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ICADE SANTÉ INVESTS AGAIN IN SPAIN BY ACQUIRING AN EYE CLINIC IN MADRID FOR €13M

On January 26, 2022, Icade's Healthcare Property Investment Division¹ acquired the property assets of Instituto de Microcirugía Ocular (IMO), a renowned eye clinic in the Mirasierra neighbourhood of Madrid, for €13m including duties.



IMO eye clinic – Mirasierra, Spain

The recently renovated clinic brings together the best specialists in the treatment of any type of eye disease. It has 30 consulting rooms and three operating theatres covering a total floor area of around 2,500 sq.m. It uses the latest technology to diagnose and treat eye disease, allowing it to perform the most complex eye surgeries.

Completed in 2010, the asset will continue to be operated by the Miranza Group, a leading network of eye care facilities including 21 surgical clinics and 11 consultation clinics throughout the Iberian Peninsula. Icade's Healthcare Property Investment Division took over the existing lease which has a remaining term of 18 years.

Through this first investment in Spain's short-term care segment, which marks the start of a new collaboration with leading eye clinic operator Miranza, Icade Santé furthers its diversification into private healthcare facilities outside France.

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

¹ Acquisition via the Spanish subsidiary of Icade Healthcare Europe, a French OPPI fund 59% owned by Icade S.A. dedicated to international healthcare property investments

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
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's Healthcare Property Investment Division owned 183 properties (in France and abroad), 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 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.icafe.fr and on the Icade Santé website: <https://icafe-sante.eu>.

* Including the legal entities Icade Santé and IHE (Icade Healthcare Europe)

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