

Brussels, embargo until 18.01.2021, 5:40 PM CET

## Cofinimmo extends its healthcare portfolio to Ireland

### Acquisition of 6 nursing and care homes and 1 rehabilitation clinic

Cofinimmo (Euronext Brussels: COFB) enters the Irish healthcare real estate sector with the acquisition of six nursing and care homes and one rehabilitation clinic. The total investment for the seven healthcare sites amounts to approximately 93 million EUR. All the sites are let to DomusVi, a leading operator in Europe.

DomusVi Group, is among the leading providers of accommodation, assistance and care to people impaired due to age or illness in Europe. With more than 400 nursing homes and senior residential homes and 60 home-care agencies, DomusVi provides a comprehensive range of quality services to its 72,000 customers in Europe and Latin America. DomusVi has over 37,000 employees worldwide.



**Jean-Pierre Hanin, CEO of Cofinimmo:** *“This first transaction in Ireland enables Cofinimmo not only to further diversify its geographical presence in the European healthcare real estate segment but also the type of assets pertaining to its healthcare portfolio. Furthermore, the group adds another major European player to its partners. DomusVi is already a leading operator in several countries in Europe and we are pleased to be able to support them in their growth ambitions in Ireland.”*

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## 1. The Irish healthcare real estate segment

Ireland has approximately 5 million inhabitants. With approximately 30,000 beds, the Irish nursing home sector is less equipped than most other European countries. According to Eurostat, the proportion of people aged 65 or more is expected to grow at a substantially higher pace than other European countries by 2040. As a result, demand for high-quality elderly care facilities is strong in Ireland.

The current supply of new nursing homes and care facilities throughout the country does not meet the increasing demand. The bed capacity should grow by roughly one third of the current capacity to keep up with demand in the short term. Additionally, a material part of the current stock will have to be renovated to meet modern comfort and safety norms.

Cofinimmo has the ambition to participate actively in the increase and upgrade of the Irish nursing home capacity. The company is well positioned to fulfil that ambition through its deep knowledge of European healthcare real estate and its 35 years of experience in developing and improving high-quality real estate assets.

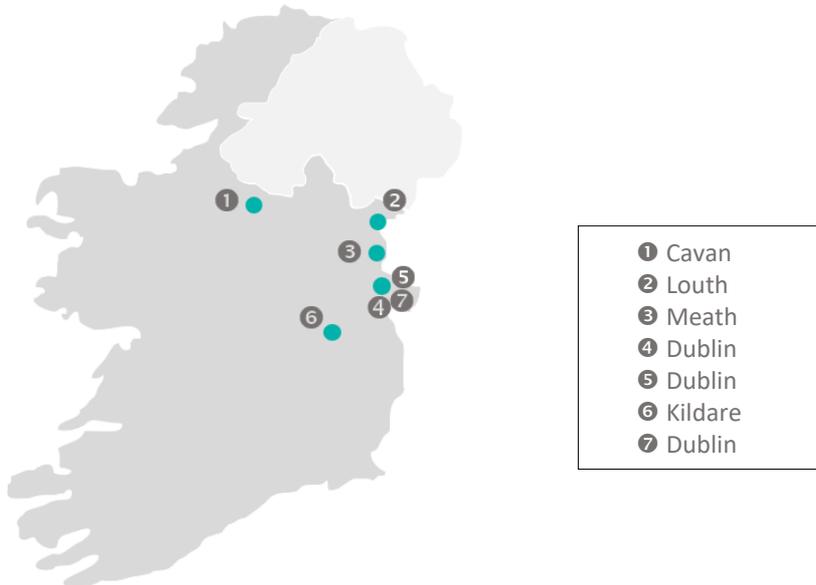
## 2. The sites

The sites are situated in the most densely populated parts of Ireland. Six of the seven sites are located within the province of Leinster (2.5 million inhabitants), including five within the Greater Dublin region. Castlemanor (Cavan) is located in the province of Ulster (2 million inhabitants).

All the sites are under operation and have a good energy performance (label B or C). They offer together a total surface area of approximately 39,500 m<sup>2</sup> and 491 beds.

| Name of the facility | Type of asset                                    | Location (county)        | Year built / lastly renovated | Surface area (approx.)      | Number of beds |
|----------------------|--|--------------------------|-------------------------------|-----------------------------|----------------|
| 1. Castlemanor       | Nursing and care home                            | Cavan                    | 2007                          | 8,500 m <sup>2</sup>        | 71             |
| 2. St Peters         | Nursing and care home                            | Louth                    | 2002                          | 2,500 m <sup>2</sup>        | 69             |
| 3. Gormanston Wood   | Nursing and care home                            | Meath (Greater Dublin)   | 2000                          | 10,500 m <sup>2</sup>       | 89             |
| 4. St Doolaghs       | Rehabilitation clinic for post-surgery residents | Dublin                   | 2001                          | 7,000 m <sup>2</sup>        | 72             |
| 5. Anovocare         | Nursing and care home                            | Dublin                   | 2016                          | 5,000 m <sup>2</sup>        | 89             |
| 6. Suncroft Lodge    | Nursing and care home                            | Kildare (Greater Dublin) | 2000                          | 4,000 m <sup>2</sup>        | 60             |
| 7. Foxrock           | Nursing and care home                            | Dublin                   | 1999                          | 2,000 m <sup>2</sup>        | 41             |
| <b>Total</b>         |  |                          |                               | <b>39,500 m<sup>2</sup></b> | <b>491</b>     |

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### 3. The transaction

The Cofinimmo group acquired, through a subsidiary, 7 healthcare sites in the Irish counties of Cavan, Dublin, Kildare, Meath and Louth. The total investment amounts to approximately 93 million EUR.

For each of the seven sites a triple net<sup>1</sup> lease has been concluded for a fix term of 15 years. The rents will be indexed annually according to the Irish consumer price index and the gross rental yield will be in line with the current market conditions.

### 4. The operator-tenant

DomusVi is one of the leaders in hospitality and services for self-sufficient or dependent senior citizens. The group is present in all segments of the sector, including medical nursing homes, non-medical nursing homes, residential services and home-care services.

With more than 400 nursing homes and senior residential homes and 60 home-care agencies, DomusVi provides a comprehensive range of quality services to its 72,000 customers in Europe (France, Spain, Portugal and the Netherlands) and Latin America (Chile, Uruguay and Colombia).

<sup>1</sup> Insurances, taxes and maintenance are born by the tenant.

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### For more information:

#### Jochem Binst

Head of External Communication & IR  
Tel.: +32 2 373 60 32  
[jbinst@cofinimmo.be](mailto:jbinst@cofinimmo.be)

#### Lynn Nachtergaele

Investor Relations Officer  
Tel.: +32 2 777 14 08  
[lnachtergaele@cofinimmo.be](mailto:lnachtergaele@cofinimmo.be)

#### Sébastien Berden

Chief Operating Officer  
Healthcare  
Tel.: +32 2 373 00 00

### 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, Germany, Spain, Finland and Ireland, with a value of approximately 4.6 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 approximately 2.7 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 31.12.2020, Cofinimmo's total market capitalisation stood at approximately 3.3 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.



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