

PRAEMIA HEALTHCARE COMPLETES ITS 2025 REFINANCING PLAN BY SIGNING AN EURO PP AND A SUSTAINABILITY-LINKED TERM LOAN FOR €190M AND RELEASES ANNUAL REPORT FOR THE 2024 FISCAL YEAR

Paris, May 6, 2025, 8:00 a.m.

- **Completion of its 2025 refinancing plan**

On April 30, 2025, Præmia Healthcare issued a €100 million Euro private placement (Euro PP) with a 10-year maturity (due April 30, 2035) at a fixed coupon of 4.632%. The bond was placed with a leading European institutional investor and includes ESG indicators.

On the same day, Præmia Healthcare also closed a €90 million corporate loan, which qualifies as a sustainability-linked loan, aligned with the Sustainability Linked Loans Principles (SLLP).

These financing transactions enable Præmia Healthcare to fully refinance its credit lines due in 2025 and cover its other financing needs for the year.

Following these transactions, Præmia Healthcare's outstanding debt stands at approximately €2.69 billion, with an average maturity of 3.9 years, and a 100% hedging coverage. The proportion of sustainable financing within the total debt has increased to 64%.

These financings, concluded with the support of Société Générale (Sole Arranger) for the Euro PP and underwritten by Crédit Agricole d'Ile de France for the corporate loan, reinforce Præmia Healthcare's financial structure and reflect the continued trust of its financial and banking partners.

- **Publication of the 2024 annual report including ESG highlights: Præmia Healthcare confirms its ESG trajectory with tangible results in environmental performance.**

Præmia Healthcare continues to make solid progress on its ESG roadmap, particularly in terms of environmental performance. Between 2019 and 2024, the carbon intensity of its real estate assets decreased by 16%, in line with the decarbonization trajectory adopted in 2021. This positive trend is supported by targeted investments, including €8.3 million to enhance the energy efficiency of its buildings.

Additionally, three projects currently under construction (over 4,000 m² each) are set to receive HQE environmental certification, further improving the sustainability profile of the portfolio. By the end of 2024, 11.5% of Præmia Healthcare's portfolio will be environmentally certified (up from 9.8% by the end of 2023).

Præmia Healthcare's 2024 Annual Report is now available on the Company's website at <https://www.praemia-healthcare.fr/>.

ABOUT PRAEMIA HEALTHCARE

The Praemia Healthcare property portfolio is managed by Praemia REIM, the leader in healthcare real estate in Europe. Praemia REIM 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, 2024, Praemia Healthcare held a portfolio of 161 healthcare facilities in France, Spain, Germany and Portugal, representing assets worth €6.0 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 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 31st, 2024, Praemia REIM has €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 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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