![Cofinimmo – together in real estate]

Brussels, embargo until 13.07.2018, 05:40 PM CET

Cofinimmo acquires its 10th medical office building in the Netherlands

Today, Cofinimmo acquired MC Oisterwijk, a medical office building located in Oisterwijk near Tilburg. The Group owns already two other assets on the same site, i.e. the 'De Voorste Stroom' and 'Oisterwijk Kliniek' medical office buildings.

By acquiring this third asset, Cofinimmo will make the site more attractive. It can now offer growth and expansion opportunities to the tenants in the two other centers and attract other healthcare professionals who are not yet on campus.

MC Oisterwijk was originally built in 2002 as an office building. In 2017, the asset has been renovated and converted into a medical office building. It counts an above-ground surface area of approx. 1,600 m².

The centre recently opened and currently almost 70 % occupied by several healthcare professionals. Maron Healthcare[1] will start intensive marketing ('ramp up') of the vacant spaces as from the acquisition of the building.

The different tenants signed or will sign individually a 'double net'[2] lease contract. Rents will be indexed annually based on the consumer price index. The current leases have a weighted average residual lease length of five years. The gross rental yield will stand at approx. 8 % when the building will be fully let.

This acquisition, for an amount of approx. 3 million EUR, has been taken into account in the pipeline of investments under due diligence, announced on 20.06.2018 within the context of Cofinimmo's capital increase, which was successfully closed on 02.07.2018.

The Group intends to pursue its investments in the Netherlands, where the types of healthcare assets addressable to private investors are particularly diversified. Today, Cofinimmo's Dutch healthcare real estate portfolio counts 30 assets representing a surface area of almost 90,000 m²

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[1] Maron Healthcare is a specialised manager, with whom Cofinimmo has signed a collaboration agreement since 2016. Its mission is to maintain the occupancy rate at an optimal level in Cofinimmo's various medical office buildings in the Netherlands, whilst ensuring the complementarity of professions and medical services in the different centres.

[2] The owner mainly bears maintenance costs of the roof and the building structure.

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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 3.6 billion EUR, accounting for a total surface area of over 2,000,000 m². Riding on demographic trends, its main investment segments are healthcare properties (50 %), offices (34 %) and distribution networks (16 %). As an independent company that consistently applies the highest corporate governance and sustainability standards, Cofinimmo offers services to its tenants and manages its properties through a team of over 130 people operating from Brussels, Paris and Breda.

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

As at 02.07.2018, Cofinimmo's total market capitalisation stood at 2.4 billion EUR. The company pursues investment policies which seek to offer a high dividend yield and capital protection over the long term, targeting both institutional and private investors.

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