



ICADE SANTÉ – 2021 FULL YEAR RESULTS

As of December 31, 2021, the Icade Group's Healthcare Property Investment business was operated in France and abroad by Icade Santé SA and its subsidiaries, 58.30% owned by Icade, and via Icade Healthcare Europe ("IHE") and its subsidiaries, 59.39% owned by Icade SA. Icade also holds a 10.10% direct equity interest in certain subsidiaries with assets in Germany. The Icade Santé Group is fully consolidated in the consolidated financial statements of Icade SA.

2021 combined financial statements of Icade Group's Healthcare Property Investment business are available on Icade website.

Icade Santé continued to consolidate its leading position in the French healthcare property market and made its first investment abroad (Portugal). It maintained its pace of growth in 2021 thanks to acquisitions and completions.

Key figures are as follows:

| <i>(in millions of euros)</i> | 12/31/2021 | 12/31/2020 Restated ¹ | Change in €m | Change (%) |
|--|------------|-------------------------------------|-----------------|---------------|
| Gross rental income | 295.4 | 284.7 | 10.7 | +3.8% |
| Adjusted EPRA earnings | 244.1 | 226.8 | 17.3 | +7.6% |
| Adjusted EPRA earnings / share | €6.4 | €6.1 | €0.4 | +6% |
| Consolidated net profit/(loss) (Group share) | 490.7 | 249.6 | 241.1 | +96.6% |

| | 12/31/2021 | 12/31/2020 Restated ¹ | Change (%) |
|----------------------------|------------|-------------------------------------|------------|
| EPRA NDV per share | €95.1 | €85.6 | +11.2% |
| EPRA NTA per share | €95.8 | €88.3 | +8.6% |
| LTV ratio including duties | 32.6% | 33.3% | -68 bps |
| ICR | 8.91x | 8.02x | 11.2% |

Icade Santé's IFRS consolidated financial statements for the year ended December 31, 2021 were approved by the Company's Board of Directors on February 15, 2022. The Company's Statutory Auditor has issued a report on these statements.

The Group has elected to apply the fair value model for the measurement of investment property for the first time in the financial statements for the year ended December 31, 2021, believing that this change in policy provides more relevant information on the value of its property assets and aligns the Group with the main real estate companies.

- **Leasing activity was strong, with gross rental income of €295.4m**, up €10.7m on 2020, i.e. **+3.8% on a reported basis**, driven in particular by the acquisitions in H2 2020 and throughout 2021 in France, and by completions.
- **On a like-for-like basis**, gross rental income was up by **+0.4%** (mainly due to index-linked rent reviews).
- As in previous years, the rent collection rate stood at nearly 100% in 2021.
- The **financial occupancy rate of the portfolio** as of December 31, 2021 remained unchanged at **100%**.
- Adjusted EPRA earnings stood at €244.1m, up **+€17m, i.e. +7.6%, compared with 2020**, due to increases in rental income and the implementation of the investment plan.
- In 2021, the **LTV ratio including duties** improved by 0.7 bps compared to 2020, falling to **32.6%** due to the increase in the value of the portfolio during the year.

¹ As a result of the retrospective application of the fair value model for the measurement of investment property (IAS 40), the financial statements have been restated for comparative purposes.

- **EPRA NTA for 2021 stood at €95.8 per share, up €7.6 (i.e. +8.6%)** compared to 2020 due to the increase in adjusted EPRA earnings and the change in value of the portfolio during the year.

Continued expansion in France and first-time investment in Portugal

Investment activity remained strong in 2021, with transactions worth **€596m² signed and committed**, including **preliminary agreements for €65m not yet paid for**:

- Acquisitions for nearly €420m;
 - Investments in the pipeline for close to €84m;
 - Other capex including operational capex of €27m;
 - Preliminary agreements for c. €65m signed but not yet paid for in France and in Germany.
- **In France, acquisitions worth €209m were made**, including:
 - €64m for a portfolio of five assets (four nursing homes and a psychiatric facility) in France operated by Korian;
 - €51m for the property assets of Groupe Hospitalier Mutualiste de Grenoble operated by the Avec Group;
 - A radiotherapy facility, 3 PAC³ facilities and two nursing homes for €94m.

The private hospitals owned by Icade Santé in France represent assets worth €4.8bn on a full consolidation basis (83% of the portfolio of assets in France) and have the highest levels of certification from the French National Authority for Health (HAS). Icade Santé systematically analyses the impact of its acquisitions on society. In particular, since 2020 it has implemented a Quality of Life in Nursing Homes Charter, which reflects its requirements in terms of quality for the facilities it owns, and an internal reference framework developed with AFNOR that it uses in all acquisition audits.
 - **Internationally, Icade Santé made its first investment in the Portuguese market in the acute care sector.**
 - **Acquisition in December 2021 for €211m** of the property assets of four private hospitals in Portugal (located in Lisbon, Porto, Albufeira and Lagos). This acquisition was made through the acquisition of 100% of a Portuguese Real Estate Investment Fund by Icade Santé for 51%, and by Icade Healthcare Europe, for 49%.
 - **Investments of €84m were made in the development pipeline.**
 - **Preliminary purchase agreements worth €65m were signed:**
 - In France:
 - Property development contract entered into to build a PAC facility in Salon-de-Provence to be operated by Korian, representing a total of c. €25m to be invested until the end of the project;
 - Signing of an off-plan agreement worth €17m for the construction of a nursing home in Bellerive-sur-Allier to be operated by ORPEA;
 - In Germany:
 - Signing of preliminary agreements to acquire two nursing homes under construction in Krefeld and Wathlingen, to be operated by ORPEA, for €41m.
 - **€27m for improvement works and other improvement investments.**

As regards **disposals**, the off-plan acquisition project for a PAC facility in Le Perreux-sur-Marne was sold to Korian at the end of December 2021, as part of the partnership between Icade Santé and Korian.

Financial strength confirmed

In October 2021, Standard & Poor's confirmed Icade Santé's rating of BBB+ with a stable outlook.

Icade Santé's gross financial debt as of December 31, 2021 amounted to €2,128m, down €149m compared to December 31, 2020, due in particular to the repayment of various loans for €186m, including a €50m repayment of an intra-group loan with Icade which had expired.

Icade Santé's net financial liabilities as of December 31, 2021 amounted to €2,063m, up €220m compared to December 31, 2020, taking into account a year-on-year reduction in cash for €390m.

Portfolio

As of December 31, 2021, Icade Santé owned **155 healthcare facilities** (vs. 139 at the end of 2020):

- in France, 151 healthcare facilities, including 83 acute care facilities, 32 medium-term care facilities and 36 nursing homes;
- internationally, a portfolio of four private hospitals located in Portugal.

As of December 31, 2021, Icade Santé's portfolio was worth €6.0bn (excluding duties, on a full consolidation basis).

In the annual ranking of the best public and private hospitals in France drawn up by Le Point magazine, Icade Santé stands out for the quality and scale of its healthcare facilities, 15 of which are in the top 50. The Reims-Bezannes polyclinic and Santé Atlantique health complex ranked first and second respectively.

² On a full consolidation basis

³ PAC: Post-acute care

Changes in Icade Santé's share capital:

At the end of 2021, Icade Santé increased its capital through the issue of 1,552,828 new shares for a total of €138m, including €23.7m of share capital and €114.3m of share premium.

Furthermore, the general meeting held September 21st 2021 approved the transformation of the Company into a French public limited company (SA, société anonyme) with a Board of Directors, and the broadening of its corporate purpose with the possibility of investing internationally.

Events after the reporting period

Since December 31, 2021, various books and newspaper and television reports have raised questions about private nursing home operators in France. These allegations have led to a sharp fall in the share prices of private nursing home operators and, to a lesser extent, of healthcare real estate companies. The French government has launched a public inquiry into the matter. Icade Santé's continued growth strategy in the nursing home sector will take into account any new requirements resulting from this inquiry, particularly in terms of ethics.

In early February, the project to develop a PAC facility in Blagnac to be operated by Korian was sold to the same company, as part of the partnership between Icade Santé and Korian.

ABOUT ICADE SANTÉ PLACES THAT CARE FOR PEOPLE

Icade Santé is the leading investor in private healthcare facilities in France. A 58.30%-owned subsidiary of the Icade Group, Icade Santé is dedicated to helping healthcare and senior services providers successfully execute their sale-and-leaseback and property development strategies. Icade Santé's teams have wide-ranging expertise in real estate investment and complex project management, and in-depth knowledge of the challenges facing the healthcare sector. As of December 31, 2021, Icade Santé held a portfolio of 151 healthcare facilities in France and 4 in Portugal, representing assets worth €6.0 billion (excluding duties, on a full consolidation basis).

Icade and Icade Santé are rated BBB+ with a stable outlook by the rating agency S&P.

The text of this press release and Icade Santé's consolidated financial statements prepared in accordance with IFRS are available on the Company's website: <https://icade-sante.eu>.

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APPENDICES

Consolidated income statement

| <i>(in millions of euros)</i> | Notes | 12/31/2021 | 12/31/2020 Restated (a) |
|---|---------------|---------------|----------------------------|
| Revenue | 8.1. | 297.9 | 284.7 |
| Other operating income | | 0.1 | 0.0 |
| Income from operating activities | | 298.0 | 284.7 |
| Outside services | | (24.0) | (20.3) |
| Taxes, duties and similar payments | | (0.6) | (0.7) |
| Staff costs, performance incentive scheme and profit sharing | | (1.6) | - |
| Other operating expenses | | 0.2 | (0.2) |
| Expenses from operating activities | | (26.0) | (21.1) |
| EBITDA | | 272.0 | 263.5 |
| Change in fair value of investment property | 5.3. | 253.9 | 47.9 |
| Profit/(loss) from acquisitions | | (0.5) | (0.2) |
| Profit/(loss) on asset disposals | | (0.0) | 0.2 |
| OPERATING PROFIT/(LOSS) | | 525.3 | 311.5 |
| Cost of net financial liabilities | | (30.5) | (32.9) |
| Other finance income and expenses | | (2.9) | (26.1) |
| FINANCE INCOME/(EXPENSE) | 6.1.4. | (33.4) | (58.9) |
| Tax expense | 9.1. | (1.3) | (2.9) |
| NET PROFIT/(LOSS) | | 490.6 | 249.6 |
| - Including net profit/(loss) attributable to the Group | | 490.7 | 249.6 |
| - Including net profit/(loss) attributable to non-controlling interests | | (0.1) | - |
| Net profit/(loss) attributable to the Group per share (in €) | 7.3. | €12.92 | €6.65 |

(a) As a result of the retrospective application of the fair value model for the measurement of investment property (IAS 40), the financial statements have been restated for comparative purposes.

Consolidated balance sheet

ASSETS

| <i>(in millions of euros)</i> | Notes | 12/31/2021 | 12/31/2020 Restated (a) | 01/01/2020 Restated (a) |
|---|--------|----------------|----------------------------|----------------------------|
| Investment property | 5.1. | 5,968.7 | 5,206.1 | 4,984.2 |
| Financial assets at fair value through profit or loss | 6.1.5. | 0.1 | 0.1 | 0.0 |
| Financial assets at amortised cost | 6.1.5. | 13.1 | 1.1 | 1.1 |
| Derivative assets | 6.1.3. | 0.3 | - | 0.2 |
| NON-CURRENT ASSETS | | 5,982.1 | 5,207.3 | 4,985.5 |
| Accounts receivable | 8.2.1. | 7.0 | 9.4 | 8.6 |
| Tax receivables | 9. | 5.3 | 3.2 | - |
| Miscellaneous receivables | 8.2.2. | 5.8 | 9.8 | 6.1 |
| Financial assets at amortised cost | | - | - | 0.0 |
| Cash and cash equivalents | 6.1.6. | 81.2 | 471.0 | 427.9 |
| CURRENT ASSETS | | 99.2 | 493.3 | 442.6 |
| TOTAL ASSETS | | 6,081.4 | 5,700.6 | 5,428.1 |

LIABILITIES

| <i>(in millions of euros)</i> | Notes | 12/31/2021 | 12/31/2020 Restated (a) | 01/01/2020 Restated (a) |
|---|--------|----------------|----------------------------|----------------------------|
| Share capital | 7.1. | 601.1 | 577.4 | 575.5 |
| Share premium | | 865.1 | 898.7 | 986.3 |
| Revaluation reserves | 6.1.3. | (15.2) | (34.5) | (24.9) |
| Other reserves | | 1,814.1 | 1,609.6 | 1,597.1 |
| Net profit/(loss) attributable to the Group | | 490.7 | 249.6 | 89.3 |
| Equity attributable to the Group | | 3,755.8 | 3,300.8 | 3,223.3 |
| Non-controlling interests | | 100.0 | - | - |
| EQUITY | | 3,855.8 | 3,300.8 | 3,223.3 |
| Provisions | 10.1. | 0.9 | 0.1 | 0.1 |
| Financial liabilities at amortised cost | 6.1.1. | 2,042.2 | 2,167.2 | 1,993.3 |
| Lease liabilities | 8.3. | 1.8 | 1.8 | 1.9 |
| Tax liabilities | 9. | 8.5 | 10.5 | 15.0 |
| Deferred tax liabilities | | 3.1 | - | - |
| Other financial liabilities | 6.1.5. | 8.7 | 7.9 | 7.4 |
| Derivative liabilities | 6.1.3. | 15.3 | 35.7 | 27.2 |
| NON-CURRENT LIABILITIES | | 2,080.4 | 2,223.2 | 2,044.7 |
| Financial liabilities at amortised cost | 6.1.1. | 86.3 | 110.6 | 94.0 |
| Lease liabilities | 8.3. | 0.0 | 0.0 | 0.0 |
| Tax liabilities | 9. | 11.6 | 12.3 | 15.7 |
| Accounts payable | | 13.4 | 6.7 | 7.4 |
| Miscellaneous payables | 8.2.2. | 32.6 | 46.3 | 42.2 |
| Derivative liabilities | 6.1.3. | 1.3 | 0.7 | 0.8 |
| CURRENT LIABILITIES | | 145.2 | 176.5 | 160.2 |
| TOTAL LIABILITIES AND EQUITY | | 6,081.4 | 5,700.6 | 5,428.1 |

(a) As a result of the retrospective application of the fair value model for the measurement of investment property (IAS 40), the financial statements have been restated for comparative purposes.