

HEALTHCARE ACTIVOS INVESTMENT ACQUIRES AN OPERATING NURSING HOME IN LERIDA THAT WILL BE MANAGED BY EMERA AFTER A COMPLETE REFURBISHMENT AND SIGNIFICANT EXPANSION

- *HEALTHCARE ACTIVOS, THE LEADING INVESTMENT PLATFORM IN HEALTHCARE REAL ESTATE ASSETS, ENLARGES ITS PARTNERSHIP WITH EMERA AFTER JOINTLY ACQUIRING A NURSING HOME IN ALBACETE IN SEPTEMBER 2020 AND SECOND IN PALMA DE MALLORCA IN OCTOBER 2020*
- *LERIDA AND PALMA DE MALLORCA ASSETS WILL INCLUDE FULL REFURBISHMENTS IN ORDER TO IMPROVE THE CARE QUALITY AND ADAPT BOTH CENTRES TO THE FUTURE REQUIREMENTS OF THE INDUSTRY*

Madrid, 3rd December 2020. **Healthcare Activos**, the leading Iberian platform for real estate assets within the healthcare sector including hospitals, clinics and nursing homes continues its expansion. Its investment platform **Healthcare Activos Investment**, created alongside **Oaktree Capital Management**, with a long term investment strategy in operating assets in ramp-up phase or in development and construction of new buildings, completed the acquisition of a nursing home and the adjacent plots in the city of Lerida. The investment includes the construction of a new building and the full refurbishment of the existing one. After the execution of the works, the new nursing home will have more than 130 beds and 4,800sqm prepared for the future quality needs of the industry. The nursing home will be managed by Emera, top tier European operator of nursing homes, through a guaranteed long-term rental agreement.

In October, **Healthcare Activos** already acquired an operating nursing home managed by **Emera** in Palma de Mallorca. Both **Healthcare Activos** and **Emera** are working on a full refurbishment of this asset as well.

Emera Group, international operator headquartered in France with more than 30 years of experience in the nursing home industry and with an ambitious expansion plan in Spain (through the acquisition of operating nursing homes, refurbishment and development), adds Lerida to its portfolio. The nursing home, renamed as “Emera Lleida – Castrillón”, is a mature nursing home with high quality standards aligned with the growth policy of the Group.

With this investment, **Healthcare Activos Investment** exceeds **15 assets (invested and committed) either in operations or in development**, including an acute hospital and several nursing homes leased under long-term agreements with fixed rents and triple-net guaranteed long-term contracts with tier one operators such as Korian, DomusVi, Colisée, Ballesol, Emera or Clece. The investment platform created in 2016 along **Oaktree Capital Management** maintains its strategy to build strong partnerships with

the main European players aiming to offer tailor made projects to their expansion needs with the highest standards of quality.

“We are delighted to acquire a nursing home that, after the construction of the new building and the refurbishment of the existing one, will be the nursing home of reference in the city of Lerida, managed through a long-term lease by a tier one European Group with proved track-record, and always offering the best care to the nursing home residents, which must be the main objective of all the players within the healthcare sector.” Explains **Jorge Guarner, founder, and chairman of Healthcare Activos**. For **Albert Fernandez, CEO of Healthcare Activos**, “this acquisition meets our strategy of growing by providing long-term value to the operators, supporting them in their expansion plans, providing selected assets in high quality locations and designing projects that prioritize the quality care needs of the operators and the industry. This allows us to ensure long-term guaranteed rents with top tier operators, providing attractive returns to our investors with a limited risk”.

Javier Romero, Emera Spain CEO, adds that “it is a great satisfaction to keep growing partnering with Healthcare Activos. The incorporation of this nursing home to our portfolio reinforces our commitment into projects where we can provide the high quality and differentiated services that are the core of Emera strategy.”

About Healthcare Activos Investment:

Healthcare Activos Investment is an investment strategy started in 2016 by **Jorge Guarner** in partnership with **Oaktree Capital Management**. The platform has a portfolio of 17 assets and more than 2,100 beds between operating and development assets. **Healthcare Activos Investment** strategy focuses on acquiring selected high-quality assets in ramp-up phase or on the development and construction of new buildings, leased under long-term agreements to leading European operators, guaranteeing attractive returns to its investors. **Healthcare Activos Investment** is managed by **Healthcare Activos**, leading platform for real estate assets within the healthcare sector with **Jorge Guarner as founder and Chairman and Albert Fernandez as CEO**.

About Emera:

With over 70 nursing homes in 7 different European countries and more than 7,400 beds, the French operator **Emera** is one of the main Groups in the elderly care sector in Europe. Emera has presence in France (53 centres), Spain (12 centres), Belgium (4 centres), Luxembourg (1 centre), Switzerland (1centre), Irland (4 centres) and Italy (2 centres). Emera Group arrived to the Spanish market in 2017 and currently manages 12 centres within different Spanish regions with a capacity of 1,600 beds. Emera Group is matching the growth strategy forecasted in its expansion plan with 7 development assets and several projects in different development phases, forecasting more than 5,000 beds in Spain by 2025.