

YOUR CARE CONSULT EUROPEAN HEALTHCARE REAL ESTATE STUDY OVERVIEW

1) Germany

Macroeconomics

Healthcare system

Regulation

License

Reimbursement

Healthcare real estate

Precedent transactions

Yield levels

Lease structures

Potential obstacles to sale lease backs

Healthcare operators and real estate investors

General overview

One-page profiles of

19 main operators:

- 7 MSO

- 12 Nursing homes

8 main healthcare real estate investors

2) UK

Macroeconomics

Healthcare system

Regulation

License

Reimbursement

Healthcare real estate

Precedent transactions

Yield levels

Lease structures

Potential obstacles to sale lease backs

Healthcare operators and real estate investors

General overview
One-page profiles of
17 main operators:
- 8 MSO
- 6 Nursing homes
- 3 Psy
2 main healthcare real estate investors

3) Belgium

Macroeconomics

Healthcare system

Regulation
License
Reimbursement

Healthcare real estate

Precedent transactions
Yield levels
Lease structures
Potential obstacles to sale lease backs

Healthcare operators and real estate investors

General overview
One-page profiles of 12 main operators:
- 5 MSO
- 7 Nursing homes
One-page profile for the 5 main RE funds

4) Spain

Macroeconomics

Healthcare system

Regulation
License
Reimbursement

Healthcare real estate

Limited precedent transactions & yield levels
Lease structures
Potential obstacles to sale lease backs

Healthcare operators and real estate investors

General overview

One-page profiles of
22 main operators:
- 10 MSO
- 12 Nursing homes
Main healthcare real estate investor
and 2 active PE funds

5) Italy

Macroeconomics

Healthcare system

Regulation
License
Reimbursement

Healthcare real estate

Limited precedent transactions & yield levels
Lease structures
Potential obstacles to sale lease backs

Healthcare operators and real estate investors

General overview
One-page profiles of 14 main operators:
- 8 MSO
- 5 Nursing homes
- 1 Psy
One-page profile for the 4 main RE funds

6) France

Macroeconomics

Healthcare system

Regulation
License
Reimbursement

Healthcare real estate

Precedent transactions
Yield levels
Lease structures
Potential obstacles to sale lease backs

Healthcare operators & real estate investors

General overview

One-page profiles of 18 main operators:

- 8 MSO

- 8 Nursing homes

- 2 Psy

One-page profile for the 6 main RE funds and a page on emergent investors

7) Tax overview

Overview of real estate tax regime (for information only and subject to your own tax analysis as YCC is not a tax advisor)

Format:

Study available in French or English in powerpoint format

Tarif: €10 000 pre-tax per country

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