

Ecla Paris-Villejuif student housing, the first French residential building to obtain the WELL Performance Rating!

Paris and Montpellier, November 21, 2024 – UXCO Group, investor, developer and operator of student housing and co-living real estate (PBSA), proudly announces that Ecla Paris-Villejuif has achieved the WELL Performance Rating. This distinction, a global first for a student residence and a national first across all real estate sectors in France, reflects the group's strategic commitment to investing in high-quality assets. UXCO Group places resident comfort and well-being at the core of its priorities, while reaffirming its ambition to promote sustainable and high-performing real estate.



An internationally recognised label

Today, 56% of the world's population lives in cities. We spend nearly 90% of our days indoors, in an enclosed space, with a limited supply of outside air and natural light.

It is on the basis of this observation that WELL Certification was launched ten years ago: if we spend so much time in buildings, it is essential that they are designed for its occupants and built with a view to guaranteeing their good health and well-being.

Developed by the **International WELL Building Institute (IWBI)**, this certification is based on scientific research that demonstrates the impact of the built environment on the health, comfort and productivity of users. In the same vein, IWBI has released a specific rating based on the WELL Standard focused on measurement: **the WELL Performance Rating.**

The WELL Performance Rating approach is built around the following themes:

- **Indoor air quality and thermal conditions**
Minimization of risks associated with airborne contaminants and improved thermal comfort.
- **Water Quality Management**
Improved water quality to promote safer hydration.
- **Light Measurements**
Optimizing illuminated environments for visual acuity and helping to improve sleep, productivity, and concentration.
- **Acoustic performance**
Limit background noise and distractions to promote well-being and concentration.
- **Environmental monitoring**
Monitoring building performance in real-time by analyzing sensor data and on-site tests.
- **Occupant Experience**
Collecting feedback on how people perceive spaces.

All WELL programmes, and particularly the WELL Performance Rating, offer reliable guarantees because the criteria of indoor air quality, water quality, thermal, light and acoustic comfort are verified on site using certified measurement equipment, and according to a precise protocol respected by the WELL Performance Testing Providers (PTP).

Globally, more than 20,000 buildings have already been awarded WELL Certification and associated ratings, in more than 135 countries. In France, several tertiary buildings have achieved WELL Certification, but the WELL Performance Rating of Ecla Paris-Villejuif marks a historic first in France and in the student housing sector.

Ecla Paris-Villejuif, a residence built around well-being

UXCO Group puts the transformation of lifestyles at the heart of its purpose. The real estate group is committed to offering an innovative living environment, conducive to the development and well-being of its residents.

The achievement of the Ecla Paris-Villejuif residence, the first student residence in France to be WELL Performance Rated, testifies to this commitment and confirms an intuition that the Group has been maturing for several years now: housing must be real living spaces that catalyze energies and contribute to the success of residents.

This approach takes on its full meaning in the Ecla Paris-Villejuif residence, designed around "Care". Developed in collaboration with the Think Tank "Les Murs ont des idées" and designed by the Group's promotion structure, Océanis Promotion, this residency invites well-being and personal development.

Indeed, two housing atmospheres have been imagined by Studio Chantal Peyrat, an architectural design firm:

- the "Active design" atmosphere, which is based on the well-being of the body. Balls replace chairs, desks allow you to work in a sitting or standing position, and facilities allow you to practice a sports activity.
- the "Ma" atmosphere, Japanese art based on the well-being of the mind. These homes offer large storage spaces and modular furniture, allowing space to be optimized.

Within the common areas, the visual atmospheres vary to adapt to the times of day. Fitness areas, yoga and a sauna are available to residents and important green spaces have been created, nearly 100 trees have been planted, the façade of the residence is green and is completed by a planted patio and green terraces.

Finally, this rating embodies UXCO Group's CSR approach. Indeed, aware of the crucial importance of social inclusion and well-being, particularly for students and young workers at a pivotal period in their lives, the Group's CSR commitments are built around three pillars: the planet, people and cities, to:

- Guaranteeing a habitat that respects its environment with a continuous improvement approach with a measurable impact
- To provide a life experience that is both stimulating and rewarding, based on a responsible, bold approach and driven by the strength of the collective
- Promote living spaces that are open to the city and engaged in the daily lives of residents

*"Obtaining the WELL Performance Rating for Ecla Paris-Villejuif is an important milestone for the Group and supports our vision of student housing and coliving. We are proud to place the health and well-being of our residents at the heart of our priorities. says **Maël Aoustin, Group CEO and President of the UXCO Group Management Board** "We strongly believe that the future of housing depends on the integration of well-being and environmental performance criteria, to meet the expectations of new generations, while meeting current societal and ecological challenges. The WELL Performance Rating is a recognition of our efforts and confirms our long-term commitment to offer places to live that combine innovation, quality and responsibility. »*

To carry out this project, UXCO Group was accompanied by G-ON, a consulting and engineering company in sustainable development, which guided them throughout the WELL Performance Rating process.

Regulated measurements on health and comfort levels have been carried out by a dedicated entity, G-ON Life, which has the status of WELL Performance Testing Provider. This entity is approved to carry out third-party measurements according to a strict protocol.

*"We proudly congratulate UXCO Group for achieving France's first WELL Performance Rating at Ecla Paris-Villejuif," said **Ann Marie Aguilar, Senior Vice President, EMEA, International WELL Building Institute**. "This significant achievement demonstrates a leading commitment to leveraging residential building performance data and occupant experience insights to support the health and well-being of the students who live there."*

"Since the creation of G-ON, we have always paid particular attention to the issues of health and comfort in buildings. Supporting UXCO Group in the certification of Ecla Paris Villejuif, the first WELL Performance Rated building in France and the first student residence to join the WELL ecosystem, is a great source of pride for us. This project perfectly embodies the synergy between G-ON, for the consulting component, and G-ON Life, an approved WELL Performance Testing Provider to ensure the follow-up of measurements and monitoring. Thanks to this certification, Ecla Paris Villejuif can reassure its residents by demonstrating, via the data collected, that its spaces are designed to optimize well-being. The WELL Performance Rating thus becomes a real lever for accurately monitoring comfort and health indicators, while operating the premises more efficiently, by placing data at the service of the occupants." **Gwenaël JAN, Founding Partner G-ON, G-ON Life**

ABOUT UXCO GROUP

- 77 STUDENT AND COLIVING RESIDENCES
- + 15,000 BEDS
- 100 APARTMENT HOTELS
- 1500 EMPLOYEES
- 480MN€ OF ANNUAL TURNOVER
- More than €1.5 BILLION IN ASSETS

UXCO Group is an integrated group for the investment, development and operation of residential, student and hotel real estate, present in France for 25 years. Majority-owned by Brookfield, we control the entire value chain for innovative products. We are organized around 3 entities: Student Real Estate and Coliving (led by UXCO Property & UXCO Management, on the Ecla and UXCO Student residences) – Promotion (led by Océanis Promotion) – Hospitality (supported by Appart'City).

"Transforming lifestyles" is what drives us every day. We believe that the strength of the collective can reinvent housing and make it more daring, lively and respectful of its environment. Thus, we offer much more than living spaces: we provide our customers with memorable experiences and inspiring encounters thanks to concentrates of positive energies combining the comfort of feeling at home and the sharing of a common art of living.

As a leader in the housing sector for students and young professionals, we put our high standards and unique know-how at the service of the fulfilment, success and well-being of our residents.

G-ON is an independent company specialising **in sustainability consulting and engineering**, with a focus on the real estate sector. With the mission of improving the environment, health and well-being of occupants, G-ON has been offering a full range of services since its creation in 2016: environmental certifications, technical studies on energy and carbon, biodiversity, reuse, CSR strategies, and life cycle assessments. Our solutions and expertise aim to reduce the environmental impact of construction, while meeting the challenges of sustainability to improve the living environment by making it healthier and respectful of the planet.

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

ELISA CHEMINAUD-GHEERAERT (Relatives Agency for UXCO Group) // uxcogroup@agenceproches.com // +33(0)6 12 45 73 43

PANDORA PRIMOIS (G-ON, G-ON Life) // pprimois@g-on.fr // +33 (0)7 82 81 97 04