

Brussels, embargo until 21.12.2021, 7:30 AM CET

Cofinimmo expands its healthcare real estate portfolio in Belgium

The Cofinimmo group (Euronext Brussels: COFB) acquired 100% of the shares of the company owning a newly-built nursing and care home in Charleroi. The conventional value of the site for the calculation of the share price amounts to approximately 18 million EUR. The building is let to a subsidiary of Korian Belgium.



Jean-Pierre Hanin, CEO of Cofinimmo: *"With this new premium nursing and care home, Cofinimmo once more actively participate in the expansion and renewal of the healthcare property portfolio in Europe in general and in Belgium in particular. Together with our partner Korian Belgium, we can thus meet the growing need for modern care capacity for dependant elderly people in the Charleroi region."*

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1. The site

The nursing and care home Clos de la Rivelaïne is located in Montignies-sur Sambre, just a stone's throw from the city centre of Charleroi, in the province of Hainaut. The building is surrounded by residential areas, green zones and small shops. It meets the growing need for modern and premium care places for elderly people in the region.

The building has a surface area of approximately 5,500 m² and offers 93 beds for dependent elderly people as well as 6 assisted-living units spread over a ground floor and three storeys. Built in 2021, the building meets all the current energy standards. Modern and sustainable materials as well as the latest techniques have been used (LED-lighting, reuse of rainwater, D ventilation system in common areas). In addition, the building benefits from very good multimodal connections (railway station at 2 km, road network around the city).

2. The transaction

Cofinimmo acquired 100% of the shares of the company owning a newly-built nursing and care home in Charleroi. The conventional value of the site for the calculation of the share price amounts to approximately 18 million EUR.

This investment is not included in the 2021 investment programme as published in section 11.1 of the press release dated 27.10.2021.

The company signed a triple net¹ lease contract with a subsidiary of Korian Belgium for 20 years. The rent will be indexed annually, based on the Belgian health-index. The gross rental yield is approximately 4,5%, which is in line with the current market conditions and with the quality of the site.

3. The tenant

Korian Belgium is part of the Korian group. This group is active in France, Germany, Italy, Belgium, the Netherlands, Spain and the United Kingdom, and has more than 57,500 employees and 525,000 patients and residents internationally.

Korian Belgium is the leader in the nursing and care home and assisted-living market in Belgium, and is also active in home care. The group's vision focuses on the 'quality of life' of each resident and employee. To do so, Korian 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, approximately 10,000 employees are devoted 'body and soul' to approximately 13,000 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, Ireland, Italy and the United Kingdom, with a value of approximately 5.6 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 3.6 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 145 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 30.11.2021, Cofinimmo's total market capitalisation stood at 4.4 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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