



# Press Release

Luxembourg, 11 February 2016

## **AG REAL ESTATE AND CARDIF LUX VIE ACQUIRE A COMPANY CONTROLLING A PORTFOLIO OF NURSING HOMES IN GERMANY FOR 138 MILLION EUR**

An affiliated company of AG Insurance SA represented by AG Real Estate SA (80%) and Cardif Lux Vie SA (20%) have recently acquired, from Threestones Capital Group, 100% of the shares in the holding company TSC Property Holding Sàrl, which controls a portfolio of nursing homes in Germany.

This investment provides a great opportunity for AG Real Estate to further expand its portfolio of nursing homes across Germany, after a first acquisition of 94.99% of the shares in two companies controlling two nursing homes in the Hamburg Metropolitan Region on 31 December 2015.

AG Real Estate's healthcare portfolio, geographically diversified all over Germany, offers long-term secured cash flows and an excellent tenant structure:

- 14 nursing homes and assisted living facilities with 1'614 beds and 113 assisted living apartments
- 100% let to 9 healthcare operators, ranking in Germany's Top healthcare operators
- Weighted average lease term (WALT) in excess of 17 years

The Berlin-based company VIAM GmbH has been appointed for the property management of these fourteen nursing homes.

The seller was advised in this transaction by K&L Gates, Hücking & Partner and VANDENBULKE.

AG Real Estate and Cardif Lux Vie were advised in this transaction by Linklaters, Deloitte, Drees & Sommer and immoTISS.

## **ABOUT AG REAL ESTATE**

AG Real Estate, a wholly-owned subsidiary of AG Insurance, is active in multiple key real estate-related areas: Investment, Development, PPP & Real Estate Finance and Car Park Management via its subsidiary Interparking. AG Real Estate also manages an investment portfolio, both for itself and for external clients, currently valued at nearly EUR 6 billion.

The company employs a staff of over 250 with a wide range of skills and profiles, with another 2,300 employed in car park management across nine different European countries.

For more information, go to [www.agrealestate.eu](http://www.agrealestate.eu).

## **ABOUT CARDIF LUX VIE**

Cardif Lux Vie is a Luxembourg insurance company that ranks among the major players in the market. Owned by a strong shareholder base (BNP Paribas Cardif, BGL BNP Paribas and Ageas), it benefits from a strong foothold both locally and internationally.

Cardif Lux Vie meets the specific needs of customers on several complementary markets: life insurance that caters for retail clients, collective insurance for businesses and international life insurance as a wealth structuring tool.

In 2014, Cardif Lux Vie publishes excellent results with a turnover of €2.9 billion and close to €18 billion in assets under management.

For more information, go to <http://corporate.cardifluxvie.lu>.

## **ABOUT THREESTONES CAPITAL**

Threestones Capital is a fast growing independent and regulated investment management group headquartered in Luxembourg. Threestones Capital Group is a leading investor in nursing homes properties having acquired and currently managing more than 40 assets in Germany. The company is further expanding its activities in the sector with the upcoming launch of a “Pan-European” care homes fund.

For more information, go to <http://www.threestonescapital.com>.

## **PRESS CONTACTS:**

### **AG Real Estate**

#### **Aurore Moens**

Communication Specialist

58 avenue des Arts

B-1000 Brussels

Tel. +32(0)2 609 66 03

[aurore.moens@agrealestate.eu](mailto:aurore.moens@agrealestate.eu)

### **Cardif Lux Vie**

#### **Emilie Sansonetti**

Head of Operational Marketing & Communication 23-25 Avenue de la Porte-Neuve

L-2227 Luxembourg

Tél. : +352 26 214 5521

[emilie.sansonetti@cardifluxvie.lu](mailto:emilie.sansonetti@cardifluxvie.lu)

**Threestones Capital**

**Giovanni Perin**

Director

23 rue Aldringen

L-1118 Luxembourg

Tel +352 2484711

[g.perin@threestonescapital.com](mailto:g.perin@threestonescapital.com)