



07 July 2026 at 6.00 pm

PRESS RELEASE

LNA Santé and Euryale join forces to expand hospitalisation at home services across healthcare regions

LNA Santé has announced the sale of the real estate portfolio comprising its Hospitalisation At Home (HAH) facility in eastern Île-de-France to Euryale, a leading healthcare real estate portfolio management company, on behalf of SCPI Pierval Santé, a flagship fund worth over €3 billion with 60,000 shareholders. Carried out as part of a sale-and-lease-back arrangement accompanied by a long-term fixed-term lease, this transaction marks a new chapter in the roll-out of home hospitalisation services across the Seine-et-Marne region.

Beyond the transaction itself, this deal marks the start of what is set to be a long-term relationship between LNA Santé and Euryale. It illustrates the convergence of the entrepreneurial approach of a family-run healthcare provider renowned for the quality of its care, and the long-term vision of a leading investor in healthcare real estate, both working towards the same objective: to provide solutions tailored to the healthcare needs of local communities in the face of an ageing population and difficulties in accessing local healthcare.

Coulommiers: a local hub serving the region's healthcare needs

Due to open in 2025, the facility will enable the Eastern Île-de-France home healthcare branch to coordinate, on a daily basis, the care provided by 90 healthcare professionals. Attached to the Serris In-House Pharmacy (a care home and long-term care centre health hub also operated by LNA Santé), it operates across the Seine-et-Marne department, providing patients with a range of care services backed by high medical expertise, offering a practical alternative to conventional hospitalisation.

This facility features modern coordination spaces, a solar power plant and a car park large enough to accommodate all staff, as well as communal areas designed for the comfort of healthcare professionals. The building is inextricably linked to patient care, having been designed to meet the region's healthcare needs as closely as possible.

Euryale and LNA Santé: combining real estate investment with regional healthcare challenges

Driven by an ageing population and the government's commitment to developing alternatives to traditional hospitalisation, the home healthcare sector has been growing by 9% a year for nearly twenty years. Against this backdrop, the involvement of an investor of Euryale's stature alongside LNA Santé confirms the growing appeal of healthcare real estate to institutional investors, and the sector's ability to combine social benefit with long-term performance.

For LNA Santé, this transaction forms part of a long-standing outsourcing strategy across all its activities — Nursing Homes, Rehabilitation Care clinics and now Hospitalisation At Home (HAH) — which enables it to focus its resources on its core business of care provision and its development projects.

Fidexi structures a landmark transaction for the institutional investor market

The transaction was structured by the teams of Fidexi, who supported LNA Santé and Euryale from the negotiation of the acquisition terms through to the legal structuring. Through this transaction, Fidexi reinforces its ability to operate in the institutional healthcare real estate sector, alongside leading investors.



“This transaction illustrates the convergence of LNA Santé’s accelerated growth and the long-term vision of a leading investor in its sector. By structuring this partnership with Euryale, Fidexi confirms its pivotal role in addressing major regional healthcare challenges and lays the foundation for a relationship that we hope to develop further.”

François-Xavier SECHER, Head of Institutional Sales at Fidexi

“This first investment alongside LNA Santé reflects our conviction that healthcare real estate is a driver of sustainable performance, serving regions in need of innovative care solutions such as Hospitalisation At Home. We are delighted to support LNA Santé in this new phase and look forward to building a long-term relationship with the Group.”

Pierre-Louis AUROUX, Head of Investments, Euryale



About LNA Santé

LNA Santé is a family-run business based in Nantes, founded in 1990. Its mission is to provide medical treatment and care for people who are vulnerable or have lost their independence. As a comprehensive healthcare provider, it brings together 10,000 professionals across 92 facilities (surgical, rehabilitation and mental health clinics, home hospitalisation services, nursing homes, health centres and kindergardens). As a mission-driven organisation, LNA Santé is committed to collectively implementing concrete actions that address health, social and environmental challenges.

For further information: www.lna-sante.com/en



About Euryale

Founded in 2009, Euryale is an asset management company specialising in the healthcare sector. A pioneer in its field, it is now one of Europe’s leading healthcare investors, with over €3 billion in property assets spread across nine countries (France, the United Kingdom, Germany, the Netherlands, Italy, Spain, Canada, etc.). The 254 assets under management cover the entire healthcare ecosystem: care homes for the elderly or people with disabilities, clinics, medical centres, laboratories, etc. Euryale manages the Pierval Santé SCPI, a profit-sharing fund benefiting the Institut du Cerveau, and the Euryale Horizons Santé SCPI, dedicated to the care, wellbeing and life sciences sectors, and a patron of the Toulouse Cancer Santé Foundation and the Institut du Cerveau. As a 360° healthcare player, the company also invests in healthtech. Euryale advocates a socially responsible approach to wealth management, combining value creation with social benefit, whilst fully integrating ESG considerations into its investment and management processes.

For further information: www.euryale-am.fr



About Fidexi

Since 1988, Fidexi has been a leading player in the structuring and outsourcing of property assets in sectors with significant societal implications (healthcare real estate, student accommodation and social housing). Fidexi also offers a range of services dedicated to institutional investors, focusing on the structuring of sale-and-lease-back transactions and bespoke investments.

For further information: <https://fidexi.com/>



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*LNA shares are listed on the
B of Eurolist by Euronext Paris.
ISIN code: FR0004170017*

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