

## 2018 Half-Year Results

26 September 2018

## Agenda



- 1. ORPEA Quality and innovation policy
- 2. Network and development
- 3. 2018 half-year results
- 4. Openings in 2018
- 5. Strategy and outlook

Appendix



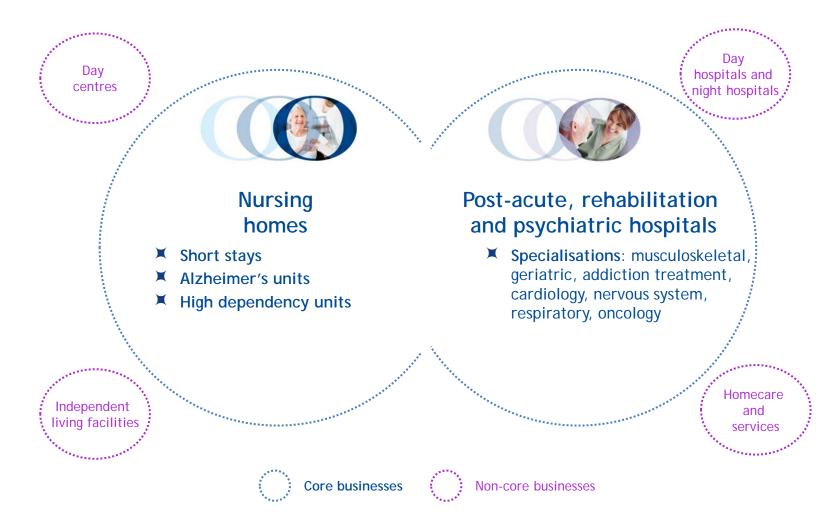






# Comprehensive offering of mid-term and long-term care for physical and mental conditions





Complementary activities to meet the demand from existing as well as future patients and residents



# **ORPEA** Quality and innovation policy

## The day-to-day reality of our business





▼ More than 250,000 residents and patients under ORPEA care each year

- ★ 54,000 employees
  - ★ 50 million meals cooked and served each year

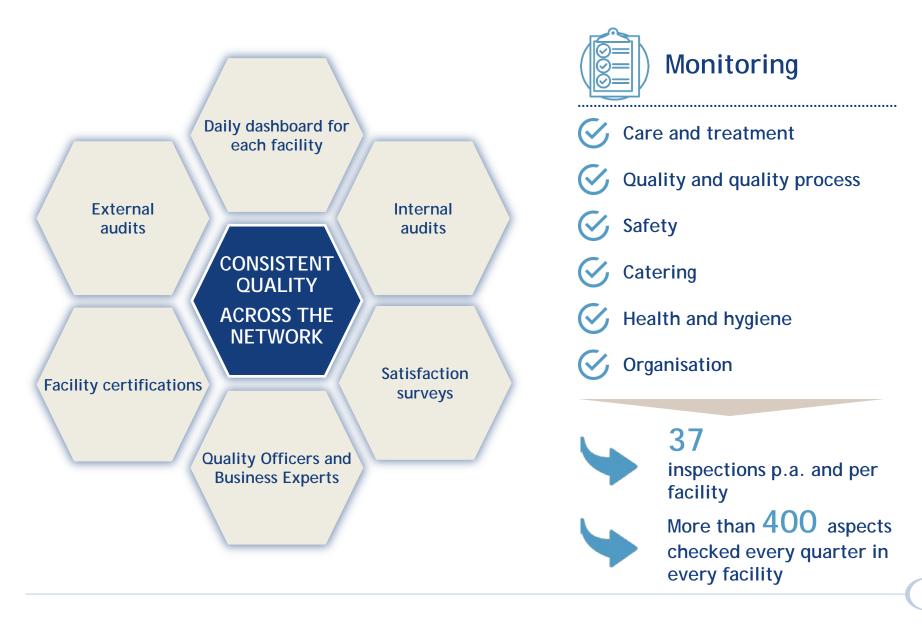
**\times** In over 850 facilities located in 13 countries



2017 recommendation rate by families and residents of 94%

## Strict Quality control processes





## Full evaluation process



## Satisfaction surveys

Independent surveys of families, 2017 results 2017 results residents, patients and prescribers residents/families: prescribers (France): ⇒ Satisfaction rate: 93% ⇒ Satisfaction rate: 95% ⇒ Recommendation rate: 97% Reporting and daily analysis of quantitative and qualitative data for all Daily dashboard facilities Quarterly self-assessments by facility managers and staff, semi-annual assessments by regional departments, and annual audits by regional Internal and external audits support services X Various external appraisals according to the country and its regulations



- Continuous quality improvement in a 24/7 service business
- Implementation of corrective action plans

Facility directors incentivised to their facility's assessment

## Partnerships with renowned organisations in each area





Publications and training for professionals in clinical psychology, psychopathology and psychoanalysis



Joint conferences and studies with this authoritative voice in geriatric care



French national agency for high-performance healthcare facilities and nursing homes: partnerships in post-acute and rehabilitation care pathways and studies on how to reorganise the post-acute and rehabilitation sector



French non-profit conducting research and providing support for general psychiatric care



Partnership with Nice University Hospital's elderly care unit



Partnership "Care for reversible cognitive disorders"



Training for facility chefs

• ORPEA's expertise recognised by external partners



#### NUTRITION

62% of new residents are malnourished, and a large number have severe swallowing problems



- Food texture adapted (normal, minced, pureed) to fit the resident's needs
- Personalised enrichment of meals (specific protein)
- Training provided to kitchen and care teams (14 Nestlé information films)
- Monitoring of daily indicators, kitchen and dining room audits





#### **FALL PREVENTION**

**50%** of the over 80s suffer one fall a year on average in France.

#### **ORPEA's mission: fall prevention**

- Training for ORPEA team
- Vitamin D prescribed and physiotherapy sessions organised
- Residents made aware of the falls risk
- Precise monitoring of falls specifically identification of their causes
- Work in partnership with the CNRS on predictive analysis of the falls risks and suitable physical activity programmes



# Facilities integrated into local life and well-known for their expertise





Over 650 articles in the regional daily press every year underscore ORPEA's expertise and the role it plays in local life

- ▼ Open days
- General public conferences
- Inter-generational interactions

# National recognition of the innovative expertise of ORPEA facilities

Sept à Huit (TF1, 2018) report on a unique psychiatric facility in France that cares for young people who have been cyber-bullied



ORPEA

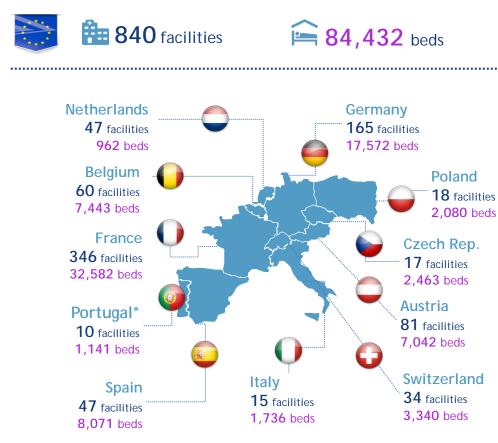
GROUP

Network and development

Callian (France)



#### Europe: 11 countries





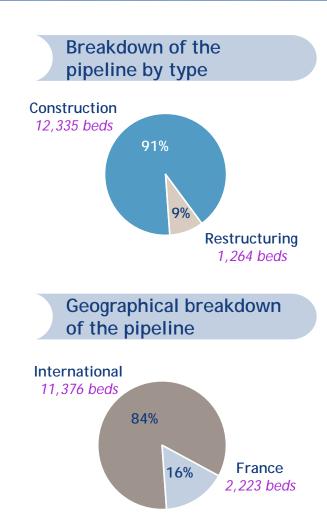


## 62% of the network outside France

# Growth pipeline of 13,599 beds under construction and being restructured



Country	Beds open	Beds being restructured	Beds under construction	Pipeline (% of beds under development)
Austria	6,858	0	184	3%
🌔 Belgium	5,675	134	1,634	24%
Srazil <sup>1</sup>	0	0	2,185	100%
🥌 China	140	0	0	0%
Szech Rep.	1,542	0	921	37%
<b>France</b>	30,359	1,130	1,093	7%
🥚 Germany	14,997	0	2,575	15%
🕕 Italy	1,471	0	265	15%
Netherlands	742	0	220	23%
Poland	972	0	1,108	53%
Portugal <sup>1</sup>	0	0	1,141	100%
📀 Spain	7,764	0	307	4%
Switzerland	2,638	0	702	21%
TOTAL	73,158	1,264	12,335	16%





## Expansion through two acquisitions generating more than €50m in additional revenue

**Diversification into homecare services: acquisition of Allerzorg** 

- Nationwide homecare network focused primarily on district nursing services and palliative care
- Excellent reputation with patient satisfaction score of 8.7/10
- Qualified employees: 94% of the 619 employees are qualified nurses
- Expansion of the Dutch network of nursing homes: acquisition of September
  - Established in 2014 by Allerzog's founders
  - 125 beds located across 7 sites, located downtown
  - September positioning is complementary to Dagelijks Leven's with an average price of €1,625 paid by residents
  - Substantial growth pipeline

Over 1,000 beds in the Netherlands, diversified offering (homecare, nursing homes, psychiatric care), great growth potential















Buoyant fundamentals	Growth rate in population of over 80s is one of the biggest in the world: +12m by 2050, double the rate in Europe
	Low equipment rate: 3% vs. 15 to 20% in Europe
	Highly fragmented and undeveloped private sector (28% of capacity)
Accelerating developments	Creation of 15 facilities / 2,300 beds in prime locations (Rio, São Paulo, etc.)
	Acquisition of 4 facilities / 465 beds in São Paulo
	Many other development projects (new builds and selective acquisitions) across the long-term care sector
Acquisition of the 51%	Buyout from SIS of the residual 51% stake in the operational joint venture on 1 January 2019
interest in the JV	Ownership of over 50% of the real estate















Buoyant fundamentals	Strong growth in population of over 80s: to double by 2050 (+650,000)	
	Ageing and limited private sector (21% of capacity)	
	Strict regulatory framework with authorisation-based system	
	Free pricing and paid by residents	
Accelerating developments	Creation of 12 facilities / 1,380 beds in prime locations (Lisbon, Porto, Sintra, etc.)	
	Acquisition of 4 facilities / 430 beds in Sintra and Coimbra	
	Many other development projects (new builds and selective acquisitions) across the long-term care sector	
Acquisition of the 51%	Acquisition from SIS of the residual 51% stake in the operational joint venture on 1 January 2019	
interest in the JV	Ownership of over 50% of the real estate	

Close to 2,000 beds already secured in Portugal



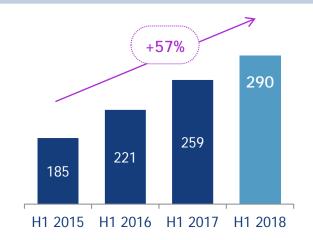
## **2018 Half-Year Results**

# Development strategy focused on profitable growth and value creation





## EBITDA\* (€m)



### Real-estate portfolio<sup>2</sup> (€bn)



<sup>1</sup> Excl. ORNANE impact

<sup>2</sup> Excl. the impact of assets held for sale

\* See definitions in the glossary



OBJECTIVES FOR FY 2018	ACHIEVEMENT IN H1 2018
1 <b>Revenue growth:</b> +8.3% (€3,400m)	+10.0% €1,679m
2 Strong organic growth*	+5.2% €79m
3 EBITDA* margin at least = 2017	+20 bp 17.2%
4 Lower cost of debt	-10 bp 3.00%
5 Strengthening of real-estate portfolio <sup>1</sup>	+€302m €5,344m

<sup>1</sup> Excl. the impact of the €28m in assets held for sale at 30.06.18



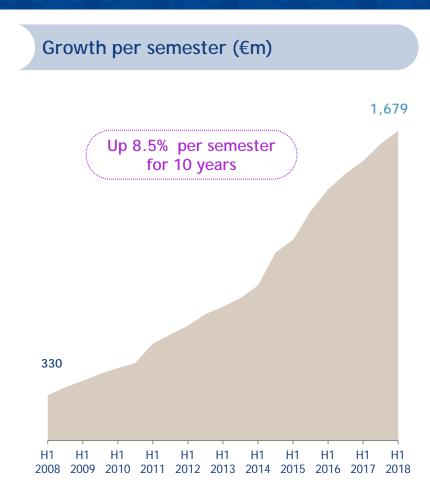
20

€m	H1 2018	H1 2017	Change
France / Benelux	1,009.3	959.6	+5.2%
Central Europe	429.9	382.9	+12.3%
Eastern Europe	163.0	113.0	+44.3%
Iberia	75.9	69.6	+9.1%
Rest of the world	0.9	0.6	+49.8%
Total	1,679.0	1,525.7	+10.0%

Central Europe: Germany, Italy and Switzerland Eastern Europe: Austria, Poland and the Czech Republic Iberia: Spain Rest of the World: China

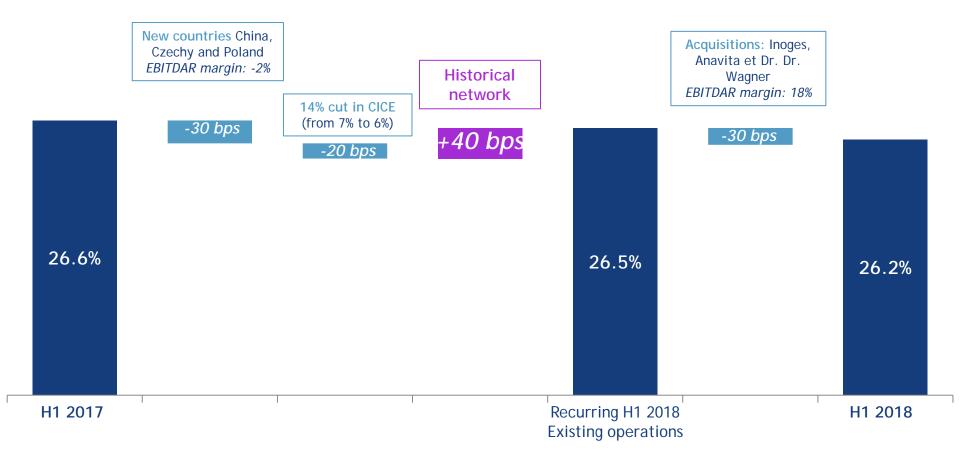
#### Sound organic growth\* in H1 2018

- ▼ Openings: 1,600 beds
- ▼ Organic growth: +5.2%



## Strong increase in EBITDAR margin for historical network





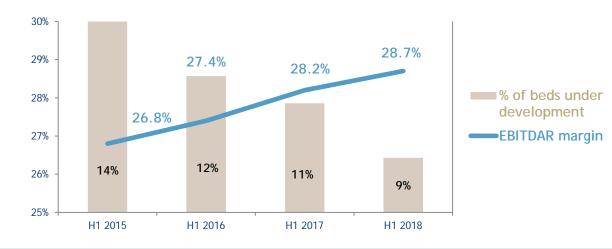


## Profitability analysis by geographical region



		H1 2018			H1 2017	7	Commentaires
In €m	Rev.	EBITDAR*	% Rev.	Rev.	EBITDAR*	% Rev.	
France / Benelux	1009.3	289.7	28.7%	959.6	270.3	28.2%	+50 bp: increase in all countries
Central Europe Central Europe excl. 2018 dvlpt	429.9	106.6	24.8% 26.4%	382.9	102.3	26.7% 26.7%	Negative 160 bps impact from development in H1 2018: new openings and acquisitions
Eastern Europe	163.0	28.5	17.5%	113.0	20.5	18.1%	-60 bp: impact of acquisitions (Dr Wagner and Anavita)
Iberia	75.9	16.6	21.9%	69.6	14.8	21.3%	+60 bp: successful integration of Sanyres
Rest of the world	0.9	-1.3	N.A.	0.6	-1.3	N.A.	

#### Profitability and network maturity case study: France Benelux

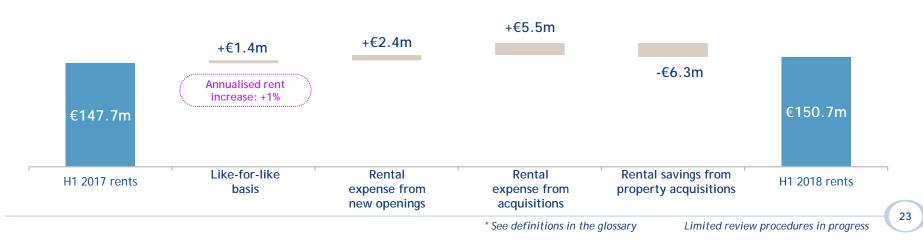


## EBITDA\* up by 12%



In €m	H1 2018	H1 2017	Chg.
Revenue	1,679.0	1,525.7	+10.0%
Staff costs	-886.7	-804.3	+10.2%
Procurement	-296.4	-266.4	+11.3%
Taxes and duties	-64.5	-57.7	+11.8%
Other income and expenses	8.8	9.2	N.A.
EBITDAR* (before rent)	440.2	406.6	+8.3%
% of revenue	26.2%	26.6%	
Rents	-150.7	-147.7	+2.0%
EBITDA*	289.6	258.8	+11.9%
% of revenue	17.2%	17.0%	

## Trend in rental expenses (€ m):





ln €m	H1 2018	H1 2017 <sup>1</sup>	Chg.
EBITDA*	289.6	258.8	+11.9%
Depreciation, amortisation and provisions	-87.7	-70.8	+23.9%
Recurring operating profit	201.9	188.0	+7.4%
Net financial cost	-65.2	-66.7	-2.4%
Pre-tax profit on ordinary activities*	136.7	121.3	+12.7%
Non-recurring items	16.1	13.8	N.A.
Pre-tax profit	152.8	135.0	+13.1%
Income tax expense <sup>1</sup>	-49.0	-41.0	+19.5%
Share in profit / (loss) of associates	4.3	2.1	N.A.
Net consolidated profit <sup>1</sup>	107.6	96.1	+11.9%



In €m	H1 2018	H1 2017
EBITDA	290	259
Net cash from operating activities	189	167
Investments in construction projects Acquisitions of real-estate Disposals of real-estate	-219 -175 19	-155 -483 16
Net real estate investments	-375	-622
Net investments in operating assets	-122	-98
Net cash from financing activities	516	568
Change in cash over the period	208	15
	30.06.18	31.12.17
Cash at end of period	822	614



#### Condensed balance sheet<sup>1</sup> at 30.06.18 (€m)



<sup>1</sup> Excluding €28m in assets and debt associated with assets held for sale

## Diversified, long-term and real-estate related net debt



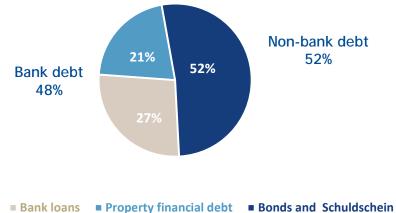
Indicators	30.06.18	31.12.17	30.06.17
Net financial debt* (€m)	4,819	4,413	4,366
% real estate debt	85%	85%	85%
Restated financial leverage <sup>1</sup>	2.3	2.1	2.3
Restated gearing <sup>2</sup>	1.5	1.4	1.8

<sup>1</sup> <u>Financial liabilities Net - Real estate debt</u> EBITDA - (6% real est. debt) <sup>2</sup> <u>Net debt</u> equity + quasi equity

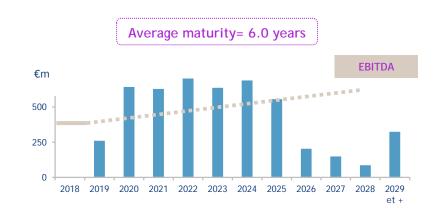








Maturity profile of net debt\* (After July 2018 Schuldschein issue)

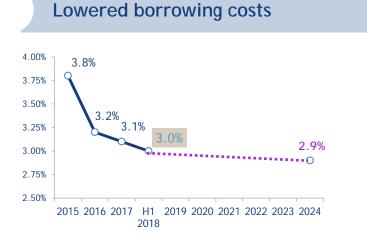


## Finances significantly strengthened over the past 2 years

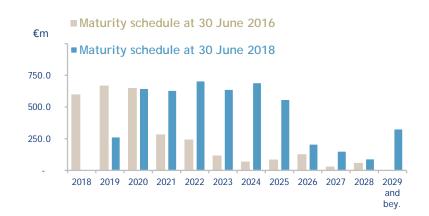
Net debt



	30 June 2018	30 June 2016	Chg.
% real estate debt	85%	80%	+5 pts
Duration	6 years	5 years	+20%
% debt raised directly on market	52%	40%	+12 pts
Cost of debt	3.00%	3.40%	-40 bp
Percentage of floating-rate debt hedged	110%	95%	+15 pts
Restated financial leverage <sup>1</sup>	2.3x	2.5x	-8%
Restated gearing <sup>2</sup>	1.5x	1.5x	=



### Extended debt maturity



Limited review procedures in progress

## Real-estate portfolio: €5.34bn (+16% in 1 year)



	30.06.18	31.12.17	Chg.
Real estate ownership rate	47%	45%	+2 pts
Total value¹ (€m)	5,344	5,042	+6.0%
Surface area (sqm)	1,947,000	1,842,000	+5.7%
Average yield (properties valued by Cushman & Wakefield and JLL)	6.0%	6.0%	=

Growth in the portfolio (€m) and ownership rate



### Real-estate ownership rate by country

		30.06.18	31.12.17	Chg.
Group total		47%	45%	+ 2 pts
0	France	53%	52%	+ 1 pt
0	Germany	17%	16%	+ 1 pt
$\bigcirc$	Austria	55%	55%	=
0	Belgium	47%	45%	+ 2 pts
	Spain	69%	69%	=
0	Italy	69%	67%	+2 pts
$\bigcirc$	Poland	90%	88%	+2 pts
0	Switzerland	11%	10%	+ 1 pt
	Czech Republic	100%	100%	=



# New openings in 2018

## 2018: 2,500 new beds opened





Ostend (Belgium) - 157 beds



Brussels (Belgium) - 223 beds



Praha (Czech Rep.) - 224 beds



Paris 16<sup>th</sup> (France) - 87 beds



Bern (Switzerland) - 226 beds



Berlin (Germany) - 164 beds



Callian (France) - 80 beds



Milan (Italy) - 120 beds



Genoa (Italy) - 141 beds



## Strategy and outlook











Creation of new facilities (locations with strong purchasing power) Selective and opportunistic acquisitions Optimisation of the existing network (extensions, specialisation, etc.)

#### Internationalisation

GROUP

New developments in the 13 existing countries, e.g. Eastern Europe, Brazil Identification of new geographical territories with insufficient capacity and strong purchasing power

### Real-estate strategy: 50/50 mix between ownerhip and leasing

Ownership of a proportion of the new projects Sales and lease-back for the other part

#### Ongoing organisational improvements

Building-up of management and head office teams in the new countries Strengthening of support and control functions

ORPEA is now a world leader in long-term care



Appendix



	Organic growth reflects the following factors:				
	<ol> <li>The year-on-year change in the revenue of existing facilities as a result of changes in their occupancy rates and per diem rates</li> </ol>				
Organic growth	2. The year-on-year change in the revenue of redeveloped facilities or those where capacity has been increased in the current or year-earlier period				
	3. Revenue generated in the current period by facilities created in the current or year-earlier period, and the change in revenue at recently acquired facilities by comparison with the previous equivalent period				
EBITDAR	EBITDA before rents, including provisions related to external charges and staff costs				
EBITDA	Recurring operating profit before net additions to depreciation and amortisation, including provisions related to external charges and staff costs				
Pre-tax profit on ordinary activities					



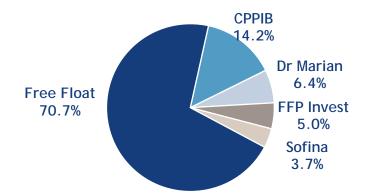
	In €m	30-Jun-18	31-Dec-17
	Non-current assets	8,865	8,324
LIABILITIES ASSETS	Goodwill	930	1,013
	Intangible assets	2,407	2,082
	Property, plant & equipment and property under development	5,344	5,042
	Other non-current assets	184	187
	Current assets	1,603	1,308
	Of which cash, cash equivalents and marketable securities	822	614
	Assets held for sale	28	64
	TOTAL ASSETS	10,496	9,696
	Equity attributable to equity holders of the parent and perm	3,240	3,142
	Equity attributable to equity holders of the parent	2,749	2,715
	Deferred taxes on intangible assets	491	427
	Non-controlling interests	1	0
	Non-current liabilities	5,640	5,248
	Other deferred tax liabilities	438	431
	Provision for liabilities and charges	200	194
	Medium- and long-term financial debt	5,002	4,622
	Current liabilities	1,588	1,242
	Of which short-term debt (bridge loans)	639	405
	Debt linked to assets held for sale	28	64
	TOTAL EQUITY AND LIABILITIES	10,496	9,696

Limited review procedures in progress

## Long-term shareholders, dedicated to value creation



#### Shareholding structure % of share capital



#### An 11 Board members with complementary skills

#### X Board members:

- Philippe Charrier Non-executive Chairman \_
- Yves Le Masne CEO \_
- Jean Patrick Fortlacroix
- FFP Invest (Thierry Mabille de Poncheville) \_
- Xavier Coirbay (appointed on proposal by Sofina) \_
- Joy Verlé (appointed on proposal by CPPIB) \_
- Christian Hensley (appointed on proposal by CPPIB) \_
- Bernadette Chevallier
- Brigitte Lantz
- Laure Baume
- Sophie Kalaidjian (Employees representative)

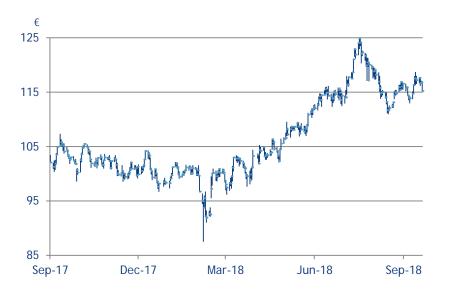


## Stock market data



#### Market data (12 months)

- Average trading volume: 155,000 shares per day (= €15m) all platforms combined
- Share price: €115.20
- I2-month high: €125.20
- I2-month low: €87.50
- Turnover: 60% in 12 months
- Kt cap.: €7,440m
- Nbr of shares outstanding: 64,586,323



#### Indices

- Compartment A of Euronext Paris
- Component of the MSCI Small Cap Europe, Stoxx Europe 600, CAC Mid 60 and SBF 120 indices
- Member of the SRD (deferred settlement service)

### Contacts

- CRPEA Yves Le Masne, Chief Executive Officer
- ORPEA Steve Grobet, Investor Relations Director,
   +33 (0) 1 47 75 74 66,
  - s.grobet@orpea.net