



ACQUISITION OF A PORTFOLIO OF 9 HEALTHCARE PROPERTIES FROM ORPEA NOW COMPLETE AN ASSET MANAGER APPOINTED IN ITALY

Acquisition of a portfolio of nine healthcare properties from Orpea now complete: acquisition in Berlin for €45m

Pursuant to the preliminary agreement signed on July 21, 2020 with Orpea to purchase nine healthcare properties in Germany and France for €153m¹, Icade acquired a nursing home in Berlin for €45m, the ninth and last facility in the portfolio.

This recently refurbished nursing home has 124 beds and 48 apartments. A long-term lease was signed with Orpea which will continue to operate the facility.



It should be noted that the nine-asset portfolio acquired from Orpea comprises 906 beds and 143 apartments. Covering a total floor area of 55,043 sq.m, it is mainly made up of new or recent properties.

Following the acquisition of a post-acute care facility in France announced on July 1, the number of assets acquired from Orpea and operated by the world leader in long-term care has risen to 10, thus reinforcing the partnership between partnership Orpea and Icade Santé.

The Healthcare Property Investment Division's portfolio (in France and abroad) now totals 184 properties, including 41 outside France. As of December 31, 2020, its portfolio was valued at €5.7bn excluding duties.

Giordano Viganò joins Icade Santé in Italy

Starting on July 1, Giordano Viganò, an Italian national, will join Icade Santé in Italy as an asset manager. This new hire reflects Icade Santé's growing international expansion.



After obtaining a Masters in Management, Finance and International Business from the University of Bergamo, Giordano Viganò began his career in real estate in 2011 with the Carlyle Group. As an analyst, he has been involved in acquisitions (particularly office and retail properties) and asset management for mixed-use portfolios. He then joined the Italian group Valore Reale SGR, specialised in property fund management, first as an asset manager and then as a fund manager.

In 2014, he was hired by CBRE Global Investors Group as an asset manager. For two years, he focused on logistics and retail properties, managing investments on behalf of internal funds and external clients. He then became part of the Investment team where he was responsible for underwriting all types of asset classes (retail, logistics, office and alternative housing).

¹ Based on proportionate consolidation of Icade SA + IHE (Icade Healthcare Europe)

Since 2019, Giordano Viganò has been Head of Development at COSTIM, an Italian group which develops major urban renewal projects in Italy.

Giordano Viganò will be based in Milan for Icade Santé. He will be responsible for managing and developing its portfolio in Italy. Icade Santé (IHE) has been present in this country since 2018 and plans to continue its expansion there.

ABOUT ICADÉ

DESIRABLE PLACES TO LIVE

As an office and healthcare property investment company (portfolio worth €14.7bn on a full consolidation basis as of 12/31/2020) and a developer of homes, offices and public amenities (2020 economic revenue of €825m), Icade designs, builds, manages and invests in cities, neighbourhoods and buildings that are innovative, diverse, inclusive and connected, with a reduced carbon footprint. Desirable places to live and work. In collaboration with its stakeholders, Icade has made low carbon a strategic priority in order to reinvent real estate and create cities that are healthier, happier and more hospitable. Icade is a key player in Greater Paris and major French cities. It is listed as a "SIIC" on Euronext Paris and its leading shareholder is the Caisse des Dépôts group.

ABOUT ICADÉ SANTÉ

With a portfolio worth €5.2bn as of December 31, 2020, Icade Santé is the leading investor in private healthcare facilities in France. A 58.3% owned subsidiary of the Icade Group, Icade Santé draws on its proven expertise, its long-term shareholders as well as its extensive knowledge of the real estate value chain. Since 2017, Icade Santé has diversified its investments into the nursing home segment.

Icade and Icade Santé are rated BBB+ with a stable outlook by rating agency S&P.

The text of this press release is available on the Icade website: www.icable.fr and on the Icade Santé website: <https://icable-sante.fr>.

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