



AZORA

ADRIANO CARE ACQUIRES TWO NURSING HOMES AND CONSOLIDATES ITS PORTFOLIO OF 22 ASSETS VALUED AT OVER €235 MILLION

- **Adriano Care has acquired two nursing homes located in Santander and San Cugat del Vallés, which are leased on a long-term basis to Orpea and Amavir respectively.**
- **In 2022, Adriano Care has signed 7 deals with an investment value of more than €100 million and now owns a portfolio of 22 assets with 2,875 beds and a valuation of over €235 million.**
- **Adriano, positioning itself as one of the largest institutional owners in the sector, continues its commitment to providing quality real estate solutions to meet the challenge of an ageing population.**

Madrid, 29th July 2022 - Adriano Care, a Spanish socimi listed on the BME Growth, specialised in investing in senior home assets and managed by Azora, has acquired two new nursing home assets with a total investment of approximately €35 million. The assets acquired are two high quality homes, the first of which is located in Santander, in the central district of Puerto Chico, has 118 beds and is leased to Orpea; the second is located in Sant Cugat, has 180 beds and is leased to Amavir. Both assets have mandatory long-term rental contracts.

With these two transactions, Adriano has now invested more than €100m in 2022 and is moving forward with its investment plan, with a total portfolio of 22 assets and 2,875 beds that exceeds €235m in value, including committed investment in developments. The portfolio comprises approximately 82% traditional nursing homes and 18% in the emerging senior living segment. Among the operators to whom the assets are leased for management are leading European companies such as Colisee, DomusVi, Amavir, Orpea, Vivalto and Clece.

Adriano Care is one of the leading institutional owners in the senior housing sector in Spain, and since its incorporation in 2019 has maintained its commitment to undertake investments that provide quality real estate solutions to meet the challenge of an ageing population.

Concha Osácar, founding partner of Azora, comments: *“Adriano Care remains committed to addressing the growing need for housing solutions associated with an ageing population, adapted to the needs of our seniors and to new real estate trends. With these two new*



AZORA

acquisitions, the socimi is making progress in consolidating its portfolio with the aim of completing its investment commitment in the coming months, in line with its objectives."

ENDS

For further information:

FTI Consulting (Europe)

Richard Sunderland/ James McEwan/ Talia Jessener

Phone: +44 (0) 203 727 1000

Email: Azora@FTIConsulting.com

Azora Press Office (Spain)

Nacho Miquel: nacho.miquel@irazustacomunicacion.com

Noemí Sánchez: noemi@irazustacomunicacion.com

Telephone: +34 91 563 41 79

About Azora

Founded in 2003, the Azora Group ("Azora") is a leading, vertically integrated, Spanish real estate investment and asset management firm, with c.€6.5 billion of assets under management across Europe and the US. Over the past 19 years, Azora has grown to c. 300 professionals with extensive experience across the spectrum of real estate investing, including sourcing, structuring and investing, new developments and repositioning, asset management, leasing and sale of individual assets or portfolios.

Azora specialises in different types of assets: residential, hotels, logistics, offices, senior homes and renewable energy and is promoting new investment lines in leisure, data centres and infrastructure.

Azora pioneered the rented residential segment in Spain, launching its first BTR vehicle in 2003 and currently managing the largest portfolio of purpose-built rented residential assets in Spain, with c.15,000 units under management. Azora has also pioneered other social-linked segments of the Living space including student housing (where it built out the largest student housing portfolio in Continental Europe; RESA) and senior living (currently investing in Spain through Adriano Care).

Through its US investee (Azora Exan), Azora offers its investors the possibility of investing in the most powerful, stable and legally secure economy in the world, not only in the creation and management of office, logistics and retail real estate assets, but also in other value-added activities in which Azora has decades of proven experience. This is the case of the launch of its new residential rental fund in the US, focused on the Sunbelt states. Thus, through Azora Exan, Azora will continue to expand its presence in the US (where it has owned hotels for several years) in the residential, hotel, logistics and office segments.

About Adriano Care

Adriano Care, created in 2019 with the collaboration of Indosuez Wealth Management España and Banca March with an investment target of €265 million, is a Spanish company whose main objective is to create a real estate portfolio of assets related to the elderly sector, with the purpose of investing in the improvement and transformation of the industry in order to offer a better quality of service to our seniors.