

PRESS RELEASE

Successful launch of Praemia Healthcare's inaugural sustainable bond issue

Paris, 13 September 2023

On Tuesday 12 September 2023, Praemia Healthcare successfully **completed its inaugural issue of sustainable bonds, totaling €500,000,000 and maturing in September 2028 with a fixed coupon of 5.500%**. Praemia Healthcare thus increases its bond investors base and continue to diversify its sources of financings.

The proceeds from this issue will be used (i) to repay a portion of a bridge loan which was allocated to the financing of an eligible portfolio that comprises eligible green and/or eligible social assets, and (ii) to finance and/or refinance, in whole or in part, eligible assets, as set out in the sustainability financing framework of Praemia Healthcare available on its website (<https://www.praemia-healthcare.fr/en/investors>).

Praemia Healthcare has designed the sustainability financing framework to align with today's best market practices (in particular ICMA's Green Bond Principles, Social Bond Principles and Sustainability Bond Guidelines).

Moody's Investors Service acted as Second Party Opinion Provider. The Second Party Opinion is available on Praemia Healthcare's website (<https://www.praemia-healthcare.fr/en/investors>)

*"Against the backdrop of a challenged real estate market, this new bond issuance confirms **Praemia Healthcare's strong credit profile and investor's appetite for the resilient and long-term healthcare real estate asset class**. It will also support Praemia Healthcare's investment strategy aimed at **improving environmental credentials of its portfolio and access to quality healthcare facilities**"* commented Xavier Cheval, Praemia Healthcare's deputy CEO

The settlement and admission to trading of the bonds on Euronext Paris are scheduled for 19 September 2023.

The deal was managed by a syndicate of banks made up of BNP Paribas and Société Générale Corporate & Investment Banking as global coordinators, Crédit Agricole CIB as sustainable bond structurer and joint bookrunner and BofA Securities, CIC Market Solutions and La Banque Postale as joint bookrunners. Praemia Healthcare was advised by White & Case LLP.

ABOUT PRÆMIA HEALTHCARE

Praemia Healthcare's portfolio is managed by Primonial REIM Care's teams, a subsidiary of Primonial REIM, the European leader in healthcare real estate. Primonial REIM Care's teams is 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, 2023, Praemia Healthcare held a portfolio of 160 healthcare facilities in France, Spain, Germany and Portugal, representing assets worth €6.2 billion (excluding duties, on a full consolidation basis). Praemia Healthcare is rated BBB with a stable outlook by the 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 values of conviction and commitment as well as its expertise on a European scale, to design and manage real estate funds for its national and international clients, both private individuals and institutions.

As of the 5th of July 2023, Primonial REIM had more than €42 billion in assets under management. Its conviction allocation breaks down into: 47% offices, 35% healthcare/education, 8% residential, 5% retail, 4% hotels and 1% logistics. Its pan-European platform manages 61 funds and has over 80,000 investor clients, 55% of whom are institutional and 45% private

investors. Its real estate portfolio comprises more than 1,500 properties, spread across the main asset classes and located in 10 European countries.

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 undertaken or will be undertaken to make available any bonds to any retail investor in the European Economic Area. In France, a listing prospectus will be submitted to the approval of the French Autorité des marchés financiers for a listing of the bonds on the regulated market of Euronext Paris. Settlement-delivery remains subject to this approval. 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.

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