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Press release

Ofi Invest Real Estate acquires a PBSA asset in Villeneuve-d'Ascq from Aventim through a forward-funding transaction

Ofi Invest Real Estate, the real estate arm of Ofi Invest, France's fourth-largest asset management group[1], has acquired, on behalf of one of its mandates, a purpose-built student accommodation (PBSA) asset located in Villeneuve-d'Ascq, in the Lille metropolitan area. The asset was acquired from Aventim through a forward-funding transaction and will be operated by (capétudes). Financial terms were not disclosed.

The transaction relates to a 272-unit student-housing scheme located in the immediate vicinity of one of the main university and research hubs of the Lille European Metropole (MEL), with excellent public transport connectivity.

This acquisition is the result of close collaboration with the future operator of the residence, (capétudes), with a view to identifying assets capable of meeting the strong demand for student accommodation. The lease, which has a firm term of more than eleven years, will provide long-term income visibility.

Grégoire Bailly-Salins, Deputy Chief Executive Officer, Head of Investments and European Business Development at Ofi Invest Real Estate, commented: *"We are delighted with the acquisition of this PBSA asset in Villeneuve-d'Ascq, which marks our first investment in this asset class. This transaction reflects our strong conviction in the fundamentals of student housing, a sector supported by favourable market dynamics, notably by the structural undersupply, further exacerbated by the wider housing crisis. This acquisition is fully aligned with Ofi Invest Real Estate's strategy of increasing its exposure to managed residential assets with attractive fundamentals, and demonstrates our ability to source and structure off-market opportunities alongside specialist partners."*



Perspective Villeneuve d'Ascq - rue Agnès Varda © AVANTPROPOS

[1] *Source: IPE 2026 - Top 500 Asset Managers Ranking.*

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ABOUT OFI INVEST REAL ESTATE

Ofi Invest Real Estate is the real estate division of the Ofi Invest group. With €223 billion in assets under management of the end-june 2026[2], Ofi Invest is now the fourth-largest French asset management group[3].

Ofi Invest Real Estate encompasses all the professions in the real estate management value chain: fund management and the management of real estate civil mandates governed by the Hoguet Act, investment, project development, asset and property management, in order to deliver solutions tailored to each client's needs.

As of 31/06/2026, the company manages €10.1 billion in gross assets and more than 200 real estate properties across all asset classes located in four European countries.

Ofi Invest Real Estate pursues a demanding and proactive policy of enhancing the value of its managed real estate portfolio while ensuring that Environmental, Social, and Governance (ESG) criteria are integrated into its real estate decisions.

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[2] Source: Ofi Invest as of 06/30/2026, before the integration of the managed discretionary mandates (€1.3bn) which would bring the Ofi Invest'sAUM to €224.3bn.
[3] Source: IPE 2026 - Top 500 Asset Managers Ranking.

This communication does not constitute advice, an offer to purchase any financial product, or a proposal to sell or let a property.