

Brussels, embargo until 22.11.2021, 5:40 PM CET

Cofinimmo will acquire three nursing and care homes in Germany

The Cofinimmo group (Euronext Brussels: COFB) signed agreements to acquire, under certain conditions, two nursing and care homes in Essenheim and one nursing and care home in Bruchmühlbach-Miesau, in the Land of Rhineland-Palatinate. The investment for the three sites together amounts to approximately 39 million EUR. The three assets are currently in operation and managed by Alloheim and Orpea, two major operators in Germany.



Nursing and care home Domherrengarten Haus II - Essenheim

Jean-Pierre Hanin, CEO of Cofinimmo: *“The acquisition of these three nursing and care homes fits perfectly within our growth strategy in the German healthcare real estate sector. It also enables us to reinforce our collaboration with our partners Alloheim and Orpea, two major players in the healthcare sector with whom we have been working for many years in Germany and in other European countries where we are active.”*

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1. The sites

The three nursing and care homes are located in the Land of Rhineland-Palatinate.

Two of them are located in Essenheim, in the Mainz-Bingen district which counts approximately 220,000 inhabitants. The two sites are located opposite each other.

The third nursing and care home is located in Bruchmühlbach-Miesau, in the Kaiserslautern district which counts approximately 100,000 inhabitants.

Name of the facility	Location (district)	Year built / renovated	Surface area (approx.)	Number of beds
1. Domherrengarten Haus I	Essenheim (Mainz-Bingen)	2007	5,900 m ²	152
2. Domherrengarten Haus II	Essenheim (Mainz-Bingen)	2014	3,400 m ²	60
3. Senioren-Zentrum Bruchmühlbach	Bruchmühlbach-Miesau (Kaiserslautern)	2010	4,700 m ²	90
Total			14,000 m²	302

2. The transaction

The Cofinimmo group signed agreements to acquire, under certain conditions, two nursing and care homes in Essenheim and one nursing and care home in Bruchmühlbach-Miesau. The investment for the three sites together amounts to approximately 39 million EUR, real estate transfer taxes included. The conditions (primarily administrative) should be lifted in the first quarter of 2022. The acquisition price will then be paid.

The two assets located in Essenheim are managed by the operator Alloheim Senioren-Residenzen SE. The third asset, located in Bruchmühlbach-Miesau, is managed by the operator Orpea Deutschland. For the three assets, 'Dach & Fach'¹ lease contracts have been concluded. The weighted average lease term for those assets is 16 years.

The rents of the three assets will be indexed on the basis of the German consumer price index and the gross rental yield will be of nearly 5%.

3. The operators

The Alloheim group is one of the pioneers in the healthcare sector in Germany. The first Alloheim residence in Bad Marienberg was founded in 1973. Since then, the group has grown continuously. With 223 nursing and care homes, more than 77 assisted-living residences and more than 20,000 staff members, this operator is one of the three major players in Germany. Alloheim offers high-quality care services for different age groups and assisted living for senior citizens.

¹ The owner primarily bears the maintenance costs for the roof and the building structure.

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Founded in 1989, the ORPEA group is one of the world's leading providers of comprehensive dependency care. Active in 23 countries, the group manages 1,156 facilities, having together a capacity of more than 116,000 beds, and employs more than 68,000 people. In Germany, the group operates 191 facilities, going from nursing and care homes to day centres, rehabilitation and mental health clinics. The facilities are spread over the German territory and offer together more than 20,500 beds.

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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, Germany, Spain, Finland, Ireland, Italy and the United Kingdom, with a value of approximately 5.6 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 3.6 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 145 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 29.10.2021, Cofinimmo's total market capitalisation stood at approximately 4.4 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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