

Brussels, embargo until 09.07.2018, 05:40 PM CET

Cofinimmo increases the share of healthcare real estate to 50 % of its global portfolio

Today, one week after the capital increase of 02.07.2018, the Cofinimmo Group signed before a notary an agreement, subject to conditions, regarding the acquisition of the 'Seniorenzentrum Bad Sassendorf' nursing and care home located in Bad Sassendorf, a region renowned for its spas and specialised clinics in the German Land of North Rhine Westphalia. The (primarily administrative) conditions should be lifted over the coming weeks. The acquisition price of 15 million EUR will then be paid.

Jean-Pierre Hanin, *Chief Executive Officer* of Cofinimmo: "This is the first investment since Cofinimmo's successful 155 million EUR capital increase of 02.07.2018. With this acquisition, the share of healthcare real estate will reach 50 % of our global portfolio, comprising close to 170 sites with a fair value of approx. 1.8 billion EUR, of which 350 million EUR in Germany. We intend to pursue our growth in this sector."



The nursing and care home 'Seniorenzentrum Bad Sassendorf' was built in 1968 and refurbished and extended in 2013. It counts approx. 130 beds and 20 service flats, spread over an aboveground surface area of nearly 11,000 m². The facility is operated by the local operator Vital Wohnen Holding GmbH, a new tenant for Cofinimmo, with which it has signed a 'Dach und Fach'¹ lease for a fixed 20-year period. The rent will be indexed annually based on the German consumer price index. The gross initial rental yield of this transaction amounts to approx. 6 %.

Vital Wohnen Holding GmbH offers care and accommodation services to elderly people in the region of Bad Sassendorf. It has an experienced management team with in-depth knowledge of the local market, and is eager to develop new healthcare assets in the region.

The acquisition of this nursing and care home was taken into account in the committed investment pipeline announced on 20.06.2018, within the context of Cofinimmo's capital increase of 02.07.2018.

¹ The owner mainly bears the maintenance costs of the roof and the building structure.

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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 3.6 billion EUR, accounting for a total surface area of over 2,000,000 m². Riding on demographic trends, its main investment segments are healthcare properties (50 %), offices (34 %) and distribution networks (16 %). As an independent company that consistently applies the highest corporate governance and sustainability standards, Cofinimmo offers services to its tenants and manages its properties through a team of over 130 people operating from Brussels, Paris and Breda.

Cofinimmo is listed on Euronext Brussels (BEL20) and benefits from the REIT tax regime in Belgium (RREC), in France (SIIC) and in the Netherlands (FBI). Its activities are supervised by the Financial Services and Markets Authority, the Belgian regulator.

As at 02.07.2018, Cofinimmo's total market capitalisation stood at 2.4 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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