









**March 2012** 



# **2011 Full-Year results**

**Dr Jean-Claude Marian –** Chairman

**Yves Le Masne –** Chief Executive Officer

Jean-Claude Brdenk - Chief Operating Officer

**Steve Grobet** – Investor Relations Officer

### **Content**



1. Overview

2. Development of ORPEA network

3. ORPEA Ibérica

4. 2011 Full-Year results

5. Strategy and outlook





















### **Overview**

European leader in Dependency care

### **ORPEA**

### European leader in global Dependency care



#### **Activity**

- **K** Long-term care facilities (nursing home)
- **Post-acute and rehabilitation facilities**
- **\*** Psychiatric care facilities
- 393 facilities 36,714 beds in Europe

#### **Missions**

- \* Offer a high quality of care, accommodation and services
- \* Ensure the well-being of residents and patients

#### Ressources

- **23,000 loyal, motivated and trained employees**
- \* A Quality department permanently looking to improve
- \* A recent and high-quality property portfolio









# A track-record of profitable growth and value creation



2044	C
401	key figures
	7 - 8

Average annual growth over 10 years

Network	36 714 beds in 393 facilities	+2,979 beds / year
Staff	23,000 employees	+1,850 / year
Revenue	———— €1,234m	+25.4% / year
Net profit	—————————————————————————————————————	+26.4% / year
Property portfolio	€2.2b 756,000 sqm	+31.7% / year

# High visibility sector with strong barriers to entry



Secured and strong regulatory environment

Increase of needs

+

Insufficient quality and quantity of beds



**Investment challenges** 

- Mandatory authorisation system
- \* Stringent security norms
- Substantial part of the daily price paid by private customers
- Increase in people over 85: +850,000 people between 2008 and 2015
- Increasing medical care

- 20 to 30,000 beds to be created by 2015
- 5% to 10% of the total current network to rebuild
- Low representativeness of the commercial private sector
- Limited investment capacity of the public and non-profit sectors

High occupancy rate

Development opportunities for the private sector











# **ORPEA** network development

Strong momentum in 2011

## 2011 openings: 7 facilities, 691 beds



#### \* France: 5 facilities



**Nursing Home** - 77 beds at Montélimar (26)



**Post-acute care clinic** - 87 beds at Eyguières (13)



**Rehab. clinic** - 105 beds at Paris (75)



**Nursing Home** - 80 beds at Sigoulès (24)



**Post-acute care clinic -** 102 beds at Mareuil-Lès-Meaux (77)

#### \* Italy: creation of a nursing home of 104 beds at Casier (Venice area)







#### **Belgium: 1er nursing home in Flander area of 136 beds at Destelbergen**







# **Strong development momentum in 2011**

+3,775 new beds



#### **New authorisations**

- Mursing Home of 90 beds in Paris, 16th area
- \* Authorisations for extensions of facilities



#### **International acquisitions**

- Spain: Artevida (completion in 2012)
- \* Belgium: Wallonia and Flander
- Italy: psychiatric facility in Turin



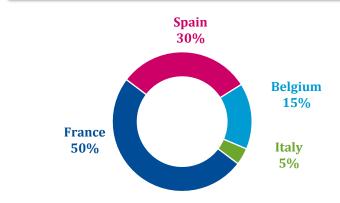
#### **Targeted French acquisitions**

\* Nursing Home / Post-acute care and psychiatric facilities

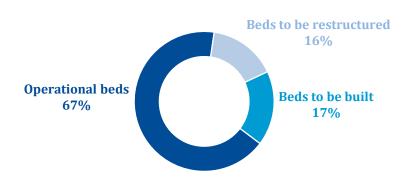


3,775 new beds
38 facilities + extensions
Potential revenue > €100m

# Geographical breakdown of development 50% of the beds abroad

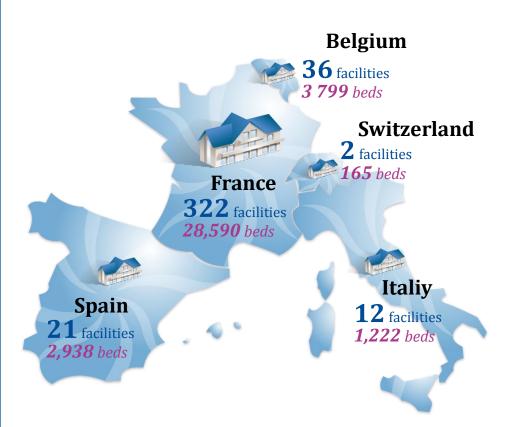


Maturity breakdown of development 1/3 of the beds to be restructured or built



### European leader: 36,714 beds across 393 facilities





#### **Number of beds: 36,714**

- 27,197 beds in operation
- + 3,461 beds under redevelopment
- + 6,056 beds under construction

#### **Geographical breakdown of the network**













### A pipeline of more than 9,000 beds

Secured growth for coming years



### + 10,000 beds in 2 years













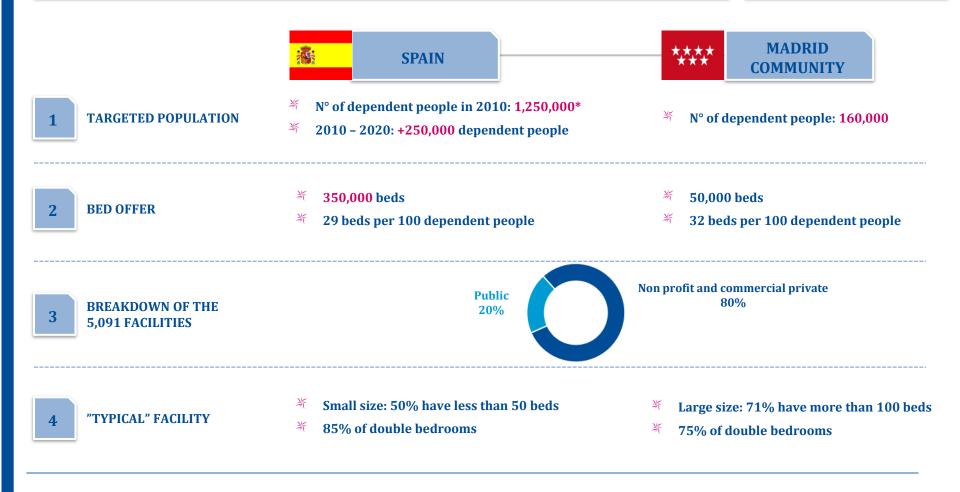
### **ORPEA Ibérica**

Strategic acquistion of Artevida

# Main features of the sector in Spain and in Madrid

### Strong basics







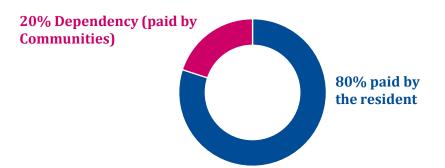
**Insufficient offer in terms of quantity and quality Estimated needs according WHO: 70,000 beds** 

### Regulatory environment and daily price

#### Similarities with France



- \* Regulatory framework: 2006 law on promoting individual autonomy and help for dependent elderly people
  - Only concerns private beds
  - The State and the autonomous communities are progressively taking responsibility for part of the Dependency care costs (€200 to €800 / month / resident)
  - 61,000 people covered
  - Similar authorisation system to France
- \* Breakdown in the all-inclusive (accommodation, care) daily price for private beds



ORPEA's average daily price: €58



As in France, private-practice doctors and medication are financed by health insurance, apart from the per diem charge

### **Artevida acquisition: 6 facilities – 1,162 beds**

### A strategic development



\* Prime location of 6 facilities in Madrid Community (6.5m inhabitants)



#### **Main features**

- **80% of single private** rooms
- \* Average area of the single private room: 20 sqm (similar to France)
- Mark that the open for less than 2 years
- Average daily price: €67
- \* Current occupancy rate: 77%

Existing Facilities

New Artevida facilities

# The new strengths of ORPEA Ibérica

## Strong outlook



#### \* Integration and development of Artevida facilities

- Implementation of ORPEA procedures
- Improvement in the Quality of care
- Ramp up of the occupancy rate

#### Solid performance of ORPEA's historic facilities in 2011

- Steady occupancy rate of 95%
- Increase in prices: +2.5%

	Before Artevida	After Artevida	Benefits
Network	1,776 beds	2,938 beds	Critical size attained
Average daily price	€55	€61	Increase in the daily price
% of single private rooms	25%	52%	Qualitative improvement in the bed offer
Location	22% of beds in Madrid	51% of beds in Madrid	Stronger presence in Madrid



ORPEA Ibérica, a major player in Dependency care in Spain, is strengthening its presence in a solvent Region

### **Conclusion**

### A similar sector and strategy to France





# **ORPEA Ibérica**

A network of modern facilities 2,938 beds across 21 facilities



# Attractive sector

Growing and protected noncyclical sector (numerus closus)



### **Efficient organisation**

Spanish Headquarters
A proactive" Quality" policy



Integration and upramping of Artevida

Opportunity study















# 2011 Full-year results

Growth and profitability

# 2011: growth and profitability



#### **2011 INITIAL TARGETS**

**2011 ACHIEVMENTS** 

1 Revenue: €1,210m / +25.5%



€1,234.1m +28.0%

2 Strong organic growth



+8.5%

3 Maintain a high level of profitability



EBITDAR margin: 25.3% +80 bp

4 Further real estate sales

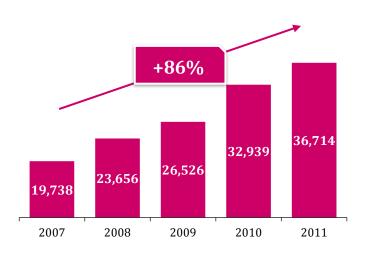


€147m

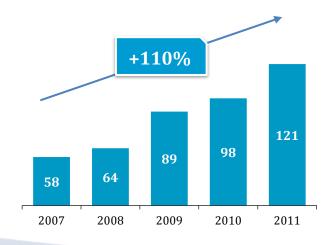
### Track record combining development, growth and profitability



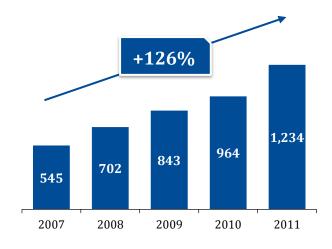
#### **Number of beds**



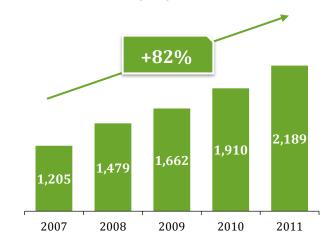
#### **Before tax profit (€m)**



#### Revenue (€m)



#### **\*** Real-estate assets (€m)

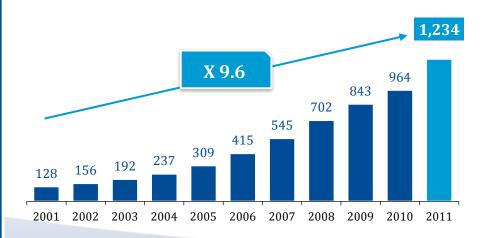


# **Record revenue reaching €1.2b**



In €m	2011	2010	%
France	1,094.5	846.6	+29.3%
riance	89%	88%	+29.3%
International	139.6	117.6	+18.7%
	11%	12%	
Belgium	67.5	55.8	
Spain	30.5	29.9	
Italy	26.8	17.1	
Switzerland	14.8	14.9	
Total	1,234.1	964.2	+28.0%

### **\*** Revenue growth over 10 years (€m):



#### **GROWTH MOMENTUM**

**※ Revenue:** +28.0%

**¾ Organic growth:** +8.5%

 $\frac{1}{2}$  CAGR over 10 years: +25.4%

# **Strong growth in profitability indicators**



In €m	2011	2010	%
Revenue	1,234.1	964.2	+28.0%
EBITDAR (EBITDA before rents)	311.7	236.4	+31.9%
Recurring EBITDA	218.6	172.3	+26.9%
Recurring EBIT (Rec. Oper. Profit)	163.2	129.8	+25.8%
EBIT (Operating profit)	188.1	151.1	+24.5%
Financial result	-66.7	-52.7	(+26.6%)
Result befor tax	121.4	98.3	+23.5%
Net result (Group share)	80.3	66.3	+21.1%



Solid profitability considering integration of 10,000 beds in 2 years Net profit: €80.3m

# **Sustained profitability**

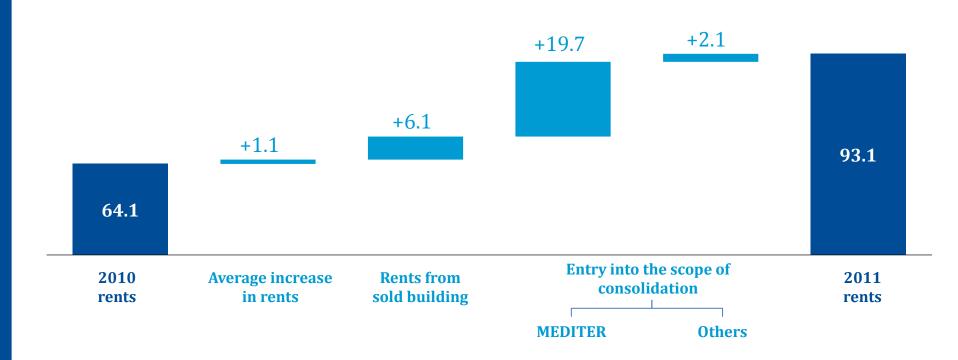


In €m	2011	2010	%
Revenue	1,234.1	964.2	+28.0%
Staff costs	-625.2	-490.3	+27.5%
Expenses	-240.3	-187.9	+27.9%
Taxes and duties	-58.2	-45.5	+27.9%
Other income and expenses	1.2	-4.1	
<b>EBITDAR</b> (Recurring EBITDA before rents	311.7	236.4	+31.9%
% of revenue	25.3%	24.5%	
Rents	-93.1	-64.1	+45.2%
Recurring EBITDA	218.6	172.3	+26.9%
% of revenue	17.7%	17.9%	
Amortisation and depreciation	-55.4	-42.5	+30.4%
Recurring EBIT (Rec. Ope. Profit)	163.2	129.8	+25.8%
% of revenue	13.2%	13.5%	
Non-recurring items	24.9	21.3	
EBIT (Recurring profit)	188.1	151.1	+24.5%

# **Change in rents**



**Kents in €m** 





**Average increase in rents: +1.7%** 

# **Significant improvement in ORPEA profitability**



2011 MEDITER	2011 ORPEA (Excl. MEDITER)	2010 ORPEA	Change in ORPEA margin (Excl. MEDITER)
151.9	1,082.2	964.2	
31.4	280.3	236.4	
20.7%	25.9%	24.5%	+ 140 bp
-19.7	-73.4	-64.1	
11.7	206.9	172.3	
7.7%	19.1%	17.9%	+ 120 bp
-4.8	-50.6	-42.5	
6.9	156.3	129.8	
4.6%	14.4%	13.5%	+ 90 bp
	151.9 31.4 20.7% -19.7 11.7 7.7% -4.8 6.9	MEDITER       (Excl. MEDITER)         151.9       1,082.2         31.4       280.3         20.7%       25.9%         -19.7       -73.4         11.7       206.9         7.7%       19.1%         -4.8       -50.6         6.9       156.3	MEDITER       (Excl. MEDITER)       2010 ORPEA         151.9       1,082.2       964.2         31.4       280.3       236.4         20.7%       25.9%       24.5%         -19.7       -73.4       -64.1         11.7       206.9       172.3         7.7%       19.1%       17.9%         -4.8       -50.6       -42.5         6.9       156.3       129.8

Currently being audited

# Geographical breakdown of profitability



In €m	Revenue	2011 Reccuring EBITDA	% Rev.	Revenue	2010 Reccuring EBITDA	% Rev.	Change in margin 2011 /2010
Mediter	151.9	11.7	7.7%				
France excl. Mediter	942.6	190.6	20.2%	846.6	160.2	18.9%	+130 bp
<b>Total France</b>	1,094.5	202.3	18.5%	846.6	160.2	18.9%	
Spain	30.5	1.8	6.0%	29.9	1.3	4.3%	+170 bp
Italy	26.8	1.9	7.2%	17.1	1.1	6.4%	+80 bp
Belgium	67.5	9.7	14.4%	55.8	7.4	13.3%	+110 bp
Switzerland	14.8	2.9	19.3%	14.8	2.3	<i>15.5%</i>	+380 bp
Total International	139.6	16.3	11.7%	117.6	12.1	10.3%	
Grand TOTAL	1,234.1	218.6	17.7%	964.2	172.3	17.9%	

Recurring Ebitda: Recurring operating profit before amortisation and depreciation



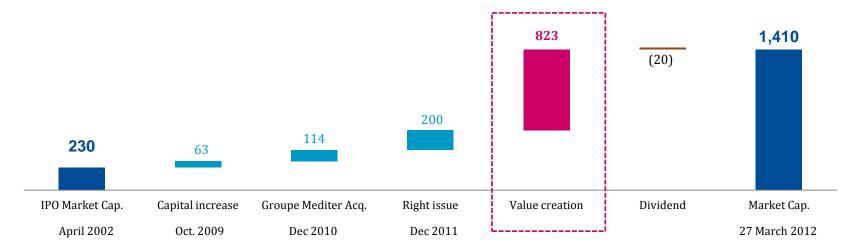
**Increase of EBITDA margin in all countries** 

# **Strengthening of financial flexibility**

# Success of the capital increase



#### First right issue in 10 years of listing



Aims

- \* Increase **financial flexibility**
- \* Continue the **targeted acquisition policy**

Success

- Gross proceed: €203m
- \* Total demand of €320m (Subscription rate of 157.5%)
- Subscription of the ORPEA's major shareholders covering 36% of the issuance

## **Solid financial structure**



In €m	31-dec-11	31-dec-10
Fixed assets	3,722	3,233
Goodwill	334	431
Intangible assets	1,116	835
Tangible assets & property assets under development	2,189	1,910
Other non-current assets	83	57
<b>Current assets</b>	624	<b>527</b>
Of which cash and cash equivalent & markeatable securities	309	277
Assets held for sale	121	120
TOTAL ASSETS	4,467	3,880
Shareholders' equity group share and perpetual deferred tax	1,458	1,104
Shareholders' equity Group share	1,137	865
Deffered tax on intangible assets (quasi equity)	322	239
Minority interests	3	29
Fixed liabilites	1,808	1,760
Other deffered tax liabilities	302	266
Provisions for liabilities and charges	44	36
Long-term financial debt	1,462	1,459
<b>Current liabilities</b>	1,077	867
Of which short-term dabt (bridge loans and property refinancing)	466	389
Debt linked to assets held to sale	121	120
TOTAL LIABILITIES	4,467	3,880

Equity group share + perpetual deferred tax +32% €1,458m

LIABILITIES

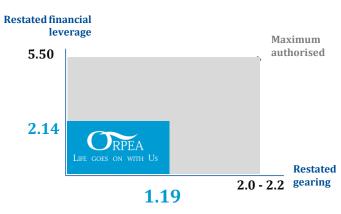
# **Strengthening of financial flexibility**



Metrics	31 Dec. 2011	30 June. 2011	31Dec. 2010
Net financial debt*	1,619	1,724	1,571
Restated financial leverage <sup>1</sup>	2.14	3.59	3.3
Restated Gearing <sup>2</sup>	1.19	1.56	1.5

<sup>\*</sup> Excluding the debt associated with assets in the process of being divested for  $\ensuremath{\in} 121 m$ 

#### Wide respect of banking covenant



#### \* Change in the restated financial leverage



#### \* Change in the restated gearing



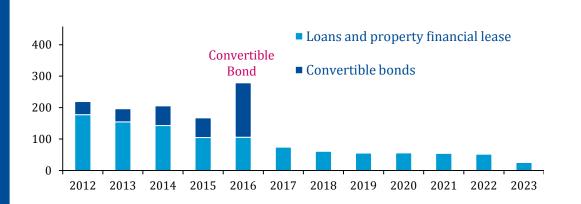
Net financial debt – Real estate debt
Ebitda – (6% of Real estate debt)

Net financial debt
Shareholder's equity + quasi equity

#### **Debt structure**

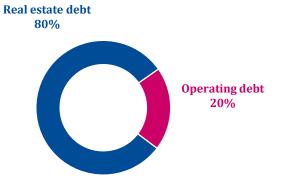


#### **Maturity profile (excl. Bridge loans)**



- **Bridge loans = financing for property**under constrcution
- €324m over 4 years
- Converted into:
  - Property financial lease if owner
  - Cash if asset sold to property investors

#### **Gross debt breakdown**



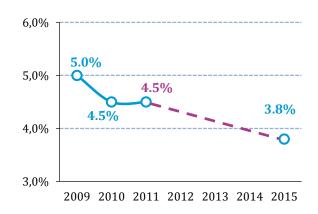
#### **Debt hedging**

# PROPORTION OF THE DEBT HEDGED AT FIXED RATE

**30% in 2012 30% in 2012 30% in 2012 30% in 2012** 

More than 90% from 2013 to 2015

# \* Change in the total cost of debt (after hedging)



### **Operations: securing future growth**



#### **ASSETS**

#### **LIABILITIES**













- Network of 36,714 beds
  - 27,197 open operational beds
  - 3,461 oped beds to be restructured
  - 6,056 beds under construction

- Financing by medium-term 5 to 7 year loans
- No significant maturity: amortisable loans
- Hedged by derivatives: fixed-rate swaps



Value of intangible assets:

€1,116m



Net operating debt:

€282m



Network of high-potential beds, partially valued as assets

The obtained authorisations are not incorporated in the Balance sheet

# **Real estate portfolio of €2.2b**

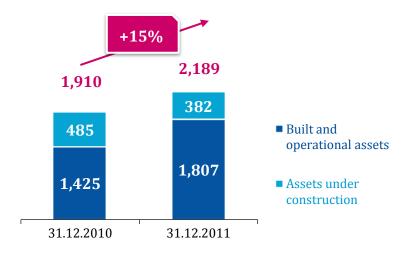


	31-Dec-11	31-Dec-10	%
Number of buildings	230	206	+24 build.
Of which fully owned	141	125	
Constructed surface area (in sqm)	756,000	701,000	8%
Total value (€m)	2,189	1,910	15%
Of which built and operational assets	1,807	1,425	27%
Of which assets under cosntruction	382	485	-21%

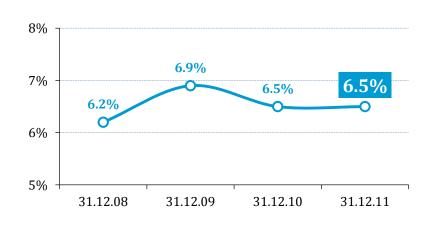
# FEATURES

- **¾** Average age < 10 years
- \* Strategic locations
- **¾** Average value per sqm: €2,390

#### **Key Section 2.1.1** \*\*Change in the real estate portfolio value\* (€m)



#### \* Change in the discounting rate



<sup>\*</sup> Excluding the impact of assets being sold for €121m

# Secured real estae financing



#### **TOTAL PROPERTY ASSETS\***

€2,189m

**Built and operational assets:** 

€1,807m



**Assets under construction:** 

€382m



€1,337m

- Long-term secured financing
  - "Credit Bail" (=Property financial lease) and longterm loan (12-15 years)
  - Yearly repayment on a straight-line basis

€955m



- Variety of sources of financing
  - Credit Bail" (=Property financial lease) if ORPEA remains owner
  - Sold to individual investors / family offices, institutional investors or REITs

€382m



Solid and defensive property portfolio, ensuring future profitability and backed by lasting financing

<sup>\*</sup> Excluding assets and liabilities held for sale: for €121m



#### 2011 property sale: €147m

- 1
- Sale to private individual investors
- \* Sale room by room
- Important interest of individual investors for a secured investment

- 2
- Sale to institutional investors
- \* Increasing interest from life-insurers at attractive yields for ORPEA
- Ex.: sale of 3 nursing home in Belgium to Ethias for €55m et/jia

3

Partnership with Cofinimmo



- Joint-ventures owned at 51% by Cofinimmo / 49% by OPCI ORPEA
- \*\* Objective: acquisition, holding and leasing of real-estate assets operated by ORPEA
- \* Triple net commercial leases with an initial fixed-term of 12 years
- \* Target investment size: €500m within the next five years

### **Cash flow statement**



In €m	2011	2010	▲ %
Recurring EBITDA	219	172	+27%
Net cash flow from operating activities	202	136	+49%
Net cash flow from investment	-362	-297	+22%
Property investment	-414	-318	
Property sale	147	143	
Other acquisitions (operating business)	-95	-122	
Net financing cash flow	193	302	n.s.
Change in cash position	33	+141	
Cash & Cash equivalent at 31 December	+309	+277	

Cash flows from operating activities +49%

# Strong increase in the dividend per share

*Proposed dividend of €0.50 / share* 



**Froposed dividend to the 2011 AGM: €0.50 / share** 



Increase in the dividend per share

Share yield\*:
2%

\* Based on the closing price of the share at 26 March 2012

Payout ratio of the net profit: 33%











# Strategy and outlook

# **2012 openings: 2,000 beds**







Osny (95), Post-acute Facility- 60 beds



Boussy St Antoine (91), Nursing Home - 80 beds



Roquebrune (06), Nursing Home - 110 beds





Toulon (83), Psy. Facility - 160 beds









St Laurent du Var (06), Nursing Home – 84 beds Boulogne (92), Nursing Home – 110 beds

Saint-Vrain (91), Nursing Home – 80 beds







# **Other projects**





Auxerre (89), Nursing Home - 90 beds



Meyzieu (69), Post-acute Facility - 104 beds



Nyon (Switzerland), Post-acute Facility



Lyon Champvert (69), Psy. Facility - 184 beds



Cannes (06), Nursing Home - 95 beds



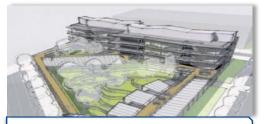
Garenne Colombes (92), Nursing Home-103 beds



Paris Batignolles (75), Nursing Home - 125 beds



Chamalières (63), Post-acute Facility-90 beds



Nantes (44), Nursing Home - 98 beds



Vitrolles (13), Nursing Home - 118 beds



Bordeaux (33), Nursing Home - 82 beds



Joinville Le Pont (94), Nursing Home - 89 beds

# Strategy: growth and cash flow

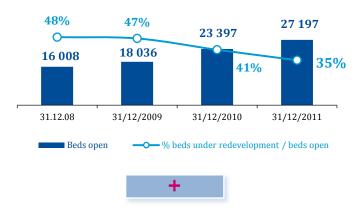


#### **STRATEGY**

\* Controlled and selective growth



\* Ramp up in the number of mature facilities



★ Opening of the pipeline: + 9,000 beds



Increase in property sales at attractive conditions

#### **OUTLOOK**

\* Strong **increase in revenue** and solid organic growth



\* Increase in profitability and operating cash flow

\* Stabilisation then decrease in the level of debt

Long-term and attractive dividend policy









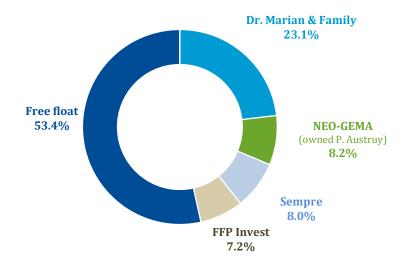


# **Appendices**

## **Shareholding structure and Governance**



#### Shareholding structure (% of capital)



#### **Improvements in governance practices**

- Strengthening of the Board by the appointment of 2 new members:
   EED Invest (Thiorry Mabilla de Bonsbaville) and NEO
  - FFP Invest (Thierry Mabille de Poncheville) and NEO-GEMA (Philippe Austruy)
- Set up of an Audit Committee and an Appointments and Remuneration Committee
- Set up Rules of Procedures in the Board

#### **芩** Board of Directors

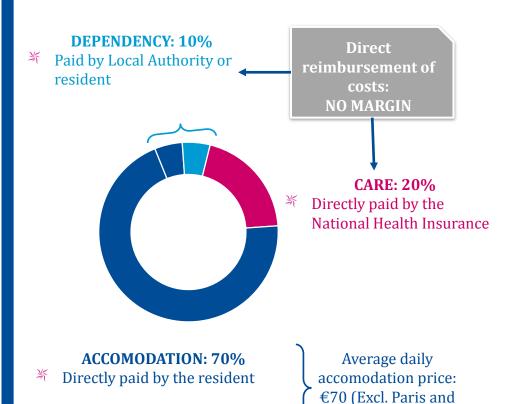
- Dr Jean-Claude Marian Chairman
- Yves Le Masne CEO
- Brigitte Michel
- Alexandre Malbasa
- Jean Patrick Fortlacroix
- FFP Invest (Thierry Mabille de Poncheville)
- NEO-GEMA (Philippe Austruy)

### **Daily price setting in France**



#### **Nursing Home**

#### **Post-acute and Psychiatric facilities**



Paris suburb)

#### **CARE & ACCOMODATION**

(in a double bedroom): 70%

Directly paid by the National Health Insurance



#### OTHER SUPLEMENTS INCL. SINGLE **PRIVATE ROOM: 30%**

Directly paid by patient and/or private health insurance

# Low representativity of the private commercial sector



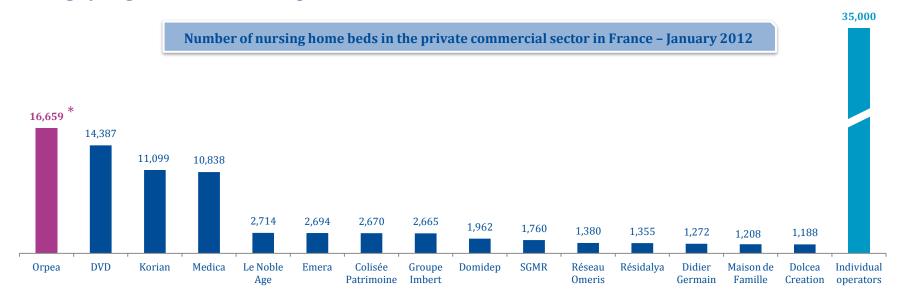
#### **芩** Breakdown of the 540,000 beds of nursing home in France



#### As a reminder:

- UK: 70% for the private commercial sector

### \* Highly fragmented commercial private sector



Source: Mensuel des Maisons de retraite, January 2012

<sup>\*</sup> As at 01.01.12 ORPEA had a total of 36,714 beds (28,590 beds in France and 8,124 beds abroad), including post-acute, rehab. And psychiatric beds

### A proactive Quality and Human Resources policy



### Rigorous Quality policy

- A team of over 20 staff
- <sup>★</sup> Over 15 years of expertise
- Systematic procedures
- Internal and external audits

#### - 2011 recommendation rate: 93.6%

- SGS Nursing Home certification: 72 facilities (+ 30 in 2012)
- HAS Clinical certification: 100%

#### **Proactive Human Resources policy**

- Tiversity of jobs
- \* Long-term career management
- \* Permanent social dialogue
- \* Recruitment momentum

#### - Net job creations in 2012: 1,300

 Company agreements on stress prevention, working conditions, employment of older people, integration of disabled staff

# Dynamic Training policy

- Nursing institute
- \* Partnership with universities
- Individual and group training

- Over 10,000 training courses completed a year

### Stock market information



#### \* Market data (last 12 months):

Average daily volume: 80,500 shares

– Price: €26.30

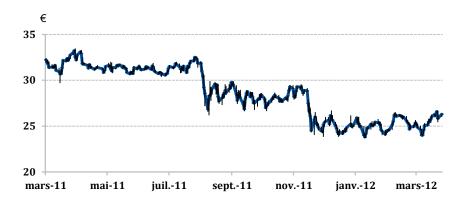
– High (12 months): €33.48

**– Low (12 months)**: €23.66

**Turnover:** 38% en 12 mois

**– Market Cap**.: €1,394m

Nulber of shares: 52,997,791



Data as at 26 March 2012

#### **\*\* Indices:**

- Compartment A of Euronext Paris, NYSE Euronext
- Member of CAC Mid 60 and SBF 120
- Member of SRD



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