



Press release

Your Care Consult is pleased to have advised EQT Real Estate on the EUR 300m joint venture, launched with Arco Lavori, to deliver grade-A senior care home facilities in Northern Italy

-
- EQT Real Estate and Italian construction company Arco Lavori launch joint venture to create a EUR 300m portfolio of state-of-the-art, affordable senior care homes with a focus on Northern Italy
 - The joint venture constitutes EQT Real Estate's first investment in Italy and combines its thematic focus on beds and sheds in primary European markets with a social impact strategy underpinned by EQT's industry-leading sustainability credentials
 - The joint venture launches having secured an initial five sites to be developed in Northern Italy and is actively working on a strong pipeline of future opportunities

APRIL 1, 2021- Your Care Consult, a financial and real-estate investment advisor with a focus on healthcare, today announced that it is pleased to have advised EQT Real Estate on the EUR 300m joint venture, launched with Arco Lavori, to deliver grade-A senior care home facilities in Northern Italy

EQT Real Estate II fund (EQT Real Estate) has launched a joint venture (the JV) with AR.CO. Lavori S.C.C. (Arco Lavori or Arco), a leading Italian construction company with an established track record of delivering high-quality real estate assets in Italy including healthcare facilities. The JV will focus on developing a portfolio of purpose-built, affordable grade-A senior care homes in Northern Italy that will seek to provide the highest level of healthcare and quality living in the country. The JV launches having secured five initial sites with the ability to provide an aggregate of 1,010 beds. The first two senior care homes are expected to be delivered by late 2022 and in the beginning of 2023.

It is intended that the JV will have an initial capacity to establish an investment portfolio with a total value in excess of EUR 300 million. The JV's five initial projects are located in the Lombardy and Emilia Romagna

regions, which are particularly in need of senior care facilities due to the supply-demand imbalance and low provision rate of care home beds for senior citizens driven by Italy's growing elderly population.

Consistent with other EQT Real Estate transactions, the JV's assets will be developed with strong sustainability credentials. Where possible, care homes will utilize photovoltaic panels on the roof and benefit from measures aimed at incentivizing the promotion of recycling of waste and rainwater management. The JV's care homes will also seek to achieve green certifications such as LEED and WELL, as well as following specific ESG principles. In addition, the JV will promote sustainable living practices within the care homes themselves. The operators will implement policies and standard activities related to the procedures against Covid-19 and other possible health risks.

Andrea Minciarelli, Head of Italy at Your Care Consult, said "We are proud to have advised EQT in this promising joint-venture for the development of best-in-class nursing homes in Italy"

About Your Care Consult: www.yourcare.eu

Founded in 2009 by Stéphane Pichon, Your Care Consult is a financial and real estate investment advisor specialised in the healthcare sector. Having advised on more than " 6Bbn+ of transactions at the end of 2020, Your Care Consult provides strategic, technological, real-estate and financial advice to healthcare services companies (operators of clinics, long-term care homes, laboratories, health centres, etc.) as well as to financial and real-estate investors. Your Care Consult maintains offices in Paris, Berlin, Milan, Brussels, and Madrid.

Contact

Stéphane Pichon
Tel : +33 1 47 04 86 91
spichon@yourcare.eu