

PRESS RELEASE

Cureus and SCHÖNES LEBEN Immobilien- und Projektentwicklungsgesellschaft extend pipeline agreement for 13 further projects

Pipeline expands to include more than 4,300 care and exclusive assisted living units for completion by 2026 | Cureus adheres to system approach and strives for sustainable KfW Efficiency House 40 standard | Projects spread across numerous German states | SCHÖNES LEBEN Immobilien- und Projektentwicklungsgesellschaft as co-developer | Cureus – the specialist for system care homes – will add the new properties to its care home portfolio | Long-term leases planned | All Cureus properties are designed with a key focus on residents' wants and needs

Hamburg/Hanover, 21 June 2022. Cureus, an integrated property company that specialises in creating its own care home portfolio, and SCHÖNES LEBEN Immobilien- und Projektentwicklungsgesellschaft, a leading provider of innovative and personalised care, support and housing services, are further expanding their multi-year cooperation.

The two companies have now confirmed the further expansion of their existing contract for the construction of 2,782 residential units in 23 projects at 17 locations. Of the initial contingent, Cureus has already completed or started construction on 1,564 units, with the remaining units scheduled for completion during the course of 2023. These will now be joined by a further 1,544 units in 13 new projects at ten locations, all of which are scheduled for completion by the end of 2026.

The projects are located in the federal states of Brandenburg, Bremen and Bremerhaven, Hesse, Mecklenburg-Western Pomerania, Lower Saxony, North Rhine-Westphalia, Saxony-Anhalt and Schleswig-Holstein. All of the properties will be integrated into the Cureus portfolio upon completion. SCHÖNES LEBEN Immobilien- und Projektentwicklungsgesellschaft will ensure long-term leases are agreed with various operating companies.

“We are pleased to have SCHÖNES LEBEN Immobilien- und Projektentwicklungsgesellschaft as a reliable and innovative partner, a company that also relies on our system approach and is committed to expanding our established and successful partnership”, says Christian Möhrke, COO of Cureus. “The expanded project volume illustrates the pressing need for modern, innovative care facilities for seniors, demand that can only be satisfied on the basis of the common understanding achieved by our systematic approach. At the same time, these projects will contribute to the solid growth of our property portfolio and support our goal of managing around 14,000 care and assisted living units in our portfolio by the end of 2025”.

“Enabling people to live a self-determined, harmonious and care-free life is a matter close to our hearts and a key element of our corporate philosophy”, emphasise Marc Hildebrand and Antun Kovac, Managing Directors of SCHÖNES LEBEN Immobilien- und Projektentwicklungsgesellschaft. “Our values are security, joie de vivre, service culture and respect, which we live for our residents and our employees. In this regard, having the



appropriate environment is very important, and this is reflected in Cureus' thoughtfully designed properties with their attractive, high-quality design. We delighted to announce the expansion of our existing, and very successful, partnership".

Cureus' unique system approach, which is based on the same planning and construction processes, building standards and a tried and trusted partner network, allows the company to deliver a higher volume of projects at a faster than market-typical pace. The resulting properties are characterised by the highest quality construction, and individual architecture and facade designs tailored to each location. Thanks to the properties' standardised interior and exterior design, future operators benefit from the highest efficiency in operation. In addition, all Cureus' properties are designed to meet the needs of both residents and staff: optimised floor plans create attractive working conditions, helping to make caregivers' work much easier in a modern and appealing environment. For residents, the intelligent design concept guarantees warmth, security and peace of mind in modern, barrier-free single bedroom units according.

The Cureus standard for qualitative real estate

Cureus' system approach is based on uniform, high quality standards and is oriented, among other things, to the requirements of care home operators, with an added focus on the residents and care staff. In this way, all structural processes and properties are optimised, from the inside to the outside: This includes, for example, the size and arrangement of rooms to optimise space and walkways. Cureus care homes are also designed and equipped for maximum utility: corridors always receive as much daylight as possible; every room has floor-to-ceiling windows, and the modern bathrooms and window fronts always follow the same standardised system approach. Each property'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. For example, all Cureus care homes target the KfW Efficiency House 40 standard, while the bulk procurement of floor coverings and elevator systems, for example, achieves 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.

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Whitepaper: “Optimised, unique, scalable – system care properties”
(only available in German)

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About Cureus GmbH

Cureus GmbH is based in Hamburg and is one of the leading integrated property companies in the German care home sector with more than 15 years of experience and a team of around 140 employees developing and managing properties for the Cureus portfolio.



Cureus has developed a unique system approach for inpatient care homes and assisted living properties, which can be implemented as a scalable solution regardless of location, in the form of the system care home solution that has been selected as an “[Outstanding Innovation](#)” by the German Property Federation (ZIA). Aligned with both legislative requirements and the needs of operators, residents and municipalities, Cureus establishes new, uniform standards for high quality system care homes. Thanks to its system approach, Cureus offers a highly efficient product that combines higher economic efficiency and lower cost structures with improved quality of living and service. www.cureus.de

About SCHÖNES LEBEN

The SCHÖNES LEBEN Group’s mission is to enable seniors to live a self-determined life in high-quality surroundings with best-in-class care services. The company’s guiding principles are 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. SCHÖNES LEBEN’s outpatient care services, in cooperation with its subsidiaries and partners compassio, Gut Köthenich, A+R Betriebsgesellschaft, MEDIKO and SPIES, guarantee the provision of state-of-the-art, high-quality care. In the very near future, the company will expand its operations to 100 selected locations throughout Germany. The SCHÖNES LEBEN Group is a member of the portfolio of companies owned by the independent private investment group Waterland Private Equity GmbH. www.schoenes-leben.org

Press contacts:

Christoph Wilhelm
Corporate Communications
Cureus GmbH
+49 171 56 86 575
cw@cureus.de

Helen Bardtenschlager
Head of Marketing & Communications
SCHÖNES LEBEN Gruppe
+49 162 7001463
h.bardtenschlager@schoenes-leben.org