

LeadCrest Secures Leadership in European Healthcare Real Estate with €120 Million *emeis* Portfolio Acquisition

Portfolio of 13 mission-critical nursing homes operating in prime, geographically diversified locations across France.

Strategic partnership with emeis – Europe’s leading elderly care operator – including a significant ESG-focused capex commitments to support long-term sustainable care infrastructure.



PARIS, 1st September 2025 – LeadCrest Capital Partners, Europe’s first fund solely focused on sale-leaseback and build-to-suit investments, has announced the acquisition of a €120 million portfolio of 13 nursing homes from a joint-venture between *emeis* (EPA: EMEIS), Europe’s leading care home operator, and a French family office. The properties, all mission-critical elderly care assets, are located in attractive areas within the Paris metropolitan area or in dynamic

French touristic and retirement hotspots, allowing for strong residual value. The portfolio demonstrates outstanding operating performance, with high occupancy rates and robust revenue generation. All facilities will be operated by *emeis* under a long-term lease. The acquisition was funded by a mix of equity committed by funds managed by LeadCrest Capital Partners and debt provided by funds managed by Cheyne Capital.

The tenant, Europe’s #1 Care Home Operator:

emeis is the #1 care home operator by revenue in France and #1 in Europe. In 2024, the group welcomed over 283,000 patients and residents across a network of more than 1,000 facilities spanning 21 countries, totalling over 94,000 beds. In France alone, *emeis* operates the country’s largest network of care facilities—over 350 locations—representing a 6% share of the elderly care market. This expansive footprint underscores *emeis*’ commitment to providing high-quality care on a global scale.

A trusted partnership with ESG values:

This strategic partnership reinforces LeadCrest’s leadership in healthcare real estate and its commitment to long-term, sustainable care infrastructure. It also marks the initial transaction in a long-term relationship between LeadCrest and *emeis*, a mission-led company, focused on delivering lasting impact through trusted partnerships and shared ESG values. A significant ESG-related capital expenditure programme has been jointly defined with *emeis* to support modernization, energy efficiency, and resident well-being.



This transaction marks another milestone in LeadCrest's strategy to build a scalable, pan-European portfolio of mission critical assets across the company's four strategic pillars: healthcare, retail, logistics, and education sectors. With its conviction-led approach and focus on sustainable, income-producing investments, LeadCrest continues to deliver long-term value through high-quality real estate partnerships.

Georges Asmar, Portfolio Manager at LeadCrest Capital Partners

"We are proud to support emeis, a long-standing leader in the European care home market, and to further strengthen our presence in the resilient and essential healthcare sector," said Georges Asmar, Portfolio Manager at LeadCrest Capital Partners. *"This transaction exemplifies our strategy of acquiring high-quality, mission-critical assets underpinned by strong operators and long-term, ESG-aligned value creation."*

Jean-François Bost, Head of Investments, France & Benelux at LeadCrest Capital Partners

"This partnership enables emeis to continue investing in their facilities, supporting the well-being of their residents while aligning with our sustainability roadmap," declared Jean-François Bost, Head of Investments, France & Benelux at LeadCrest Capital Partners. He added *"Together, we are advancing a shared vision of high-quality, responsible care across Europe."*

Jean-Charles Prido, Executive Director, Real Estate at Cheyne Capital

"We are proud to support LeadCrest Capital Partners in this strategic acquisition, which combines strong fundamentals, long-term income visibility, and a clear ESG roadmap. The French healthcare market continues to offer compelling opportunities, and this deal reflects our confidence in its resilience and growth potential."

LeadCrest Capital Partners was advised by firms Cheuvreux, Reed Smith and KPMG on the legal and fiscal matters, Arcadis on the technical items, and CBRE Capital Advisors on the financing aspects of this transaction.

emeis was advised by Lazard on the financial aspects, and by firms Oudot and ADVANT Altana on the legal matters of this transaction.

Cheyne Capital was advised by firms Lasaygues, Dechert LLP and A&O Shearman on the legal aspects of this transaction.

About LeadCrest Capital Partners:

Founded by a team of experts with a global track record, LeadCrest Capital Partners is the first European fund exclusively dedicated to sale-leaseback and build-to-suit investments. With offices in Luxembourg and Paris, LeadCrest assists its corporate partners in meeting their strategic objectives by funding all their



real estate needs. LeadCrest invests throughout Europe in all asset classes – ranging from traditional commercial real estate to highly specific operational properties – with a particular focus on the consumer goods, industrials, healthcare and education sectors.

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