ARCURA MEDICAL PROPERTIES
CORPORATE PROFILE

The infrastructure behind modern healthcare.

AT A GLANCE

Arcura Medical Properties is a TPG Real Estate Partners portfolio company specialising in outpatient healthcare real estate across Germany and the Netherlands. Its portfolio is let to essential healthcare operators supported by government-backed reimbursement frameworks and characterised by long average lengths of stay.

€400m
Assets under management

29
Assets

181k
Gross lettable area (sqm)

94%
Occupancy

6 yrs
WALE (by income)

DE/NL
Core markets

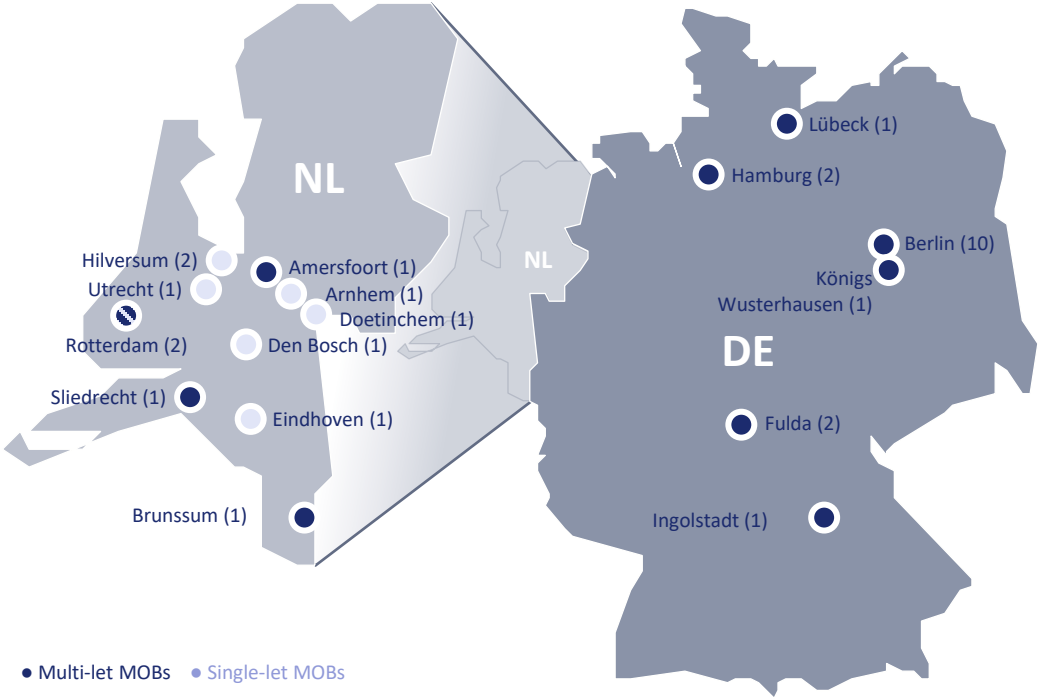


Brunssum, NL

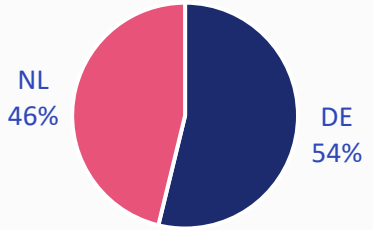
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All facts and figures as at 30 June 2026 unless otherwise stated

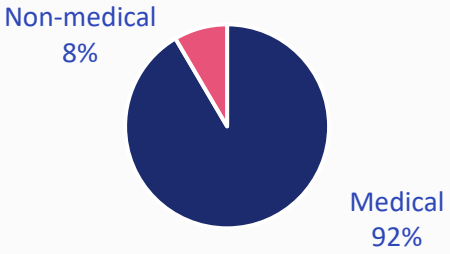
OUR PORTFOLIO



Gross Rental Income by Country



Gross Rental Income by Use



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OUR MARKET: CARE VS CURE

Healthcare Real Estate: Care vs Cure

Healthcare real estate broadly comprises two distinct subsectors. Arcura invests exclusively in Cure real estate through MOBs.

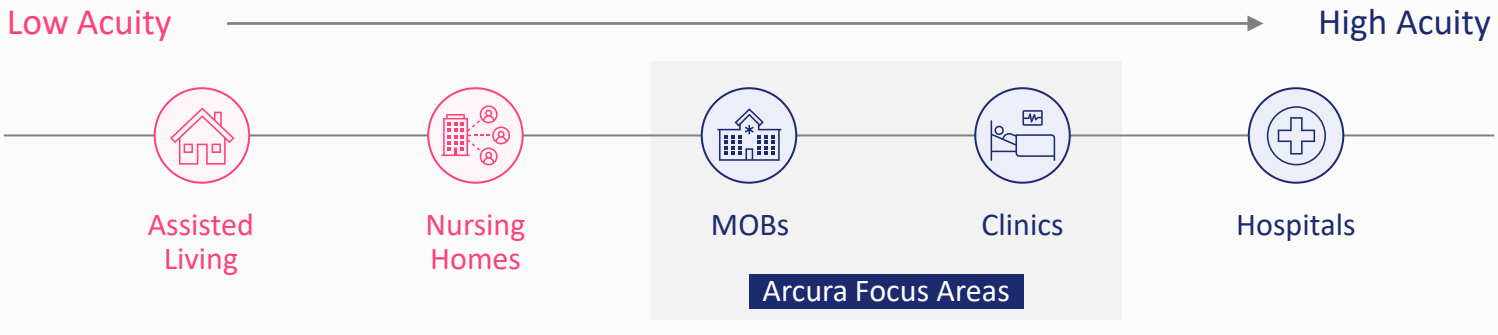
CARE

Long-term residential healthcare focused on chronic and age-related needs. Lower clinical intensity.

CURE

Diagnosis, treatment and outpatient healthcare services. Higher clinical intensity.

Arcura focuses on Cure real estate, where demand is supported by essential healthcare services and the continued shift towards outpatient care.



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OUR MARKET: MEDICAL OUTPATIENT BUILDINGS

Medical Outpatient Buildings: Critical Healthcare Infrastructure

MOBs combine resilient healthcare demand, defensive income characteristics and attractive asset management opportunities.

Essential Infrastructure

- Critical facilities supporting the delivery of outpatient care
- High barriers to entry and limited substitution risk

Defensive Cashflows

- Healthcare operators (tenants) supported by statutory reimbursement frameworks
- Stable occupancy and CPI-linked lease structures

Structural Growth

- Ageing populations driving demand
- Ongoing shift from inpatient to outpatient care
- Advances in medical technology expanding outpatient treatment



Medimall, NL

What are Medical Outpatient Buildings?

- Multi-let outpatient healthcare facilities (typically 3,000 to 10,000 sqm GFA)
- Diversified tenant mix spanning medical, allied health and complementary healthcare services
- Resilient tenant revenues supported by statutory reimbursement and compulsory health insurance

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OUR MARKET: WHY GERMANY & THE NETHERLANDS?

Two of Europe's most attractive markets for MOBs

Germany and the Netherlands combine resilient healthcare systems, favourable demographics and mature institutional real estate markets.

- AAA Sovereign Ratings
- Large & Ageing Populations
- High GDP per Capita
- Statutory Healthcare Funding
- Institutional Real Estate Markets

Metric	Germany	Netherlands	EU
Population (m)	83.6	18.0	451.8
Population aged 65+	23%	21%	22%
GDP per capita (€k)	53.5	65.2	41.6
GDP per capita CAGR (20'-25')	5%	7%	6%
Sovereign Credit Rating	AAA	AAA	-
Government Reimbursement %	86%	83%	81%

Notes: Eurostat (2026), OECD (2026)

Govt. Reimbursement = % healthcare expenditure funded by Government / compulsory insurance scheme

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OUR STRATEGY

Our Objective

Build the leading outpatient healthcare real estate platform in Germany and the Netherlands through acquisitions, active asset management and cluster-led expansion.

STRATEGIC PILLARS

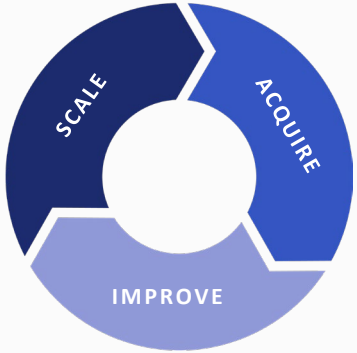
Consolidate a Fragmented Market
Deploy capital into a highly fragmented healthcare real estate market with significant acquisition opportunities across Germany and the Netherlands.

Create Value Through Active Asset Management
Unlock NOI growth through leasing, regears, occupancy optimisation, tenant partnerships and targeted capital investment.

Build Scale Through Clustering
Grow density in key healthcare markets to create operating leverage, stronger tenant relationships and a more resilient portfolio.

Partner With Healthcare Operators
Become the preferred real estate partner for physicians, healthcare providers and healthcare consolidators.

Leverage a Scalable Platform
Combine specialist sector expertise, local market presence, data and technology to execute efficiently and support continued growth.



COMPETITIVE ADVANTAGES

1. Specialist cure healthcare focus
2. Local market presence
3. Data-driven asset management
4. Proven execution capability
5. Significant acquisition capacity and growth aspiration

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OUR GROWTH AMBITIONS

Arcura is pursuing a disciplined growth strategy to build a €1 billion+ outpatient healthcare real estate platform through asset acquisitions, portfolio acquisitions, platform transactions and other strategic opportunities across Germany and the Netherlands.

Supported by significant discretionary equity from TPG Real Estate Partners, Arcura combines deep sector expertise with the resources and transaction experience to execute quickly and with certainty.

CURRENT PLATFORM	GROWTH AMBITION
€400m	**€1bn+**

TARGET ASSET PROFILE

Location

- Priority DE/NL cluster markets: Rhine-Ruhr, Berlin, Munich, and Randstad

Asset

- High-quality, fit-for-purpose buildings
- >4,000 sqm
- >€10m asset value

Rent Roll

- Strong healthcare covenant quality
- High proportion of medical income
- CPI-linked lease structures

Value Creation Opportunity

- Leasing upside
- Re-gears
- Repositioning

PREFERRED TRANSACTION TYPES

Criteria	Target
Transaction type	Individual assets, portfolios, platforms, corporate M&A and recapitalisations
Geography	DE / NL and selectively wider Europe
Sector	Cure / outpatient healthcare real estate
Scale	Individual assets typically €10m+; portfolio and platform opportunities typically €50m+
Investment strategy	Core, Core+ and Value-add

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