

## HEALTHCARE ACTIVOS CONTINUES ITS INTERNATIONAL DEVELOPMENT WITH NEW INVESTMENTS IN BELGIUM, PORTUGAL AND GERMANY

- **HEALTHCARE ACTIVOS ACQUIRED 6 NURSING HOMES IN BELGIUM FROM AG INSURANCE**
- **HEALTHCARE ACTIVOS ACQUIRED 2 HOSPITALS IN PORTUGAL FROM FIDELIDADE**
- **THE FIRM OPENED AN OFFICE IN FRANKFURT IN NOVEMBER '22 AND INCORPORATES ZAID FAHRER TO LEAD HEALTHCARE ACTIVOS EXPANSION IN GERMANY**



**January 25, 2022.** Healthcare Activos, signed in December the acquisition from AG Insurance of six nursing homes in Belgium and it also signed the acquisition from Fidelidade of two hospitals located in Portugal. Additionally, Healthcare Activos further reinforces its platform with the recruitment of Zaid Fahrer, coming from Aedifica, to lead the expansion in Germany, where Healthcare Activos opened its office in Frankfurt on November 2022.

The six high-quality Belgium nursing homes hold approximately 800 beds and 48,800 m<sup>2</sup>, they are located in the regions of Flanders (5) and Brussels (1), and they are leased under long-term triple-net agreements to leading European operators with fixed rents indexed to inflation in line with Healthcare Activos fundamentals. The operators included are Colisée, Korian and Vulpia.

The two state-of-the-art Portuguese hospitals are in Lisbon and Coimbra and hold approximately 140 beds, 8 surgical rooms and 37,500 sqm. They are also leased under long-term triple-net agreements with fixed rents indexed to inflation. The operator is Luz Saude, the largest hospital operator in Portugal and one of the most reputed across Europe.

These two acquisitions mark a new step in Healthcare Activos international expansion. Healthcare Activos has a long-term commitment to support healthcare operators across Europe in their growth plans by partnering with them through their real estate infrastructure.



Healthcare Activos will leverage its differentiating operator mindset and expertise in the healthcare sector to build a leading platform of best-in-class assets with a long-term view, while maintaining its 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 investments are focused on long-term ESG impact as they are aimed to develop, improve, and modernize healthcare infrastructure across communities with a strong impact in our society.

Additionally, Zaid Fahrer has joined as Managing Director of Healthcare Activos Management GmbH to lead the expansion in Germany, where Healthcare Activos opened its office in Frankfurt in November 2022. Before joining Healthcare Activos, Zaid was the Investment Manager at Aedifica responsible for investments in Germany. Zaid, a German national, has 9 years of experience in the areas of healthcare real estate investments, transaction advisory services, and valuation of operator-managed hotel assets at major investment companies and consulting firms in Europe.

For Jorge Guarner, Executive Chairman of Healthcare Activos, "Germany, Belgium and Portugal are core long-term markets for us, so today's announcement is an important development of our platform. We have been analyzing these markets for a long period and we concluded that they fit very well with Healthcare Activos long-term fundamentals, with unique demographic needs that require significant investments in an adequate regulatory framework".

For Albert Fernández, CEO of Healthcare Activos, "We are very excited with Zaid arrival as we reinforce our international platform with high-caliber professionals that have unique sector expertise. Zaid's track record and strong capabilities will be fundamental to support our ambitious long-term growth plans in Germany. More importantly, at Healthcare Activos our best investment is people, so recruiting top talent like Zaid is a key priority for us".

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Healthcare Activos is the leading Iberian platform for real estate assets within the healthcare sector (including hospitals, clinics and nursing homes). Since its creation in 2016, the firm has acquired or developed more than 60 assets, with an asset value in excess of €850 million and more than 400,000m<sup>2</sup> managed.

With Jorge Guarner as Founder and Chairman and Albert Fernandez as CEO, the platform has unique long-term business fundamentals: selected high-quality assets, leased under long-term triple-net agreements to leading European operators with fixed rents indexed to inflation. Healthcare Activos offers a full range of capabilities from development of new buildings to the acquisition of operational and stabilized properties.

[www.healthcareactivos.com](http://www.healthcareactivos.com)