

PRIMONIAL REIM GERMANY ACQUIRES HEALTHCARE PROPERTY IN CELLE FOR PRIMOVIE FUND

Frankfurt, 14. September 2022 – Primonial REIM Germany is buying another care facility for Primovie, a retail investors fund managed by Primonial REIM France. The property is located in Celle and was completed in December 2021. With the acquisition, Primonial REIM once again demonstrates its market leadership in healthcare investments, which is based on the expertise of local teams in the key markets in Europe.



The brand new care facility has 63 single rooms and a total area of 3,075 m². The building's energy efficiency is excellent, as it was built according to the German KfW-40 standard, which corresponds to a low-carbon building that consumes less energy than is legally required in Germany.

The location of Celle in Lower Saxony has good socioeconomic indicators. The proportion of people older than 65 is higher than the average for the region. Celle has a population of almost 70,000 and is located 40 km north of Hanover. The city benefits from a connection to the A7 and a train station,

from which Hanover can be reached in 30 minutes and Hamburg in one and a half hours.

Since March 2022, the property has been operated by Pflegeheime Muus GmbH, the region's largest operator of senior residences and assisted living facilities in Celle. For Primonial REIM Germany, the purchase of the facility also represents an opportunity to establish a new partnership with the growing regional operator. The lease agreement has a fixed term of 20 years.

Peter Finkbeiner, CEO of Primonial REIM Germany, comments on the transaction: "We are pleased to have acquired another healthcare asset in Germany for the French Primovie fund. Both the socio-economic good location of the property and the excellent ESG scores of the property perfectly fit our long-term strategy in the healthcare real estate market. By leveraging the synergies of our pan-European real estate platform, we enable our clients to invest in the best real estate assets in Europe on a country-specific basis."

Primonial REIM has been active in the healthcare real estate sector since 2012 and is the European leader in specialized investment solutions in this asset class for institutional and private investors with assets under management of more than €11 billion in this segment.

Primonial REIM Germany was legally advised on the transaction by *GSK STOCKMANN*, commercially by *element Real Estate* and technically/operationally by *TA Europe*.

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About Primonial REIM

Primonial REIM brings together more than 450 employees in France, Germany, Luxembourg, Italy, Singapore and the UK and applies its core values of conviction and commitment, as well as its expertise on a European scale, to design and manage real estate funds for its national and international clients, whether individual or institutional.

Primonial REIM has over €33.5 billion in assets under management. Its allocation breaks down into 45% offices, 34% healthcare/education, 7% retail, 10% residential and 4% hotels. The pan-European platform manages 61 funds and brings together more than 80,000 investor clients, of which 53% are individuals and 47% institutional. Its real estate portfolio is made up of more than 1,500 buildings and located in 11 European countries.

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