



# ANNUAL REPORT 2013

ACKERMANS & VAN HAAREN

Annual report 2012

Annual report 2011

Annual report 2010

ACKERMANS & VAN HAAREN

ANNUAL REPORT 2009

Ackermans & van Haaren • Annual report 2008

Ackermans & van Haaren • Annual report 2007

Ackermans & van Haaren / Annual report 2006

100%

Shareholding percentage AvH

# ANIMA CARE

Anima Care specializes in the care and health sector in Belgium, focusing on the upmarket segment of accommodation and care for the elderly. Anima Care invests in operational activities and real estate in the segment of residential care for the elderly. At year-end 2013, Anima Care had a portfolio of more than 1,300 retirement home beds and service flats, of which 834 retirement home beds and 60 service flats were in operation, spread over 10 residential care centres (4 in Flanders, 1 in Brussels, 5 in Wallonia).

## Financial overview 2013

Anima Care realized a turnover of 27.4 million euros in 2013. This is a 34% increase, and is attributable primarily to the acquisitions of 'Résidence St. James' and 'Château d'Awans', which began to contribute to the results of Anima Care in the second half of 2013. The profit amounted to 0.6 million euros in 2013 and is in line with the result that Anima Care realized in 2012. Since the new construction projects engender extra costs in their inception phase, the turnover increase is not yet reflected in a higher profit.

The group's equity increased from 21.2 million euros at year-end 2012 to 32.4 million euros at year-end 2013. The capital of Anima Care was increased in mid-2013 by 22.6 million euros to finance the new construction projects and the acquisitions. In 2013, the capital was paid up to the amount of 10.5 million euros, of which 1.1 million euros was left over from the previous capital increase. At year-end 2013, 13.2 million euros capital still remains to be paid up.

The net financial debt increased from 15.2 million euros at 31/12/2012 to 40.8 million euros at 31/12/2013, due mainly to the financing of

the new construction projects. The acquisitions of 'Château d'Awans' and 'Résidence St. James', which also own their buildings, also explain part of the increased net debt position.

The recent acquisitions and investments in the new construction projects are reflected in an increase in the balance sheet total from 50.1 million euros at year-end 2012 to 97.1 million euros at year-end 2013.

## Operational overview 2013

In 2013, Anima Care acquired two residential care centres, which together account for 227 residential units. In June, Anima Care acquired 'Résidence St. James' in La Hulpe (59 beds), and in July 'Château d'Awans' in Awans (168 beds).

Anima Care also developed various new construction projects in 2013. The new residential care centre 'Les Comtes de Méan' in Blegny opened in mid-October and can accommodate 149 residents. The residents of 'Clos du Trimbleu' in Blegny and of 'Résidence Kinkempois' in Angleur, which together account for 89 licensed retirement home beds, moved into this new building. The existing building in Blegny has in the meantime been sold.

In January 2013, construction work began on the new residential care centre 'Au Privilège' in Haut-littre with a capacity of 127 retirement home beds and 36 service flats. The construction of a new residential care centre in Kasterlee with a capacity of 133 beds and 63 service flats started in the second quarter. A great deal of care and effort in 2013 also went into building the new residential care centre 'Zonnestein' in Zemst, which will have a capacity of 93 beds and 23 service flats.

Anima Care resolutely focuses on quality. The firm invested heavily in the development of top-quality real estate in 2013. Anima Care also continuously works to improve its operational systems and working methods, and pays much attention to the

Les Comtes de Méan (Blegny)





Château d'Awans

selection, coaching and development of its staff, as they have to put this quality vision and the values of Anima Care into daily practice.

## Outlook 2014

Several new construction projects will be finished in 2014. 'Zonnestein' in Zemst will be the first to open on 1 April. The opening of the new 'Au Privilège' in Haut-Ittre is scheduled for mid-2014, whereupon the existing operations at 'Résidence du Peuplier' and 'Résidence Azur' (together 91 beds) will move to the new location. Finally,

the new building in Kasterlee is due to open in November 2014.

Once those new building projects have been completed, Anima Care will have 1,278 beds in operation, spread over eight residential care centres with at least 100 beds and three smaller residential care centres. Anima Care plans to extend those smaller residential care centres as well. By the extension of existing residential care centres, the construction of new residential care centres, and by acquisitions, Anima Care ensures the growth that is necessary to improve profitability in the future. As a 100% Belgian-based firm, and with

its strategy of providing top-quality care and investing in high-quality real estate, Anima Care is a unique player on the Belgian market. It actively seeks out opportunities for collaboration with other entrepreneurs in the care sector and examines various acquisition opportunities.

## Anima Care NV

(€ 1,000)	2013	2012	2011
Turnover	27,409	20,522	15,351
EBITDA	3,376	2,444	2,056
EBIT	1,749	1,293	975
Net result (group share)	632	644	417
Net cash flow	2,169	1,661	1,489
Shareholders' equity (group share)	32,406	21,173	11,985
Net financial position	-40,806	-15,188	-13,696
Balance sheet total	97,111	50,116	36,310
Personnel	583	295	223

[www.animacare.be](http://www.animacare.be)

Anima  
Care

From left to right: Luc Devolder, Peter Rasschaert, Johan Crijns, Ingrid Van de Maele

