

Brussels, embargo until 28.04.2022, 5:40 p.m.CET

## Cofinimmo acquires a nursing and care home under construction in the Netherlands

The Cofinimmo group (Euronext Brussels: COFB) has acquired a plot of land in the Dutch province of North Brabant where a nursing and care home is currently under construction. The investment budget (including plot of land and works) amounts to approximately 26 million EUR. The site is already pre-let to Stichting tanteLouise, a leading healthcare institution in the Netherlands, specialised in elderly care.



**Jean-Pierre Hanin, CEO of Cofinimmo:** *“With the acquisition of this new nursing and care home currently under construction, we confirm once more our commitment to actively participate in the expansion and renewal of the healthcare property portfolio in Europe in general, and in the Netherlands in particular. We are also pleased to be able to reinforce our partnership with Stichting tanteLouise.”*

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## 1. The site

The new nursing and care home is currently under construction in the centre of Hoogerheide in the municipality of Woensdrecht which counts 22,000 inhabitants. It will be located near shops, green and residential areas and will be easily accessible by public transport (bus stop at 100 m), as well as by bicycle and car. Moreover, it will have sufficient parking space (underground parking with 97 parking spaces for cars and a bicycle shed for 35 bicycles, all equipped with charging stations for electric bicycles).

With a surface area of approximately 7,400 m<sup>2</sup> and 138 beds, the new nursing and care centre will partially compensate for the shortage of care capacity in the region. This nursing and care home will also include day-care facilities. Modern and sustainable materials with a long life cycle and the most recent techniques (geothermal energy, ample water buffering, solar panels) will be used. Therefore, an A-level energy performance is aimed for this site.

## 2. The transaction

Cofinimmo has acquired this nursing and care home to be developed through a subsidiary. The investment budget amounts to approximately 26 million EUR.

The works are carried out within the framework of a turnkey project, they started early January 2022 and the delivery of the site is currently planned for Q1 2024.

The amounts corresponding to the construction works will be paid depending on the percentage of completion of the works. The amounts to be paid in 2022 for this investment are not included in the investment estimate for 2022, as published in section 11.1 of the press release dated 24.02.2022.

Cofinimmo signed a double-net<sup>1</sup> lease with Stichting tanteLouise for 20 years, which will start upon provisional delivery of the site. The rent will be indexed annually according to the Dutch consumer price index and, taking into account the energy performance aimed for the future nursing and care home, the gross rental yield will amount to approximately 5%.

## 3. The operator

With 17 nursing and care locations in the North Brabant region, Stichting tanteLouise is a major regional player. This organisation is one of the leading healthcare institutions in the Netherlands in the field of innovation and is specialised in care for the elderly. The foundation counts more than 2,500 employees and volunteers who provide on-site care to more than 1,150 residents, day care to more than 400 clients and specialised home care.

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<sup>1</sup> The owner primarily bears the maintenance costs for the roof and the building structure.

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### About Cofinimmo:

Cofinimmo has been acquiring, developing and managing rental properties for almost 40 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 5.7 billion EUR. Responding to societal changes, Cofinimmo's mission is to provide high-quality care, living, and working spaces to partner-tenants for their occupants to enjoy. 'Caring, Living and Working - Together in Real Estate' is the expression of this mission. Thanks to its expertise, Cofinimmo has assembled a healthcare real estate portfolio of approximately 3.8 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 approximately 150 employees in Brussels, Paris, Breda, Frankfurt and Madrid.

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 31.03.2022, Cofinimmo's total market capitalisation was approximately 4.2 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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