

RODEVITA

Experts in the
healthcare and
social care sectors



Rodevita is a company specializing in real estate development for the healthcare and social care sectors. Its core activities include the identification, evaluation, and feasibility analysis of land and properties for the development of modern Nursing Homes (RSA), Rehabilitation Clinics, Senior Housing facilities, Outpatient Medical Centers, and Diagnostic Centers.

The company relies on the extensive experience of a multidisciplinary team of highly qualified professionals with expertise in commercial, financial, technical, and operational management.

Designed with the MIND. Created with the HEART.

Rodevita develops and implements **tailored solutions and innovative architectural features** to create welcoming, modern, and thoughtfully designed healthcare facilities that meet the specific needs of both operators and residents.

In addition to developing new greenfield projects, Rodevita specializes in the **redevelopment** and **renovation** of existing properties with the potential to be transformed into high-quality healthcare and social care facilities.

Location is a key factor in every project. Rodevita carefully selects urbanized areas in pleasant residential settings that are well connected by public transport and equipped with essential services.

Every facility developed by Rodevita is designed to be efficient, functional, state-of-the-art, and fully compliant with current regulations, ensuring high standards of quality, safety, and sustainability.

Real Estate Investment Financing

Rodevita specializes in real estate development within the healthcare and social care sectors. Its activities encompass the entire development process, from **identifying and selecting real estate opportunities** to project development, **funding**, and **real estate asset management**, with the aim of delivering modern, efficient, and innovative Nursing Homes (RSA), Rehabilitation Clinics, Senior Housing facilities, Outpatient Medical Centers, and Diagnostic Centers.

Through its extensive network of leading leasing companies, financial institutions, and investment funds, Rodevita develops and invests in **its own projects** while also **assisting clients** in securing the financing required for the development and completion of their real estate initiatives.

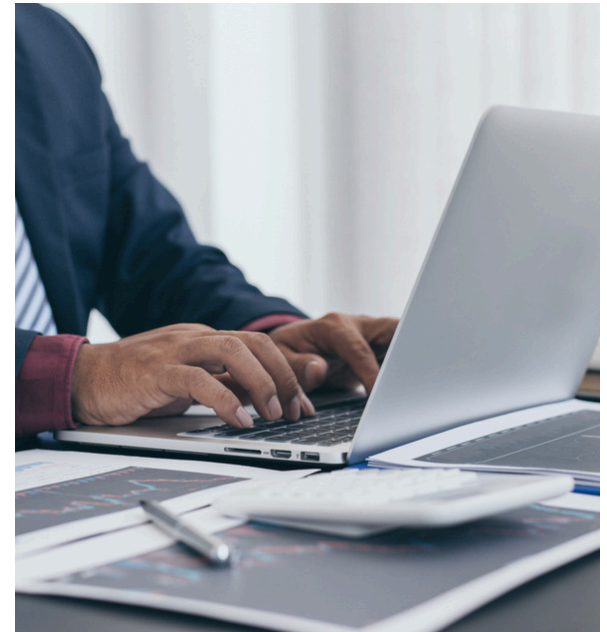
Rodevita is continuously engaged in identifying and evaluating new investment opportunities that require **in-depth industry expertise**. The company works closely with all stakeholders involved in the real estate development process—including brokers, property owners, developers, construction companies, investors, operators, and public authorities—to ensure the successful execution of each project and to create value for all parties involved.



A Dynamic and Fast-Growing Sector

Demographic trends and the progressive ageing of the population highlight the need for **significant structural and infrastructure investments** to modernize, renovate, and expand an existing stock of healthcare and social care facilities that is, on average, outdated, inefficient, and insufficient to meet future demand.

Over the coming decades, substantial investment will be required to address the **growing need for long-term care services**. In Italy alone, demand is expected to increase by an additional **80,000 to 100,000** nursing home beds over the next few years, reflecting the country's evolving demographic landscape.



Our mission is to **create value in every development project**, whether through greenfield developments or the redevelopment and expansion of existing properties. We deliver modern, technologically advanced, efficient, and flexible facilities that meet the **highest standards of energy efficiency and environmental sustainability**, ensuring maximum comfort, safety, and quality of life for residents and users.

The continuous pursuit of innovative architectural, engineering, and building solutions, together with the use of advanced materials, underpins our commitment to excellence. Efficiency, reliability, and professionalism are the core values that guide every project we undertake.

Drawing on its in-depth expertise in the healthcare and social care real estate market, Rodevita supports its clients throughout every stage of the project—from technical, operational, and financial planning to design, development, and construction. The company coordinates each phase of the process with meticulous attention to detail, ensuring the successful delivery of every real estate development.



Enviromental Sustainability

Rodevita continuously seeks innovative, state-of-the-art solutions, using high-quality materials and ensuring the highest standards of energy efficiency and environmental sustainability. The company is committed to achieving the most recognized quality certifications and full compliance with ESG (Environmental, Social, and Governance) standards.



Rodevita is committed to designing and developing facilities that achieve Energy Class A4, the highest energy performance rating under Italian standards. Approximately 65% of the energy demand is met through renewable energy sources, including photovoltaic systems, district heating, and water-source heat pumps.

In addition, the facilities feature state-of-the-art thermal insulation, radiant panel heating and cooling systems, and LED lighting, significantly reducing energy consumption and minimizing their environmental impact.

Sosteniamo la salvaguardia ed il rispetto dell'ambiente



Energy efficiency

The facilities are designed to maximize the amount of natural daylight in areas dedicated to daily activities, reducing the need for artificial lighting and helping to minimize energy consumption.



Thermal Insulation

To reduce heat loss, resulting in lower fuel consumption and improved energy efficiency.



Acoustic Insulation

Both from external noise and between individual rooms, ensuring a quiet environment and protecting the privacy of residents and patients.



Quality of materials

Thanks to our experience and careful design approach, robust and reliable materials are used throughout the construction process.



M&A

Rodevita supports its clients in all contractual, financial, and transactional aspects of their projects by providing asset valuations, economic and financial feasibility studies, budget preparation, business planning, and comprehensive due diligence services.

Rodevita offers its clients comprehensive support and advisory services throughout every stage of the process, including:

- Identification and acquisition of healthcare facilities and companies.
 - Assistance throughout the negotiation process, from the preparation of Non-Disclosure Agreements (NDAs) and Expressions of Interest (EOIs) to the drafting of Letters of Intent (LOIs), as well as support during the negotiation and execution of agreements throughout every stage of M&A transactions.
 - Technical, architectural, urban planning, operational, management, financial, and commercial due diligence.
 - Planning, coordination, and management of the entire M&A process, including transaction execution, closing, and post-closing integration and follow-up activities.
 - Identification and arrangement of financing solutions to support the proposed transaction.
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