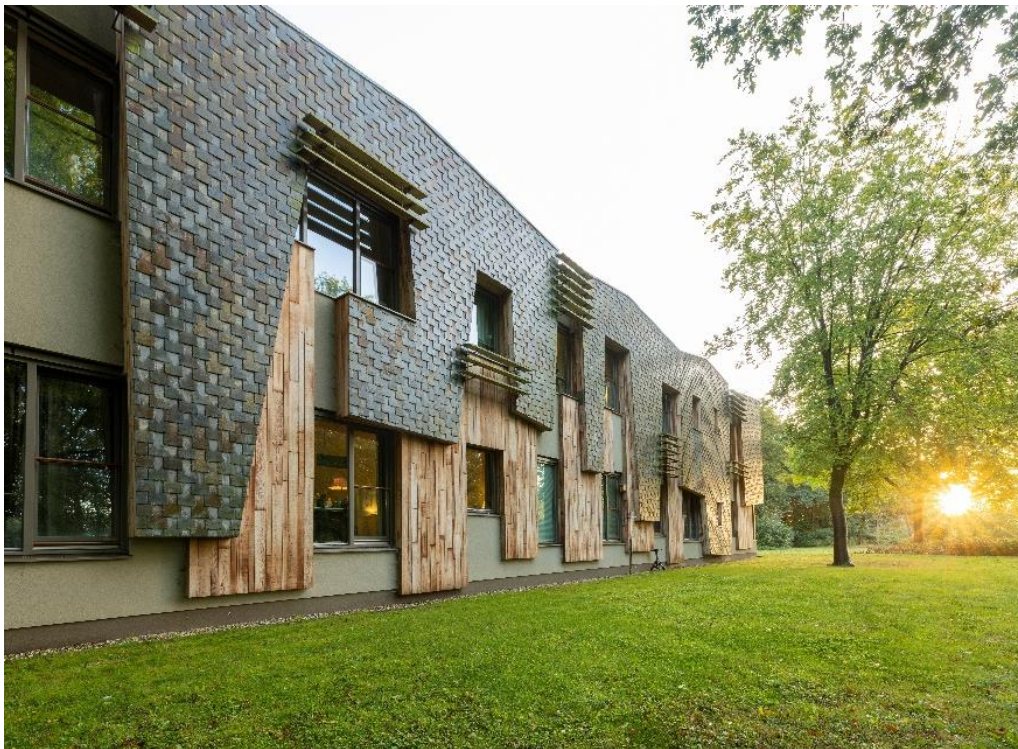


Brussels, embargo until 05.10.2022, 05:40 p.m. CET

Cofinimmo acquires a nursing and care home in the Netherlands

The Cofinimmo group (Euronext Brussels: COFB) acquired a nursing and care home in Twello, in the Dutch province of Gelderland, for approximately 12 million EUR. The site is already operational and let to the operator Martha Flora.



Jean-Pierre Hanin, CEO of Cofinimmo: *“The acquisition of this high-end and sustainable nursing and care home (A++ energy label) is fully in line with our strategy, which consists in diversifying our healthcare real estate portfolio and acquiring high-quality healthcare facilities. Moreover, we are happy to consolidate our partnership with the operator Martha Flora.”*

Brussels, embargo until 05.10.2022, 05:40 p.m. CET

1. The site

The nursing and care home Huize Wezeveld is located in a green environment within walking distance from the centre of Twello, in the municipality of Voorst, which counts approximately 25,000 inhabitants. The percentage of people aged 65 or more in this municipality is approximately 24% and is expected to increase to approximately 33% by 2050; people aged 80 or more currently represent 6% of the population, this number being expected to increase to 11% by 2040, which is above the national average.

The complex, which has a surface area of approximately 2,500 m², was extended in 2016 and renovated to a higher standard, which resulted notably in an A++ energy performance. The building is fully equipped for elderly people suffering from dementia. It consists of 24 care studios and a sheltered and communal living unit.

The proximity of a highway and a train station, with direct connections to Apeldoorn and Deventer, as well as a bus stop at 500 metres, offers good multimodal connections to the site.

2. The transaction

The Cofinimmo group acquired, through a subsidiary, the above-mentioned nursing and care home in Twello, in the Dutch province of Gelderland, for approximately 12 million EUR.

This investment can be allocated to the hypothetical investment envelope included in the investment estimate for 2022, as published in section 1.9.1 of the press release dated 29.07.2022.

A double net¹ lease has been concluded with Martha Flora for 20 years. The rent will be indexed annually according to the Dutch consumer price index. The gross rental yield is approximately 5%.

3. The operator

Martha Flora is a private initiative in the care of dementia, based on a small-scale residential care concept for people with Alzheimer's disease or other forms of dementia. Martha Flora opened its first site in The Hague in 2013. The group now manages 15 facilities in the Netherlands, two of which are already owned by Cofinimmo.

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

Brussels, embargo until 05.10.2022, 05:40 p.m. CET

For more information:

Philippe Etienne
Head of External Communication
Tel.: +32 2 373 60 32
petienne@cofinimmo.be

Lynn Nachtergaele
Head of Investor Relations
Tel.: +32 2 777 14 08
lnachtergaele@cofinimmo.be

Sébastien Berden
Chief Operating Officer
Healthcare
Tel.: +32 2 373 00 00

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 6.0 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 4.1 billion EUR in Europe.

As an independent company applying the highest standards of corporate governance and sustainability, Cofinimmo offers tenant 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 status in Belgium (RREC), France (SIIC) and the Netherlands (FBI). Its activities are supervised by the Financial Services and Markets Authority (FSMA), the Belgian regulator.



www.cofinimmo.com

Follow us on:

