

Brussels, embargo until 22.12.2022, 5:40 p.m. CET

Cofinimmo invests in a new nursing and care home in Belgium

- Strengthening of shareholders' equity through a contribution in kind of approximately 34 million EUR
- Issuance of 404,447 new shares

Cofinimmo (Euronext Brussels: COFB) has acquired a nursing and care home in Liège/Luik through a contribution in kind of the building. The conventional value of this asset amounts to approximately 34 million EUR. In this context, 404,447 new shares were issued today, within the framework of the authorised capital, and have been transferred to the contributor.



Jean-Pierre Hanin, CEO of Cofinimmo: *“We are pleased to be able to add this premium nursing and care home to our Belgian portfolio. This transaction illustrates that we remain a valued and renowned partner in Belgium. With this transaction, which was carried out through contribution in kind — the second in just one week — we strengthen our shareholders' equity and balance sheet structure.”*

Brussels, embargo until 22.12.2022, 5:40 p.m. CET

1. The site

The Neo residence is situated in Rocourt, a municipality located at about ten kilometres from the city centre of Liège/Luik, whose population amounts to nearly 200,000 inhabitants. The site is located in an area that is easily accessible by public transport and by car.

The nursing and care home, whose construction has just been completed, primarily hosts the residents of two facilities in the region of Liège/Luik, closed for renovation, which are not part of Cofinimmo's portfolio. The nursing and care home has a total surface area of approximately 10,000 m² and will offer 159 beds.

The building has a good energy performance. It is equipped with a gas heating system and air/water heat pumps, which supply the cooling system, a 'type D' ventilation system throughout the building, and photovoltaic panels. The installation of charging stations for electric vehicles is also considered.

2. The transaction

The acquisition of the nursing and care home was carried out through a contribution in kind of the building which amounts to 34,090,837.63 EUR. To this end, 404,447 new shares were issued today, within the framework of the authorised capital, and have been transferred to the contributor. Thanks to this operation, Cofinimmo SA/NV reinforces its shareholders' equity with approximately 34 million EUR.

This investment can be allocated to the hypothetical investment envelope included in the investment estimate for 2022, as published in section 11.1 of the press release dated 28.10.2022.

A triple-net¹ lease with a term of 27 years has been signed with Care-Ion. The rent will be indexed according to the Belgian health index. The gross rental yield for this site amounts to approximately 4.5%.

3. The tenant

Care-Ion operates 21 nursing and care homes in Belgium, offering a total of 1,900 beds. Out of these facilities, thirteen are part of Cofinimmo's portfolio. Care-Ion currently employs 1,300 employees. The group's objective is to develop the infrastructure for various housing and care facilities in Belgium. This is achieved by renovating and extending existing assets, but also by building new centres.

4. Disclosure in accordance with Article 15 of the Law of 02.05.2007

With regard to the aforementioned contribution in kind, 404,447 new shares have been issued. All these shares are entitled to the same dividend as the other shares. A disclosure in accordance with Article 15 of the Law of 02.05.2007 will be published today in a separate press release

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

Brussels, embargo until 22.12.2022, 5:40 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 6.1 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 4.2 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.



www.cofinimmo.com

Follow us on:

