

## Praemia Healthcare (formerly, Icade Santé): 2023 FULL YEAR RESULTS

- EPRA EARNINGS UP +2.3% VS. 2022 (+4% PER SHARE)
- RESILIENT VALUATIONS IN A CHALLENGING MACROECONOMIC AND FINANCIAL ENVIRONMENT: -2% ON A REPORTED BASIS VS. 2022
  - S&P AFFIRMS BBB RATING WITH A STABLE OUTLOOK, LTV RATIO EXCL. DUTIES UNDER CONTROL AT 38.9%

Paris, February 23, 2024, 8:00 a.m.

The Praemia Healthcare Group saw an improved financial performance as of December 31, 2023, with gross rental income up 4.6% and EPRA earnings up 2.3% compared to December 31, 2022:

	12/31/2023	12/31/2022	Change	Change (%)
Gross rental income	337.8	323.1	+14.7	+4.6%
EPRA earnings	256.2	250.4	+5.8	+2.3%
EPRA earnings per share (in € per share)	€6.60	€6.35	+0.26	+4.0%
	12/31/2023	12/31/2022	Change (%)	
EPRA NDV per share	€100.9	€109.2		-7.5%
EPRA NTA per share	€94.8	€100.3		-5.4%
LTV ratio excluding duties	38.9%	32.7%		+630 bps
LTV ratio including duties	36.5%	30.7%		+580 bps
ICR	6.83x	9.36x		-27.0%

- Leasing activity was mainly driven by the rise in indices, with gross rental income of €338m, up €15m on 2022, i.e. +4.6% on a reported basis.
- On a like-for-like basis, gross rental income was up by +3.8%, mainly due to index-linked rent reviews during the period.
- The financial occupancy rate of the portfolio as of December 31, 2023 remained unchanged at 100%.
- EPRA earnings stood at €256m, up +€5.8m, i.e. +2.3%, compared with December 31, 2022 due to increases in rental income, which offset the higher finance expense.
- EPRA NTA as of December 31, 2023 stood at €94.8 per share, down -€5.4 (i.e. -5%) compared to December 31, 2022.
- The LTV ratio excluding duties rose to 38.9% (vs. 32.7% at the end of 2022), reflecting the transactions involving share capital carried out as part of the change in shareholding structure and the slight fall in property values in H2 2023.

# 1. OPERATIONAL PERFORMANCE

## Leasing activity

**Gross rental income amounted to €337.8m in 2023, up +4.6% on a reported basis (+€14.7m)** compared to 2022, mainly driven by the rise in indices, both in France and internationally.

**On a like-for-like basis**, gross rental income was up +3.8%, driven by the effect of index-linked rent reviews over the period.

**The financial occupancy rate of the portfolio** as of December 31, 2023 remained unchanged at **100%**.

The **WAULT to break stood at 7.2 years**, an increase compared to December 31, 2022 (+0.3 year), thanks to an active asset management strategy. On average, it stood at 7.0 years for assets in France and 10.8 years for assets outside France. In 2023, 21 leases were renewed or extended, thus securing €58.6m in annualised headline rental income for an average lease term of 8.6 years.

## Investments

Investments totalled €81.5m in 2023.

Investments in France added up to €70.4m, including:

- **Investments in the development pipeline** for €46.7m, including €12.0m in a post-acute care facility in Salon-de-Provence, €7.6m in the extension of the Saint-Augustin private hospital in Bordeaux and €7.2m in the extension of the Clinique d'Occitanie private hospital in Muret;
- **Other capex** amounted to €23.7m, including €9.6m of green capex.

**Outside France**, the Group's investments totalled €11.1m with the acquisition of a long-term care facility operated by Amavir in Ciudad Real, Spain.

## Disposals

No significant disposals were completed over the period.

## Valuations

As of December 31, 2023, Praemia Healthcare's portfolio was worth €6.1bn (excluding duties, on a full consolidation basis), a decrease of **-2.0% on a reported basis and -3.1% like-for-like** compared with December 31, 2022.

After a slight increase on a like-for-like basis (+0.4%) in H1, the healthcare real estate asset class saw a modest decline in H2 (-3.5% on a like-for-like basis), reflecting the new interest rate environment.

# 2. DEBT STRUCTURE

## Successful first sustainable bond issue worth €500m and BBB credit rating with a stable outlook

On July 5, 2023, at the same time as the completion of the first stage of the acquisition by funds managed by Primonial REIM France of Icade's stake in Icade Santé, Praemia Healthcare arranged a 12-month €550m bridge loan with two six-month extension options in order to refinance a €300m bridge-to-bond facility, repay the outstanding balance of a €50m shareholder loan from Icade and fund the repurchase by Praemia Healthcare of €200m in shares from Icade followed by their cancellation.

On September 12, 2023, Praemia Healthcare successfully issued its first sustainable bonds worth **€500m in total, with a fixed coupon of 5.50% and maturing in September 2028**. The net proceeds of this issue will be used to repay part of a bridge loan used to finance a portfolio of eligible green and socially responsible assets, and to finance and refinance assets eligible under the sustainability financing framework.

Praemia Healthcare's gross financial liabilities outstanding as of December 31, 2023 stood at €2,567m, up €120m compared to December 31, 2022.

In the new financial environment, the average cost of debt, net of income from short-term investments, remained **under control at 1.73%**. Praemia Healthcare's average cost of gross debt was 2.07% in 2023 vs. 1.32% in 2022. Its fixed rate and hedged debt represented 100% of total debt.

Lastly, rating agency S&P **affirmed Praemia Healthcare's credit rating at BBB with a stable outlook** in its annual review released on July 11, 2023, after the transaction with Primonial REIM was announced.

### 3. CHANGES IN SHAREHOLDING STRUCTURE AND COMPANY NAME

During the year, following the change in shareholding structure, Icade Santé changed its name to Praemia Healthcare. In line with the exclusivity agreement signed on March 13, 2023 and the sale and purchase agreement signed on June 13, 2023, Primonial REIM completed the acquisition of 63% of Icade's stake in Icade Santé on July 5, 2023 for €1.1bn, on behalf of its fund PREIM Care. As part of the transaction, Icade sold €100m of Icade Santé shares to Sogecapimmo and Icade Santé repurchased €200m of its shares from Icade followed by their cancellation.

In September 2023, Holdipierre transferred 49,440 shares to PREIM Care. Following these transactions, the new shareholder PREIM Care owned a 30.80% stake in the Company, with Sogecapimmo's stake increasing from 10.32% to 13.68% and Icade's decreasing from 58.30% to 22.52%.

#### ABOUT PRAEMIA HEALTHCARE

Praemia Healthcare's property portfolio is managed by the teams at Primonial REIM Care, an entity that forms part of the Primonial REIM, 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 July 5, 2023, Primonial REIM had €42 billion in assets under management. Its conviction-based allocation breaks down as follows: 47% healthcare/education, 35% offices, 8% residential, 5% retail, 4% 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 1,500 properties, spread across the main asset classes and located in 11 European countries.

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# APPENDICES

## 1. HIGHLIGHTS OF THE YEAR

### 1.1. Highlights of the year

During the year, following the change in shareholding structure, Icade Santé changed its name to **Praemia Healthcare**.

In line with the exclusivity agreement signed on March 13, 2023 and the sale and purchase agreement signed on June 13, 2023, Primonial REIM completed the acquisition of 63% of Icade's stake in Icade Santé on July 5, 2023 for €1.1 , on behalf of its fund PREIM Care. As part of the transaction, Icade sold €100 million of Icade Santé shares to Sogecapimmo and Icade Santé repurchased €200 million of its shares from Icade followed by their cancellation.

In September 2023, Holdipierre transferred 49,440 shares to PREIM Care.

Following these transactions, the new shareholder PREIM Care owned a 30.80% stake in the Company, with Sogecapimmo's stake increasing from 10.32% to 13.68% and Icade's decreasing from 58.30% to 22.52%.

In addition, as part of the transaction, Primonial REIM took over management of the property assets owned by Icade Santé, whose 42 employees joined Primonial REIM Care, a Primonial REIM Group company. The team remains in charge of the delegated management of the property portfolio.

Investments made in 2023 totalled **€81.5 million**, including €70.4 million relating to operations in France and €11.1 million in Europe excluding France, mainly relating to the acquisition of a long-term care facility in Spain.

At the end of 2023, Praemia Healthcare's portfolio was worth **€6.1 billion**, with 5% of assets located outside of France, 92% consisting of healthcare assets (acute care, medium-term care including PAC and psychiatric facilities) and 8% of medical-social facilities (long-term care, consisting of nursing homes).

As regards its debt, in July 2023 Praemia Healthcare arranged a 12-month €550 million bridge loan in order to refinance a €300 million bridge-to-bond facility that had been extended until September 2023, repay the outstanding balance of a €50 million shareholder loan from Icade, and fund the repurchase of €200 million in shares from Icade, which was followed by their cancellation. On September 19, 2023, Praemia Healthcare issued sustainable bonds worth €500 million in total, with a fixed coupon of 5.50% and maturing in September 2028. The €550 million bridge loan taken out in July was repaid in full.

Lastly, rating agency S&P **affirmed Praemia Healthcare's credit rating at BBB with a stable outlook** in its annual review released on July 11, 2023, after the transaction with the Primonial REIM Group was announced.

### 1.2. Key indicators

#### Key figures

	12/31/2023	12/31/2022	Change	Change (%)
<b>Gross rental income</b>	<b>337.8</b>	<b>323.1</b>	<b>+14.7</b>	<b>+4.6%</b>
EPRA earnings	256.2	250.4	+5.8	+2.3%
EPRA earnings per share (in € per share)	€6.60	€6.35	+0.26	+4.0%
	12/31/2023	12/31/2022	Change (%)	
<b>EPRA NDV per share</b>	<b>€100.9</b>	<b>€109.2</b>		<b>-7.5%</b>
<b>EPRA NTA per share</b>	<b>€94.8</b>	<b>€100.3</b>		<b>-5.4%</b>
<b>LTV ratio excluding duties</b>	<b>38.9%</b>	<b>32.7%</b>		<b>+630 bps</b>
<b>LTV ratio including duties</b>	<b>36.5%</b>	<b>30.7%</b>		<b>+580 bps</b>
<b>ICR</b>	<b>6.83x</b>	<b>9.36x</b>		<b>-27.0%</b>

**Gross rental income amounted to €337.8 million in 2023, up +4.6% on a reported basis (+€14.7 million)** compared to 2022, mainly driven by the effect of index-linked rent reviews.

**EPRA earnings stood at €256.2 million, up +€5.8 million, i.e. +2.3%** compared with December 31, 2022, due to increases in rental income, which offset the higher finance expense.

**EPRA NTA per share** was down -5.4% to €94.8, due in particular to the decrease in asset values on a like-for-like basis. **EPRA NDV per share amounted to €100.9.**

Lastly, **the LTV ratio excluding duties stood at 38.9%**, an increase with respect to December 31, 2022, reflecting the transactions involving share capital carried out as part of the change in shareholding structure and the slight fall in property values in H2 2023.

## IFRS consolidated income statement

<i>(in millions of euros)</i>	12/31/2023	12/31/2022
<b>Gross rental income</b>	<b>337.8</b>	<b>323.1</b>
Services provided	0.8	2.1
Other income from operating activities	31.4	30.1
<b>Income from operating activities</b>	<b>369.9</b>	<b>355.2</b>
Outside services	(57.0)	(55.3)
Taxes, duties and similar payments	(1.0)	(0.8)
Staff costs, performance incentive scheme and profit sharing	(4.8)	(7.7)
Other operating expenses	(0.3)	(1.9)
<b>Expenses from operating activities</b>	<b>(63.0)</b>	<b>(65.7)</b>
<b>EBITDA</b>	<b>306.9</b>	<b>289.6</b>
Change in fair value of investment property	(207.8)	122.3
Profit/(loss) from acquisitions	-	(0.3)
Profit/(loss) on asset disposals	1.2	6.0
<b>OPERATING PROFIT/(LOSS)</b>	<b>100.3</b>	<b>417.5</b>
Cost of gross debt	(53.3)	(30.6)
Net income from cash and cash equivalents, related loans and receivables	8.4	(0.3)
<b>Cost of net financial liabilities</b>	<b>(44.9)</b>	<b>(30.9)</b>
Other finance income and expenses	(2.4)	(2.6)
<b>FINANCE INCOME/(EXPENSE)</b>	<b>(47.3)</b>	<b>(33.6)</b>
Tax expense	0.5	(2.7)
<b>NET PROFIT/(LOSS)</b>	<b>53.5</b>	<b>381.3</b>
- Including net profit/(loss) attributable to the Group	58.2	378.4
- Including net profit/(loss) attributable to non-controlling interests	(4.6)	2.9
<b>Basic net profit/(loss) attributable to the Group per share (in €)</b>	<b>€1.50</b>	<b>€9.59</b>
<b>Diluted net profit/(loss) attributable to the Group per share (in €)</b>	<b>€1.50</b>	<b>€9.59</b>

In 2023, net profit attributable to the Group was down on 2022 due to the combined effects of:

- An increase in income from operating activities thanks to the +€14.7 million increase in rental income;
- The change in value of investment property, which represented an expense of -€207.8 million in 2023 vs. income of +€122.3 million in 2022. This change was the result of the new interest rate environment (see section "Changes in value of assets").
- The finance expense increased by -€13.8 million due to the increase in the average cost of gross debt (2.07% as of December 31, 2023 compared with 1.32% as of December 31, 2022).

## Investments

<i>(in millions of euros)</i>	12/31/2023	12/31/2022	Change
Acquisitions	12.1	100.3	-88.2
Developments	46.7	58.1	-11.4
Other capex	22.7	18.5	4.2
<b>Total capex</b>	<b>81.5</b>	<b>176.8</b>	<b>-95.3</b>
<i>Incl. France</i>	70.4	92.7	-22.3
<i>Incl. international</i>	11.1	84.1	-73

**Investments totalled €81.5 million** as of December 31, 2023, of which €70.4 million were in France and €11.1 million abroad.

Investments **in France** added up to €70.4 million, including:

- **Investments in the development pipeline** for €46.7 million, including €12.0 million in a post-acute care facility in Salon-de-Provence, €7.6 million in the extension of the Saint-Augustin private hospital in Bordeaux and €7.2 million in the extension of the Clinique d'Occitanie private hospital in Muret;
- **Other capex** amounted to €23.7 million, including €9.6 million of "green capex" to improve the environmental and energy performance of buildings.

**Outside France**, the Group's investments totalled €11.1 million with the acquisition of a long-term care facility operated by Amavir in Ciudad Real, Spain.

## Disposals

No significant disposals were completed over the period.

## Changes in value of assets

<i>(in millions of euros, on a full consolidation basis)</i>	Fair value as of 12/31/2022	Fair value of assets sold	Investments and other <sup>(a)</sup>	Like-for-like change (€m)	Like-for-like change (%)	Fair value as of 12/31/2023
France	5,886.5	-	+55.0	-165.9	-2.8%	5,775.5
International	292.0	-	+8.8	-23.5	-8.0%	277.3
<b>Fair value of assets (excl. duties)</b>	<b>6,178.5</b>	<b>-</b>	<b>+63.7</b>	<b>-189.4</b>	<b>-3.1%</b>	<b>6,052.9</b>

<sup>(a)</sup> Includes capex, the amounts invested in off-plan acquisitions in 2023, acquisitions and the adjustment for transfer duties and acquisition costs, changes in value of assets acquired during the period, work on properties sold, changes in transfer duties and tax treatment, and changes in value of assets treated as financial receivables.

As of December 31, 2023, the portfolio was worth €6.1 billion (excluding duties), a slight decrease of -2.0% on a reported basis.

On a like-for-like basis, the portfolio saw a -€189.4 million (-3.1%) decrease in value.

After a slight increase on a like-for-like basis (+0.4%) in H1, the healthcare real estate asset class saw a modest decline in H2 (-3.5% on a like-for-like basis), reflecting the new interest rate environment.

### 1.3. EPRA reporting

The performance indicators presented below as defined by the European Public Real Estate Association (EPRA) have been calculated in accordance with EPRA's recommendations. These are all leading indicators for the property investment industry.

#### EPRA NAV

Net asset value (NAV) measures the value of Praemia Healthcare based on changes in equity and changes in value of asset portfolios.

EPRA recommends the use of three NAV metrics:

- A NAV metric that represents the net asset value under a disposal scenario: EPRA Net Disposal Value (NDV), which includes the fair value of fixed rate debt;
- A NAV metric which focuses on real estate activities: EPRA Net Tangible Assets (NTA), which excludes the fair value of fixed rate debt;
- A reinstatement NAV: EPRA Net Reinstatement Value (NRV), a NAV including duties.

#### EPRA NAV metrics for the last two periods

	12/31/2023	12/31/2022
<b>Consolidated equity attributable to the Group</b>	<b>3,603.9</b>	<b>4,049.5</b>
Remeasurement gains or losses on fixed rate debt	205.9	300.6
<b>EPRA NDV (Net Disposal Value)</b>	<b>3,809.8</b>	<b>4,350.1</b>
<b>EPRA NDV per share (in €)</b>	<b>100.9</b>	<b>109.2</b>
Year-on-year change	-7.5%	
Deferred tax on investment property	1.6	2.1
Optimisation of transfer tax on the fair value of property assets	7.2	7.8
Adjustment for remeasurement gains or losses on fixed rate debt	-205.9	-300.6
Adjustment for remeasurement gains or losses on interest rate hedges	-33.7	-64.8
<b>EPRA NTA (Net Tangible Assets)</b>	<b>3,578.9</b>	<b>3,994.6</b>
<b>EPRA NTA per share (in €)</b>	<b>94.8</b>	<b>100.3</b>
Year-on-year change	-5.4%	
Adjustment for the optimisation of transfer tax on the fair value of property assets	-7.2	-7.8
Transfer tax on the fair value of property assets	394.9	385.2
<b>EPRA NRV (Net Reinstatement Value)</b>	<b>3,966.6</b>	<b>4,371.9</b>
<b>EPRA NRV per share (in €)</b>	<b>105.1</b>	<b>109.7</b>
Year-on-year change	-4.2%	
Number of fully diluted shares	37,741,151 <sup>(a)</sup>	39,845,490

<sup>(a)</sup> In 2023, 2,104,339 shares repurchased from Icade were cancelled.

EPRA NTA stood at €3,578.9 million (€94.8 per share), down -5.4% compared to December 31, 2022, mainly due to the combined effect of the following:

- Net current cash flow for the period of €256.2 million (€6.6 per share); offset by
- The fall in property values on a like-for-like basis (-€207.8 million, i.e. -€5.4 per share);
- A dividend payment (-€272.8 million, i.e. -€6.9 per share).

EPRA NDV amounted to €3,809.8 million (€100.9 per share) and includes the positive impact of remeasuring fixed rate debt to market value. Lastly, EPRA NRV amounted to €3,966.6 million, i.e. €105.1 per share.

## EPRA income statement

<i>(in millions of euros)</i>	12/31/2023	12/31/2022	Change	Change (%)
<b>Recurring items:</b>				
Gross rental income	337.8	323.1	+14.7	4.6%
<b>NET RENTAL INCOME</b>	<b>331.1</b>	<b>315.7</b>	<b>+15.4</b>	<b>4.9%</b>
<i>Net to gross rental income ratio</i>	<i>98.0%</i>	<i>97.7%</i>	<i>+0.3 pps</i>	
Operating costs	-24.1	-26.1	+2.0	-7.6%
<b>RECURRING EBITDA</b>	<b>306.9</b>	<b>289.6</b>	<b>+17.4</b>	<b>6.0%</b>
Depreciation of operating assets	-	-	-	
Share of profit/(loss) of equity-accounted companies	-	-	-	
<b>RECURRING OPERATING PROFIT/(LOSS)</b>	<b>306.9</b>	<b>289.6</b>	<b>+17.4</b>	<b>6.0%</b>
Cost of net debt	-44.9	-30.9	-14.0	45.2%
Other finance income and expenses	-1.3	-1.2	-0.1	7.0%
<b>RECURRING FINANCE INCOME/(EXPENSE)</b>	<b>-46.2</b>	<b>-32.1</b>	<b>-14.1</b>	<b>43.8%</b>
Tax expense	0.2	-2.4	+2.5	-106.5%
<b>EPRA EARNINGS ATTRIBUTABLE TO THE GROUP</b>	<b>256.2</b>	<b>250.4</b>	<b>+5.8</b>	<b>2.3%</b>
Non-current recurring items (a)	-	-	-	
<b>NET CURRENT CASH FLOW ATTRIBUTABLE TO THE GROUP</b>	<b>256.2</b>	<b>250.4</b>	<b>+5.8</b>	<b>2.3%</b>
Non-current non-recurring items (b)	-198.0	128.1	-326.0	-254.6%
<b>IFRS NET PROFIT/(LOSS) ATTRIBUTABLE TO THE GROUP</b>	<b>58.2</b>	<b>378.4</b>	<b>-320.2</b>	<b>-84.6%</b>

(a) "Non-current recurring items" relate to the depreciation of operating assets.

(b) "Non-current items" include the change in fair value of investment property, gains or losses on disposals, fair value adjustments to financial instruments, and other non-current items.

Net profit attributable to the Group stood at €58.2 million as of December 31, 2023 (vs. €378.4 million as of December 31, 2022).

It primarily includes:

- EPRA earnings; and
- Changes in fair value of investment property. Changes in fair value of investment property represented an expense of -€207.8 million in 2023 vs. income of €122.3 million in 2022. This reflects the negative like-for-like change in asset values over the financial year.

## Rental income

<i>(in millions of euros)</i>	2022 gross rental income	Acquisitions	Completions/ Developments / Refurbishments	Disposals	Leasing activity and index-linked rent reviews	2023 gross rental income	Change (%)	Like-for-like change (%)
Acute care	275.9	+0.2	+2.2	-2.1	+9.2	285.4	+3.5%	+3.7%
Medium-term care	24.1	+0.5	-0.1	-0.2	+1.1	25.3	+5.3%	+4.5%
Long-term care	23.1	+2.4	+0.7	-	+0.8	27.0	+16.9%	+3.9%
<b>Gross rental income</b>	<b>323.1</b>	<b>+3.1</b>	<b>+2.8</b>	<b>-2.3</b>	<b>+11.1</b>	<b>337.8</b>	<b>+4.6%</b>	<b>+3.8%</b>
<i>Incl. France</i>	<i>310.2</i>	<i>+0.6</i>	<i>+2.8</i>	<i>-2.3</i>	<i>+11.0</i>	<i>322.3</i>	<i>+3.9%</i>	<i>+3.9%</i>
<i>Incl. international</i>	<i>12.9</i>	<i>+2.5</i>	<i>-</i>	<i>-</i>	<i>+0.1</i>	<i>15.5</i>	<i>+20.4%</i>	<i>+1.0%</i>

Driven by increases in index-linked rent reviews, gross rental income grew by a solid +4.6% (+€14.7 million) on a reported basis to €337.8 million.

On a reported basis, rental growth was driven by:

- Acquisitions worth €3.1 million, including €1.9 million for acquisitions in Spain;
- Completion of development, refurbishment and extension projects for +€2.8 million;
- Disposals during the period represented a loss of rental income of -€2.3 million;
- Leasing activity and index-linked rent reviews were up by +€11.1 million.

## Gross rental income by type of facility and location

(in millions of euros)	12/31/2022	12/31/2023	Reported basis		Like-for-like basis	
			In value terms	In %	In value terms	In %
<b>France</b>	<b>310.2</b>	<b>322.3</b>	<b>+12.1</b>	<b>+3.9%</b>	<b>+11.0</b>	<b>+3.9%</b>
<i>Incl. acute care</i>	264.3	273.6	+9.3	+3.5%	+9.1	+3.9%
<i>Incl. medium-term care</i>	24.1	25.3	+1.3	+5.3%	+1.1	+4.5%
<i>Incl. long-term care</i>	21.8	23.3	+1.5	+6.9%	+0.8	+3.9%
<b>International</b>	<b>12.9</b>	<b>15.5</b>	<b>+2.6</b>	<b>+20.4%</b>	<b>+0.1</b>	<b>+1.0%</b>
<i>Incl. acute care</i>	11.6	11.8	+0.2	+2.0%	+0.1	+1.0%
<i>Incl. medium-term care</i>	-	-	-	-	-	-
<i>Incl. long-term care</i>	1.3	3.7	+2.4	+187.4%	-	-

The change on a reported basis is determined by comparing rental income between two periods from all the properties in the portfolio.

The like-for-like change is determined by comparing rental income between two periods from assets that were operating in both periods (properties leased, excluding any additional rent due to extensions completed during the period under consideration).

(in millions of euros)	12/31/2023		12/31/2022	
	Net rental income	Net to gross ratio	Net rental income	Net to gross ratio
<i>France</i>	316.4	98.2%	303.3	97.8%
<i>International</i>	14.7	94.6%	12.4	96.1%
<b>Total</b>	<b>331.1</b>	<b>98.0%</b>	<b>315.7</b>	<b>97.7%</b>

Net rental income totalled €331.1 million, implying a **high net to gross ratio of 98.0%**.

### Leasing activity

The financial occupancy rate as of December 31, 2023 stood at 100%, unchanged compared to December 31, 2022.

The **WAULT to break stood at 7.2 years**, an increase compared to December 31, 2022 (+0.3 year), thanks to an active asset management strategy. On average, it stood at 7.0 years for assets in France and 10.8 years for assets outside France. In 2023, 21 leases were renewed or extended, thus securing €58.6 million in annualised headline rental income for an average lease term of 8.6 years.

### Lease expiry schedule in terms of annualised IFRS rental income

	France	International	Praemia Healthcare
2024	15.7	-	15.7
2025	12.7	-	12.7
2026	13.8	-	13.8
2027	8.6	0.5	9.2
2028	39.4	5.7	45.1
2029	24.2	-	24.2
2030	39.8	-	39.8
2031	65.7	5.0	70.7
2032	19.7	-	19.7
2033	48.1	-	48.1
2033 and beyond	44.9	4.5	49.4
<b>Total</b>	<b>332.5</b>	<b>15.8</b>	<b>348.3</b>



As a percentage of total lease expiries:

4.5%	3.6%	4.0%	2.6%	13.0%	7.0%	11.4%	20.3%	5.7%	13.8%	14.2%
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#### 1.4. Financial resources

##### Debt by type

As of December 31, 2023, gross financial liabilities stood at €2,566.7 million and broke down as follows:

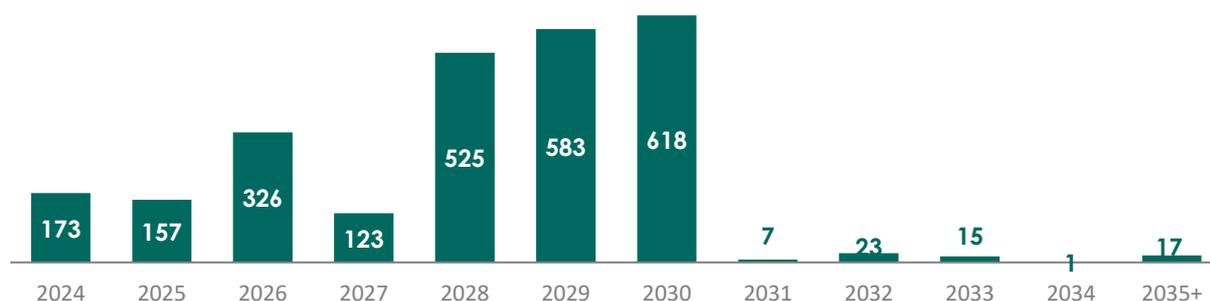


Thanks to its diversified debt structure as of December 31, 2023, 62% of which was not granted by financial intermediaries, Praemia Healthcare was able to secure its financing.

##### Maturity schedule of drawn debt

The maturity schedule of Praemia Healthcare's drawn debt as of December 31, 2023 was as follows:

(in millions of euros, as of December 31, 2023)



### Breakdown of debt by maturity



The average debt maturity as of December 31, 2023 was 4.6 years, down slightly from 4.8 years as of December 31, 2022. Praemia Healthcare's next bond maturity falls in September 2028 for an amount of €500 million (sustainable bond).

### Average cost of debt

In the new financial environment, the average cost of debt, net of income from short-term investments, **remained under control at 1.73%**. Praemia Healthcare's average cost of gross debt was 2.07% in 2023 vs. 1.32% in 2022. Its fixed rate and hedged debt represented 100% of total debt.

### Credit rating

Rating agency S&P **affirmed Praemia Healthcare's credit rating at BBB with a stable outlook** in its annual review released on July 11, 2023, after the transaction with the Primonial REIM Group was announced.

### Loan-to-value (LTV) ratio

The LTV (loan-to-value) bank covenant, which is the ratio of net financial liabilities to the latest valuation of the property portfolio excluding duties, **stood at 38.9% as of December 31, 2023** (compared with 32.7% as of December 31, 2022), well below the limit set out in the bank agreements.

### Interest coverage ratio (ICR)

The interest coverage ratio, which is the ratio of EBITDA to the interest expense for the period, **was 6.80x for the financial year 2023** (9.36x in 2022). This ratio has remained high, well above the limit set out in the bank agreements.

### Summary table of covenants

		Covenants	12/31/2023
LTV bank covenant	Maximum	< 60%	38.9%
ICR	Minimum	> 2	6.8x
Value of the property portfolio	Minimum	> €2bn or €3bn	€6.1bn
Security interests in assets	Maximum	< 30% of portfolio value	4.0%

As of December 31, 2023, the covenants had been comfortably met, with the LTV ratio below the limit set in the bank agreements and the ICR ratio at a high level.