

## Record €300M Refinancing for a UXCO Group's Real Estate Portfolio

UXCO Group leverages on strong performance to secure a €300M refinancing for Ecla student housing and coliving Assets.

UXCO Group has successfully completed a **record €300 million refinancing deal for three of its Ecla student housing and co-living properties**, located in Villejuif, Noisy-le-Grand, and Palaiseau in the greater Paris region. These assets represent a total area of nearly 100,000 square meters and 3,800 beds.

This €300 million transaction aims to refinance existing mortgage debts and was executed by a pool comprising **Blackstone Real Estate Debt Strategies (BREDS), BNP Paribas, and Societe Generale**.

This refinancing is one of **the largest ever completed for student residential assets in France**, highlighting the strong confidence in UXCO Group despite a challenging period for the real estate sector.

This refinancing is one of **the largest ever completed for student residential assets in France**. The transaction is executed under **favorable financial conditions**, with rates close to those before the COVID-19 period. The banks in this consortium are also supporting UXCO Group in **other financial projects**, further **demonstrating their confidence in the group**.

UXCO Group was advised by **Gibson Dunn** and **C&C Notaires**. The lenders were represented by **A&O Shearman** and **Wargny Katz**.

As a leader of student housing and co-living spaces in France, UXCO Group operates 75 residences with **15,000 beds**, owning a **real estate portfolio valued at €1.2 billion**. The group continues to expand, **adding 2,000 beds annually**.

**Nicolas Castanet, Managing Director, Group CFO and Member of Management Board of UXCO Group**, stated, "The confidence of the banking consortium in refinancing this Ecla residence portfolio underlines the resilience of our model and the reliability of our group for investors."

### ABOUT UXCO GROUP

- **75 PBSA AND CO-LIVING RESIDENCES**
- **15 000 BEDS OPERATED**
- **100 APARTHOTELS**
- **1,500 EMPLOYEES**
- **€480M ANNUAL TURNOVER**
- **€1,2 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 company with a 25-year presence in France. Majority owned by global investment firm Brookfield, we control the entire value chain

to deliver innovative products. We are organized around three entities: co-living and purpose-built student accommodation (UXCO Property & UXCO Management, focusing on Ecla and UXCO Student residences), Development (Océanis Promotion) and Hospitality (Appart'City).

**“Transforming lifestyles”** is just drives us forward day by day. We believe in the power of community to reinvent accommodation and make it bolder, more vibrant and more eco-friendly. Offering much more than places to live, we provide our clients with memorable experiences and inspiring encounters thanks to the positive energy brought by our concepts combining home comforts with communal lifestyles.

**As a leader in French PBSA**, we apply our high standards and unique expertise to ensure the growth, success and well-being of our residents.