

REGULATED INFORMATION

Brussels, 22.04.2026, 07:30 a.m. CET

Quarterly information 1st quarter of 2026

- **Combination with Aedifica effective since 10.03.2026 (Aedifica has held 80% of Cofinimmo's capital since then)**

Results of Cofinimmo (Euronext Brussels: COFB)

- Net result from core activities – Group share* (equivalent to EPRA Earnings* and excluding non-recurring effects arising in particular from the combination with Aedifica) up 8.3% at 62 million EUR
- Net result – Group share at 54 million EUR (vs. 64 million EUR as at 31.03.2025)

Excellent operational performance

- Gross rental income of 89 million EUR (up more than 1% on a like-for-like basis*)
- High occupancy rate: 98.5%
- Particularly long residual lease length: 12 years

Solid financial structure

- Low debt-to-assets ratio: 42.1%
- Very low average cost of debt*: 1.5%
- Rating upgraded to BBB+/Stable/A-2 announced by S&P on 16.03.2026
- Headroom on committed credit lines of 913 million EUR, available for new opportunities
- 77% of the Group's consolidated portfolio (6.1 billion EUR) invested in healthcare real estate
- Office portfolio of 922 million EUR (15%), largely centred on the best area of Brussels' Central Business District
- Valuation of the consolidated portfolio stabilised since the beginning of the 2025 financial year
- Investments: 20 million EUR
- Divestments: 30 million EUR
- Two provisional acceptances completed in the 1st quarter following a cumulative investment of 19 million EUR spread over the last years

Sustainability

- Cofinimmo entered the S&P Global Sustainability 2026 Yearbook
- 12 BREEAM certifications granted in healthcare real estate in Spain and Germany but also in offices

Jean-Pierre Hanin, CEO of Cofinimmo: *“The combination with Aedifica is effective since 10.03.2026, and Aedifica has held 80% of Cofinimmo’s capital since then. The Group's financial rating was improved by S&P less than a week after this date, which is already a concrete example of the benefits arising from the combination. Cofinimmo and Aedifica have started preparing for the integration of their teams and portfolios actively contributing to the expansion and renewal of the healthcare real estate infrastructure in Europe. This integration is expected to be formalised through a merger in the 2nd half-year of 2026.”*

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Next Ordinary General Meeting:

Wednesday 13.05.2026 as from 3:30 p.m. (see press release dated 10.04.2026).

The 2025 Universal Registration Document including the Annual Financial Report and the Sustainability Report
is available on the website www.cofinimmo.com

** For many years, Cofinimmo has used Alternative Performance Measures (APM) in its financial communications, within the meaning of the guidelines issued on 05.10.2015 by ESMA (European Securities and Market Authority). Some of these APMs are recommended by the European Public Real Estate Association (EPRA), while others have been defined by the sector or by Cofinimmo in order to provide the reader with a better understanding of its results and performance. The APMs included in this press release are identified by an asterisk (*). Performance indicators defined by IFRS rules or by law are not considered to be APMs. Nor are indicators that are not based on income statement or balance sheet items. APMs are defined, commented on and reconciled to the most relevant item, total or subtotal in the financial statements in the relevant press release, which can be found on Cofinimmo's website (www.cofinimmo.com/investors/reports-and-presentations) - 'Calculation details of the Alternative Performance Measures at 31.03.2026'. Definitions of APMs may differ from those of other concepts with the same name in the financial statements of other companies.*

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1. Summary of activity

Cofinimmo has been acquiring, developing and managing rental properties for more than 40 years. Responding to societal changes, Cofinimmo's permanent objective is to offer high-quality care, living and working spaces ('Caring, Living and Working - Together in Real Estate'). Capitalising on its expertise, Cofinimmo has consolidated its position in European healthcare real estate.

The pandemic that the world has been experiencing in recent years has highlighted the importance of the healthcare sector for each and every one of us. Through its investments, Cofinimmo is actively participating in the operation, maintenance, expansion and renewal of the healthcare infrastructure in nine countries.

As a reminder, on 03.06.2025, Cofinimmo and Aedifica issued a joint press release announcing that an agreement had been reached to combine the two companies to create Europe's leading healthcare REIT. The Prospectus and the Response Memorandum relating to the transaction have been approved by the Financial Services and Markets Authority (FSMA) on 27.01.2026 and have been published. The Initial Acceptance Period was opened on 30.01.2026 and was closed on 02.03.2026. The announcement of the results of the Acceptance Period took place on 03.03.2026, and the Payment date happened on 10.03.2026. Aedifica has held since then 80% of Cofinimmo's capital.

During the 1st quarter, Cofinimmo made several investments (for 20 million EUR), mainly in various healthcare real estate sub-segments in Europe. As a result, two development projects in healthcare real estate have been delivered in Spain and in Finland following a cumulative investment of 19 million EUR spread over the last years. Thanks to these operations, healthcare real estate assets (4.7 billion EUR) account for 77% of the Group's consolidated portfolio as at 31.03.2026, which reaches 6.1 billion EUR. The office segment accounts for 922 million EUR (or 15% of the consolidated portfolio), largely centred on the best area of Brussels' Central Business District (CBD) (accounting for nearly three quarters of the office portfolio, compared to 45% as at 31.12.2019).

Cofinimmo constantly evaluates its assets portfolio based on the key points of its strategy and the available market opportunities. In this context, the Group carried out divestments which amount to 30 million EUR, helping to reduce the debt-to-assets ratio by 0.3% between the end of 2025 and 31.03.2026.

As a result, Cofinimmo achieved net divestments of 11 million EUR during the 1st quarter of the 2026 financial year.

Cofinimmo has been adopting a proactive sustainability policy for nearly 20 years. This is a real priority for the Group, which once again distinguished itself in 2026. In February, Cofinimmo entered the S&P Global Sustainability 2026 Yearbook, alongside only eight other European REITs. Several labels previously awarded have been renewed (Equileap, CDP and MSCI). Moreover, Cofinimmo obtained 12 new BREEAM certifications for healthcare real estate in Spain and Germany but also in the office segment.

In terms of financing, Cofinimmo reinforced its financial resources and its balance sheet structure over the past financial years, which enabled the Group to improve the maturity timetable of its financial debts, to increase the amount of available financing, and to maintain an average cost of debt* at particularly low levels. As a result, the operations concluded in 2025 and in the beginning of 2026 provide that the long-term financial commitments maturing in 2026 are now reduced to 257 million EUR, vs. 781 million EUR at the beginning of the 2025 financial year (or 267 million EUR at the end of the 4th quarter of 2025). Most of the credit lines maturing in 2026 (207 million EUR) will not be refinanced earlier since they had been concluded at attractive conditions. As at 31.03.2026, Cofinimmo had 913 million EUR of headroom on its committed credit lines, after deduction of the backup of the commercial paper programme, available for new opportunities. In addition, the interest rate risk is fully hedged as of 31.03.2026 as part of the long-term interest rate hedging policy.

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The Group's momentum in terms of investments, divestments and financing (very low average cost of debt* at 1.5%), coupled with efficient management of the existing portfolio (occupancy rate of 98.5%, gross rental income up more than 1% on a like-for-like basis* due to recent indexations, which usually take place on the anniversary date of the contract, operating margin* at 86.5%), enabled the company to realise a net result from core activities – Group share* (equivalent to EPRA Earnings*) of 62 million EUR as at 31.03.2026 (excluding non-recurring effects arising from the combination with Aedifica, which represent a net expense of 11 million EUR), higher than the outlook¹ (compared to the 57 million EUR that were made as at 31.03.2025, i.e. a 8.3% increase), notably thanks to the combined positive effects of contract indexation and the evolution of charges. The net result from core activities – Group share – per share* (equivalent to EPRA EPS*) amounts to 1.63 EUR (higher than the outlook and to be compared to the 1.51 EUR achieved on 31.03.2025) and takes recent divestments into account. Their effect on this indicator is -0.02 EUR per share for the first three months of the 2026 financial year.

The net result – Group share (including the above-mentioned non-recurring effects) amounts to 54 million EUR (or 1.41 EUR per share) as at 31.03.2026, compared to 64 million EUR (or 1.69 EUR per share) as at 31.03.2025. This change (-11 million EUR) is due to the increase in the net result from core activities – Group share* (+5 million EUR), combined with the net effects of the changes in the fair value of hedging instruments and investment properties – non-cash items – between 31.03.2025 and 31.03.2026, and the above-mentioned non-recurring effects.

At the level of the consolidated portfolio valuation, the change in fair value (without the initial effect from changes in the scope) over the 1st quarter was globally stable (-0.1%), in accordance with that of previous quarters.

With a debt-to-assets ratio of 42.1% as at 31.03.2026 (compared to 42.8% as at 31.12.2025), Cofinimmo's consolidated balance sheet (whose BBB+/Stable/A-2 rating was upgraded, as announced by S&P on 16.03.2026 shows a strong solvency (information on main risks and uncertainties are stated in section 14). The improvement of the Group's financial rating announced by S&P less than a week after this date is already a concrete example of the benefits arising from the combination.

Cofinimmo and Aedifica have started preparing for the integration of their teams and portfolios actively contributing to the expansion and renewal of the healthcare real estate infrastructure in Europe. This integration is expected to be formalised through a merger transaction in the 2nd half-year of 2026.

¹ i.e. the quarterly outlook derived from the annual outlook presented in the 2025 Universal Registration Document, published on 10.04.2026.

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2. Consolidated key figures

2.1. Global figures

(x 1,000,000 EUR)	31.03.2026	31.12.2025
Portfolio of investment properties (at fair value)	6,068	6,085
(x 1,000 EUR)	31.03.2026	31.03.2025
Property result	84,547	84,071
Operating result before result on the portfolio	71,087 ¹	68,618
Net result from core activities - Group share*	62,129	57,392
Result on financial instruments - Group share*	11,998	2,929
Result on the portfolio - Group share*	-20,616 ²	3,943
Net result - Group share	53,511	64,264
Operating margin*	86.5% ¹	84.0%
	31.03.2026	31.12.2025
Operating costs/average value of the portfolio under management* ³	0.75% ¹	0.92% ¹
Weighted residual lease length (in years) ⁴	12	13
Occupancy rate ⁵	98.5%	98.4%
Gross rental yield at 100% occupancy ⁶	5.9%	5.9%
Net rental yield at 100% occupancy ⁷	5.6%	5.6%
Debt-to-assets ratio ⁸	42.1%	42.8%
Average cost of debt* ⁹	1.5%	1.5%
Average debt maturity (in years)	3	3

¹ Excluding non-recurring effects arising from the combination with Aedifica, which represent a net expense of 11 million EUR.

² Including non-recurring effects arising from the combination with Aedifica, which represent a net expense of 11 million EUR.

³ Average value of the portfolio to which are added the receivables transferred for the buildings whose maintenance costs payable by the owner are still met by the group through total cover insurance premiums.

⁴ Until the first break option for the lessee.

⁵ Calculated based on actual rents (excluding development projects and assets held for sale) and, for vacant space, the rental value estimated by the independent real estate valuers.

⁶ Passing rents, increased by the estimated rental value of vacant space, divided by the investment value of the portfolio (including transaction costs), excluding development projects and assets held for sale.

⁷ Passing rents, increased by the estimated rental value of vacant space, minus direct costs, divided by the investment value of the portfolio (including transaction costs), excluding development projects and assets held for sale.

⁸ Legal ratio calculated in accordance with the legislation on RRECs such as financial and other debt divided by total assets.

⁹ Including bank margins.

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2.2. Data per share – group share

(in EUR)	31.03.2026	31.03.2025
Net result from core activities – Group share – per share*	1.63¹	1.51
Result on financial instruments – Group share – per share*	0.32	0.08
Result on the portfolio – Group share – per share*	-0.54 ²	0.10
Net result – Group share – per share	1.41	1.69
Net asset value per share (in EUR)	31.03.2026	31.12.2025
Net asset value per share* (IFRS)	93.60	92.20
Diluted net asset value per share (in EUR)	31.03.2026	31.12.2025
Diluted net asset value per share (IFRS)	93.60	92.19

The IFRS financial statements are presented before appropriation. The net asset per share* as at 31.12.2025 and 31.03.2026 therefore include the 2025 dividend proposed for payment in the 2nd quarter of 2026. The variation in net asset value per share between 31.12.2025 and 31.03.2026 derives mainly from the impact of the net result mentioned above (1.41 EUR per share).

As at 31.03.2026, there were no more treasury shares available under the stock option plan (see section 7.7).

The 1,850 treasury shares of the stock option plan have been taken into account in the calculation of the diluted net assets per share as at 31.12.2025 because they had a dilutive impact.

¹ Excluding non-recurring effects arising from the combination with Aedifica, which represent a net expense of 11 million EUR.

² Including non-recurring effects arising from the combination with Aedifica, which represent a net expense of 11 million EUR

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2.3. Performance indicators based on the EPRA standard¹

(in EUR per share)	31.03.2026	31.03.2025
EPRA Earnings Per Share (EPS)*	1.63 ²	1.51
Diluted EPRA EPS*	1.63 ²	1.51
(in EUR per share)	31.03.2026	31.12.2025
EPRA Net Reinstatement Value (NRV)*	102.40	101.39
EPRA Net Tangible Assets (NTA)*	93.98	92.99
EPRA Net Disposal Value (NDV)*	96.81	95.17
	31.03.2026	31.12.2025
EPRA Net Initial Yield (NIY)*	5.5%	5.4%
EPRA 'topped-up' NIY*	5.6%	5.6%
EPRA Vacancy Rate*	1.6%	1.7%
EPRA cost ratio (including direct vacancy costs)*	16.0% ²	18.4%
EPRA cost ratio (excluding direct vacancy costs)*	13.6% ²	16.3%
EPRA LTV*	40.9%	41.9%
EPRA LFL	1.1%	2.9%
EPRA Capex (x 1,000,000 EUR) ³	20	131

3. Evolution of the consolidated portfolio

Segment	Investments in the 1st quarter of 2026	Divestments in the 1st quarter of 2026	Fair value as at 31.03.2026	Reference
	in million EUR		in billion EUR	
Healthcare real estate	15	27	4.7	4.1 - 4.9
Distribution networks and public-private partnerships	1	3	0.5	4.10 & 4.11
Offices	4	0	0.9	4.12
TOTAL	20	30	6.1	/

Cofinimmo made 11 million EUR net divestments in the first three months of the 2026 financial year. The proceeds from the divestments detailed above are in line with (or higher than, in the case of transactions carried out by Pubstone) the latest fair values reflected in the latest published balance sheet before the agreements were concluded (signing date).

¹ Data not required by the RREC regulations and not subject to control by public authorities.

² Excluding non-recurring effects arising from the combination with Aedifica, which represent a net expense of 11 million EUR.

³ Investments in investment properties only. Changes in non-current financial assets, in participations and in receivables in associates are not accounted for here as at 31.12.2025 and with no similar occurrences as at 31.03.2026.

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The portfolio breakdown per segment and subsegment is as follows:

Segment / Sub-segment	Number of beds (rounded)	Fair value (%)
Healthcare real estate		77%
Cure centres ¹	3,500	11%
Primary care ²	-	2%
Care centres ³	27,100	62%
Other ⁴	-	2%
Property of distribution networks⁵		8%
Offices⁶		15%

The portfolio breakdown per country is as follows:

Country	Fair value (%)
Belgium	47%
France	11%
The Netherlands	10%
Germany	15%
Spain	7%
Finland	3%
Ireland	2%
Italy	4%
United Kingdom	1%

¹ Specialised acute care clinics, rehabilitation clinics and psychiatric clinics.

² Medical office buildings.

³ Nursing and care homes, assisted-living units and disabled care facilities.

⁴ Mainly sport & wellness centres.

⁵ Property of distribution networks is located in Belgium (71%) and the Netherlands (29%) and consists mainly (94%) of the Pubstone portfolio.

⁶ Office buildings are mainly located in Brussels' CBD (72%) and are mainly leased to public authorities (42%).

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4. Major events occurring in the 1st quarter of 2026

4.1. Healthcare real estate in Belgium

- **Investments during the 1st quarter of 2026: 3 million EUR**
- **Divestments in the 1st quarter of 2026: 27 million EUR**
- **Healthcare real estate portfolio in Belgium at 31.03.2026: 1,572 million EUR (82 sites)**

In Belgium, Cofinimmo holds investments properties in healthcare real estate for a fair value of 1.6 billion EUR, 17 million EUR in participations in associates, and 14 million EUR in finance lease receivables. During the 1st quarter of 2026, Cofinimmo invested 3 million EUR in investment properties within the framework of development projects and divested 27 million EUR.

Main accomplishments :

– **Divestment of a nursing and care home in Brussels**

On 28.01.2026, Cofinimmo completed the divestment of the nursing and care home 'Prince Royal', located at rue Keyenveld / Keyenveldstraat 58 in 1050 Brussels. The signing (subject to significant conditions precedent) took place in December 2025 (this divestment file was obviously not included in the amounts mentioned in section 2 of the press release dated 18.12.2025 relating to the 2025 divestments). The site dates from 2015, has a total surface area of approximately 6,200 m² and offers 88 beds.

The proceeds from this transaction are in line with the latest fair value reflected in the latest balance sheet, published before the agreement was reached. This transaction was carried out by mutual agreement with Emeis Belgium.

– **Agreement reached with Armonea**

In March 2026, Cofinimmo and Armonea reached an agreement relating to several sites operated in Belgium. This global agreement, beneficial to both parties, is fully in line with the assumptions taken into account by Cofinimmo in the context of the outlook on the net result from core activities – Group share published on 20.02.2026. Rents contractually due to Cofinimmo by Armonea (representing 7% of contractual rents) have been paid in full.

4.2. Healthcare real estate in France

- **Healthcare real estate portfolio in France at 31.03.2026: 664 million EUR (53 sites)**

In France, Cofinimmo holds investment properties in healthcare real estate for a fair value of 664 million EUR and financial lease receivables for 20 million EUR.

4.3. Healthcare real estate in the Netherlands

- **Investments during the 1st quarter of 2026: 1 million EUR**
- **Healthcare real estate portfolio in the Netherlands at 31.03.2026: 490 million EUR (43 sites)**

In the Netherlands, Cofinimmo holds a healthcare real estate portfolio with a fair value of 490 million EUR. During the 1st quarter of 2026, Cofinimmo invested 1 million EUR in investment properties.

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4.4. Healthcare real estate in Germany

- **Healthcare real estate portfolio in Germany at 31.03.2026: 936 million EUR (59 sites)**

In Germany, Cofinimmo holds a healthcare real estate portfolio for a fair value of 936 million EUR.

Main accomplishments:

- **Eco-friendly healthcare campus projects in North Rhine-Westphalia**

In January 2026, Cofinimmo sold its participations in the companies developing the eco-friendly healthcare campuses in Bocholt and Wuppertal (see section 4.4 of press release dated 20.02.2026).

4.5. Healthcare real estate in Spain

- **Investments during the 1st quarter of 2026: 4 million EUR**
- **Healthcare real estate portfolio in Spain at 31.03.2026: 449 million EUR (32 sites)**

Cofinimmo entered Spain in September 2019 and as at 31.03.2026, it holds a healthcare real estate portfolio for a fair value of 449 million EUR in investment properties as well as 40 million EUR in finance lease receivables. On that date, the Group has 39 nursing and care homes in operation (32 investment properties offering approximately 5,000 beds, and 7 finance lease offering 935 beds) as well as 9 development projects, and one land reserve. These will eventually represent a cumulative investment of almost 520 million EUR for approximately 7,240 beds. During the 1st quarter of 2026, Cofinimmo invested 4 million EUR in investment properties within the framework of development projects.

Main accomplishments:

- **Provisional acceptance of a nursing and care home in El Cañaveral (Madrid)**

The development project in El Cañaveral, announced on 26.04.2024, has been delivered and the lease took effect on 01.03.2026. As a reminder, the nursing and care home offers 165 beds spread over a total surface area of approximately 7,000 m². The investment budget for the plot of land and the works amounted to approximately 15 million EUR. A triple-net lease with a 15-year term has been signed with operator Emera. The rent will be indexed based on the Spanish consumer price index. The site has an A energy performance label and is currently undergoing BREEAM In-Use certification.

4.6. Healthcare real estate in Finland

- **Investments during the 1st quarter of 2026: 7 million EUR**
- **Healthcare real estate portfolio in Finland at 31.03.2026: 174 million EUR (17 sites)**

Cofinimmo entered Finland in November 2020, where it holds a healthcare real estate portfolio for a fair value of 174 million EUR. During the 1st quarter of 2026, Cofinimmo invested 7 million EUR in investment properties within the framework of development projects.

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Main accomplishments:

– **Acquisition of the company developing a healthcare asset in Oulu completed**

As announced in the press release dated 18.12.2025 (see section 4.6 of press release dated 20.02.2026), in January 2026, the Group completed the acquisition of 100% of the shares of the company that will develop a disabled care facility in Oulu.

– **Provisional acceptance of a nursing and care home in Järvenpää**

The development project in Järvenpää, announced in July 2025 (see section 4.6 of press release dated 20.02.2026), has been delivered and the lease took effect on 02.02.2026.

4.7. Healthcare real estate in Ireland

▪ **Healthcare real estate portfolio in Ireland at 31.03.2026: 101 million EUR (8 sites)**

Cofinimmo entered Ireland in January 2021, where it holds a healthcare real estate portfolio with a fair value of 101 million EUR.

4.8. Healthcare real estate in Italy

▪ **Healthcare real estate portfolio in Italy at 31.03.2026: 216 million EUR (8 sites)**

Cofinimmo entered Italy in May 2021, where it holds a healthcare real estate portfolio with a fair value of 216 million EUR.

4.9. Healthcare real estate in the United Kingdom

▪ **Healthcare real estate portfolio in the United Kingdom at 31.03.2026: 68 million EUR (3 sites)**

Cofinimmo entered the United Kingdom in July 2021, where it holds a healthcare real estate portfolio with a fair value of 68 million EUR.

4.10. Property of distribution networks

- **Investments during the 1st quarter of 2026: 1 million EUR**
- **Divestments during the 1st quarter of 2026: 3 million EUR**
- **Property of distribution networks portfolio at 31.03.2026: 476 million EUR**

Cofinimmo's distribution networks portfolio has a fair value of 476 million EUR. During the 1st quarter of 2026, Cofinimmo invested 1 million EUR in this portfolio and divested 3 million EUR from it.

4.10.1. Pubstone

– **Divestment of 11 pubs and restaurants of the Pubstone portfolio**

During the 1st quarter of 2026, the Cofinimmo Group divested 11 pubs and restaurants of the Pubstone BE and NL portfolios, for a total amount of 4 million EUR, higher than the latest fair value of the assets as determined by Cofinimmo's independent real estate valuers prior to the conclusion of the agreements (signing date).

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4.10.2. Other - Belgium

Since 30.09.2021, two assets have been allocated to this segment, i.e. the land reserve Tenreuken, located in Brussels, and the federal police station located Kroonveldlaan 30, Termonde/Dendermonde.

4.11. Public-private partnership

Cofinimmo also invests in special-use buildings in Belgium through public-private partnerships (PPPs), booked as finance leases. To date, these comprise six contracts covering assets in operation (of which five under Cofinimmo SA/NV, and one under the company FPE Leuze SA/NV, wholly owned by Cofinimmo).

4.12. Offices

- **Investments during the 1st quarter of 2026: 4 million EUR**
- **Office portfolio at 31.03.2026: 922 million EUR (25 sites)**

Cofinimmo's office portfolio has a fair value of 0.9 billion EUR, located for more than three quarters in Brussels' CBD area. During the 1st quarter of 2026, Cofinimmo invested 4 million EUR. As at 31.03.2026, the Cofinimmo Offices SA/NV subsidiary had a balance sheet of 1.0 billion EUR, equity of 0.7 billion EUR and a debt-to-assets ratio of approximately 25%.

Main accomplishments:

- **New lease at M10, Brussels' CBD's latest flagship, a model of sustainable real estate development**

Cofinimmo has signed a third lease in the office building Montoyer 10 ('M10'), in Brussels' Central Business District ('CBD'), confirming the prime rent of previous leases (400 EUR/m²/year). The M10 occupation rate now reaches 57%.

5. Events after 31.03.2026

5.1. Healthcare real estate in Spain

- **Provisional acceptance of a nursing and care home in Murcia (Murcia)**

The development project in Murcia, announced on 28.06.2022, has been delivered and the lease took effect on 08.04.2026. As a reminder, the nursing and care home offers 150 beds spread over a total surface area of approximately 6,700 m². The investment budget for the plot of land and the works amounted to approximately 14 millions EUR. A triple-net lease has been signed with operator Emera for a term of 25 years. The rent will be indexed based on the Spanish consumer price index. The site has an A energy performance label and was granted a BREEAM New Construction Excellent certification.

- **Provisional acceptance of a nursing and care home in Valladolid (Castile and Leon)**

The development project in Valladolid, announced on 05.07.2023, has been delivered and the lease took effect on 13.04.2026. As a reminder, the nursing and care home offers 164 beds spread over a total surface area of approximately 8,100 m². The investment budget for the plot of land and the works amounted to approximately 14 millions EUR. A triple-net lease has been signed with operator Genesenior for a term of 25 years. The rent will be indexed based on the Spanish consumer price index. The site has an A energy performance label and was granted a BREEAM New Construction Excellent certification.

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– **Construction of a nursing and care home in Seville (Andalusia)**

Cofinimmo will have a new nursing and care home built on a plot of land previously acquired through a subsidiary in the Seville Este district of Seville, the capital of the province of Seville, which counts approximately 700,000 inhabitants. The investment budget for both the plot of land and the works amounts to approximately 15 million EUR. The site benefits from an excellent soft mobility score and is easily accessible thanks to the proximity to public transport. In addition, the complex will offer several charging stations for electric vehicles and green spaces. High-quality materials in terms of LCA (Life Cycle Analysis) and sustainability as well as the latest techniques will be used for the façades and interior finishes. Remotely readable meters will also help reduce the energy intensity of the building. Cofinimmo aims for an A energy performance label as well as a BREEAM Excellent certification for this building, which will have a total surface area of approximately 8,200 m² and will offer 150 beds. Works should start in the 2nd quarter of 2026, within the framework of a turnkey project. The delivery of the nursing and care home is currently scheduled for the 4th quarter of 2027, when the lease will start. The amounts corresponding to the construction works will be paid according to the percentage of completion of the works. A triple-net lease with a term of 30 years has been signed with the operator Grupo Reifs. The rent will start at the delivery of the works and will be indexed annually according to the Spanish consumer price index. The gross rental yield will be in line with current market conditions.

5.2. Healthcare real estate in Finland

– **Acquisition of the company developing and nursing and care home in Järvenpää completed**

As announced in the press release dated 18.12.2025, the Group completed in April 2026 the acquisition of 100% of the shares of the company that will develop a nursing and care home in Järvenpää.

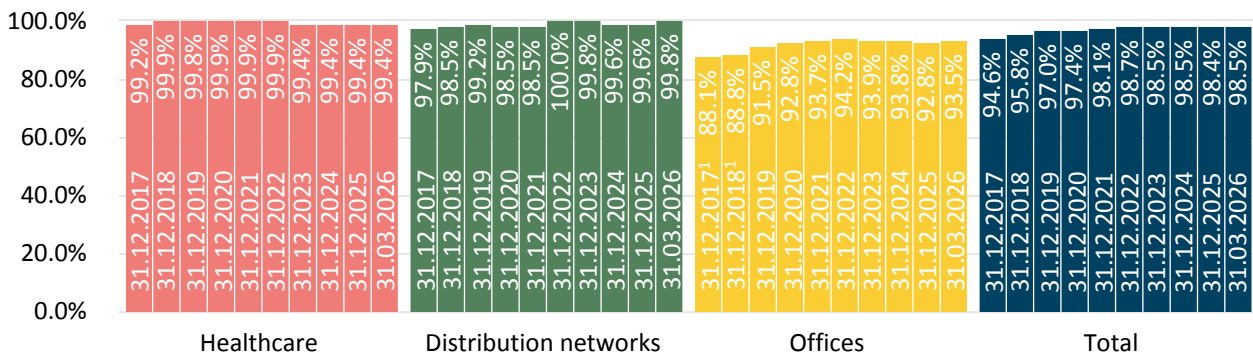
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6. Operating results

6.1. Occupancy rate (calculated based on rental income)

The occupancy rate as at 31.03.2026 amounts to 98.5% (compared to 98.4% as at 31.12.2025). It is calculated based on actual rents and, for vacant space, the rental value estimated by the independent real estate valuers and broken down below per activity segment:



As a reminder, the underlying occupancy rate of relevant healthcare real estate sites for 2021, 2022, 2023, 2024 and 2025 was provided in section 6.1 of the press release dated 20.02.2026. The data for 2025 are preliminary estimates to be confirmed next summer. The update of these data for 2025 will in principle be published on 23.07.2026, in the 1st half-year press release.

¹ The 'other' segment was transferred to the 'office' segment on 01.01.2019. The occupancy rate for offices would have been 89.1% as at 31.12.2018 and 88.3% as at 31.12.2017 with this transfer.

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6.2. Main tenants

As at 31.03.2026, the Cofinimmo Group had a diversified customer base (approximately 220 tenants or operators) including approximately 70 groups of operators-tenants in healthcare real estate.

Tenants	Contractual rents	Average residual lease term (in years)
Clariane	15%	9
AB InBev	9%	10
Colisée	8% ¹	13
Public sector	7%	8
DomusVi	5%	12
Top 5 tenants	44%	10
Emeis	4% ²	11
Care-Ion	4%	21
French Red Cross	3%	7
Stella Vitalis	3%	22
Aspria	3%	21
Top 10 tenants	62%	12
Top 20 tenants	75%	13
Other tenants	25%	10
TOTAL	100%	12

In the office segment, public tenants account for 42% of the portfolio.

¹ Of which 7.3% in Belgium (under the Armonea banner). The remaining share being spread equally between France and Italy. See also section 14 on main risks and uncertainties below.

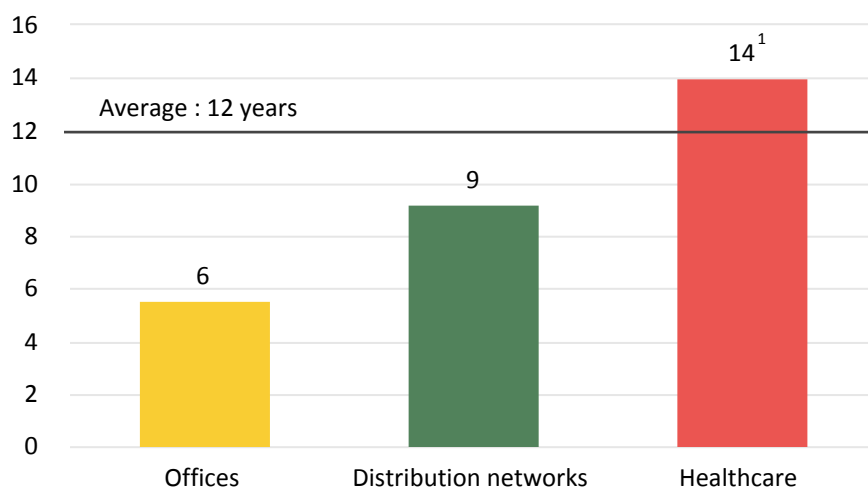
² Of which 1.2% in France, 1.2% in Belgium, 1.7% in Germany and 0.3% in Spain. In addition, the Aldea Group, in which Cofinimmo has a 26.3% stake, holds eight sites leased to Emeis in Belgium, representing approximately less than half of its rental income.

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6.3. Weighted average residual lease length

Taking the break options into account, the weighted average residual lease length amounts to 12 years for the consolidated portfolio and to 14 years for the healthcare real estate portfolio, as shown in the graph below:



The weighted average residual lease length would be 13 years if no break options were exercised and all tenants remained in their rented space until the contractual end of the leases.

6.4. Portfolio maturity

Leases > 9 years	65.2%
Healthcare	53.6%
Property of distribution networks - Pubstone	9.1%
Offices	2.4%
Leases 6-9 years	17.0%
Healthcare	13.4%
Offices	3.6%
Leases < 6 years	17.8%
Offices	9.3%
Healthcare	7.9%
Property of distribution networks - Other	0.6%

In total, 65% of leases are long term (over nine years).

¹ For the 'Healthcare' segment, the weighted average residual lease length in years per country is as follows: Belgium (16), France (6), the Netherlands (10), Germany (18), Spain (20), Finland (16), Ireland (12), Italy (4) and the United Kingdom (30).

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6.5. Changes in gross rental revenues on a like-for-like basis*

	Gross rental revenues at 31.03.2026 (x 1,000,000 EUR)	Gross rental revenues at 31.03.2025 (x 1,000,000 EUR)	Change	Like-for-like change*
Healthcare real estate	67.1	66.3	+1.1%	+1.6%
Offices	12.9	13.1	-1.3%	-2.1%
Property of distribution networks	8.8	8.8	+0.2%	+2.2%
TOTAL PORTFOLIO	88.8	88.2	+0.7%	+1.1%

The year-on-year change in gross rental income amounted to +0.7%. On a like-for-like basis*, the level of rents increased by more than 1% (+1.1%) between 31.03.2025 and 31.03.2026: the positive effect of new leases (+0.8%) and indexation (+2.0% in total, including in particular +1.8% for healthcare real estate, of which +2.4% in Belgium for example, indexation being usually applied at the anniversary date of the contract) more than compensated the negative impact of departures (-1.3%) and renegotiations (-0.4%). The change observed in the office segment is a reflection of the normal course of business (new entries, departures, indexations) in the 1st quarter of 2026 compared to the 1st quarter of 2025.

7. Financial resources management

Cofinimmo's financial strategy is characterised by the diversification of its financing sources, regular access to the capital markets, a debt-to-assets ratio close to 45% and the optimisation of the maturity and cost of its financing. Cofinimmo also pays particular attention to the coherence between its financial strategy and its sustainability objectives (see chapter Strategy of the 2025 Universal Registration Document published on 10.04.2026). At the end of this quarter, Cofinimmo's debt consisted mainly (around 76%) of sustainable financing contracted in recent years.

The Group's debt and committed credit lines are not subject to any early repayment clauses or changes in margin related to its financial rating. They are generally subject to conditions related to:

- compliance with RRECs legislation;
- compliance with debt-to-assets ratio levels and hedging of financial expenses by the cash flow;
- the fair value of the real estate portfolio.

As at 31.03.2026 and throughout the period starting on 01.01.2026, these ratios were met. In addition, no payment defaults on the loan contracts, nor violations of the terms and conditions of these same contracts are expected in the coming 12 months. Failure to meet any of these ratios or certain obligations under the loan agreements would, after a period of notice, result in a default on the loan agreement and the repayment of amounts received under the loan agreement.

Cofinimmo reinforced its financial resources and its balance sheet structure during the last financial years (cumulative capital increases of 565 million EUR in 2021 and 114 million EUR in 2022) and continued to do so in 2023 (cumulative capital increases of 247 million EUR and new financing for a total of 230 million EUR), and in 2024 (capital increase of 75 million EUR and 365 million EUR in new bank financing). The financing operations during this period enabled the Group to improve the maturity timetable of its financial debts, to increase the amount of available financing, and to maintain an average cost of debt* at particularly low levels. The various operations carried out since the beginning of 2026 are stated hereunder.

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7.1. Financing operations since 01.01.2026

In the context of the combination with Aedifica, and as planned, two credit lines have been reduced by a total amount of 165 million EUR on the date the change of control (on 10.03.2026).

On 13.04.2026, Cofinimmo extended a 100 million EUR credit line for one additional year to bring its maturity to 2031.

7.2. Availabilities

As at 31.03.2026, availabilities on committed credit lines reached 1,654 million EUR. After deduction of the backup of the commercial paper programme, Cofinimmo had at that date 913 million EUR of available credit lines to finance its activity.

7.3. Consolidated debt-to-assets ratio

As at 31.03.2026, Cofinimmo met the debt-to-assets ratio test. Its regulatory debt-to-assets ratio (calculated in accordance with the regulations on RRECs as: financial and other debts / total assets) reached 42.1% (compared with 42.8% as at 31.12.2025). As a reminder, the maximum debt-to-assets ratio for RRECs is 65%.

When the loan agreements granted to Cofinimmo refer to a debt covenant, they refer to the regulatory debt-to-assets ratio and cap it at 60%.

7.4. Weighted average residual maturity of financial debts

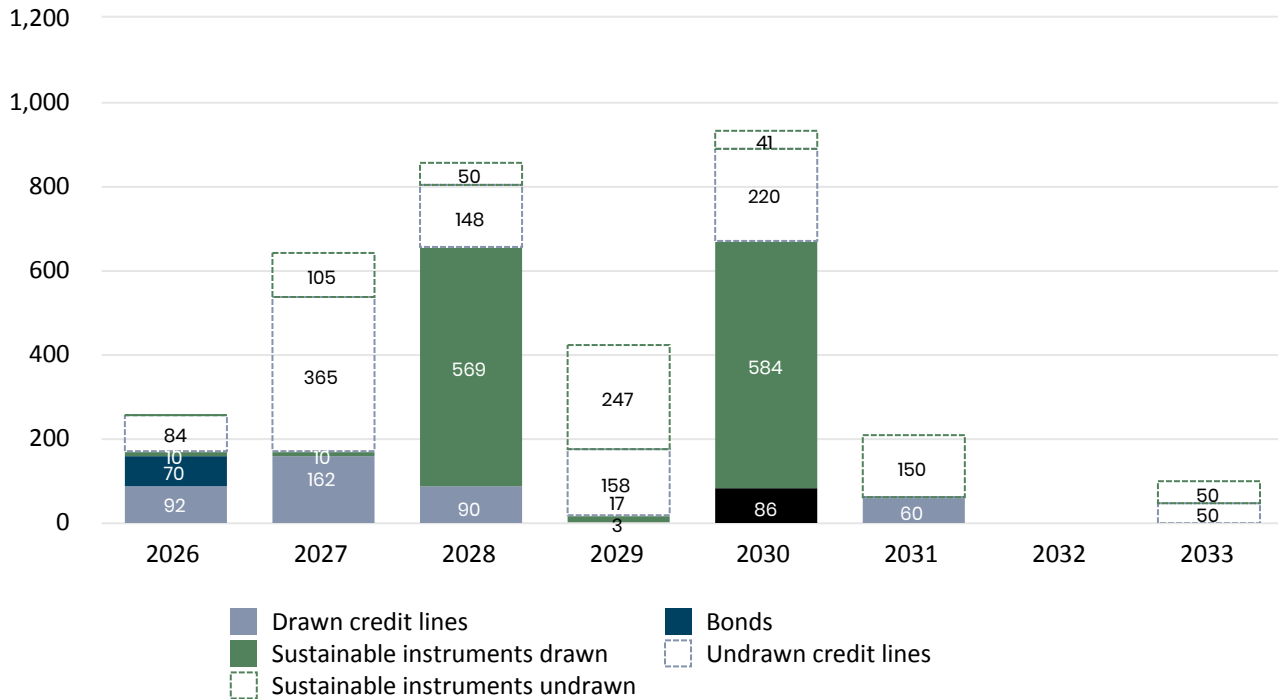
The weighted average residual maturity of the financial debts remained stable at three years between 31.12.2025 and 31.03.2026. This calculation excludes short-term commercial paper maturities, which are fully covered by tranches available on long-term credit lines.

Committed long-term loans (bank credit lines, bonds, commercial paper with a term of more than one year and term loans), for which the total outstanding amount was 3,420 million EUR as at 31.03.2026, will mature on a staggered basis until 2033, as shown in the graph below. In this respect, the operations concluded in 2025 and at the beginning of 2026 provide that the long-term financial commitments maturing in 2026 are now reduced to 257 million EUR, vs. 781 million EUR at the beginning of the 2025 financial year (or 267 million EUR at the end of the 4th quarter of 2025). Most of the credit lines maturing in 2026 (207 million EUR) will not be refinanced earlier since they have been concluded at attractive conditions.

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Timetable of long-term financial commitments to date (x 1,000,000 EUR)



7.5. Average cost of debt* and hedging of interest rates

The average cost of debt*, including bank margins, stays very low at 1.5% for the 1st quarter of 2026, stable compared to that of the 2025 financial year (1.5%) and in line with the outlook¹. The average cost of debt* expected for 2026 is around 1.7%.

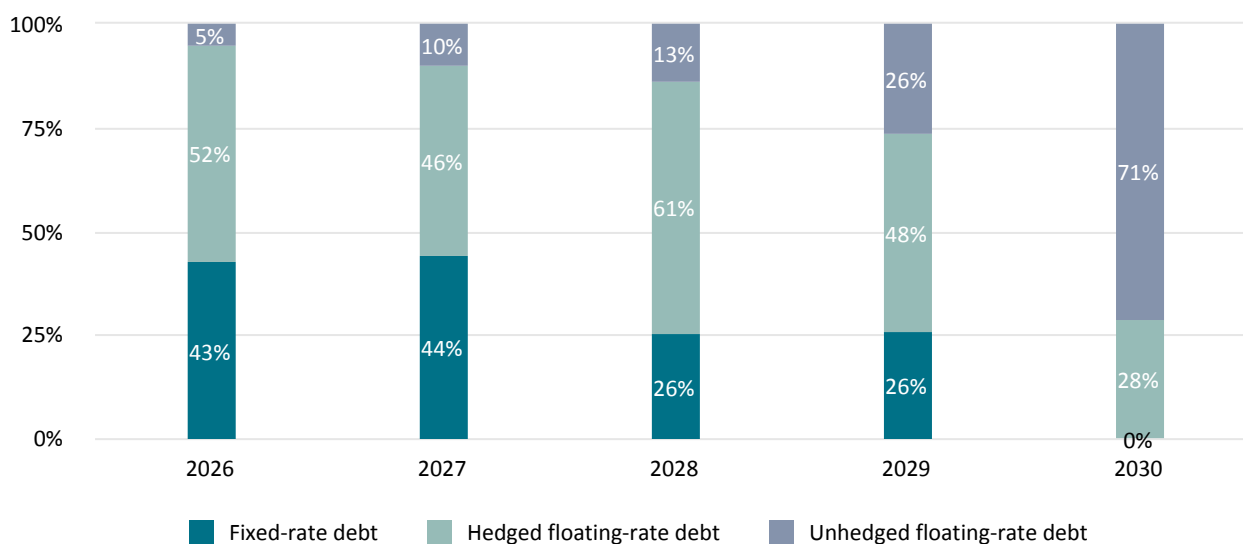
Cofinimmo opts for the partial hedging of its floating-rate debt through the use of interest rate swaps (IRS) and caps. Cofinimmo conducts a policy aimed at securing the interest rates for a proportion of 50% to 100% of the expected debt over a minimum horizon of 3 years. In this context, the Group uses a global approach (macro hedging). It therefore does not individually hedge each of the floating-rate credit lines.

To date, the breakdown of the expected fixed-rate debt and the hedged floating-rate debt, as well as the unhedged floating-rate debt stands as shown in the graph below.

¹ i.e. the quarterly outlook derived from the annual outlook presented in the 2025 Universal Registration Document, published on 10.04.2026.

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As at 31.03.2026, the anticipated market interest rate risk was fully hedged as part of the long-term interest rate hedging policy. The hedging at each year-end will gradually decrease to nearly 29% (or more) at the end of 2030 based on the outlook of the debt assumptions (hedging ratio of 95% at the end of 2026, 90% at the end of 2027, 87% at the end of 2028, 74% by the end of 2029 and 29% by the end of 2030). The weighted average residual maturity of interest rate hedges as at 31.03.2026 is four years. As a consequence, the average cost of debt* should gradually increase year by year to reach approximately 2.3% in 2028, based on debt projections, the timetable of financial instruments in place (fixed-rate debt and hedges) and the interest rate curve. The non-hedged part of the financial debt (which fluctuates daily) means that Cofinimmo remains subject to fluctuations in short-term market interest rates. It should also be noted that projected debt may differ from actual debt, which could result in reduced or additional exposure to changes in market interest rates. A sensitivity analysis is provided in the risk factor 'F.1.1.4 Interest rate volatility' on page 265 of the 2025 Universal Registration Document published on 10.04.2026.

7.6. Financial rating

Since 2001, Cofinimmo has been granted a long-term and short-term financial rating from the Standard & Poor's rating agency. In its 'Research Update' report published on 16.03.2026, Standard & Poor's upgraded the Group's rating for the long term to BBB+ (stable outlook) and A-2 for the short term, following Aedifica's taking over Cofinimmo. Cofinimmo's rating is now linked to that of Aedifica.

7.7. Treasury shares

In accordance with Article 8:6 of the Royal Decree of 29.04.2019 executing the Code of Companies and Associations, Cofinimmo declares that, following the exercise of stock options in the context of remuneration through stock options on Cofinimmo shares (stock option plan), it has disposed over the counter (OTC) Cofinimmo shares which it held with a view to delivering these shares to the concerned persons.

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Overview of transactions made between 01.01.2026 and 31.03.2026 in the context of the Stock Option Plan:

Transaction date	SOP plan	Number of shares	Exercise price (EUR)
04.02.2026	Stock Option Plan 2016	1,750	108.44

An overview stating all disposals of treasury shares made by Cofinimmo since 01.01.2020 is available on Cofinimmo's website.

The number of treasury shares was 9,648 as at 31.03.2026.

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8. Condensed consolidated income statement - Analytical form (x 1,000 EUR)

	31.03.2026	31.03.2025
Rental income, net of rental-related expenses*	87,143	86,657
Writeback of lease payments sold and discounted (non-cash item)	170	154
Taxes and charges on rented properties not recovered*	-2,297	-2,534
Taxes on refurbishment not recovered*	-426	-383
Redecoration costs, net of tenant compensation for damages*	-43	178
Property result	84,547	84,071
Technical costs	-1,100	-637
Commercial costs	-1,076	-981
Taxes and charges on unlet properties	-1,697	-1,386
Property result after direct property costs*	80,674	81,067
Corporate management costs	-9,587	-12,449
Operating result (before result on the portfolio)	71,087	68,618
Financial income	3,222	2,889
Net interest charges	-9,190	-8,845
Other financial charges	-317	-278
Share in the net result from core activities of associated companies and joint ventures	785	-54
Taxes	-1,670	-3,242
Net result from core activities*	63,917	59,088
Minority interests related to the net result from core activities	1,788	1,696
Net result from core activities - Group share*	62,129	57,392
Change in the fair value of hedging instruments	11,998	2,929
Restructuring costs of financial instruments*	0	0
Share in the result on financial instruments of associated companies and joint ventures	0	0
Result on financial instruments*	11,998	2,929
Minority interests related to the result on financial instruments	0	0
Result on financial instruments - Group share*	11,998	2,929
Gains or losses on disposals of investment properties and other non-financial	573	1,776
Changes in the fair value of investment properties	-7,102	5,590
Share in the result on the portfolio of associated companies and joint ventures	-336	587
Other result on the portfolio	-14,648	-3,774
Result on the portfolio*	-21,513	4,179
Minority interests regarding the result on the portfolio	-896	236
Result on the portfolio - Group share*	-20,616	3,943
Net result	54,403	66,195
Minority interests	892	1,931
Net result - Group share	53,511	64,264

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Number of shares	31.03.2026	31.03.2025
Number of shares issued	38,096,217	38,096,217
Number of shares outstanding (excluding treasury shares - see section 7.7)	38,086,569	38,077,919
Total number of shares used to calculate the result per share*	38,085,908	38,077,919

Comments on the condensed consolidated income statement – Analytical form

Rents (gross rental income) amount to 89 million EUR, compared to 88 million EUR as at 31.03.2025, up 0.7%. On a like-for-like basis*, gross rental income increased by more than 1% (+1.1%) between 31.03.2025 and 31.03.2026 (see section 6.5). The decline observed in the office segment is a reflection of the normal course of business (new entries, departures, indexations) in the 1st quarter of 2026 compared to the 1st quarter of 2025. Rental income (after gratuities, concessions and termination indemnities – see details on the calculation of alternative performance indicators) amounts to 88 million EUR, compared to 87 million EUR as at 31.03.2025, up 1.2%. After taking writedowns on receivables into account, rental income, net of rental charges* amounts to 87 million EUR, compared to 87 million EUR as at 31.03.2025, up 0.6% and higher than the outlook¹ announced last February (writedowns on receivables and termination payments being two unforeseen items of the order of 0.5 million EUR each, and offsetting each other).

In 2026, only the Colonel/Kolonel Bourg 124 office building still generates writeback of lease payments sold and discounted (for an annual amount of approximately 0.7 million EUR, spread linearly over the financial year). They are in line with the outlook.

The property result reaches 85 million EUR (compared to 84 million EUR as at 31.03.2025), following the change in rental income. It is in line with the outlook.

Direct operating costs represent 4 million EUR (up 1 million EUR compared to 31.03.2025) and in line with the outlook. Corporate management costs (excluding non-recurring effects arising from the proposed combination with Aedifica) amount to 10 million EUR (down 3 million EUR compared to 31.03.2025) and lower than the outlook. This follows, in particular, the positive outcome (in favour of Cofinimmo) of a historic dispute (relating to a public-private partnership project abandoned in 2020) which generated proceeds of 1.8 million EUR in the 1st quarter of 2026.

The operating result (before result on the portfolio and excluding the above-mentioned non-recurring effects) therefore amounts to 71 million EUR (compared to 69 million EUR one year earlier), which is higher than the outlook, and the operating margin* is established at 86.5% (higher than the outlook and higher than the level of 84.0% reached as at 31.03.2025).

Financial income is stable at 3 million EUR (in line with the outlook) and consists in particular of finance lease receivables and interim interests on ongoing development projects. Net interest charges (9 million EUR) are stable (just like the average debt volume), and are in line with the outlook. The average cost of debt* remains very low at 1.5% (1.4% as at 31.03.2025 and 1.5% as at 31.12.2025), thanks to the interest rate hedges in place, and in line with the outlook.

The share in the net result from the core activities of associates and joint ventures amounts to 1 million EUR (higher than the outlook), mainly due to the positive outcome of the above-mentioned dispute, which also generated proceeds of 0.8 million EUR on this line of the income statement.

Taxes amount to 2 million EUR compared to 3 million EUR as at 31.03.2025. They are in line with the outlook.

¹ i.e. the quarterly outlook derived from the annual outlook presented in the 2025 Universal Registration Document, published on 10.04.2026.

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The Group's momentum in terms of investments, divestments and financing, coupled with effective management of the existing portfolio, enabled the company to realise a net result from core activities – Group share* (equivalent to EPRA Earnings*) of 62 million EUR as at 31.03.2026 (excluding non-recurring effects arising from the proposed combination with Aedifica representing a net expense of 11 million EUR), higher than the outlook (compared to the 57 million EUR that were realised as at 31.03.2025, i.e. a 8.3% increase), mainly due to the combined positive effects of contract indexation and the evolution of charges. The net result from core activities – Group share – per share* (equivalent to EPRA EPS*) amounts to 1.63 EUR (higher than the outlook, and to be compared to the 1.51 EUR achieved on 31.03.2025). The average number of shares entitled to share in the result of the period increased from 38,077,919 to 38,085,908. The effect of divestments on this indicator is -0.02 EUR per share for the first three months of the 2026 financial year.

As for the result of financial instruments*, the item 'Change in the fair value of financial instruments' amounts to 12 million EUR as at 31.03.2026, compared to 3 million EUR as at 31.03.2025. This change is explained by the change in the fair value of hedging instruments, generating non-cash items directly included in the income statement, as Cofinimmo does not apply 'hedge accounting' within the meaning of IFRS 9. The movement in the anticipated interest rate curve between 31.12.2025 and 31.03.2026 shows an increase in anticipated short-term and medium-term interest rates resulting, in the 2026 income statement, in a positive revaluation of financial instruments contracted in the past, whereas the movement between 31.12.2023 and 31.03.2025 showed an increase in the anticipated short-term and long-term interest rates resulting in a more significant negative revaluation of these instruments in the 2025 income statement.

As for the result on the portfolio*, the gains or losses on disposals of investment properties and other non-financial assets amount to +1 million EUR as at 31.03.2026 (compared to +2 million EUR as at 31.03.2025 – this result is calculated on the basis of the carrying amount as at 31.12.2025 of the assets divested during the period and the net price obtained, i.e. after deduction of any broker's commission, notary fees and other ancillary costs). The item 'Changes in the fair value of investment properties' is negative as at 31.03.2026 (-7 million EUR compared to 6 million EUR as at 31.03.2025). Without the initial effect from the changes in the scope, the changes in the fair value of investment properties during the 1st quarter of 2026 were globally stable (-0.1% - see section 10), in accordance with those of previous quarters. This is mainly due to:

- some stability in healthcare real estate (the negative change in the healthcare real estate sector in France is mainly due to some indexations and the adjustment of valuation assumptions for certain types of assets);
- combined with a -0.7% change in the office segment, representing only 15% of the consolidated portfolio (the negative change in the office segment is due in particular to a date effect – of about 1.5 million EUR – arising from the approaching term of the lease for the assets that are valued exclusively on the basis of a land incidence value plus the remaining lease payments);
- and a change of -0.1% in property of distribution networks.

The item 'Other result on the portfolio' amounts to -15 million EUR as at 31.03.2026 (compared to -4 million EUR as at 31.03.2025), and notably includes the effect from entries in the scope (i.e. the difference between the price paid, plus ancillary costs, and the share in the net assets of the acquired companies) and changes in deferred taxes¹. Moreover, this item includes the non-recurring effects (to the order of 11 million EUR) arising from the proposed combination with Aedifica.

The net result – Group share (including the above-mentioned non-recurring effects representing a net expense of 11 million EUR) amounts to 54 million EUR (i.e. 1.41 EUR per share) as at 31.03.2026, compared to 64 million EUR (i.e. 1.69 EUR per share) as at 31.03.2025. This change (-11 million EUR) is due to the increase in the net result from core activities – Group share* (+5 million EUR), combined with the net effects of the changes in the fair value of hedging instruments and investment properties – non-cash items – between 31.03.2025 and 31.03.2026, and the above-mentioned non-recurring effects.

¹ Deferred taxes on the unrealised capital gains relating to the buildings owned by certain subsidiaries.

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9. Condensed consolidated balance sheet (x 1,000 EUR)

ASSETS	31.03.2026	31.12.2025
I. Non-current assets	6,319,743	6,329,041
A. Goodwill	0	0
B. Intangible assets	1,330	1,490
C. Investment properties	6,065,034	6,085,055
D. Other tangible assets	3,303	2,832
E. Non-current financial assets	68,550	57,874
F. Finance lease receivables	150,529	151,324
G. Trade receivables and other non-current assets	3,973	3,770
H. Deferred taxes	8,300	8,525
I. Participations in associated companies and joint ventures	18,725	18,169
II. Current assets	130,390	108,865
A. Assets held for sale	3,350	0
B. Current financial assets	420	1,077
C. Finance lease receivables	4,925	4,472
D. Trade receivables	39,694	28,418
E. Tax receivables and other current assets	23,229	32,669
F. Cash and cash equivalents	24,863	23,777
G. Accrued charges and deferred income	33,910	18,452
TOTAL ASSETS	6,450,133	6,437,906

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SHAREHOLDERS' EQUITY AND LIABILITIES	31.03.2026	31.12.2025
Shareholders' equity	3,644,661	3,590,100
<i>I. Shareholders' equity attributable to shareholders of the parent company</i>	<i>3,564,955</i>	<i>3,511,286</i>
A. Capital	2,041,523	2,041,523
B. Share premium account	849,053	849,053
C. Reserves	620,868	407,246
D. Net result of the financial year	53,511	213,463
<i>II. Minority interests</i>	<i>79,705</i>	<i>78,815</i>
Liabilities	2,805,473	2,847,805
<i>I. Non-current liabilities</i>	<i>1,709,110</i>	<i>1,697,879</i>
A. Provisions	27,434	26,943
B. Non-current financial debt	1,599,325	1,588,536
a. Credit establishments	524,536	511,296
b. Finance lease	0	0
c. Other	1,074,789	1,077,239
C. Other non-current financial liabilities	16,241	18,003
D. Trade debts and other non-current debts	0	0
E. Other non-current liabilities	0	0
F. Deferred tax liabilities	66,110	64,397
a. Exit tax	0	0
b. Other	66,110	64,397
<i>II. Current liabilities</i>	<i>1,096,362</i>	<i>1,149,927</i>
A. Provisions	0	0
B. Current financial debts	927,185	999,696
a. Credit establishments	106,201	159,712
b. Finance lease	0	0
c. Other	820,984	839,984
C. Other current financial liabilities	428	0
D. Trade debts and other current debts	144,155	126,345
a. Exit tax	0	0
b. Other	144,155	126,345
E. Other current liabilities	0	0
F. Accrued charges and deferred income	24,595	23,886
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	6,450,133	6,437,906

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Comments on the condensed consolidated balance sheet

The fair value of the consolidated property portfolio¹, as determined by independent real estate valuers in application of the IAS 40 standard and included in the consolidated balance sheet, amounts to 6,068 million EUR as at 31.03.2026, compared to 6,085 million EUR as at 31.12.2025. Its investment value is obtained by adding real estate transfer taxes. As at 31.03.2026, it reaches 6,388 million EUR, compared to 6,403 million EUR as at 31.12.2025.

The proportion of due rents related to the 1st quarter and actually collected on 20.04.2026 is lower than the proportion collected as at 20.04.2025 (see section 14).

The item ‘Participations in associates and joint ventures’ refers to Cofinimmo’s 51% stake in the joint ventures BPG CONGRES SA/NV and BPG HOTEL SA/NV, as well as participation in one associate (Aldea Group NV for 26.3%). The item ‘Minority interests’ includes the minority interests of seven subsidiaries.

10. Consolidated portfolio at 31.03.2026

GLOBAL CONSOLIDATED PORTFOLIO OVERVIEW

Extract from the report prepared by the independent real estate experts Cushman & Wakefield, Jones Lang LaSalle, PwC, CBRE, Colliers, and Newmark Valuation & Advisory based on the investment value

(x 1,000,000 EUR)	31.03.2026	31.12.2025
Total investment value of the portfolio	6,387.9	6,403.4
Projects, land reserve and assets held for sale	-235.1	-237.1
Total properties in operation	6,152.8	6,166.3
Contractual rents	359.4	358.1
Gross yield on properties in operation	5.8%	5.8%
Contractual rents + Estimated rental value on unlet space on the valuation date	364.9	364.1
Gross yield at 100% portfolio occupancy	5.9%	5.9%
Occupancy rate of properties in operation²	98.5%	98.4%

As at 31.03.2026, the item ‘Projects, land reserve and assets held for sale’ includes primarily:

- office buildings in redevelopment of which Loi/Wet 85 and Loi/Wet 89 (Brussels’ CBD);
- development projects in healthcare real estate in Belgium, Spain, Finland and Germany;
- a healthcare asset in redevelopment in Belgium for which a disposal is being considered;
- land reserves;
- as well as the assets held for sale.

¹ Including development projects and assets held for sale.

² Calculated based on rental income.

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Buildings	Surface area (in m²)	Contractual rents (x 1,000 EUR)	Occupancy rate	Rents + ERV on unlet premises (x 1,000 EUR)
Offices	244,199	54,454	93.4%	58,296
Office buildings with sold lease receivables	4,137	716	100.0%	716
Subtotal offices	248,336	55,170	93.5%	59,012
Healthcare	1,845,595	269,325	99.4%	270,959
Property of distribution networks	285,311	34,873	99.8%	34,948
Subtotal of investment properties & properties which receivables have been sold	2,379,242	359,367	98.5%	364,919
Projects, renovations & assets held for sale	26,104	-	-	-
Land reserve	-	-	-	-
TOTAL PORTFOLIO	2,405,346	359,367	98.5%	364,919

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Consolidated portfolio as at 31.03.2026

In the table below, the 'changes over the period' (4th column) should be read in conjunction with the 'amount' (2nd column) of the fair value for each row. The three subtotals in bold and the total in red are weighted averages.

Segment	Fair value			Net rental income (x 1,000 EUR)	Property result after direct property costs*	
	Amount (x 1,000 EUR)	(in %)	Changes over the period ¹		(x 1,000 EUR)	(in %)
Healthcare real estate	4,669,614	76.9%	0.0%	66,047	62,720	77.7%
Belgium	1,571,841	25.9%	0.0%	22,777	22,634	28.1%
France	663,720	10.9%	-0.5%	10,877	10,669	13.2%
The Netherlands	490,310	8.1%	0.6%	7,913	6,859	8.5%
Germany	935,540	15.4%	0.0%	12,045	11,060	13.7%
Spain	449,290	7.4%	0.0%			
Finland	174,200	2.9%	0.8%			
Ireland	100,660	1.7%	0.3%	12,435	11,498	14.3%
Italy	216,270	3.6%	0.1%			
United Kingdom	67,783	1.1%	0.0%			
Offices	922,470	15.2%	-0.7%	12,655	10,380	12.9%
Distribution networks²	476,299	7.8%	-0.1%	8,611	7,574	9.4%
TOTAL PORTFOLIO	6,068,384	100.0%	-0.1%	87,313	80,674	100.0%

The negative change in healthcare real estate segment in France is mainly due to some indexations and the adjustment of valuation assumptions for certain types of assets.

The negative change in the office segment is due in particular to a date effect (of about 1.5 million EUR) arising from the approaching term of the lease for the assets that are valued exclusively on the basis of a land incidence value plus the remaining lease payments.

Yield per segment	Healthcare real estate BE + FR	Healthcare real estate DE + NL	Healthcare real estate ES + FI + IE + IT + UK	Offices	Property of distribution networks	Total
Gross rental yield at 100 % occupancy	6.0%	5.6%	5.4%	6.6%	6.7%	5.9%
Net rental yield at 100 % occupancy	5.8%	5.1%	5.1%	5.8%	6.3%	5.6%

¹ Without the initial effect from the changes in the scope.

² The 7.8% share of property of distribution networks is broken down as follows: Pubstone – Belgium 5.1%, Pubstone – the Netherlands 2.3% and Other – Belgium 0.5%.

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11. 2026 outlook

11.1. Investment programme

Given the state of progress of ongoing projects, the net investment budget for 2026 published on 20.02.2026 (and detailed in the Annual Financial Report published on 10.04.2026, i.e. 310 million EUR gross investment and 110 million EUR divestments, net investments of approximately 200 million EUR) remains valid (taking into account the main risk and uncertainties stated in section 14 below).

The table hereunder details the main development projects in progress. The projects whose provisional acceptance took place in the 1st quarter (in El Cañaveral in Spain and in Järvenpää in Finland) do not appear in the table below (compared to that published in the press release dated 20.02.2026).

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Project	Type (of works)	Number of beds	Surface area (in m ²)	Estimated first lease date	Total investments	Total investments as at 31.03.2026	Total investments still to be carried out in 2026	Total investments after 2026
Healthcare real estate								
Belgium								
Genappe/Genepiën	Construction of a nursing and care home	112	6,000	Q3 2026	19	19	0	0
Belsele	Renovation of a nursing and care home	12		Q3 2026	2	0	2	0
Spain								
Palma de Mallorca (Balearic Islands)	Construction of a nursing and care home	157	7,000	Q1 2028	21	14	5	2
Alicante (Valencia)	Construction of a nursing and care home	150	7,300	Q2 2026	14	14	0	0
Oviedo (Asturias)	Construction of a nursing and care home	144	6,500	Q3 2027	14	11	3	0
Castellón de la Plana (Valencia)	Construction of a nursing and care home	136	5,900	Q2 2026	14	14	0	0
Cordoba (Andalusia)	Construction of a nursing and care home	162	7,300	Q3 2027	17	11	3	2
Murcia (Murcia) ¹	Construction of a nursing and care home	150	6,700	Q2 2026	14	14	0	0
Ourense (Galicia)	Construction of a nursing and care home	116	5,200	Q3 2027				
Santa Cruz de Tenerife (Canary Islands)	Construction of a nursing and care home	124	5,700	Q1 2027	28	22	4	2
Valladolid (Castile and León) ¹	Construction of a nursing and care home	164	8,100	Q2 2026	14	14	0	0
Seville (Andalusia) ²	Construction of a nursing and care home	150	8,200	Q4 2027	15	0	5	10
Finland								
Rovaniemi	Construction of a nursing and care home	63	2,600	Q4 2026	8	5	2	0
Oulu	Construction of a nursing and care home	33	1,200	Q4 2026	4	1	3	0
Joensuu	Construction of a disabled care home	23	1,000	Q4 2026	3	2	1	0
Lappeenranta	Construction of a disabled care home	19	800	Q1 2027	3	1	1	1

¹ Project delivered after 31.03.2026.

² Project announced after 31.03.2026.

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Project	Type (of works)	Number of beds	Surface area (in m ²)	Estimated first lease date	Total investments	Total investments as at 31.03.2026	Total investments still to be carried out in 2026	Total investments after 2026
Oulu	Construction of a disabled care home	32	1,700	Q4 2026	6	3	3	0
Järvenpää	Construction of a nursing and care home (light care)	57 ¹	2,700	Q2 2027	9	0	6	3
Hämeenlinna	Construction of a nursing and care home (light care)	57 ¹	2,700	Q2 2027	9	0	6	3
Germany								
North Rhine-Westphalia	Development of one eco-friendly healthcare campus	180	13,000	Q4 2026	44	34	10	0
TOTAL INVESTMENT PROPERTIES, NON-CURRENT FINANCIAL ASSETS, FINANCE LEASE RECEIVABLES AND ASSOCIATES					258	179	56	23

11.2. Net result from core activities* and dividend per share

The outlook below excludes considerations relating to the proposed combination with Aedifica (stand-alone basis), which became effective on 10.03.2026. For the outlook relating to the combination of Aedifica with Cofinimmo, please refer to the outlook that has been or will be published by Aedifica.

The demand for healthcare infrastructure is growing throughout Europe, with country specific dynamics. Based on the information currently available and the assumptions detailed above (gross investments for 310 million EUR and divestments for 110 million EUR in 2026), and the divestments carried out in 2025, Cofinimmo confirms the guidance published in the press release dated 20.02.2026 (and detailed in the Annual Financial Report published on 10.04.2026) which expected, barring major unforeseen events, to achieve a net result from core activities – Group share – per share* (equivalent to EPRA EPS* and excluding non-recurring effects arising from the combination with Aedifica) of 6.35 EUR per share for the 2026 financial year, taking into account the prorata temporis effects of the divestments carried out in 2025 and budgeted in 2026 (approximately -0.12 EUR per share). The average cost of debt* expected for 2026 is around 1.7%.

Based on the same data and assumptions, the debt-to-assets ratio would be approximately 44% as at 31.12.2026. This ratio does not take into account possible changes in the fair value of investment properties (which will be determined by the independent real estate valuers).

This outlook would allow the distribution of a gross dividend (for the 2026 financial year, payable in 2027 of 5.20 EUR per share, corresponding to a pay-out ratio of 82% (in line with market practice).

This outlook is provided² subject to the main risks and uncertainties stated below (see section 14).

Section 8 includes information on the expected writeback of lease payments sold and discounted in 2026.

¹ It refers to the number of apartments.

² Without considering the combination with Aedifica (see section 13.1).

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12. Sustainability

Sustainability aspects are stated in the chapter 'Sustainability Report' of the 2025 Universal Registration Document (from page 88), published on 10.04.2026. In previous editions (i.e. until 2023), this chapter was called 'ESG report'. Only the latest information is mentioned below.

Cofinimmo takes a pragmatic approach to sustainability, whether in terms of financial risk or social challenge. The Group's approach is therefore not only to comply with the various regulations, but also to add value to its portfolios. Data management and internal organisational processes have been redefined over the years to address and anticipate climate risks, reduce energy consumption through successive action plans as well as an active portfolio management policy, and finally to plan for a balanced and manageable transition.

12.1. Initiatives adopted in response to climate change

Initiatives adopted in response to climate change are stated in the Universal Registration Document, as mentioned above.

12.2. References, notations and certifications

- In January 2026, Cofinimmo was granted a new Cycle Friendly Employer Gold certification for the period 2026-2029. Cofinimmo was the second Belgian company to receive this certification, this demonstrates that cycling is the preferred mode of transportation, thanks to excellent cycling infrastructure, comprehensive and effective incentives, the daily use of bicycles throughout the company and active support from management;
- In the 1st quarter of 2026, several BREEAM certifications were granted: four office buildings were granted BREEAM In-Use Very Good certifications, whereas another office building was granted a BREEAM In-Use Good certification. Three nursing and care homes were granted BREEAM In-Use Very Good certifications (two in Spain and one in Germany). Two nursing and care homes located in Spain were granted BREEAM New Construction Excellent certifications. One office building was granted an ActiveScore Gold certification as well as a ModeScore Silver certification, demonstrating Cofinimmo's commitment to soft and clean mobility;
- On 08.01.2026, Cofinimmo has renewed its B rating in the 'Climate Change' category of the Carbon Disclosure Project (CDP), on a scale going from A to D-. This score has been stable since 2020, despite a questionnaire that changes each year to remain in line with the performance expected by more than 640 Capital Markets Signatories (representing more than a quarter of all institutional assets);
- Since 18.02.2026, Cofinimmo entered the S&P Global Sustainability 2026 Yearbook, whose members are selected based on their CSA score (see press release dated 20.02.2026 for the 2025 update on Cofinimmo's score). To be included in the Yearbook, companies must be among the top 15% of their sector and must achieve a CSA score within 30% of the score of the best-performing company in their sector. This year, more than 9,200 companies assessed under the CSA 2025 were considered for the 2026 Sustainability Yearbook. Only 848 companies, spread across 59 sectors, were among the highest-ranking companies selected for inclusion in this year's directory, among which Cofinimmo, alongside only eight other European REITs;
- On 10.03.2026, Cofinimmo's Equileap rating has been updated, going from 63% in 2025 to 61% in 2026. This certification focuses specifically on gender equity. This small decrease is due to a slight reduction in the percentage of women in executive positions, resulting in a lower rating. Although the percentage of women in board and management positions increased, it remained within the same scoring band;
- On 23.03.2026, MSCI announced that Cofinimmo's rating had improved, going from A to AA, on a scale going from CCC to AAA. Cofinimmo's MSCI ESG rating has been A or higher since 2016. The improvement of Cofinimmo's rating is linked to a specific improvement in Cofinimmo's data, in the context of a review of MSCI's methodology.

In addition, the following events took place after 31.03.2026:

- Several BREEAM certifications were granted at the beginning of April 2026: in Spain, one nursing and care home was granted a BREEAM In-Use Very Good certification, and another was granted a BREEAM New Construction Excellent certification.

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13. Corporate governance

With respect to corporate governance, Cofinimmo seeks to maintain the highest standards and continuously reassesses its methods in relation to the principles, practices and requirements of the field. Cofinimmo's corporate governance practice is compliant with the 2020 Belgian Corporate Governance Code.

13.1. Combination with Aedifica¹

On 30.04.2025, Aedifica SA/NV approached Cofinimmo SA/NV with a proposal for a conditional voluntary public takeover of 100% of the Cofinimmo's voting securities, through a public exchange offer, whereby the Cofinimmo shares could be exchanged for new shares that would be issued by Aedifica.

Through this proposal, Aedifica launched the process aiming to combine its business and that of Cofinimmo into a combined entity.

On 03.06.2025, Cofinimmo and Aedifica issued a joint press release announcing that an agreement had been reached to combine the two companies to create Europe's leading healthcare REIT.

The Prospectus and the Response Memorandum relating to the transaction have been approved by the Financial Services and Markets Authority (FSMA) on 27.01.2026 and have been published. The Initial Acceptance Period was opened on 30.01.2026 and was closed on 02.03.2026. The announcement of the results of the Acceptance Period took place on 03.03.2026, and the Payment date happened on 10.03.2026. Aedifica has held since then 80% of Cofinimmo's capital.

13.2. New composition of Cofinimmo's Board of Directors

On 10.03.2026, Cofinimmo's Board of Directors has been reshuffled. Ms. Anneleen Desmyter, Mr. Xavier de Walque and Mr. Michael Zahn resigned from their positions as Directors in order to facilitate the transaction with Aedifica. The Board of Directors wants to express its gratitude for their contribution and commitment over the last years.

Mr. Stefaan Gielens and Ms. Ingrid Daerden have been co-opted as Directors onto Cofinimmo's Board of Directors, as representatives of Aedifica. Consequently, until the legal integration is completed, Cofinimmo's Board of Directors will consist of the following 11 members.

¹ Please refer to press releases dated 01.05.2025, 09.05.2025, 13.05.2025, 03.06.2025, 18.07.2025, 30.09.2025, 27.10.2025, 21.01.2026, 29.01.2026, 03.03.2026 and 10.03.2026.

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Name		Nomination, Remuneration and Corporate Governance Committee	Audit Committee
Ann Caluwaerts	Director	Member	
Olivier Chapelle	Independent Director	Member	
Nathalie Charles	Director		Member
Ingrid Daerden	Director		Observer
Stefaan Gielens	Director	Observer	
Benoit Graulich	Independent Director		Chairman
Jean-Pierre Hanin	Executive Director		
Jean Hilgers	Director Chairman of the Board	Chairman	Member
Jean Kotarakos	Executive Director		
Jan Suykens	Independent Director	Member	
Mirjam van Velthuisen-Lormans	Director		

13.3. Ordinary General Meeting

The Ordinary General Meeting will be held on 13.05.2026 at 3:30 p.m., the agenda and participation modalities were published on 10.04.2026.

13.4. Shareholding

The table below shows the Cofinimmo shareholders who own more than 5% of the capital. The transparency notifications and the chain of controlled undertakings are available on the website. At the time of approval of this press release, Cofinimmo has not received any transparency notification providing a new position after 13.03.2026. According to the Euronext definition, the free float is 20%.

Company	%
Aedifica SA/NV	79.57%
Cofinimmo Group	0.03%
Other <5%	20.40%
TOTAL	100.00%

14. Main risks and uncertainties

The Board of Directors believes that the main risk factors summarised on pages 264 to 269 of the 2025 Universal Registration Document, published on 10.04.2026, are still relevant for the 2026 financial year. In addition, one risk factor changed during the financial year, as shown below:

- F.1.1.5. Situation of some healthcare operators: at the end of 2025, and the beginning of 2026, the press reported on financial difficulties in the healthcare sector. Cofinimmo continues to review the situation of its counterparties on a case-by-case basis to find, where appropriate, a balanced solution taking their actual situation into account. The rents contractually owed by some operators to Cofinimmo that had not been paid in 2026 were not subject to any writedowns at this stage.

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15. Shareholder's calendar

Event	Date
Ordinary General Meeting for the 2025 financial year	13.05.2026
Payment of the dividend relating to the 2025 financial year ¹	
Coupon	Nr. 41
Ex date ²	18.05.2026
Record date ³	19.05.2026
Dividend payment date	As from 21.05.2026
Half-year financial report: results as at 30.06.2026	23.07.2026 (before market)
Interim report: results as at 30.09.2026	23.10.2026 (before market)
Annual press release: results as at 31.12.2026	19.02.2027 (before market)

¹ Subject to approval by the Ordinary General Meeting of 13.05.2026.

² Date from which the stock exchange trading takes place without any entitlement to the future dividend payment.

³ Date on which positions are recorded in order to identify shareholders entitled to the dividend.

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16. Appendices

16.1. Appendix 1: Consolidated comprehensive result - Royal Decree of 13.07.2014 form (x 1,000 EUR)

A. NET RESULT	31.03.2026	31.03.2025
I. Rental income	87,712	86,652
II. Writeback of lease payments sold and discounted	170	154
III. Rental-related expenses	-569	5
Net rental income	87,313	86,811
IV. Recovery of property charges	26	130
V. Recovery income of charges and taxes normally borne by the tenant on let properties	25,103	23,498
VI. Costs payable by the tenant and borne by the landlord on rental damage and redecoration at end of lease	-69	47
VII. Charges and taxes normally borne by the tenant on let properties	-27,826	-26,416
VIII. Other rental-related income and expenditure	0	0
Property result	84,547	84,071
IX. Technical costs	-1,100	-637
X. Commercial costs	-1,076	-981
XI. Taxes and charges on unlet properties	-1,697	-1,386
XII. Property management costs	-14,672	-8,715
XIII. Other property costs	0	0
Property charges	-18,544	-11,719
Property operating result	66,003	72,353
XIV. Corporate management costs	-6,288	-3,735
XV. Other operating income and expenses	0	0
Operating result before result on the portfolio	59,715	68,618
XVI. Gains or losses on disposals of investment properties	573	1,776
XVII. Gains or losses on disposals of other non-financial assets	0	0
XVIII. Changes in the fair value of investment properties	-7,102	5,590
XIX. Other result on the portfolio	-3,276	-3,774
Operating result	49,911	72,210
XX. Financial income	3,222	2,889
XXI. Net interest charges	-9,190	-8,845
XXII. Other financial charges	-317	-278
XXIII. Change in the fair value of financial instruments and liabilities	11,998	2,929
Financial result	5,714	-3,305
XXIV. Share in the result of associated companies and joint ventures	449	533
Pre-tax result	56,073	69,437
XXV. Corporate tax	-1,670	-3,242
XXVI. Exit tax	0	0
Taxes	-1,670	-3,242
NET RESULT	54,403	66,195
Attributable to:		
Minority interests	892	1,931
Shareholders of the parent company	53,511	64,264

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B. STATEMENT OF COMPREHENSIVE RESULT	31.03.2026	31.03.2025
I. Net result	54,403	66,195
II. Other elements of comprehensive result	-8	-178
A. Impact on fair value of the estimated transaction costs and rights resulting from the hypothetical disposal of investment properties	0	0
B. Changes in the effective part of the fair value of authorised cash flow hedging instruments as defined under IFRS	0	0
C. Changes in the fair value of financial assets held for sale	0	0
D. Currency translation differences linked to conversion of foreign activities	-8	-178
E. Actuarial gains and losses on defined benefit pension plans	0	0
F. Income tax relating to 'Other elements of comprehensive result'	0	0
G. Share in the other elements of comprehensive income of associates and joint ventures	0	0
H. Other elements of 'comprehensive result', net of tax	0	0
COMPREHENSIVE RESULT (I+II)	54,395	66,017
Attributable to:		
Minority interests	892	1,931
Shareholders of the parent company	53,503	64,086

The two tables above include non-recurring effects arising from the combination with Aedifica (a net expense of 11 million EUR as at 31.03.2026, with no equivalent as at 31.03.2025), as explained in section 8.1 above.

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About Cofinimmo:

Cofinimmo has been acquiring, developing and managing rental properties for more than 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 that directly benefit their occupants. '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 4.7 billion EUR in Europe. As a 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 and benefits from the REIT system in Belgium (RREC), in France (SIIC), in Spain (SOCIMI) and in the United Kingdom (UK-REIT). Its activities are supervised by the Financial Services and Markets Authority (FSMA), the Belgian regulator.



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