

PRESS RELEASE

Cureus and MEDIKO celebrate topping-out ceremony for new senior residence in Dessau-Roßlau

Topping-out ceremony took place on 21 October 2021 | New residence will have 141 modern care places and 4 assisted living apartments | Completion to KfW 40 energy-efficiency standard scheduled for summer 2022 | Cureus is one of Germany's leading care home portfolio holders and the new facility complements the company's existing portfolio | Cureus properties focus on residents' wants and needs | MEDIKO – the SCHÖNES LEBEN Group's specialist care provider will operate the residence | More than 80 new and secure long-term jobs will be created | Care places and apartments available

Hamburg/Hanover/Dessau, 21 October 2021. Cureus GmbH, the new senior residence's owner and developer, together with MEDIKO, the facility's future operator, today welcomed approx. 85 guests to the property's topping-out ceremony. Planners, craftsmen, neighbours and representatives from politics, municipal authorities and the local community were all among the audience of approx. 100 guests, who were provided with a host of interesting details about the new-build senior residence as part of the ceremony. Food and drink were in good supply and there was even a tour of the building shell, which was very well received by the guests.

"We were delighted by the incredible interest and active participation in our topping-out ceremony and would like to thank all guests for coming along", says Alexander Riedel, Project Manager at Cureus. "Now that construction has been running smoothly since the beginning of the year, we plan to complete the project after a good 18 months of construction and hand it over to our long-standing operating partner MEDIKO as early as next summer".

Christian Cohausz, Managing Director at MEDIKO: "After Magdeburg, we will open our second location in Saxony-Anhalt in Dessau next year and we are already very much looking forward to welcoming the first residents. We have extensive experience operating senior residences and always strive to offer residents the opportunity to live independent lives in high-quality, age-appropriate senior residences. Over the next few months, we will also start recruiting personnel; we are equally committed to creating a modern and motivating working environment for our employees and are sure that we will be able to offer this in Dessau". The new senior residence will create more than 80 new and, above all, secure long-term jobs.

Potential residents and employees can already find out more and apply for care places and jobs by sending an email to info@rosslau-seniorenresidenz.de.

MEDIKO Seniorenresidenz Dessau to offer comprehensive care and service package

The new residence is being built on an approx. 4,260-square-metre site at Wolfgangstrasse 24 in Dessau, the home of Bauhaus. Construction is currently underway on this care home, which will have 141 long- and short-term inpatient nursing care places. Four assisted living apartments are also planned. The wheelchair-accessible building will have five stories and a gross floor area (GFA) of around 7,600 square metres. The property has been designed and

is being built to the strict KfW 40 energy-efficiency standard. The modern, rectilinear facade with expansive glazing will be an architectural highlight and, with its light colour scheme, will blend in harmoniously with the surrounding buildings.

The ground floor of the new MEDIKO Seniorenresidenz Dessau will accommodate a foyer, reception area and lounge, creating an ambience to feel good. The restaurant with fresh meals and a terrace, a hair and pedicure salon, a fireplace lounge, in-house laundry, and treatment and therapy rooms, are all among the amenities available to residents. The restaurant and the hair and pedicure salon can also be used by local residents as part of the 'open-house' approach, which is designed to foster links between the senior residence and the local community. The ground floor is also home to serviced apartments, which are accessible via a separate entrance. The apartments all have modern floor plans and range from 34 to 60 square metres in size. Each apartment has a living room and bedroom, a kitchenette, a bathroom, a hallway and a storage room, along with a private veranda.

The four upper floors are home to the 141 care places, divided into eight smaller living groups to encourage social interaction between residents. All of the rooms are bright, fully accessible single rooms with private bathrooms, including 35 rooms specially designed to meet the needs of wheelchair users. Residents can furnish some of the rooms themselves to create a private, homely atmosphere and add an extra touch of comfort. Each of the eight living groups has its own communal kitchen and living area with balcony. Therapy rooms and nursing and wellness baths are also available.

The residence also has a high-quality, fully landscaped garden with a stone water feature, fruit trees and ample greenery. Thus, in addition to a spacious communal terrace, residents will also enjoy plenty of opportunities to relax and socialise outdoors.

Ideal location for residents, guests and staff

MEDIKO Seniorenresidenz Dessau is located in the centre of the city of Dessau and benefits from excellent transport connections. Within easy walking distance of the residence, residents are well-served with Dessau Zoo, Schillerpark and numerous shops, doctors, leisure and social amenities. For added convenience, there are 22 car parking spaces and 14 bicycle stands on the premises, ensuring optimal accessibility for visitors and employees.

High-quality construction to proprietary standard

The new MEDIKO Seniorenresidenz Dessau is designed and built in accordance with the Cureus standard for system care homes. This standard is based on exacting and uniform quality standards and is oriented to the needs of all stakeholders, including care home operators and residents. Care homes built to the Cureus standard are optimised in all respects. This concerns, for example, the size and arrangement of rooms to optimize space and walkways. Cureus care homes are also designed and equipped for maximum utility: interior corridors benefit from as much daylight as possible, every room has floor-to-ceiling windows that provide attractive views of the surrounding area, and the modern bathrooms and window fronts follow the same standardised system approach. Each complex's architecture and facade incorporate individual touches and are constructed to the highest quality standards, integrating seamlessly into their surroundings. The Cureus system approach also prioritises sustainability, both in terms of a care home's long-term economic viability and its impact on the environment. All Cureus care homes are, for example, constructed in accordance with the KfW 40 energy-efficiency standard, while the bulk procurement of floor coverings or elevator systems, for example, ensures cost synergies and long-term maintenance contracts covering several properties also reduce costs for care home operators. The constant review and optimisation

of the Cureus system care home standard guarantees the construction of care homes that truly meet demand

Images of the project



Image title: Visualisation Seniorenresidenz Dessau, Saxony Anhalt, a project of Cureus GmbH

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Image title: Photo Topping-out ceremony for the senior residence in Dessau, Ralf Wummel (foreman MBN), Saxony-Anhalt, a project of Cureus GmbH.

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Image title: Photo Topping-out ceremony for the Dessau senior residence, from left to right: Jens Dünnebeil (Dessau Building Regulations Office), Christian Cohausz (Managing Director MEDIKO), Alexander Riedel (Cureus Project Manager), Uwe Frey (MBN Branch Manager), Hüsmen Sezgin (MBN Site Manager), Saxony-Anhalt, a Cureus GmbH project.

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About Cureus GmbH

Cureus GmbH is based in Hamburg and is an integrated property companies with special expertise in the German care home sector with more than 15 years of experience and a team of c. 130 employees developing and managing properties for the Cureus portfolio. Cureus has developed an innovative new standard for full inpatient care and assisted living facilities, which can be implemented as a scalable, location-agnostic solution. Aligned to both current legislative requirements and the needs of operators and residents, the senior residences and care homes developed by Cureus GmbH establish new, uniform standards and represent a highly efficient product that combines greater cost effectiveness in care with improved quality of living and service. <https://cureus.de/en>

About SCHÖNES LEBEN Gruppe / MEDIKO Pflege- und Gesundheitszentren GmbH

The SCHÖNES LEBEN Group is one of Germany's leading residential and nursing care home operators. The company's mission is to support seniors to live independently in high quality surroundings with best-in-class care services. The company's guiding principles include peace of mind, joie de vivre, service and respect. Founded in 2017, the SCHÖNES LEBEN Group currently employs several thousand care professionals across Germany. The company's innovative residential and care home concepts create completely new perspectives for residents to shape and enjoy their lives. The Group's specialist care subsidiaries, compassio,



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the Gut Köthenich Group, A+R Betriebsgesellschaft, MEDIKO Pflege- und Gesundheitszentren GmbH and Spies KG, have established a state-of-the-art, high-quality network of almost 100 care facilities across Germany. The SCHÖNES LEBEN Group is a member of the portfolio of companies owned by the independent private equity investment group Waterland. www.schoenes-leben.org

MEDIKO Pflege- und Gesundheitszentren GmbH is a regional and sustainably growing service provider in the field of care. MEDIKO operates nursing and senior residences, house communities, day care facilities and senior-friendly flats. Starting from the company headquarters in Hanover, the company concentrates on the federal states of Lower Saxony, North Rhine-Westphalia, Hamburg, Mecklenburg-Western Pomerania and currently operates 26 facilities. By the end of the year, 29 residences will be in operation. www.mediko-gruppe.de

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