

## **PRAEMIA HEALTHCARE ANNOUNCES A SUCCESSFUL NEW €500M SUSTAINABLE BOND ISSUE**

Paris, December 1<sup>st</sup>, 2025 - 9:00 am

Praemia Healthcare, rated BBB (outlook stable) by S&P, successfully issued on November 27, 2025, a new **€500 million Sustainable Bond maturing on June 5, 2032**.

Two years after its last bond issuance in September 2023, Praemia Healthcare has made a successful return to the primary market with a **4.2x oversubscribed transaction**, demonstrating bond investors' confidence in the Company's credit profile.

The bond was priced at a spread of **138bps at 6.5-year maturity with an annual coupon of 3.875%**.

The proceeds from this bond will finance or refinance assets and projects having a positive social and environmental impact and meeting the eligibility criteria set out in Praemia Healthcare's Sustainable Framework.

In parallel with this new issuance, Praemia Healthcare announced on November 26, 2025, the launch of a cash tender offer on its bond maturing in 2028. The tender offer is scheduled to close on December 3, 2025. The tender offer will be funded through a part of the new bond proceeds.

This new bond issuance combined with the tender offer will enable Praemia Healthcare to proactively manage its debt structure and extend its overall maturity profile.

This bond issuance was arranged by a syndicate comprising BNP Paribas and Crédit Agricole Corporate and Investment Bank acting as Global Coordinators, and BofA Securities, CIC Market Solutions and La Banque Postale as Active Joint Bookrunners.

### **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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