PRIMONIAL
REIM GERMANY

PRESS RELEASE
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PRIMONIAL REIM SHORES UP ITS PANEUROPEAN PROPERTY FUND "ESI" WITH TWO FURTHER ACQUISITIONS IN HEALTHCARE REAL ESTATE GERMANY

Primonial REIM, a major European asset manager and leading player in the healthcare real estate sector, announces that it has acquired two asset portfolios in Germany.
Primonial Reim is thus shoring up its pan-European property fund ESI, an open-end Luxembourg alternative investment fund catering to institutional investors and investing in socially responsible real estate assets in Europe's.

After factoring in these two acquisitions, ESI is now valued at over €450 million.

The two transactions carried out by Primonial REIM Germany are as follows:

- **The acquisition and reconversion of a 30,000 m² property ensemble in Potsdam**

  The ensemble consists of seven buildings and annexes. The entire site was previously used as a boutique hotel complex and is currently undergoing a full reconversion. The existing buildings include a listed building ("Bayrisches Haus") and are in the process of being restructured and renovated to be used as a hospital for psychiatry, psychosomatics and psychotherapy. In addition, 15-20 beds will be added over time for future patients in a building which is to be fully reconstructed.

  The project is being redeveloped by Oberberg Group, Germany's leading group of hospitals specialising in treating predominantly privately insured patients with psychiatric and psychosomatic disorders. Oberberg Group will then operate the entire site under a fixed 20-year lease. The site is scheduled to be delivered in H2 2022.

- **The acquisition of a 19,333 m² private clinic in Parkklinik**

  This clinic is to be delivered in the second half of 2023, including 75 beds and specialising in psychosomatic disorders. The facility will be operated by Parkklinik Hornbach Betriebs GmbH under a fixed 20-year lease. The deal went ahead in the form of a sale-before-completion.

Oliver Spiewak, Head of Transaction Management Primonial REIM Germany: *"We are delighted with these latest acquisitions of healthcare property assets in Germany in response to the*

population's need for health infrastructure and the real estate issues faced by healthcare tenants with which we are keen to establish solid and lasting ties. "

Peter Finkbeiner, Chief Executive Officer of Primonial REIM Germany : "*These transactions are a prime example of the synergies we are striving to build up through our Primonial REIM pan-European real estate platform. This involves making use of local expertise to identify the most promising real estate opportunities for our investor-clients throughout Europe.*"

Primonial REIM has operated in the healthcare real estate sector since 2012 as a pioneer and leader, with €10 billion of assets under management. It continues to expand across the whole of Europe from its 4 local offices: Primonial Reim France, Germany, Luxembourg and Italy.

Primonial REIM Germany was advised for the purposes of these acquisitions by GSK Stockmann Berlin (juridique aspects) and by L+P Technical Advisory (technical/operational aspects).

About Primonial REIM

Primonial REIM brings together more than 400 employees in France, Germany, Luxembourg and Italy and applies its core 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, whether individual or institutional.

Primonial REIM has €30 billion in assets under management. Its allocation breaks down into: 50% offices, 32% health / education, 10% commerce, 6% residential, 2% hotels. The pan-European platform manages 61 funds and brings together more than 80,000 investor clients, of which 54% are individuals and 46% institutional. Its real estate portfolio is made up of more than 1,400 buildings (offices, health / education, retail, residential, hotels) located in nine European countries.

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