

**UXCO Group kicks off 2025 with a €20m new Paris student housing asset in Saint-Ouen-sur-Seine, greater Paris region.**

Paris and Montpellier, January 27, 2025 – UXCO Group, a fully integrated real estate investment, development, and operational group specialized in coliving and **Purpose-Built Student Accommodation (PBSA)** across France, has announced the acquisition of a new student residence in the greater Paris region. Set to open in 2026, this project reinforces the Group's ongoing development and investment strategy within the student housing sector.

**A strategic PBSA residence in the heart of Saint-Ouen-sur-Seine (93), greater Paris region**

With an investment of €20 million, the future residence will feature 164 units across 3,000 m<sup>2</sup> of living space, along with over 200 m<sup>2</sup> of common areas designed for students and young professionals. The project is being developed by **Eiffage Immobilier** and is financed by **Société Générale**. **NOTER** notarial office also advised UXCO Group, and the lenders are represented by notary's office **Thibierge Notaires**

Strategically located near the new Medical School, which will host 12,000 students, the UXCO Student residence in Saint-Ouen-sur-Seine will benefit from direct access to metro lines 13 and 14, ensuring seamless connectivity to central Paris and the wider Paris region.

By expanding its footprint in the greater Paris area, UXCO Group aims to address the significant shortfall in PBSA supply in a highly constrained market, where more than 700,000 students only access to 90,000 available beds.

This acquisition pursues UXCO Group's commitment to redefining modern PBSA living spaces and responding to the evolving expectations of students by creating innovative, high-quality environments that enhance well-being and academic success.

**A year of exceptional performance in 2024**

Following a record-breaking €300 million refinancing of three of its Ecla residences in 2024, UXCO Group continues its growth with this new investment, further consolidating its leadership position in the French student housing sector as an investor, developer, and operator.

In 2024, the Group achieved close to 100% occupancy across all its UXCO Student and Ecla residences and maintained a strong investment pace, committing over €350 million in less than 18 months. Last year also saw the opening of five new residences in key university cities, including Le Havre, Dijon, Strasbourg, and two in Lille. With the addition of these residences and the acquisition of eight new projects within two years, UXCO Group's now has a total of 77 residences, offering nearly 15,000 beds.

"This new acquisition in the greater Paris region further confirms our commitment to making meaningful investments that provide great housing solutions for students and young professionals. Our continuous investments underscore our dedication to addressing the student housing undersupply. In 2024, our ongoing efforts reinforced our leadership position but also demonstrated our ability to meet the evolving needs of younger generations," said Maël Aoustin, CEO and President of UXCO Group's Management Board.

- 77 PBSA AND CO-LIVING RESIDENCES
- 15,000 BEDS (PBSA)
- 100 APPART HOTELS
- 1,500 EMPLOYEES
- €480MN ANNUEL 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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