

REGULATED INFORMATION

Brussels, embargo until 18.12.2015, 05:40 PM CET

Cofinimmo pursues its growth in healthcare real estate in the Netherlands: new acquisitions for 29.5 million EUR and delivery of a 4.5 million EUR project

Cofinimmo pursues its growth in the segment of healthcare real estate in the Netherlands through the acquisition of three sites for 29.5 million EUR and the delivery of a construction project of 4.5 million EUR on a fourth site. The initial rental yields of these transactions range between 7.0 % and 8.3 %.

At the time of its 285.4 million EUR capital increase last spring, Cofinimmo listed 250 million EUR of committed investments for the period 01.07.2015 – 31.12.2017. The said capital increase was calibrated to take into account additional investments on top of this committed pipeline, mainly in healthcare real estate in the Netherlands and Germany. Since May, the Group has signed additional investments and commitments of 108.4 million EUR in these two countries.

- Yesterday, Cofinimmo acquired a 4,200 m² medical office building located in Arnhem-Zuid, for 5.0 million EUR. The building is operated by the Dutch foundation Stichting Rijnstate, with which Cofinimmo has signed a 'double net' 20-year long lease (emphytéose/erfpacht). The rent will be indexed annually at the consumer price index.

Stichting Rijnstate is the main hospital operator of the city and region of Arnhem, offering 887 beds and 29 different medical specialties. The Group employs 5,500 people.

- On 15.12.2015, Cofinimmo acquired the revalidation clinic 'Plataan' located in Heerlen, near Maastricht, for 3.7 million EUR. The clinic offers 127 beds, spread over 14,700 m². The building will undergo a large-scale renovation as from the beginning of 2016 until the first quarter of 2017, for a budget of 11.1 million EUR. At the delivery of the works, the Dutch operating group Sevagram will lease the clinic from Cofinimmo under a 15-year 'triple net' lease agreement, extendable for 10 years. The rent will be indexed annually at the consumer price index.

Sevagram operates 20 nursing and care homes and a revalidation clinic in the Netherlands. The Group's staff comprises 2,000 employees.

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- On 27.10.2015, Cofinimmo signed an agreement¹ for the development of a parking facility on the site of the Amphia hospital in Breda, the main hospital of the city and region. The construction of the parking facility is part of a redevelopment program for the entire site. The five-floor above-ground parking will offer 900 parking spaces for the patients and visitors of the hospital. Operator Stichting Amphia has signed a 30-year long lease (emphytéose/erfpacht) with Cofinimmo relating to the plot of land on which the parking will be built. Cofinimmo will finance the 9.7 million EUR construction works, which are due to start in February 2016 and should be finalized during the third quarter of 2016. Dutch construction company Aan de Stegge Twello will act as general contractor. At the delivery of the works, Stichting Amphia will lease the parking facility from Cofinimmo under a 30-year 'double net' lease agreement. The rent will be indexed annually at the consumer price index.

The Dutch foundation Stichting Amphia operates hospitals in three locations (Breda, Oosterhout and Etten-Leur), offering a wide range of medical specialties. Its staff comprises 4,500 people.



¹ Subject to an administrative condition precedent.

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- On 20.11.2015, the construction works of a 2,237 m² medical office building located in Eindhoven were delivered. The building is locally known as STRIJP-Z, referring to an innovation campus in the centre of Eindhoven. As a reminder, Cofinimmo had acquired a plot of land for the construction of this facility in December 2014. The acquisition price of the land and the budget of the works amounted to 4.5 million EUR. The facility is operated by SGE (Stichting Gezondheidscentra Eindhoven), with which Cofinimmo has signed a 25-year 'double net' lease agreement. The rent will be indexed annually at the consumer price index.

SGE manages 11 medical and paramedical centres in the Eindhoven region, specialized in primary care, pharmacy and physiotherapy.



Jean-Edouard Carbonnelle, CEO of Cofinimmo: *"As a major investor in healthcare real estate in Continental Europe, we add four new assets to our Dutch healthcare portfolio. Growth in this segment remains our strategic priority."*

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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 3.3 billion EUR, representing a total surface area of 1,800,000m². Riding on demographic trends, its main investment segments are healthcare properties (44 %), offices (39 %) and distribution networks (16 %). As an independent company that consistently applies the highest corporate governance and sustainability standards, Cofinimmo services its tenants and manages its properties through its team of over 110 people, 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 30.09.2015, its total market capitalisation stands at 2.0 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.

www.cofinimmo.com

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