



## **LAUNCH OF FONCIÈRE SISCARE, THE PROPERTY EXPERT FOR DEPENDENCY CARE AND CHILDCARE**

The SIS Group has created the first leading French property company entirely focussed on facilities for dependency care and childcare homes, by grouping its specialised assets into Foncière Siscare.

The SIS Group is a family group founded by Philippe Austury, entrepreneur, who started out as a pioneer in the sector of dependency care by creating major private nursing facilities. He then entered the childcare sector in France, under the trade name, Crèches de France, and in the rest of Europe, with a strong presence in Germany, Switzerland, Belgium and Luxembourg.

By creating Foncière Siscare, the group has optimised its human, technical and financial resources dedicated to managing the group's assets. These assets have increased significantly, in line with the strong growth in the markets for dependency care for adults and childcare in France and Europe.

The Chairman of Foncière Siscare is Olivier Benque, who is supported by Benoît Rooryck, Financial Director and Bertrand Marcou, Development Director. All three are real estate specialists, who have worked for many years with Philippe Austruy and gained expertise in specific issues related to dependency care and childcare. Together, they have actively contributed to the development of the SIS Group and its real estate arm.

### **The preferred real estate partner of operators**

Foncière Siscare is the partner of the leading operators in their markets, providing real estate solutions adapted to the highest standards for the care sector. By outsourcing their real estate to Foncière Siscare, and developing a trusting relationship with a real estate specialist with an in-depth knowledge of their challenges and their business, operators can use their financial resources to concentrate on developing their core business.

### **A specialist in two key sectors**

Foncière Siscare's portfolio comprises 58 properties in France and 3 in Belgium, spread across two separate divisions:

- **Dependency care Division** includes 26 facilities specialised in providing long term or temporarily care, mainly clinics-SSRs (follow-up care and rehabilitation centres) and EHPADs (residential care homes for senior citizens), representing 1,200 beds, including a network of 8 agencies providing care to people in their homes.
- **Childcare Division** has a real estate portfolio of 35 facilities mainly nurseries or mini-nurseries, making a total 933 places.

## High quality assets and a secure business model

The assets which make up the Foncière Siscare portfolio have the following characteristics:

- **An average lease significantly higher than 10 years**, giving high visibility of future revenues,
- **A vacancy rate of almost zero**, guaranteeing high levels of profitability,
- **Prime locations** ensuring long-term operating sustainability.
- **Low sensitivity of yields** to economic cycles.

The model implemented by Foncière Siscare is based on:

- **Solid, long-term partnerships** with some of the private sectors leading operators tenants
- Underlying markets supported by **sustainable macroeconomic and demographic factors**
- **Regulations** which tie the operator to the property asset.

**Philippe Austuy, Chairman of the Supervisory Board of Foncière Siscare stated:** *“Solutions for private facilities are regularly growing as the requirements for adults dependency care continually increases. Similarly, the market for childcare facilities has a high growth potential, given the lack of places available and the fact that employers are becoming increasingly involved in obtaining places for their employees’ children. In these two sectors, operators are looking to externalise a part of their real estate assets to focus on their core business. This is why we have created Foncière Siscare.”*

**Olivier Benque, Chairman of the Board of Directors of Foncière Siscare added:** *“Combining all our specialised real estate assets for care facilities is a fundamental step. In this way, we can increase the soundness of our business model and demonstrate our considerable ambitions for growth. Our expertise in understanding the operators’ issues is a fantastic asset which will ensure that we can develop preferential partnerships, by going further with our existing tenants and by working with new clients, especially in the area of childcare facilities.”*



**About Foncière Siscare, 'Better living homes'**

*Foncière Siscare is run by professionals specialised in operating and managing property for adult dependency care (medium and long-term) and childcare facilities. Foncière Siscare covers all the care solutions and has acknowledged sector expertise which makes it the preferred partner of private operators. With a portfolio of 61 properties (EHPAD, Cliniques- SSR, nurseries & mini-nurseries ...) to date, Foncière Siscare mainly operates in France and also Belgium. With recent assets and prime locations, long-term leases guaranteeing secure, recurring revenues, tenants who include some of the leading private operators in Europe, Foncière Siscare is a pure player in French real estate for facilities for dependency care and childcare.*

*The gross market value of Foncière Siscare is currently estimated at €271.5M (in shares) and €311M (including 100% of two jointly owned assets). Its controlling shareholder is the SIS Group, owned by the Austruy family.*

[www.foncieresiscare.com](http://www.foncieresiscare.com)

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