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Cofinimmo acquires a nursing and care home in Germany

Today, Cofinimmo became owner of the nursing and care home 'Pflegeheim Seniorenwohnanlage Niebüll-Gath' located in Niebüll, in the Land of Schleswig-Holstein, near the Danish border. The acquisition amounted to 8.4 million EUR.

The facility was built in 1997, counts 95 beds and has an above-ground surface area of 6,289 m². It is operated by Alloheim Senioren Residenzen, with which Cofinimmo signed a 'double net'¹ lease for a fixed period of 20 years with two five-year extension options. The gross initial rental yield amounts to 6.5 %.

The Group Alloheim Senioren Residenzen is a new tenant for Cofinimmo and was established in 1973. It is one of the most important operators on the German healthcare market with 19,700 beds spread over 200 sites, which are all located on German territory. Alloheim Senioren Residenzen has more than 15,000 employees.



The acquisition of this nursing and care home was already included in the net result from core activities – Group share forecast of 6.56 EUR per share for the 2018 financial year, announced on 03.04.2018². Cofinimmo's German healthcare real estate portfolio now represents 165.4 million EUR and counts 11 assets.

¹ In Germany, 'double net' is often referred to as 'Dach & Fach': the maintenance costs of the building structure and the repair and replacement costs of the technical equipment are borne by the owner.

² See also our press release of 03.04.2018 on our website www.cofinimmo.com.

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About Cofinimmo:

Founded in 1983, Cofinimmo is today the foremost listed Belgian real estate company specialising in rental property and an important player in the European market.

The company owns a diversified property portfolio spread over Belgium, France, the Netherlands and Germany, worth 3.5 billion EUR, representing a total surface area of over 1,838,000 m². Riding on demographic trends, its main investment segments are healthcare properties (45 %), offices (38 %) and distribution networks (16 %). As an independent company that consistently applies the highest corporate governance and sustainability standards, Cofinimmo services its tenants and manages its properties through its team of over 130 people, operating from Brussels, Paris and Breda.

Cofinimmo is listed on Euronext Brussels (BEL 20) and benefits from the fiscal REIT regime in Belgium (RREC), in France (SIIC) and in the Netherlands (FBI). Its activities are controlled by the Financial Services and Markets Authority, the Belgian regulator.

At 31.12.2017, its total market capitalisation stands at 2.3 billion EUR. The company pursues investment policies which seek to offer a high dividend yield and capital protection over the long term, targeting both institutional and private investors.

www.cofinimmo.com

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