

PRESS RELEASE**PBSA: DEA CAPITAL REAL ESTATE, INVESCO REAL ESTATE
AND BANQUE DES TERRITOIRES JOINT VENTURE
ACCELERATES GROWTH IN 2026**

Rendering of the building that will be located at 57 rue Albert, Paris 13

Paris, 10 March 2026 - Just over a year after its launch, the platform dedicated to student housing created by **DeA Capital Real Estate** and **Invesco Real Estate**, and supported by **Banque des Territoires**, has reached an important milestone.

The year has started with strong momentum for the platform, beginning with the acquisition of a development project in the 13th arrondissement of Paris. As part of the project, GA Smart Building will redevelop, through a development agreement (CPI), part of an obsolete telephone exchange located on Rue Albert, in the heart of the Masséna district, transforming it into a modern, functional and welcoming place to live. Designed by Hardel Le Bihan Architectes, the residence will provide approximately 6,500 sqm of gross floor area and nearly 250 student housing units (including a share of intermediate rental housing – LLI) by 2028. The project will be located in one of the districts with the highest concentration of schools and universities in the French capital.

This transaction, characterized by a high-quality architectural design, is emblematic for the joint venture and illustrates its objective of offering students high-quality living spaces within buildings designed to meet ambitious environmental



standards (NF Habitat HQE – Excellent Level, 7 stars), while also incorporating a social mix component through the provision of intermediate-rent housing, in line with public policy objectives aimed at improving housing accessibility. The residence will be fully operated by the Italian operator **Campplus**, which already manages the residences acquired by the joint venture in 2025.

The joint venture also announces the signing of two reservation agreements for projects located in the Île-de-France region, which are expected to be finalized in the coming months. These transactions will bring the platform close to 2,000 beds, all operated by Campplus, confirming its ambition to establish itself as a long-term institutional player in the French student housing sector.

Launched in a context of structural shortages in student housing supply and a repositioning of investors towards alternative asset classes, the platform aims to build a homogeneous portfolio focused on ideally located newly built assets meeting the highest environmental and occupancy quality standards. Following a first deployment phase of approximately 1,000 beds, marked by several strategic regional acquisitions in 2025 in Saclay, Rennes, Toulouse and Bordeaux, the start of this year further confirms the platform's ambitions.

The project was financed by La Banque Postale, with notarial support from Allez Notary Office and legal advice from Lacourte Raquin Tatar.

The transaction was executed by Catella Residential.

The platform was advised by the notary office Acte 2 Notary Office, the law firm Archers, Hpm for project management assistance, and Ernst & Young for tax matters.

Pierre Julin, Managing Director at DeA Capital Real Estate, commented: *“This sizeable residence located in the Tolbiac district of Paris, surrounded by schools and universities, represents a unique opportunity for our platform, which aims to offer students high-quality housing close to major academic hubs.”*

Alexandre Rochet, Director Transactions at Invesco Real Estate, said: *“The addition of this residence, located in one of the best areas in central Paris, further strengthens the quality of our portfolio and, together with two other Parisian assets currently under agreement, will allow our platform to reach critical scale.”*

Maurizio Carvelli, Founder and CEO of Campplus, added: *“We are very pleased with the development of this PBSA project, which will allow us to enter the French market immediately as a leading player. This collaboration between private and institutional partners reflects the confidence placed in our student housing model, a model under which we have long operated through similar partnerships, particularly with institutional investors. This confidence in the value of our work, built over almost 40 years, has always placed student quality of life at the centre.”*

Press and Communication DeA Capital

Marco Scopigno; tel. +39 06 68163206 / 348 0173826; marco.scopigno@deacapital.com
Anna Majocchi; tel +39 02 62499529 / +39 3357616715; anna.majocchi@deacapital.com

Press and Communication DeA Capital Real Estate SGR

Beatrice Mori; beatrice.mori@deacapital.com



About DeA Capital Real Estate

DeA Capital Real Estate, a leading real estate investment manager in Europe and part of the De Agostini Group, brings to this partnership its market expertise and deep local knowledge, while leveraging the scale of the Group. With a network of 180 professionals across seven major European cities – Milan, Rome, Paris, Madrid, Warsaw, Munich and London – the company manages over €12 billion in assets through 50 real estate vehicles. Its portfolio includes approximately 670 high-quality assets, primarily located in major European cities.

More information: www.deacapitalre.eu

About Invesco Ltd. and Invesco Real Estate

Invesco Ltd. (NYSE: IVZ) is a global investment manager operating in more than 20 countries, offering a broad range of active, passive and alternative investment capabilities, with €2.2 trillion in assets under management as of 30 November 2025. For more information, visit www.invesco.com/corporate.

With more than 40 years of experience, Invesco Real Estate is a global leader in real estate investment management, with €87.2 billion in assets under management, more than 600 employees and 21 offices across the United States, Europe and Asia, including eight in Europe where it manages more than €16 billion in assets (as of 30 November 2025).

About Camplus

Camplus currently manages around 12,000 beds in Italy and Spain and will deliver its first project in France in Ivry-sur-Seine, followed by four additional developments in partnership with Invesco Real Estate.

The company offers a wide range of services and tailored solutions for student communities, with more than 35 years of experience in the PBSA sector. Camplus is widely recognised for its strong focus on student experience and customer satisfaction.

DISCLAIMER

Risks

For full information on risks, please refer to the legal documentation.

The value of investments and any income from them may fluctuate (this may partly be due to exchange rate fluctuations), and investors may not recover the full amount invested. Real estate and land may be difficult to sell, meaning investors may not be able to sell such investments when they wish. The value of real estate assets is generally a matter of opinion by an independent valuer and may not necessarily be realised.

Important Information

Data as at 2 December 2025 unless otherwise stated.

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