

PRESS RELEASE

Épopée Gestion and Vicartem are continuing their regional expansion and strengthening their presence in the Atlantic Arc with the acquisition of the Escale Oceania hotel in Pornichet

Brest, 12 May 2026 – Épopée Gestion and Vicartem are continuing their partnership with the acquisition of the Escale Oceania Pornichet, a 95-room 3-star hotel, including the building and business assets. This transaction is fully in line with the strategy of the Épopée Hôtels I fund: to unlock the potential of ideally located properties and transform them into distinctive hotels, rooted in their local communities and designed to offer a welcoming and modern experience.



A strategic location within a rapidly growing destination

Located in the heart of Pornichet, just a short walk from the beach and the town centre, the establishment enjoys a strategic location between La Baule, the leading seaside resort on the Atlantic coast, and Saint-Nazaire, a major economic hub driven by Chantiers de l'Atlantique and the dynamism of the Nantes metropolitan area. This location enables the hotel to cater to both leisure and business guests in a growing market.

In a local market predominantly focused on the mid-range segment, the hotel has scope to improve its offering and the quality of its services. A comprehensive transformation programme will be launched in late 2026 with the aim of achieving a 4-star standard, including the renovation of rooms and communal areas, a comprehensive modernisation of facilities, and the roll-out of a new brand identity. The aim is to transform the hotel into a contemporary and sustainable establishment, fully integrated into Pornichet's seaside identity.

A hotel platform making its mark

This acquisition is the fourth asset acquired by the Épopée Hôtels I fund and forms part of a targeted regional development strategy. With properties now in Nantes, La Rochelle, Lyon and La Baule-Pornichet, the hotel platform managed by Épopée Gestion and Vicartem continues to expand its portfolio of 2- to 4-star hotels located in dynamic destinations with strong potential for value enhancement. The transaction strengthens the fund's foothold in the Atlantic Arc, a strategic focus that reflects Épopée Gestion's conviction regarding the tourism and economic potential of these regions.

In this context, Younigh Hospitality will contribute its operational expertise to support the transformation and repositioning of the property, with the aim of unlocking the asset's full potential and establishing it as a truly attractive destination within the region.

Arnaud Lehuédé, Partner and Head of Sustainable Real Estate at Épopée Gestion, comments: *"With this fourth asset, Épopée Hôtels I has reached a significant milestone. Pornichet meets all the criteria we are looking for: a prime location, clear potential for transformation, and a strong presence in a growing destination. We are convinced that projects such as the one in Pornichet make a tangible contribution to enhancing the appeal and vitality of our regions."*

Romain Gowhari, Founding Partner of Younigh Hospitality, adds: *"Younigh Hospitality is delighted to be supporting Épopée Gestion and Vicartem in this acquisition. Pornichet presents a wonderful opportunity to put our approach into practice: unveiling a location, giving it a strong identity, and offering a seamless, welcoming and contemporary experience."*

Gurvan Branellec, CEO of the Oceania Hotels group, adds: *"After 16 years of an adventure that has been as intense as it has been rewarding, during which we have transformed this Maeva residence into a well-established 3-star hotel in Pornichet, L'Escale Oceania is now setting sail for new horizons. We are deeply grateful to all the teams, loyal guests and partners who have helped bring it to life and see it evolve over the years. A new chapter is beginning, and we are delighted to hand over our establishment today to the teams at Épopée Gestion and Vicartem, confident that they will continue to develop it and help it grow."*

Participants:

Investment teams: **Épopée Gestion:** Arnaud Lehuédé, Laurence Martin ; **Younigh Hospitality:** Romain Gowhari, Aymeric O'Mahony, Camille Schillinger ; **Vicartem:** Sebastien Meslin, Stanislas De Drézigue

Seller: Groupe Oceania Hôtels : Gurvan Branellec, Nicolas Danguy des Déserts

Seller – Property advisor: ImHotels

Seller – Legal advisor: Aoden

Purchaser(s) – Financial adviser: Exelmans

Purchaser (s) – Legal, tax and employment advisers: Artlex

Purchaser (s) – Technical adviser: Auris

Purchaser (s) – Notary's office: Étude Quidnovi

Purchaser (s) Project Management Consultant – Artpierre – Arnaud des Courrieres

About Épopée Gestion

Épopée Gestion is an investment firm co-founded in 2020 by Ronan Le Moal and Charles Cabillic, whose mission is to develop regional economies by providing long-term support to regional businesses, primarily based in western France. Épopée Gestion, which became a mission-driven company in January 2024, aims to 'reinvest in local areas' and foster the emergence of regional champions through an inclusive investment ecosystem centred on four complementary sectors: innovation and digital technology (Xplore I, Xplore II), the transition of SMEs / mid-market companies (Épopée Transitions I), sustainable property (Épopée Immo Rendement I, Épopée Hôtels I) and infrastructure and climate (Épopée Infra Climat I). Épopée Gestion's geographical scope is expected to expand gradually in the coming years.

To learn more: www.epopeegestion.fr

On LinkedIn: @Épopée Gestion

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About Younight Hospitality

Younight Hospitality is a company specialising in the investment, development and management of hotel assets on behalf of private and institutional partners. From acquisition to disposal, and right down to the finest details of operational management, Younight Hospitality has developed a comprehensive service offering designed to ensure the long-term success of your hotel project. As of 31 August 2025, Younight Hospitality manages a portfolio of 18 hotels across France, including the Balthazar Hotel & Spa MGallery in Rennes, the Maisons du Monde Hôtel & Suites collection, the Marty Hotel Bordeaux, Tapestry Collection by Hilton and the Solly Hôtel Paris.

To learn more: www.younight-hospitality.com

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About VICARTEM

The VICARTEM Group is a family-run business specialising in innovative hospitality, property and retail. For the past twenty years, the VICARTEM Group's projects have all shared a common thread: exceptional venues with exquisite interiors in the heart of cities, such as the Balthazar Hôtel & Spa Nuxe – MGallery by Sofitel in Rennes, the first five-star hotel in the Brittany capital, or the Hermès boutique in the famous Passage Pommeraye in Nantes. The Group has two third-party management companies: YOUNIGHT HOSPITALITY, dedicated to the hotel sector, and VICARTEM REIM, dedicated to investment property.

To learn more: www.vicartem.fr

On LinkedIn : @vicartem

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About the Oceania Hotels Group

Oceania Hotels, a family-run business based in Brittany which is celebrating its 50th anniversary this year, now has 30 hotels in France – including an upcoming opening in Paris's 17th arrondissement – spread across 20 destinations and offering a total of nearly 3,000 rooms. True to its independent, family-run identity, the company creates hotels on a human scale, each designed with its own unique character, a far cry from the standardised offerings of large chains. Oceania develops 3- and 4-star hotels under its main brand, as well as three hotels under its eco-friendly brand, Nomad. All share the same attention to detail and the guest experience, that extra touch of soul that gives every stay a unique and deeply human dimension.

To learn more: <https://www.oceaniahotels.com/>

On LinkedIn : @Oceania Hôtels

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