

As part of the implementation of its Domus2025 strategic plan, the DomusVi Group creates a second OPCI dedicated to a major overhaul of its nursing home facilities

- The Domus2025 strategic plan enables the DomusVi Group to initiate a new growth and transformation cycle to meet the challenge of an ageing population and contribute to seniors' well-being, principally by maintaining and developing an active social life in a safe environment.
- To this end, the DomusVi Group announces that it has successfully raised €139 million to finance ImmoVi II, its second OPCI, earmarked for the complete overhaul of a number of its nursing homes. ImmoVi II consists of a portfolio of 10 facilities in France representing nearly 900 beds.
- With this OPCI, in line with its Strategic Plan and its CSR objectives, DomusVi continues to transform its property assets in order to improve quality of life and quality of care for its residents as well as quality of the workplace experience for its teams.

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This property strategy involves developing a new portfolio of assets in view of replacing existing nursing homes (endowed with authorisations and funding) by facilities better located within the newly formed 'healthcare regions' and buildings featuring more contemporary design and superior comfort and amenities. These new buildings, moreover, are designed to better meet the care-related challenges of people with health issues due to old age or illness and provide perfectly functional facilities for the staff who work there.

DomusVi has already delivered several nursing homes based on this schema:

Les Jardins de l'Aunette in Chamant (June 2019), Les Pomerelles in Ciel (November 2019), Les Rivalières in Vaudreuil (December 2020), Les Jardins de Mireval (December 2020), Les Jardins de la Béronne in Melle (May 2021), Les Terrasses de l'Etoile in Marcy l'Etoile (May 2021), Résidence Chantemerle in Maisoncelles (June 2021).

This strategy is based on an innovative financing tool: an OPCI is a real estate collective investment undertaking (AMF certified) which provides lease financing and in which DomusVi is minority shareholder alongside third-party investors.

While optimising its lease expenses, DomusVi retains an option to buy these assets, which it considers to be strategic, at the end of the lease under pre-defined conditions (8-year lease with purchase option).

A first portfolio of 10 residences including 911 beds and total investment of €120 million was financed through the ImmoVi OPCI in April 2020. A second ImmoVi II OPCI has just been financed for total investments of about €139 million. This new portfolio includes 8 new facilities and 2 residences needing major renovations for a total of 893 beds.

The DomusVi Group received support for this operation from:

- **Genefim**, lead bank and arranger
- **CA Leasing**,
- **CMCIC Lease** and **NatioCrédit Bail**,
- **Clearwater**, financial advisor
- **SGCIB**, financial advisor
- **VH15 Notaires**,
- **Gide** (operation structuring),
- **Kerius Finance** (interest rate coverage),
- **Edmond de Rothschild REIM** (OPCI management firm)

DomusVi Group at a glance

DomusVi, established in 1983, is among the leading providers of accommodation, assistance and care to people impaired due to age or illness present in 8 countries: France, Spain, Portugal, Ireland and the Netherlands and in Latin America with innovative services, habitats and therapies that preserve their quality of life and social relationships. With more than 425 nursing homes, more than 70 senior residential homes, psychiatric hospitals and centres for the disabled, and 80 home-care agencies, DomusVi provides a comprehensive range of quality services to its more than 70,000 customers in Europe and Latin America. DomusVi has over 40,000 employees worldwide in the service of the quality of life and satisfaction of its customers throughout the world, driven daily by our 5 values: the Group's pioneering spirit, knowing how to take care of oneself, shared trust, the sense of others and the sincerity of emotions.

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