PRESS RELEASE

PRAEMIA HEALTHCARE ANNOUNCES CASH TENDER OFFER ON EXISTING BOND AND ITS INTENTION TO ISSUE A NEW €500 MILLION SUSTAINABLE BOND

Paris, November 26, 2025, 9:15 a.m

Praemia Healthcare (the « Company ») announces a cash tender offer (the « Tender Offer ») in respect of its €500-Million 5.5% Sustainability Bond due 19 September 2028, issued in September 2023 (ISIN: FR001400KL23).

The Tender Offer is capped to a maximum acceptance cash amount, including accrued interests, of €150 million. Such amount may be increased or reduced at the sole and exclusive discretion of the Company.

At the same time, the Company announces its intention, subject to market conditions, to issue a new €500 million sustainability bond (the « New Bond »). The Company will use the net proceeds from the New Bond issuance to refinance part of its existing debt, including the financing of the Tender Offer.

The Tender Offer is subject to the successful completion of the New Bond issuance, at the Company's sole discretion.

The Tender Offer is scheduled to launch on November 26, 2025, and to expire on December 3, 2025. The results of the Tender Offer will be announced promptly after it expires.

This Tender Offer, and the proposed issuance of the €500 million New Bond, will allow the Company to proactively manage its debt structure and to extend its financial maturity.

DISCLAIMER

This press release is for information purposes only and does not constitute an offer to sell or a solicitation to purchase any securities in any jurisdiction. No action has been or will be undertaken to make available any bonds to any retail investor in the European Economic Area or the United Kingdom. This press release is not an offer for sale within the United States of any security of Praemia Healthcare or any of its affiliates. Securities of Praemia Healthcare or any of its affiliates may not be offered or sold in the United States absent registration under the U.S. Securities Act of 1933, as amended, or unless exempt from such registration. Release, publication or distribution of this press release is forbidden in any jurisdiction where such release, publication or distribution would violate applicable laws or regulations.

ABOUT PRAEMIA HEALTHCARE

The Praemia Healthcare property portfolio is managed by Praemia REIM France, the leader in healthcare real estate in Europe. Praemia REIM France's teams are dedicated to helping healthcare and senior services providers successfully execute their sale-and-leaseback and property development strategies. They have wide-ranging expertise in real estate investment and complex project management, as well as in-depth knowledge of the challenges facing the healthcare sector. As of June 30, 2025, Praemia Healthcare held a portfolio of 160 healthcare facilities in France, Spain, Germany and Portugal, representing assets worth €5.9 billion (excluding duties, on a full consolidation basis). Praemia Healthcare is rated BBB with a stable outlook by rating agency S&P.

The text of this press release and Praemia Healthcare's consolidated financial statements prepared in accordance with IFRS are available on the Company's website: https://www.praemia-healthcare.fr/en/

ABOUT PRAEMIA REIM

Praemia REIM employs over 450 people in France, Germany, Luxembourg, Italy, Singapore and the United Kingdom. The Company applies its core values, conviction and commitment, as well as its expertise on a European scale, to design and manage real estate funds for French and international clients, including both private individuals and institutional investors.
As of December 31, 2024, Praemia REIM had €36 billion in assets under management. Its conviction-based allocation breaks down as follows: 50% healthcare/education, 30% offices, 8% residential, 6% retail, 5% hotels and 1% logistics. Its pan-European platform manages 97 investment funds and has over 96,000 investor clients, including both private individuals and institutional investors. Its real estate portfolio comprises more than 1,600 properties, spread across the main asset classes and located in 11 European countries.

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