



PRESS RELEASE

Paris, March 12, 2024, 5:30 p.m.

Icade, the Ramsay Santé Group and healthcare professional investors break ground on the future clinic at Union private hospital in Saint-Jean (Haute-Garonne)

On March 12, 2024, Icade Promotion Midi-Pyrénées, the Ramsay Santé Group, Saint-Jean's town council as well as a number of the private hospital's healthcare professionals who have invested in the project broke ground for the future clinic attached to Union private hospital in Saint-Jean. Scheduled for completion in Q1 2025 and covering almost 5,500 sq.m, this new facility will provide neurosurgery, rheumatology, ophthalmology and radiology services and feature a rehabilitation unit.



Meeting current and future healthcare needs

Union private hospital now caters to more than 80,000 patients a year, a figure that is rising steadily as the population increases and ages. It is against this backdrop that the real estate project developed by Icade, in close collaboration with the Ramsay Santé Group, Praemia Healthcare and a group of specialist doctors, was launched. Praemia Healthcare, the owner of the land, sold a plot to Icade to develop the future clinic. The Ramsay Santé Group, which operates Union private hospital, has teamed up with a group of specialist doctors to expand its range of care options. Together, the stakeholders want to build a modern medical facility that meets current healthcare needs while anticipating the community's future needs.

A 5,500-sq.m clinic dedicated to specialist care

The future clinic at Union private hospital will be three storeys high and house consulting rooms covering a range of specialities:

- An almost 900-sq.m **physiotherapy suite**, including balneotherapy. This will free up space in the existing premises of Union private hospital for the development of paediatric, urogynaecological and maxillofacial care, as well as the creation of a large-scale cardiovascular rehabilitation centre;
- **An ophthalmology suite** with highly specialised practitioners, innovative equipment and an optical centre;
- **A unit** dedicated to **neurosurgical** and **rheumatological** specialities;
- **A radiology unit** (EOS X-ray imaging, Luminos, ultrasound, mammography, bone densitometry)

With the ambition of creating a facility capable of keeping pace with changing healthcare needs, 730 sq.m of land, divided into two plots of 413 sq.m and 315 sq.m, will be built now and designed to house future specialisations. It will ultimately provide 15 new doctor's offices, built in line with the facility's plans for the future and identified needs.

A sustainable complex that protects biodiversity

The future clinic in Saint-Jean will obtain the French High Environmental Quality (HQE) certification, a commitment shared by all those involved in the project and local authorities. More than 870 trees will also be planted on the site to promote local biodiversity.

"This project showcases Icade's long-standing expertise and meets the need to continuously improve the healthcare services provided to local communities. The satisfaction of our customers, doctors and practitioners always guides the design of our projects, with particular attention paid to environmental quality. We are very proud to be involved in this project which is in line with Icade's values," explained **Cyrille Thonnellier, Regional Director of Icade**.

Project schedule

- Construction start: June 30, 2023
- Completion: Q1 2025

Team:

- Architect and design contractor: A+ Architecture
- Construction manager: Arteba
- Utility and thermal engineering consultants: Celsius Environnement
- Structural and civil engineering consultants: Culos Ingénierie
- Economist: L'Écho
- Acoustic engineer: A-Tech Midi
- Construction contractors: GBMP (structural work, civil engineering and green spaces), Matéos Electricité (electrical and data), Bobion & Joainin (plumbing and HVAC), Ecrit (water and air treatment for balneotherapy)

ABOUT ICADE

Icade is a full-service real estate company with expertise in both property investment (portfolio worth €6.8bn on a full consolidation basis as of 12/31/2023) and property development (2023 economic revenue of €1.3bn) that operates throughout France. It builds, redevelops, manages and invests in buildings while breathing new life into neighbourhoods. With a carbon reduction pathway approved by the SBTi, Icade has made low carbon and biodiversity strategic priorities to reinvent real estate and make cities more sustainable. It is listed as a "SIIC" on Euronext Paris and its leading shareholder is the Caisse des Dépôts group.

The text of this press release is available on the Icade website: www.icafe.fr/en

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ABOUT THE RAMSAY SANTÉ GROUP

From French company to European leader

Following the acquisition of the Capiro Group in 2018, Ramsay Santé became one of the leaders in private hospitalisation and primary care in Europe. The Group has 38,000 employees and works with nearly 9,300 practitioners to treat more than 12 million patients each year in its 465 facilities in five countries, namely France, Sweden, Norway, Denmark and Italy.

Ramsay Santé provides almost all the medical and surgical services in acute care (medicine, surgery and obstetrics), post-acute care (follow-up and rehabilitation) and mental health. Wherever it operates, the Group plays a public service role by providing proximity care, as in Sweden where it has over a hundred local health centres.

Safe, quality care is the Group's priority in all the countries where it is present. This is what has made it a leader in state-of-the-art medicine, particularly in outpatient surgery and enhanced recovery after surgery (ERAS).

Ramsay Santé also invests around €200 million every year in new surgical and imaging technologies, the construction and modernisation of its facilities, etc. To best serve patient interests, it continually innovates by adopting new digital tools and improving its organisation to provide more efficient care.

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