

HEALTHCARE ACTIVOS CONTINUES ITS EXPANSION IN SPAIN WITH A NEW DEVELOPMENT IN PAMPLONA

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Healthcare Activos continues its expansion in Spain and Portugal, where it already owns 40 operating assets and 11 assets under construction in different phases of development. Today's announcement strengthens **Healthcare Activos'** leading position in Iberia while the company is preparing its expansion into other key European countries, such as Germany and Italy in the near future.

For this new greenfield in Pamplona, a long-term lease agreement has been signed with a leading European operator, the French group Colisée.

Healthcare Activos' platform offers a wide variety of investment solutions which range from the acquisition of stabilised operating properties to the refurbishment and full development of new assets, including nursing homes, clinics and hospitals.

"**Healthcare Activos** develops its full potential in greenfields, as we better deploy all our investment fundamentals by choosing the adequate location and catchment area, designing the assets in line with our own model focused on sustainability and long-term quality care, and applying conservative rents" explains Jorge Guarner, founder and Executive Chairman.

In this new project, the company will undertake the refurbishment of the Matesa building, located in the Rochapea district of Pamplona. The building will have a ground floor and two upper floors, with a total of **130 beds**, distributed in 109 rooms, **80% of which will be single rooms**. It will be organised into **9 independent living units of 14-15 beds**, which will have independent living and dining rooms.

The building will have open spaces and green areas for residents and their families. The volume of the building and its exterior design will allow the building to be fully integrated within the area, with easy accessibility and parking spaces above ground level. Once operating, it will generate more than **70 quality stable jobs in the community**. High-quality materials have been chosen for the design of the project with a long-term vision that minimises maintenance costs with the highest energy and sustainability standards.

For the operation of its assets, **Healthcare Activos** partners with leading European operators with a shared commitment to sustainable development and a long-term vision. In this case, the nursing home will be operated by Colisée, which already operates other assets owned by the company, including two recent developments which are already in operation in Igalada and Bilbao.

Healthcare Activos is the leading Iberian platform for real estate assets in the healthcare sector (including hospitals, clinics, and nursing homes). Since its creation in 2016, the firm has acquired more than 50 assets with an asset value of more than €630 million and more than 347,000 sqm under management.

With Jorge Guarner as founder and Chairman and Albert Fernández as CEO, the platform is based on long-term business fundamentals: selected high-quality assets, leased to leading European operators with long-term triple net leases and fixed rents indexed to inflation. Healthcare Activos offers a full range of investment options, from the development of new buildings to the acquisition of operating and stabilised properties.

www.healthcareactivos.com