



Press release

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Icade Santé acquires three CLINIPOLE Group clinics

On Friday, Icade Santé completed the purchase of a portfolio of three healthcare institutions for a total of €52 million, incl. fees. The portfolio includes:

- The Clinique du Parc, providing medical, surgical and obstetric care, the CLINIPOLE Group's flagship institution in Castelnau Le Lez (Hérault), which also houses the region's largest dialysis centre,
- a post-acute care and rehabilitation centre
- and a psychiatric clinic, both located in Saint Clément la Rivière (Hérault).

These institutions are subject to 12-year fixed-term leases signed with the operator CLINIPOLE, a major private healthcare player in the Languedoc Roussillon region, operating seven institutions.

This activity is a logical extension of the partnerships that have been set up between Icade Santé and its operational tenants, the private clinic operators. It demonstrates both the expertise of Icade in the healthcare sector and the strength of its balance sheet. Through this transaction, Icade Santé is pursuing its growth by establishing itself in a region where it was not previously present, as well as increasing the diversification of its leased properties.

Following this acquisition, Icade Santé owns 47 institutions leased to seven operators. Its portfolio value stands at €1.4 billion and preliminary contracts have been signed for further acquisitions, due to be completed before the end of the year.

About Icade:

Icade is a listed real estate company, a subsidiary of Caisse des Dépôts: an investor, developer and service provider in private and public property. Expertise in its different business lines enables Icade to provide comprehensive, sustainable and innovative solutions that are tailored to customer needs.

In 2011, Icade posted consolidated revenue of €1,492 billion with a net current cash flow of €223 million. At 30 June 2012, its EPRA triple net asset value was €4,189 billion or €80.8 per share.

Icade Santé, the number one real-estate investment company in healthcare, is the leading investor in private clinics. It is 69%-owned by Icade and 31% by major institutional investors.

As at 30 June 2012, turnover for the first half-year stood at €43 million while triple-net NAV was €849 million.

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