

PRAEMIA HEALTHCARE COMPLETES ITS 2024 REFINANCING PLAN BY SIGNING FOUR UNSECURED BILATERAL SUSTAINABILITY-LINKED CREDIT LINES FOR €160M

Paris, March 27, 2024, 8:00 a.m.

On March 8, 18 and 19, 2024, Praemia Healthcare entered into four unsecured bilateral credit lines with its banking partners for a total of €160 million with an average maturity of 4.5 years. These credit lines have enabled the Company to refinance all its debt maturing in 2024.

Following this transaction, Praemia Healthcare's outstanding debt stands at around €2.6 billion, with an average maturity of 4.7 years and 100% of its total debt remaining at a fixed rate or hedged.

Such sustainability-linked financing complies with Sustainability-Linked Loan Principles (SLLP) and has increased Praemia Healthcare's share of sustainable finance to 58% of its total debt post-transaction.

These bilateral credit lines, granted by Banque Européenne du Crédit Mutuel, Bank of America, Crédit Agricole Corporate Investment Bank and SG, have strengthened Praemia Healthcare's financial structure and reflect the confidence of its banking partners.

ABOUT PRAEMIA HEALTHCARE

The Praemia Healthcare property portfolio is managed by Primonial REIM Care, a subsidiary of Primonial REIM which is the leader in healthcare real estate in Europe. Primonial REIM Care'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 December 31, 2023, Praemia Healthcare held a portfolio of 160 healthcare facilities in France, Spain, Germany and Portugal, representing assets worth €6.1 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/>

ABOUT PRIMONIAL REIM

Primonial 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, 2023, Primonial REIM had more than €38 billion in assets under management. Its conviction-based allocation breaks down as follows: 48% healthcare/education, 33% offices, 8% residential, 5% retail, 5% hotels and 1% logistics. Its pan-European platform manages 61 funds and has over 80,000 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 10 European countries.

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