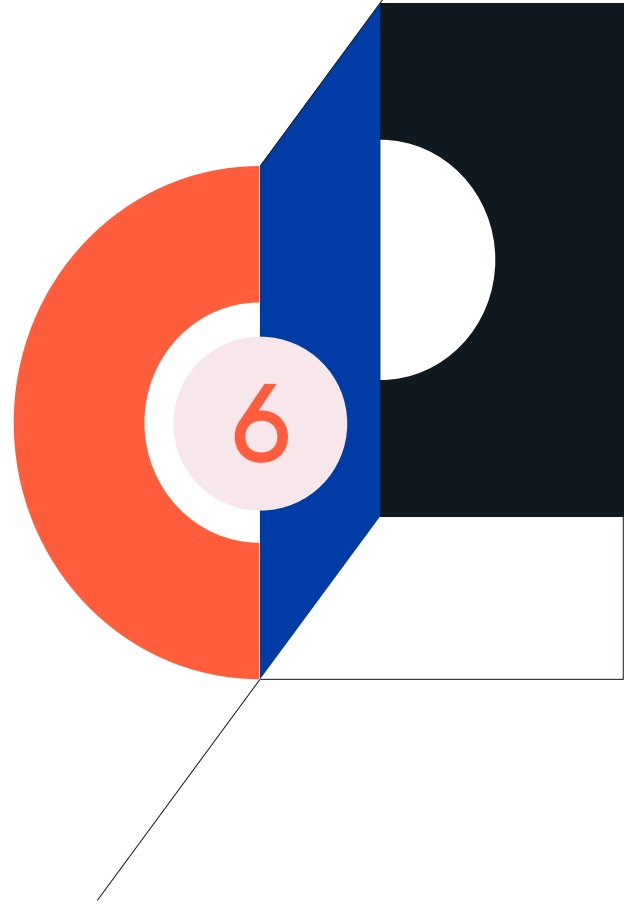
01st August 2024,

Christophe Kullmann

Chief Executive Officer



Glossary



6. GLOSSARY

Net asset value per share (NRV/share), NTA and NDV per share

NRV per share (NTA and NDV per share) is calculated pursuant to the EPRA recommendations, based on the shares outstanding as at year-end (excluding treasury shares) and adjusted for the effect of dilution.

Operating assets

Properties leased or available for rent and actively marketed.

Rental activity

Rental activity includes mention of the total surface areas and the annualized rental income for renewed leases, vacated premises and new lettings during the period under review.

For renewed leases and new lettings, the figures provided take into account all contracts signed in the period so as to reflect the transactions completed, even if the start of the leases is subsequent to the period.

Lettings relating to assets under development (becoming effective at the delivery of the project) are identified under the heading "Pre-lets".

Cost of development projects

This indicator is calculated including interest costs. It includes the costs of the property and costs of construction.

Definition of the acronyms and abbreviations used

- **MRC** : Métropoles Régionales, soit Lyon, Bordeaux, Lille, Aix-Marseille, Montpellier, Nantes et Toulouse
- **ED**: Excluding Duties
- **ID**: Including Duties
- **IDF**: Paris region (Île-de-France)
- **ILAT**: French office rental index
- **CCI**: Construction Cost Index
- **CPI**: Consumer Price Index
- **RRI**: Rental Reference Index
- **PACA**: Provence-Alpes-Côte-d'Azur
- **LFL**: Like-for-Like
- **GS**: Group Share
- **CBD**: Central Business District
- **Rtn**: Yield
- **Chg**: Change
- **MRV**: Market Rental Value

Firm residual term of leases

Average outstanding period remaining of a lease calculated from the date a tenant first takes up an exit option.

Green Assets

"Green" buildings, according to IPD, are those where the building and/or its operating status are certified as HQE, BREEAM, LEED, etc. and/or which have a recognised level of energy performance such as the BBC-effinergieR, HPE, THPE or RT Global certifications.

Unpaid rent (%)

Unpaid rent corresponds to the net difference between charges, reversals and irrecoverable loss of income divided by rent invoiced. These appear directly in the income statement under net cost of irrecoverable income.

Loan To Value (LTV)

The LTV calculation is detailed in Part 4 "Financial Resources"

Rental income

Recorded rent corresponds to gross rental income accounted for over the year by considering deferment of any relief granted to tenants, in accordance with IFRS standards.

The like-for-like rental income posted allows comparisons to be made between rental income from one year to the next, before taking changes to the portfolio (e.g. acquisitions, disposals, building works and development deliveries) into account. This indicator is based on assets in operation, i.e. properties leased or available for rent and actively marketed.

Annualized "topped-up" rental income corresponds to the gross amount of guaranteed rent for the full year based on existing assets at the period end, excluding any relief.

Portfolio

The portfolio presented includes investment properties, properties under development, as well as operating properties and properties in inventory for each of the entities, stated at their fair value. For the Hotel Operating properties it includes the valuation of the portfolio consolidated under the equity method. For offices in France, the portfolio includes asset valuations of Euromed and New Vélizy, which are consolidated under the equity method.

Projects

- Committed projects: these are projects for which

promotion or construction contracts have been signed and/or work has begun and has not yet been completed at the closing date. The delivery date for the relevant asset has already been scheduled. They might pertain to VEFA (pre-construction) projects or to the repositioning of existing assets.

- Managed projects: These are projects that might be undertaken and that have no scheduled delivery date. In other words, projects for which the decision to launch operations has not been finalised.

Yields / return

The portfolio returns are calculated according to the following formula:

$$\frac{\text{Gross annualized rent (not corrected for vacancy)}}{\text{Value excl. duties for the relevant scope (operating or development)}}$$

The returns on asset disposals or acquisitions are calculated according to the following formula:

$$\frac{\text{Gross annualized rent (not corrected for vacancy)}}{\text{Acquisition value including duties or disposal value excluding duties}}$$

EPRA Earnings

EPRA Earnings is defined as "the recurring result from operating activities". It is the indicator for measuring the company's performance, calculated according to EPRA's Best Practices Recommendations. The EPRA Earnings per share is calculated using the average number of shares (excluding treasury shares) over the period under review.

- **Calculation:**

(+) Net Rental Income

(+) EBITDA of hotels operating activities and Coworking

(+) Income from other activities

(-) Net Operating Costs (including costs of structure, costs on development projects, revenues from administration and management)

(-) Depreciation of operating assets

(-) Net change in provisions and other (-) Cost of the net financial debt

(-) Interest charges linked to finance lease liability (-) Net change in financial provisions

(+) EPRA Earnings of companies consolidated under the equity method

(-) Corporate taxes

(=) EPRA Earnings

Surface

SHON: Gross surface

SUB: Gross used surface

Debt interest rate

- **Average cost :**

Financial Cost of Bank Debt for the period
+ Financial Cost of Hedges for the period

Average cost of debt outstanding in the year

- **Spot rate :** Definition equivalent to average interest rate over a period of time restricted to the last day of the period.

Occupancy rate

The occupancy rate corresponds to the spot financial occupancy rate at the end of the period and is calculated using the following formula:

$1 - \text{Loss of rental income through vacancies (calculated at MRV)}$

Rental income of occupied assets + loss of rental income

This indicator is calculated solely for properties on which asset management work has been done and therefore does not include assets available under pre-leasing agreements. Occupancy rate are calculated using annualized data solely on the strategic activities portfolio. Future leases secured on vacant spaces are accounted for as occupied.

The "Occupancy rate" indicator includes all portfolio assets except assets under development.

Like-for-like change in rent

This indicator compares rents recognised from one financial year to another without accounting for

changes in scope: acquisitions, disposals, developments including the vacating and delivery of properties. The change is calculated using rental income under IFRS for strategic activities.

This change is restated for certain severance pay and income associated with the Italian real estate (IMU) tax. Given specificities and common practices in German residential, the Like-for-Like change is computed based on the rent in €/m² spot N versus N-1 (without vacancy impact) on the basis of accounted rents.

For operating hotels (owned by FDMM), like-for-like change is calculated on an EBITDA basis

Restatement done:

- Deconsolidation of acquisitions and disposals realized on the N and N-1 periods
- Restatements of assets under works, i.e.:
 - Restatement of released assets for work (realized on N and N-1 years)
 - Restatement of deliveries of assets under works (realized on N and N-1 years).

Like-for-like change in value

This indicator is used to compare asset values from one financial year to the next without accounting for changes in scope: acquisitions, disposals, developments including the vacating and delivery of properties.

The like-for-like change presented in portfolio tables is a variation taking into account Capex works done on the existing portfolio. The restated like-for-like change in value of this work is cited in the comments section. The current scope includes all portfolio assets.

Restatement done:

- Deconsolidation of acquisitions and disposals realised over the period
- restatement of work realised on assets under development during period N.

covivio.eu

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Public limited company with a Board of Directors with capital of € 334 390 164 – RCS Metz 364 800 060