

UXCO GROUP AND ITS DEVELOPMENT ENTITY OCEANIS PROMOTION LAUNCH CONSTRUCTION ON THE FUTURE ECLA ARCHAMPS-GENEVA CO-LIVING RESIDENCE

The first ECLA premium XXL co-living residence outside the Paris region



Paris/Montpellier, November 6, 2023 – UXCO Group, an investor, developer and operator of purpose-built student accommodation (PBSA) and co-living real estate in France, today laid the first stone of the future ECLA premium XXL co-living residence in Archamps - Greater Geneva. Delivery of this new-generation residence is scheduled for the summer of 2025.

Majority owned by Brookfield Asset Management, UXCO Group is forging ahead after a successful start of the academic year with close to 100% occupancy at its student and co-living residences, as well as several new acquisitions announcements.

In July 2023, the Group secured the acquisition of this new residence for students and young professionals. Following up on this announcement, UXCO Group and its development entity OCEANIS Promotion officially launched the existing building transformation and refurbishment project in Archamps in the greater Geneva region, last Friday. Currently housing offices and a retail, this building will be entirely transformed into a premium XXL co-living and student residence, making it the Group's first ECLA project outside the Greater Paris region. The new ECLA Archamps-Geneva residence will also include a 6,000 m² area opened to the general public and will provide them with a space for food & beverage, co-working, activities and events, further underlining the attractiveness of the site.

The ceremony of the laying of the first stone was attended by Virginie Duby Muller (Member of French Parliament), Senator Cyril Pellevat, Martial Saddier (President of the Haute-Savoie department), Anne Riesen (Mayor of Archamps), Pierre-Jean Crastes (President of the Genevois Community of Communes) and Serge Delsante (President of SMAG, the mixed development syndicate managing ArchParc).

Led by OCEANIS Promotion, designer and developer of UXCO Group's ECLA concept, the new co-living residence will transform a former office and retail building into a co-living residence housing close to 800 beds and 3,000 m² of common areas for students and local young professionals. Architectural agency Patriarche will manage the project to help OCEANIS Promotion entirely redesign the building. The aim is to offer future residents the premium lifestyle guaranteed by the ECLA concept while minimizing the building's transformation environmental and energy footprint.

The materials and construction methods have been selected to optimize the site's energy performance, focusing on improving the existing facilities and minimizing waste. Off-site construction combined with the use of wood and recycled materials, as well as mixed heating systems will enable this latest ECLA residence to become the first residential building to achieve a "Very Good" rating by BREEAM, an international recognized standard for assessing the environmental performance of buildings.

During the foundation stone-laying ceremony on Friday, November 3rd, **Maël Aoustin, UXCO Group CEO and President of the Management Board**, said: *"ECLA is a core part of UXCO Group's identity, which mobilizes all our expertise and demonstrates our capacity to manage the entire value chain: conception, transformation, design, investment and management of large-scale residences. Our OCEANIS Promotion teams are ready to take up the challenge of the next 22 months of building works through our unique expertise in transforming tertiary buildings into housing. The project we are launching today in Archamps – greater Geneva, as well as our ECLA Paris Noisy-le-Grand residence that opened last year, are proof that transformation projects like this can be successful. We can rethink the way we develop the French real-estate landscape to reflect changing lifestyles while achieving our CSR commitments and ambitions."*

This new residence is part of the Archamps business park launched in 1989 by the mixed development syndicate managing ArchParc (SMAG), a key partner making possible this new ECLA residence, an innovative building with an ideal location for local students and young professionals seeking new qualitative accommodations and unique experiences.

Philippe Ségura, Deputy Managing Director of OCEANIS Promotion, commented: *"OCEANIS Promotion is particularly proud of our first ECLA residence outside Greater Paris, here in this strategic location on the France-Geneva border. ECLA's unique concept perfectly fits the spirit of innovation at ArchParc. We've already proven our ability to lead flagship projects of this scale involving existing buildings, with the recent successful transformation of an office building into an ECLA residence in Noisy-le-Grand, greater Paris. ECLA Archamps-Geneva will offer a perfect solution to the accommodation shortage in the Greater Geneva region, while creating dynamic new business opportunities through a wide variety of services."*

Serge Delsante, President of SMAG, the Geneva mixed development syndicate for ArchParc and regional representative for Laurent Wauquiez, President of the Auvergne-Rhône-Alpes region, said: *"In 2021, when I was elected President of SMAG, the Geneva mixed development syndicate, I took over the reins of a business park that was experiencing an impressive rebound with new companies, growing employment, projects and renovations underway and a clear drive to pursue economic development. However – there was invariably a "but" due to the abandoned Alliance site – all our efforts seemed fruitless while this 32,000 m² building stood empty. We needed to grasp the opportunity of investing in this building with an overarching project that would boost the local economy. That's why I'm very proud to be here today at the laying of the first stone of the ECLA Archamps Genève project, because UXCO Group and OCEANIS have taken up this challenge. This is not the launch of a construction site but the symbolic date of the park's regeneration."*

Anne Riesen, Mayor of Archamps and 3rd VP of the Geneva mixed development syndicate for ArchParc, added: *"For four years at the Archamps town hall, I've been particularly involved in the park's development, and this former office building remained a major problem to solve, an incongruity in the middle of exemplary developments by the companies in the park, like Laboratoires Vivacy, Keri Medical, Oxalis and the ArchParc Convention Center. I'm very happy to be celebrating*

the laying of the first stone of the ECLA Archamps-Geneva building, which finally reflects ArchParc's development and potential."

The future ECLA Archamps-Geneva residence is in line with UXCO Group's aim of growing its ECLA co-living concept to continue reinforcing its role as a pioneer and leader of large-scale co-living accommodation in France while achieving its mission of transforming lifestyles, by offering residents exceptional places and quality accommodation for work and entertainment.

With four new acquisitions announced this year in Archamps-Geneva, Bordeaux, Saint-Etienne and Toulouse for its ECLA premium XXL co-living brand and its UXCO Student residences, the Group has now taken a step further towards its goal of reaching 25,000 beds by 2027. UXCO Group currently operates 13,750 beds and 74 residences in France, including 7,150 owned beds, for a real-estate portfolio value exceeding €1 billion.

Architectural renderings for the new residence can be downloaded [here](#).

ABOUT UXCO GROUP

74 STUDENT AND CO-LIVING RESIDENCES (PBSA) // **13,750** BEDS OPERATED // **100** APARTHOTELS // **1,500** EMPLOYEES // **€480M** ANNUAL REVENUES

Majority owned by Brookfield Asset Management, **UXCO** Group is an investor, developer and operator of residential/student real-estate and hospitality in France. With more than 25 years of experience in the sector, **UXCO** Group has a wealth of expertise enabling the company to control the entire value chain. **UXCO** Group's business is organized in three entities: student and co-living real-estate owner, investor and operator (through UXCO Property and UXCO management, for its ECLA and UXCO Student residences), Development (Océanis Promotion) and Hospitality (Appart'City).

UXCO Group works day by day to transform lifestyles, convinced of the power of community to reinvent accommodation and make it attractive, more vibrant and environmentally friendly.

ABOUT OCEANIS PROMOTION

270 RESIDENCES BUILT SINCE 1998: ACCOMMODATION – BUSINESS/LEISURE RESIDENCES — STUDENT/CO-LIVING RESIDENCES // HOUSING SUPPORT // TERTIARY BUILDINGS // BUILDING TRANSFORMATION & REHABILITATION // **80** EMPLOYEES

OCEANIS Promotion has developed real estate in Metropolitan France for 25 years and Reunion Island for 20. OCEANIS Promotion offers a wide variety of products, focusing its development on premium locations. A pioneer since its earliest days, the company designs housing for the future, combining eco-sharing, technology and high-quality facilities, paying particular attention to attractive communal lifestyles. OCEANIS is part of **UXCO** Group, an investor, developer and operator of residential/student real-estate and hospitality in France, and a pioneer on the co-living real-estate market for students and young professionals.

PRESS CONTACTS

Mélanie Alger (UXCO Group) // m.alger@uxco-group.com // +33(0)7 88 59 22 35

Maria Da Silva (Agence Proches for UXCO Group) // uxcogroup@agenceproches.com // +33(0)7 60 70 23 16

Tiphaine Beslin (Agence Proches for Océanis Promotion) // tiphaine.beslin@agenceproches.com // +33(0)6 27 19 39 30