

## UXCO GROUP PURSUES ITS INVESTMENTS WITH THE ACQUISITION OF TWO FUTURE STUDENT RESIDENCES (PBSA) IN TOULOUSE AND SAINT-ÉTIENNE

Paris/Montpellier, July 28, 2023 – [UXCO Group](#), investor, developer and operator of student and co-living real-estate (PBSA), is pursuing its growth with the acquisition of two future UXCO Student residences in Toulouse and Saint-Etienne in France. Through both its ECLA premium XXL co-living concept for students and young professionals, and its UXCO Student residences brand, the group operates 12,500 beds and 69 residences in France including 6,600 fully owned beds, for a total portfolio value exceeding €1 billion.

Majority owned by one of Brookfield private real-estate fund, UXCO Group is acquiring these two future residences in Toulouse and Saint-Etienne. With a total of 424 beds operated under the UXCO Student brand, the two projects represent a total investment close to €50 million.

- **UXCO Student Toulouse:** Co-developed by Océanis Promotion (the development entity of UXCO Group) and Novaxia Immo Club 6, this future residence will provide 286 beds. Located near the city center and served by numerous public transports, it will meet the needs of students in one of France's main university cities.
- **UXCO Student Saint-Etienne:** Developed by the real-estate developer Immobilière FAURE, this residence will offer 138 beds. Perfectly served by public transportation, it will be immediately adjacent to the city center and Saint-Etienne's main university campuses.

In addition to modern private accommodations, each of the residences will offer common areas and high-quality services in line with the highest standards for student residences: sports rooms, cinema rooms, games rooms, co-working areas, etc.

With already one UXCO Student residence in Toulouse and two in Saint-Etienne, 98% leased for next 2023-2024 academic year, UXCO Group is reinforcing its presence in these two university cities where the need for quality student accommodations continues to grow year after year.

Once again, the Group is mobilizing its full range of expertise in development, investment, asset management and operations of student residences. These two projects complete its portfolio of student and co-living residences, which currently represents 12,500 beds operated in France.

Maël Aoustin, UXCO Group CEO and President of the Management Board, explained: *"After acquiring a future ECLA residence near Geneva in June, these two latest acquisitions bring our 2023 new investments to €140 million, confirming our ambition to deploy our two brands – ECLA for premium XXL co-living for students and young professionals, UXCO Student for student residences. We're delighted to be reinforcing our portfolio of assets in two particularly dynamic university cities and pursuing our ambitious strategic plan, enabling us to reinforce our leadership on the market."*

UXCO Group was advised by the notary office Noter and the legal firm Fairway on the financing. These two operations are financed by CACIB on the advice of the notary Cheuvreux and legal firm Dechert.

### ABOUT UXCO GROUP

69 STUDENT AND CO-LIVING RESIDENCES (PBSA) // 12,500 BEDS OPERATED // 100 APARTHOTELS // 1,500 EMPLOYEES // €480M IN ANNUAL REVENUES

**UXCO Group is an investor, developer and operator of residential/student real estate and hospitality in France with more than 25 years of experience in the sector.**

UXCO Group has a wealth of expertise enabling it to control the entire value chain. UXCO Group's business is organized in three entities: Development (through Océanis Promotion), student and co-living owner and investor (through UXCO Property & UXCO Management for ECLA and UXCO Student residences) and Hospitality (through Appart'City). UXCO Group works day by day to transform lifestyles, convinced of the power of community to reinvent accommodation, and make it attractive, more vibrant, and environmentally friendly.

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