

Brussels, embargo until 29.11.2021, 5:40 PM CET

Cofinimmo acquires a nursing and care home in France

The Cofinimmo group (Euronext Brussels: COFB) acquired 100% of the shares of the company owning a nursing and care home in Chanteloup-les-Vignes, in the region of Île-de-France. The conventional value of the asset for the calculation of the share price amounts to approximately 17 million EUR. The asset is already pre-let to the DomusVi group, a leading operator in Europe.



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Jean-Pierre Hanin, CEO of Cofinimmo: *“Thanks to its unit dedicated to adapted physical activities and care as well as its sheltered living unit, this nursing and care home in Île-de-France meets the very specific needs of people suffering from disorientation or neurocognitive disease. In addition, this new acquisition enables us to further reinforce the partnership initiated in January with DomusVi.”*

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1. The site

The nursing and care home Résidence Le Tilleul is located in the centre of Chanteloup-les-Vignes, 40 km northwest of Paris, in the Yvelines department. The city counts approximately 10,400 inhabitants and is currently growing rapidly.

Résidence Le Tilleul welcomes elderly people, whether autonomous or not, in a quality environment adapted to their needs. The residence offers a unit dedicated to adapted physical activities and care for people with memory problems or neurocognitive diseases, as well as a sheltered living unit for people suffering from disorientation or Alzheimer's disease. The building, which underwent several renovations between 2007 and 2018, offers 98 beds, spread over a surface area of 6,300 m².

The nursing home is located in a residential area, close to a park and within a 5-minute walk from the train station with a direct connection to Paris (Transilien). Several bus lines also serve the area. The energy intensity of the site will be limited thanks to solar panels, district heating and the upcoming installation of remotely readable energy meters.

2. The transaction

The Cofinimmo group acquired, through its French branch, 100% of the shares of the company owning the above-mentioned nursing and care home. The conventional value of the asset for the calculation of the share price amounts to approximately 17 million EUR.

Cofinimmo signed a double net¹ lease contract for a fix term of 12 years with the DomusVi group. Rent will be indexed annually and the gross rental yield is in line with current market conditions.

The amounts to be paid in 2021 for this project are included in the investment estimate for 2021, as published in section 11.1 of the press release dated 27.10.2021.

3. The operator-tenant

Founded in 1983 in France, DomusVi is one of the leaders in housing, services and care dedicated to the elderly in the world today. The Group is present in 9 countries in Europe and Latin America.

Today, the 50,000 employees of DomusVi provide support to nearly 80,000 elderly people every day, whether at home or in the 500 medicalised residences, senior residences, day centres and psychiatric facilities that the Group counts.

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 over 35 years. The company has a portfolio spread across Belgium, France, the Netherlands, Germany, Spain, Finland, Ireland, Italy and the United Kingdom, with a value of approximately 5.6 billion EUR. With attention to social developments, Cofinimmo has the mission of making high-quality care, living and working environments available to its partners-tenants, from which users benefit directly. *'Caring, Living and Working - Together in Real Estate'* is the expression of this mission. Thanks to its expertise, Cofinimmo has built up a healthcare real estate portfolio of approximately 3.6 billion EUR in Europe.

As an independent company that applies the highest standards of corporate governance and sustainability, Cofinimmo offers its tenants services and manages its portfolio through a team of over 145 employees in Brussels, Paris, Breda and Frankfurt.

Cofinimmo is listed on Euronext Brussels (BEL20) and benefits from the REIT system in Belgium (RREC), France (SIIC) and the Netherlands (FBI). Its activities are supervised by the Financial Services and Markets Authority (FSMA), the Belgian regulator.

On 29.10.2021, Cofinimmo's total market capitalisation stood at approximately 4.4 billion EUR. The company applies an investment policy aimed at offering a socially responsible, long-term, low-risk investment that generates a regular, predictable and growing dividend.



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