

Brussels, embargo until 30.04.2019, 5:40 PM CET

Cofinimmo acquires a portfolio of four nursing and care homes in Germany

Cofinimmo signed before a notary an agreement, subject to conditions, regarding the acquisition of four nursing and care homes. The sites, spread across Germany, have a total above-ground surface area of approximately 29,000 m² and offer approximately 430 beds. For all assets, 'Dach und Fach'¹ lease agreements with a duration of 25 years were concluded with the operator Curata Care Holding GmbH.

The conditions (primarily administrative) should be lifted over the coming weeks. The acquisition price will then be paid. An additional 6 million EUR envelope is foreseen for works. The total acquisition price after works amounts to approximately 50 million EUR. The leases are indexed based on the German consumer price index. The initial gross yield after works will still be in line with current market conditions.

Jean-Pierre Hanin, CEO of Cofinimmo: *"We are pleased to announce the acquisition of these four nursing and care homes. Cofinimmo will use its real estate know how to improve the sites into future-oriented care facilities. In addition, with Curata Care Holding GmbH, we welcome a new operator in our portfolio. This transaction reflects the active continuation of our growth policy in the healthcare real estate segment in Germany."*

¹ The owner is primarily responsible for the maintenance costs of the roof and the structure of the building.

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1 Portfolio overview

	Name of the facility	State	City	Number of beds
1.	Seniorenresidenz Am Burgberg	North Rhine-Westphalia	Denklingen	96
2.	Seniorenresidenz Burg Binsfeld	North Rhine-Westphalia	Nörvenich	109
3.	Seniorenresidenz Belvedere am Burgberg	Lower Saxony	Bad Harzburg	168
4.	Seniorenresidenz Am Schloss	Mecklenburg-Vorpommern	Neustadt-Glewe	60
Total				433



- Assets in the portfolio on 29.04.2019
- Nursing and care homes acquired on 30.04.2019

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2 The sites



2.1 'Residenz Am Burgberg'

The nursing and care home 'Residenz Am Burgberg' is located in Denklingen, in the state of North Rhine-Westphalia. The facility has a catchment area of more than 84,000 people. It has an above-ground surface area of over 5,800 m² and offers approximately 100 beds. A 3 million EUR budget is foreseen for works.

2.2 'Burg Binsfeld'

The nursing and care home 'Burg Binsfeld' is located in Nörvenich, in the state of North Rhine-Westphalia. The catchment area of this facility has more than 126,000 people. The building has an above-ground surface area of more than 7,600 m² and offers more than 100 beds. 'Burg Binsfeld' has an 8-shape with a pleasant inner courtyard. Cofinimmo foresees works for an amount of 1 million EUR.

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2.3 'Belvedere am Burgberg'

The 'Belvedere am Burgberg' nursing and care home is located in Bad Harzburg, in Lower Saxony. This municipality with approximately 20,000 inhabitants is located just north of the Harz national park, a nature reserve of almost 25,000 hectares. The catchment area of this site counts over 72,000 people. The site has a total above-ground surface area of more than 12,000 m² and offers around 170 beds.

The site, which is beautifully integrated into the environment, consists of several buildings. A budget of less than 2 million EUR is foreseen for works.

2.4 'Am Schloss'

The 'Am Schloss' nursing and care home is located in Neustadt-Glewe, in the state of Mecklenburg-Vorpommern. The catchment area of this facility counts more than 25,000 people. The building has a total above-ground surface area of approximately 3,500 m² and offers approximately 60 beds. For this facility, Cofinimmo foresees a budget of 0.5 million EUR for works.

3 Operator

With Curata Care Holding GmbH, Cofinimmo welcomes a new operator. Curata operates 26 nursing and care homes throughout Germany with a total capacity of 2,750 beds and employs 2,100 people. With a responsible and strong management team, Curata is aware of its social responsibility and wants to actively contribute to the improvement of social services whilst promoting further growth.

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About Cofinimmo:

Cofinimmo has been acquiring, developing and managing rental properties for over 35 years. The company has a portfolio spread across Belgium, France, the Netherlands and Germany, with a value of 4 billion EUR. With attention to social developments, Cofinimmo has the mission of making high-quality care, living and working environments available to its partners-tenants, from which users benefit directly. *“Caring, Living and Working - Together in Real Estate”* is the expression of this mission. Thanks to its expertise, Cofinimmo has built up a healthcare real estate portfolio of almost 2 billion EUR in Europe.

As an independent company that applies the highest standards of corporate governance and sustainability, Cofinimmo offers its tenants services and manages its portfolio through a team of over 130 employees in Brussels, Paris, Breda and Frankfurt.

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

On 31.03.2019, Cofinimmo’s total market capitalisation stood at 2.7 billion EUR. The company applies an investment policy aimed at offering a socially responsible, long-term, low-risk investment that generates a regular, predictable and growing dividend.

www.cofinimmo.com

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