

2022 half-year results:

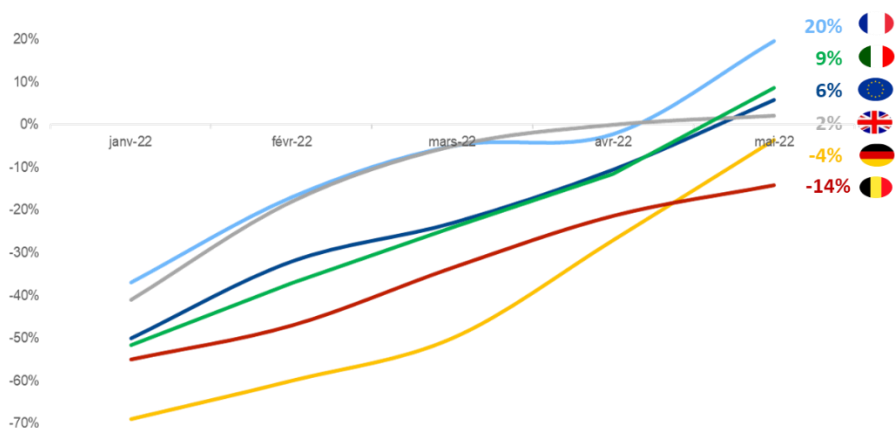
An upturn in business that is stronger than expected

Hotel market: 2019 performances surpassed

While the first quarter was still marked by the impact of the Omicron variant on hotel performances, recovery was confirmed in the second quarter and gathered pace following the lifting of all restrictions related to the health crisis in Europe.

The hotel sector was bolstered by a strong recovery across all European countries, reaching and even surpassing 2019 levels (RevPAR up 6% in Europe on average compared to May 2019). France, Italy and the United Kingdom, which account for 51% of the Covivio Hotels portfolio, recorded RevPAR growth of between 2% and 20%. Only Belgium and Germany, penalised by later lifting of restrictions, lagged behind at the end of May with performances still falling short of 2019 levels.

Change in hotel RevPAR in Europe¹



The upturn covered all countries and hotel classes. Furthermore, boosted by robust business momentum, average prices have now surpassed 2019 levels, up 12% on average across Europe in May.

¹ Source: MKG - change in RevPAR and average price in May 2022 vs May 2019

Major asset management transaction and new milestone in B&B HOTELS partnership

Following the agreement signed in March 2022, Covivio Hotels relet 30 French hotels to B&B HOTELS. Previously, these assets (2,565 rooms) were let to AccorInvest under variable-rent leases and operated under Accor Group brands (Ibis, Novotel and Mercure). Covivio Hotels and B&B HOTELS, partners since 2010, have agreed on new 12-year firm fixed-rent leases. Covivio Hotels will accordingly benefit from a substantial increase in rents compared to 2019 and will participate in a works programme conducted by B&B HOTELS.

These transactions allow Covivio Hotels to provide support to Europe's third-largest economy class hotel brand in a new phase of its development in Europe.

These agreements reflect the growth potential held by the Covivio Hotels portfolio through its asset and brand management strategy and its ability to guarantee a hotel offer increasingly aligned with user expectations.

Disposal of Club Med Samoëns

In early March, Covivio Hotels closed the sale of a Club Med located in Samoëns for €125 million excluding duties, including a Group share of €63 million, for which the preliminary sale agreement was signed in late 2021. This asset was owned in partnership with Crédit Mutuel Assurances (50.1% vs 49.9%).

In addition, Covivio Hotels signed new preliminary sale agreements during the period, involving seven hotels and four retail assets, for a total of €33 million Group share. Overall, these disposals were achieved at an average margin of 13.3% (Group share) over the latest appraisal value.

Asset values up 2.8% like-for-like

At the end of June 2022, Covivio Hotels held an unrivalled portfolio in Europe worth €6,069 million (€6,722 million at 100%). This strategic portfolio is characterised by:

- high-quality locations: Booking.com location average grade of 8.8/10;
- a diversified portfolio in terms of country (12 countries, none representing more than 33% of the total portfolio) and segment (68% economy/midscale and 32% upscale);
- long-term leases with the major hotel operators: 16 operators with an average residual lease term of 12.9 years.

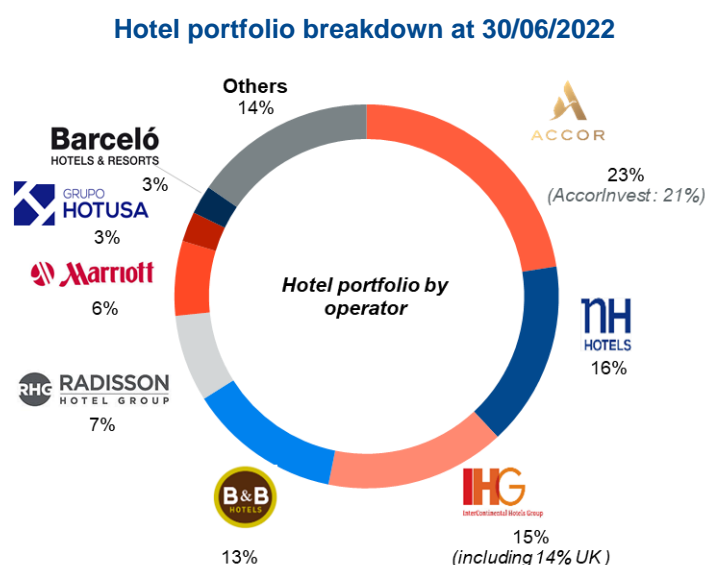
Group Share (€ millions, excluding duties)	Value 2021	Value H1 2022	H1 LfL change ¹
Hotel lease properties	4 691	4 785	2,9%
Hotel Operating properties	1 190	1 228	2,5%
Total Hotels	5 881	6 013	2,8%
Non-Stratégic (Retail)	61	56	-0,4%
Total Covivio Hotels	5 942	6 069	2,8%

¹ LfL : Like-for-like

Like-for-like, the hotel portfolio value rose 2.8% over six months, mainly driven by:

- a 2.9% increase in assets under lease related to:
 - o the upturn in business on variable-rent assets (up 1.7% on AccorInvest assets in France and Belgium),
 - o fixed-rent indexation,
 - o asset management transactions carried out in particular on assets located in the United Kingdom (up 4.4%) and France (up 5.9%);
- a 2.5% increase in hotel operating properties, mainly related to French portfolio performance (6.1%).

The portfolio has a 5.2% average yield excluding duties.



Hotel income up 100.1% like-for-like

The upturn in business was confirmed during the second quarter, reflected by a strong increase in revenues, up 100.1% like-for-like from €64.6 million in 2021 to €121.8 million.

€ million	Income	Income	Income	Income	Change	Change
	H1 2021	H1 2021	H1 2022	H1 2022	Group Share	Group Share
	100%	Group Share	100%	Group Share	(%)	LFL (%) ^(*)
Hotel Lease properties (Variable rents)	7,5	7,5	21,1	21,1	181%	213,9%
Hotel Lease properties (UK)	0,0	0,0	16,4	16,4	n/a	n/a
Hotel Lease properties (Others)	68,1	60,7	72,3	65,7	8%	8,6%
Hotel Operating properties (EBITDA)	-3,8	-3,6	19,2	18,7	n/a	376,5%
Total Hotel Revenues	71,8	64,6	129,0	121,8	88%	100,1%
Non-strategic (Retail)	3,0	3,0	2,2	2,2	-27%	3,3%
Total revenues Covivio Hotels	74,8	67,6	131,2	124,0	83%	97,1%

(*) On a like for like basis

Hotel lease properties (80% of hotel portfolio)

- Variable-rent hotel real estate: the portfolio is leased mainly to AccorInvest (21% of the hotel portfolio) in France and Belgium and consists of economy class (Ibis) and midscale (Novotel, Mercure) hotels.

Rents are fully indexed to revenues. As a result, this portfolio was bolstered by the upturn in the hotel market and posted revenues of €21.1 million, up 214% like-for-like over first half 2021. May rents for this portfolio bounced back to 2019 levels and even surpassed them in Paris and the Greater Paris region (up 12%).

- Hotels in the United Kingdom let to IHG (14% of the hotel portfolio): the 12 hotels in the portfolio posted similar revenues to 2019. Following the new rental agreement with IHG², rent totalled €16.4 million during the first half (zero rent in H1 2021).
- Other hotel lease properties (45% of the hotel portfolio): fixed-rent hotel real estate let to B&B, NH Hotels, Motel One, Barcelo, Hotusa, etc. on long leases. Rents increased 8.6% like-for-like, mainly due to the switch to fixed rent for the 31 hotels now let to B&B, the first-half indexation of rents and a rent increase for one hotel in Spain after a change in operator.

The firm residual lease term reached 12.9 years at end June 2022 while the occupancy rate remained at 100% across the portfolio.

In light of the quality and strength of the Covivio Hotels rental base, the rent collection rate for first half 2022 was 100% and Covivio Hotels recovered all outstanding rent from 2021.

Hotel operating properties (20% of the hotel portfolio)

Most of these hotels are located in Germany (mainly Berlin) and France. While performances in Germany are close to those of 2019 (RevPAR down 4% in May) after later lifting of restrictions, results recovered strongly in France, particularly in Nice, where May RevPAR levels were up 22% versus May 2019.

Globally, Group share EBITDA for hotel operating properties rose by €22.3 million year-on-year.

LTV and ICR improving

Covivio Hotels net debt Group share totalled €2,359 million, compared to €2,315 million at 31 December 2021.

At 30 June 2022, the average maturity of Covivio Hotels debt was 4.5 years and the LTV ratio (Loan To Value) fell by 179 points year-on-year to 36.8% despite the full dividend payment during the first half. The debt service cover ratio (DSCR) was 80% at the end of June, with maturity of 6.3 years.

The ICR ratio (interest cover ratio) reached 5.77 compared to 3.08 in 2021.

Strong net financial income growth in H1 2022

The EPRA NRV (net reinstatement value) came to €4,024 million, up 4.0% over six months by value per share.

Taking into account the fair value adjustment of interest rate hedges and fixed-rate debt, the EPRA NDV (net disposal value) rose to €3,552 million from €3,167 million at 31 December 2021, up 12.1% to €24.0/share.

EPRA Earnings were €102.5 million, up 293% from €26.1 million in H1 2021, boosted by income growth fuelled by the recovery in the hotel business. EPRA Earnings per share was €0.69 in H1 2022 compared to €0.19 the previous year.

² Subject to approval by the Oxford landlords. This agreement concerns 9 hotels operated under IHG brand (89% of UK portfolio value), the last 3 hotels will now be managed by Covivio Hotels.

2022 outlook

The swift return of leisure customers, along with MICE customers (conferences, seminars, etc.) allowed the hotel business to return to 2019 levels in the first half. This strong momentum, which is continuing into the summer, once again shows the hotel industry's ability to bounce back quickly, driven by the need to travel and meet other people. In light of the asset management quality and potential provided by its portfolio, Covivio Hotels plans to leverage the recovery situation and continue to support the development of large European and international operators.



CONTACTS

Press Relations

Géraldine Lemoine

[Tél : + 33 \(0\)1 58 97 51 00](tel:+330158975100)
geraldine.lemoine@covivio.fr

Investor Relations

Paul Arkwright

[Tél : + 33 \(0\)1 58 97 51 85](tel:+330158975185)
paul.arkwright@covivio.fr

Louise-Marie Guinet

Tél : + 33 (0)1 43 26 73 56
covivio@wellcom.fr



ABOUT COVIVIO HOTELS

Covivio Hotels specializes in owning business premises in the hotel sector. A listed real estate investment company (SIIC), a real estate partner of the major players in the hotel industry, Covivio Hotels holds assets worth € 6.7 billion (at the end of June 2022).

Covivio Hotels is graded BBB+ / Stable outlook by Standard and Poor's.



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 €27bn 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.

Appendices:

Covivio Hotels, a subsidiary of Covivio held at 43.8% at end-2021, is a listed property investment company (SIIC) and leading hotel real estate player in Europe. It invests both in hotels under lease and hotel operating properties.

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

Covivio Hotels owns a high-quality hotel portfolio worth €6.7 billion (€6.1 billion Group share), focused on major European cities and let or operated by 16 major hotel operators including AccorInvest, B&B, IHG and NH Hotels. This portfolio offers geographic and tenant diversification (across 12 European countries) and asset management possibilities via different ownership methods (hotel lease and hotel operating properties).

Assets not wholly owned by Covivio Hotels include:

- 8 operating properties in Germany (94.9% owned)
- 91 B&B assets in France, including 89 held at 50.2% and the other 2 at 31.2%
- 11 B&B assets in Germany (93.0%)
- 8 B&B assets in Germany, including 5 held at 84.6% and the other 3 at 90.0%
- 2 Motel One assets in Germany (94.0%)
- 30 AccorInvest assets in France (28 assets) and Belgium (2 assets), owned at respectively 31.2% (24 assets) and 33.3% (6 assets)

2. Recognised revenues : up 100% like-for-like

(M€)	Revenues 30/06/2021 100%	Revenues 30/06/2021 PdG	Revenues 30/06/2022 100%	Revenues 30/06/2022 PdG	Change Group Share (%)	Change Group Share LfL (%)
Hotel Lease properties (variable rents)	7,5	7,5	21,1	21,1	+181%	+214%
Hotel Lease properties (rents) - UK	0,0	0,0	16,4	16,4	n/a	n/a
Hotel Lease properties others	68,1	60,7	72,3	65,7	+8%	+9%
Hotel Operating properties - EBITDA	-3,8	-3,6	19,2	18,7	n/a%	+377%
Total Revenues Hotels	71,8	64,6	129,0	121,8	+89%	+100%

Hotel revenues were up 89% compared to H1 2021, totalling €121.8 million, mainly driven by:

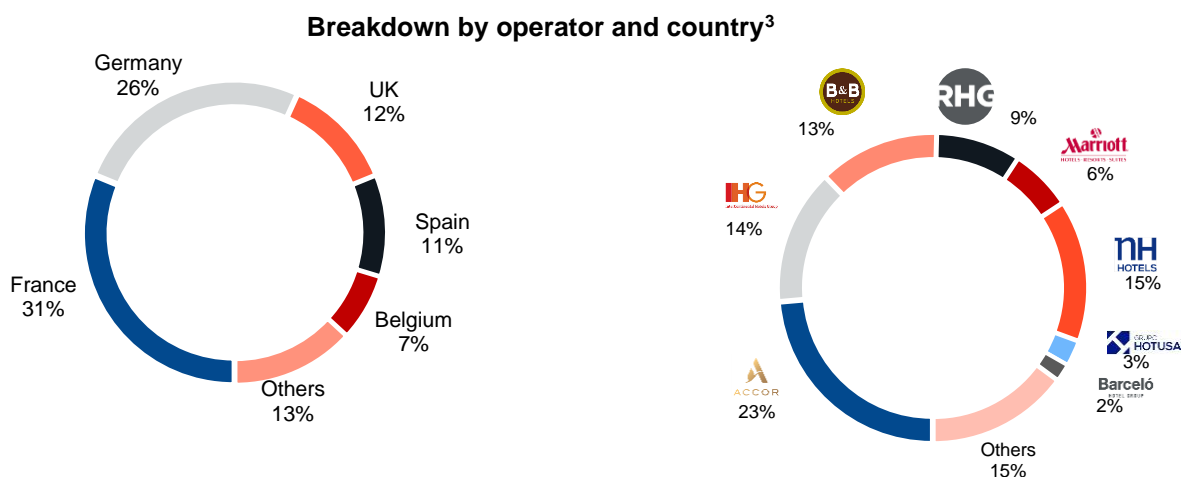
► Hotel lease properties (80% of the hotel portfolio):

- The **AccorInvest hotel portfolio** (21% of the hotel portfolio), whose rent is indexed to hotel turnover, increased by 214% like-for-like year on year, bolstered by the lifting of restrictions in Europe during the first quarter of 2022. This portfolio comprises midscale and economy hotels located in France and Belgium.
- **Hotels located in the United Kingdom** (14% of the hotel portfolio), let to IHG, posted revenues of €16.4 million for the first half of 2022 driven by the new rental agreement with IHG.
- **Other leases** (43% of the hotel portfolio): €5.0 million increase in rent, mainly due to:
 - the signing of new leases on the new assets let to B&B for €1.7 million,
 - a €1.1 million increase linked to the arrival of a new tenant at Paseo del Arte,
 - the effect of indexation of rents linked to the price hike (€1.7 million),
 - a €0.9 million loss arising from the sale of Club Med Samoëns.

- ▶ **Hotel operating properties (20% of the hotel portfolio):** these hotels, mainly located in Germany and northern France, enjoyed a recovery during the second quarter after the lifting of health restrictions. The German and French portfolios posted respective increases of 366% and 254% compared to H1 2021.

Rent collection was 100% excluding rent relief and deferred payments.

3. Annualised revenue: €309 million Group share



Rent is broken down as follows: fixed rent (45%), variable rent (20%), rent from lease properties in the United Kingdom (12%) and EBITDA (23%).

4. Indexation

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

³ base: 2022 fixed revenues, 2019 variable revenues

5. Lease expiry schedule: 12.9 firm residual term years

(In €million, Group Share)	By lease end date (1st break)	% of total	By lease end date	% of total
2022	0,0	0%	0,0	0%
2023	18,5	8%	5,3	2%
2024	2,3	1%	1,4	1%
2025	4,7	2%	5,2	2%
2026	0,0	0%	0,0	0%
2027	2,1	1%	2,1	1%
2028	0,0	0%	0,0	0%
2029	25,9	11%	28,2	12%
2030	22,0	9%	22,0	9%
2031	8,8	4%	8,8	4%
Beyond	152,9	64%	164,3	69%
Total Hotels in lease	237,1	100%	237,1	100%

The hotel firm residual lease term remains high at 12.9 years (down 1 year compared to June 2021). In first half 2022, the main transactions involved the acquisition of a hotel in Lublin, Poland (B&B) with a 15-year lease, and new 12-year leases on assets assigned to the B&B brand.

6. Disposals and disposal agreements:

(In € million)	Disposals (agreements as of end of 2021 closed)	Agreements as of end of 2021 to close	New disposals H1 2022	New agreements H1 2022	Total H1 2022	Margin (vs 2021 value)	Yield	Total Realised Disposals
	1		2	3	= 2 + 3			= 1 + 2
Hotel lease properties	134	31	7	34	40	14%	5,5%	141
Hotel operating properties	0	0	0	0	0	n/a	n/a	0
Total Hotels - 100%	134	31	7	34	40	14%	5,5%	141
Total Hotels – Group Share	65	31	1	29	30	13%	5,0%	67

In the first half of 2022, Covivio Hotels signed seven new commitments on hotel lease properties for €40.4 million. The sale margin on these assets was 14% based on their value at 31 December 2021. These disposals are due to be completed in the second half of 2022.

In addition, in early March, Covivio Hotels closed the sale of a Club Med located in Samoëns for €125 million excluding duties, representing €63 million Group share, for which the preliminary sale agreement was signed in late 2021.

7. Portfolio values

7.1. Change in portfolio values

(In € million, excluding duties, Group Share)	Value 2021	Acquisition	Investments	Disposals	Change in value	Others	Value H1 2022
Hotel lease properties	4 690	8	28	-65	133	-9	4 785
Hotel operating properties	1 190		7		30		1 228
Total Hotels	5 881	8	35	-65	163	-9	6 013

At the end of June 2022, the hotel portfolio stood at €6.0 billion Group share, up €132 million compared to year-end 2021, mainly due to the positive effect of value creation over the half-year (up €163 million).

7.2 Like-for-like change:

+2.8%

(In € million, Excluding Duties)	Value 2021 QP COVH	Value H1 2022 100%	Value H1 2022 QP COVH	LfL ¹ change	Yield 2021	Yield H1 2022	% of total value
France	1 667	2 238	1 674	+3,2%	4,9%	4,9%	28%
Paris	695	848	713				
Greater Paris (excl. Paris)	305	515	320				
Major regional cities	440	609	464				
Other cities	228	266	177				
Germany	633	663	645	+1,9%	4,7%	4,6%	11%
Frankfurt	72	76	73				
Munich	48	50	50				
Berlin	71	75	73				
Other cities	442	462	449				
Belgium	256	287	259	+1,4%	6,3%	6,2%	4%
Brussels	81	102	82				
Other cities	175	186	177				
Spain	630	646	646	+2,4%	5,2%	5,2%	11%
Madrid	283	286	286				
Barcelona	213	219	219				
Other cities	134	140	140				
UK	785	817	817	+4,4%	4,8%	4,6%	14%
Italy	265	277	277	+2,9%	5,1%	4,9%	5%
Other countries	454	467	467	+1,8%	5,2%	5,2%	8%
Total Hotel lease properties	4 690	5 394	4 785	+2,9%	5,0%	4,9%	80%
France	261	278	278	+6,1%	5,4%	5,0%	5%
Lille	106	108	108				
Other cities	155	170	170				
Germany ³	804	866	822	+1,5%	6,7%	6,5%	14%
Berlin	566	614	583				
Dresden & Leipzig	188	199	189				
Other cities	51	54	51				
Other countries	125	127	127	+1,6%	7,1%	6,9%	2%
Total Hotel Operating properties	1 190	1 272	1 228	+2,5%	6,3%	6,1%	20%
Total Hotels	5 881	6 666	6 013	+2,8%	5,3%	5,2%	100%

¹ LfL: Like-for-Like

² Yields calculated based on 2019 revenues for variable rent and 2022 EBITDA for fixed rent

³ Yields excluding retail surfaces in the German hotels

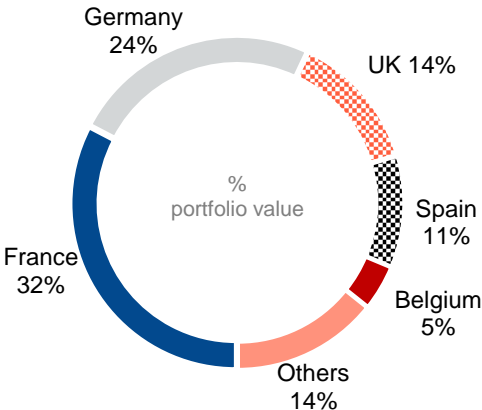
At end June 2022, Covivio Hotels held an unrivalled hotel portfolio worth €6,013 million (€6,666 million at 100%) in Europe. This strategic portfolio is characterised by:

- **high-quality locations:** an average Booking.com location grade of 8.8 and 89% in the centre of major European cities;
- **a diversified portfolio:** in terms of country (12 countries, none representing more than 32% of the total portfolio) and segment (68% economy/midscale and 32% upscale);
- **long-term leases with the major hotel operators:** 16 hotel operators with an average residual lease term of 12.9 years.

The value of the hotel portfolio rose 2.8% like-for-like, mainly due to:

- 1) **the United Kingdom portfolio** (up 4.4%): increase linked to the strong business recovery in the first half and a new rental agreement with IHG;
- 2) **other hotel lease properties** (up 2.5%): change in line with the increase in rent for AccorInvest hotels, the margin achieved through new preliminary sale agreements and the indexation of fixed-rent assets;
- 3) **hotel operating properties** (up 2.5%): strong performance by the French portfolio (up 6.1%), mainly due to the renovation of a hotel in southern France and positive momentum among leisure customers. Recovery was slower in Germany, where values rose only 1.5% like-for-like during the first half.

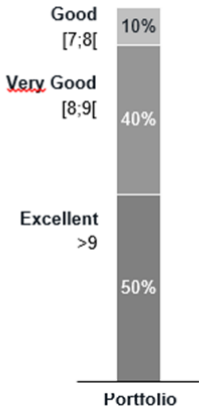
Portfolio breakdown by country



89% in large European cities



Portfolio split by location grade on Booking.com



90% over 8/10

- Bridge table of the portfolio:

Portfolio (as of 30/06/2022)	6 069 M€
Use rights on investment properties	+ 247 M€
Use rights on operating properties	+ 26 M€
Equity affiliates > 30%	- 170 M€
Non-accrued goodwill of operating property assets	- 150 M€
Real Estate Assets Group Share	6 023 M€
The companies's fully consolidated non-controlling interest	+ 287 M€
100% Real estate assets - IFRS accounts	6 309 M€

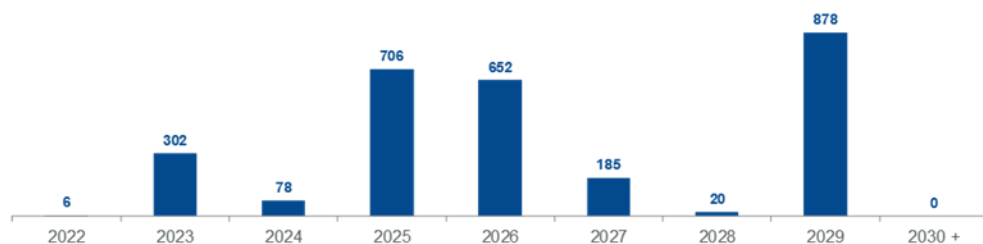
- Bridge table of EPRA indicator:

Shareholders' equity Group - IFRS Accounts	3 444 M€
Fair value of operating property assets net of deferred taxes	+ 119 M€
Fair value of financial instruments	+ 276 M€
Deferred tax (including IFRS adjustments)	- 106 M€
Non optimised transfer rights	+ 292 M€
EPRA NRV	4 024 M€
Deferred tax on non-core assets	- 226 M€
Goodwill and intangibles assets	- 115 M€
Non-optimised transfer rights	- 38 M€
EPRA NTA	3 644 M€
Optimisation of the transfer rights	- 49 M€
Intangibles assets	+ 0 M€
Fair value of fixed-rate debt net of deferred taxes	+ 104 M€
Fair value of financial instruments	+ 106 M€
Deferred taxes	- 253 M€
EPRA NDV	3 552 M€

- Bridge table of rental income:

€ millions	Rental income H1 2022	Non-controlling interest	Rental income H1 2022 Group Share
	IFRS Accounts		Covivio Hotels
Hotels	129 M€	- 7 M€	122 M€
Retail premises	2 M€	+ 0 M€	2 M€
Total Rental Income	131 M€	-7 M€	124 M€
Managed hotel EBITDA	19 M€	-1 M€	19 M€

- Debt schedule (group share engagement)



- Detail of Loan-to-Value (LTV) calculation:

(€ millions) – Group Share	31-déc.-21	30-juin-22
Net book debt	2 417	2 420
Receivables linked to associates (fully consolidated)	-22	-16
Pledges	-93	-59
Security deposits received	0	0
Purchase debt	13	14
Net debt Group Share	2 315	2 359
Appraised value of real estate assets (including mortgages)	6 071	6 204
Pledges	-93	-59
Receivables linked to associates (equity method)	63	63
Share of equity affiliates	196	206
Value of assets	6 237	6 414
LTV Excluding Duties	38,8%	38,4%
LTV Including Duties	37,1%	36,8%

- Reconciliation with consolidated accounts:

Net debt

(€ millions)	Consolidated financial statements	Minority interests	Group Share
Bank Debt	2 599	99	2 501
Cash and cash equivalents	92	11	81
Net debt	2 508	87	2 420

Portfolio (including duties)

(€ millions)	Consolidated financial statements	Portfolio of companies under equity method	Fair value of investment properties	Minority interests	Group Share
Investment & development properties	4 868	531	1 264	-653	6 010
Assets held for sale	59			0	59
Total portfolio	4 927	531	1 264	-653	6 069
				Duties	292
				Portfolio Group Share Including Duties	6 361
				Portfolio affiliates	-10
				(+) Receivables from equity interests	63
				Portfolio for LTV calculation	6 414

Interest Coverage Ratio (ICR)

€ millions	30-juin-21	31-déc.-21	30-juin-22
EBE (Net rents (-) operating expenses (+) results of other activities)	58	155	128
Cost of debt	-26	-50	-22
ICR	2,24	3,08	5,77

- Bridge table of EPRA Earnings:

€ millions	Net income 100%IFRS Accounts	Non- controlling interest	Net Income, Group Share	Restatements	EPRA Earnings
Net Rental Income	119,3	-6,6	112,7	0,6	113,3
Managed hotel income	19,2	-0,6	18,7	1,4	20,0
Operating costs	-9,0	0,5	-8,5	0,0	-8,5
Depreciation of operating assets	-20,1	0,5	-19,6	17,3	-2,3
Net allowances to provisions and other	7,5	0,0	7,5	-3,6	3,9
OPERATING PROFIT	116,9	-6,1	110,8	15,7	126,5
Income from disposals of assets	-0,1	0,1	0,0	-0,0	0,0
Net valuation gains and losses	143,5	-9,4	134,1	-134,1	0,0
Income from disposal of securities	0,0	0,0	0,0	0,0	0,0
Income from changes in scope	-0,0	0,0	-0,0	0,0	0,0
OPERATING PROFIT (LOSS)	260,3	-15,5	244,8	-118,3	126,5
Costs of net financial debt	-25,1	1,0	-24,1	0,1	-24,0
Interest charges on rental liabilities	-7,3	0,0	-7,3	5,0	-2,3
Fair value adjustment on derivatives	138,3	-1,4	136,9	-136,9	0,0
Discounting and exchange result	-1,1	-0,0	-1,1	0,9	-0,2
Net change in financial and other provisions	-0,2	0,1	-0,1	0,0	-0,1
Share in income of equity affiliates	13,7	0,0	13,7	-8,4	5,3
PRE-TAX NET INCOME (LOSS)	378,6	-15,8	362,9	-257,7	105,1
Deferred tax liabilities	-13,7	0,1	-13,6	13,6	0,0
Recurrent Tax	-2,6	0,0	-2,6	0,0	-2,6
NET INCOME FOR THE PERIOD	362,3	-15,6	346,7	-244,1	102,5

- Balance sheet (100%)

€ millions	2021	S1 2022	€ millions	2021	S1 2022
INTANGIBLE ASSETS			Capital Stock	592,6	592,6
Goodwill	117,2	117,2	Share Premium	1 685,6	1 685,6
Other intangible assets	0,2	0,2	Stocks own	-0,1	-0,1
TANGIBLE ASSETS			Consolidation reserve	873,1	819,0
Operating buildings	1 006,2	996,9	Fiscal Year Net Result	50,3	346,7
Other tangible assets	18,0	16,7	CONSOLIDATED SHAREHOLDERS EQUITY	3 201,4	3 443,7
Under construction assets	5,0	3,8	Minority Interest	197,3	184,7
Investments property	4 984,8	5 115,8	TOTAL SHAREHOLDERS EQUITY	3 398,7	3 628,4
Non current financial assets	66,8	66,7	Long-term borrowing debt	2 642,4	2 325,4
Investments in related companies	195,8	205,9	Long-term lease liability	270,8	269,7
Deferred taxes - assets	17,6	19,9	Fair value of net financial instruments - liabilities	53,7	60,8
Fair value of net financial instruments - asset	19,0	166,5	Deferred taxes - liabilities	254,4	269,4
TOTAL NON CURRENT ASSETS	6 430,6	6 709,6	Provision for retirement indemnities	1,0	1,0
Assets held for sale	154,8	58,8	Other liabilities (non current)	10,5	9,2
Loans and financial lease receivables	2,9	3,4	TOTAL NON CURRENT LIABILITIES	3 232,8	2 935,6
Inventories and w ip	1,8	1,9	Trade payables	33,7	50,3
Fair value of net financial instruments - assets	5,6	11,1	Payables related to assets	12,9	13,7
Trade receivables	66,3	97,7	Short-term borrowing debt	36,7	274,0
Tax receivables	8,4	5,3	Short-term lease liability	5,2	5,1
Other receivables	39,1	42,4	Fair value of Net Financial instruments - Liabilities	21,1	11,1
Deferred charges	1,2	2,6	Advances and deposit	0,1	0,1
Cash and cash equivalent	145,2	91,8	Short-term provisions	65,6	38,9
TOTAL CURRENT ASSETS	425,4	315,0	Corporate income tax liabilities	10,3	10,9
TOTAL ASSETS	6 856,0	7 024,6	Tax liabilities	4,2	5,7
			Other liabilities	31,7	48,4
			Advanced recognized revenues	3,1	2,5
			TOTAL CURRENT LIABILITIES	224,6	460,6
			TOTAL LIABILITIES	6 856,0	7 024,6

- Profit and loss account (100%):

€ millions	H1 2021	H1 2022	Var.
Rental Income	78,6	111,9	33,3
Un-recovered rental costs	-1,8	-1,7	0,1
Rental costs on property	-1,3	-1,4	-0,1
Bad debts	-1,2	10,4	11,6
Net Rental Income	74,4	119,3	44,9
Hotel Operative Activity Income	22,7	88,8	66,1
Hotel Operative Activity Costs	-26,5	-69,6	-43,1
Profit From Hotel Operating Activity	-3,8	19,2	23,0
Income from other activities	1,2	1,7	0,5
Costs relating to the services activities	-0,7	-0,7	0,0
Structure costs	-10,6	-10,0	0,6
Operating Costs	-10,1	-9,0	1,1
Depreciation of operating assets	-18,8	-20,1	-1,3
Net allowances to provisions and other	8,4	7,5	-0,9
CURRENT OPERATING INCOME	50,1	116,9	66,8
Income from disposals of assets	-0,2	-0,1	0,1
Net valuation gains and losses	-64,8	143,5	208,3
Income from disposal of securities	-0,1	0,0	0,1
Income from changes in scope	-0,1	0,0	0,1
OPERATING INCOME	-15,0	260,3	275,3
Costs of net financial debt	-29,7	-25,1	4,6
Interest charges on rental liabilities	-6,8	-7,3	-0,5
Fair value adjustment on derivatives	41,3	138,3	97,0
Net change in financial and other provisions	-0,8	-1,1	-0,3
Amortization of borrowings' cost	-0,5	-0,2	0,3
Share in income of equity affiliates	3,8	13,7	9,9
INCOME FROM CONTINUING OPERATIONS	-7,7	378,6	386,3
Deferred tax	-22,5	-13,7	8,8
Corporate income tax	-2,5	-2,6	-0,1
NET INCOME FOR THE PERIOD	-32,7	362,3	395,0
Non-controlling interests	-5,9	-15,6	-9,7
NET INCOME FOR THE PERIOD - GROUP SHARE	-38,6	346,7	385,3

- **Glossary:**

1) Definition of the acronyms and abbreviations used:

GS: Group share

Chg: Change

LfL: Like-for-Like scope

2) Firm residual term of leases

Average outstanding period remaining of a lease calculated from the date a tenant first takes up an exit option.

3) Triple net lease

Lease contract reached between a landlord and a tenant. A "triple net" lease means a lease for which all the taxes and expenses (work, maintenance) related to proper functioning of the building are at the expense of the tenant.

4) Loan To Value (LTV)

Calculation of the LTV is detailed in the Appendices.

5) Rental income

Recorded rent corresponds to gross rental income accounted for over the year by taking into account the 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.

6) EBITDA (Earnings before Interest, Taxes, Depreciation and Amortisation):

This is gross operating income after rent. The calculation can be described in the following manner:

(+) Total revenues (revenues)
(-) Purchases and External Expenses
(-) Personnel Expenses
= EBITDAR
(-) Rental income
= EBITDA

7) EBITDAR Margin:

EBITDAR corresponds to the gross operating income before rent. It is used to compare companies with different ownership policies.

The EBITDAR margin corresponds to the following calculation: EBITDAR / Total rental income

The level of operating profits of hotels varies depending on the hotel category.

8) Portfolio

The portfolio presented includes investment properties and properties under development, as well as operating properties and properties in inventory for each of the entities, stated at their fair value.

9) Yield

The portfolio returns are calculated according to the following formula:

$$\frac{\text{Annualised gross rental income}}{\text{Value excluding duties on the scope in question}}$$

10) Average annual rate of debt

$$\frac{\text{Financial cost of bank debt for the period} + \text{Financial cost of hedges for the period}}{\text{Average used financial net debt outstanding in the year}}$$

11) 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:

$$1 - \frac{\text{Loss of rental income through vacancies (calculated at MRV)}}{\text{Rental income of occupied assets} + \text{loss of rental income}}$$

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.

12) 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 on the basis of rental income under IFRS for strategic activities.

On hotel operating properties, the change in constant scope is calculated based on EBITDA.

Restatement done:

- Deconsolidation of acquisitions and disposals realised on the N and N-1 periods
- Restatements of assets undergoing work, i.e.:
 - Restatement of assets released for work (realised on N and N-1 years)
 - Restatement of deliveries of under-work assets (realised on N and N-1 years).

13) Like-for-like change in value

This indicator is used to compare asset values from one financial year to another without accounting for changes in scope: acquisitions, disposals, works, developments including the vacating and delivery of properties.

Restatement done:

- Deconsolidation of acquisitions and disposals realised during the period
- Restatement of work realised on assets during period N (including assets under development).