



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

KEY 05/07/2023
FIGURES*

*Source: Primonial REIM.

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.

Creating
sustainable
performance
for our customers

A PAN-EUROPEAN REAL ESTATE PLATFORM



MANAGEMENT

Detection of assets, conduct of due diligence, valuation, execution.



FUND MANAGEMENT

Fund structuring, asset/liability management, performance feedback, liquidity monitoring and prudential ratios.



ASSET MANAGEMENT

Marketing of vacant assets, negotiation of leases, business plan by asset, arbitration.



PROPERTY MANAGEMENT

Rental management, maintenance and technical monitoring of premises, administrative and legal monitoring of the property portfolio.

more than
80,000
INDIVIDUAL CLIENTS

more than
50
INSTITUTIONAL CLIENTS

more than
150
DISTRIBUTION PARTNERS

CUSTOMER RELATIONSHIPS AT THE HEART OF OUR ORGANISATION

- **A team dedicated to institutional investors** in charge of structuring the property transaction, monitoring relationships and providing reports related to the life of the fund.
- **A customer relationship service for individual investors** to support them throughout the duration of their investment, at each stage (subscription, distribution, reporting, arbitration, etc.).
- **A service dedicated to ongoing client relations and investor services.** The team provides international investors with a broad range of services while ensuring full compliance with local financial regulation.

INVESTMENT SOLUTIONS FOR INSTITUTIONAL AND INDIVIDUAL CUSTOMERS

We offer our clients to invest in tangible assets: real estate investment solutions, generating sustainable financial performance over the long term, with controlled volatility.

FOR INSTITUTIONAL INVESTORS

By drawing on our various areas of expertise, we are able to develop property transactions of all kinds in the Eurozone, including large-scale arrangements requiring cutting-edge engineering and sophisticated execution. Our local presence in France, Germany, Italy, Luxembourg, the UK and Singapore facilitates their implementation.

For national and international institutional investors who wish to invest in Europe (pension funds, insurance companies, mutual funds, retirement funds, etc.), we create various forms of support ranging from the simplest to the most complex:

- **Club deals** in Europe.
- **Sicav-Fis** in Germany.
- **Sicav-RAIF** in Luxembourg.

OUR CUSTOMERS



FOR INDIVIDUAL INVESTORS

In France, we design, structure and manage collective real estate investment solutions for savers.

Primonial REIM is one of the leaders in real estate savings in France and offers a complete range of SCPIs whose management is oriented by asset class:

To market our consumer funds in France, we rely on a network of multi-channel distribution partners. We are committed to developing a long-term close relationship with our partners and we support them if necessary in the training and conducting of their sales forces.

SUMMARY

Examples of Primonial REIM investments*

FRANCE

PORTFOLIO PREAMIA HEALTHCARE	6
HÔPITAL PRIVÉE DU GRAND NARBONNE.....	7
CLINIC LA MARE Ô	7
CLINIC LES 3 TOURS	8
RÉSIDENCE GRANVELLE	9
CLINIC LA CROIX DU SUD	10
CLINIC SOINS MÉDICAUX ET DE	
RÉADAPTATION	11
CLINIQUE LES JARDINS DE SOPHIA	12
HÔPITAL PRIVÉ DU CONFLUENT.....	12
POLYCLINIQUE DE REIMS-BEZANNES.....	13
CLINIQUE DE DOMONT	14
PORTFOLIO OF 3 CLINICS IN FRANCE.....	15
PORTEFEUILLE H	16
LÉONARD DE VINCI HEALTH CENTRE.....	17
PORTEFEUILLE CORTON	18
PORTFOLIO ROCK	19
PORTFOLIO ROCK 2	20
SENIOR RESIDENCE ROUBAIX.....	20
RSS UNITI SÈTE	21
PORTFOLIO HEKA	21

SPAIN

CLINICA SANT ANTONI	42
HOSPITALET, SANTA EULÀLIA.....	42
PORTFOLIO CK SENIOR	43
PFLEGEHEIM JOVELLANOS	44
NURSING HOME VILLA FRANCA.....	44

GERMANY

CELLE.....	22
HUBERTUS PRIVATE CLINIC.....	23
RETIREMENT HOME LINGEN.....	24
RETIREMENT HOME	
TIMMENDORFER STRAND	25
DIMBECK RETIREMENT HOME	26
HOPPEGARTEN RETIREMENT HOME.....	27
DRESDEN RETIREMENT HOME	28
LÜBBECKE RETIREMENT HOME	29
SENIOR RESIDENCE VELBERT II,	
RHEINISCHER HOF.....	30
CÄCILIEHOF RETIREMENT HOME.....	32
RECKLINGHAUSEN	
RETIREMENT HOME.....	33
POSTHOF RETIREMENT HOME	34
CURA RETIREMENT HOME,	
PHILOSOPHENWEG.....	35
JÄGERWINKEL PRIVATE CLINIC.....	36
PORTFOLIO FUTURA III.....	37
SENIOR RESIDENCE GLAUCHAU	38
PORTFOLIO TIERGARTEN.....	39
HUFFENHARDT.....	40
JOHANNESHAUS NIERSTEIN.....	41
KNOOP'S HUUS	41

ITALY

RESIDENZA ANNI AZZURI VILLALBA.....	45
ZAFFIRO PORTFOLIO	46
POLISCARE PORTFOLIO	47
CLINIQUE TERRAZZE	48
ANNI AZZURRI NAVIGLI	49
BRESCIA.....	50
QUADRIO RSA S.GIORGIO	51
HOSPITAL MARIA CECILIA.....	51
RSA CROCE DI MALTA	53
OSMAIRM DI LATERZA.....	54
COMPLESSO CLINICA DELLA MEMORIA SAN	
GIOVANNI PAOLO II	54

PORTUGAL

HÔPITAL LUSIADAS.....	55
-----------------------	----

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



Hôpital privée du Grand Narbonne

NARBONNE - FRANCE

Year of acquisition 2021
Number of beds 283 beds
Total surface area 21,000 m²
Operators Elsan

Clinic La Mare Ô

LES DAMPS - FRANCE

Year of acquisition 2019
Number of beds 88 beds
Total surface area 5,900 m²
Operators Inicea (Korian)



Clinic les 3 Tours

LA DESTROUSSE - FRANCE

Year of acquisition 2019
Number of beds 225 beds
Total surface area 12,000 m²
Operators Korian



Résidence Granvelle

BESANÇON - FRANCE

Year of acquisition 2018
Number of beds 123 beds
Total surface area 6,800 m²
Operators DomusVi

Clinic la Croix du Sud

QUINT-FONSEGRIVE - FRANCE

Year of acquisition 2018
Number of beds 338 beds
Total surface area 30,900 m²
Operators Ramsay Santé



Clinic Soins Médicaux et de Réadaptation

LUNEL - FRANCE

Year of acquisition
Number of beds 79 beds
Total surface area 5,100 m²
Operators Clinipole

Clinic les Jardins de Sophia

CASTELNAU-LE-LEZE - FRANCE

Year of acquisition 2022
Number of beds 100 beds
Total surface area 4,200 m²
Operators Clinipole et Oc Santé



Hôpital privé du Confluent

NANTES - FRANCE

Year of acquisition 2019
Number of beds 521 beds
Total surface area 53,800 m²
Operators Vivalto Santé



Polyclinique de Reims-Bezannes

REIMS - FRANCE

Year of acquisition 2018
Number of beds 384 beds
Total surface area 29,800 m²
Operators Courlancy Santé





Clinic de Domont

DOMONT - FRANCE

Year of acquisition 2016
Number of beds 34 beds
Total surface area 3,500 m²
Operators Ramsay Santé



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 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 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



Portefeuille Corton

33 EHPAD – FRANCE

Year of acquisition 2021
Number of beds 2,629 beds
Total surface area 121,890 m²
Operator Groupe Colisée





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 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



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

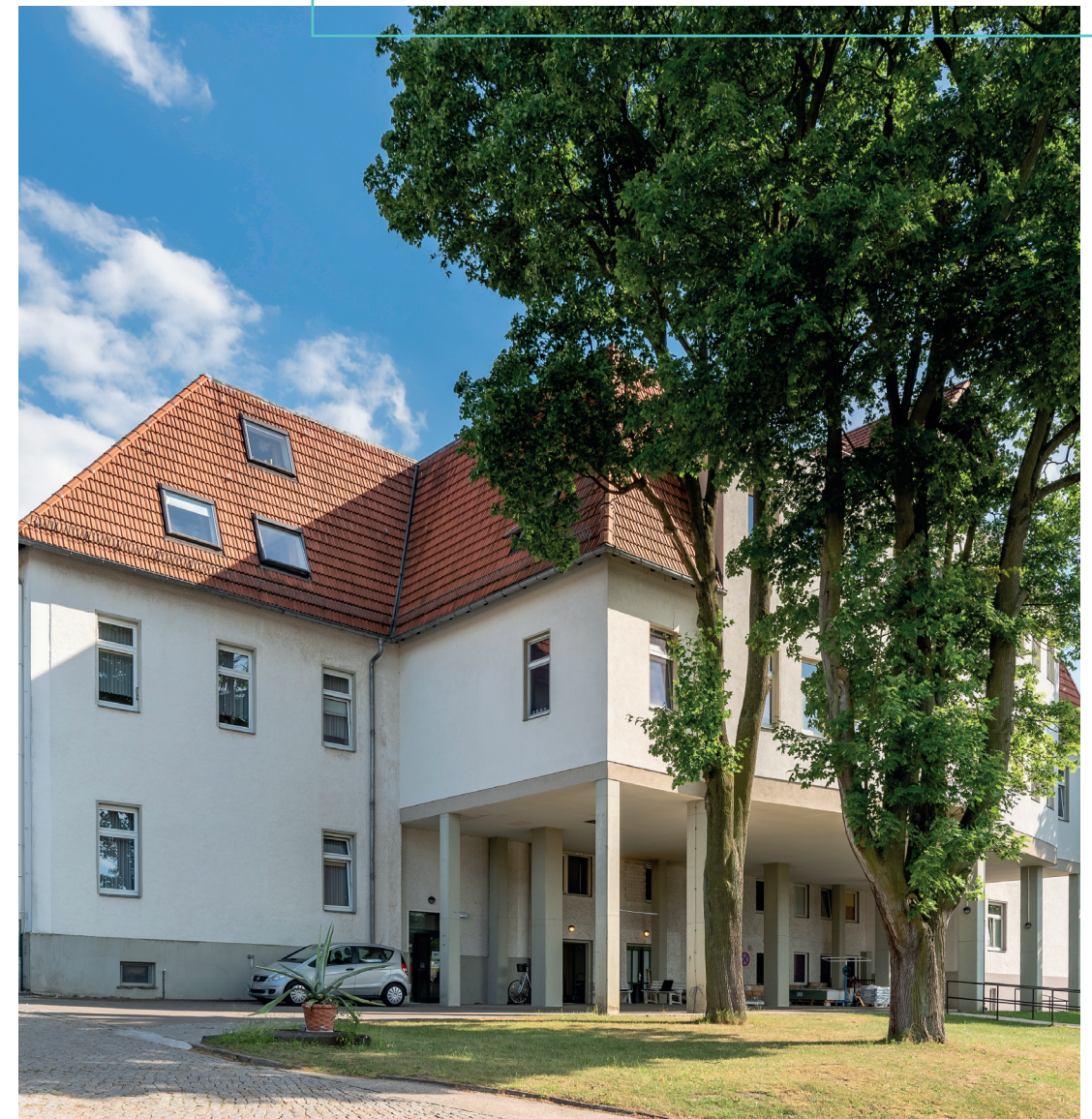
Year of acquisition 2017

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



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



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



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





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



Posthof Retirement Home

GÖTTINGEN – GERMANY

Year of acquisition 2020
Total surface area 7,468 m²
Investment amount €21,4 M





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 ZuhauseGmbH (Advita Group)





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



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



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

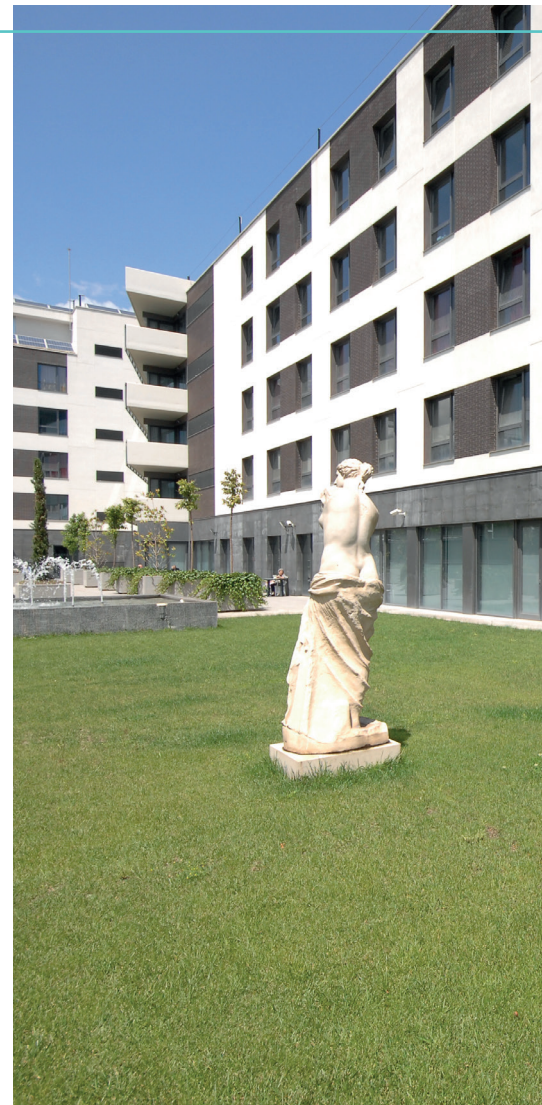
Year of acquisition 2020
Total surface area 5,710 m²
Acquisition price without VAT
(Excl. duties) € 11,70M



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 (ASTURIAS) – SPAIN

Year of acquisition 2022
Number of beds 193 beds
Total surface area 6,800 m²
Acquisition price without VAT (Excl. duties) € 8,2 M
Operator 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



Residenza Anni Azzuri Villalba

MACERATA – ITALY

Year of acquisition 2021
Number of beds 80 beds
Total surface area 5,400 m²
Operator KOS



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

COLLEGNO, ITALIEN

Year of acquisition 2022
Number of beds 120 beths
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



Hôpital Lusiadas

LISBONNE - PORTUGAL

Year of acquisition 2021
Number of beds 182
Total surface area 45,170 m²
Operator Lusiadas

This document has been prepared for general information purposes only. It does not constitute investment brokerage or investment, legal or tax advice or an offer or solicitation of an offer to buy or sell financial instruments. This document has been prepared to the best of our knowledge and belief and does not claim to be up to date or complete. Forward looking statements and general statements are based on current estimates, expectations and forecasts by Primonial REIM with regard to market and industry developments at the time of preparation. Primonial REIM does not make any warranty or guarantee as to the information contained in this document, including but not limited to the accuracy of any third party data, nor accepts any liability for any loss or damage of any kind in connection with this document. The information may change at any time (even without notice to the recipients).

Past performance is not a reliable indicator of future performance. No guarantee is given for future performance or for the achievement of the results and earnings forecasts contained in this document. This document is subject to confidentiality. Any distribution, copying or reproduction of this document or the information contained herein (in whole or in part) requires the prior consent of Primonial REIM.

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, with its head office at 6-8 Rue du Général Foy, 75008 Paris and with tax identification number; FR 18 884 030 842

**Primonial REIM
France**

36 rue de Naples
75008 PARIS

Primonial REIM Germany
Große Bockenheimer Straße 50
(Eingangt Kleine Hochstraße)
60313 Frankfurt am Main

**Primonial REIM
Luxembourg**
43-45 Allée Scheffer
L-2520 Luxembourg

**Primonial REIM
Italy**
Corso Venezia 18
20121 Milano

Primonial REIM UK
28 Grosvenor Street
London, W1K 4QR

Primonial REIM Singapore
4 Battery Road #25-01 Bank of China Building
049908, Singapore