

UXCO Group invests €35 million to acquire two new student residences in the greater Paris area

Paris/Montpellier, November 14, 2024 – UXCO Group, a leading investor, developer, and operator of student housing and co-living real estate (PBSA), has acquired two new UXCO Student residences in Gennevilliers and Bezons, in the Paris region. These new residences reinforce the Group's portfolio and further accelerate its strong growth in recent months. UXCO Group, as leaders in French PBSA, now offers close to 15,000 beds across 77 residences all over the country.

Two new residences in the greater Paris area

UXCO Group has announced the acquisition of two new student residence projects in the greater Paris area. Located in Bezons and Gennevilliers in the Paris region, the projects represent a total investment of **€35 million**. Opening in 2026 and 2027 respectively, these new properties will bring 251 further beds to students and young professionals.

- **Gennevilliers:** This residence will offer **128 beds and a total area of 2,800 m², including 140 m² of common areas**. This project is being developed in partnership with **Nexity** and with the financing of **Caisse d'Épargne**. Notary office Cheuvreux assisted UXCO Group with the notarial aspects, and the legal firm Gide providing legal advice.
- **Bezons:** This residence will feature **123 beds and a total area of 2,500 m², including 150 m² of shared spaces**. The project is being developed by **Perspective Habitat** and is financed by **Société Générale**. Notary office **Cheuvreux** also advised UXCO Group, and the lenders are represented by notary's office **Thibierge Notaires**

Designed to meet the needs of students and young professionals, these two residences offer fully furnished, **modern accommodation and quality services**, including dedicated co-working areas, fitness centers, and a range of facilities for living in community.

Excellent results and very strong growth

These two new residences reinforce UXCO Group's **strong growth in recent months** to continue **transforming housing and co-living across France**.

UXCO Group's excellent results with close to 100% occupancy rates at its UXCO Student and Ecla residences, combined with steady **investments (more than €350 million over 18 months)**, have enabled record refinancing for three of its Ecla assets (€300 million), **demonstrating its reliability and trust of its financial partners**.

During this period, UXCO Group also opened four new residences in Le Havre, Dijon, Strasbourg, and Lille. **The Group also acquired eight future residences representing more than 3,000 beds, including three Ecla** (Geneva, Bordeaux and Lille metropolitan areas) and five UXCO Student residences (in Chambéry, Toulouse, Saint-Étienne, Bezons, and Gennevilliers).

With these operations, UXCO Group **now offers close to 15,000 beds across 77 residences**.

Through this **ambitious growth strategy**, UXCO Group is consolidating its commitment to offer innovative, **quality accommodation solutions** that meet the new needs of young people.

*"These two strategic acquisitions demonstrate our aim of reinforcing our presence in high-potential areas around Paris and growing our portfolio of quality student residences across France," said **Maël Aoustin, Group CEO and President of the UXCO Group Management Board**. "We're pursuing the expansion of our two complementary co-living and student brands, ECLA and UXCO Student, to offer residents an unparalleled experience while consolidating our market leadership."*

ABOUT UXCO GROUP

- 77 PBSA AND CO-LIVING RESIDENCES
- 15,000 BEDS
- 100 APPART HOTELS
- 1,500 EMPLOYEES
- €480MN ANNUAL TURNOVER
- MORE THAN €1.5 BILLION IN ASSETS

UXCO Group, specialising in residential, purpose-built student accommodation (PBSA) and hospitality sectors, is a fully integrated real estate investment, development and operations firm with a 25-year presence in France. Under majority ownership by Brookfield, we control the entire value chain to deliver innovative products. We are organised around three entities: co-living and purpose-built student accommodation (operated by UXCO Property & UXCO Management, focusing on ECLA and UXCO Student residences), Development (led by Océanis Promotion), and Hospitality (led by Appart'City).

Every day, our driving force is to **'transform lifestyles'**. We are convinced that collective strength can reshape living environments, making them more daring, dynamic, and environmentally conscious. With this in mind, we go beyond providing mere living spaces; we curate memorable experiences and foster inspiring connections. Our concepts blend positive energy, the comfort of home, and the shared art of communal living.

As leaders in French PBSA, we channel our expertise and high standards towards the fulfilment, success, and well-being of our residents.

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