

REGULATED INFORMATION

Brussels, embargo until 17.12.2014, 05:40 PM CET

Cofinimmo acquires 13 new healthcare assets in the Netherlands: its Dutch healthcare portfolio now reaches €90 million

The Group reinforced its position in the Dutch health sector following the signing of an agreement with GREEN Real Estate BV, part of the Zeeman family business group. It concerns, subject to conditions, the acquisition of 13 assets, of which eight are already being operated and five are construction projects. The purchase is subject to some administrative conditions which should be fulfilled before the end of December 2014.

Cofinimmo acquired these properties representing a total surface area of ±36,500m² for a conventional gross amount of €71.9 million. All assets benefit from an excellent location and 70% of the properties are newly built. The necessary permits for the five construction projects have been or are in the course of being delivered. The buildings are leased for an average period of 15 years, under “double net” contracts, to 11 different private or non-profit operators, specializing in geriatrics, psychiatry, and care of disabled people.

The initial gross yield of this portfolio amounts to 7.46%. The rent will be indexed annually based on the consumer price index.

Location	Operator	Number of units /apartments	Medical specialisation
Alphen aan de Rijn (construction project)	Philadelphia Zorg	24	Care of disabled people
Amsterdam	Domus Magnus	31	Geriatrics
Bavel (construction project)	Martha Flora	22	Psycho-geriatrics
Ede	Stichting Leger des Heils	19	Mental healthcare
Enschede (construction project)	Stichting Sozorg	21	Psychiatry
Ermelo	Stichting Zorggroep Noordwest-Veluwe	56	Psycho-geriatrics
Ermelo (construction project)	Stichting Eleos	24	Psychiatry
Gouda	Stichting Sozorg & Martha Flora	33	Psycho-geriatrics en psychiatry
Lopik (construction project)	Philadelphia Zorg	33	Care of disabled people
Oosterhout	Stichting Elisabeth	55	Geriatrics
Sliedrechts	Stichting ASVZ	25	Care of disabled people
Tiel	Stichting JP van den Bent	14	Mental healthcare
Utrecht	European Care Residences	99	Geriatrics
TOTAL		456	

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GREEN Real Estate BV is active in various markets such as retail, education and social housing. In the healthcare real estate sector it has assembled as clients the last seven years a large network of healthcare operators. Cofinimmo can now make use of GREEN's expertise and network to grow its healthcare portfolio in the Netherlands.

Jean-Edouard Carbonnelle, CEO of Cofinimmo: « *The quality and diversity of this portfolio helped us achieve our strategic objective to strongly expand our position in the Netherlands. With a total of 16 locations, the investment volume in this country is tripled. We are now one of the major investors in healthcare properties in the Netherlands and, including Bergman Clinics, our customer portfolio numbers 12 healthcare operators. This market, with medium to large entrepreneurial healthcare groups, still offers a great potential for us. We intend prospecting actively for new projects. In this context, we are pleased to collaborate with a professional partner such as GREEN and to make use of their support and network.* »

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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 over €3.1 billion, representing a total area of 1,750,000m². Riding on demographic trends, its main investment segments are offices (42%), healthcare properties (39%), and distribution networks (17%). As an independent company that consistently applies the highest corporate governance and sustainability standards, Cofinimmo services its tenants and manages its properties through its 110-strong team operating from Brussels.

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

At 30.09.2014, its total market capitalisation stands at €1.5 billion. The company applies prudent investment policies and presents a moderate risk profile for institutional and retail investors alike. It seeks to offer a high dividend yield and capital protection over the long term.

www.cofinimmo.com

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