

PRESS RELEASE

Paris, 22 January 2026

Hospitality: Covivio continues its expansion in Southern Europe

Acquisition of a MEININGER hotel in Porto, Portugal

Covivio, through its subsidiary Covivio Hotels, announces the signing of an agreement to acquire a MEININGER hotel in Porto, Portugal, from Eiffage for €31.6 million. With this transaction, Covivio is continuing its strategy of strengthening its position in the dynamic markets of Southern Europe.

Destination Porto: a new location for MEININGER in Europe

Covivio is acquiring a 3* MEININGER hotel in Porto, which will offer 228 rooms (a total of 834 beds) over an area of approximately 9,150 m². The construction of the hotel, acquired from Eiffage Immobilier Portugal, a leading property developer, will begin in the first quarter of 2026. The sale will be effective at the opening of the hotel, scheduled for the second half of 2028.

An Agreement for Lease, effective upon delivery has also been signed with MEININGER, who will operate the hotel under a 20-year fixed lease.

Located in the heart of the creative “Bonfim” district, the hotel will benefit from a rapidly changing environment. The arrival of new hotels and the conversion of a former shopping centre into contemporary offices are helping to breathe new life into the neighbourhood. The hotel is perfectly connected, just a stone's throw from the brand new “Campanhã” multimodal terminal, a central hub connecting trains, metro, buses and the future high-speed train, providing easy access to the airport. It is a strategic location, ideal for the chain's clientele — young travellers, families and groups — looking for a convenient, urban and connected stay.

The project is part of an ambitious ESG approach and is aiming for BREEAM Very Good and LCBI Standard certifications. The building will also be aligned with the European taxonomy (based on December 2024).

This transaction follows the acquisition in July 2025 of the 3* B&B Porto Centro Massarelos hotel – also developed with Eiffage – and demonstrates Covivio's ability to support the long-term development of its hotel partners.

Launched in 2014, the partnership between Covivio and MEININGER will, upon delivery of this hotel, comprise four establishments located in Paris, Lyon, Porto and Munich.

Portugal, the fastest-growing destination in Southern Europe

Over the past 10 years, Portugal has seen a 70% increase in visitor numbers, making it the most dynamic destination in Europe thanks to the appeal and authenticity of its main cities and regions, such as Lisbon, Porto and the Algarve. Porto, whose historic centre is a UNESCO World Heritage Site, was voted "Europe's Leading Seaside Metropolitan Destination" at the

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2024 World Travel Awards. In 2024, the city recorded more than 6.4 million overnight stays, up 7% on 2023.

CONTACTS

Press Relations

Anne-Laure Vigneau

Tel : + 33 (0)6 47 18 88 83

anne-laure.vigneau@covivio.fr

Investor Relations

Investor Relations Team

ir@covivio.fr

Louise-Marie Guinet

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

covivio@wellcom.fr

ABOUT COVIVIO

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

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

A benchmark in the European real estate market with €23.6 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, DJSI World & Europe, Euronext (Sustainable World 120, Sustainable Euro 120, CDP Environment ESG France EW, SBF Top 50 ESG, SBT 1.5°), Stoxx ESG, Ethibel and Gaïa, and has received recognition and ratings from EPRA BPRs Gold Awards (financial reporting and sustainable development), CDP (A-), GRESB (91/100, 5-Star, 100% public disclosure), ISS-ESG (B-) and MSCI (AAA).

Notations solicited:

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

About Eiffage Immobilier:

Eiffage Immobilier, property developer and subsidiary of Eiffage Construction, is a major player in the property sector, offering a diverse range of products tailored to the challenges of sustainable cities and new uses in France, Poland, Belgium, Luxembourg and Portugal. Eiffage Immobilier is committed to

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developing low-carbon offers incorporating low-carbon materials and design, renewable energies and energy performance, and quality of life and eco-mobility.

<https://www.eiffage-immobilier-corporate.fr/home-page>

Contacts presse :

Constance Malfreyt – constance.malfreyt@eiffage.com