



REAL ESTATE ASSETS

Our Healthcare Portfolio

 **PRIMONIAL**
REIM
VALUE FROM VALUES

€42bn
OF ASSETS UNDER MANAGEMENT

+80,000
INVESTORS

1,695
BUILDINGS

55%
INSTITUTIONAL CLIENTS

45%
INDIVIDUAL CLIENTS

10
EUROPEAN COUNTRIES

+450
EMPLOYEES

Primonial REIM,
a key player
committed to
real estate asset
management
in Europe

As a major player in savings and real estate asset management in Europe, we manage and promote a real estate portfolio located in 10 European countries on behalf of our investor clients. Our asset portfolio is made up of offices, healthcare and education real estate, retail, residential buildings, and hotels. It represents €42 billion in assets under management.

Our teams are at the heart of each country's activity: France, Germany, Italy, UK, Luxembourg and Singapore, in close geographical proximity to our clients, to offer them the best opportunities in all asset classes.



KEY 05/07/2023
FIGURES*

*Source: Primonial REIM.

SUMMARY

Examples of Primonial REIM investments*

FRANCE

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Non-contractual document.

The operators of the real estate assets indicated in this document are the current operators.

They are not a guarantee of future operators.

*Past investments are no guarantee of future investments.





Portfolio Praemia HEALTHCARE

EUROPE

Year of acquisition 2023

Number of beds 159 beds

Acquisition price without VAT (Excl. duties) €1,4 M



Portefeuille H

NIMES – FRANCE

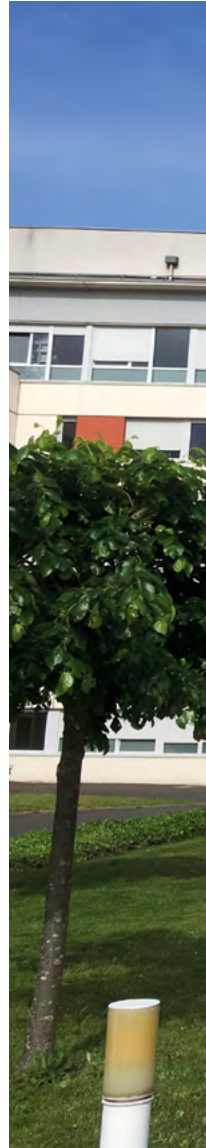
Year of acquisition 2021

Number of beds 669 beds

Total surface area 30,014 m²

Investment amount €103 M

Operators Polyclinique du Grand Sud, Hôpital Privé les Franciscaines



Léonard de Vinci Health Centre

TOURS – FRANCE

Year of acquisition 2018

Number of units 522 units

Total surface area 36,724 m²

Investment amount €96,4 M

Operator Léonard de Vinci Health Centre





Portfolio of 3 clinics in France

SAINT-MALO, ANNECY, BREST – FRANCE

Year of acquisition 2020
Number of beds 451 beds
Total surface area 28,555 m²
**Acquisition price without VAT
(Excl. duties)** €118,000,000
Principal operator VIVALTO SANTÉ





Portefeuille Corton

33 EHPAD – FRANCE

Year of acquisition 2021

Number of beds 2,629 beds

Total surface area 121,890 m²

Operator Groupe Colisée

Portfolio ROCK

FRANCE

Year of acquisition 2022

Number of beds 450 beds 10 units

Total surface area 22,700 m²

Acquisition price without VAT (Excl. duties) € 107,6 M

Operator Colisée





Portfolio ROCK 2

FRANCE

Year of acquisition 2022

Delivery date December 2023 and May 2024

Number of units 73 units

Total surface area 4,000 m²

Acquisition price without VAT (Excl. duties) € 11,8 M

Operator Colisée France

Senior residence Roubaix

FRANCE

Year of acquisition 2022

Delivery date September 2024

Number of beds 103 beds

Total surface area 8,900 m²

Investment amount €16,91 M

Operator Domus VI



RSS Uniti Sète

SÈTE – FRANCE

Year of acquisition 2022
Number of units 140 units
Acquisition price without VAT
(Excl. duties) €17,870 M
Operator Uniti/Aquarelia



Portfolio HEKA

FRANCE

Year of acquisition 2022
Number of beds 1,340 beds
Total surface area 78,600 m²
Investment amount €224 M
Operators Korian and Ramsay Santé



Celle

CELLE – GERMANY

Year of acquisition 2022

Number of beds 63 beds

Total surface area 3,075 m²

Investment amount €10,8 M

Operator Pflegeheime Muus GmbH

Hubertus Private Clinic

SCHEIDEGG – GERMANY

Year of acquisition 2020

Number of beds 55 beds

Total surface area 3,982 m²

Investment amount €15,0 M

Operator Oberberg GmbH





Retirement Home Lingen

**JOCHEM-HERMANN-STRASSE 2,
49808 LINGEN – GERMANY**

Year of acquisition 2016
Number of beds 157 beds
Total surface area 11,888 m²
**Acquisition price without VAT
(Excl. duties)** €18,44 M
Operator KORIAN Deutschland AG





Retirement Home Timmendorfer Strand

WOHLDKAMP 2, 23669 TIMMENDORF – GERMANY

Year of acquisition 2014

Number of beds 157 beds

Total surface area 19,393 m²

Acquisition price without VAT (Excl. duties) €16,359 M

Operator KORIAN Deutschland AG



Dimbeck Retirement Home

DIMBECK 6-12, 45470 MÜLHEIM AN DER RUHR – GERMANY

Year of acquisition 2014

Number of beds 166 beds

Total surface area 11,057 m²

Acquisition price without VAT (Excl. duties) €18,988 M

Operator Alloheim Senioren-Residenzen SE



Hoppegarten Retirement Home

LANGENBECKSTRASSE 36-39, 15344 NEUENHAGEN – GERMANY

Year of acquisition 2017

Number of beds 180 beds

Total surface area 12,855 m²

Acquisition price without VAT (Excl. duties) €21,616 M

Operator Convivo Holding GmbH





Dresden Retirement Home

PIRNAER LANDSTR. 189, 01257 DRESDE – GERMANY

Year of acquisition 2016

Number of beds 146 beds

Total surface area 7,539 m²

Acquisition price without VAT

(Excl. duties) €17,164,044 M

Operator Argentum Pflege Holding GmbH





Senior Residence Velbert II, Rheinischer Hof

FRIEDRICHSTRASSE 115-117, 42551 VELBERT – GERMANY

Year of acquisition 2020

Number of beds 107 beds

Total surface area 2,941 m²

Acquisition price without VAT (Excl. duties) €21,112,796

Operator Convivo Holding GmbH







Lübecke Retirement Home

KURZE STRASSE 8, 32312 LÜBBECKE – GERMANY

Year of acquisition 2017

Number of beds 80 beds

Total surface area 5,993 m²

Acquisition price without VAT (Excl. duties) €9,1 M

Operator KORIAN Deutschland AG

Cäcilienhof Retirement Home

GARBSEN – GERMANY

Year of acquisition 2020

Number of beds 168 beds

Total surface area 8,111 m²

Investment amount €25,5 M

Operator KORIAN



Recklinghausen Retirement Home

JOSEF-WULFF-STR. 75, 45657 RECKLINGHAUSEN – GERMANY

Year of acquisition 2020

Number of beds 338 beds

Total surface area 19,129 m²

Acquisition price without VAT (Excl. duties) €32,698,093

Operator Convivo Holding GmbH





Posthof Retirement Home

GÖTTINGEN – GERMANY

Year of acquisition 2020
Total surface area 7,468 m²
Investment amount €21.4 M

Cura Retirement Home, Philosophenweg

EMDEN – GERMANY

Year of acquisition 2020

Number of beds 86 beds

Total surface area 3,222 m²

Investment capacity €7,4 M

Operator Cura





Jägerwinkel Private Clinic

BAD WIESSEE – GERMANY

Year of acquisition 2020

Number of beds 73 beds

Total surface area 6,647 m²

Investment amount €16 M

Operator Jägerwinkel Privatklinik

Portfolio Futura III

GERMANY

Year of acquisition 2022

Number of beds 109 beds

Total surface area 4,459 m²

Investment amount €96,210,556

Operator Zusammen Zuhause GmbH (Advita Group)





Senior residence Glauchau

GLAUCHAU – GERMANY

Year of acquisition 2022
Number of bed 120 beds
Total surface area 6,280 m²
Investment amount €20,4 M



Portfolio Tiergarten

GERMANY

Year of acquisition 2022

Number of beds 687 beds, 454 units

Total surface area 60,000 m²

Investment amount €151,9 M



Hüffenhardt

HÜFFENHARDT – GERMANY

Year of acquisition 2020

Total surface area 3,500 m²

Acquisition price without VAT (Excl. duties) € 13,02 M



Johanneshaus Nierstein

NIERSTEIN – GERMANY

Year of acquisition 2021

Total surface area 8,600 m²

Acquisition price without VAT (Excl. duties) €18 M



Knoop's Huus

AURICH – GERMANY

Year of acquisition 2020

Total surface area 5,710 m²

**Acquisition price without VAT
(Excl. duties)** € 11,70M

Clinica Sant Antoni

BARCELONA – SPAIN

Year of acquisition 2017
Number of beds 300 beds
Total surface area 11,517 m²
Investment amount €20,9 M
Operator Hucasve



Hospitalet, Santa Eulàlia

BARCELONA – SPAIN

Year of acquisition 2021
Total surface area 10,000 m²
**Acquisition price without VAT
(Excl. duties)** €27,2 M



Portfolio CK Senior

SPAIN

Year of acquisition 2022
Number of beds 193 beds
Total surface area 8,300 m²
**Acquisition price without VAT
(Excl. duties)** €6,45 M
Operator CK Senior

Pflegeheim Jovellanos

GIJON (ASTURIES) – SPAIN

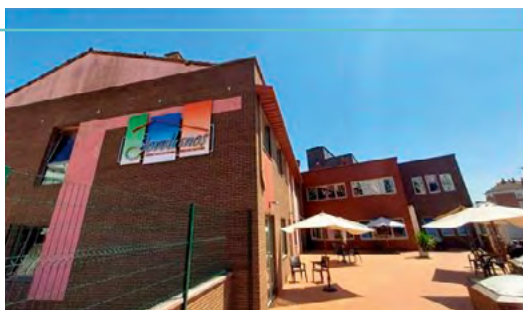
Erwerbsjahr 2022

Anzahl der Einheiten 193 bets

Gesamtfläche 6,800 m²

Acquisition price without VAT (Excl. duties) € 8,2 M

Betreiber CK Senior



Nursing Home Villa Franca

ESTRÉMADURE – SPAIN

Year of acquisition 2022

Number of beds 114 beds

Total surface area 5,500 m²

Acquisition price without VAT (Excl. duties) €3,5 M

Operator CK Senior



Zaffiro portfolio

(6 ASSETS) – ITALY

Year of acquisition 2019

Number of beds 1694 beds

Total surface area 28,975 m²

Acquisition price without VAT (Excl. duties) €39 M

Investment amount €66,9 M

Operator Zaffiro Group



Poliscare portfolio

FAENZA, COTIGNOLA, LECCE – ITALY

Year of acquisition 2017

Number of beds 488 beds

Total surface area 52,110 m²

Investment amount €112,3 M

Operators Maria Cecilia Hospital, Citta Di Lecce Hospital, San Pier Damiano Hospital





Clinique Terrazze

CUNARDO – ITALY

Year of acquisition 2017

Number of beds 185 beds

Total surface area 13,187 m²

Investment amount €42,5 M

Operator Casa Di Cura Le Terrazze

Anni Azzurri Navigli

MILAN – ITALY

Year of acquisition 2021

Number of beds 87 beds

Total surface area 4,636 m²

Operator Groupe Kos



Brescia

ITALY

Year of acquisition 2019

Number of beds 300 beds

Total surface area 12,500 m²

Operator Zaffiro





Quadrio RSA S. Giorgio

ITALY

Year of acquisition 2019
Number of beds 138 beds
Total surface area 8,700 m²
Operator Kos

Hospital Maria Cecilia

COTIGNOLA – ITALY

Year of acquisition 2021
Number of beds 211 beds
Total surface area 30,000 m²
Operator Gruppo Villa Maria





RSA Croce Di Malta

CANZO - ITALY

Year of acquisition 2021

Number of beds 87 beds

Total surface area 3,200 m²

Operator Groupe KORIAN



Osmairm Di Laterza

ITALY

Year of acquisition 2021
Number of beds 140 conventioned beds
Total surface area 6,450 m²
Acquisition price without VAT (Excl. duties) €13,294,482
Operator Osmairm SRL

Complesso Clinica Della Memoria San Giovanni Paolo II

COLLEGGNO, ITALIEN

Year of acquisition 2022
Number of beds 120 blets
Total surface area 14,619 m²
Acquisition price without VAT (Excl. duties) €28,2 M
Investment amount €33,128,540
Operator Cooperativa Sociale Sanitalia Service



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Primonial REIM, July 2023.



PRIMONIAL
REIM
VALUE FROM VALUES

www.primonialreim.com

Primonial REIM, a simplified-joint-stock company with capital of 10,000 Euros,
registered with the Business and Company Register, Paris, under the number 884 030 842,
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