

Brussels, embargo until 01.03.2022, 5:40 PM CET

Cofinimmo acquires a nursing and care complex in the Netherlands

The Cofinimmo group (Euronext Brussels: COFB) has acquired a nursing and care site in the Dutch province of Gelderland for approximately 8 million EUR. The building is let to Stichting Siza, a renowned healthcare institution, specialised in the assistance to people suffering from impairments.



Jean-Pierre Hanin, CEO of Cofinimmo: *“The acquisition of this sustainable complex in the Netherlands dating from 2015, which offers personalised care to people with impairments, fits perfectly in our strategy which consists in diversifying our healthcare real estate portfolio through the acquisition of qualitative care facilities. Moreover, we are happy to welcome a major and specialised care organisation such as Stichting Siza in our portfolio.”*

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1. The site

The nursing and care site is located at walking distance from the centre of Velp, a municipality of about 18,000 inhabitants in the green agglomeration of Arnhem (province of Gelderland). It offers a good multimodal connection thanks to a bus station at 150 m and the railway station at 1 km.

The complex dates from 2015 and consists of two connected residential care buildings, which offer together a surface area of approximately 2,600 m². The complex counts 48 nursing and care units (34 single rooms and 14 double rooms, for a total of 62 beds) for residents with mental and/or somatic impairments as well as a separate office building with a secure bicycle parking with charging points for electric bicycles. The level of energy performance of the nursing and care buildings is A+++ and that of the office building is A.

2. The transaction

The Cofinimmo group acquired the above-mentioned nursing and care site in the province Gelderland through a subsidiary for approximately 8 million EUR.

This investment was included in the investment estimate for 2022, as published in section 11.1 of the press release dated 24.02.2022.

A double-net¹ lease with a term of 15 years has been signed with Stichting Siza. The rent will be indexed annually and the gross rental yield amounts to approximately 5%, taking into account the A+++ energy performance of this care complex.

3. The operator

Siza offers a wide range of support and care to people suffering from physical, mental or multiple impairments and to people suffering from autism or non-congenital brain injury. The company employs 2,500 persons who provide care and support to over 3,500 people. Siza counts 150 locations across Gelderland and central Brabant.

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

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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 5.7 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 3.8 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, 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.

On 23.02.2022, Cofinimmo's total market capitalisation stood at approximately 3.7 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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