



ICADE SANTÉ ACQUIRES A NURSING HOME FROM KOS, ITALY'S LEADING LONG-TERM CARE OPERATOR

Pursuant to a preliminary agreement signed in December 2019, Icade Santé¹ closed the acquisition of a nursing home in Grosseto in the Tuscany region on September 16, 2021 following the facility's completion and its having obtained the required operating permits.

This brand new 6,250-sq.m facility with 120 beds has been leased by the Italian operator KOS for a 15-year term with no break option. The investment amounts to €11 million. The building is aiming for LEED certification.

Specialised in elderly care, in addition to rehabilitation and psychiatric care, the Italian KOS Group currently operates over 140 facilities (more than 13,000 beds) in Europe. It is Italy's leading operator in this segment.



Residenza Il Poggione – Grosseto (Tuscany, Italy)

This transaction brings to seven the number of facilities operated by KOS and owned by Icade Santé. It extends its presence in Italy and illustrates its growth and international diversification strategy based on a long-term partnership approach with its tenant operators.

As of June 30, 2021, Icade Santé's portfolio totalled 183 properties, including 143 in France and 40 located in other countries².

¹ Via Icade Healthcare Europe, a vehicle 59% owned by Icade S.A. dedicated to international healthcare property investments / acquisition via its Italian fund.

² 187 properties to date (of which 16 are in Italy) including this acquisition and those made since June 30, 2021: a nursing home in Berlin for €45m in July 2021, another one in Campodarsego, Italy, for c. €13m in July 2021 and a PAC facility in Olivet (French Loiret department) for c. €26m which was closed in early September 2021.

ABOUT ICADE
DESIRABLE PLACES TO LIVE

As an office and healthcare property investment company (portfolio worth €14.8bn on a full consolidation basis as of 06/30/2021) 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 ICADE SANTÉ
PLACES THAT CARE FOR PEOPLE

Icade Santé is a European leader in healthcare real estate dedicated to helping healthcare and senior services providers successfully execute their sale-and-leaseback and property development strategies. The Group's teams have wide-ranging expertise in real estate investment, complex project management and in-depth knowledge of the challenges facing the healthcare sector. As of June 30, 2021, Icade Santé owned 183 properties, representing assets worth €6.0 billion (€6.4 billion, including duties) and a total leasable floor area of around 2.04 million sq.m.

Icade and Icade Santé (for operations in France) are rated BBB+ with a stable outlook by the 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.eu>.

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