

Brussels, embargo until 12.02.2021, 5:40 PM CET

Cofinimmo further expands its healthcare real estate portfolio in Belgium

On 12.02.2021, Cofinimmo (Euronext Brussels: COFB) acquired 100% of the shares of a company owning a plot of land in Genappe (Wallon Brabant). This plot of land will see the construction of a new nursing and care home. The investment budget (including the plot of land and the works) amounts to approximately 19 million EUR. The nursing and care home is already pre-let.



Jean-Pierre Hanin, CEO of Cofinimmo: *"With this acquisition, we will be able to add a functional building of excellent quality in a mixed residential care campus to our Belgian healthcare real estate portfolio. Moreover, the construction of this new nursing and care home meets the growing demand in Wallon Brabant for additional and modern residential care capacity."*

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1. The site

The future nursing and care home will be part of a residential care campus where assisted-living units are also foreseen. Located near the centre of the city of Genappe, in Walloon Brabant, it will replace an outdated nursing and care home in Chastre. Various bus stops within a 100-meter radius will ensure the accessibility to the site. The construction of this new nursing and care home meets the growing demand in the region for additional and modern residential care capacity.

The new nursing and care home will offer approximately 112 beds, spread over a surface area of more than 6,000 m². The building meets all the current energy standards and sustainability requirements. Modern and sustainable materials as well as the latest techniques (LED-lighting, reuse of rainwater, ventilation, etc.) will be used. The building's carbon footprint will be significantly lower than that of the outdated nursing and care home.

The construction works will start shortly, in the framework of a turnkey project. The delivery of the construction works is foreseen for early 2023.

2. The transaction

Cofinimmo acquired 100% of the shares of a company owning a plot of land in Genappe. The investment budget (including the plot of land and the works) amounts to approximately 19 million EUR.

Senior Living Group will operate the new nursing and care home as from the delivery of the works. In this context, a triple net¹ lease has been concluded for a fix term of 28 years. The rent will be indexed according to the Belgian health-index. The gross rental yield amounts to more than 4.5%.

3. The operator

Senior Living Group is part of the Korian group. This group is active in France, Germany, Italy, the Netherlands and Spain and has more than 52,000 employees and 300,000 patients and residents internationally.

Senior Living Group (SLG) is a leader in the nursing and care home and assisted-living market in Belgium. The group's vision focuses on the 'quality of life' of each resident and employee. To do so, SLG follows a positive care programme. This programme is based on the Active Ageing concept of the World Health Organisation, which sees ageing as a positive factor. The group's vision of care is strongly driven by new technologies. In Belgium, 8,900 employees are devoted 'body and soul' to more than 12,500 residents in different locations, spread throughout Belgium. In addition, 700 employees are active in home care.

¹ Insurances, taxes and maintenance are born by the tenant.

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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 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 31.01.2021, 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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