

UJXCO GROUP

- Investor - Developer - Operator -

Editorial

Maël Aoustin

CEO and
President of the
Management
Board
at UXCO Group



TRANSFORMING LIFESTYLES

At UXCO Group, innovation, boldness, and creativity are at the heart of our operations, covering investments, student and co-living residence management, real estate development, and hospitality.

Our strength lies in our integrated approach and our ability to anticipate market trends to deliver outstanding customer experiences.

Our ambition is to responsibly transform lifestyles and shape sustainable cities for the future.

Together, with our partners and teams, we continue to strengthen our collective dynamic for a positive and lasting impact.



1.

**UXCO Group
in few words**

2.

**A real estate
company**

3.

A developer

4.

An operator

1. UXCO Group in few words





Our business lines

With over 25 years of experience, UXCO Group stands out for its expertise in investment, development, and operations.

INVESTOR



As investors and owners of our assets, we are a leading group specialized in the real estate market, for student housing and co-living.

DEVELOPER



We are expanding our national presence through innovative real estate projects featuring premium co-living and student residences.

OPERATOR



We are redefining the customer experience with innovative services by anticipating the rapid changes in lifestyle and work trends.

Brookfield Asset Management Our majority shareholder

Brookfield Asset Management is one of the world's leading alternative asset managers.

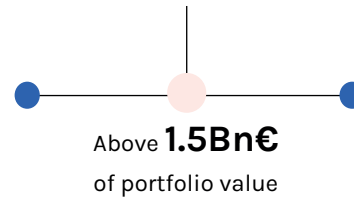
«We own, operate, and develop iconic properties in the world's most dynamic markets.»



Our organisation

UXCO
GROUP

500 M€
of revenue



+ of
1500
employees

**UX
CO** MANAGEMENT
& PROPERTY

REAL ESTATE
OWNER AND OPERATOR

76
student and co-living
residences

+
15 000
beds

 **OCEANIS**
promotion immobilière

DEVELOPPEMENT

+
200M€
of annual revenues

+ of
22 000
housing units built

APPART'CITY
plus qu'un hôtel

HOSPITALITY

+
95
apartment Hotels

+
10 300
keys

Our values

At UXCO Group, **Customer Experience** and **innovation** are key.

In a constantly evolving world where lifestyles and work habits are rapidly redefined, we aim **to revolutionize our residents' daily lives** with an intuitive and forward-thinking user experience. Building on our **hospitality expertise**, we elevate the standard of customer service to levels of excellence.

UXCO, stands for '**User eXperience**' and '**COmmunity**' and embodies our vision: **to create communities where each interaction enhances the living experience.**

The strength of UXCO Group lies in the combination of values: **proximity, boldness, creativity, and commitment.**



Proximity



Boldness



Creativity



Commitment

«In 2025, faced with a worsening student housing shortage in France, UXCO Group gets involved with the Banque des Territoires to co-invest in 18 brand new residences within three years. This partnership, which represents approximately 7 000 beds, embodies our capacity to associate public and private players around the same public interest project. Furthermore, it illustrates the strength of our integrated model - investor, developer, and operator - promoting sustainable, inclusive housing turned towards needs.»



Pierre Seguin
Head of Investments and
Asset Management

Transforming for good



Convinced that with **the strength of collective effort** we can reinvent housing to make it bolder, more vibrant, and environmentally respectful, **we work every day to transform lifestyles.**



Ensuring environmentally respectful housing with a commitment to continuous improvement and measurable impact.

Providing a living experience that is both stimulating and enriching, based on a responsible, bold approach driven by the strength of community.

Promoting living spaces that are open to the city and engaged in the daily lives of residents.

#1 More **sustainable construction**

Minimum BREEAM In -Use certification, level «Very Good» for our existing and developing residences

#2 Defining our **decarbonization trajectory**

2030 = -50 % scopes 1 & 2
2050 = Net Zero

#3 Commitment to **energy efficiency** through reporting and renovations

#4 Prioritizing the rehabilitation of old buildings

#1 Prioritizing the **well-being, safety of our residents, and customer experience**, for example, by automating NPS* measurement.

#2 Defining our **Employer Brand** and centralizing our training offerings to **create personalized development paths**

*NPS indicator used to measure customer satisfaction.

#1 **Diversifying housing options across** France with our Ecla and UXCO Student residences.

2028 Goal: To cover the top 20 student cities with Ecla and UXCO Student residences.

#2 **Launching skills-based** sponsorship through the Vendredi platform to facilitate employee engagement

#3 **Commitment to cities** by providing services accessible to **local residents**

2. A student & co-living real estate company








UXCO Group, through its **real estate investment** arm UXCO Property, is committed **to shaping the future of residential real estate with a lasting positive impact** on the communities and cities in which we operate.

Our long-term vision is based on a **thoughtful investment approach** aimed not only at expanding our national footprint but also at **reinventing student and co-living housing, making it bolder, more vibrant, and environmentally respectful.**





**+
1,5 billion€**
of value
portfolio

+ 300 M€
of investments
(in the past 12 months)

15 000
beds

2025

UXCO Group and **Banque des Territoires** are launching a strategic co-investment partnership aimed at developing 18 brand new student residences by 2028, representing nearly **7,000 beds**. This operation is part of a strategy to build a portfolio of assets with high social impact, spread across France. It strengthens UXCO Group's position as a leading real estate company in the managed residential sector.

2029

Goal of **25 000 beds**

Ambitious goals for 2029 with significant investments, **expanding our capacity to over 25,000 beds**, and strengthening our position as a market leader.



A committed real estate company

UXCO Group is committed, through its real estate investment trust, to more **sustainable and responsible real estate development**. We focus on the acquisition and management of real estate assets while adhering to **strict environmental standards**. With every new project, we strive to **reduce our carbon footprint and promote the efficient use of resources**.

In 2024, we launched our decarbonization plan, aiming **to reduce carbon emissions by at least 50% for scopes 1 and 2 across our portfolio by 2030**. In 2025, we will undertake the necessary initiatives to make this goal achievable.

We are focusing on two other major areas: **energy efficiency**, which helps reduce our carbon footprint, and **the conversion of existing buildings into student residences**, addressing current urban development challenges by promoting densification to limit land artificialization.

A Positive Impact in Cities

Our locations in cities aim to revitalize neighborhoods and strengthen the local economic fabric. By collaborating with local authorities, we create living spaces that energize communities and support local development. Each project is designed to bring lasting added value to the areas where we are present.



GRANDS PRIX SIMI
HABITAT & LOGEMENT

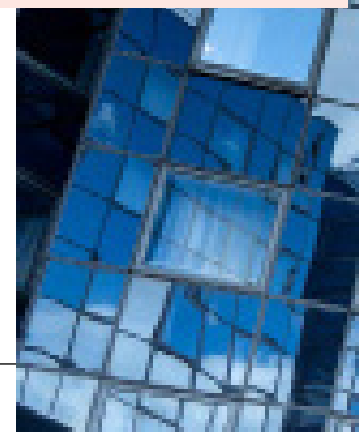
- Grands Prix SIMI 2023 -

Ecla Paris Massy-Palaiseau won the Special Prize for «Innovation in Usage» for its innovative approach to spaces.

- Grands Prix SIMI 2022 -

Ecla Paris Noisy-le-Grand received the First Prize for «Transformation» recognizing its exemplary character.

UXCO Student Hacker was awarded in the «Serviced Residences» category for its innovation in serving students.





Investing in the quality of its assets: A commitment to excellence in service of residents

UXCO Group is committed to maintaining the quality of its assets by placing the environment, health, and well-being of its occupants at the heart of its priorities.

This commitment is reflected in the attainment of **certifications** that demonstrate its dedicated and sustainable approach.

Environmental and Well-Being Certifications

- BREEAM In-Use “Very Good” Level:

Awarded to the **Ecla Paris Villejuif and Ecla Paris Noisy-le-Grand residences**, this certification highlights the environmental and sustainable performance of the buildings. This achievement marks the first step in our strategy to progressively extend environmental certifications across our entire current and future real estate portfolio. This commitment reflects our ambition to create high-performing and responsible real estate assets, aligned with stakeholder expectations and international standards.

- WELL Performance Rating Certification:

Ecla Paris Villejuif is the first student residence in France to receive this certification, which emphasizes the health and well-being of its residents. By addressing current societal challenges and prioritizing student well-being, we provide a living environment designed to support their success and balance during this critical stage of their lives.

UXCO Student Hacker: A residence recognized for its commitment to sustainability and innovation

The UXCO Student Hacker residence stands out through its numerous construction certifications, reflecting its dedication to excellence:

- **NF Habitat HQE** - Excellent Level: Recognized for superior quality housing.
- **“E+C-” Level E3C2**: Demonstrating a low carbon footprint and high energy performance.
- **BBCA Level 2**: Certifying a significant reduction in carbon impact during the construction phase.
- **Biosourced Building Certification**: Promoting the use of sustainable and renewable materials, particularly in sourcing wood for the structural framework.

3. **A developer**







Florelle Visentin Klein

President of Océanis,
Managing Director and
Member of Management
Board at UXCO Group



«For over 25 years, Océanis has passionately operated as a real estate developer. Early on, we understood that our uniqueness lay in delivering innovative, high-quality services around real estate and our ability to execute a wide variety of projects: places to live, work, and enjoy leisure.

We draw this expertise and distinctiveness from the experience gained in developing products for the Group, as well as for sectors such as hospitality, coliving, and student residences.

This comprehensive vision, which we have carefully cultivated, is the key to our success. We focus on every detail and respond to lifestyle changes by offering increasingly original, innovative, and forward-thinking concepts.

By breaking the codes of traditional real estate, Océanis now provides its residents with a unique experience: human, digital, and eco-friendly. It is with this caring approach that we establish ourselves at the heart of communities to deliver the residences of tomorrow.»





Developer, designer, and integrator

Present in France and on the Reunion Island, Océanis offers diverse new developments and **rehabilitates or transforms existing properties**. We undertake comprehensive projects that blend different uses and often **incorporate an active base of office or retail spaces** open to the neighborhood.

Through the diversity of our products, we provide **solutions for local authorities and municipalities** that promote urban diversity by recreating neighborhoods where life is pleasant within cities.

Attentive to societal changes, we **envision and design the housing of tomorrow, combining comfort, community well-being, eco-sharing, and technology**. It has always been in our DNA to meet quality standards that reflect hospitality-level expectations, a rigor applied from affordable housing **to high-end residences**.

From the very beginning, Océanis envisioned **'Intelligent Residences'** designed for students. By integrating shared spaces equipped with IT facilities, cafeterias, and communal areas, these residences laid the foundation for **the next-generation Ecla residences**.

- **25** years of experience
- **261** residences built (since 1998)
- **+ 200M€** of revenue
- **22 000** housing units built (since 1998)

A diverse range of offerings

Océanis offers a **wide range of products** for living, investing, and establishing a professional activity:

- Student and co-living residences
- Housing
- Hotels and business or leisure tourist residences (2 to 4 stars)
- Offices
- Retail spaces (restaurants, bistros, seminar rooms, co-working spaces)
- Third places



They have placed their trust in us:

Renowned architects: Arte Charpentier, Atelier Philéas, Christian de Portzamparc, GAU, etc.

Tony Parker entrusted us with the creation of his first Basketball Academy, Sports Hall, and adjoining campus.

We also developed a 4-star tourist residence within the Disneyland Paris Golf Resort.

We work closely with the leading names in the leisure industry, supporting their national expansion: Appartcity, Odalys, StayCity, Belambra, Néméa, and others.



An integrated Think-tank

Ten years ago, Océanis initiated a think tank focused on the city of tomorrow. Comprising specialists in new technology, communication, art, design, and economics, this group of thinkers engages in forward-looking research and innovation applied to housing.

It also supports our considerations on design and service selection for student and hotel residences, as well as on the thematic choices for our Ecla residences.

- Anticipating changes
- Offering innovative services
- Adding a unique spirit to our projects
- Staying in tune with the times and user needs
- Reconnecting people with each other and with the neighborhood

Since our beginnings, reflecting the group's values, we have prioritized the user experience, placing it at the heart of our project development.

1998

Launch of Océanis

1999

Creation of the
«Smart Residences» concept

2000

Development of the
APPART-HÔTELS concept

2002

Creation of « Les villages verts »

2003

Création of our Overseas subsidiary

2006

A sustainable development
approach is implemented

2014

Creation of a Think Tank named
« Les murs ont des idées »

2017

Creation of the Ecla concept

2020

«Les campus sportifs»

2021

The Smart living

A committed developer

Contributing to the creation of housing that respects both its occupants and our planet, staying attuned to societal changes to design adaptable, nurturing, and evolving living spaces — these are the challenges that drive us every day.

Océanis is committed to support local businesses to minimize goods transportation and reduce their greenhouse gas emissions :

- Prioritizing local resources to help sustain employment.
- Eliminating construction waste by directing it to nearby recycling centers.
- Selecting thoughtful furniture from designers committed to reuse, second-hand options, or working with eco-friendly materials.

Océanis's expertise also extends to rehabilitation projects, notably the transformation of tertiary buildings into accommodation.

Océanis has an in-house design department with a team of interior architects who design their own furniture line and offer durable materials.





4.

An operator of student and co-living housing





Our brands



4 residences opened
in 2025, reporting over
1,300 beds

Nearly **100%**
Occupancy Rate for the
2024/2025 academic year

15 000
beds in France





76

student and co-living
residences



Two strong brands

UXCO
Student

TRANSFORMING STUDENT HOUSING



UXCO Student redefines student housing by offering a fulfilling and sustainable living experience. Our residences, far more than just accommodations, are dynamic, thoughtfully designed spaces that support each student in their academic journey and all aspects of life, providing quality services aligned with their expectations and daily needs.

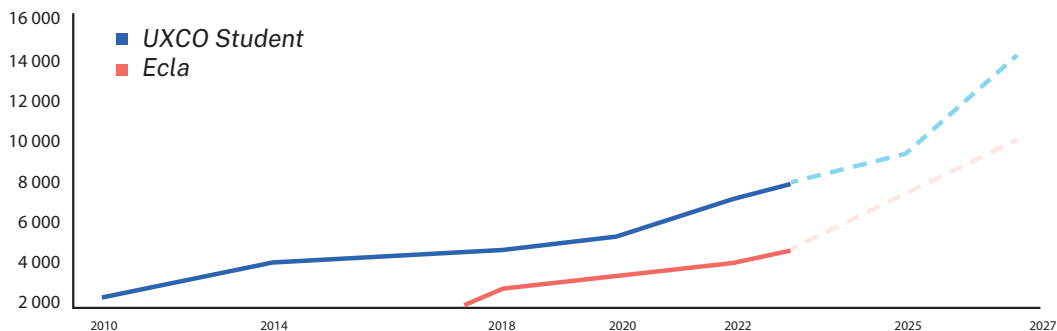
ecla

REINVENTING CO-LIVING



Ecla is revolutionizing co-living with its premium XXL residences, now iconic in the market. Designed to meet contemporary expectations, they offer flexibility, shared living, and innovative spaces. Ecla's community life thrives in cultural and sports-sharing spaces, attracting an international youth.

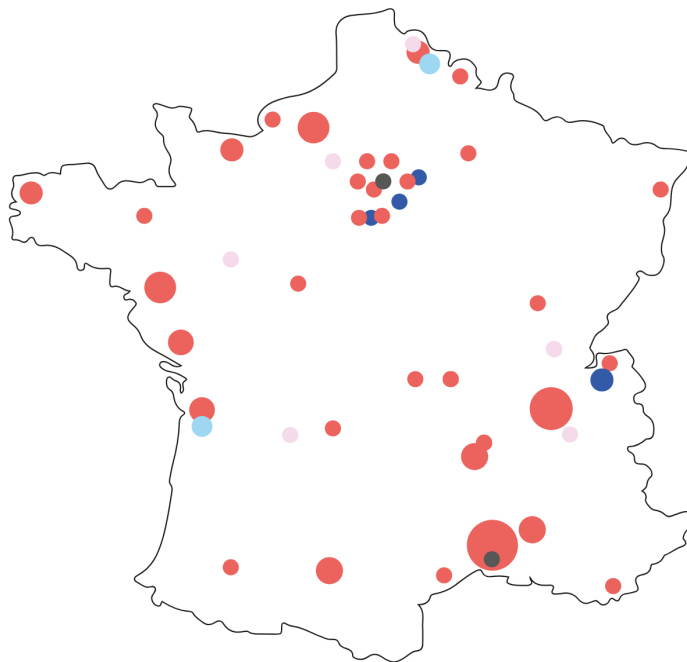
EVOLUTION OF BED COUNT



Close to local communities

Ecla and UXCO Student residences, located near major university hubs and amenities across France, enhance the range of student and co-living housing and improve national accessibility.

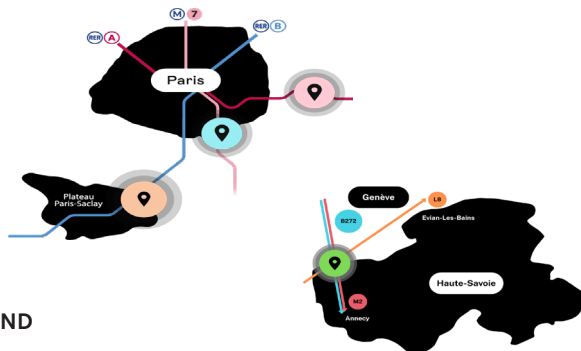
Their strategic locations ensure optimal comfort for residents, with proximity to educational institutions, transportation, and services.



LEGEND

- Ecla Residences in operation
- Ecla Residences in development
- UXCO Student Residences in operation
- UXCO Student Residences in development
- Head Offices

Ecla reinvents co-living



PARIS NOISY-LE-GRAND

- Opening **2022**
- 1 200 beds
- 2 500 m² of common spaces



PARIS VILLEJUIF

- Opening january **2023**
- 900 beds
- 2500 m² of common spaces



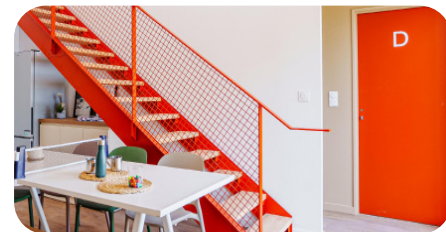
PARIS MASSY-PALaiseau

- Opening **2018 / 2023**
- 1 800 beds
- 4 000 m² of common spaces



GENÈVE ARCHAMPS

- Opening **2022**
- 1 200 beds
- 2 500 m² of common spaces



Next Openings

• ECLA LILLE-LOMME

- Opening **summer 2026**
- 800 beds
- 2 000 m² of common spaces

• ECLA BORDEAUX

- Opening **summer 2026**
- 570 beds
- 1 800 m² of common spaces

INNOVATION, FOR A SUPERIOR QUALITY OF LIFE

At Ecla, daily comfort is reimagined with connected services accessible directly through our app. Our shared spaces, tailored to modern lifestyles, simplify and enrich the daily lives of our residents.



TRAVEL, TO ENRICH YOUR EXPERIENCES

With its international dimension, Ecla is a melting pot of experiences and cultures. Our model promotes global professional initiatives and academic exchanges.



SHARING, TO BUILD YOUR COMMUNITY

Ecla Houses are incubators of connections and exchanges, where each shared life moment—be it culinary, athletic, artistic, or ecological—helps shape the fabric of an engaged community. Life at Ecla is marked by unique events that strengthen the bonds between residents.

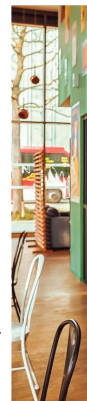
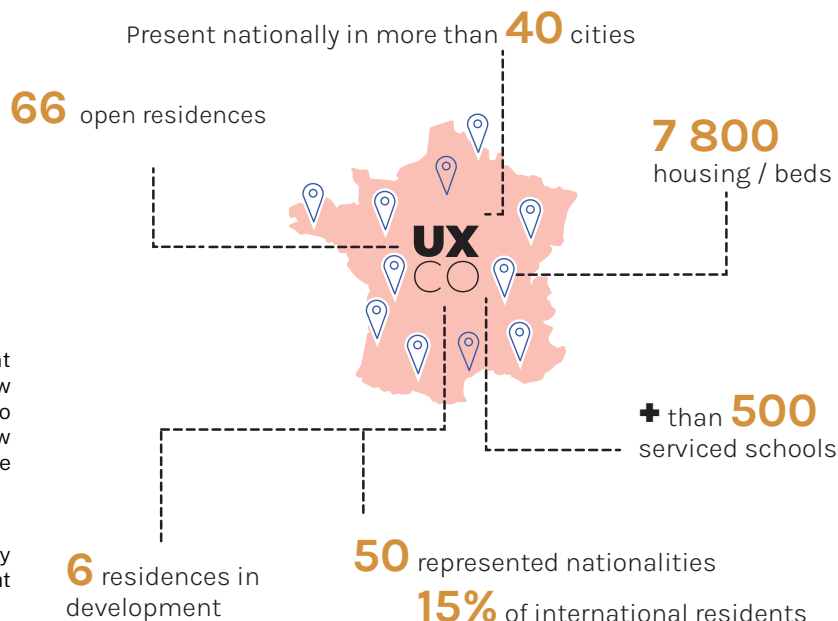


UXCO Student is transforming student housing



UXCO Student is the benchmark for student residences. To meet the aspirations of new generations, we are bringing a fresh approach to the student housing market by envisioning a new way of living in residences: more connected, more engaged, and more communal.

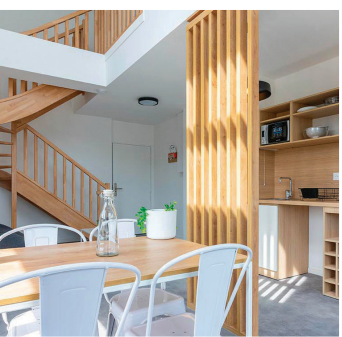
Our philosophy is fundamentally about community spirit: «Your Vibe attracts your Tribe,» the idea that we attract what we engage for others.





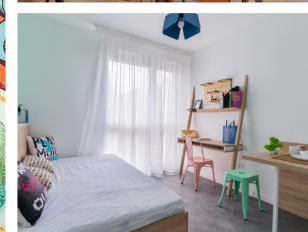
FLEXIBILITY TAILORED TO STUDENT LIFE

UXCO Student offers modular housing, from studios to T5 apartments, perfectly suited to today's student life. Available for a night or for several years, our apartments are fully equipped and furnished. They adapt to modern university pathways, enriched by international, professional, and social experiences.



CREATIVITY AT THE SERVICE OF LIVING SPACE

With communal spaces designed to inspire, we promote well-being and openness to the world: places to exercise, relax, create, and share, from gyms to lush rooftop terraces.



COMMITMENT TO SUSTAINABLE DEVELOPMENT

UXCO Student residences are designed with responsibility in mind. We implement eco-friendly initiatives such as selective sorting, waste management, and solar installations. We also offer a variety of housing options to promote accessibility, sustainability, and a united community.

Transforming lifestyles





An aparthotel operator

APPART'CITY
plus qu'un hôtel



Appart'City, leader in aparthotels, redefines the hotel experience by combining the best of both worlds.

Appart'City, a major player in the urban hotel industry, combines classic hotels and tourist rentals with a hybrid model adapted to the needs of business and leisure travelers.

With 1,200 employees and distinguished by Capital as "Best Employer" and "Company committed to diversity", the group has 100 establishments in France, Belgium and Switzerland, offering more than 10,000 ready-to-live-in apartments in three ranges: Classic (2-3 stars), Comfort (3

stars) and Collection (4 stars). Its customers benefit from functional spaces (equipped kitchen, office, wifi, parking) and à la carte services (sport, catering, work spaces).

Committed to sustainable tourism, Appart'City aims for 100% Green Key certification by the end of 2024, with more than half of the park already certified. Through this CSR approach and its tailor-made hospitality, Appart'City redefines the standards of flexibility and responsibility in the hotel industry.

95
aparthotels

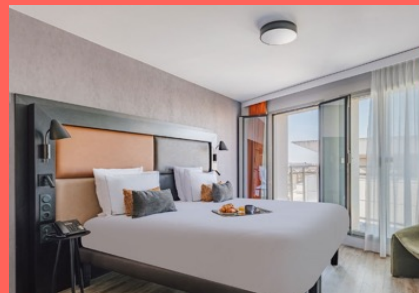
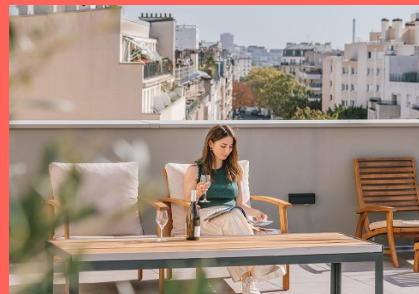
10 710
apartments in France,
Belgium and Switzerland

71%
occupancy rate in 2023

2.7 millions
nights in 2023

+ 200 millions of €
in **revenue** in 2024

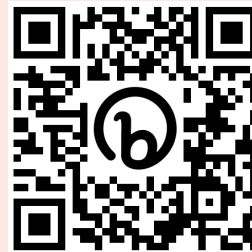
5 millions
clients welcomed per year



To learn more about Appart'City, visit
www.inside.appartcity.com



All our information here :





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