

REGULATED INFORMATION

Brussels, embargo until 03.12.2014, 07:40 AM CET

Cofinimmo reinforces the geographical diversification of its healthcare portfolio: Acquisition of its first revalidation clinic in Germany

The Cofinimmo Group sets a foothold in the German healthcare sector through the acquisition of a revalidation clinic located in the spa resort of Baden-Baden, in southwest Germany.

The facility has a surface area of 4,376m² and is comprised of 46 revalidation rooms, physiotherapy spaces, gyms, a pool and a sauna. It is operated by the private German group Celenus, whose development could lead to other opportunities for Cofinimmo. The group specialises in revalidation and psychological care and manages a total of 2,600 beds spread over 15 sites, all located in Germany.

The Cofinimmo Group bought the asset for €10.9¹ million and rents it to the operator Celenus under a 25-year lease. The lease contract is of the “double net” type: it stipulates that the landlord is responsible for the repair and replacement of the boilers, as well as the maintenance of the outer shell of the building (walls, window frames, roof), the rest of the maintenance obligations being with the tenant. The rent will be indexed annually, at 50% of the consumer price index. The expected initial rental yield is 7.64%. The exceptional location makes the investment even more interesting for Cofinimmo.

Jean-Edouard Carboneille, CEO of Cofinimmo: “After Belgium, France and the Netherlands, Cofinimmo extends its healthcare portfolio to Germany. The Group’s ambition is to increase its presence there and to partner with new operator tenants. This is in line with the Group’s announced strategy, which consists in diversifying its healthcare portfolio from a geographical viewpoint.”

This geographical diversification is intended to minimise the risks linked to possible legislation changes related to reimbursements in healthcare or the accommodation of elderly people, which could affect the operator tenants of the buildings.



¹ Gross selling price. The net selling price amounts to €10.2 million.

REGULATED INFORMATION

Brussels, embargo until 03.12.2014, 07:40 AM CET

For more information:

Valerie Kibieta

Head of External Communication and
Investor Relations
Tel.: +32 2 373 60 36
vkibieta@cofinimmo.be

Ellen Grauls

Investor Relations Officer
Tel.: +32 2 373 94 21
egrauls@cofinimmo.be

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 and the Netherlands, worth over €3.1 billion, representing a total area of 1,750,000m². Riding on demographic trends, its main investment segments are offices (42%), healthcare properties (39%), and distribution networks (17%). As an independent company that consistently applies the highest corporate governance and sustainability standards, Cofinimmo services its tenants and manages its properties through its 110-strong team 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 30.09.2014, its total market capitalisation stands at €1.5 billion. The company applies prudent investment policies and presents a moderate risk profile for institutional and retail investors alike. It seeks to offer a high dividend yield and capital protection over the long term.

www.cofinimmo.com

Follow us on:



S.A. Cofinimmo N.V.

Société immobilière réglementée publique de droit belge • Openbare geregementeerde vastgoedvennootschap naar Belgisch recht
Boulevard de la Woluwe 58 Woluwedal • B-1200 Brussels • T. +32 (0)2 373 00 00 • F. +32 (0)2 373 00 10
TVA\BTW BE 0426.184.049 • RPM Bruxelles | RPR Brussel • IBAN BE67 2750 0021 7687 • BIC GEBABEBB