

Brussels, embargo until 15.07.2021, 05:40 PM CET

Cofinimmo acquires a building on a Dutch healthcare campus

Cofinimmo Group (Euronext Brussels: COFB) acquired a medical office building on the healthcare campus Maasziekenhuis Pantein at Beugen (The Netherlands) for approximately 12 million EUR. The building is already let.



Jean-Pierre Hanin, CEO of Cofinimmo: *“With the acquisition of this medical office building located on a regional healthcare campus in the Netherlands, we illustrate once more our strategy, which consists in acquiring high-quality care buildings. We are also very pleased to welcome Stichting Pantein, which has a large range of activities in the Netherlands, as a new partner.”*

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1. The site

The medical office building is located in Beugen, in the municipality Boxmeer, in the Dutch province of North Brabant, 20 km south of Nijmegen. It is part of the Boxmeer healthcare campus, which also houses the Maasziekenhuis general hospital, the Boxmeer general practitioner outpost and a large car park. The campus therefore offers both general hospital care and academic and specialist care.

Built in 2011, the building has a surface area of approximately 4,250 m² and has an A energy label. It is located in a green area and is easily accessible both by public transport (bus stop at 100 m) and by car (near major access roads).

The building houses the offices of the hospital's management and staff as well as some acute care departments (e.g. orthopaedics, rehabilitation).

2. The transaction

Cofinimmo acquired the medical office building through a subsidiary for approximately 12 million EUR.

This investment is not included in the new investment estimate for 2021, as published in section 11.1 of the press release dated 28.04.2021.

A double net¹ lease with a residual lease length of 10 years was concluded with 'Stichting Pantein', which has been using the building for 10 years already. The rents will be indexed annually according to the Dutch consumer price index. The gross rental yield amounts to approximately 6%.

3. The operator

Stichting Pantein is a Dutch housing and care organisation consisting of various institutions. Together, they provide a complete range of products and services related to health, living, well-being and care (hospital care, home care, care in assisted-living units or in nursing and care homes) in the region of North-East Brabant and North Limburg. This gives Pantein a large range of activities in the Netherlands: a hospital, nursing and care homes, home services and all forms of home care.

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

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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 and Italy with a value of approximately 5 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 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 over 140 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 30.06.2021, Cofinimmo's total market capitalisation stood at approximately 3.9 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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