

UXCO

GROUP



- Investor - Operator -

Editorial

Maël Aoustin

CEO &
President of the
Management
Board
at UXCO Group



TRANSFORMING LIFESTYLES

Creating sustainable, human, and shared value

At UXCO Group, we've always approached housing differently — at the crossroads of urban life, younger generations, and local communities.

Today, more than ever, we reaffirm our belief: the future of operated real estate is being shaped through sustainable and responsible performance.

As France's leading integrated investor and operator in the PBSA (Purpose-Built Student Accommodation) sector, UXCO Group designs, develops, and operates innovative, mixed-use residences for students and young professionals. These hybrid and dynamic spaces are built to meet evolving lifestyles, a growing desire for connection and meaning, and rising expectations in terms of quality of life. They reflect our ambition: to empower new generations to shape the world of tomorrow.

Our strategy and CSR commitments come together to express a clear and consistent vision: to create living spaces that inspire, connect, and foster a sense of responsibility.

Spaces designed for younger generations, but also for the territories that welcome them — where each residence acts as a local catalyst, a hub of positive energy, and a model for sustainable living.

From property investment to operations, our strength lies in managing the entire value chain. We invest, develop, and operate with one guiding principle: to align economic performance with social impact and environmental responsibility.

Our commitments bring this ambition to life — by supporting local employment, encouraging social diversity, promoting low-impact mobility, and opening our residences to culture and neighborhood life. All of which reflect our conviction that sustainability is built collectively.

UXCO Group is driven by the energy of responsible entrepreneurship — an investor and operator that sees each project as a unique opportunity for innovation and progress.

Together with our partners, teams, and residents, we are building the next generation of housing — firmly rooted in today's realities and open to the world of tomorrow.



1.

UXCO Group
in few words

2.

A real estate
company

3.

An operator

4.

A developer

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 an investor and owner of our assets, we are a leading player in France's managed residential real estate market, specializing in mixed-use residences for students and young professionals.

OPERATOR



We redefine the customer experience through innovative services, anticipating the rapid evolution of lifestyles and working habits.

DEVELOPER



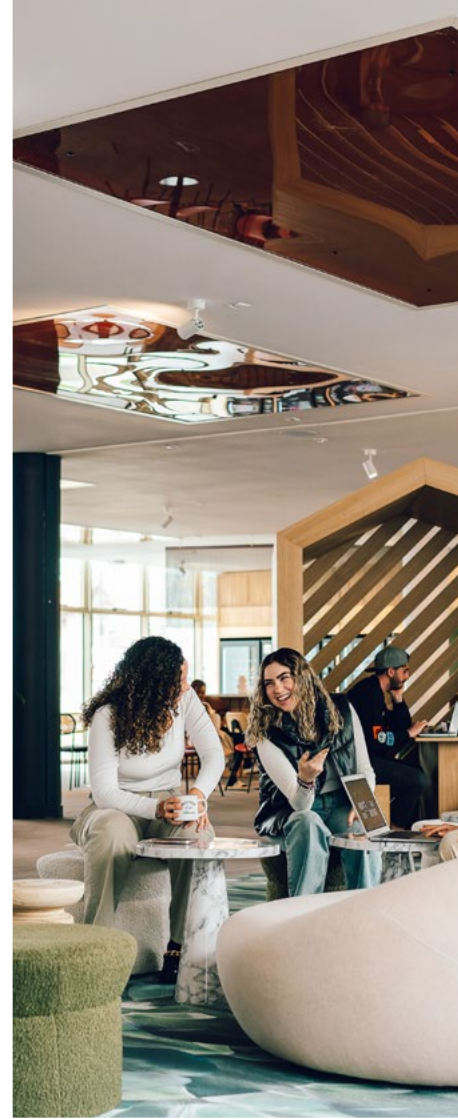
We expand our presence across territories through innovative real estate projects that combine student and young professional housing.

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

Above **1.5Bn€**
of portfolio value

+ of
1500
employees

**REAL ESTATE
OWNER &
OPERATOR**

76
student and co-living
residences

+
15 000
beds

DEVELOPMENT

 **OCEANIS**
promotion immobilière

+
200M€
of annual
revenues

+ of
22 000
housing units built

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.

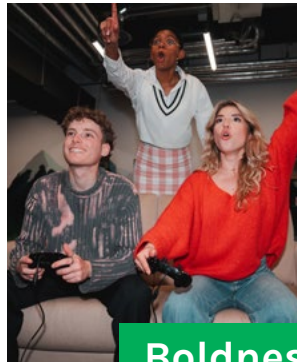
Proximity



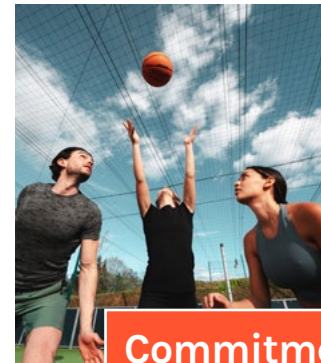
Creativity



Boldness



Commitment

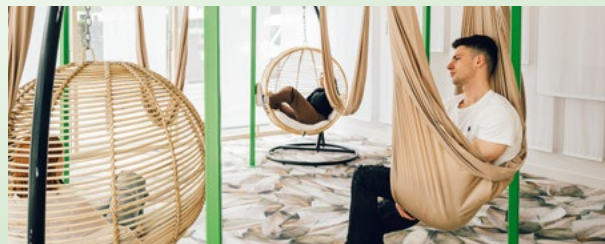


«In 2025, faced with a worsening student housing shortage in France, UXCO Group gets involved with the Banque des Territoires to co-invest in 18 brand new residences within three years. This partnership, which represents approximately 7 000 beds, embodies our capacity to associate public and private 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.

*An 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 real
estate
company**



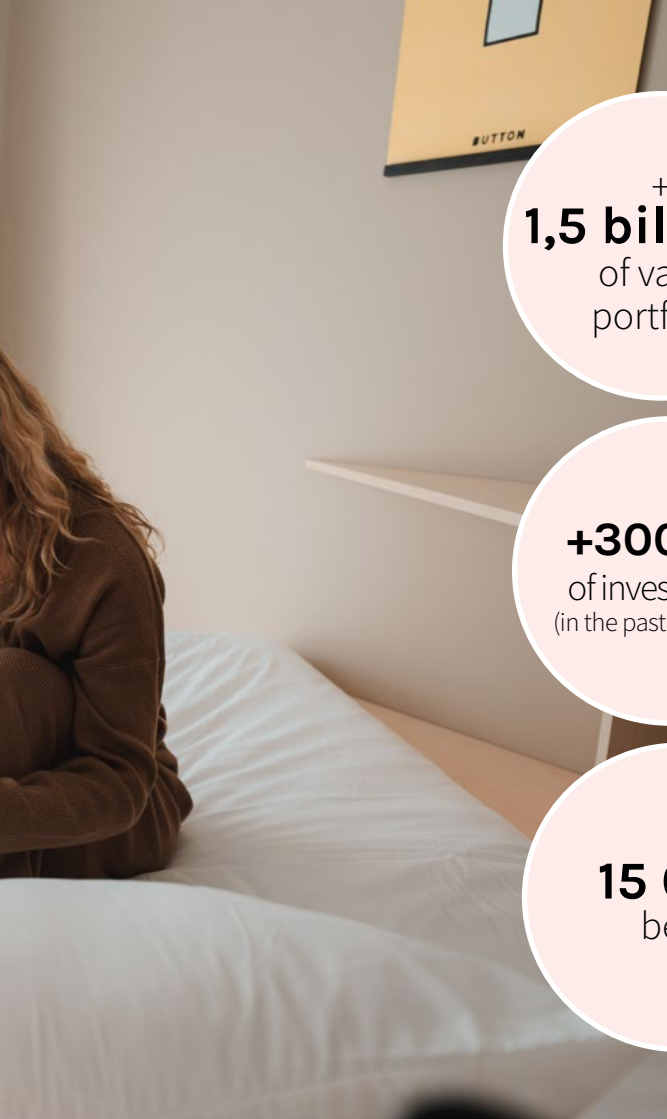




UXCO Group, through its real estate investment arm UXCO Property, is committed to shaping the future of residential real estate with a lasting positive impact on the communities and cities in which we operate.

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

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.



- 
- A real estate company

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

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.

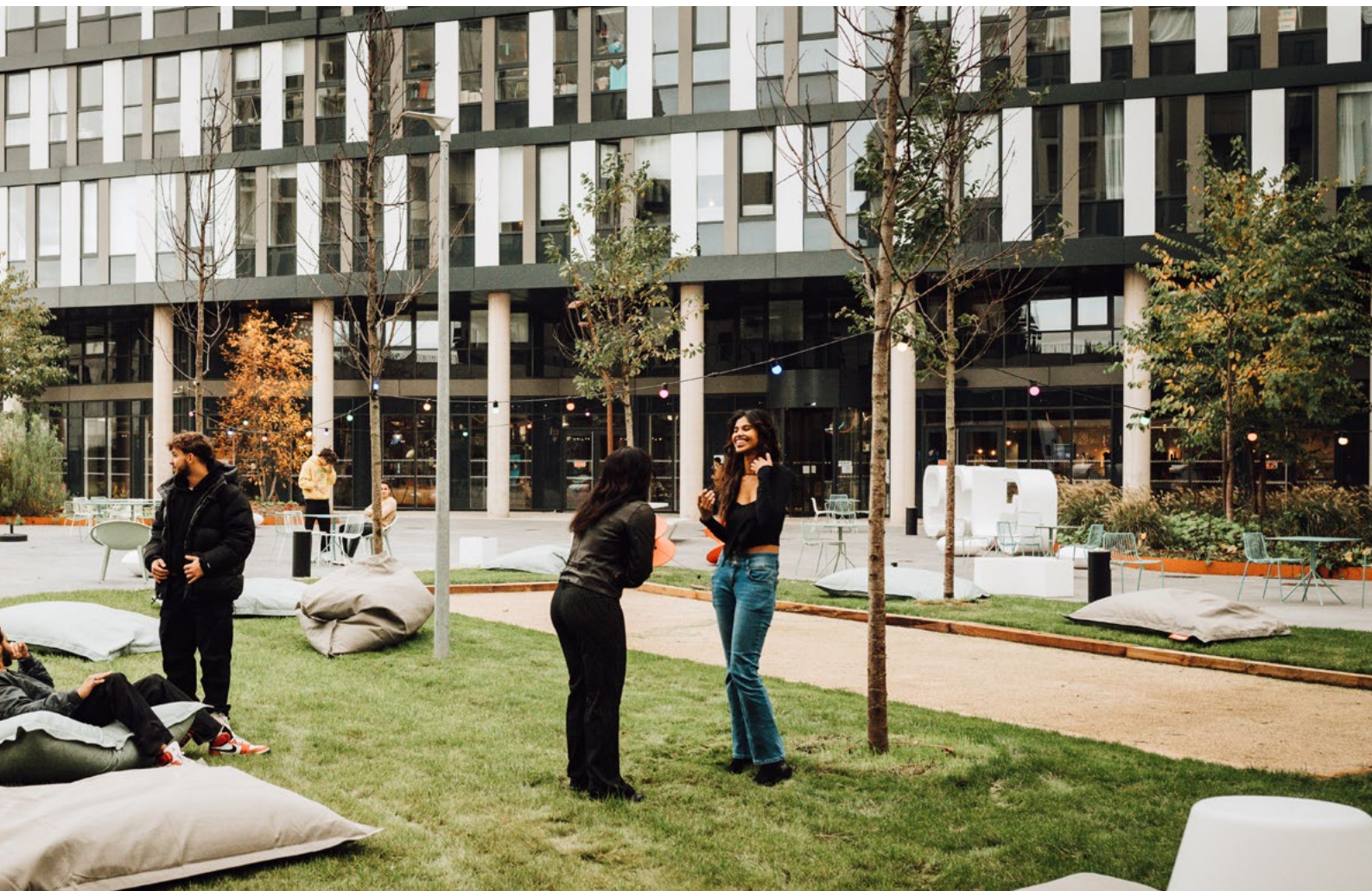
- Biosourced Building Certification: Promoting the use of sustainable and renewable materials, particularly in sourcing wood for the structural framework.

In 2025, UXCO Student received the Best Environmental Management award at the GSL Awards, a distinction based on student feedback collected through the Global Student Living Index. This award recognises leading sustainability initiatives in student housing and highlights UXCO Student’s concrete commitment to responsible residence management and raising awareness among younger generations about environmental issues.

3.

An operator





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 young
professionals
residences



Two strong brands



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.

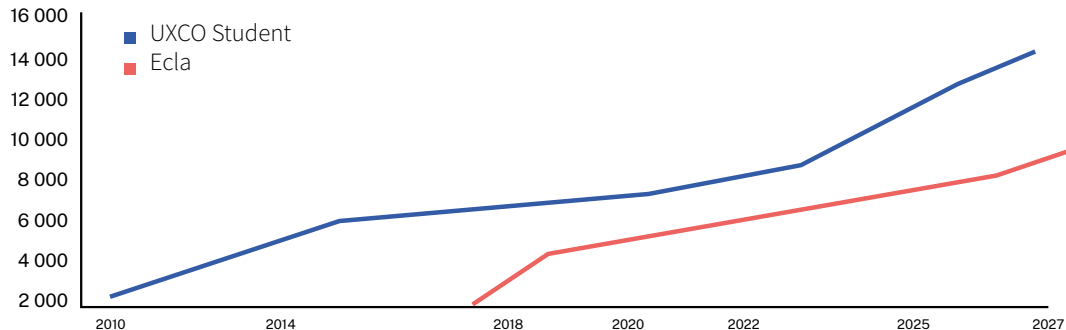


REINVENTING THE FUTURE OF HOUSING



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.

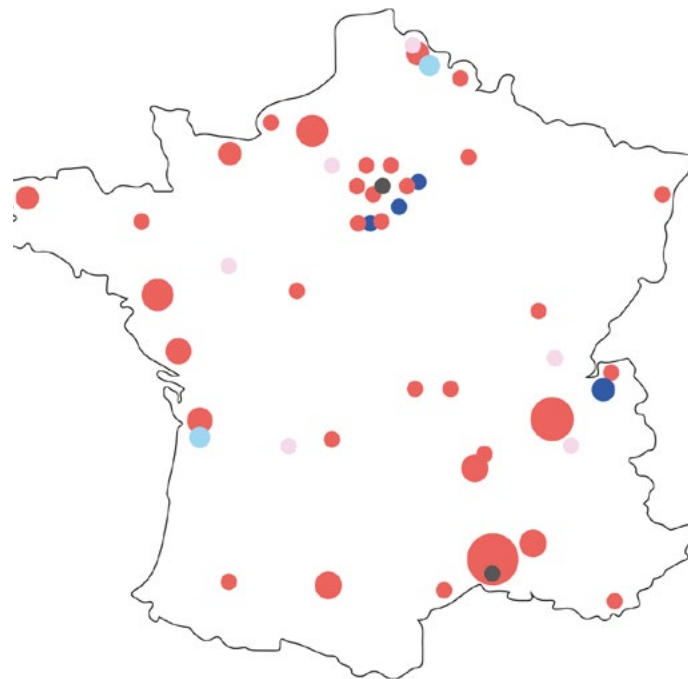
EVOLUTION OF BED COUNT



Close to local communities

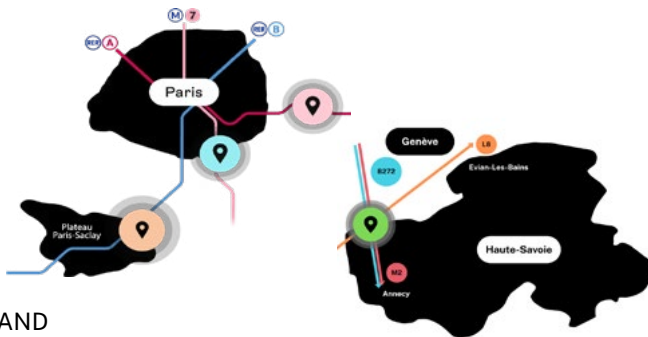
Ecla and UXCO Student residences, located near major university hubs and amenities across France, enhance the range of student and co-living housing and improve national accessibility.

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



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 **summer 2025**
- 800 beds
- 3 000m² of common spaces



● ECLA BORDEAUX

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

● ECLA LILLE-LOMME

- Opening **summer 2026**
- 800 beds
- 2 000 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.

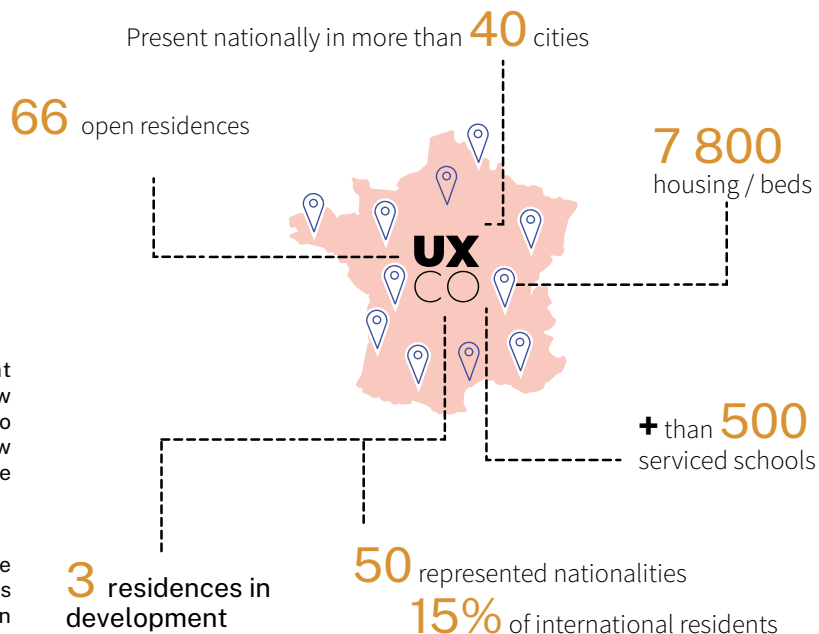


UXCO Student is transforming student housing



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.

Your future starts here-where the energy you share attracts like-minded people. «Your vibe attracts your tribe». Together, we're building more than just a place to live : a community, a vision, a future.





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.

4.

A developer







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 assets, we provide tailored solutions to local authorities and municipalities, promoting urban diversity by revitalizing city districts into vibrant, livable spaces. Our portfolio includes a wide range of projects - from student housing and smart-living concepts to commercial spaces, offices, and hotels.

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.





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.

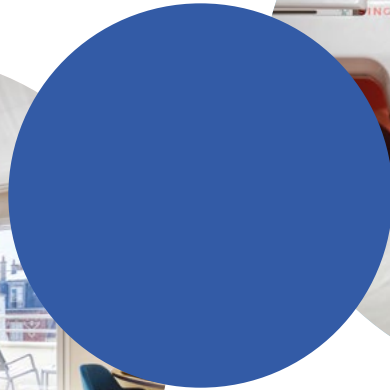
Océanis's expertise also extends to rehabilitation projects, notably the transformation of tertiary buildings into accommodation.

Océanis has an in-house design department with a team of interior architects who design their own

More information on
Océanis Promotion

[Océanis Promotion](#)

Transforming lifestyles







All our information here :





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