

€27.5 MILLION SENIOR DEBT ADVISORY AND PLACEMENT

€27.5 MILLION DEBT ADVISORY AND PLACEMENT

H&R

Senioren Heimbetriebsgesellschaft mbH & Co KG

SENIOR DEBT LENDER
HSH Nordbank AG

SPONSOR
Deutsche Pflege und Wohnen AG

SOLE FINANCIAL ADVISOR
Augusta & Co plc

For further information on this transaction, please contact:

Thomas Warnholtz
+49 (0)69 7707 590
twarnholtz@augustaco.com

Philipp Farenholtz
+44 (0)20 7236 0100
pfarenholtz@augustaco.com

Lucinda Glover:
+44 (0)20 7236 0100
lglover@augustaco.com

www.augustaco.com

Augusta & Co plc ("Augusta") advised DPUW Deutsche Pflege und Wohnen AG ("DPUW") on the raise of a €26 million senior loan for the acquisition of Berlin-based H&R Senioren Heimbetriebsgesellschaft mbH & Co KG ("H&R"). Augusta also facilitated the raise of a €1.5 million working capital line. The debt was solely provided by HSH Nordbank AG.

Headquartered in Berlin, H&R is a group of eleven nursing homes for senior citizens in Germany. Based on a stringent business strategy with a focus on the low-price market segment, H&R is well positioned for future growth and self-funded expansion, and seeks to double capacity by 2010.

Management, who established the first nursing home of the group in 1984, remains with the company in its role and as shareholder via a 30% stake in DPUW. 70% is owned by DRIAG Deutsche Real Invest AG ("DRIAG"), a Berlin-based holding with investment focus on real estate and the health sector.

Augusta advised on the structure of the acquisition debt, and placed the transaction with debt investors in the German market. The loan consists of a €15 million amortizing tranche as well as an €11 million bullet tranche. In addition, the company raised €1.5 million working capital facility to secure flexibility. The purchase price of H&R was not disclosed.

Dr. Christoph Hama, Vorstand of H&R and DPUW, said: "We are very satisfied with the service provided by Augusta. The team provided excellent advisory in a very professional manner."

Joachim Stehnuhl, Chairman of the supervisory board of DRIAG, commented: "We needed to use an external advisor with the appropriate expertise for this transaction, which we could not have done ourselves in this way. With Augusta we picked the right advisor, and are very happy with the outcome. They ran an efficient and professional process and obtained favourable loan conditions – all within tight deadlines. We really enjoyed the project."

The transaction closed in July 2007.