

Paris, December 13, 2024

Bordeaux: Covivio and Clairsienne inaugurate the first block of the Noème residential program

A former tertiary site transformed into urban residential neighborhood of 700 homes

199 housing units delivered, including 109 low-rent units and 30 “Bail Réel Solidaire” units

Covivio, European real estate operator, continues to reposition some of its office assets by redeveloping them into residential units. Present in the Bordeaux metropolitan area for over 20 years, the group has been transforming a former IBM office site on the banks of Bordeaux lake into a new 46,500 m² residential district called Noème since 2020. Clairsienne, social housing company, a subsidiary of the Action Logement group, has acquired 241 units under a VEFA contract (sale in future state of completion), offering apartments for social rental, intermediate rental and social home ownership in this attractive area, close to the Ginko district and its local services.

Today, Covivio and Clairsienne are inaugurating the first block, comprising 11 buildings and a total of 199 homes.

First block of 199 homes delivered

Last October, Covivio completed the first block in this new residential district, comprising 11 buildings and a total of 199 homes. Clairsienne has acquired 139 homes in this first block to meet the needs of the area, with 56 social rental units, 53 intermediate rental units and 30 social housing units under “Bail Réel Solidaire”. Covivio is in process of selling the remaining 60 units to private individuals (45 of which have already been sold).

The block features a 2-level parking lot, 2 shops and various common spaces, including a shared furnished studio (urban gîte), a common versatile space and kitchen, a greenhouse, as well as numerous green and landscaped areas (1,000 m² of open ground and 95 trees).

A former industrial site transformed into waterfront housing

Acquired by Covivio in 2004, this 35,800 m² former tertiary site was previously occupied by IBM. Located on the shores of lake of Bordeaux, it is currently undergoing a metamorphosis to become a new residential district of 46,500 m² and 700 housing units, divided into 6 blocks. Designed by a consortium of 9 architectural firms and 1 landscape architect (BLP & Associés, NADAU Architecture, COBE Architecture et Paysage, LandScale Architecture, Jean-Pierre Buffi / SQUAD Architectes, TANK Architectes, Maud Caubet Architectes, Flint, LETSGROW), under the coordination of urban planner BLP, it will offer a rich and complete program with different housing modes: an intergenerational residence, a coliving residence, “family” housing and two inclusive houses.

Noème will also stand out for the diversity of its uses, with numerous communal spaces and over 3,500 m² of services to promote community living: cooperative grocery store, restaurant, coworking space, planted areas and boules pitch, shared vegetable garden and greenhouse, bicycle repair workshop, crèche... all with a focus on soft mobility, with bicycle storage facilities and a car-free core area.

A project with strong environmental ambitions

Sustainable development is at the heart of the project, with the use of low-carbon concrete and the reuse of demolition materials for roadworks. The project also benefits from a virtuous heating system, with a connection to the urban heating network, 80% of which is supplied by renewable energies. The project is part of a controlled artificialization approach and promotes biodiversity by giving nature a central role, with 33,000 m² of green spaces, of which more than 35% is open ground, and the planting of 95 trees and shrubs in this first phase of the project. On completion, Noème will feature around 240 trees and native plants. Finally, the first two blocks to be delivered will be RT2012 -20% certified, with IntAIRieur and E2C1 labels.

Clairsienne's first intermediary rental housing project

As part of the Action Logement Group's Call for Expressions of Interest, launched in 2023, for the purchase of 30,000 housing units to support players in the housing sector and maintain a supply of affordable housing in local areas, Clairsienne committed to acquiring 53 additional intermediate housing units from Covivio in the Noème project.

Intermediate rental housing (LLI in French) is designed for people whose income exceeds the income levels required for access to social housing, but is too low to be easily accommodated in the private sector. The LLI rents applied by Clairsienne are at least 10% below market rates. Intermediate housing meets the needs of employees and key workers who want to live as close as possible to their place of work and local services (shops, transport, schools, etc.).

Example of intermediate rental housing in Bordeaux

- 1-bedroom appartement of 50 m² for 1 couple
- 750 € with utilities and parking
- Housing available from €2,000/month income

[>> Find out more about Covivio's Office-to-Housing business <<](#)

[>> Download here the photo report <<](#)

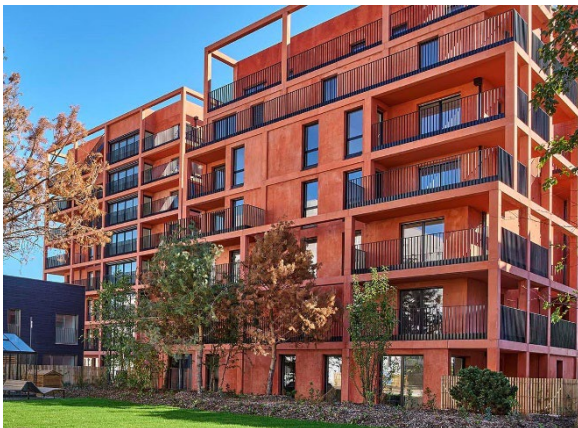
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The project in a nutshell:

- Surface area: 46,500 m² with 33,000 m² of green space
- Programming: 6 blocks totaling 700 housing units, including :
 - o A 140-unit intergenerational residence
 - o A 190-bed coliving residence
 - o 427 "family" housing units
 - o 2 inclusive homes
- Delivery: 1^{er} lot of 199 units in September 2024
- A wide range of services: over 3,500 m² with a cooperative grocery store, restaurant, coworking space, planted areas and boules pitch, shared vegetable garden and greenhouse, bicycle repair workshop, crèche...
- Urban planner: Agence BLP
- Architects: BLP & Associés, NADAU Architecture, COBE Architecture et Paysage, LandScale Architecture, Jean-Pierre Buffi / SQUAD Architectes, TANK Architectes, Maud Caubet Architectes, Flint
- Landscaper: LETSGROW
- Environmental profile: RT2012 -20% certified and IntAIRieur and E2C1 labels.

PHOTOS

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ABOUT COVIVIO

Thanks to its partnering history, its real estate expertise and its European culture, Covivio is inventing today's user experience and designing tomorrow's city.

A preferred real estate player at the European level, Covivio is close to its end users, capturing their aspirations, combining work, travel, living, and co-inventing vibrant spaces.

A benchmark in the European real estate market with €23 bn in assets, Covivio offers support to companies, hotel brands and territories in their pursuit for attractiveness, transformation and responsible performance.

Build sustainable relationships and well-being, is the Covivio's Purpose who expresses its role as a responsible real estate operator to all its stakeholders: customers, shareholders and financial partners, internal teams, local authorities but also to future generations and the planet. Furthermore, its living, dynamic approach opens up exciting project and career prospects for its teams.

Covivio's shares are listed in the Euronext Paris A compartment (FR0000064578 - COV), are admitted to trading on the SRD, and are included in the composition of the MSCI, SBF 120, Euronext IEIF "SIIC France" and CAC Mid100 indices, in the "EPRA" and "GPR 250" benchmark European real estate indices, and in the ESG FTSE4 Good, CAC SBT 1.5°C, DJSI World & Europe, Euronext Vigeo (World 120, Eurozone 120, Europe 120 and France 20), Euronext® CDP Environment France EW, ISS ESG, Ethibel and Gaïa ethical indices and also holds the following awards and ratings: CDP (A), GRESB (88/100, 5-Star, 100% public disclosure), ISS-ESG (B-) and MSCI (AAA).

Notations solicited:

Financial part: BBB+ / Stable outlook by Standard and Poor's

ABOUT CLAISIENNE

Clairsienne, a subsidiary of 3F, part of the Action Logement group, is a social housing company. It supports 30,090 tenants and manages 15,000 housing units in 175 municipalities in the Nouvelle-Aquitaine region. As a global housing operator - social landlord, developer, builder, syndic and OFS -

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Clairsienne contributes to the economic, urban and social development of its territories, in line with its Corporate Social Responsibility.

For 60 years, our vocation has been to produce housing that is accessible and adapted to people's needs, while preserving the environment so that everyone can find their place and live well together.

Clairsienne is NF HABITAT HQE certified for the energy and economic performance of its programs, its respect for the environment, its responsible management and the quality of life offered to its residents. It employs 235 people. Sales in 2023 will total €86.3 million.

Follow our actions on: www.clairsienne.fr