

History

1983

Company established end December
(capital: 6 million EUR)

1994

Listed on the Brussels stock exchange,
now called Euronext Brussels



1996

Adopted Belgian SICAFI
status

2005

- First healthcare real estate investments in Belgium
- First public-private partnership: the Antwerp Courthouse



2012

- First healthcare real estate investments in the Netherlands
- Adopted FBI status (Dutch REIT regime) in the Netherlands

2011

- Launched partnership with MAAF for a portfolio of 283 insurance agencies in France (Cofinimur I)
- Issued first convertible bonds

2008

- First healthcare real estate investments in France
- Adopted SIIC status (French REIT regime)
- First ISO 14001 certification

2007

Launched partnership with AB InBev Group for a portfolio of 1,068 pubs and restaurants located in Belgium and the Netherlands (Pubstone)



2014

- First healthcare real estate investments in Germany
- Adopted RREC status in Belgium
- First sustainability report based on the GRI index

2015

- Capital increase with preference rights in the amount of 285 million EUR
- Continued investing in healthcare real estate in the Netherlands and Germany



2016

- Continued investing in healthcare real estate in the Netherlands and Germany
- Opened first Flex Corner® and The Lounge® sites
- Issued green & social bonds

2018

- Capital increase with irrevocable allocation rights in the amount of 155 million EUR
- Accelerated investments in healthcare real estate (300 million EUR)
- Initiated the rebalancing of the office portfolio

2020

- First healthcare real estate investments in Finland
- Capital increases in the amount of nearly 143 million EUR
- Issued a first 500 million EUR benchmark sustainable bond
- More than 700 million EUR invested, including nearly 600 million EUR in healthcare real estate in Europe
- 59% of the consolidated portfolio invested in healthcare real estate

2019

- Launched the 30³ project, aimed at reducing the portfolio's energy intensity by 30% by 2030 from 2017 levels, based on SBTi (Science Based Targets initiative)
- Continued to accelerate investments in healthcare real estate (almost 500 million EUR)
- First healthcare real estate investments in Spain
- Accelerated rebalancing of the office portfolio to the Brussels' Central Business District
- Over 56% of the consolidated portfolio invested in healthcare real estate



The secret shape is a



2022

- Almost 550 million EUR invested in healthcare real estate in Europe
- 70% of the consolidated portfolio invested in healthcare real estate
- Capital increases in the amount of nearly 114 million EUR
- Further disposal of part of the Cofinimur I portfolio (property of distribution networks) for more than 50 million EUR
- 76 million EUR divested in office buildings

2023

- Inclusion in the new Euronext BEL ESG index and the Financial Times 500 Europe's Climate Leaders list
- Achievement of the zero net investment target set at the beginning of the year (with a neutral impact on the debt-to-assets ratio)
- 75% of the consolidated portfolio invested in healthcare real estate
- Capital increases in the amount of nearly 247 million EUR
- Completion of the disposal of the Cofinimur I portfolio (property of distribution networks) for a total amount of approximately 111 million EUR
- 40th anniversary of the group on 29.12.2023

2021

- Almost 1 billion EUR invested in healthcare real estate in Europe
- First healthcare real estate investments in Ireland, Italy and the United Kingdom
- 67% of the consolidated portfolio invested in healthcare real estate
- Contribution of the office portfolio into a subsidiary
- Capital increases in the amount of nearly 565 million EUR
- Partially disposed of the Cofinimur I portfolio (property of distribution networks) for more than 40 million EUR



About Cofinimmo

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 property portfolio in Europe.

Cofinimmo has been acquiring, developing and managing rental properties for 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 6.2 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 an independent company applying the highest standards of corporate governance and sustainability, Cofinimmo offers tenant services and manages its portfolio through a team of approximately 155 employees in Brussels, Paris, Breda, Frankfurt and Madrid.

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

6.2 billion EUR

Fair value of the portfolio on 31.12.2023

Cofinimmo is active in

9 countries

Belgium
 France
 The Netherlands
 Germany
 Spain
 Finland
 Ireland
 Italy
 United Kingdom

7.07 EUR/share

Net result of core activities – group part –
 per share* (or EPRA Result*)

* 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 APM 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 APM included in this universal registration document are identified by an asterisk (*). The performance indicators that are defined by IFRS rules or by law are not considered as APM. Neither are indicators that are not based on income statement or balance sheet items. APM are defined, commented on and reconciled with the most relevant item, total or subtotal in the financial statements for this purpose in Note 43 to the consolidated financial statements included in this universal registration document. The definitions of APM may differ from those of other concepts with the same name in the financial statements of other companies.

Risk factors

Following the 21.07.2019 entry into force of the European Parliament and Council's Regulation (EU) 2017/1129 of 14.06.2017, known as the 'Prospectus' Regulation, in particular its provisions for the presentation of risk factors, this section includes only the specific and most significant risk factors faced by the Cofinimmo group. The inclusion of each risk factor is based on the probability of its occurrence and the estimated impact on the group. Relevant risk factors are grouped into categories (numbered F.1 through F.5) and sub-categories (numbered F.1.1.1 through F.5.2), they are ranked according to their nature, the most significant risks being listed first within each category. The numbering of the risk factors makes it easier to refer from one factor to another and identify possible interdependencies. The quantified impacts of the various risk factors can be interpreted in light of the group's 2023 financial results: it is recalled that the group generated a net result – group share of –55 million EUR and a net result from core activities – group share* of 241 million EUR. The group had net assets of 3,623 million EUR (i.e. 98.61 EUR per share), a 43.8% debt-to-assets ratio, and contractual rents of 355 million EUR as at 31.12.2023.

Structure of risk factors

F.1 Risks associated with Cofinimmo's activities and sectors of activity

F.1.1 Economic context

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- F.1.3.2 Vacancy rate

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F.3.1 RREC, FIIS, SIIC and SOCIMI regimes

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F.5 Environmental, social and governance risks

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F.1. Risks associated with Cofinimmo's activities and sectors of activity

F.1.1 Economic context

F.1.1.1 Global context

Cofinimmo's activities are conducted in a global context which has undergone multiple upheavals in recent years: following the outbreak of the COVID-19 coronavirus pandemic early 2020, inflation started to rise in Europe in the second half-year of 2021 to reach high levels in 2022 (to slow down in 2023), which led to a general increase in nominal interest rates (on the wane since Q4 2023), and war broke out again on the European continent in 2022, followed by the conflict in Israel and Gaza in Q4 2023.

In this respect, the situation in Ukraine and the consequences deriving from the sanctions taken towards Russia, as well as the situation in Israel and Gaza, have no direct impact on the group's activity nor its financial result, since the group is not active in these geographical areas (it should be noted that Finland, which shares a border with Russia, represents 2.5% of the group's investment properties). The independent real estate valuers' report mentions an explanatory note on the situation in Ukraine, in Israel and Gaza, and/or the current high volatility of markets. The indirect impact of the situation in these geographical areas can be assessed through the following risk factors:

- high inflation and increasing energy prices: risk factors 'F.1.1.2 Leasing market conditions in the group's operating segments', 'F.1.3.2 Vacancy rate';
- delays or budget overruns in the implementation of development projects: risk factor 'F.1.2.2 Investments subject to conditions';
- increasing interest rates: risk factors 'F.1.1.3 Investment market conditions in the group's operating segments', 'F.1.1.4 Interest rate volatility', 'F.1.2.1 Negative change in the fair value of property', 'F.2.1 Liquidity risk', 'F.2.2 Contractual obligations and legal parameters', 'F.2.3 Change in the group's public financial rating'.

In addition, although COVID-19 is no longer a global health emergency, the virus is still circulating. As a reminder, from the beginning of 2020, Cofinimmo has implemented several measures to ensure continuity, while prioritising the health of all its stakeholders.

The group's operational teams remained in close contact with tenants to ensure the continuity of services and help them get through this difficult period, followed by a period of high inflation. Cofinimmo reviews the financial and operational situation of its counterparties on a case-by-case basis to find a balanced solution where appropriate. In this context, Cofinimmo recognised writedowns of 2.0 million EUR on trade receivables in 2020, with no equivalent in 2021, of 1.4 million in 2022 and 0.3 million EUR in 2023.

In addition to the information included in this document, note that:

- in the office segment, surface areas leased directly to merchants (retailers, restaurants, etc.) represent less than 0.2% of the group's contractual rents;
- in the healthcare real estate segment, sport & wellness centres account for less than 3% of the group's contractual rents. These centres, located in Belgium and Germany, have been closed intermittently to the public as from March 2020 and have only been fully reopened in June 2021. Nevertheless, the current situation calls for caution;

- in the property of distribution networks segment, the Pubstone portfolios of pubs and restaurants in Belgium and the Netherlands represent less than 10% of the group's contractual rents. Although Cofinimmo's counterparty is the A- rated AB InBev group (S&P rating on 16.02.2024), the world's leading brewer, it is not excluded that a decrease in the fair value will be recognised in the 2024 financial year, based on the evolution of market parameters or due to the evolution of contamination caused by COVID-19 and the measures that could be taken by the authorities to mitigate it (such as a new mandatory shut-down of the hospitality sector).

F.1.1.2 Leasing market in the group's operating segments

The leasing market in the group's two main operating segments (healthcare real estate in Europe, office property in Belgium, primarily Brussels) could experience a fall in demand, over-supply, or the weakening of the financial position of its tenants. The effects of high inflation in Europe can be assessed (see also F.1.3.2) in terms of the weakening financial situation of tenants, as inflation indexed rents (or expenses, mainly energy related) may become unaffordable for some tenants.

Potential effects:

1. A decrease in net income resulting from an increase in the vacancy rate and associated costs. At 31.12.2022, a 1% increase in the vacancy rate would have had an impact of around -2.5 million EUR on the net result - group share. For offices, the impact would have been -0.8 million EUR.
2. Weakening of tenants' solvency and an increase in doubtful accounts reducing the collection of rent and/or expenses charged to the tenants by the owners. At 31.12.2023, trade receivables amount to 45 million EUR (see Note 28 of the consolidated accounts). In the course of the 2023 financial year, writedowns in the amount of 0.3 million EUR have been recognised, down compared to 2022, when it amounted to 1.4 million EUR. An increase in writedowns of 1 million EUR would have represented a decrease in the net result - group share of 1 million EUR.
3. A decrease in the fair value of investment properties (see F.1.2.1. below).

F.1.1.3 Investment market conditions in the group's operating segments

The investment market in the group's two main operating segments (healthcare real estate in Europe, offices in Belgium, primarily Brussels) currently see a fall in activity (decrease in the number of transactions, mainly due to the expectation gap between selling and buying real estate investors). This can lead to a reduction in the market price observed by independent real estate valuers for properties comparable to those held by the group, which would be reflected in the fair value of the group's investment properties.

Potential effects:

1. A decrease in the fair value of investment properties (see F.1.2.1 below).

F.1.1.4 Interest rate volatility

Short-term and/or long-term benchmark interest rates may be subject to significant fluctuations in international financial markets, particularly in the context of rising inflation. As at 31.12.2023, half of the 2.7 billion EUR financial debt was concluded at a fixed rate and half at a floating rate. The floating-rate debt

is subject to hedging. Considering these hedges and the fixed-rate debt, the interest rate risk was fully hedged at the end of the financial year (situation as at 31.12.2023). However, as the financial debt fluctuates on a daily basis, while the fixed rate debt and hedges are determined by the financing and hedging contracts in place at 31.12.2023, the group remains sensitive to changes in market interest rates on the unhedged portion of the variable rate financial debt. In addition, property investments are generally (very) long-term investments and the group therefore needs to periodically refinance its financial debt (taking into account the group's target debt-to-assets ratio), which has a shorter maturity than the investments, and/or to enter into new hedging transactions (also with a shorter maturity). Thus, as at 31.12.2023, 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 80% (or more) at the end of 2027 based on the outlook of the debt assumptions (coverage ratio of 100% at the end of 2024, 94% at the end of 2025, 91% at the end of 2026 and 83% at the end of 2027). The unhedged part of the financial debt (which fluctuates on a daily basis) means that Cofinimmo remains exposed to fluctuations in short-term market interest rates. It should also be noted that the forecast debt may differ from the actual debt, which could result in additional exposure to fluctuations in market interest rates.

Potential effects:

1. An increase in financial charges in the event of an increase in interest rates, on the debt portion that has been concluded at a floating rate and that would not be hedged, and therefore a decrease in net assets per share*. In 2024, assuming that the debt structure and level remain identical to those at 31.12.2023, and disregarding the hedging instruments put in place, an increase in interest rates of 50 basis points would result in an 26 basis points increase in the financing cost, a decrease in the net result - group share of 7.3 million EUR and a decrease in net assets per share* of 0.20 EUR. Taking into account the hedging instruments put in place, an increase in interest rates of 50 basis points would not have a noticeable impact.
2. A change in the fair value of financial instruments in the event of a change in interest rates, and hence a change in the net result - group share and in net assets per share*. In 2024, a negative change in the fair value of financial instruments of 1 million EUR would represent a decrease in the net result - group share of 1 million EUR and a decrease in net assets per share* of 0.03 EUR. A positive change would have an opposite effect of the same magnitude.

F.1.1.5 Situation of some healthcare operators

The effects of the recent situation around some healthcare operators, mainly in France and Germany (see page 40 of this document), can be assessed from different angles that fit into the risk factor analysis:

- leasing market conditions in the group's operating segments (see F.1.1.2): should the occupancy rate of the said operators durably be affected and/or as a result of an increase in their operating or financial expenses;
- concentration risk (see F.1.3.1): should some of the group's current tenants be involved in a business combination;

- vacancy rate (see F.1.3.2): in the event of early termination of leases;
- changes to social security schemes (see F.3.2): should the legal framework in which these operators operate change in a way that it becomes unfavourable to their development or to the respect of their existing commitments towards the owners of the properties they operate;
- lack of ESG transparency (see F.5.2): in the event of a contagion effect on the reputation of Cofinimmo and/or the other owners of properties operated by these tenants.

As a regulated real estate company, Cofinimmo is in no way involved in the operation of the sites leased to healthcare operators. The occupancy rate is managed by the operator of the sites, and the rents are independent of the local occupancy rate or the financial performance, within the framework of long-term contracts (see pages 82 to 86 of chapter 'Composition of consolidated portfolio' for more details on diversification in terms of tenant and geography).

F.1.2 Property portfolio

F.1.2.1 Negative change in the fair value of property

The market value of the group's investment properties, as reflected by the fair value recognised in the balance sheet, is subject to changes and depends on various factors. Some of these factors are outside the group's scope of action, such as a decrease in demand and occupancy rate of the group's operating real estate segments, a change in interest rates in the financial markets, or an increase in real estate transfer tax in the group's operating geographical areas. Other factors also play a role in the valuation of investment properties, such as their technical condition, commercial positioning, or the investment budgets necessary for proper functioning and marketing. A significant negative change in the fair value of investment properties from one period to another would represent a significant loss in the group's income statement, with an adverse effect on its net assets and debt-to-assets ratio. The high level of inflation currently observed in Europe, which led to an increase in nominal interest rates, is likely to generate changes in the fair value of buildings that can be positive (as a result of inflation) or negative (as a result of nominal interest rates).

Potential effects:

1. At 31.12.2023, a 1% change in value would have had an impact of around 62.3 million EUR on the net result (compared to 62.0 million EUR at 31.12.2022), 1.70 EUR on the net asset value per share* (compared to 1.89 EUR at 31.12.2022) and 0.42% on the debt-to-assets ratio (compared to 0.43% at 31.12.2022).
2. If the cumulative changes in the fair value of properties (representing a cumulative unrealised gain of 188 million EUR as at 31.12.2023) were to be reduced to a cumulative unrealised loss in value of -805 million EUR (which would mean a writedown of 993 million EUR), the group would be partially or totally unable to pay dividends. The amount of 805 million EUR results from the application of article 7:212 of the Belgian Code of Companies and Associations (see page 329 of this document). It includes in particular distributable share premiums (of about 619 million EUR), and is understood to be after the effect of the distribution in 2024 of the proposed dividend for the 2023 financial year.

F.1.2.2 Investments subject to conditions

Some investments announced by the Cofinimmo group are subject to conditions, particularly for (re)construction, renovation, extension and acquisition projects that have not yet been formally completed. The committed investment programme represents 290 million EUR still to be made in 2024 (255 million EUR) and after 2024 (35 million EUR), mainly in healthcare real estate (detailed on page 44 for healthcare real estate and 77 for offices). The main condition for each of these projects to contribute to the result in accordance with the announcements made at the time of their completion is that the project is completed. A project for which construction has not yet commenced is also generally subject to obtaining the necessary permits.

Potential effects:

1. Insofar as the return generated by these investments is already reflected in the outlook (see also F.4 below) and in the market price of Cofinimmo shares, the outlook and the price are exposed to downside risks in the event of significant delay or non-completion of these investments.

F.1.3 Customers

F.1.3.1 Concentration risk

Concentration risk is assessed for buildings, locations, and (groups of) tenants or operators. As at 31.12.2023, the Cofinimmo group had a diversified customer base (nearly 300 groups of tenants or operators), of which more than 70 in healthcare real estate. In 2023, the group's five main (groups of) tenants or operators generated 44.8% of gross rental revenues. The two main (groups of) tenants or operators accounted respectively for 15.3% (Clariane¹ group) and 9.3% (AB InBev) of these revenues. Furthermore, the public sector generated 5.8% of gross rental revenues.

Potential effects:

1. Significant reduction in rental income and hence net result - group share, and net assets per share* in the event of the departure of major tenants or operators.
2. Collateral effect on the fair value of investment properties (see F.1.2.1 above).
3. Non-compliance with the diversification obligations provided for by the RREC legislation, which mandates that 'no transaction carried out by a public RREC can have the effect that more than 20% of its consolidated assets are placed in real estate assets (...) that form a single set of assets, or increase this proportion further, if it is already higher than 20%, irrespective of the cause of the initial exceedance of this percentage'. A set of assets is defined as 'one or more buildings or assets (...) whose investment risk is to be considered as a single risk for the public RREC' (article 30 of the RREC law). The fair value of investment properties operated by entities of the Clariane and AB InBev groups represents respectively 13.4% and 6.5% of the consolidated assets.

F.1.3.2 Vacancy rate

A vacancy may arise in the event of non-renewal of expiring rental contracts, early termination, or unforeseen events, such as tenant/operator bankruptcies (see chapter 'Composition of consolidated portfolio'). Given the high occupancy rate observed as at 31.12.2023 in the group's operating sectors (healthcare real

estate: 99.4%; offices: 93.9%; property of distribution networks: 99.8%; group: 98.5%), the risk of future rental vacancies is naturally greater than the opportunity to increase the occupancy rate in each of these segments. The effects of the high level of inflation in Europe can be assessed (see F.1.1.2) in terms of vacancy rate, should inflation be such that it makes indexed rents unaffordable for some tenants and increases vacancies.

Potential effects:

1. As at 31.12.2023, a 1% increase in the vacancy rate at group level would have had an impact of about 3.6 million EUR on the net result - group share, excluding amounts normally borne by tenants/operators and marketing costs borne by the group.

F.2 Risks related to Cofinimmo's financial situation

F.2.1 Liquidity risk

Cofinimmo's investment strategy is largely based on its ability to raise funds, whether borrowed capital or shareholder's equity. This ability depends particularly on circumstances that Cofinimmo does not control, such as the state of international capital markets, banks' ability to grant credit, market participants' perception of the group's solvency, market participants' perception of real estate in general and on the group's operating segments in particular. The group could therefore encounter difficulties in obtaining financing necessary for growth or for the exercise of its activities. Cofinimmo monitors liquidity risk on an ongoing basis by keeping a close eye on the debt-to-assets ratio, headroom on committed credit lines, interest rate hedging, the cost of debt and net result from core activities - group share* (in absolute terms and per share), while maintaining an ongoing dialogue with investors in the capital markets and with its network of banking institutions. As at 31.12.2023, Cofinimmo's financial debt consisted mainly of bonds, commercial paper and bank loans. This debt was fully hedged, resulting in an average cost of debt*, including bank margins, of 1.4%. In addition, the maturities for the years 2024 and 2025 have been limited to approximately 13% of total financing. The chapter 'Financial resources management' of this document details the group's financing strategy and the manner in which it is implemented. It also presents the group's debt structure and a timetable of financial commitments.

Potential effects:

1. Inability to finance acquisitions or development projects.
2. Financing at a higher cost than expected, with an impact on net result - group share, and hence on net assets per share*.
3. Inability to meet the group's financial commitments (operating activities, interest or dividend payments, repayment of maturing debts, etc).

F.2.2 Contractual obligations and legal parameters

Cofinimmo group is contractually or statutorily obliged to comply with certain obligations and certain parameters or ratios, particularly within the framework of its contracted credit agreements. Non-compliance with these commitments, parameters, or ratios entails risks for the group. The main legal obligations, parameters, or ratios are specified in regulations on regulated

1. Previously known as Korian group.

real estate companies (Belgian law of 12.05.2014 and royal decree of 12.07.2014).

The most relevant elements for risk factors are the debt-to-assets ratio (limited to 65% by regulations and 60% by credit agreements) and the assessment of concentration (see F.1.3.1 above).

Potential effects:

1. Penalties imposed by the regulator in the event of non-compliance with legal obligations or the corresponding parameters or ratios.
2. Loss of confidence from the group's credit providers, or even the arising of early repayment obligations for some or all loans. Almost all of the debt instruments (representing 3.7 billion EUR as at 31.12.2023) are indeed subject to acceleration or cross-default clauses.

F.2.3 Change in the group's public financial rating

Cofinimmo group has a public financial rating determined by an independent rating agency. This rating may be adjusted at any time. Standard & Poor's gave Cofinimmo a BBB rating between May 2012 and May 2013. The rating was then reduced to BBB- between May 2013 and May 2015. Since 2015, Cofinimmo benefits from a BBB rating for its long-term debt (stable outlook) and A-2 for its short-term debt (confirmed on 21.03.2023, commented in the S&P bulletin on 03.05.2023 and updated on 09.10.2023).

Potential effects:

1. A rating downgrade would have a direct effect on the group's financing cost, and therefore on net result - group share, and on net assets per share*.
2. A rating downgrade could also have an indirect effect on credit providers' willingness to lend to Cofinimmo, on its financing cost, or on its ability to finance its growth and activities.

F.2.4 Risks arising in the event of a change of control

Most of the loan agreements (syndicated loan, bilateral loans, bonds, etc.) concluded by Cofinimmo group include a so-called 'change of control' clause. This ensures that in the event of a change of control of Cofinimmo SA/NV (or more precisely in the event of the acquisition of control of Cofinimmo SA/NV, of which only one shareholder currently exceeds the 5% transparency notification threshold), lenders have the option to cancel the loans granted and require early repayment. As Cofinimmo's shareholder base is widely dispersed, a change of control is a real possibility. Belgium, and the REITs in particular, have seen two recent examples: the acquisition of control of 100% of the shares and delisting of Befimmo on 06.01.2023 and the conditional voluntary public tender offer on all outstanding shares of Intervest Offices & Warehouses since 17.10.2023.

Potential effects:

1. Early repayment of loans, to be financed by significant asset disposals, shareholder's equity contributions in cash, or new financing.

F.3 Legal and regulatory risks

F.3.1 RREC, FIIS, SIIC and SOCIMI regimes

Cofinimmo and some of its subsidiaries have the particular tax status in Belgium and in France of regulated real estate investment funds ('RREC'; qualified as public in the case of Cofinimmo SA/NV, institutional in the case of Cofinimmo SA/NV).

estate investment funds ('FIIS'), of listed real estate investment company ('SIIC'), and of sociedades cotizadas de inversion en el mercado inmobiliario ('SOCIMI'). These statuses are reflected in tax transparency for their activities in Belgium, France and Spain. They are granted subject to the fulfilment of a series of conditions determined by the Belgian Law of 12.05.2014 ('RREC law') and the royal decree of 12.07.2014 ('RREC royal decree'), together comprising the 'RREC legislation', the royal decree of 09.11.2016 on specialised real estate investment funds and the French and Spanish legislations. There is therefore a risk of non-compliance of the group's activities with these regulatory requirements. In addition, legislation may be subject to change by the legislator (see section 'Standing document' on page 374).

Furthermore, when a Belgian company under common law is absorbed by a SIR, or obtains the status of SIRI or FIIS, it is liable for an exit tax on its unrealised capital gains and tax-exempt reserves, at a rate lower than the common law tax rate. The exit tax is calculated in accordance with the provisions of Belgian circular Ci.RH.423/567.729 of 23.12.2004, the interpretation or practical application of which may be modified at any time. The real value of a property as referred to in the circular is calculated after deduction of real estate transfer tax or VAT. This real value differs from (and may therefore be lower than) the fair value of the property as provided in the IFRS balance sheet of Cofinimmo.

Potential effects:

1. In the event of non-compliance, the sanctions may go as far as the loss of the status in question, including losing the tax transparency benefit. This would cause a significant reduction in net result - group share, and net assets per share*, as well as an obligation to repay a large number of loans early.
2. A decrease in net result - group share, and net assets per share*, in the event of an unfavourable legislative change.
3. An increase in the revenue base on which the exit tax is calculated, decreasing net result - group share, and net assets per share*.

F.3.2 Changes to social security schemes

In healthcare real estate (accounting for 74% of contractual rents and 75% of investments properties), the income of tenants/operators is often derived from subsidies provided by the local social security scheme, at least partially, whether directly or indirectly. These schemes depend on national, regional or local authorities, and are subject to reform from time to time.

Potential effects:

1. A reduction in the healthcare real estate tenants'/operators' solvency in the geographical area affected by any unfavourable reform, with an adverse impact on their ability to honour commitments to Cofinimmo (see F.1.1.2 above).
2. A decrease in the fair value of part of the investment properties and net assets per share* (see F.1.2.1 above).

F.3.3 FBI regime

Cofinimmo benefits (through its subsidiary Superstone) from the 'Fiscale Beleggingsinstelling' ('FBI') status in the Netherlands, as reflected in the tax transparency for its activities. This status is granted subject to meeting a series of conditions determined by Dutch legislation. In early 2020, the Dutch tax authorities advised Cofinimmo SA/NV it would have to undergo a public test to ensure it meets the requirements for being

The secret flower is a



considered an FBI, which are conditional on Superstone's activities and shareholder structure.

In December 2021, the Dutch Ministry of Finance lifted an uncertainty regarding one of the formal conditions in accordance with recent European case law (DEKA ruling), specifically, the condition to be met in the context of the Cofinimmo shareholding test relating to the corporate purpose. Superstone subsequently received confirmation of its 'FBI' status for the 2021 and 2022 financial years in the fourth quarter of 2023 and has taken the necessary steps to ensure the same for the 2023 and 2024 financial years.

Furthermore, on 20.09.2022, during the traditional 'Prinsjesdag' speech, the Dutch government announced the abolition of the FBI status for real estate companies as of 01.01.2024 (later on this deadline was postponed to 01.01.2025).

Potential effects:

1. The 2023 accounts and the 2024 budget include the positive impact on earnings of provisions for the risk of losing FBI status of approximately 2 million EUR per year.

F.3.4 Preventive double taxation agreement between Belgium and France

As at 31.12.2023, the preventive double taxation agreement signed on 09.11.2021 between Belgium and France was not ratified by all competent levels of power. The impact of this agreement, once ratified, will be an increase in the 'branch tax' of Cofinimmo's French branch tax result to bring it to 25% (compared to 5% currently). The agreement being applicable the year following that of its ratification by all parties, the increase in 'branch tax' will not be due in 2024 for the 2023 result.

Potential effects:

1. Upon its ratification, at the earliest in 2024, the new agreement will be applicable (at the earliest) in 2025 and the increase in the 'branch tax' that would be due in 2025 on the 2024 result could represent an additional (unbudgeted) yearly expense of around 5 million EUR, i.e. 0.13 EUR per share.

F.4 Risks relating to internal control

An inadequate internal control system may prevent the parties concerned (internal auditor, compliance officer, risk officer, executive committee, audit committee, board of directors) from performing their duties, which could jeopardise the effectiveness of internal control (see section 'Corporate governance statement', section 'Internal control and risk management'). In this respect, Cofinimmo voluntarily publishes guidance (in particular on net result from core activities - group share - per share* and dividend per share), which is subject to internal control risks.

Potential effects:

1. The company would not be managed in an orderly and conservative manner, endangering the optimal allocation of resources.
2. Shortcomings in terms of risk management, cybersecurity included, could lead to poor protection of the company's assets.
3. Lack of integrity and reliability of financial and management data.

4. Shortcomings in terms of compliance with legislation (in particular regarding Article 17 of the RREC Law), as well as internal management procedures and directives.

F.5 Environmental, social and governance risks

F.5.1 Building sustainability

The attractiveness of the Cofinimmo group's asset portfolio depends in particular on their sustainability (location, energy intensity, proximity to transport modes, etc.) and their resilience to climate change (see section 'ESG strategy' on page 24 of this document). Shortcomings in this area are likely to discourage potential tenants/operators or potential buyers. Transitional and physical climate-related risks are likely to affect the market value of buildings either positively (in which case they are referred to as a 'green premium') or negatively (in which case they are referred to as a 'brown discount').

Potential effects:

1. Vacancy rate (see F.1.3.2 above).
2. Negative change in the fair value of properties (see F.1.2.1 above), in case of brown discount.

F.5.2 ESG transparency

Environmental, social and governance (ESG) aspects are increasingly important, both in terms of the general public opinion and for private or institutional investors. These cover many aspects, for example the effects of the company's activities on the environment, the community and governance, that are assessed according to reference frameworks that are not yet fully defined or standardised, or that are not yet recognised by all stakeholders. There may therefore be a risk of perceived lack of transparency in some of these aspects, given the shortcomings.

Potential effects:

1. A deterioration of the group's reputation among various stakeholders.
2. Difficulty accessing capital market (debt and equity).

Preliminary remarks

This universal registration document, which includes the annual financial report and the ESG report, contains regulated information as defined in the royal decree of 14.11.2007 on issuers' obligations pertaining to financial instruments admitted to trading on a regulated market.

This universal registration document was filed on 05.04.2024 with the Financial Services and Markets Authority (FSMA), as the competent authority under Regulation (EU) 2017/1129¹, without prior approval in accordance with article 9 of that regulation. In accordance with the same article, this universal registration document also serves as annual financial report. The universal registration document may be used for the purposes of a public offer of securities or the admission of securities to trading on a regulated market if it, along with any amendments and a securities note and summary approved in accordance with Regulation (EU) 2017/1129, are approved by the FSMA.

ESEF

In accordance with Directive 2004/109/EC of 15.12.2004 on the harmonisation of transparency requirements in relation to information about issuers whose securities are admitted to trading on a market, the universal registration document including the annual financial report 2023 has been prepared in accordance with the requirements of the ESEF (European Single Electronic Format). The ESEF version is the official version and is available on the company's website (www.cofinimmo.be). Any other version not in ESEF format is not an official version.

Languages

This universal registration document, which includes the annual financial report and the ESG report, has been filed with the FSMA in French. The Dutch and English versions are translations made under Cofinimmo's responsibility. Only the French version constitutes legal evidence.

Availability of the universal registration document including the annual financial report and the ESG report

A free copy of this universal registration document, which includes the annual financial report and the ESG report, can be obtained upon request by contacting:

Cofinimmo SA/NV
58 Boulevard de la Woluwedal, 1200 Brussels, Belgium
Tel.: +32 2 373 00 00
Fax: +32 2 373 00 10
Email: info@cofinimmo.be

This document is also available on the website www.cofinimmo.com.

Statements

Royal decree of 14.11.2007

Responsible persons

The following persons are responsible for the information contained in this registration document: Jacques van Rijckevorsel, independent director, chairman of the board of directors; Jean-Pierre Hanin, managing director; Jean Kotarakos, executive director; Françoise Roels, executive director; Inès Archer-Toper, independent director; Olivier Chapelle, independent director; Anneleen Desmyter, independent director; Xavier de Walque, independent director; Maurice Gauchot, independent director; Benoit Graulich, independent director; Jean Hilgers, independent director; Diana Monissen, independent director, and Michael Zahn, independent director.

The company, represented by its board of directors, declares that it has taken all reasonable precautions to ensure that:

- the financial statements, prepared in compliance with applicable accounting standards, give a true picture of the portfolio, the financial situation and the results of Cofinimmo SA/NV and the subsidiaries included in the consolidation;
- the management report contains a truthful account of the position of the business, the results and the performance of Cofinimmo SA/NV and its consolidated subsidiaries, as well as a description of the main risks and uncertainties they face.

Annex I to the delegated regulation (EU) 2019/980 of 14.03.2019 supplementing regulation (EU) 2017/1129 of 14.06.2017

Responsible persons, information from third parties, expert reports, and approval by the competent authority

The company, represented by its board of directors, declares that the information contained in this universal registration document including the annual financial report and the ESG report is, factually correct and contains no omissions that would alter its intent and purpose.

¹ Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14.06.2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing Directive 2003/71/EC.

The company, represented by its board of directors, declares that the information published in the universal registration document including the annual financial report and the ESG report, and originating from third parties, such as the independent real estate valuers' report and the statutory auditor's reports, has been included with the consent of the person having endorsed its content, form, and context. This information has been faithfully reproduced and, to the best of the company's knowledge, and in so far as it is able to ascertain from data published by the same third parties, no information has been omitted which would render this document inaccurate or misleading.

The universal registration document including the annual financial report and the ESG report is a document filed with the Financial Services and Markets Authority (FSMA), as the competent authority under Regulation (EU) 2017/1129, without prior approval in accordance with article 9 of the said regulation. The universal registration document may be used for the purposes of a public offer of securities or the admission of securities to trading on a regulated market if it, as well as any amendments and a securities note and summary approved in accordance with Regulation (EU) 2017/1129, are approved by the FSMA.

Administration, management and general management bodies

Cofinimmo SA/NV declares that, regarding the directors and/or members of the executive committee:

- no family ties exist between them;
- there is no information relating to (i) convictions for fraud within the last five years, (ii) bankruptcies, receiverships, liquidations or placing of companies under judicial administration, and (iii) official public accusations and/or sanctions by statutory or regulatory authorities (including designated professional bodies), that must be disclosed;
- no court has denied the right to hold office as a member of the administrative, management, or supervisory bodies of an issuer or to participate in the management or conduct of the issuer's business over the last five years;
- no conflict of interest exists between their functions within Cofinimmo SA/NV and their private interests.

Furthermore, the company is not aware of any conflicts of interest between the duties owed to the company by the members of the board of directors or the members of the executive committee and the other duties or private interests of these persons. As a Belgian listed company, the company is required to comply with the procedures set out in article 7:96 of the CCA regarding conflicts of interest within the board of directors and article 7:97 of the CCA regarding transactions with related parties.

Outlook

The company, represented by its board of directors, declares that the outlook or estimated profit was determined and prepared on a basis comparable to the historical financial information and in accordance with the issuer's accounting policies.

Operation of administrative and management bodies

The company, represented by its board of directors, declares that no service contracts are in place with the directors and/or members of the executive committee that provide for the granting of benefits at the end of such a contract, with the exception of a consulting contract signed between a subsidiary of the group and Michael Zahn (see p. 235) and the statements detailed in the Remuneration policy, section 'Contractual terms applicable to the members of the executive committee', available on the company website.

Main shareholders

The company, represented by its board of directors, declares that:

- no directors or members of the executive committee directly or indirectly hold a percentage of the share capital or voting rights of Cofinimmo SA/NV that requires notification under legislation on the disclosure of major shareholdings;
- the main shareholders of Cofinimmo SA/NV do not hold different voting rights.

Judicial and arbitration proceedings

The company, represented by its board of directors, declares that, over the past 12 months, no administrative, legal or arbitration proceedings have been initiated that could have or have had significant effects on the financial situation or profitability of Cofinimmo SA/NV.

Significant change in the financial position

The company, represented by its board of directors, declares that there have been no significant changes in the group's financial position since the end of the last financial year.

Available documents

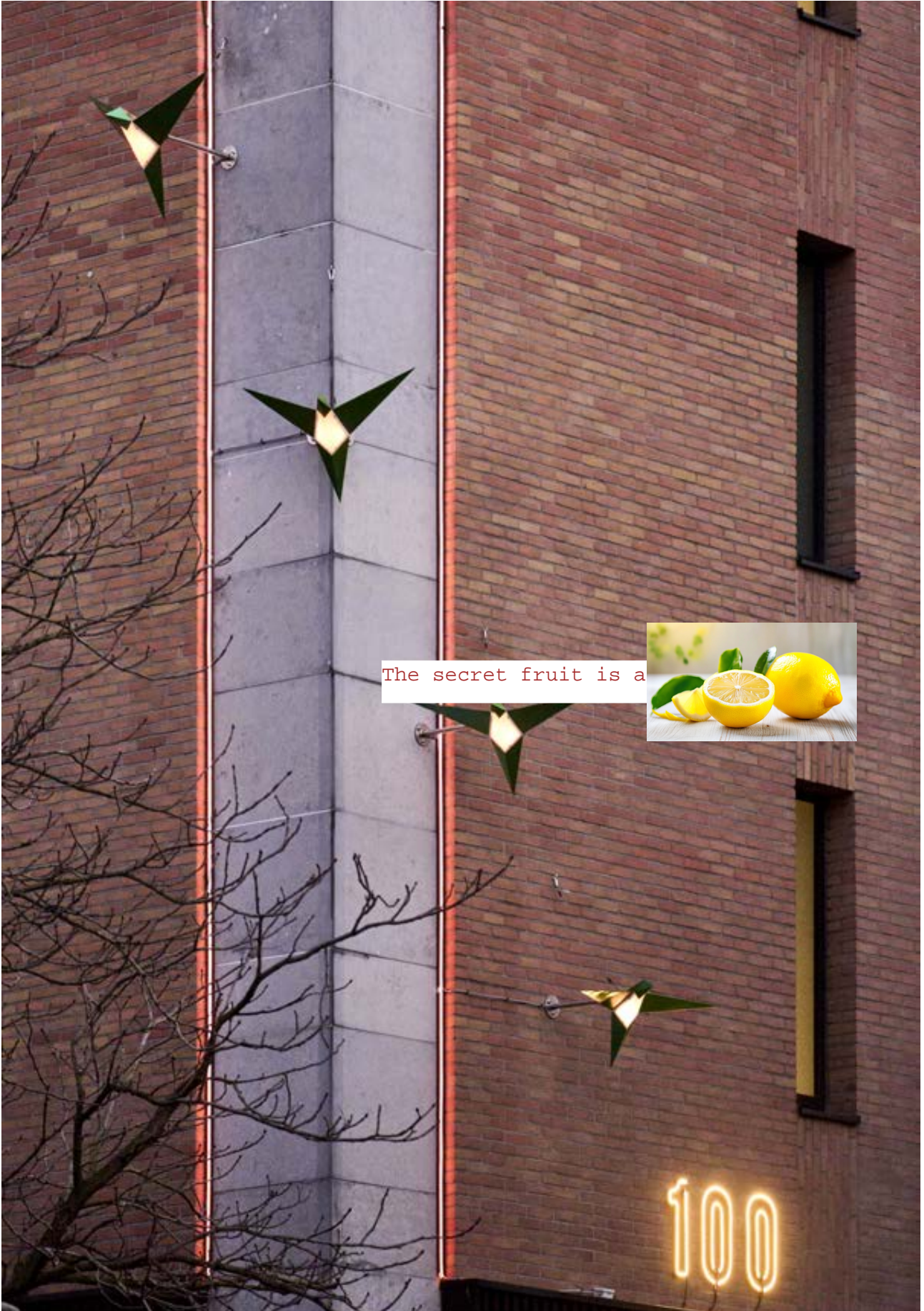
The company, represented by its board of directors, declares that during the period of validity of the universal registration document including the annual financial report and the ESG report, the latest version of the articles of association of Cofinimmo SA/NV as well as all reports, letters and other documents, valuations and declarations established by an expert at the request of Cofinimmo SA/NV, part of which are included or referred to in the universal registration document including the annual financial report and the ESG report, may be accessed on the website www.cofinimmo.com.

Information incorporated by reference

The annual financial reports of the past five years (notably those of financial years 2021 and 2022, included as reference material in this universal registration document), which include the annual statutory accounts, the consolidated annual accounts and the statutory auditor's reports, as well as the half-yearly financial

reports, can be accessed on the website www.cofinimmo.com. The statutory auditor for the historical information from 2021 and 2022 is SC s.f.d. SRL/BV o.v.v.e. CVBA Deloitte, Réviseurs d'Entreprises/Bedrijfsrevisoren, represented by Mr Rik Neckebroeck, and for 2023, the company KPMG Réviseurs d'Entreprises SRL/Bedrijfsrevisoren BV, represented by Mr Jean-François Kupper.

Information	Document	Section
Historical financial information for the last three financial years	Annual financial report 2023	Fully (including the key figures on page 26, the summary of the consolidated accounts on p. 100 to 106 and the annual accounts on p. 250 to 331)
	Annual financial report 2022	Fully (including the key figures on page 26, the summary of the consolidated accounts on p. 102 to 107 and the annual accounts on p. 232 to 315)
	Annual financial report 2021	Fully (including the key figures on page 22, the summary of the consolidated accounts on p. 85 to 89 and the annual accounts on p. 223 to 315)
Statutory auditor's statement	Annual financial report 2023	Statutory auditor's report on: <ul style="list-style-type: none"> • The projections on p. 114-115; • The consolidated accounts on p. 320 to 323; and
	Annual financial report 2022	Statutory auditor's report on: <ul style="list-style-type: none"> • The projections on p. 116 and 117; • The consolidated accounts on p. 304 to 305; and • The statutory accounts on p. 316 to 319
	Annual financial report 2021	Statutory auditor's report on: <ul style="list-style-type: none"> • The projections on p. 102 and 103; • The consolidated accounts on p. 300 to 303; and • The statutory accounts on p. 312 to 315
Information on major investments	Annual financial report 2023	<ul style="list-style-type: none"> • Healthcare real estate: p. 36 to 61; • Property of distribution networks: p. 62 to 69; • Public-Private Partnerships: p. 66; • Offices: p. 70 to 77
	Annual financial report 2022	<ul style="list-style-type: none"> • Healthcare real estate: p. 36 to 63; • Property of distribution networks: p. 64 to 71; • Public-Private Partnerships: p. 68; • Offices: p. 72 to 79
	Annual financial report 2021	<ul style="list-style-type: none"> • Healthcare real estate: p. 32 to 55; • Property of distribution networks: p. 56 to 59; • Public-Private Partnerships: p. 60 and 61; • Offices: p. 62 to 69
Breakdown of total revenue by type of activity and by market for the last three financial years	Annual financial report 2023	Annual accounts in Note 5 (segment information) p. 264 to 269
	Annual financial report 2022	Annual accounts in Note 5 (segment information) p. 250 to 255
	Annual financial report 2021	Annual accounts in Note 5 (segment information) p. 240 to 247
Description of financial position and operational results	Annual financial report 2023	<ul style="list-style-type: none"> • Chapter 'Financial resources management' p. 87 to 99; and • Notes to the consolidated accounts p. 256 to 319
	Annual financial report 2022	<ul style="list-style-type: none"> • Chapter 'Financial resources management' p. 89 to 94; and • Notes to the consolidated accounts p. 240 to 303
	Annual financial report 2021	<ul style="list-style-type: none"> • Chapter 'Management of financial resources' p. 79 to 84; and • Notes to the consolidated accounts p. 230 to 299
Information on personnel	Annual financial report 2023	<ul style="list-style-type: none"> • Chapter 'Corporate governance statement' p. 210; • Annual accounts in Note 43 p. 313
	Annual financial report 2022	<ul style="list-style-type: none"> • Chapter 'Corporate governance statement' p. 202; • Annual accounts in Note 43 p. 302
	Annual financial report 2021	<ul style="list-style-type: none"> • Chapter 'Corporate governance statement' p. 192; • Annual accounts in Note 43 p. 297
Important agreements concerning a change of control in the event of a takeover bid	Annual financial report 2023	• Chapter 'Corporate governance statement' p. 232
	Annual financial report 2022	• Chapter 'Corporate governance statement' p. 218
	Annual financial report 2021	• Chapter 'Corporate governance statement' p. 207



The secret fruit is a



► 'L'Envol', artwork by MagicStreet, installed on the façade of the office building with medical centre Trône/Troon 100 - Brussels CBD (BE)

Resilient results in a particular market context



▶ Jean-Pierre Hanin (Chief Executive Officer) and
▶ Jacques van Rijckevorsel (Chairman of the board of directors)

Cofinimmo has been acquiring, developing and managing rental properties for 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 consolidates its leadership in European healthcare real estate.

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

A balanced healthcare portfolio

During the financial year, Cofinimmo made several investments (for 338 million EUR, or 302 million EUR excluding contributions in kind, in line with the outlook¹), mainly in various healthcare real estate sub-segments in Europe. Thanks to these operations, healthcare real estate assets (4.7 billion EUR) account for 75% of the group's consolidated portfolio as at 31.12.2023, which reaches 6.2 billion EUR.

A sustainable growth model

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 for 303 million EUR, in line with the outlook, helping to reduce the debt-to-assets ratio by 2.4%. These are present in all three segments of activity.

As a result, net investments reached -1 million EUR, excluding contributions in kind, in line with the net-zero investment objective (with a neutral impact on the debt-to-assets ratio) which had been set for 2023 at the beginning of the year.

Cofinimmo has been adopting a proactive ESG policy for more than 15 years. This is a real priority for the group, which once again distinguished itself during the financial year. Cofinimmo was included in the new Euronext BEL ESG index since its launch in February 2023. In April, Cofinimmo's ESG efforts were recognised by the international financial press (Financial Times), with the group being the only real estate player among the eight Belgian groups on the list of Europe's 500 Climate Leaders. In addition, several ESG labels previously awarded have been renewed and improved (EPRA Sustainability Best Practices Recommendations,GRESB Real Estate Assessment, Sustainalytics

'Through its numerous development projects, Cofinimmo is actively participating in the extension and renewal of the property portfolio dedicated to healthcare in Europe.'

and S&P Global CSA score), or newly awarded (Cofinimmo was certified 'Great Place to Work' in Belgium and in Germany). Lastly, Cofinimmo has obtained several new BREEAM certificates for offices and healthcare real estate and, at the end of the year, the 'CO₂ Neutral label certificate - Building label - Silver level' for the redevelopment of the Montoyer 10 office building (for which Cofinimmo is also aiming to obtain a BREEAM 'Outstanding' certificate, already obtained for the design phase of the building).

A reinforced balance sheet structure

In terms of financing, Cofinimmo reinforced its financial resources and its balance sheet structure over the past financial years (cumulative capital increases of 565 million EUR in 2021 and 114 million EUR in 2022), and again during the financial year 2023 (non-budgeted capital increases through optional dividend in the 2nd quarter, contributions in kind in the 3rd quarter, and contribution in cash through accelerated bookbuilding - 'ABB' in the 4th quarter - totalling nearly 247 million EUR, and new financings for a total of 230 million EUR). 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. For this reason, the financing to be repaid in 2024 consists of a 100 million EUR fixed-rate credit line maturing in April 2024 and a 55 million EUR green & social bond 2016-2024 maturing in December 2024. As these loans were contracted on favourable terms, they will be held by Cofinimmo until maturity. As at 31.12.2023, Cofinimmo had close to 1 billion EUR of headroom on committed credit lines, after deduction of the backup of the commercial paper programme. In addition, the interest rate risk is fully hedged as at 31.12.2023 as part of the long-term interest rate hedging policy.

The group's momentum in terms of investments, divestments and financing (average cost of debt* at 1.4%), coupled with efficient management of the existing portfolio in transformation (occupancy rate of 98.5%, gross rental income up 5.5% on a like-for-like basis* due to recent indexations, which usually take place on the anniversary date of the contract, operating margin* at 81.9%), enabled the company to realise a net result from core activities - group share* of 241 million EUR as at 31.12.2023, (compared to the 222 million EUR that were made as at 31.12.2022, i.e. an 8% increase). This was mainly due to the investments made, higher than the scope effect of disposals as well as the positive effect of contracts indexation, and the ABB mentioned above. The net result from core activities - group share* amounts to 7.07 EUR per share (compared to 6.95 EUR as at 31.12.2022), and takes into account the issuance of shares in 2022 and 2023. The effect of disposals and capital increases on this indicator is -0.32 EUR per share and -0.40 EUR per share respectively, i.e. -0.72 EUR per share in total for the 2023 financial year.

The net result from core activities - group share* of 7.07 EUR per share is higher than the guidance published in the last quarterly press release (6.95 EUR per share²) mainly thanks to the confirmation of the FBI regime in the Netherlands.

1. i.e. the quarterly outlook derived from the annual outlook presented in the 2022 universal registration document, published on 06.04.2023, and confirmed in section 10.2 of the press release dated 27.10.2023.

2. See section 10.2 of the press release dated 27.10.2023.

The net result – group share amounts to –55 million EUR (i.e. –1.63 EUR per share) as at 31.12.2023, compared to +483 million EUR (i.e. +15.09 EUR per share) as at 31.12.2022. This change is due to the fact that the increase in the net result from core activities – group share* is lower than the negative change in the fair value of hedging instruments and investment properties – non-cash items – between 31.12.2022 and 31.12.2023.

A contained debt-to-assets ratio

With a debt-to-assets ratio of 43.8% as at 31.12.2023 (compared with 45.6% as at 31.12.2022 and 47.0% as at 30.09.2023), Cofinimmo’s consolidated balance sheet (whose BBB/Stable/A-2 rating was confirmed on 21.03.2023 and was the subject of a report published on 03.05.2023 and an update on 09.10.2023) shows a strong solvency (information on main risks and uncertainties are stated in the ‘Risk factors’ section of this document).

These results allow to confirm that the board of directors will propose, during the ordinary general meeting of 08.05.2024, the allocation of a gross dividend of 6.20 EUR per share for the 2023 financial year, payable in May 2024.

Based on the information currently available and the assumptions detailed in section ‘2024 outlook’ on page 110 of this document (gross investments of 320 million EUR and divestments of 270 million EUR in 2024, with these net investments having a near neutral effect on the debt-to-assets ratio), and considering the disposals carried out in 2023, Cofinimmo expects, barring major unforeseen events, to achieve rental income, net of rental charges* of 349 million EUR (including the effect of divestments made in 2023 and budgeted in 2024 amounting to around 23 million EUR) leading to a net result from core activities – group share* of 235 million EUR (compared to 241 million EUR as at 31.12.2023), i.e. 6.40 EUR per share for the 2024 financial year, taking into account the prorata temporis dilutive effects of the capital increases carried out in 2023 (approximately 0.50 EUR

‘Cofinimmo is the only real estate player among the eight Belgian companies included in Financial Times’ 500 Europe’s Climate Leaders.’

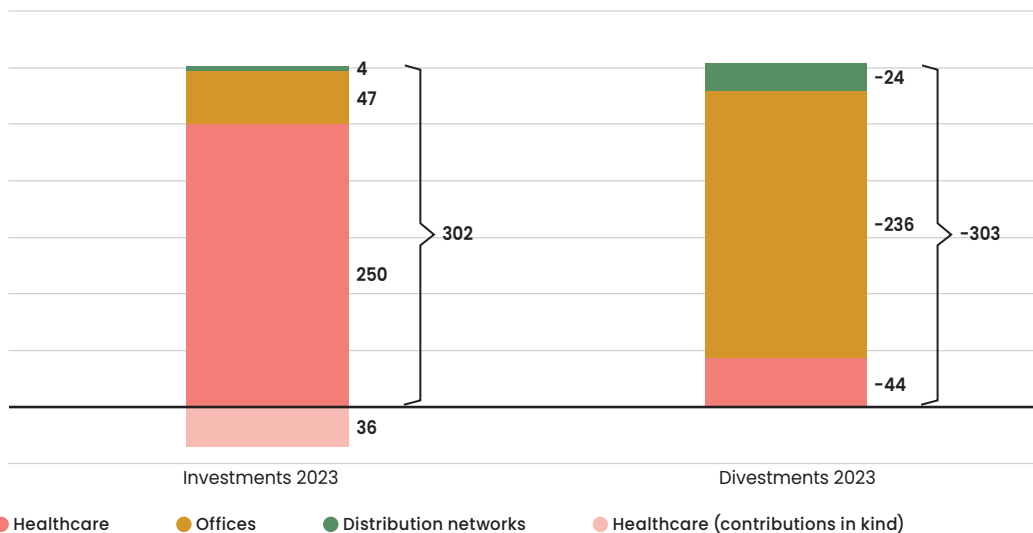
per share) and the disposals carried out in 2023 and budgeted in 2024 (approximately 0.40 EUR per share). Based on the same data and assumptions, the debt-to-assets ratio would remain almost stable at approximately 44% as at 31.12.2024. This ratio does not take into account possible changes in fair value of investment properties (which will be determined by the independent real estate valuers).

This outlook (provided subject to the main risks and uncertainties, see section ‘Risk factors’) would allow the distribution of a gross dividend (for the 2024 financial year, payable in 2025) of 6.20 EUR per share, subject to the evolution of the net result from core activities – group share – per share* and the evolution of the debt-to-assets ratio.

As we celebrate Cofinimmo’s 40th anniversary, it is worth remembering that the Group owes its excellent performance to the enthusiasm, competence and commitment of all its employees, who spare no effort in furthering the group’s development. The board of directors wishes to express its warmest congratulations to the Cofinimmo teams, and to encourage them in this time of crises (health and geopolitics) that affects us all.

- ▶ Jacques VAN RIJCKEVORSEL, Chairman of the board of directors
- ▶ Jean-Pierre HANIN, Chief Executive Officer

Investment programme in 2023 (x 1,000,000 EUR – per segment)



► Highlights

Caring

286 million EUR

Investments

9 countries

Portfolio geographical footprint

479 million EUR

Financial envelope of ongoing development projects in healthcare real estate

Living

19 million EUR

Completion of the disposal of the Cofinimur I portfolio, i.e. approximately 111 million EUR in total

Working

236 million EUR

Divestments carried out

With 4.7 billion EUR, healthcare real estate accounts for 75 % of the group's consolidated portfolio which reaches 6.2 billion EUR.

ESG

- Inclusion in the new Euronext BEL ESG index since its launch in February 2023
- Only Belgian real estate player included in Financial Times' 500 Europe's Climate Leaders
- Renewal and improvement of several ESG labels, and new certification 'Great Place to Work®' in Belgium and Germany
- Several BREEAM certifications for offices and healthcare real estate
- Granted the 'CO₂ Neutral label certificate – Building label – Silver level' for the redevelopment of the Montoyer 10 office building

Financial structure

- Interest rate risk fully hedged as at 31.12.2023 as part of the long-term interest rate hedging policy
- Capital increases (non-budgeted) for 247 million EUR (optional dividend in the 2nd quarter, contributions in kind in the 3rd quarter and ABB in the 4th quarter)
- Headroom on committed credit lines of approximately 1 billion EUR as at 31.12.2023, after deduction of the backup of the commercial paper programme

2024 outlook

6.20 EUR/share

Gross dividend for the 2024 financial year, payable in 2025 (stable compared to 2023), subject to the evolution of the net result from core activities – group share – per share* and the evolution of the debt-to-assets ratio

Operational performance

+ 8.5%

Increase in gross rental income over the last 12 months

manage report

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Mission

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.

More specifically, Cofinimmo's **mission** is to:

- Promote, within its high-quality care, living, and working spaces, exchanges that will foster inspiration and well-being through the provision of services that anticipate the needs and aspirations of their **occupants**;
- Provide an **inspiring work and living environment**, in service of an exciting commercial project;
- Provide **shareholders** with the opportunity to make long-term, socially responsible investments that fuel dividends as well as returns to the **community**.

Beyond the stakeholders identified above, the community itself greatly benefits from Cofinimmo's services on many levels, whether in healthcare, the working world, or simply in places where people interact and share. Furthermore, Cofinimmo contributes to enhance and renovate public and parapublic property through large-scale projects undertaken by way of public-private partnerships.

Caring, Living
and Working –
Together in real estate

'The community benefits from Cofinimmo's services whether in healthcare, the working world, or simply in places where people interact and share.'



► Nursing and care home - Milton Keynes (UK)

Strategy

Cofinimmo's strategy is to reaffirm its leadership in the European healthcare real estate segment. With its numerous development projects, Cofinimmo actively participates in the expansion and renewal of the healthcare property portfolio in Europe.

Real estate strategy

Healthcare real estate

Cofinimmo's strategy consists in consolidating its leadership in the European healthcare real estate segment. In this context, Cofinimmo's primary objective is to expand its healthcare real estate portfolio by investing in high-quality functional buildings. In principle, these buildings create an elevated, predictable and indexed cash flow within the framework of usually long-term lease contracts.

The group's growth goes hand-in-hand with the diversification that is already underway, in the healthcare real estate segment. Once limited to nursing and care homes, Cofinimmo's healthcare real estate portfolio grew over time through the acquisition of other types of assets such as medical office buildings, specialised clinics, rehabilitation clinics, psychiatric clinics, etc. But diversification was also marked on a geographical level through the expansion of the group's activities beyond Belgium, first in France, then in the Netherlands and Germany and, since 2019, in Spain, Finland, Ireland, Italy and the United Kingdom. The nine countries in which the company is active are at different stages of development.

As part of its healthcare real estate strategy, Cofinimmo participates in the expansion and renewal of the healthcare property portfolio in Europe. Several innovative projects aimed at making residents' stay more attractive, including encouraging interaction with people living in the surrounding area as well as family visits. By way of example, it is worth mentioning the healthcare campus De State Hilleegersberg in Rotterdam, whose complete renovation was completed in the 1st quarter of 2022. Initiated in 2019, this large-scale project consisted of two pillars: the complete renovation of the rehabilitation centre, and the demolition and reconstruction of the nursing and care home. The goal of this new site is not only to meet the residents' needs but also to create a central place to live for the entire neighbourhood and, by doing so, to fight against the isolation of care-dependent seniors. Part of the building is intended for local general practitioners who receive the nursing and care home residents' relatives as well as local residents. The latter can also enjoy the nice brasserie and a beautiful garden. Finally, the clinic is also home to an innovative nursing house concept for elderly people who still need temporary assistance after their rehabilitation.

Given the above, it is clear that the share of healthcare real estate in Cofinimmo's consolidated portfolio, which already represents 75%, is bound to grow significantly in the future.

Property of distribution networks and PPPs

Property of distribution networks, public-private partnerships (PPPs), and healthcare real estate all share the characteristic of generating high, predictable, and indexed cash flows, through long-term contracts.

The other characteristics of the property of distribution networks portfolios are their acquisition at an attractive price as part of sale & leaseback transactions, their usefulness as a retail network for the tenant, the granularity of risk they carry and the potential to optimise their composition over time.

The portfolio of pubs and restaurants leased to the AB InBev brewery group (Pubstone) has been subject to individual 'run of the mill' asset disposals since its creation. Since the end of 2021, the portfolio of insurance agencies leased to the MAAF insurance company (Cofinimur I) was subject to a gradual divestment strategy per sub-portfolio clusters or per unit. The last assets of this portfolio were sold on 06.11.2023. PPPs are intended to be held for the long term.

Offices

Since its establishment in December 1983, Cofinimmo has been a major player in the Brussels office market in Belgium, which consists of different sub-segments.

It is in this market that the company has built its expertise in real estate for 40 years. Specifically, Cofinimmo's staff are experts in every aspect of the building life cycle, and are well-versed in the A to Z management of major projects. Whether it is the design, construction, renovation, reconversion or development of sites, the goal is always the eventual rental or sale of these assets. In addition to the office segment, this know-how is also applied to healthcare real estate, property of distribution networks, and PPPs, which all benefit from the synergies created.

Having divested large single-tenant office spaces, Cofinimmo continues its overall rebalancing strategy by carrying out selective asset arbitrage and the rebalancing of its office portfolio by reducing holdings in Brussels' decentralised areas and expanding its holdings of high-quality buildings in the Central Business District (CBD), and more specifically in the Leopold district (i.e. in the vicinity of the European institutions). The vacancy rate in this segment, which is substantially lower than the average in the Brussels market, makes it possible to obtain higher net yields.

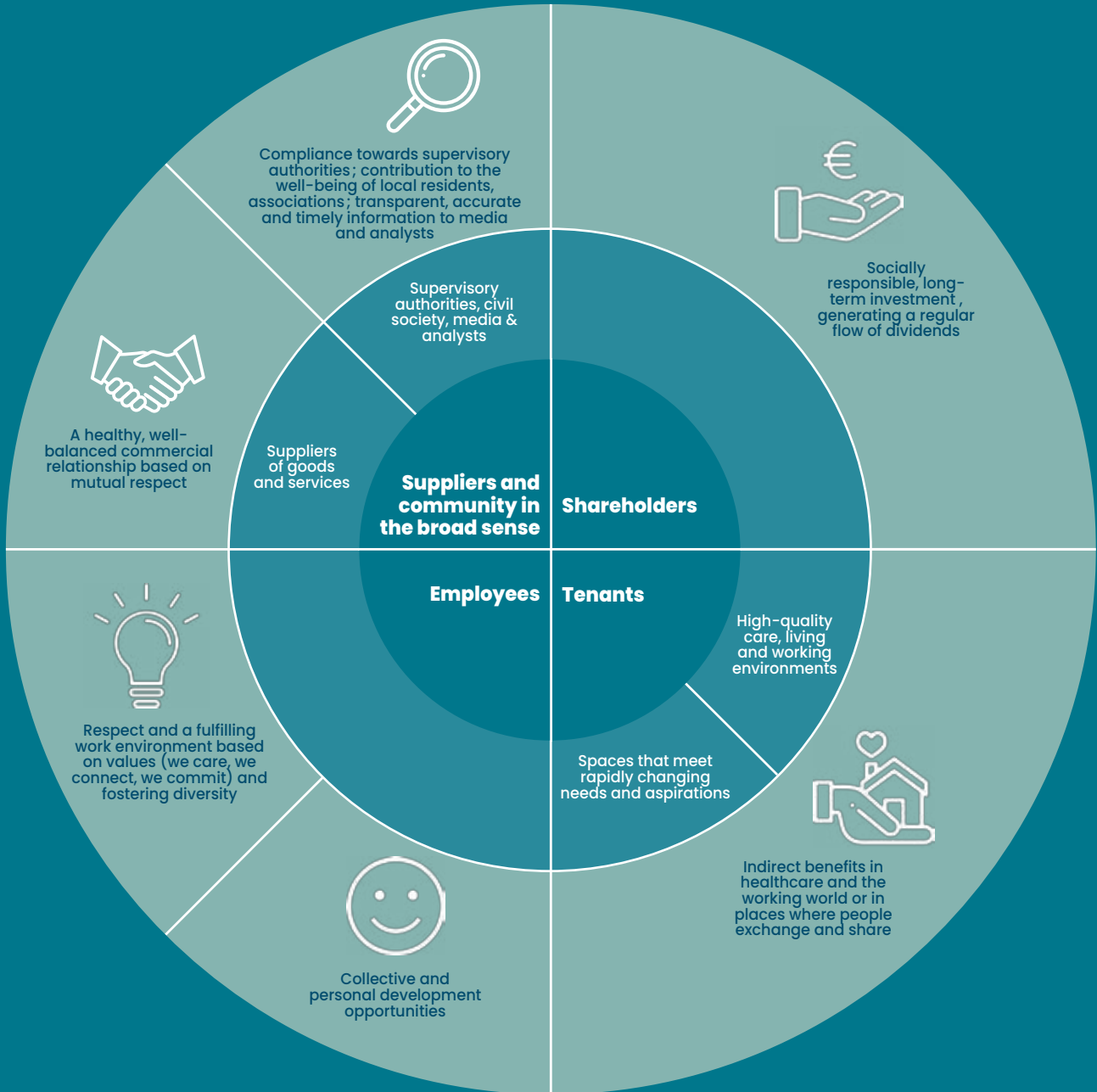
On 29.10.2021, Cofinimmo contributed its office branch to a wholly-owned subsidiary called Cofinimmo Offices SA/NV. This spin-off stems naturally from the strategy of refocusing on the Brussels CBD, initiated in mid-2018 and is part of the execution of the value creation strategy for the office portfolio. It allows the capital of the subsidiary specialised in offices to be opened up to future investors, in due time, who would then benefit from Cofinimmo's experienced management and investment platform, while allowing the group to recycle a part of the capital invested in this portfolio.

Benefits of the strategy for stakeholders

The secret animal #3 is a



Cofinimmo's strategy flows from the mission described above as well as from the expectations of the main stakeholders (shareholders, tenants, staff and community).



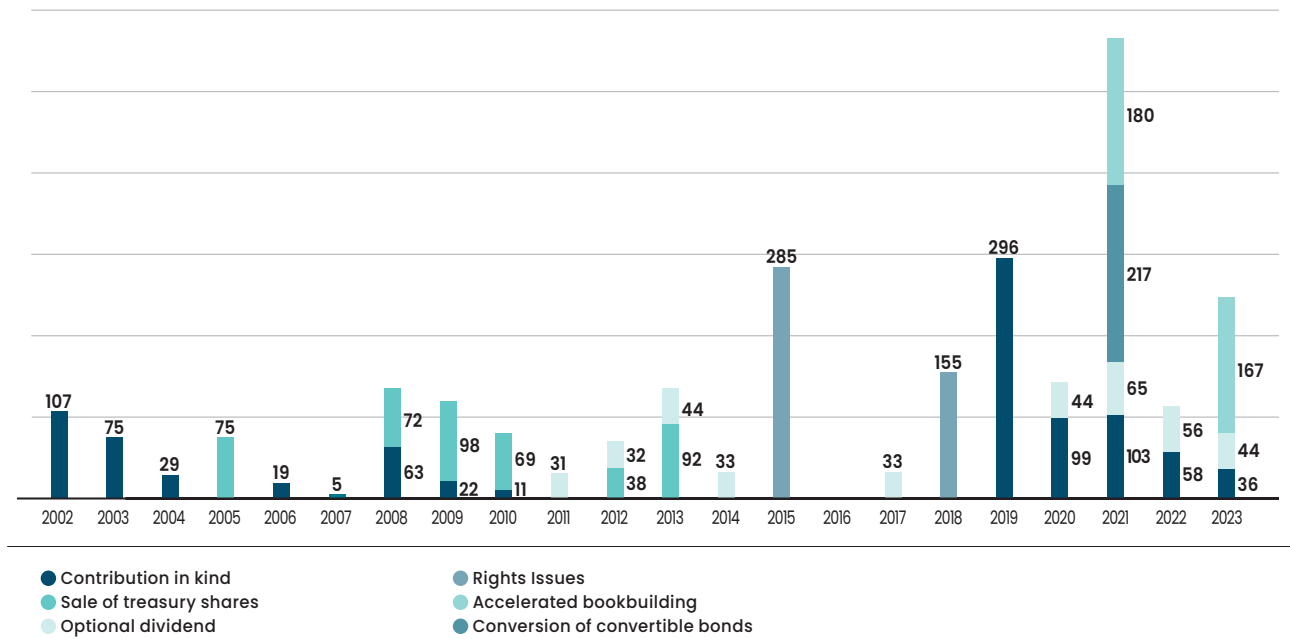
43.8%

Debt-to-assets ratio as at 31.12.2023

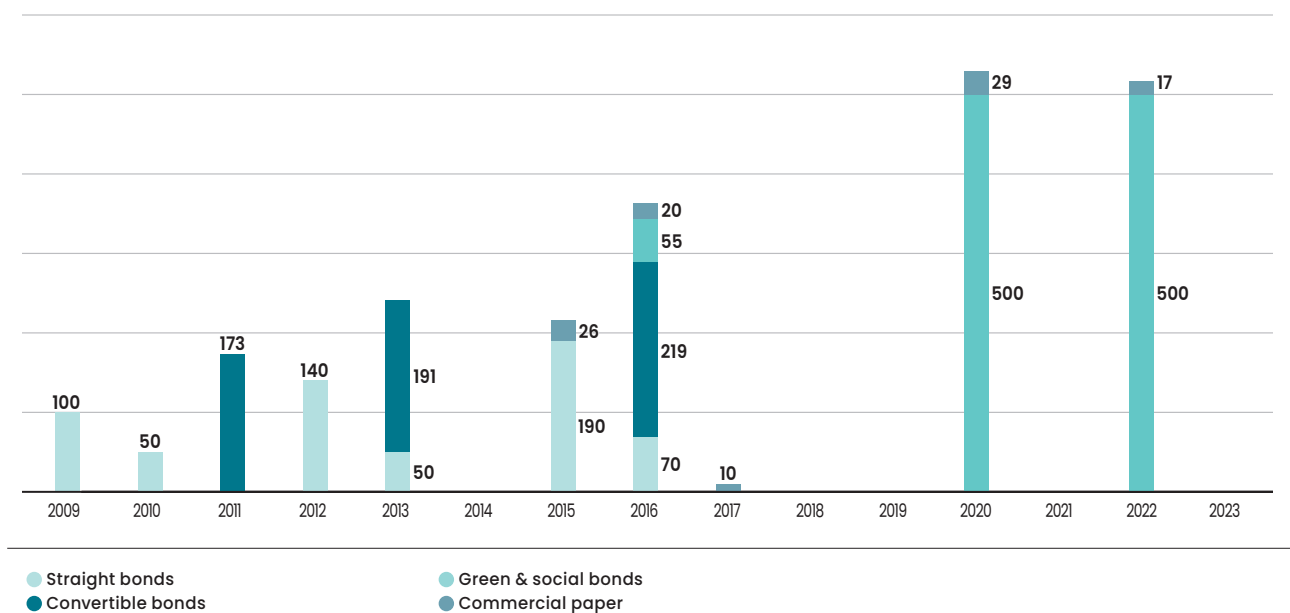
1.4%

Average cost of debt* in 2023

Capital markets : equity (x1,000,000 EUR)



Capital markets : debts (x1,000,000 EUR)



Financial strategy

In order to implement the real estate strategy set out above, Cofinimmo has developed a financing strategy based on the following principles:

Diversification of financing sources

The group diversifies not only the real estate sectors in which it invests, but also its financing sources. Cofinimmo pays particular attention to the alignment between its financing strategy and its ESG objectives. Thus, Cofinimmo uses traditional or sustainability-linked bank loans, green & social loans, 'traditional' straight (non-convertible) bonds, convertible bonds (the last one matured in 2021), green & social or sustainable bonds, and both short-term and long-term sustainable commercial paper programmes in its financing mix. In addition, the company works closely with about twenty financial institutions.

Regular access to capital markets

Cofinimmo raises capital through capital increases, optional dividends in shares, disposals of treasury shares, contributions in kind, as well as the issuance of 'traditional' straight (non-convertible) bonds, convertible bonds and green & social or sustainable bonds. The two graphs on page 23 show the financing sources used by Cofinimmo in recent years.

Debt-to-assets ratio close to 45 %

Even though the company's RREC legal status allows a debt-to-assets ratio (defined as financial and other debts divided by total consolidated balance sheet assets) of at most 65% and the banking agreements allow a ratio of 60%, the group's policy is to maintain a debt-to-assets ratio of approximately 45%.

This level has been determined at a European level through market standards for listed real estate companies, and is adjusted for the long weighted average residual length of leases.

Optimisation of the duration and cost of financing

Cofinimmo actively manages its financing sources, typically by refinancing maturing debts in advance. In this respect, the group strives to optimise the cost of its debt while ensuring diversification of its financing sources and monitoring the weighted average residual maturity of its debt.

With a portion of the debt incurred at floating rate, Cofinimmo is exposed to interest rate risk as an increase in rate could lead to a deterioration in its financial result. This is why, Cofinimmo partially hedges its floating-rate debt through the use of hedging instruments (IRS and caps). The objective is to secure the interest rates over a minimum of three years for 50% to 100% of the estimated financial debt.

ESG strategy

As a major real estate player in Europe, Cofinimmo has been committed to a global ESG strategy for more than 15 years. The ESG strategy is fully embedded in the real estate and financing strategy. Also Cofinimmo did not wait for legal obligations to integrate environmental and social considerations into its activities.

Environmental performance

The first pillar of Cofinimmo's ESG strategy consists in improving the energy performance and comfort standards of its buildings, while providing a long-term environmental response to their life cycle. The main priority is to reduce the energy intensity of the portfolio in order to limit the impact on GHG emissions and climate change (see chapter 'Structured approach to climate risks'). Water management is also a key focus for the environmental pillar.

Development of socially responsible healthcare sites

The second pillar of Cofinimmo's ESG strategy consists in contributing to the development of socially responsible healthcare sites (for example, by creating sites where several health-related functions coexist in harmony to create genuine central living spaces for the whole neighbourhood). Under this social pillar, the strategy focuses on the main stakeholders:

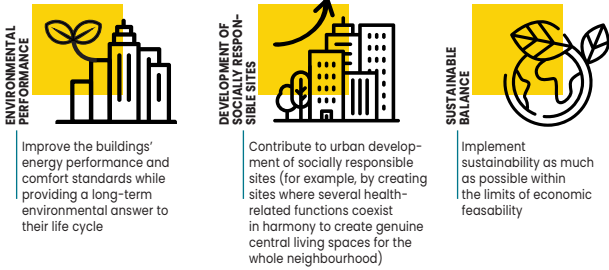
- meeting expectations on safety of occupants through construction choices and maintenance quality;
- a two-way commitment to responsible supply chain relationships with a focus on on-site safety;
- bringing added value to society through a diverse, trained and healthy workforce.

Sustainable balance

The third pillar of Cofinimmo's ESG strategy consists in implementing sustainability as much as possible within the limits of economic feasibility. Profitability for investors and access to capital are material to be able to operate as a sustainable company. Sustainable financial instruments provide an opportunity to meet the objectives of the EU Taxonomy Regulation and ultimately of the European Green Deal and the EU climate targets for 2030 and 2050. In accordance with its ESG strategy, Cofinimmo intends to pursue a green and social financing policy. Specifically, the following main objectives will be pursued:

- mitigate climate change by implementing energy conservation measures and reducing GHG emissions;
- renovate and/or expand the healthcare real estate portfolio to meet current and future needs for the housing and care of vulnerable people.





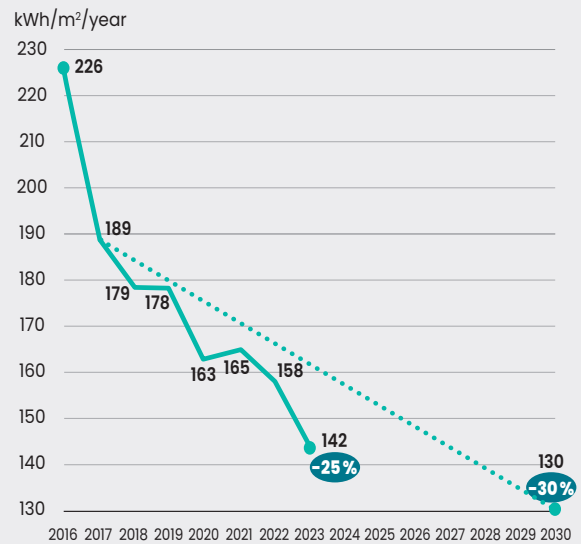
Holistic approach

Cofinimmo's approach is driven by the actions it can take in relation to the building itself, rather than focusing on consumer behaviour. In this way Cofinimmo aims to assume its responsibilities. The objectives of the development activities are to construct buildings that are more energy efficient, with lower GHG emissions, low water consumption and waste production, using sustainable materials and offering a high level of safety to their occupants. With regard to the sites themselves, transport and biodiversity are also taken into account. The methods used by Cofinimmo are compliant with European and national legislation on energy performance, the BREEAM certification method for the general sustainability aspects (Very Good is the target level for existing assets) and the ISO 14001 certification specifications, in order to choose the best compromise between sustainability and profitability on a variety of sustainability parameters.

Energy intensity reduction as the main driver

Cofinimmo's strategy and business model are driven by the reduction of the energy intensity of the portfolio, both from the inside out and from the outside in. This interaction allows, on the one hand, to reduce the impact of the portfolio on the environment, since the energy consumption during the use of the building is the largest emitter of scope 3 GHG emissions. On the other hand, buildings with better energy performance are more attractive from a commercial point of view, offering occupants greater comfort at lower cost. Cofinimmo's consumption reports have been available since 2010 and show a 37% reduction in energy intensity since 2016. For the 30th project, 2017 is the reference year, in application of the Science Based Targets initiative (SBTi) criteria. The aim is to reduce the average energy intensity of the portfolio by 30% by 2030. The graph below shows that a 25% reduction has already been achieved since 2017, all scopes combined.

Evolution of the average energy intensity of the portfolio between 31.12.2016 and 31.12.2023



Key figures as at 31.12.2023

Operational

6.2 billion EUR

Fair value of the portfolio

+0.5% in 2023

339 million EUR

Property result

+7% in 2023

2,500,000 m²

Total surface area

13 years

Weighted average
residual lease length

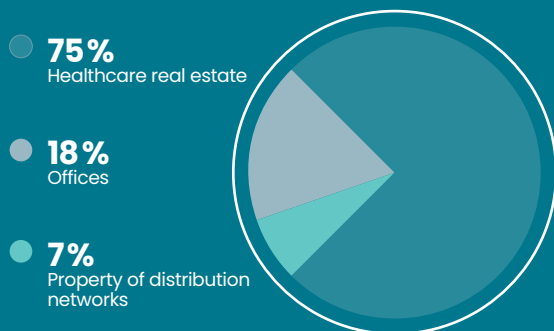
98.5%

Occupancy rate

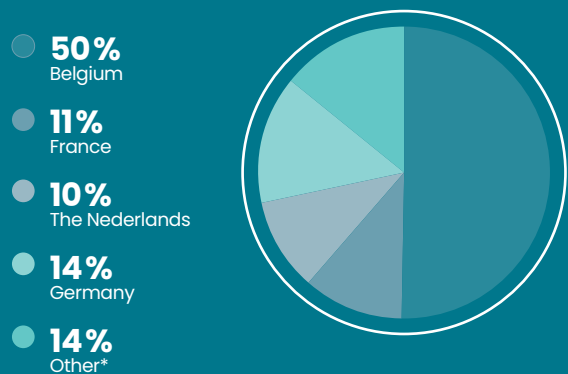
5.8%

Gross rental yield at 100%
occupancy

Portfolio breakdown by segment



Geographical breakdown of portfolio



* ES 6% - FI 2% - IE 2% - IT 3% - UK 1%

Financial

2.6 billion EUR

Market capitalisation



74.36 EUR

Average share price in 2023

-8.0%

Gross return¹ of the share in 2023, lower than the change in the EPRA Europe index (17.4%)

**7.07 EUR/
share**

EPRA result*

**98.61 EUR/
share**

Net asset value

43.8%

Debt-to-assets ratio

1.4%

Average cost of debt*

**BBB/long term &
A-2/short term**

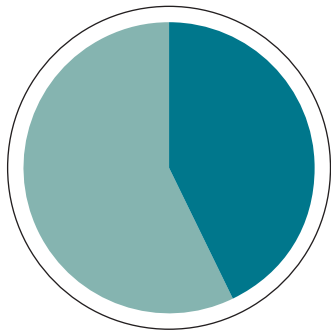
Standard & Poor's rating²

1. Increase in the share price + dividend yield.

2. Publication of Standard & Poor's at 21.03.2023, updated on 09.10.2023.

ESG

154 employees



- 47%
Men
 - 53%
Women
-

142 kWh/m²/year

Average portfolio energy intensity

80%

Part of the portfolio EPC certified

55%

Part of the portfolio remotely monitored

80%

Remuneration ratio
between genders (women/men)

6,787

Hours of paid training

Consolidated key figures

(x 1,000,000 EUR)	31.12.2023	31.12.2022	31.12.2021
Portfolio of investment properties (in fair value)	6,231	6,200	5,710
(x 1,000 EUR)	31.12.2023	31.12.2022	31.12.2021
Property result	338,958	317,534	293,885
Operating result before result on the portfolio	277,703	257,067	241,318
Net result from core activities – group share*	240,719	222,496	212,131
Result on financial instruments – group share*	-79,480	216,937	40,748
Result on the portfolio – group share*	-216,735	43,505	7,458
Net result – group share*	-55,497	482,938	260,337
Operating margin*	81.9%	81.0%	82.1%
	31.12.2023	31.12.2022	31.12.2021
Operating costs/average value of the portfolio under management* ¹	0.98%	1.00%	0.95%
Weighted residual lease length (in years) ²	13	13	12
Occupancy rate ³	98.5%	98.7%	98.1%
Gross rental yield at 100% occupancy ⁴	5.8%	5.6%	5.6%
Net rental yield at 100% occupancy ⁵	5.5%	5.3%	5.3%
Debt-to-assets ratio ⁶	43.8%	45.6%	44.2%
Average cost of debt* ⁷	1.4%	1.2%	1.1%
Weighted average residual debt maturity (in years) ⁸	4	5	5

1. 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.

2. Until the first break option for the lessee.

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

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

5. Passing rents, increased by the estimated 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.

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

7. Including bank margins.

8. See chapter 'Financial resources management' on page 87.

Transactions & achievements in 2023

Q1

january

Belgium

Provisional acceptance of a nursing and care home in Grimbergen (Flemish Brabant). Disposal of the Mercurius 30 office building (Brussels periphery) for approximately 6 million EUR.

Financing

Refinancing of a 90 million EUR credit line maturing at the end of January 2023 to bring its maturity to 2030. Subscription of an IRS for 75 million EUR for the years 2026-2029.

february

France

Provisional acceptance of a nursing and care home in Villers-sur-Mer (Normandy).

The Netherlands

Provisional acceptance of a nursing and care home in Hilversum (North Holland).

Finland

Provisional acceptance of a nursing and care home in Kuopio.

ESG

Inclusion in the new Euronext BEL ESG index.

march

Belgium

Disposal of the GeorGIN 2 office building (Brussels decentralised) for approximately 29 million EUR.

Germany

Entry into scope of a healthcare site in Kaarst (North Rhine-Westphalia). Entry into scope of a healthcare site in Viersen (North Rhine-Westphalia).

Spain

Construction of a nursing and care home on a plot of land previously acquired in Dos Hermanas (Andalusia) for approximately 12 million EUR (plot of land + works).

Financing

New 18 million EUR bilateral credit line maturing in 2030.

ESG

Ranking within the Top 500 in the Gender equality global report & ranking on a total of 4,000 companies assessed. Standard Ethics confirmed Cofinimmo's EE+ rating (on a scale going from EEE to F), which the company has since 2015.



► Nursing and care home Villa Batavia - Grimbergen (BE)

Q2

april

Belgium

Disposal of a mixed-use site located Woluwelaan 151 (Brussels periphery) for approximately 10 million EUR.

Finland

Provisional acceptance of the second part of a nursing and care home in Kuopio. Provisional acceptance of a nursing and care home in Raisio.

Financing

Signature of the extension for 210 million EUR of the sustainability-linked syndicated loan for one additional year to bring its maturity to 19.05.2028, with no impact on credit spreads.

ESG

Inclusion in the Financial Times' Europe's 500 Climate Leaders for 2023 (only Belgian real estate company among 27 European real estate companies).



► Aerial view of a nursing and care home - Helsinki (FI)

may

Belgium

Granting of a 99-year leasehold right on the office building located rue de la Loi/Wetstraat 57 (Brussels' CBD) for approximately 36 million EUR.

The Netherlands

Acquisition of medical office building in Sittard (Limburg) for approximately 5 million EUR.

june

Belgium

Signature of a private agreement relating to the granting of a 99-year leasehold right on the Science/Wetenschap 41 office building (Brussels' CBD) for approximately 12 million EUR. Signature of a private agreement relating to the divestment of the Brand Whitlockkiaan 87-93 office building (Brussels decentralised) for approximately 12 million EUR. The closing took place at the end of August. Disposal of the Woluwe 58 office building (Brussels decentralised) for approximately 12 million EUR. Acquisition of the Loi/Wet 89 office building (Brussels' CBD) for approximately 7 million EUR.

Finland

Provisional acceptance of a nursing and care home in Helsinki.

Financing

Capital increase through optional dividend. A total of 31% of the 2022 dividend coupons were contributed to the capital against new shares. This resulted in the issue of 599,974 new shares for a total amount of 44.3 million EUR. Subscription of an IRS for 100 million EUR for 2026.

ESG

Two new BREEAM In-Use certifications for nursing and care homes in Spain, one Very Good and one Excellent.



► Medical office building - Sittard (NL)

Q3

july

Belgium

Provisional acceptance of a nursing and care home in Oudenburg (West Flanders). Acquisition of a nursing and care home in Oupeye (Liège/Luik) through a contribution in kind of all the shares of the company owning the site for approximately 30 million EUR. In this context, 400,472 new shares were issued.

Spain

Construction of a nursing and care home on a plot of land previously acquired in Valladolid (Castille and Leon) for approximately 14 million EUR (plot of land + works).

Ireland

Acquisition of a nursing and care home in Limerick through a contribution in kind of the receivables resulting therefrom for approximately 7 million EUR. In this context, 101,495 new shares were issued.

Financing

Subscription of three new IRS for 50 million EUR each, in order to increase its hedging for the year 2026 (100 million EUR) and the years 2028-2030 (50 million EUR).

ESG

Two new BREEAM In-Use certifications for office buildings in Brussels, one Good and one Very Good.



► Nursing and care home - Kuopio (FI)

august

Belgium

Signature of a private agreement relating to the disposal of the Nerviens/Nerviërs 105 office building (Brussels' CBD) for approximately 20 million EUR. The notarial deed was signed at the end of August 2023.

ESG

New BREEAM In-Use Excellent certification for a nursing and care home in Spain.

september

Belgium

Divestment of one nursing and care home in Balen (province of Antwerp) and one in Aartselaar (Antwerp) for approximately 31 million EUR.

France

Cofinimmo becomes the majority shareholder in a property company 'SCI Foncière CRF', following the increase of its stake in the capital of this property company created by the French Red Cross by 13 million EUR.

The Netherlands

Construction of an eco-friendly nursing and care home in Vlijmen (North Brabant) for approximately 9 million EUR (plot of land + works).

Spain

Provisional acceptance of a nursing and care home in Tarragona (Catalonia).

Financing

Consolidation of a 72 million EUR credit line maturing in 2030 deriving from the consolidation of the property company 'SCI Foncière CRF'. Subscription of an IRS for 75 million EUR covering the years 2028-2030.

ESG

Received for the tenth consecutive year a Gold award for the application of the EPRA Sustainability Best Practices Recommendations in the 2022 annual financial report and a Gold award for the application of the EPRA Sustainability Best Practices Recommendations in the 2022 ESG Report. S&P Global CSA score for 2023 confirmed at 54/100.



► Render of the future nursing and care home - Valladolid (Castile & León - ES)

The secret instrument is a



Q4

october

Financing

Capital increase in cash via accelerated bookbuilding. The gross amount of the capital increase amounted to approximately 167 million EUR, for which 2,785,805 new shares were issued. Refinancing of a 50 million EUR credit line maturing at the end of January 2024 to bring its maturity to 2029. Extension of two credit lines for a total amount of 90 million EUR for one additional year to bring its maturity to 2028.

Germany

Acquisition of to an eco-friendly healthcare campus in Viersen (North Rhine-Westphalia) for 5 million EUR.

ESG

Improvement of the 'standing investment score GRESB Real Estate Assessment' to 77/100 for 2023. Improvement of the rating granted by Sustainalytics to 11.1.



► Nursing and care home - Tarragona (Catalonia - ES)

november

France

Completion of the disposal of the portfolio of insurance agencies leased to the French group MAAF (Cofinimur I) and which was launched in September 2021.

Financing

Extension of two credit lines for a total amount of 25 million EUR for one additional year, bringing its maturity to 2034.

december

Belgium

Signature of a notary deed relating to the granting of a 99-year leasehold right on a nursing and care home in Walshoutem (Flemish Brabant) for approximately 11 million EUR. Provisional acceptance of a nursing and care home in Juprelle (Liège/Luik). Divestment of a nursing and care home in Ransart (Hainaut) for 2 million EUR. Signature of a notarial deed relating to the granting of a 99-year leasehold right on the office buildings located Stationsstraat 100, 102-108 and 120 in Mechelen/Malines (Antwerp) for approximately 27 million EUR. Divestment of four assets in the Park Hill office building complex in Brussels periphery, the Hermann-Debroux 44-46 office building and full ownership of the Everegreen office building in the Brussels decentralised area, for approximately 60 million EUR.

France

Signing of sales agreements relating to two healthcare sites in Sartrouville (Île-de-France) and Jurançon (Pyrénées-Atlantiques) for 5 million EUR.

Financing

Subscription of an IRS for 200 million EUR covering the years 2029-2030.

Group

40th anniversary of the group.





**caring, living,
working**
-Together in Real Estate-

A portfolio exceeding 6.2 billion EUR managed from Brussels, Paris, Breda, Frankfurt and Madrid.

Breakdown of the consolidated portfolio

75%
caring

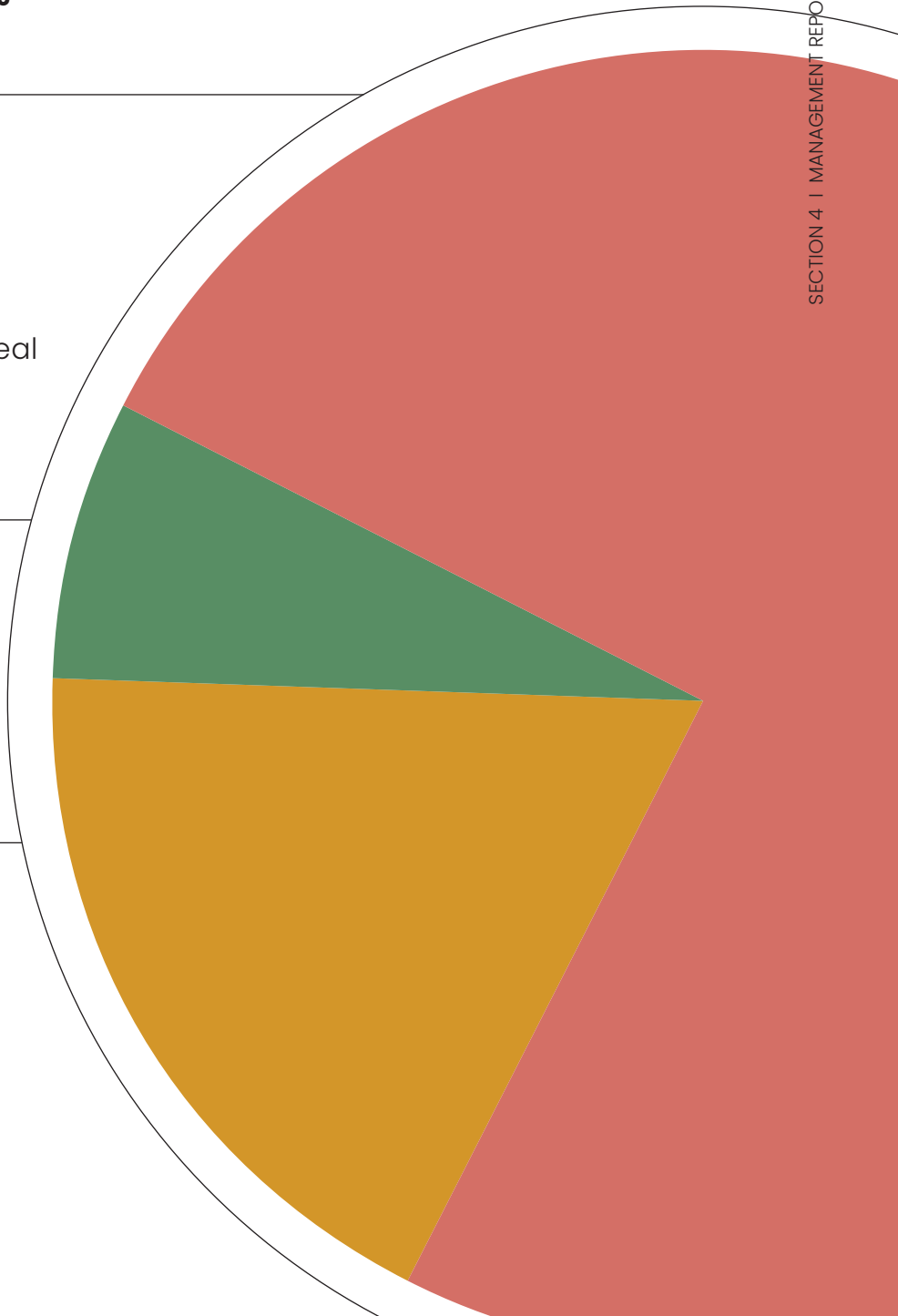
To be a leading European healthcare REIT with a top quality portfolio, also participating in innovative real estate concepts addressing healthcare challenges

7%
living

An opportunity-seeking approach with long-term income

18%
working

Creating value through capital recycling





To be a leading European healthcare REIT with a top quality portfolio, also participating in innovative real estate concepts addressing healthcare challenges

caring

Highlights

75%

of the consolidated portfolio

316

Number of assets

4.7 billion EUR

Fair value of the portfolio

30,500

Number of beds

286 million EUR

invested in 2023

1,860,000 m²

Surface area

5.6%

Gross rental yield

152 kWh/m²

Annual energy intensity of
the covered segment

99.4%

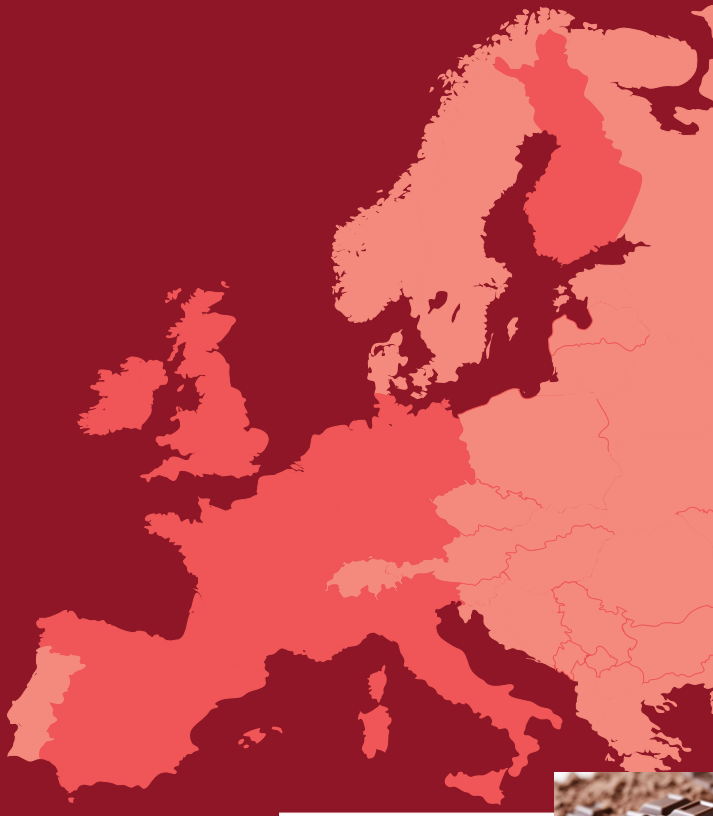
Occupancy rate

15 years

Weighted average
residual lease length

18

Buildings with
BREEAM certification



The secret food is



Cofinimmo is a leading investor in healthcare real estate in Europe with a portfolio spread over nine countries and consisting of 316 assets that cover the full spectrum of care, from primary to acute care and skilled nursing facilities. The group intends to further strengthen this position in the coming years.

Breakdown of the healthcare portfolio by country (at fair value - in %)

36%

Belgium

15%

France

11%

The Netherlands

19%

Germany

19%

Others*

* ES 8% - FI 3% - IE 2% - IT 5% - UK 1%



► Healthcare campus - Kaarst (DE)

Segment characteristics¹

The healthcare real estate segment is characterised by strong growth potential, a favourable regulatory environment and long-term leases with specialised operators. However, it should be noted that the nine countries in which the company is active are at different stages of development.

On the investment side, healthcare assets have been increasingly popular first in Belgium and France, and, a few years after, in other European countries, like Germany and the United Kingdom. More recently, the same phenomenon was observed in Spain, Italy, the Netherlands and Ireland, resulting in a compression of initial real estate yields in recent years.

Strong growth potential

Demographic trends and changes in lifestyles: an ageing population and a growing need for specialised care facilities

Population ageing is a growing evolution in most European countries. In Europe, the proportion of people aged 65 and over should reach 29% of the total population by 2050 and people aged 80 and over should reach 11% of that same population.

According to current projections, the proportion of the population aged 65 and over will grow faster in Spain and Ireland than in other European countries. As a result, the demand for care and accommodation for dependent older people in these countries is expected to grow faster than elsewhere in Europe over the next few years. In Ireland, for example, bed capacity currently reaches approximately 32,000 beds and is expected to increase by around a third by 2030 to reach a level comparable with most other Western European countries.

Although the number of independent seniors within this category is increasing, population ageing will nevertheless be accompanied by a considerable increase in the number of dependent elderly. Consequently, this situation will lead to a greater need for beds in specialised healthcare facilities.

It is estimated that by 2030-2035 approximately 35,000 additional beds will be necessary in Belgium to meet growing demand. This number will reach 100,000 in France, 150,000 in Spain and almost 160,000 beds in Germany and 600,000 in Italy, with the latter having the lowest accommodation capacity in Europe. In addition to these, there is also a large proportion of outdated buildings to be rebuilt, estimated at between 10% and 25% depending on the geographies.

In the United Kingdom, population over 85 is set to increase by almost 25% by 2030. The country would require an additional 200,000 beds in nursing and care homes by 2050 to reach a capacity comparable to that of most other West European countries.

Budgetary constraints: a search for less costly solutions for society

At the same time, in the nine countries where Cofinimmo operates, healthcare expenditure accounts for a significant share of GDP. This share ranks between 6.5% and 13%, depending on the country. In a context of budget restrictions, the organisation of care is subject to further rationalisation and private players are increasingly taking over from the public sector in this segment. New and more modern structures, more suitable for the needs of the patients and less expensive, are created to respond to this trend and generate a demand increase for healthcare real estate financing.

Professional healthcare operators

There are three types of operators in the healthcare segment: public operators, non-profit sector operators and private operators. The breakdown in market share between these various players varies from one country to the other.

Belgium has the most balanced situation in the nursing and care homes segment with each type of operator representing one third of the market. Conversely, in other countries there is a virtual monopoly, whether in the non-profit sector, as in the Netherlands, or in the private sector, as in Ireland and the United Kingdom, with approximately 80% of beds.

Finally, Germany, France, Spain, Finland and Italy have intermediary situations with private service providers representing between approximately 19% of beds in Italy and approximately 45% of beds in Germany and Spain.

In the private sector, whether in Belgium or France, and more recently in Germany and Spain, there is a move towards consolidation between operators to create groups on a European level. The most striking example is the merger in 2014 of two French operators Korian and Medica, followed by acquisitions in other countries, which resulted in a group operating today approximately 91,800 beds spread over 1,326 sites in seven countries. Meanwhile, Korian has become a 'company with a mission' under the new name Clariane. We should also mention the acquisition of Armonia by the French group Colisée in February 2019, which led to a total of 383 sites in Europe for a total capacity of 32,500 beds.

Consolidation provides operators with a better distribution of risks, easier access to financing, more regular contact with the public authorities and certain economies of scale. These clusters are regularly financed by the sale of real estate thus creating an appetite for healthcare real estate.

Situation of some healthcare operators

As a reminder, the investigations carried out in France in some nursing and care homes of Orpea, a French operator active in the care of elderly people recently rebranded as 'Emeis'², led to the publication, in the spring of 2022, of several detailed reports, both by the competent authorities and the operator in question.

1. Sources: Cushman & Wakefield, Degroof Petercam, Eurostat, ONS, Knight Frank, ABN Amro, Real Capital Analytics, CBRE.
2. See Orpea's press release dated 20.03.2024.

Since the summer of 2022, corrective actions relating to the company's operations and strong governance decisions – such as the appointment of an almost completely overhauled executive committee and new directors – have been implemented. These actions culminated in the restructuring plan 'Orpea changes with you and for you'.

The various stages¹ of an amicable conciliation procedure resulted in the restructuring of Orpea's financial debt, the obtaining of new financial resources and the adjustment of its covenants, within a stable and legally secure framework. Between the 4th quarter of 2023 and the 1st quarter of 2024, Orpea² carried out three capital increases for a total of approximately 3.8 billion EUR. All of this should enable the group – in which the French state now has a majority stake (50.81%) via the Caisse des Dépôts et Consignations (CDC) – to continue implementing its reorganisation strategy, for the benefit of its employees, residents and their families. In addition, on 16.02.2024, Orpea published an annual revenue of 5.2 billion EUR for 2023, this is 11% higher than the previous year, as well as a +1.5 point average occupancy rate growth compared to 2022.

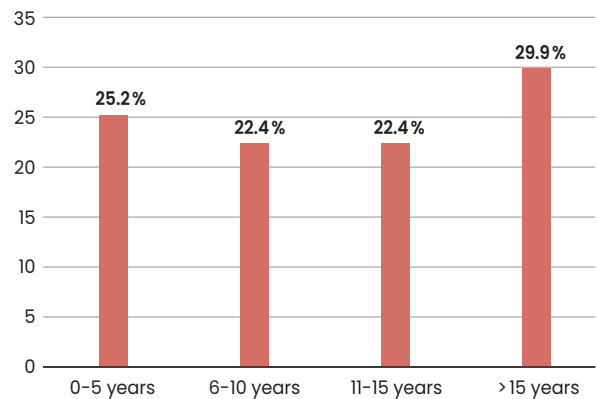
As a reminder, Orpea represents 6% of Cofinimmo's rental income at 31.12.2023 (Belgium 2.4%, France 1.5%).

In Germany, Cofinimmo was informed in the 1st quarter of 2023 that three private nursing and care home operators, Curata, Convivo and Novent, had filed for insolvency. Cofinimmo's exposure to these operators, as owner, is very limited (respectively less than 0.2% of the contractual rents for Convivo and Novent and less than 1% of the contractual rents for Curata). In the meantime, the competent court in Berlin has approved the termination of Curata's insolvency proceedings with effect from 30.09.2023. This means that the new leases signed with the Curata group (whose conditions are in line with the outlook) can now be considered as firm. They enable the operator to continue operating three of the four sites owned by Cofinimmo and leased to the Curata group. Regarding Novent, in November 2023 Cofinimmo signed a new contract with the operator Noventus (now acquired by Inter Pares), on terms in line with the outlook and with certain elements still to be finalised. As far as Convivo is concerned, Cofinimmo continues its constructive discussions to contribute, on its own scale, to a solution for the site.

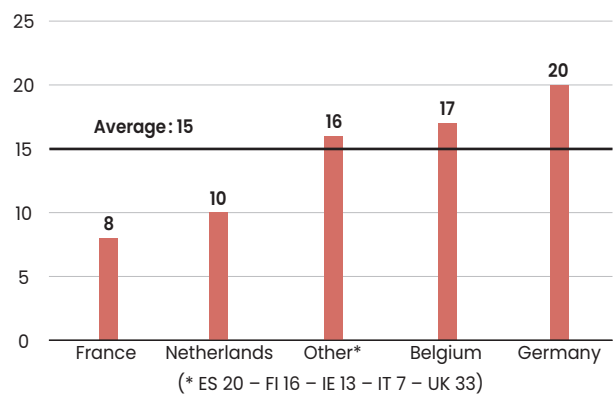
Regulatory environment

Healthcare financing is highly regulated given that the public sector is involved. This is particularly the case for the nursing and care homes. In Belgium and France for example, opening or expanding a nursing and care home requires prior authorisation to operate a given number of beds. This authorisation is issued by the public authorities. As they finance up to 50% of housing and care costs, the number of authorisations granted per geographical area is limited in function of the needs of each area.

Breakdown of the consolidated healthcare portfolio by building age (as at 31.12.2023 – at fair value)



Weighted average residual lease length per country until the first possible break option (at 31.12.2023 – in years)



286 million EUR
investments made in Europe in 2023

1. See Orpea's press releases dated 26.10.2022, 15.11.2022, 01.02.2023, 13.02.2023, 14.02.2023, 08.03.2023, 13.03.2023, 24.03.2023, 28.06.2023, 13.07.2023, 24.07.2023, 26.07.2023, 11.10.2023, 13.11.2023, 06.12.2023, 15.12.2023, 22.12.2023, 18.01.2024 and 16.02.2024.

2. On 20.03.2024, Orpea has announced the rebranding of its name to 'Emeis'.

Strategy implementation

Asset acquisitions

In due diligence reviews, in addition to the usual aspects of technical quality, legality and environmental compliance, each healthcare property studied by the group is also subject to a rating related to its use as a healthcare asset. This rating is based on various factors:

- **catchment area:** integration of the asset into its environment and its role in the healthcare delivery chain;
- **intrinsic qualities:** size of rooms and other areas, terrace or garden, luminosity, functionality for residents/patients and medical/care staff, etc.;
- **ESG:** green spaces, building safety, climate risks, compliance with regulatory requirements, soil status, energy efficiency and GHG emissions, flooding risk, health and well-being.;
- **operator-tenant:** experience level, care quality, reputation, financial solidity, etc.;
- **location:** vehicle access, public transport, level of local taxes, etc.;
- **financial:** rent level, duration of lease, etc.
- **environment:** presence of shops, pleasant view, standard of living, complementary care offer in the surrounding area, future demographics, etc.

(Re)development projects

Cofinimmo's real estate expertise and integrated approach enables the company to support the growth of healthcare operators. The services offered range from simple financing to larger-scale projects which include design, construction and delivery of new buildings. The group has an experienced team which includes financial, technical, and legal expertise, and remains abreast of the latest developments in healthcare real estate.

(Re)development activity enables Cofinimmo to carry out otherwise inaccessible projects, retain operator-tenants, ensure that appropriate levels of asset quality are maintained, and create overall value.

Proximity to clients

Cofinimmo endeavours to build close and sustainable relationships with its tenants to ensure client satisfaction and loyalty (see the section 'Stakeholder dialogue as driver force for transition'). Property management is internalised and carried out by Cofinimmo's operational teams. The technical teams, made up of industrial and civil engineers, architects and interior designers, supervise the renovation work. The accounting teams prepare the rental and tax statements. The management teams maintain commercial dialogue and monitor the application of leases. The legal department draws up the rental contracts and monitors any disputes.

Asset arbitrage

For several years now, Cofinimmo has followed a selective asset arbitrage policy for its most mature markets, such as Belgium and France. The policy consists of selling non-strategic assets and reinvesting the funds in other assets which better match the group's priorities. This enables the company to take advantage of certain investors' growing appetite for this type of asset, while optimising the composition of its portfolio.

▶ ESG

Cofinimmo intends to fully carry out its social and environmental responsibilities.

When acquiring an asset, Cofinimmo considers factors such as soil pollution, the presence of asbestos, the location, and the risk of flooding. In the countries in which it operates and for this segment, legislation on energy performance targets is increasingly restrictive. Therefore, Cofinimmo systematically considers the energy performance and the life cycle of a building and implements a long-term strategy by examining its projects, usually 30 years into the future, which is a sign of real partnership with operators. A risk analysis is conducted within the framework of each acquisition case file.

The management of (re)development projects in healthcare real estate, the decisions and actions taken by Cofinimmo have a significant impact on the sustainability of assets. Firstly, because Cofinimmo, by developing tailor-made, innovative and comfortable buildings, endeavours to best meet the changing accommodation and care needs of vulnerable or dependent people. Secondly, because Cofinimmo favours the use of modern techniques and sustainable materials to reduce the carbon footprint of the buildings constructed. Finally, because Cofinimmo ensures the proper integration of buildings in the neighbourhood, by paying specific attention to the diversity of healthcare sites and to aesthetics.

In this context, BREEAM certifications ensure a very high level of sustainability. For example, August 2023, a nursing and care home in Sarriguren (Navarre, Spain) received a BREEAM In-Use excellent certification. In addition, the nursing and care home in Tarragona (Catalonia, Spain), whose provision acceptance took place in the third quarter of 2023, received a BREEAM New Construction Excellent certification in November 2022.

On the other hand, Cofinimmo has moderate influence in projects developed by operators. In that case, Cofinimmo acts more as an adviser in the area of sustainable construction, seeking innovative solutions making the gradual improvement of the property portfolio possible, at a pace and in line with budgets that are acceptable to operators. Energy performance certification is completed systematically in order to objectively measure the portfolio evolution.

Cofinimmo's influence in terms of sustainability in the day-to-day management of healthcare assets is rather indirect. Here, the majority of the assets are managed largely autonomously by operators-tenants, who decide in particular on the type of upkeep and maintenance works to be carried out. Nevertheless, Cofinimmo endeavours to automatically include the data relating to the energy and water consumption of buildings in the environmental accounting system in order to raise awareness among operators. As medical office buildings are under Cofinimmo's operational control, it enables more in-depth consumption analysis and monitoring.

The main criteria used to make a divestment decision include the asset size, age, location, operations, energy performance and residual lease length.

Committed investment programme in healthcare real estate

Project	Type (of works)	Number of beds	Surface area (in m ²)	Estimated completion date	Total invest- ments	Total invest- ments as at 31.12.2023	Total invest- ments in 2024	Total invest- ments after 2024
ONGOING DEVELOPMENT PROJECTS								
Belgium								
Genappe	Construction of a nursing and care home	112	6,000	Q3 2025	19	13	1	5
Marche-en-Famenne	Renovation and extension of a nursing and care home	120	7,600	Q4 2024	8	7	1	0
France								
Fontainebleau	Redevelopment of a nursing and care home	100 ¹	6,500	Q2 2024	17	15	2	0
The Netherlands								
Vlijmen	Construction of a care clinic	30	2,100	Q1 2025	9	3	5	1
Hoogerheide ²	Construction of a nursing and care home	138	7,400	Q1 2024	26	26	0	0
Spain								
Palma de Mallorca (Balearic Islands)	Construction of a nursing and care home	157	7,000	Q4 2025	16	12	3	1
Alicante (Valencia)	Construction of a nursing and care home	150	7,300	Q2 2024	14	14	0	0
Oviedo (Asturias)	Construction of a nursing and care home	144	6,500	Q3 2025	12	9	2	1
Elche ² (Valencia)	Construction of a nursing and care home	150	6,000	Q1 2024	8	8	0	0
Castellón de la Plana (Valencia)	Construction of a nursing and care home	136	5,900	Q4 2024	12	10	2	0
Córdoba (Andalusia)	Construction of a nursing and care home	162	7,300	Q2 2025	15	8	6	1
Murcia (Murcia)	Construction of a nursing and care home	150	6,700	Q2 2024	14	14	0	0
Tomares (Andalusia)	Construction of a nursing and care home	180	8,400	Q3 2024	13	10	3	0
Ourense (Galicia)	Construction of a nursing and care home	116	5,200	Q2 2025	23	10	9	4
Santa Cruz de Tenerife (Canary Islands)	Construction of a nursing and care home	124	5,700	Q4 2025				
Maracena (Andalusia)	Construction of a nursing and care home	180	9,100	Q3 2025	13	5	6	2
Dos Hermanas (Andalusia)	Construction of a nursing and care home	135	7,700	Q4 2025	12	3	7	2
Valladolid (Valladolid)	Construction of a nursing and care home	160	8,100	Q2 2025	14	3	9	2
El Cañaveral ³ (Madrid)	Construction of a nursing and care home	165	7,000	Q4 2025	15	0	11	4
Finland								
Rovaniemi	Construction of a nursing and care home	56	3,500	Q2 2024	9	7	3	0
SUB-TOTAL INVESTMENT PROPERTIES					270	180	69	21
Germany								
North Rhine-Westphalia	Development of 5 eco-friendly healthcare campuses	680	62,000	2024-2025	188	12	162	14
Spain								
Vicálvaro (Madrid)	Construction of a nursing and care home	132	5,500	Q2 2024	11	7	3	0
Jaén (Andalusia)	Construction of a nursing and care home	160	6,700	Q2 2024	10	8	2	0
TOTAL INVESTMENT PROPERTIES, NON-CURRENT FINANCIAL ASSETS, FINANCE LEASE RECEIVABLES AND ASSOCIATES					479	207	237	35

1. Corresponding to 90 beds and 10 day-care units.

2. Project delivered after 31.12.2023, see section 'Events after 31.12.2023'.

3. Project announced after 31.12.2023, see section 'Events after 31.12.2023'.

Diversification

Cofinimmo actively seeks to diversify its portfolio, which takes place at three levels:

- **by country:** the group currently holds healthcare assets in Belgium, France, the Netherlands, Germany, Spain, Finland, Italy, Ireland and the United Kingdom;
- **by operator-tenant:** Cofinimmo has more than 70 healthcare operators in its client-tenant database;
- **by asset type:** the group's healthcare real estate portfolio includes nursing and care homes, assisted-living units, rehabilitation clinics, psychiatric clinics, medical office buildings, care centres for the elderly or the disabled, acute care clinics, and sport and wellness centres.

This diversification ensures that the group is not too dependent on any given financing or social security system.

Follow-up of the financial and environmental performance of acquired sites

Cofinimmo receives financial data reports from its operators for each site periodically. This enables Cofinimmo to assess the financial sustainability of each operation and, including the rent hedging by the operational cash flow ('EBITDAR') generated by the site. A comparison of the prices paid by residents/patients for housing and by the authorities for care services enables the ranking of each operation compared to similar sites, and provides an evaluation of the risk associated with acquiring new units.

With the agreement of the operators, Cofinimmo receives regular environmental data. This allows Cofinimmo to evaluate energy performance and assess the risk of possible decarbonisation. The energy intensity by country is available in the section 'EPRA performance Indicators'.

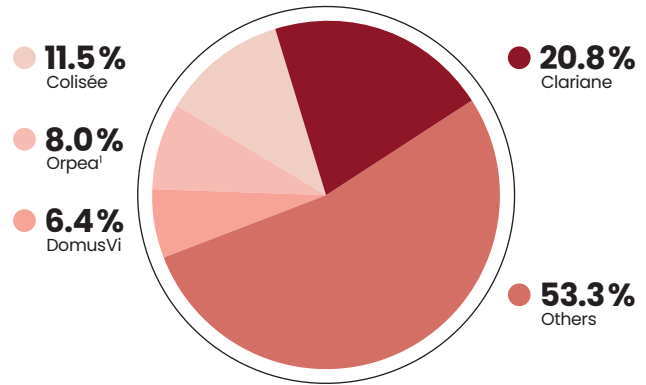
In addition, Cofinimmo collects available data on the performance of the healthcare operators and compares them with its database and with market data when available. Data from operators and specialist healthcare consultants and observations made by Cofinimmo are compiled throughout the year. These data are then validated during the summer of the following year (the data presented below for 2023 are therefore preliminary estimates to be confirmed next summer).

The underlying occupancy rate applies to the majority of care centres and cure centres, which accounted for nearly 95% of Cofinimmo's healthcare properties at the end of 2022 (see universal registration document 2022 pages 39 and 43). For the relevant assets in the countries and operators for which Cofinimmo was able to collect and use the data (see scope coverage in the table below), the underlying occupancy rates already reached 84% (or more) at the end of 2022, showing a serious improvement compared to the 2021 level affected by COVID-19. For 2023, Cofinimmo expects most countries to be above 90%, with Germany below this level.

For illustrative purposes, Cofinimmo has added market data from the various sources available (in Germany they are not available every year, and in Italy they are non-existent).

Cofinimmo would like to take this opportunity to thank its operators for their efforts over the last few years, which have been

Breakdown of the healthcare portfolio by operator-tenant (as at 31.12.2023 - based on contractual rents of 261 million EUR - in %)



1. On 20.03.2024, Orpea has announced the rebranding of its name to 'Emeis'.

challenging, and pointed out that reporting by operators would be simplified if all owners would harmonise their reporting requirements. Cofinimmo intends to work in this direction in order to establish industry standards.

Within this framework, of the relevant healthcare property sites is shown in the table below:

The updated figures for 2023 will be published in principle on 26.07.2024, in the half-year press release.

Country	Occupancy rate								
	Market data¹			Cofinimmo's relevant portfolio²			Scope coverage³		
	2021	2022	2023	2021⁴	2022⁴	2023⁵,⁶	2021	2022	2023⁷
Belgium	90%	89%	n.a.⁷	87%	92%	93%	98%	100%	100%
France	89%	87%	n.a.⁷	89%	91%	91%	91%	92%	93%
The Netherlands	93%	95%	n.a.⁷	n.a.	94%	n.a.⁷	n.a.	34%	n.a.⁷
Germany	88%	n.a.⁸	n.a.⁷	85%	85%	84%	100%	100%	100%
Spain	88%	91%	n.a.⁷	84%	92%	93%	100%	100%	100%
Finland	88%	87%	n.a.⁷	n.a.⁹	95%	99%	n.a.⁹	100%	100%
Ireland	83%	84%	n.a.⁷	92%	93%	94%	100%	100%	100%
Italy	n.a.⁸	n.a.⁸	n.a.⁷	59%	84%	97%	100%	100%	100%
United Kingdom	79%	83%	86%	94%	96%	97%	100%	100%	100%
TOTAL				86%	90%	91%	98%¹⁰	94%	99%¹⁰

1. Sources:: public authorities, parastatal organisations, sectorial organisations, brokers, internal business intelligence. Financial occupation rate (based on number of days billed to residents) for Belgium and France, physical occupation rate for other geographies.

2. Weighted average, computed on a sample composed of assets relevant for this operational KPI (most type of cure or care assets (see p. 39 & 43 of 2022 universal registration document), beyond ramp-up, excluding assets in end of operating life, newly acquired or delivered, in restructuring or development).

3. % of relevant assets for which data have been collected compared to total relevant assets in term of contractual rent.

4. Information mostly based on financial occupation rates.

5. Estimates based on spot observations or other intelligence, actual annual average available during the summer of the following year. For the UK, full year data set already available.

6. On a like-for-like basis with 2022 relevant portfolio.

7. Data set in the process of being collected and/or completed.

8. Unavailable information (e.g.: German market occupation rate available every two years).

9. Only one new build asset still in ramp up phase.

10. Excluding countries without data set.

A vast and qualitative European portfolio

Belgium

36%
of the portfolio

612,000 m²
Surface area

100%
Occupancy rate

90
Sites in operation

10,900
Beds

France

15%
of the portfolio

321,000 m²
Surface area

99.6%
Occupancy rate

57
Sites in operation

5,200
Beds

The Netherlands

11%
of the portfolio

201,000 m²
Surface area

99.1%
Occupancy rate

51
Sites in operation

1,400
Beds

Germany

19%
of the portfolio

407,000 m²
Surface area

97.6%
Occupancy rate

59
Sites in operation

6,200
Beds

Spain

8%
of the portfolio

100%
Occupancy rate

25
Sites in operation

3,900
Beds

Finland



15
Sites in operation

690
Beds

Ireland

2%
of the portfolio

42,000 m²
Surface area

100%
Occupancy rate

8
Sites in operation

550
Beds

Italy

5%
of the portfolio

76,000 m²
Surface area

100%
Occupancy rate

8
Sites in operation

1,300
Beds

United Kingdom

1%
of the portfolio

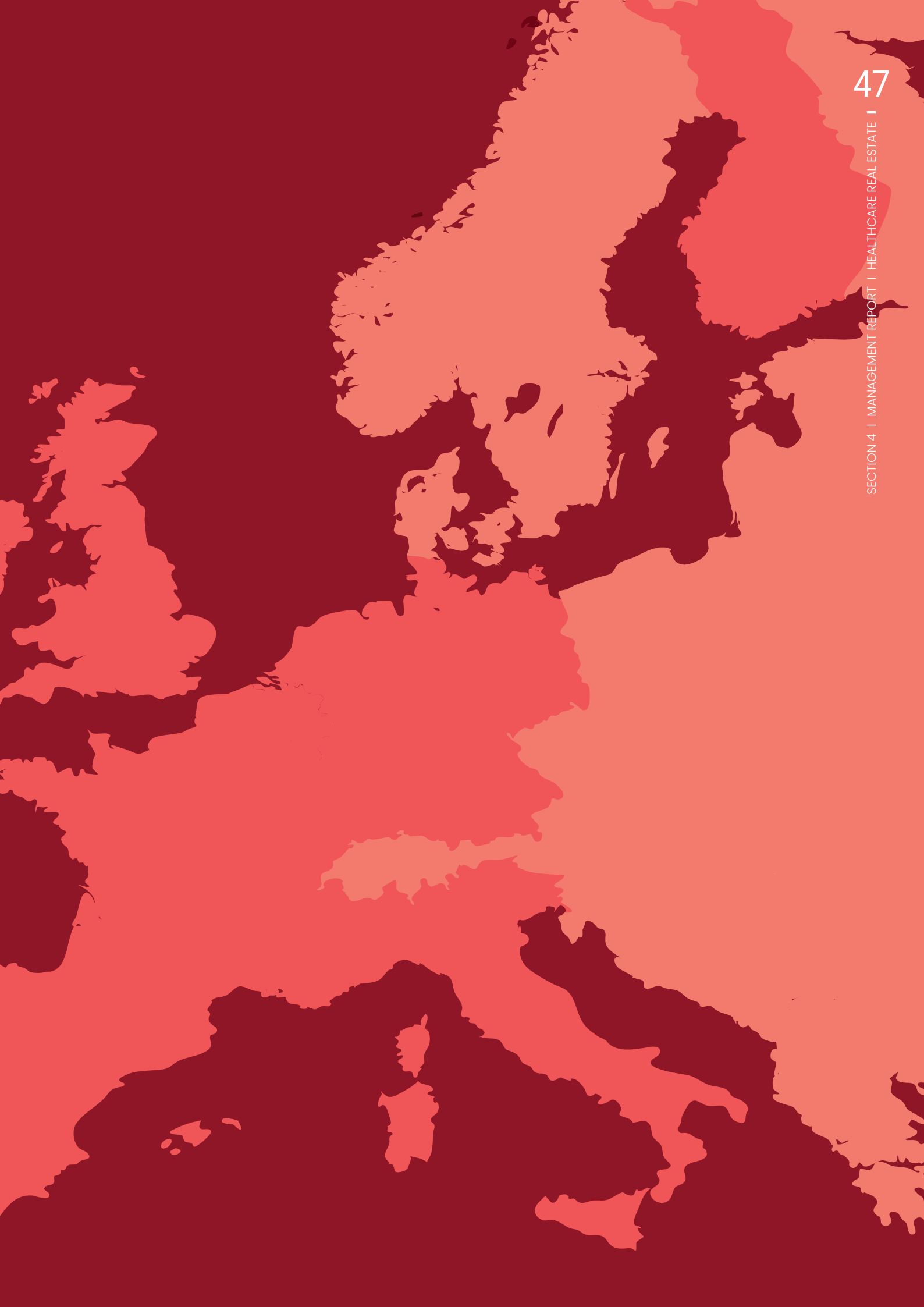
10,200 m²
Surface area

100%
Occupancy rate

3
Sites in operation

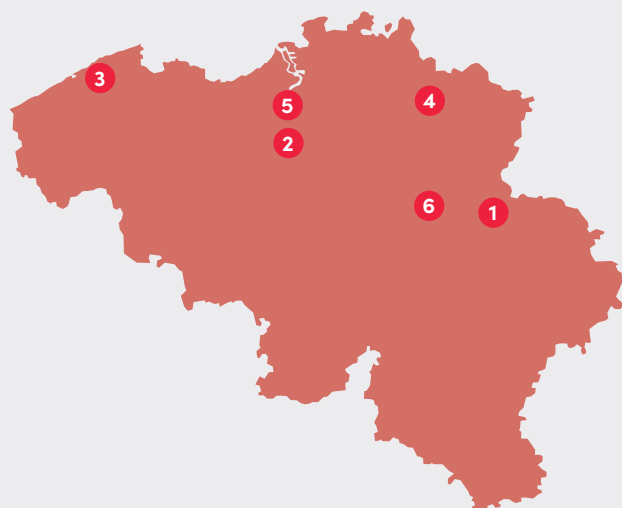
200
Beds

The secret kitchen appliance is a



Achievements in 2023

Belgium



53 million EUR
investments in 2023

2
ongoing development projects

In Belgium, Cofinimmo holds investments properties in healthcare real estate for a fair value of 1.7 billion EUR, 18 million EUR in participations in associates and 15 million EUR in finance lease.

Asset location	Type of works / Type of asset	Year built / renovated	Approx. surface area (in m ²)	Number of beds	Operator-tenant	Type of lease	Lease length (in years)	Price / Investment budget (in million EUR)
ACQUISITION								
1 Oupeye	Nursing and care home	2017/2020	10,400	116* beds + 43 assisted-living units	Orelia	Triple net	27	± 30
PROVISIONAL ACCEPTANCES								
2 Grimbergen	Nursing and care home	2023	5,600	82	Orelia Zorg	Triple net	27	± 19
3 Oudenburg	Nursing and care home	2023	4,400	68	Clariane ¹	Triple net	20	± 11
DISPOSALS								
4 Balen	Nursing and care home	2004	6,500		Armonea			± 31
5 Aartselaar	Nursing and care home	2006/2013	7,800		Clariane ¹			
6 Walshoutem	Nursing and care home	2001/2012	6,800	89 + 20 assisted-living units	Anima Care			± 11

* Of which 5 day-care beds.

1. Previously known as Korian.

Nursing and care home - Oupeye

In 2023, Cofinimmo acquired a recently built nursing and care home in Oupeye (province of Liège/Luik). Located in a green area in the heart of the municipality, the complex was built in 2017 and extended with a new wing in 2020. It is operational and combines modernity and conviviality. It consists of a 111-bed nursing and care home, 43 assisted-living apartments, as well as 5 day-care beds, spread over a total surface area of approximately 10,400 m². This modular and flexible site has an excellent A-level energy performance. It is amongst others equipped with 400 photovoltaic panels for electricity, a cogeneration system for heating, as well as two rainwater harvesting tanks.



► Nursing and care home Les Jardins d'Ameline - Oupeye (BE)

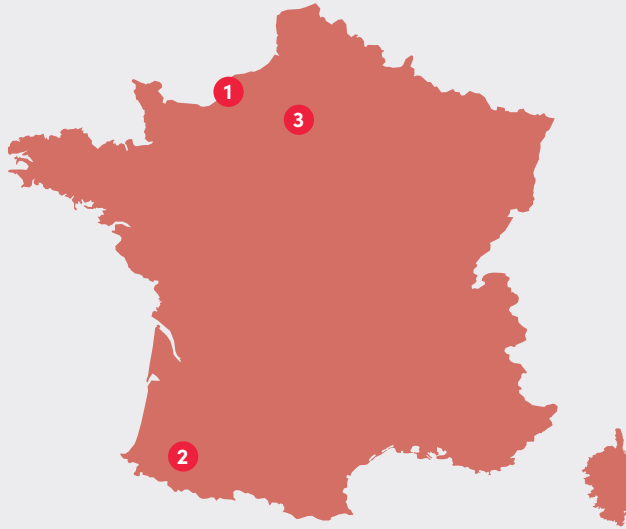


► Nursing and care home Bloemenhof - Oudenburg (BE)

The secret sport is



France



25 million EUR
investments in 2023

1
ongoing development project

In France, Cofinimmo holds investment properties in healthcare real estate for a fair value of 690 million EUR, finance lease receivables for 20 million EUR and 13 million EUR in participations in associates.

Asset location	Type of works / Type of asset	Year built / renovated	Approx. surface area (in m ²)	Number of beds	Operator-tenant	Type of lease	Lease length (in years)	Price / Investment budget (in million EUR)
ACQUISITION								
CRF portfolio	6 aftercare and rehabilitation clinics ('SSR'), two of which are also active in medical care, surgery and obstetrics ('MCO') ²	between 1998 and 2019	87,000	973	French Red Cross	Double net	9	± 13
PROVISIONAL ACCEPTANCE								
1 Villers-sur-Mer	Nursing and care home	2023	4,700	84	DomusVi	Double net	12	± 14
DIVESTMENTS								
2 Jurançon³	2 healthcare sites				Orpea ⁴			± 5
3 Sartrouville					Clariane ⁵			

1. In France, SSR stands for cliniques de soins de suite et de réadaptation.

2. In France, MCO stands for médecine, chirurgie et obstétrique.

3. The closing of this transaction is foreseen in 2024.

4. On 20.03.2024, Orpea announced the rebranding of its name to 'Emeis'.

5. Previously known as Korian.

Nursing and care home - Villers-sur-Mer

In 2023, a nursing and care home was delivered in Villers-sur-Mer (Seine-Maritime).

This development project had been announced in February 2021 and was part of a larger portfolio consisting of five nursing and care homes.

The property is located on the Côte Fleurie, a coastal urban area with several residential districts. The site is easily accessible thanks to good road connexions.

It offers a total of 84 permanent beds on a surface area of approximately 4,700 m².



► Nursing and care home - Villers-sur-Mer (FR)

The Netherlands



24 million EUR
investments in 2023

2
ongoing development projects

In the Netherlands, Cofinimmo holds a healthcare real estate portfolio for a fair value of 504 million EUR.

Asset location	Type of works / Type of asset	Year built / renovated	Approx. surface area (in m ²)	Number of beds	Operator-tenant	Type of lease	Lease length (in years)	Price / Investment budget (in million EUR)
ACQUISITIONS								
1 Sittard (Limburg)	Medical office building	2023	1,700	n/a	n/a	Double net	13	± 5
2 Vlijmen (North Brabant)	Construction of a nursing and care home	Ongoing	2,100	30	Martha Flora ¹	Double net	15	± 9
PROVISIONAL ACCEPTANCE								
3 Hilversum (North Holland)	Healthcare clinic	2023	5,500	n/a	Tergooi	Triple net	20	± 30

1. Is now part of DomusVi.

Nursing and care home - Vlijmen

In 2023, Cofinimmo acquired a plot of land in Vlijmen (North Brabant) where an eco-friendly nursing and care home will be built. The new site will be located in a residential area, close to shops and green spaces and will be easily accessible. It will also have a bicycle storage facility.

With a surface area of approximately 2,100 m² and 30 beds, the new nursing and care home will partially address the shortage of care capacity in the region. It will also have a day-care unit. Modern and sustainable materials with a long life cycle and the most recent techniques (geothermal energy, ample water buffering, solar panels) will be used. Cofinimmo will therefore aim for an A+++ energy performance label for this site.



► Render of the future nursing and care home - Vlijmen (NL)



► Medical office building - Sittard (NL)

Germany



107 million EUR
investments in 2023

5
ongoing development projects

In Germany, Cofinimmo holds a healthcare real estate portfolio for a fair value of 894 million EUR and 14 million EUR in associates (investments and receivables).

Asset location	Type of works / Type of asset	Year built / renovated	Approx. surface area (in m ²)	Number of beds	Operator-tenant	Type of lease	Lease length (in years)	Price / Investment budget (in million EUR)
ACQUISITION								
1 Viersen (North Rhine-Westphalia)	Extension of healthcare campus	2023	2,140	21 apartments	Schönes Leben Gruppe	Dach und Fach ³	25	± 5
PROVISIONAL ACCEPTANCES								
2 Kaarst (North Rhine-Westphalia)	2 healthcare campuses	2023	12,500	107 ¹ units + 55 apartments	Schönes Leben Gruppe	Dach und Fach ³	25	± 85
3 Viersen (North Rhine-Westphalia)			16,400	105 ² units + 96 apartments				

1. i.e. 92 beds and 15 day-care places.

2. i.e. 90 beds and 15 day-care places.

3. See glossary.

Healthcare campus - Kaarst

In 2023, a second eco-friendly healthcare campus was delivered in Kaarst (North Rhine-Westphalia).

With its wide range of services, the project in Kaarst is designed as an environmentally friendly healthcare campus (A-level energy performance) and offers a variety of care and living options for its residents.

'Am Dreeskamp' has a total surface area of approximately 12,500 m² and offers different services spread over 92 beds, 15 day-care places and 55 apartments.



► Healthcare campus Am Dreeskamp - Kaarst (DE)



► Healthcare campus Am Fritzbruch - Viersen (DE)

Spain



51 million EUR
investments in 2023

16
ongoing development projects

Cofinimmo entered Spain in September 2019, where it already holds a healthcare real estate portfolio for a fair value of 364 million EUR in investment properties, to which 43 million EUR of finance lease receivables and 16 million EUR of prepayments in non-current financial assets were added.

Asset location	Type of works / Type of asset	Year built / renovated	Approx. surface area (in m ²)	Number of beds	Operator-tenant	Type of lease	Lease length (in years)	Price / Investment budget (in million EUR)
ACQUISITIONS								
1 Dos Hermanas (Andalusia)	Construction of a nursing and care home	Ongoing	7,700	135	Grupo Reifs	Triple net	30	± 12
2 Valladolid (Castile & León)	Construction of a nursing and care home	Ongoing	8,100	160	Genesenior	Triple net	25	± 14
PROVISIONAL ACCEPTANCE								
3 Tarragona (Catalonia)	Nursing and care home	2023	6,800	172	Clece	Double net	25	± 15

Nursing and care home - Dos Hermanas

In 2023, Cofinimmo started the construction of a new nursing and care home on a plot of land acquired earlier in Seville (Andalusia). The building will have a total surface area of approximately 7,700 m² and will offer 135 beds. The centre is located next to the Convention Centre of Dos Hermanas, currently under construction, next to the new SE-40 expressway and the new regional train station. For this site, Cofinimmo foresees an A-level energy performance and a BREEAM Excellent certification.



► Render of the future nursing and care home - Dos Hermanas (Andalusia - ES)

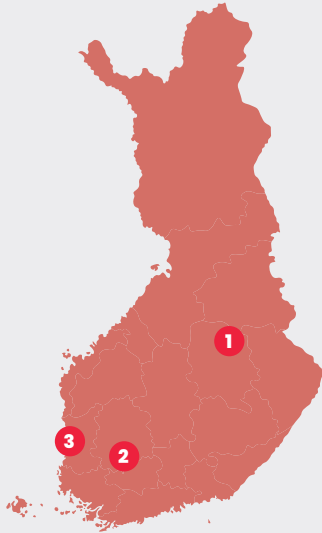


The secret tool is a



► Nursing and care home - Tarragona (Catalonia - ES)

Finland



15 million EUR
investments in 2023

1
ongoing development project

Cofinimmo entered Finland in November 2020, where it already holds a healthcare real estate portfolio for a fair value of 153 million EUR.

Asset location	Type of works / Type of asset	Year built / renovated	Approx. surface area (in m ²)	Number of beds	Operator-tenant	Type of lease	Lease length (in years)	Price / Investment budget (in million EUR)
PROVISIONAL ACCEPTANCES								
1 Kuopio	Nursing and care home	2023	4,200	75	Nonna Group Oy	Double net	20	± 17
2 Helsinki	Nursing and care home	2023	4,200	83	Attendo	Double net	15.5	± 19
3 Raisio	Nursing and care home	2023	5,000	98	Ikifit Oy	Double net	15	± 15



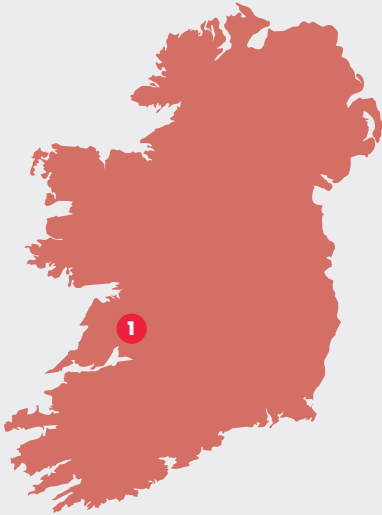
► Aerial view of the nursing and care home – Helsinki (FI)

Nursing and care home – Helsinki

In 2023, Cofinimmo announced the provisional delivery of a nursing and care home located in Helsinki, the capital of Finland, on the southern coast of the country. The nursing and care home is located in a green and quite residential area, about 15 km east from the city centre, in Vuosaari, close to several shops and public transport services.

The site has a surface area of approximately 4,200 m² and offers 75 intensive care rooms spread over three storeys as well as 8 lighter care rooms on the ground floor. The level of energy performance of the building is B.

Ireland



8 million EUR
investments in 2023

Cofinimmo entered Ireland in January 2021, where it already holds a healthcare real estate portfolio for a fair value of 100 million EUR.

Asset location	Type of works / Type of asset	Year built / renovated	Approx. surface area (in m ²)	Number of beds	Operator-tenant	Type of lease	Lease length (in years)	Price / Investment budget (in million EUR)
ACQUISITION								
1 Limerick	Nursing and care home	2008	2,700	56	Mowlam Healthcare	Triple net	25	± 8



► Aerial view of the nursing and care home – Limerick (IE)

Nursing and care home – Limerick

In 2023, Cofinimmo acquired a nursing and care home in Limerick. The Park nursing and care home is located in a green residential neighbourhood, about 4 km from the city centre. It benefits from a bus stop in front of the building and is easily accessible by car.

Built in 2008, the nursing and care home has a total surface area of approximately 2,700 m² and offers 56 beds, which are in en-suite rooms. The asset has a good energy performance and several upgrades are planned for the future.

The secret animal #1 is a



Italy



1 million EUR
investments in 2023

Cofinimmo entered Italy in May 2021, where it already holds a healthcare real estate portfolio for a fair value of 217 million EUR.



► Nursing and care home - Novara (IT)

United Kingdom



2 million EUR
investments in 2023

Cofinimmo entered the United Kingdom in July 2021, where it already holds a healthcare real estate portfolio for a fair value of 67 million EUR.



► Nursing and care home – Milton Keynes (UK)



An opportunity-seeking
approach with
long-term income

living

► Joël Assoba
Senior Property Manager - Offices
► Brasserie René - Antwerp (BE)

Highlights

7%

of the consolidated portfolio

24 million EUR

Divestments

0.5 billion EUR

Fair value of the portfolio

854

number of assets, of which

853 pubs and restaurants

1 PPP booked as operating lease

6.9%

Gross rental yield

7

contracts relating to assets in operation in the PPP portfolio, booked as finance leases

99.8%

Occupancy rate

309,000 m²

Surface area

12 years

Weighted average residual lease length

126 kWh/m²

Annual energy intensity of the covered segment

1

PPP building with BREEAM certification

In November 2023, Cofinimmo completed the disposal of its portfolio of insurance agencies leased to the MAAF insurance company (Cofinimur I). Since then, Cofinimmo's property of distribution networks portfolio only consists of pubs and restaurants leased to the AB InBev brewery group (Pubstone). This portfolio, acquired in 2007 through sale & leaseback transactions, generates long-term revenues.

In 2023, Cofinimmo invested 4 million EUR and divested for 24 million EUR.

In addition to this sub-segment, Cofinimmo also invests in special-use buildings in Belgium through public-private partnerships (PPPs). The company thus contributes to the renovation and improvement of public and parapublic real estate assets. To date, the PPP portfolio includes eight contracts related to assets in operation.

Breakdown of property of distribution networks by country (at fair value - in %)

64%

Pubstone -
Belgium

30%

Pubstone -
The Netherlands

6%

Other -
Belgium¹

- ▶ From left to right:
Filip Gustin, Office Assistant
Ivo Nuyts, Senior Project Manager
- ▶ Brasserie René - Antwerp (BE)



1. In 2021, two assets have been allocated to the 'Other (Belgium)' distribution networks real estate segment. These are the Tenreuken land reserve in Brussels and the federal police station at Kroonveldlaan 30 in Dendermonde, together representing 6% of the property of distribution networks portfolio.

Market characteristics

Pubstone

The assets which make up Cofinimmo's property of distribution networks portfolio do not represent traditional commercial assets since they are let in bulk to a single tenant. This type of portfolio, acquired within the framework of sale & leaseback transactions, therefore constitutes a niche market.

Sale & leaseback transactions

The sale price per square metre requested by the seller is usually reasonable as it concerns buildings which are leased back to the seller, the latter being therefore responsible for paying rent after the sale. The latter must therefore bear the rent after the sale.

Optimisation of the points-of-sale network for the tenant's business

The buildings are necessary for the tenant's activity due to their location and are leased for the long term. For most of these buildings, the probability of renewing the contract at the end of the lease is therefore high.

Capital risk granularity

Should the tenant leave, a significant portion of the properties can be sold as retail outlets or for housing to local investors, professionals or not, as the amounts to be invested are often attainable for this type of investor.

Support of tenants for the management, development and renovation of the assets

Cofinimmo maintains an ongoing dialogue with the occupant-tenant to increase the geographical scope of the sales network of the latter. Buildings with leases that will not be renewed at their term or which require renovation works in the medium term can thus be identified in advance. In addition, Cofinimmo can acquire new buildings the tenant would like to include in his network.

Public-private partnerships

Cofinimmo strives to meet the specific needs of public authorities and provides real estate and financial expertise for long-term partnerships, which are usually subject to public contracts.

Cofinimmo is responsible for analysing the economic and technical life cycle of the project. This analysis identifies the best compromise between initial investment and future expenses, for both maintenance costs as well as for replacement and repair costs.

However, Cofinimmo does not bear the construction risk for this type of property investment, since this is the responsibility of an appointed general contractor, to whom the group agrees to pay a flat fee upon delivery of the building. Nevertheless, the group supervises the quality and execution of the construction works.

Cofinimmo is usually responsible for up-keep and maintenance throughout the tenancy, which is under a lease for an extended period or long-lease. At the end of the lease, the public authority has the option to purchase the property or to transfer ownership free of charge. Cofinimmo therefore does not have perpetual ownership of these assets and, as a result, they are included under the 'finance lease receivables' heading on the balance sheet for 85.0 million EUR as at 31.12.2023.

Assets in operation in the PPP portfolio as at 31.12.2023

Property	Surface area	Accounting procedure
Courthouse - Antwerp	72,132 m ²	Finance lease
Prison - Leuze-en-Hainaut	28,316 m ²	Finance lease
Fire station - Antwerp	23,323 m ²	Finance lease
Police station - Termonde/Dendermonde	9,645 m ²	Operating lease
Several sites of the Université Libre de Bruxelles - Brussels (Ixelles/Elsene)	22,902 m ²	Finance lease
Police station - HEKLA zone	3,800 m ²	Finance lease



► Courthouse - Antwerp (BE)

Strategy implementation

Pubstone

At the end of 2007, Cofinimmo acquired, within the framework of a property partnership, the entire portfolio of pubs and restaurants, previously owned by Immobrew SA/NV, a subsidiary of AB InBev, since then renamed Pubstone SA/NV. Cofinimmo leases the premises back to AB InBev for an initial term of 27 years, the current maturity being in 2035. AB InBev sub-leases the premises to operators and retains an indirect stake of 10% in the Pubstone organisation. Cofinimmo bears no risk with respect to the commercial operation of the pubs and restaurants, but handles the structural maintenance of roofs, walls, façades and outside woodwork. At the end of the lease, AB InBev can either renew the lease under the same conditions or return the spaces free of occupation.

In Belgium, the internal Pubstone team consists of six people, excluding support services, who work in portfolio management (property management). There is only one team member in the Netherlands.



► From left to right:
 Joël Assoba - Senior Property Manager - Offices
 Filip Gustin - Office Assistant
 ► Brasserie René - Antwerp (BE)

► ESG

In the acquisition phase of this segment, a long-term partnership with the tenant is essential.

A distribution network consists of a large number of small-scale individual assets. Throughout the term of the lease, asset arbitrage is particularly important to ensure sustainability. Cofinimmo endeavours to transform empty areas into useful spaces, for example through the reconversion of open spaces into residential apartments, for example by temporarily making unused floors above shops available as dwellings. Finally, it favours the use of modern techniques and sustainable materials to reduce the carbon footprint of buildings during works on the exterior shell of assets. In particular, an advanced policy is implemented concerning roofing insulation during watertightness works.

For unique assets with public use, public authorities are often held up as examples of sustainable development. They are required to include high technical criteria in terms of energy performance. Cofinimmo is constantly looking for innovative solutions to help finance a public need.

Achievements in 2023

Pubstone: pubs and restaurants

Divestment of 14 pubs and restaurants

In 2023, Cofinimmo divested 14 pubs and restaurants (10 located in Belgium and 4 located in the Netherlands) through its subsidiaries Pubstone and Pubstone Properties, which had been vacated by AB InBev, for a total amount of approximately 5 million EUR, an amount higher than the fair value of the assets prior to the conclusion of the agreements.

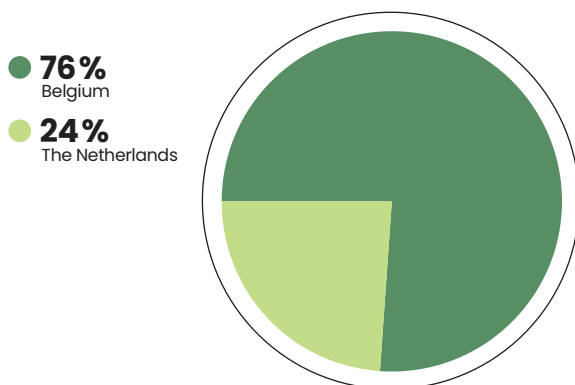
Technical interventions and renovation projects

In 2023, the property and project management operational teams supervised 491 technical interventions on the portfolio of pubs and restaurants (377 in Belgium and 114 in the Netherlands). They also managed 133 renovation projects (111 in Belgium and 22 in the Netherlands), for a total amount of approximately 4 million EUR. This consisted primarily of façade and roofing renovations.

Main renovation projects in 2023

Location	Type of works
BELGIUM	
Windsor De Keyserlei 39 – Antwerp	Renovation of rear façade, roof, external joinery and painting of front façade
Bar Bas Visserskaai 11 – Antwerp	Replacement of external joinery and painting of façade
De Kleine Hal Maastrichterstraat 30 – Hasselt	Roof renovation
La Villance Bvd du Souverain/Vorstlaan 274 – Brussels	Roof renovation, replacement of windows and painting
Café De Belleman Botermarkt 8 – Gand/Gent	Roof renovation and replacement of windows
Café Les 4 Saisons Grand'Place 68 – Tournai/Doornik	Roof renovation, replacement of windows and painting
Café Hemelrijk Oudenberg 2 – Geraardsbergen	Roof renovation, replacement of windows and painting of façades
THE NETHERLANDS	
Café De Bel Markt 24-26 – Valkenswaard	Roof renovation, replacement of windows and external painting
Billy's Poolcafé Lange Kruisweg 66 – Veldhoven	Roof renovation, replacement of windows and external painting

Breakdown of assets by country (number of assets in %)



Cofinimur I: insurance agencies

Completion of the divestment of the Cofinimur I portfolio

On 06.11.2023, Cofinimmo announced that it had successfully completed the disposal of the Cofinimur I portfolio, which consisted of insurance agencies leased to the French MAAF group.

Announced on 23.09.2021, the sale of this portfolio (comprising 265 assets at that time), is fully in line with Cofinimmo's strategy of disposing of assets deemed non-strategic, in order to pursue the expansion and renewal of the healthcare real estate portfolio in Europe.

This large-scale disposal operation (given the geographical dispersion of the assets making up the portfolio) was completed in just over two years, for approximately 111 million EUR. Some of these assets were sold in clusters, while others were sold individually.

These disposals enabled Cofinimmo to gradually reduce its debts-to-assets ratio by around 0.9% and generated disposal proceeds slightly higher than the fair value of the portfolio when the disposal process was launched in September 2021.

The secret animal #2 is a



► Restaurant De Vooruitgang - Eindhoven (NL)



Creating value through
capital recycling

working

► From left to right:
Alessia Zangrossi - Project Management Assistant
Quentin Montens - Valuation Analyst
Myriam Hallet - Senior Commercial Account Manager
Office building The Gradient - Brussels decentralised (BE)

Highlights

18%

of the consolidated portfolio

236 million EUR

Divestments

1.1 billion EUR

Fair value of the portfolio

5 years

Weighted average residual lease length

6.4%

Gross floor area

331,000 m²

area



93.9%

Occupancy rate

7

Buildings with BREEAM or ActiveScore certification

128 kWh/m²

Annual energy intensity of the covered segment

41

Number of assets

Recentring the portfolio towards Brussels' CBD



68%
Brussels' CBD

18%
Decentralised

4%
Periphery

11%
Other regions

As an important player in Brussels' office sector for 40 years, Cofinimmo draws on its accumulated experience in the sector to dynamically and proactively manage its portfolio of office buildings. Rental management, developments adapted to new working methods, renovation and conversion programmes and asset arbitrage are carried out with a long-term view.



- ▶ From left to right:
Benjamin De Reus, Data Leader
Frédéric Magain, IT Support Engineer
- ▶ Office building The Gradient – Brussels decentralised (BE)

Market characteristics¹

The Brussels office market sub-segments

The Brussels office market consists of several sub-segments. The first five are often grouped under the heading 'Central Business District' (CBD).

Brussels centre

- Historic heart of the city
- Major occupants: Belgian public authorities and Belgian medium or large private companies.

Leopold district

- European district of the city
- Major occupants: European institutions and delegations or associations working with them, medium or large private companies, law firms, lobbyists.

Brussels North

- Business area
- Major occupants: Belgian and regional public authorities, semi-public companies and large private companies.

Louise district

- Prestigious district, mixed zone (residential and offices)
- Major occupants: law firms, embassies and medium-sized private companies.

South district (Midi)

- District surrounding the Brussels-South railway station
- Major occupants: SNCB/NMBS, railway-related companies, Belgian public authorities.

Brussels decentralised

- Rest of the territory of the 19 municipalities of the Brussels-Capital Region, a mainly residential area
- Major occupants: private companies of all sizes.

Brussels periphery

- Area located in the immediate vicinity of the Brussels-Capital Region, the Ring and the national airport
- Major occupants: private companies of all sizes.

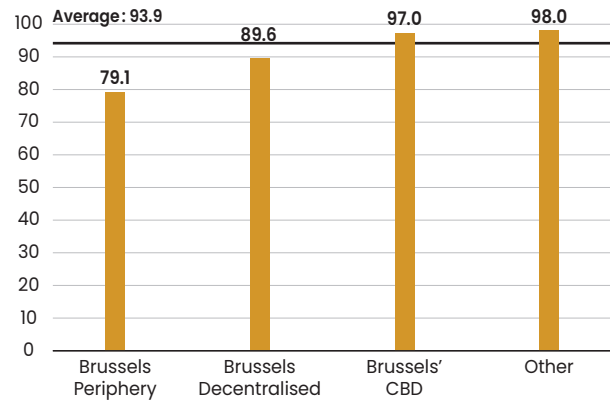
The Brussels office rental market

Information on the office rental market is included in the chapter 'Market commentary' (see page 177 of this document).

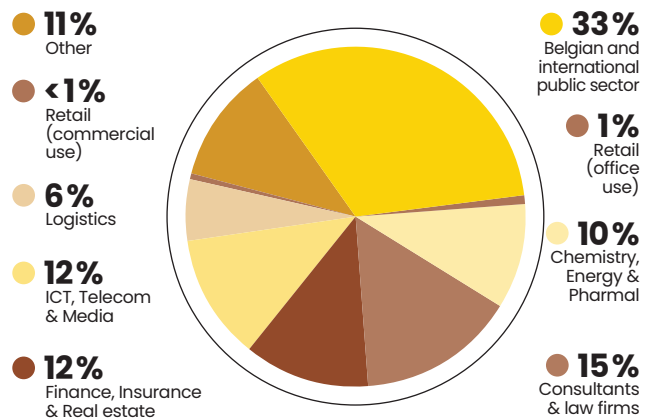
The Brussels office investment market

Information on the Brussels office investment market can be found in the chapter 'Market commentary' (see page 177 of this document).

Occupancy rate by geographical area (as at 31.12.2023 - in %)



Breakdown of the consolidated portfolio by tenant business sector (as at 31.12.2023 - in contractual rents of 59 million EUR - in %)



1. Market information deriving from the CBRE, Cushman & Wakefield, Jones Lang LaSalle and BNP market research.

Strategy implementation

Contribution of the office portfolio into a subsidiary

On 29.10.2021, Cofinimmo contributed its office branch to a wholly-owned subsidiary called Cofinimmo Offices SA/NV which obtained the status of institutional regulated real estate company (SIRI). As at 31.12.2023, the subsidiary had a total balance sheet of 1.2 billion EUR (2022: 1.4 billion EUR), with an equity of 0.8 billion EUR (2022: 0.9 billion EUR) and a debt-to-assets ratio of approximately 31% (2022: 37%).

Proximity to clients

Cofinimmo endeavours to build close and sustainable relationships with its tenants (see chapter 'Stakeholder dialogue as driver for transition') to ensure client satisfaction and loyalty. Building management is handled entirely in-house. Given the size of its office portfolio, the group is able to implement a comprehensive human and technical management platform and to bear the associated costs.

The technical teams consist of industrial and civil engineers, architects and interior designers who supervise upgrading, maintenance and renovation work. The service desk is available 24/7 and is responsible for coordinating requests for service and repairs.

The sales teams are in regular contact with clients in order to respond flexibly to their needs. The administrative and accounting teams invoice rents and provide a breakdown of charges and taxes. The legal department draws up the leases and follows up on any disputes.

Proactive rental management

The rental vacancy risk Cofinimmo faces each year involves an average of 10% to 15% of its office portfolio. A commercial strategy based on a close relationship with clients contributes to a continued high occupancy level and positive operating margin growth.

The commercial strategy is implemented by the incorporation of innovative solutions intended to best meet tenant needs for workspace flexibility, mobility, and diversity. The development of Flex Corner® and The Lounge® concepts are examples of this.

Flex Corner® by Cofinimmo

This concept enables clients looking for smaller office spaces to lease a private space in an office building equipped with shared infrastructure (e.g. kitchenette, lounge, meeting rooms). Leases are offered on a monthly basis and include rent, taxes, and charges for both the private space and shared areas. Contracts are established for a period of time corresponding to the client's needs, with a minimum lease of one year. A 'customise your lease' option is also available, making it possible for tenants to establish their own lease period based on contractual terms suited to their needs.

This concept was initiated in 2016 and is now available in three buildings with vacant space. At the end of 2023, the occupancy rate of the Flex Corner® sites stood at approximately 88%.

▶ ESG

In the day-to-day management of its office portfolio, Cofinimmo pursues one of its primary objectives, which is to adopt a sustainable and environmental approach.

During an acquisition in particular, Cofinimmo's influence can be decisive. It assesses the need for the redevelopment of a project so as to keep the building up to standard over the long term. During the selection of projects, it considers the location and in particular the accessibility of the site using sustainable transport.

Of course, Cofinimmo adopts a life cycle approach for the technical management of buildings. When an office building reaches the end of its life, the construction is recycled. In central locations in Brussels, where demand for offices is high, the building is thoroughly renovated. For less central sites, a study is carried out on the possible reconversion of the building. Thus, Cofinimmo endeavours to best respond to the changing needs of office users in terms of the flexibility, mobility and diversity of living spaces at work.

Furthermore, Cofinimmo pays specific attention to transforming the urban landscape in a responsible manner by focusing on the diversity of districts and their aesthetics. Cofinimmo also favours the use of modern techniques and sustainable materials to reduce the carbon footprint of the buildings developed, while also endeavouring to limit and reuse waste from project sites.

The day-to-day management of office buildings is also a real source of leverage in the sustainable development strategy. Property management has been an in-house activity since 1999, and its influence is significant. Making tenants aware of their energy consumption and the signing of agreements with green energy suppliers is intended to reduce the carbon footprint of buildings. Environmental data management software processes the consumption figures (water, gas, electricity) and waste production for all the common spaces of office buildings under operational control, as well as the private consumption voluntarily provided by the different tenants. Using this tool helps identify possible sources of savings and measure the impact of the investments made. Through the installation of remotely readable meters, the whole office portfolio is connected to the energy accounting software in real time.

Through these areas of focus, Cofinimmo wishes to fully carry out its societal and environmental responsibility.

The Lounge® by Cofinimmo

The group has two The Lounge® by Cofinimmo sites: the first, inaugurated in 2016, in the Park Lane in Diegem and the second, completed in 2017, in the Gradient building in Brussels (Woluwé-Saint-Pierre/Sint-Pieters-Woluwe).

Cofinimmo provides tenants and their visitors with modern, inspiring, and comfortable shared spaces that include catering, meeting, networking, and relaxation areas. The spaces are managed on-site by the community manager. The concept meets the growing need for a range of different types of work spaces.

Selective arbitrage of assets

Cofinimmo has implemented a selective arbitrage policy for its office buildings compatible with a comprehensive management platform.

In parallel with the expansion of the healthcare real estate segment, Cofinimmo is focusing on rebalancing its office portfolio between the various sub-segments, to prioritise high-quality buildings located in Brussels' CBD. The vacancy rate in this segment, is lower than the city's average market, making it possible to obtain higher net returns.

Being close to public transport means less pollution from commuting.

The goal is to take advantage of investors' appetite for certain types of assets and to optimise the portfolio composition in terms of age, size, location, energy performance, and the rental situation of buildings. The funds collected are then reinvested in high-quality buildings located in Brussels' CBD.

Redevelopment projects

Cofinimmo's internal technical teams, consisting of industrial and civil engineers, architects, and interior designers, are responsible

for redevelopment projects including renovations, reconstruction, and conversion. The projects are part of a long-term programme to optimise the composition of the portfolio, create value, and, more broadly, to responsibly transform the urban landscape.

Office building Montoyer 10 – Brussels' CBD (BE): a model of sustainability

The redevelopment of the M10 is part of a biophilic approach that aims to maintain contact between people and nature, even in urban areas.

The architectural design of this building includes a concrete core and basement, while all other superstructures (floors, columns, structural façade elements) are made of wood from sustainable forests. The use of renewable materials and technologies has significantly reduced the building's carbon footprint, while the optimised prefabrication of its components has reduced waste and created healthy spaces.

The building will have a private garden, a green roof, accessible terraces on the sixth and seventh floor, triple glazing, solar panels, LED lighting and heat pumps. The ground and first floor will have fully glazed facades with high transparency, improving the feeling of space and increasing the interaction between the building's activities and its environment

In addition to an A-level energy label and a BREEAM Outstanding certification, the M10 was also granted WELL Platinum and CO₂ neutral company labels.

Occupancy rate

Cofinimmo's office portfolio occupancy rate was 93.9% at 31.12.2023 compared to 92.6% for the overall Brussels office market¹. In 2023, renegotiations and new leases have been signed for a total of almost 65,207 m² of office spaces. The most significant transactions are listed in the table below.

Geographical area	Name of property	Transaction type	m ²
Brussels' CBD	Arts/Kunst 46	Lease	600
Brussels' CBD	Loi/Wet 34	Lease	600
Brussels' CBD	Montoyer 10	Lease	1,200
Brussels' CBD	Loi/Wet 89	Lease	3,200
Brussels' CBD	Loi/Wet 34	Renegotiation & lease	1,600
Brussels' CBD	Meeûs 23	Renegotiation	800
Brussels' CBD	Loi/Wet 227	Renegotiation	1,200
Brussels' CBD	Trône/Troon 98	Renegotiation	600
Brussels' CBD	Arts/Kunst 46	Renegotiation	1,300
Brussels' CBD	Guimard 10	Renegotiation	7,600
Brussels' CBD	Guimard 10	Renegotiation	600
Brussels' CBD	Everegreen	Renegotiation	16,100
Brussels' CBD	Ligne 13	Renegotiation	800
Brussels' decentralised	Bourget 50	Lease	600
Brussels' decentralised	Tervu(e)ren 270	Lease	1,500
Brussels' decentralised	Tervu(e)ren 270	Lease	4,200
Brussels' decentralised	Tervu(e)ren 270	Renegotiation & lease	1,800
Brussels' decentralised	Bourget 44	Renegotiation	2,300
Brussels' decentralised	Herrmann-Debroux	Renegotiation	600

1. Source: Cushman & Wakefield.

Geographical area	Name of property	Transaction type	m ²
Brussels' periphery	Park Hill	Renegotiation & lease	10,000
Brussels' periphery	Park Lane	Renegotiation	1,030
Brussels' periphery	Park Hill	Renegotiation	1,200
Other regions	AMCA – London Tower – Antwerp	Lease	1,100
Other regions	AMCA – Avenue Building – Antwerp	Lease	600
Other regions	AMCA – Avenue Building – Antwerp	Lease	600
Other regions	AMCA – London Tower – Antwerp	Renegotiation	600
Other regions	Mechelen Station – Malines/Mechelen	Lease	600
Other regions	Mechelen Station – Malines/Mechelen	Renegotiation	1,100
Other regions	Mechelen Station – Malines/Mechelen	Renegotiation	1,500

Achievements in 2023

Pursuing the asset rotation strategy

In 2023, Cofinimmo Offices SA/NV announced the divestment of several office buildings located in non-strategic areas of its portfolio. By way of example, we can mention:

- the disposal of the Mercurius 30 office building in the periphery of Brussels announced in January 2023 for approximately 6 million EUR;
- the disposal of the Geogin 2 office building in the decentralised area of Brussels announced in March 2023 for approximately 29 million EUR;

- the disposal of the mix-used site Woluwe 151 in the periphery of Brussels announced in April 2023 for approximately 10 million EUR;
- the divestment of the Brand Whitlock 87-93 and Woluwe 58 office buildings (the latter currently being the head office of the Cofinimmo group) announced in June 2023 for approximately 24 million EUR.

These divestments - made at fair values that are in line with or higher than those determined by Cofinimmo's independent real estate valuers - are fully in line with Cofinimmo's strategy in the office segment.

Property	Location	Surface area of planned sale	Type of transaction	Conclusion of the planned sale /	Disposal price / investment (net EUR)
Mercurius 30	Brussels periphery	± 6,100 m ²			± 6
Geogin 2	Brussels decentralised	± 17,700 m ² (+340 parking spaces)			± 29
Woluweaan 151	Brussels periphery	± 9,200 m ² (+328 parking spaces)	Divestment		± 10
Loi/Wet 57	Brussels' CBD	± 10,000 m ²	Divestment	Q2 2023	± 36
Science/Wetenschap 41	Brussels' CBD	± 2,900 m ²	Divestment	Q2 2023	± 12
Woluwe 58	Brussels decentralised	± 3,900 m ²	Divestment	Q2 2023	± 12
Loi/Wet 89	Brussels' CBD	± 3,200 m ²	Acquisition	Q2 2023	± 7
Brand Whitlock 87-93	Brussels decentralised	± 6,200 m ²	Divestment	Q3 2023	± 12
Nerviëns/Nerviërs 105	Brussels' CBD	± 9,200 m ²	Divestment	Q3 2023	± 20
Stationsstraat 100, 102-108 et 120	Other regions	± 14,000 m ² (+273 parking spaces)	Divestment	Q4 2023	± 27
Park Hill	Brussels periphery	> 16,000 m ²	Divestment	Q4 2023	
Herrmann-Debroux 44-46	Brussels decentralised	± 9,700 m ² (+167 parking spaces)	Divestment	Q4 2023	± 60
Everegreen	Brussels decentralised	> 16,000 m ²	Divestment	Q4 2023	

The secret vegetable is



Committed office investment programme

Project	Type (of works)	Surface area (in m ²) (after works)	Estimated completion date	Total investments	Total investments as at 31.12.2023	Total investments in 2024	Total investments after 2024
(x 1,000,000 EUR)							
Belgium							
Montoyer 10 (Brussels)	Redevelopment	6,000	Q1 2024	18	14	3	0
Stationsstraat 110 (Malines/Mechelen)	Renovation	15,000	Q1 2025	36	22	14	0
TOTAL INVESTMENT PROPERTIES, NON-CURRENT FINANCIAL ASSETS, FINANCE LEASE RECEIVABLES AND ASSOCIATES				54	36	17	0

Composition of the consolidated portfolio

At 31.12.2023, the consolidated property portfolio of the Cofinimmo group consisted of 1,211 buildings with a total surface area of 2,500,000 m². Its fair value amounts to 6.2 billion EUR.

Healthcare real estate represents 75% of the group's portfolio and is spread over nine countries: Belgium, France, the Netherlands, Germany, Spain, Finland, Ireland, Italy and the United Kingdom. The share of office buildings accounts for 18% of the consolidated portfolio. This part of the portfolio is located entirely within Belgium, mainly in Brussels, the capital of Europe. The group also owns one distribution network leased to AB InBev, a major player in Belgium and the Netherlands.



► Nursing and care home - Raisio (FI)

The portfolio consists of:

in Belgium

- healthcare and office assets, a network of pubs and restaurants and public-private partnerships;

in France

- healthcare assets;

in the Netherlands

- healthcare assets and a network of pubs and restaurants;

in Germany

- healthcare assets;

in Spain

- healthcare assets;

in Finland

- healthcare assets;

in Ireland

- healthcare assets;

in Italy

- healthcare assets;

in the United Kingdom

- healthcare assets.

Changes in the consolidated portfolio

Change from 1996 to 2023

Cofinimmo was approved as a public fixed capital investment company (Sicafi/Vastgoedbevak - now SIR/GVV) in 1996. The investment value of its consolidated portfolio amounted to precisely 600 million EUR at 31.12.1995. At 31.12.2023, it exceeds 6.5 billion EUR.

Between 31.12.1995 and 31.12.2023, the group:

- invested a total of 8,275 million EUR in investment properties (acquisitions, constructions and renovations);
- divested for a total amount of 2,868 million EUR.

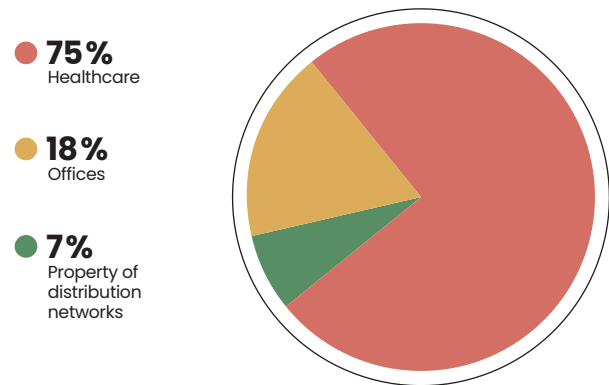
On average, Cofinimmo realised net capital gains on investments of 7% upon disposal (based on the latest annual valuations preceding the disposal, before deduction of payments to intermediaries and other miscellaneous expenses). These figures do not include capital gains and losses realised on the sale of shares of companies owning buildings. These amounts are recorded as capital gains or losses on the sale of securities.

The graph on the bottom of next page shows a breakdown by real estate segment of investments totalling 8,275 million EUR between 1996 and 2023.

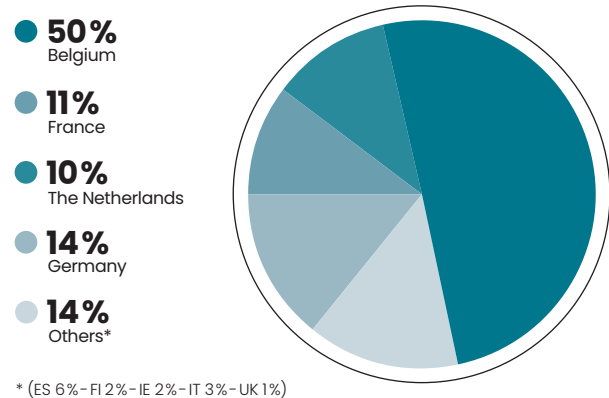
Change in the investment value of the consolidated portfolio between 1996 and 2023 (x 1,000,000 EUR)

Investment value of the portfolio as at 31.12.1995	609
Acquisitions	6,925
Constructions and renovations	1,351
Net disposal value	-3,074
Realised gains and losses compared to the last annual estimated value	205
Writeback of lease payments sold	233
Change in the investment value	292
Currency translation differences linked to conversion of foreign activities	-1
Investment value of the portfolio as at 31.12.2023	6,539

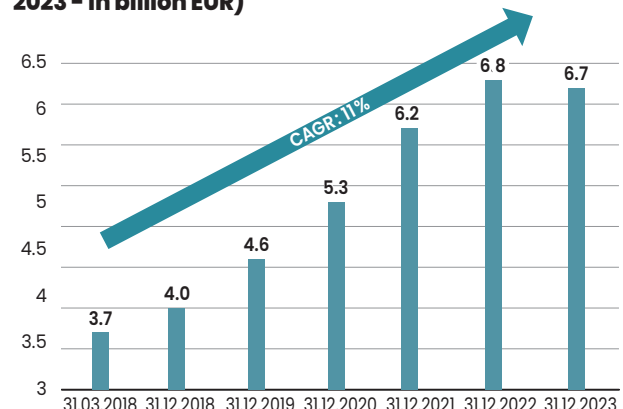
Breakdown of the consolidated portfolio by real estate segment (as at 31.12.2023 – at a fair value of 6,231 million EUR – in %)



Breakdown of the consolidated portfolio per country (as at 31.12.2023 – at a fair value of 6,231 million EUR – in %)



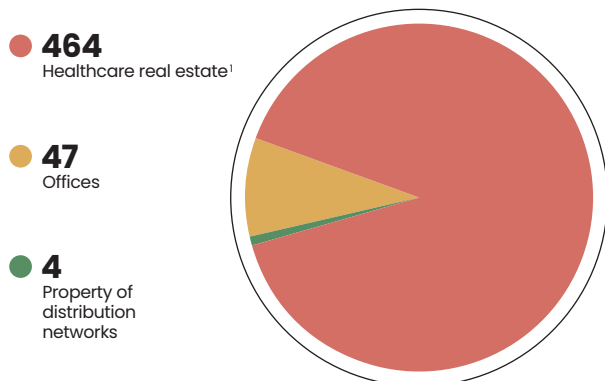
Accelerated growth of the consolidated portfolio (overall consolidated asset between 2018 and 2023 – in billion EUR)



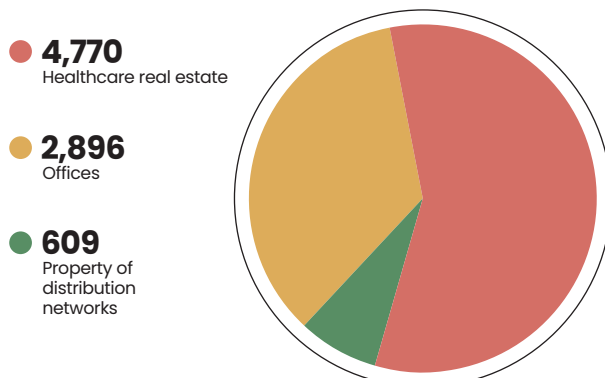
► **Nursing and care home - Legazpi (Madrid - ES)**



Breakdown of investments by real estate segment in 2023 (in investment value - x 1,000,000 EUR)



Breakdown of investments by real estate segment between 1996 and 2023 (in investment value - x 1,000,000 EUR)



Change in 2023

The investment value of the consolidated portfolio increased from 6,492 million EUR at 31.12.2022 to 6,539 million EUR at 31.12.2023. At fair value, the figures were 6,200 million EUR at 31.12.2022 and 6,231 million EUR at 31.12.2023.

In 2023, the Cofinimmo group:

- invested a total of 515 million EUR¹ in investment properties (acquisitions, constructions and renovations);
- divested for a total amount of 303 million EUR.

The divestments carried out in 2023 consisted primarily of 12 office buildings, 14 pubs and restaurants from the Pubstone distribution network, 71 insurance agencies from the Cofinimur I distribution network and 5 assets in healthcare real estate.

The graph on this page shows the breakdown of investments by real estate segment realised in 2023, totalling 515 million EUR, which includes also the change in non-current financial assets, the change in investments in associates and the impact of the consolidation of the SCI Foncière CRF, giving a total of 338 million EUR.

Investment properties (including non-current assets held for sale) increased by 31 million EUR in 2023 (47 million EUR at investment value), i.e. a 0.5% increase. The table on the next page details the change in fair value of the portfolio in 2023 by segment and geographical area.

Change in the investment value of the consolidated portfolio in 2023 (x 1,000,000 EUR)

Investment value of the portfolio as at 31.12.2022	6,492
Acquisitions ¹	343
Constructions and renovations	173
Net disposal value	-299
Realised gains and losses compared to the last annual estimated value	-4
Writeback of lease payments sold	1
Change in the investment value	-169
Currency translation differences linked to conversion of foreign activities	1
Investment value of the portfolio as at 31.12.2023	6,539

1. As well as -1 million EUR in investments in associates, finance lease receivables and other non-current receivables. It should be noted that this amount includes the recognition of investment properties (189 million EUR at investment value; 178 million EUR at fair value) as part of the consolidation of SCI Foncière CRF.

Change in fair value of the consolidated portfolio by real estate segment and by geographical area in 2023

Real estate segment and geographical area	Change in fair value ¹	Share of the consolidated portfolio
Healthcare real estate	-2.2%	74.9%
Belgium	-2.4%	26.9%
France	2.1%	11.1%
Netherlands	0.5%	8.1%
Germany	-6.6%	14.4%
Spain	-4.9%	5.8%
Finland	1.6%	2.5%
Ireland	-0.8%	1.6%
Italy	-0.5%	3.5%
United Kingdom	-2.1%	1.1%
Offices	-5.8%	17.7%
Brussels CBD	-6.1%	12.0%
Brussels decentralised	-3.1%	3.1%
Brussels periphery	-1.8%	0.6%
Other regions	-9.3%	1.9%
Property of distribution networks	0.3%	7.4%
TOTAL PORTFOLIO	-2.7%	100.0%

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

► Office building Quartz - Brussels' CBD (BE)



Rental situation of the consolidated portfolio

The commercial management of the group's portfolio is handled entirely in-house: closeness to clients enables the group to build a long-term relationship of trust, an essential element for ensuring a high occupancy rate, long lease maturities and quality tenants.

Occupancy rate

The occupancy rate of the consolidated portfolio (excluding assets held for sale), calculated on the basis of contractual rents for space leased and the rental values estimated by independent real estate valuers for unoccupied space was 98.5% at 31.12.2023. It is as follows for each real estate segment:

Real estate segment and country	Occupancy rate	Comment
Healthcare real estate	99.4%	
Belgium	100.0%	Acquired assets are fully leased to healthcare operators, with whom Cofinimmo usually signs leases with an initial term of 27 years. Assets in development are all pre-let.
France	99.6%	Acquired assets are fully leased to healthcare operators, with whom Cofinimmo usually signs leases with an initial term of 12 years. As at 31.12.2023, the average residual lease length is 8 years (it was 3 years at 31.12.2022), and two assets are empty. In 2023, 1 asset has been divested at market value, 1 asset has been delivered and 6 assets entered the portfolio, following the acquisition of a majority stake in the SCI Foncière CRF. The asset being developed is pre-let.
The Netherlands	99.1%	Cofinimmo owns 19 medical office buildings which are directly leased to healthcare professionals who receive their patients in the facilities. As at 31.12.2023, the occupancy rate of these buildings was 98.4%. All other assets are fully leased to healthcare operators, with whom Cofinimmo usually signs leases with an initial term going from 10 to 20 25 years. Assets being developed are all pre-let.
Germany	97.6%	Acquired assets are fully leased to healthcare operators, with whom Cofinimmo usually signs leases with an initial term going from 15 to 30 years.
Other ¹	100.0%	Acquired assets are fully leased to healthcare operators, with whom Cofinimmo usually signs leases with an initial term going from 12 to 35 years.
Offices	93.9%	The large majority of leases signed by Cofinimmo in this segment are 3/6/9 years. The annual rental vacancy risk facing the group represents an average of 10% to 15% of its office portfolio. By comparison, the average vacancy rate in the Brussels office market was 7.40% as at 31.12.2023 (source: Cushman & Wakefield).
Property of distribution networks	99.8%	This segment consists of the Pubstone portfolio, as well as two assets: the land reserve Tenreuken located in Brussels, and the federal police station located Kroonveldlaan 30 in Termonde/Dendermonde. Each year, as of the seventh year of the lease (2014), AB InBev has the option of terminating pub and restaurant leases accounting for up to 1.75% of the annual rental income of the total Pubstone portfolio. The group has vacated 208 assets since 2014, of which 13 have been re-let, 192 have been sold and 3 are empty.
TOTAL	98.5%	

1. This category represents the following countries: Spain, Finland, Ireland, Italy and the United Kingdom.

Timetable of lease maturities

If every tenant were to exercise their first break option, the weighted average residual length of all leases in effect on 31.12.2023 would be 13 years. The graph below shows the lease maturity for each real estate segment as at 31.12.2023.

The average residual lease length would be 13 years if no break option was exercised, i.e. if all tenants continued to occupy their surface areas until the contractual end of the leases.

Furthermore, as at 31.12.2023, nearly 70% of the leases signed by the group had a residual term greater than 9 years (see table opposite).

Breakdown of the consolidated portfolio based on lease maturities (as at 31.12.2023 - in contractual rents)

Lease maturities	Lease maturities
Leases > 9 years	69.8%
Healthcare real estate	58.6%
Property of distribution networks - Pubstone	9.3%
Offices – public sector	0.7%
Offices – private sector	1.1%
Leases 6-9 years	10.5%
Healthcare real estate	6.5%
Offices	3.5%
Property of distribution networks – Others	0.5%
Leases < 6 years	19.7%
Offices	11.2%
Healthcare real estate	8.5%
TOTAL	100%

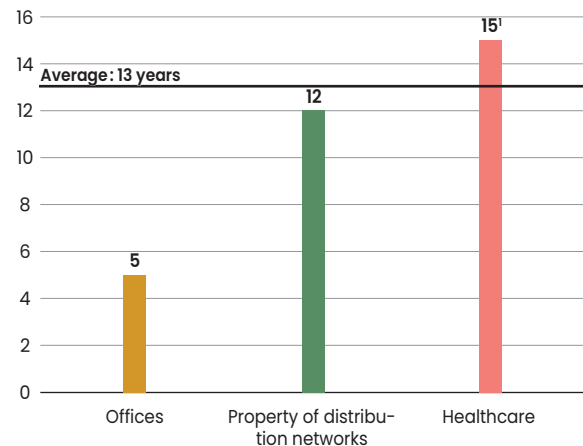
13 years

Weighted average residual lease length

98.5%

Occupancy rate

Weighted average residual lease length per real estate segment until the first possible break option (as at 31.12.2023 – in number of years)



1. For the 'Healthcare' segment, it is as follows: Belgium (17), France (8), Netherlands (10), Germany (20), Spain (20), Finland (16), Ireland (13), Italy (7) and United Kingdom (33).

Tenants

The group's consolidated portfolio consists of approximately 300 groups of tenants from a variety of sectors. Diversification contributes to the group's moderate risk profile. The listed French group Clariane (previously known as Korian), expert in senior care and support services, is the group's leading tenant. It is followed by AB InBev which leases the Pubstone pubs and restaurants portfolio. The developments in the situation of some healthcare operators is addressed in a separate section on pages 40 and 41 of this document.

Change in rental income

Rental income has increased from 326 million EUR in 2022 to 353 million EUR IN 2023, i.e. up 8.5%. On a like-for-like basis*, the level of rents increased (+5.5%) between 31.12.2022 and 31.12.2023: the positive effect of new leases (+1.2%) and indexation (+5.9% in total, including in particular +6.2% for healthcare real estate, of which +7.3% in Belgium for example, indexation being usually applied at the anniversary date of the contract) more than compensated the negative impact of departures (-1.2%) and renegotiations (-0.4%). The renegotiations include the effect of the extension of the usufruct of the Loi/Wet 56 and Luxembourg/Luxemburg 40 office buildings occupied by the European Commission, for which the assignments of receivables made in 2008 expired during the year 2022.

Rental income

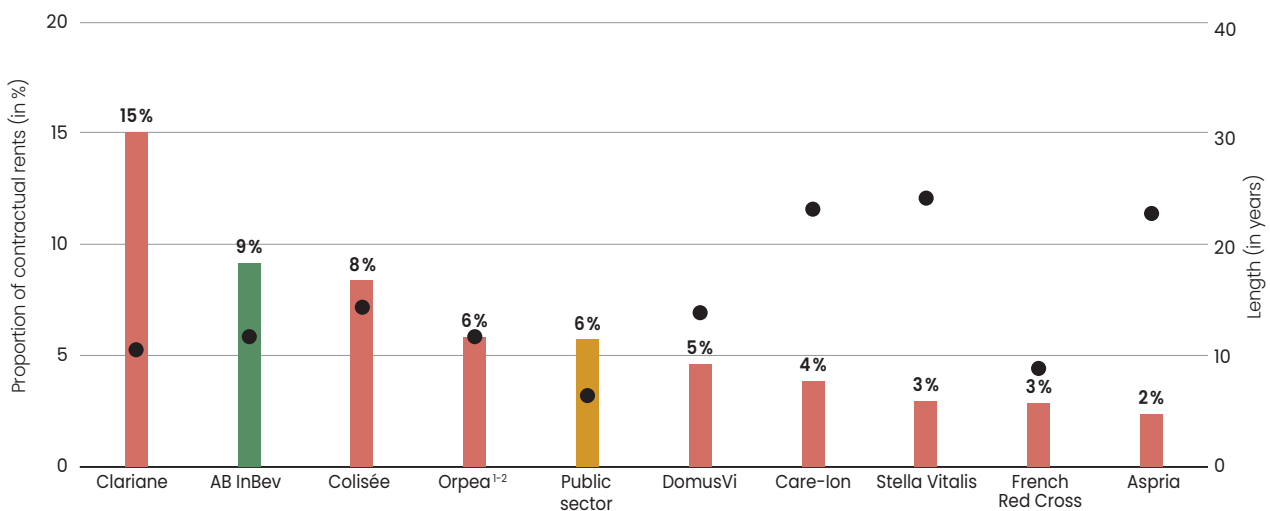
Cofinimmo is able to secure its long-term revenue thanks to its portfolio diversification strategy and its active commercial management. Over 85% of its rental income is contractually guaranteed until 2028. This percentage increases to 90% if no termination options are exercised and if all of the tenants remain in their rented spaces until the contractual end of their lease.

Breakdown of the consolidated portfolio by tenant business sector (as at 31.12.2023 - based on contractual rents of 355 million EUR - in %)

- **73.6%**
Healthcare
- **9.3%**
AB InBev
- **2.0%**
ICT, telecom & media
- **2.4%**
Consultants & law firms
- **2.0%**
Finance, insurance & real estate
- **5.9%**
Belgian & international public sector
- **4.6%**
Other



Top 10 tenants (as at 31.12.2023 - based on contractual rents - in %) and weighted average residual lease length until the first break option (as at 31.12.2023 - in number of years)



1. Of which 1.5% in France, 2.4% in Belgium, 1.7% in Germany and 0.3% in Spain. In addition, the Aldea group, in which Cofinimmo has a 27.1% stake, holds nine sites leased to Orpea in Belgium representing approximately 55% of its rental income. 2. On 20.03.2024, Orpea announced the rebranding of its name to 'Emeis'.



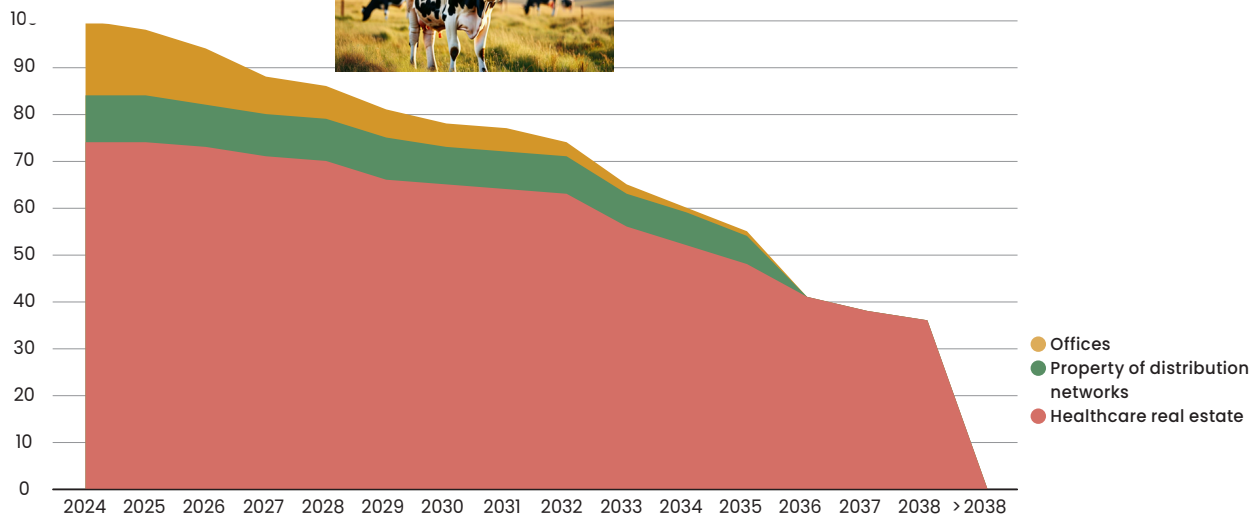
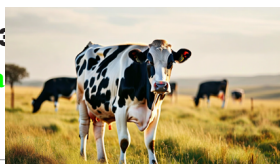
► Nursing and care home - Kuopio (FI)

Change in gross rental income on a like-for-like basis* by real estate segment in 2023

Real estate segment	Gross rental revenues at 31.12.2023 (x 1,000,000 EUR)	Gross rental revenues at 31.12.2022 (x 1,000,000 EUR)	Change	Changes in gross rental revenues on a like-for-like basis*	Share of the consolidated portfolio at fair value
Healthcare real estate	248.0	215.2	+15.2%	4.8%	74.9%
Offices	70.8	75.4	-6.1%	6.4%	17.7%
Property of distribution networks	34.7	35.1	-1.2%	7.8%	7.4%
TOTAL	353.4	325.7	+8.5%	5.5%	100.0%

Rental income (as at 31.12.2023) in %

The secret animal #4 is a



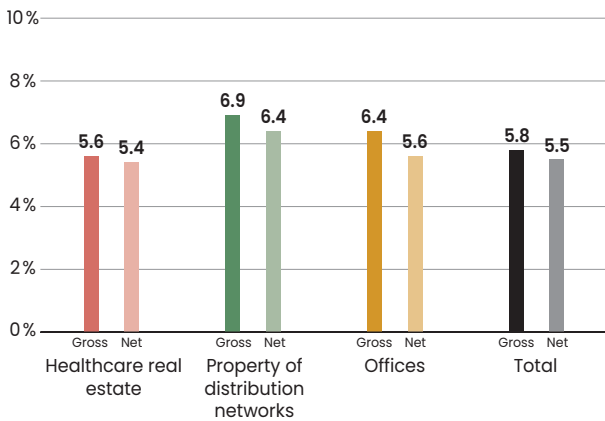
Rental yield

Rental yield is defined as the rental income for rented spaces and the estimated rental value of unoccupied space, divided by the investment value of the buildings (excluding assets held for sale) as established by independent real estate valuers. This rental yield is defined as the capitalisation rate of rental income applied to the real estate portfolio.

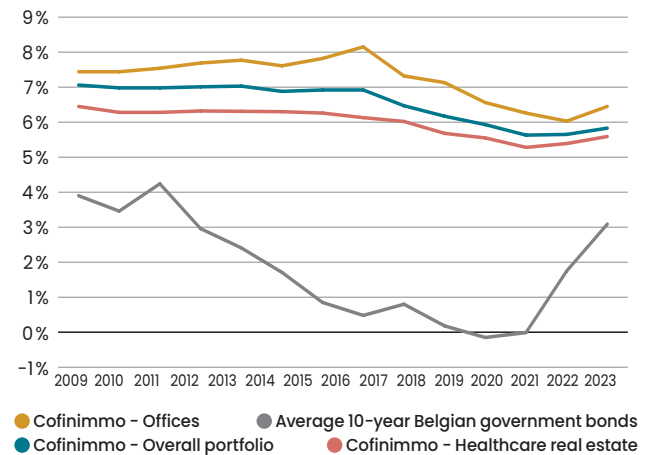
The difference between gross rental yields and net rental yields reflects direct costs: technical costs (maintenance, repairs, etc.), commercial costs (agent commissions, marketing expenses, etc.) and charges and taxes on unoccupied space. The majority of healthcare real estate leases in Belgium, United Kingdom and

Ireland are triple net, while in France, Germany, the Netherlands, Spain, Italy and Finland, the majority is double net (Dach und Fach - see Glossary). The triple net lease implies that maintenance and insurance expenses, as well as taxes, are at the tenant's expense, contrary to the double net lease. Therefore, gross and net rental yields are almost identical in this segment.

Gross/net yields per real estate segment (as at 31.12.2023 - in %)



Gross rental yield of the Cofinimmo portfolio and annual average of the 10-year Belgian government bonds rate (as at 31.12.2023 - in %)



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 ESG objectives (see chapter 'Strategy' of this document).

Cofinimmo reinforced its financial resources and its balance sheet structure during the last two financial years (cumulative capital increases of 565 million EUR in 2021 and 114 million EUR in 2022) and has continued to do so in 2023 (cumulative capital increases of 247 million EUR and new financings for a total of 230 million EUR). 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. At the end of 2023, Cofinimmo's debt consisted mainly (around 70%) of long-term financing taken out 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 RREC legislation;
- compliance with debt-to-assets ratio levels and hedging of financial charges through the cash flow;
- fair value of the real estate portfolio.

The ratios were met at 31.12.2023 and throughout 2023. 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.



► Detail of the innovative timber structure of the office building Montoyer 10 - Brussels' CBD (BE)

Financing transactions in 2023

Cofinimmo reinforced its financial resources and its balance sheet structure during the last two financial years (cumulative capital increases of 565 million EUR in 2021 and 114 million EUR in 2022) and has continued to do so in 2023 (cumulative capital increases of 247 million EUR and new financings for a total of 230 million EUR). 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. Details of the various operations carried out follow below.

Capital increases

Since 01.01.2023, Cofinimmo carried out four capital increases (optional dividend in the 2nd quarter, contributions in kind in the 3rd quarter and cash via accelerated bookbuilding in the 4th quarter, totalling 247 million EUR).

Optional dividend

The ordinary general meeting of 10.05.2023 had decided to distribute a gross dividend of 6.20 EUR per share¹ for the 2022 financial year.

The board of directors decided to offer shareholders the choice between receiving the dividend payment for the year 2022 in new shares or in cash, or to opt for a combination of both means of payment. The subscription price of one new share was set at 73.78 EUR. The new shares are entitled to Cofinimmo's results as from 01.01.2023 (first dividend payable in 2024).

Shareholders were invited to communicate their choice between the different payment modalities between 17.05.2023 and 31.05.2023.

A total of 31% of the 2022 dividend coupons were contributed to the capital against new shares. This resulted in the issue of 599,974 new shares for a total amount of 44.3 million EUR.

The remaining dividend pay-out was settled in cash for a net total amount of 98.3 million EUR². The payment in cash and/or the delivery of securities were made as from 05.06.2023. The effective day of listing of the new shares was 07.06.2023.

Funds not paid in cash will be used by the company to finance property acquisitions and renovation projects.

Capital increases through contributions in kind

During the 2023 financial year, Cofinimmo carried out two capital increases through contribution in kind, within the framework of the authorised capital.

- On 07.07.2023, 400,472 new shares were issued for approximately 29 million EUR in the context of the acquisition of the company owning a nursing and care home in Oupeye, Belgium (see page 48);
- On 13.07.2023, 101,495 new shares were issued for approximately 7 million EUR in the context of the acquisition of a nursing and care home in Limerick, Ireland via a purchase with a deferred payment of the price and a subsequent contribution in kind in Cofinimmo SA/NV of the resulting receivable (see page 59).

Capital increases in cash via accelerated bookbuilding

On 04.10.2023, Cofinimmo SA/NV launched a capital increase in cash via accelerated bookbuilding (the 'ABB') with international institutional investors, within the limits of the authorised capital, with cancellation of the preferential subscription right of existing shareholders and without granting an irreducible allocation right to existing shareholders.

The company successfully completed the ABB. 2,785,805 new shares (which corresponds to approximately 8.2% of the outstanding capital prior to the capital increase), were placed with institutional investors at an issue price of 60.00 EUR per share. The issue price represented a discount of 6.6% compared with the last trading price on 03.10.2023 of 64.25 EUR per share. The gross amount of the capital increase amounts to approximately 167 million EUR.

The net proceeds will reinforce the company's balance sheet and will finance the remaining amounts to be invested to complete ongoing development projects.

The issue, delivery and admission to trading on the Euronext Brussels regulated market of the new shares took place on 09.10.2023.

Financing operations since 01.01.2023

Overall financing developments

- 30.01.2023: Refinancing of a 90 million EUR credit line maturing at the end of January 2023 to bring its maturity to 2030;
- 29.03.2023: New 18 million EUR bilateral credit line maturing in 2030;
- 17.04.2023: Signature of the extension for 210 million EUR of the sustainability-linked syndicated loan for one additional year to bring its maturity to 19.05.2028, with no impact on credit spreads;
- 18.09.2023: Consolidation of a 72 million EUR credit line maturing in 2030 following the consolidation of the property company 'SCI Foncière CRF' (see page 50);
- 06.10.2023: Refinancing of a 50 million EUR credit line maturing at the end of January 2024 to bring its maturity to 2029;

1. After deduction of a 30% withholding tax, this corresponds to a net dividend of 4.34 EUR per share.

2. Amount from which the withholding taxes on dividends relating to reinvested and non-reinvested coupons has been deducted.

- 18.10.2023: Extension of two credit lines for a total amount of 90 million EUR for 1 additional year to bring their maturity to 2028;
- 06.11.2023: Extension of two credit lines for a total amount of 25 million EUR for 1 additional to bring their maturity to 2034;
- 08.01.2024: New 50 million EUR bilateral 'social' credit line maturing in 2029.

The credit spreads on these instruments are comparable to those of the (re)financing concluded in the previous financial year.

Interest rate hedging

In January 2023, Cofinimmo increased its hedging by subscribing to IRS for an amount of 75 million EUR covering the years 2026-2029. In June 2023, Cofinimmo also subscribed to an IRS for an amount of 100 million EUR covering the year 2026. In July 2023, Cofinimmo subscribed to 3 new IRS for 50 million EUR in order to increase its hedging for the year 2026 (100 million EUR) and the years 2028-2030 (50 million EUR). In September 2023, Cofinimmo also subscribed to an IRS for an amount of 75 million EUR covering 2028-2030. Finally, in December 2023, the group signed additional IRS for an amount of 200 million EUR to complete its hedging for the years 2029-2030.



► Nursing and care home - Legazpi (Madrid - ES)

Debt structure

Consolidated financial debts

As at 31.12.2023, the current and non-current consolidated financial debt, issued by Cofinimmo SA/NV, amounted to 2,745 million EUR. These included in particular bank facilities and bonds issued

on the financial market. An overview of the bonds is listed in the table below:

Straight (s)/ Convertible (c)	Current (c)/ Non current (NC)	Sustainable financing	Nominal amount (x1,000,000 EUR)	Issue price (%)	Conversion price (EUR)	Coupon (%)	Issue date	Maturity date
S	NC	-	70.0	99.609	-	1.7000	26.10.2016	26.10.2026
S	NC	Green & social	55.0	99.941	-	2.0000	09.12.2016	09.12.2024
S	NC	Sustainable	500.0	99.222	-	0.8750	02.12.2020	02.12.2030
S	NC	Sustainable	500.0	99.222	-	0.8750	24.01.2022	24.01.2028

As of 31.12.2023, **non-current financial debt** amounted to 1,111 million EUR. These are detailed hereunder.

Debt capital market ('DCM')

- 70 million EUR for a non-convertible bond;
- 500 million EUR for a benchmark sustainable bond within the Euronext ESG bonds community;
- 500 million EUR for a benchmark sustainable bond, part of the Luxembourg Green Exchange community, similar to many international issuers, but also including a Belgian real estate developer and the Walloon Region;
- -1 million EUR mainly for the issue below par of the 500 million EUR bond and for accrued interest not yet due on bonds;
- 76 million EUR of long-term commercial paper.

Bank facilities

- 631 million EUR of committed bilateral and syndicated loans, with an initial term of five to ten years, contracted with approximately twenty financial institutions;
- 5 million EUR in financial debts linked to a right of use;
- 10 million EUR in rental guarantees received.

Current financial debts

As of 31.12.2023, Cofinimmo's **current financial debts** amounted to 953 million EUR. These are detailed hereunder.:

Debt capital market ('DCM')

- 55 million EUR of non-convertible green & social bonds which are part of the Euronext ESG Bonds community of European green & social bond issuers meeting various objective criteria. Cofinimmo is currently one of the few issuers listed in Brussels participating in this committed European community;
- 787 million EUR in sustainable commercial paper with a term of less than one year. Short-term commercial paper issues are fully covered by liquidity on confirmed long-term credit lines. Cofinimmo thus benefits from the attractive cost of such a short-term financing programme, while ensuring its refinancing in the event that the investment of new commercial paper becomes more costly or unworkable.

The secret drink is a



Bank facilities

- 111 million EUR in mainly bilateral bank loans maturing within the next twelve months.

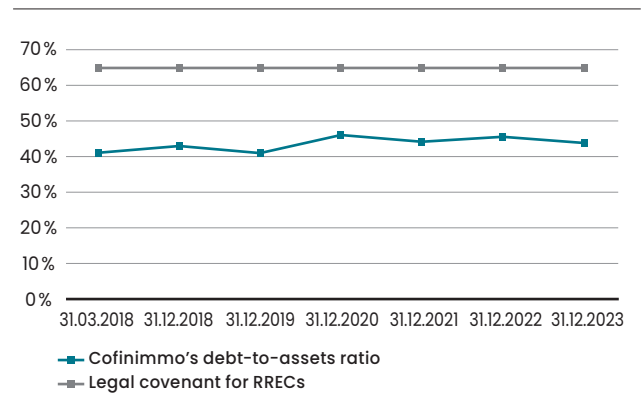
Availabilities

On 31.12.2023, availabilities on committed credit lines reached 1,786 million EUR. After deduction of the back-up of the commercial paper programme, Cofinimmo had at that date 999 million EUR of available lines to finance its activity.

Consolidated debt-to-assets ratio

On 31.12.2023, 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 43.8% (compared with 45.6% as at 31.12.2022 and 47.6% as at 30.06.2023). 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%.



Weighted average residual maturity of financial debt

The weighted average residual maturity of the financial debts amounts to four years as at 31.12.2023. 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 3,655 million EUR as to date, will mature on a staggered basis until 2034, as shown in the graph below. For this reason, the financing to be repaid in 2024 consists of a 100 million EUR fixed-rate credit line maturing in April 2024 and a 55 million EUR green & social bond 2016-2024 maturing in December 2024. As these loans were contracted on favourable terms, they will be held by Cofinimmo until maturity.

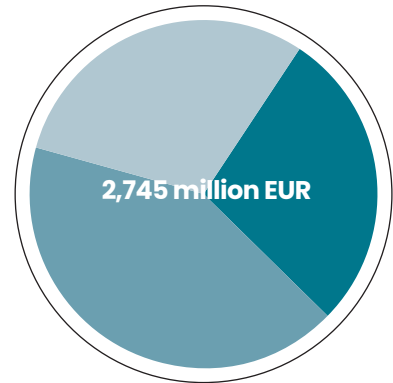
Average costs of debt* and interest rate hedging

The average cost of debt*, including bank margins, was 1.4% for the 2023 financial year, slightly up compared to that of the 2022 financial year (1.2%) and is in line with the outlook!

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

Composition of debt (as at 31.12.2023)

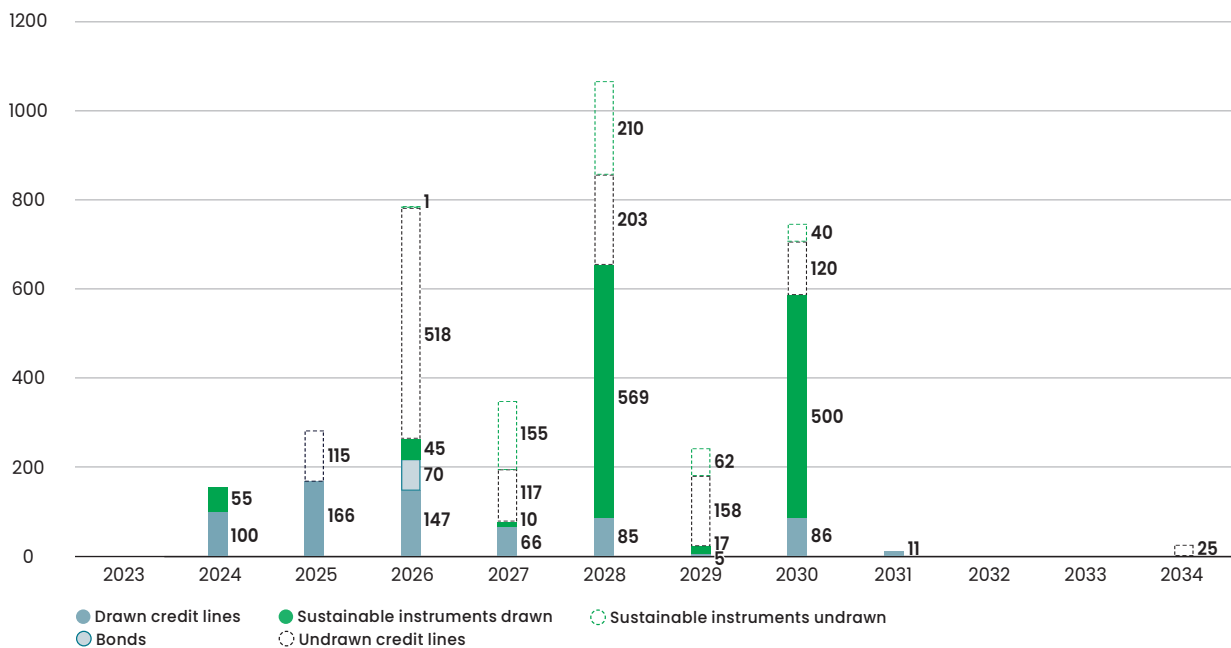
- **29%** Short-term commercial paper & other
- **44%** Straight bonds & long-term commercial paper
- **27%** Drawings on bank credits



approach (macro hedging). It therefore does not individually hedge each of the floating-rate credit lines.

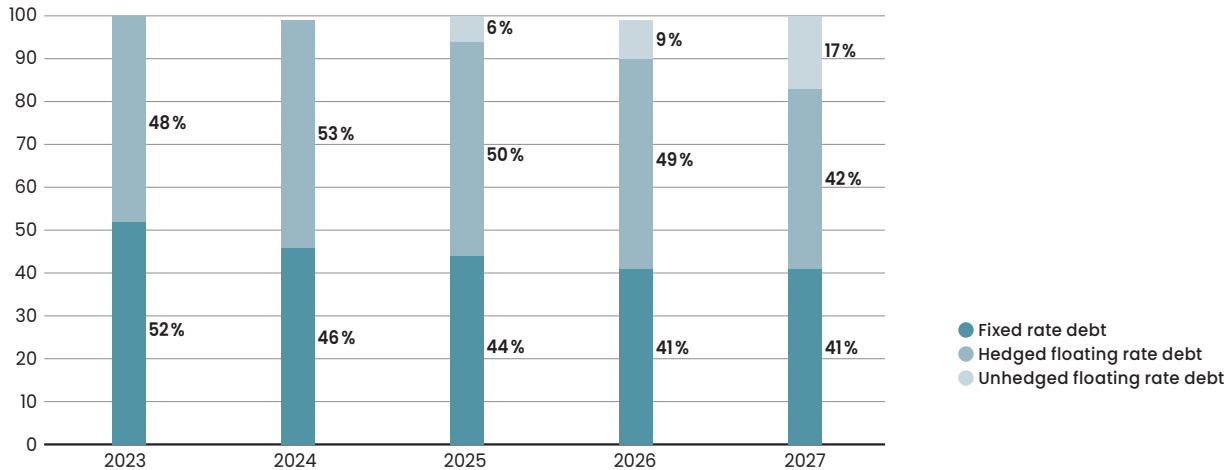
As at 31.12.2023, the breakdown of expected fixed-rate debt, hedged floating-rate debt and unhedged floating-rate debt was presented as shown in the graph on the following page.

Timetable of long-term financial commitments on 31.12.2023 (x 1,000,000 EUR)



1. i.e. the quarterly outlook derived from the annual outlook presented in the 2022 universal registration document and confirmed in section 10.2 of the press release dated 27.10.2023.

Breakdown of fixed-rate debt, hedged floating-rate debt and unhedged floating-rate debt (in %)



As at 31.12.2023, 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 80% (or more) at the end of 2027 based on the outlook of the debt assumptions (coverage ratio of 100% at the end of 2024, 94% at the end of 2025, 91% at the end of 2026 and 83% by the end of 2027). The weighted average residual maturity of interest rate hedges as at 31.12.2023 is 5 years. 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'.

Financial rating

Since 2001, Cofinimmo has been granted a long-term and short-term financial rating from the Standard & Poor's rating agency. On 21.03.2023, Standard & Poor's confirmed the group's BBB rating for the long term (stable outlook) and A-2 for the short term. Its report was published on 03.05.2023, showing that the group's liquidity has been assessed as adequate.

Following the ABB carried out on 09.10.2023, Standard & Poor's updated their base case for the next 12 to 24 months and the expected credit metrics commensurate with the current BBB rating (see their publication dated 09.10.2023).

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.

Overview of transactions made between 01.01.2023 and 31.12.2023 in the context of the Stock Option Plan:

Transaction date	SOP plan	Number of shares	Exercise price (EUR)
05.06.2023	2008	1,350	122.92
05.06.2023	2013	2,050	88.12

In accordance with the same article, Cofinimmo declares that it held Cofinimmo shares over the counter (OTC) with a view to delivering these shares to the members of the executive committee. This operation is part of the Long-Term Incentive Plan (LTI) that was approved as part of the remuneration policy by the ordinary general meeting of 13.05.2020. The shares in question will be unavailable to the acquirer for the next three years.

Overview of transactions made between 01.01.2023 and 31.12.2023 in the context of the Long-Term Incentive Plan:

Transaction date	Long-Term incentive plan	Number of shares	Exercise price (EUR)
28.03.2023	LTI Plan – 2022 financial year	5,664	66.43

An overview stating all transactions relating to Cofinimmo's treasury shares since 01.01.2020 is available on Cofinimmo's website.

Report on the indicators for the green & social portfolio

Innovative use of sustainable financing

Cofinimmo is the first European real estate company to have issued green & social bonds. On 09.12.2016, Cofinimmo successfully closed a private placement of green & social bonds for a total amount of 55 million EUR, with an eight-year maturity and a fixed coupon of 2.00%. In November 2020 and January 2022, Cofinimmo strengthened its balance sheet through the issuance of two public benchmark sustainable bonds for 500 million EUR, with a coupon of 0.875%/year for 10 years and a coupon of 1%/year for 6 years, respectively. In line with the sustainable financing framework of May 2020 (detailed below), the bonds were placed with institutional investors and are intended to (re)finance assets with a positive contribution to sustainability.

In addition, Cofinimmo continues to diversify its financing, in particular through sustainability-linked credit lines (500 million EUR through 5 operations in 2021 and 2022).

These different sustainability-linked credit lines are not specifically linked to green and social assets of the property portfolio, but provide an incentive for Cofinimmo to achieve its annual target for reducing the energy intensity of its portfolio (30° project). The credit margin decreases slightly if the annual target is achieved. If not, the credit margin increases symmetrically.

Sustainable financing framework

Cofinimmo pays particular attention to the alignment between its financial strategy and its ESG objectives. In this context, the company reviewed its sustainable financing framework in May 2020 to incorporate recent trends into the financing of sustainable assets which form part of its ESG strategy. In its Second Party Opinion, Vigeo Eiris (now Moody's Investors Services 'MIS') confirmed that this framework is aligned with the 2018 green bond principles, social bond principles, and green loan principles. In accordance with this framework, Cofinimmo can issue a variety of sustainable financing instruments, including bonds, convertible bonds, private placements, and (syndicated) bank loan facilities.

Following the final approval by the EU Council, the application of the corporate sustainability reporting directive (CSRD) has been delayed and becomes mandatory for Cofinimmo for the 2025 financial year whose reporting will take place in 2026. However, Cofinimmo already integrates sustainability indicators in its management report since 2010. The group supports the evolution towards a standardised reporting and will continue, as started on a voluntary basis, to deliver externally assured sustainability information backed by third parties.

Selection procedure in line with the ESG strategy

The assessment and selection framework was developed through internal and external expertise and is published on Cofinimmo's website.

The assets listed on pages 95 to 98 currently make up the portfolio allocated to green & social bond financing. Selection of these assets was based on prescribed criteria, including fund allocation and ESG criteria. Cofinimmo's selection procedure was developed by combining the internal expertise of teams responsible for the assets with external sources including impact assessment studies, BREEAM requirements, and other technical factors. Each step in the assessment framework was approved by the executive committee and is part of the analytical approach to a building's life cycle (see also 'ESG report', section 'Life cycle management at the heart of the value chain' of this document). All the assets selected were operational at the time of acquisition or were delivered between the date of acquisition and the time of refinancing.

For all new green assets, Cofinimmo declares that environmental certifications have been obtained within the last 3 years or will be obtained in the course of next year.

The date of construction and/or most recent renovation is listed in the property report of this document. The following icon is used to denote green & social assets.



Funds allocation

Cofinimmo's Treasury department ensures that funds collected through the issuance of green & social bonds are allocated exclusively to assets that make up the company's green & social portfolio. Funds must be allocated within one year of bond issuance and must cover the duration of the bond. The allocation of funds collected prior to the publication of the sustainable financing framework is as follows: 50% to offices with an environmental and sustainability certification and, 50% to healthcare assets dedicated to the housing of vulnerable or dependent people in need of specialised care. Since May 2020, the environmental category has been extended to all segments. A healthcare real estate asset can therefore be simultaneously classified as both green and social. The benchmark-sized bond issued in January 2022 allocates 71% of the funds to green assets and 100% of the funds to social assets.

Auditing

Until the maturity of sustainable financing, the company's external auditor (currently KPMG Réviseurs d'Entreprises/Bedrijfsrevisoren SRL/BV) conducts an annual assessment which covers the allocation of funds, compliance with eligibility criteria and sustainable benefit indicators associated with selected assets.

The audit report is available in the statutory auditor's report (see pages 364–365). The following icon denotes the indicators verified in the section 'ESG Management' (see pages 98–99 of this document).



Committed community

Cofinimmo pays particular attention to the alignment between its financial strategy and its ESG objectives. The company is part of the SBTi-validated Euronext Green Bonds community, which brings together European issuers of green bonds that meet several objective criteria (external reviews, compliance with international standards, regular updates of the green & social financing framework, etc.). Cofinimmo is currently one of the 20 issuers listed in Brussels that participate in this committed European community.

Components of the sustainable financing framework

Fund
allocation

Asset
selection

Fund
management

Annual
indicators report

External
audit

Criteria and objectives

Two categories of eligible assets

The funds are meant to (re)finance assets that make a positive contribution to the ESG strategy. Buildings selected for green & social financing are linked to environmental and/or social objectives.

Green

Investments in existing/future green assets that have an environmental and sustainability certification (BREEAM or BREEAM In-Use with at least a Very Good rating, LEED, HQE or at least a B-level PEB/EPC certification).

Objectives

- Mitigate climate change by implementing energy savings and suppressing or reducing GHG emissions.
- Consider environmental design and management of assets through:
 - Energy performance scorecard;
 - Equipment and installation upgrades;
 - Achievement of BREEAM and/or BREEAM In-Use certifications.

Social

Investments in existing/future assets that provide and/or promote access to essential healthcare services for vulnerable groups and/or in certain medical specialties.

Objectives

- Renovate and/or expand the healthcare real estate portfolio to meet current and future housing and care needs for vulnerable groups.
- Encourage healthcare operators to reduce their energy footprint by incorporating sustainable architecture, ecological materials and more energy-efficient facilities (construction or renovation of buildings).

Benefits in terms of sustainability

Mitigate climate change

Reduce GHG emissions.

Protect natural resources

Reduce water and energy consumption, use sustainable materials, etc.

Improve healthcare services

Increase number of healthcare beds and services provided.

Selection procedures

Strategy alignment

- Improve the environmental footprint of the portfolio and the company;
- Ensure the safety of occupants;
- Select socially-aware and responsible projects.

Assessment and selection framework

- Environmental criteria;
- Social criteria;
- Governance criteria;
- Expertise of internal teams;
- External assessments and requirements;
- Approval by the executive committee;
- Treasury allocation;
- Assessment by the external auditor.

2016 Green & Social Bonds Portfolio

▶ 55 million EUR

Issuer	Nominal amount (x 1,000,000 EUR)	Issue price	Coupon	Issue date	Maturity date
Cofinimmo SA/NV	55	99.941%	2.00%	09.12.2016	09.12.2024

Energy intensity	GHG intensity	Water intensity	Certification	Average age
125 kWh/m ² /year	20.7 kg CO ₂ e/m ²	510 l/m ²	BREEAM Excellent	5 years

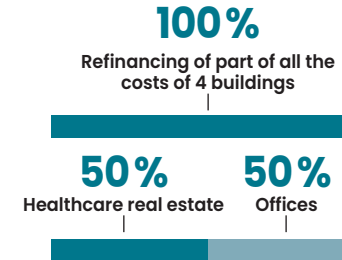
Nursing and care home Neo – Rocourt (BE)

Cofinimmo acquired this nursing and care home located in Rocourt (province of Liège/Luik) in 2022. The nursing and care home, whose construction had just been completed at the time of acquisition, primarily hosts the residents of two facilities in the region of Liège/Luik, closed for renovation, which are not part of Cofinimmo’s portfolio. It has a total surface area of approximately 10,000 m² and offers 159 beds.

The building has a good energy performance. It is equipped with a gas heating system and air/water heat pumps, which supply the cooling system, a ‘type D’ ventilation system throughout the building, and photovoltaic panels. The installation of charging stations for electric vehicles is also considered.



Category
green 50%
social 50%



Improvement of healthcare services:

390 out of **30,500** beds in the categories nursing and care homes (230 beds) and psychiatric and acute care clinics (160 beds) in 3 countries (Belgium, France and Germany).

Climate change mitigation:

Energy intensity **12%** below the average energy intensity of the portfolio in kWh/m²/year.

GHG intensity **25%** below the average GHG intensity of the portfolio in kg CO₂e/m².

2019 Green Loan Portfolio

▶ 40 million EUR

Issuer	Nominal amount (x1,000,000 EUR)	Issue date	Maturity date
Cofinimmo SA/NV	40	13.03.2019	31.01.2027

Energy intensity	GHG intensity	Water intensity	Certification	Average age
99 kWh/m ² /year	15.7 kg CO ₂ e/m ²	240 l/m ²	BREEAM Excellent	5 years

Belliard 40 - Brussels CBD (BE)

Cofinimmo acquired this office building in 2001, located along one of the busiest traffic arteries in Brussels. The company redeveloped it in 2016 into a passive building of around 20,000 m², illustrating its 'life cycle' approach. Thanks to the materials used and the technical equipment installed, this premium environmental building received a BREEAM New Construction Excellent certification.

Since its design, it has been recognised as an 'exemplary building' by the Brussels-Capital Region. This emblematic building has brought about an architectural renewal thanks to its singular structure composed of one block on top of two others, but also thanks to the presence of a transparent five-storey atrium, allowing passers-by to see, from the esplanade running alongside the building, an interior garden located at the rear of the building.

Category
green 100%

100%
Refinancing of part of all the costs
of one building

100%
Offices

Climate change mitigation:

Energy intensity **30%** below the average energy intensity of the portfolio in kWh/m²/year.

GHG intensity **43%** below the average GHG intensity of the portfolio in kg CO₂e/m².



2020 Sustainable Bonds Portfolio

► 500 million EUR

Issuer	Nominal amount (x1,000,000 EUR)	Issue price	Coupon	Issue date	Maturity date
Cofinimmo SA/NV	500	99.222%	0.875%	02.12.2020	02.12.2030

Energy intensity	GHG intensity	Water intensity	Certification	Average age
113 kWh/m ² /year	24.3 kg CO ₂ e/m ²	640 l/m ²	A/B/BREEAM Excellent	9 years

Kaupinkatu 2 – Raisio (FI)

Cofinimmo acquired this nursing and care home in 2022. The building, whose provisional acceptance took place in the 3rd quarter of 2023, has 56 intensive care rooms for elderly as well as 42 apartments dedicated to residents with light to moderate care needs. It will consist of two separate five-storey wings. The whole building has a total surface area of approximately 5,000 m² and offers 98 rooms.

The site is located in a residential area adjacent to the local school and sports facilities and benefits from a bus stop just in front of the building. The combination of wood and aluminium triple-glazing windows equipped with blinds, thermal



insulation of the external walls and district heating help reduce the energy intensity of the building, which has a B-level energy performance.

Category
green 100%
social 74%

100%

Refinancing of part of all the costs of 45 buildings

74% 26%

Healthcare real estate Offices

Improvement of healthcare services:

2,148 out of **30,500** beds in the categories nursing and care homes (1,554 beds), psychiatric and acute care clinics (419 beds), special care facilities and those with assisted-living units (175 beds) in 6 countries (Belgium, Finland, France, Germany, Spain and the Netherlands).

Climate change mitigation:

Energy intensity **20%** below the average energy intensity of the portfolio in kWh/m²/year.

GHG intensity **12%** below the average GHG intensity of the portfolio in kg CO₂e/m².

2022 Sustainable Bonds Portfolio

► 500 million EUR

Issuer	Nominal amount (x1,000,000 EUR)	Issue price	Coupon	Issue date	Maturity date
Cofinimmo SA/NV	500	99.826%	1%	24.01.2022	24.01.2028

Energy intensity	GHG intensity	Water intensity	Certification	Average age
139 kWh/m ² /year	31.6 kg CO ₂ e/m ²	900 l/m ²	A/B/BREEAM Very Good	12 years

Puthof – Borgloon (BE)

Cofinimmo acquired this nursing and care home in June 2020. Built in 2018, the facility welcomes residents in a modern and green environment. It offers 111 beds, including 15 day-care beds, as well as 56 assisted-living apartments over a total surface area of approximately 15,000 m².

The building has a good energy performance. It is equipped with a combined heat and power system and numerous photovoltaic panels. Charging points for electric vehicles are also available. The building is surrounded by a path that crosses the eco-garden, which is tended by sheep from spring onwards.



The building was also granted a BREEAM In-Use Very Good certification.

Category
green 71%
social 100%

100%

Refinancing of part of all the costs of 29 buildings

100%

Healthcare real estate

Improvement of healthcare services:

3,277 out of **30,500** beds in the categories nursing and care homes (2,975 beds), psychiatric and acute care clinics (213 beds), special care facilities and those with assisted-living units (89 beds) in the nine countries where the group operates.

Climate change mitigation:

Energy intensity **2%** below the average energy intensity of the portfolio in kWh/m²/year.

2021 Sustainable Treasury Notes Portfolio

► 1,250 million EUR

Issuer	Programme's maximum amount (x 1,000,000 EUR)	Date of programme update	Maturity date
Cofinimmo SA/NV	1,250	07.12.2021	Undefined

Energy intensity	GHG intensity	Water intensity	Certification	Average age
150 kWh/m ² /year	30.1 kg CO ₂ e/m ²	930 l/m ²	A	16 years

Laan van Tergooi 8 - Hilversum (NL)

In 2021, Cofinimmo acquired a plot of land on the Monnikenberg campus in Hilversum, 20 km from Amsterdam, where a care clinic was under construction. The clinic, whose provisional acceptance took place in 2023, houses various acute care departments (ophthalmology, dermatology, plastic surgery, ENT, oral surgery), a treatment and diagnosis centre as well as the offices of the supporting departments of Tergooi (the operator), spread over a total surface area of approximately 5,500 m².

The use of a range of sustainable techniques and materials (LED lighting, solar panels, air treatment with heat recovery,



air/water heat pumps) help improve the energy performance of the building (level A+++).

Category
green 3%
social 100%

100%

Refinancing of part of all the costs of 93 buildings

100%

Healthcare real estate

Improvement of healthcare services: **10,659** out of **30,500** beds in the categories nursing and care homes (9,416 beds), psychiatric and acute care clinics (776 beds), special care facilities and those with assisted-living units (467 beds) in 7 countries (Belgium, France, Germany, Ireland, Italy, Spain and the Netherlands).

ESG Management

Environment	Healthcare real estate	Offices	Total
Environmental strategy			
Five-year portfolio renewal objective ✓	4.4%	8.8%	5.0%
Energy efficiency of buildings			
Yearly energy intensity (standardised by surface area) ✓	152 kWh/m ² /year	128 kWh/m ² /year	142 kWh/m ² /year
GHG emissions per year, based on location ✓	27.6 kg CO ₂ e/m ²	21.4 kg CO ₂ e/m ²	25.6 kg CO ₂ e/m ²
Estimated MWh (solar energy production) ✓	3,217 MWh	150 MWh	3,965 MWh
Cooperation with tenants to reduce the environmental impact of buildings			
Buildings equipped with remotely readable meters (as% of surfaces)	66%	67%	66% in healthcare real estate and office segments
Number of sustainable collaboration agreements (in % of surface areas)	81%	95%	75%
Number of inspection visits during which aspects associated with environment have been discussed with the occupant (in % of surface areas)	90%	100%	74%
Inclusion of environmental factors in the supply chain			
Number of projects with life cycle analysis	Since 2016, the life cycle analysis was carried out on 11 projects. The average value of embodied carbon is 383 kg CO ₂ e/m ² .		
Number of supplier contracts with environmental clauses concerning major development and refurbishment projects	The supplier code of conduct refers to the environmental policy in its entirety. Suppliers include all suppliers, vendors and service providers, as well as general contractors, consultants, agents and others. Commitments relate to compliance, climate change, pollution, water use and recycling.		

Social	HEALTHCARE REAL ESTATE	OFFICES	TOTAL
Responsible customer relations			
Number of flexible contracts (space, duration)	n/a	In 2023, 7 contracts were signed in Flex Corners® (see page 75) for gross surface area of between 48 m² and 339 m² and terms of 1 to 6 years.	n/a
Number of requests	n/a	In 2023, the service desk handled 7,439 requests.	n/a
Progress of asbestos detection and removal	62% of the portfolio does not contain traces of asbestos.	70% of the portfolio does not contain traces of asbestos.	For the consolidated portfolio, see chapter 'Safety of occupants'.
Number of inspection visits during which social aspects have been discussed with the occupant (in % of surface areas)	90%	100%	74%
Inclusion of social factors in the supply chain			
Number of controversies related to social aspects in the supply chain ✓	No issues related to social aspects in the logistics chain were detected.		
Promotion of social and economic development			
Buildings with amenities within walking distance (Walk Score® > 50) ✓	67%	71%	68% in healthcare real estate and offices
Building accessibility			
Number of audits related to the accessibility for persons with reduced mobility ✓	100% of projects	100% of projects	100% of projects in healthcare real estate and office segments
Buildings within a 10-minute walk (less than 800 metres) of at least one public transport system (bus, metro, RER, train). ✓	88%	100%	90% in healthcare real estate and offices
Governance			
Prevention of corruption and money laundering			
Number of external audits and controversies ✓	In 2023, two external audits were carried out on the accounts by KPMG. During the financial audit, there was an IT audit of the main systems.		
Audit and internal control			
Number of internal controls and results ✓	In 2023, the internal auditor carried out several follow-up audits, including one on rent collection and another on real estate project management. Furthermore, on 31.12.2023, 22 recommendations are ongoing, coming from the internal and external audits of 2023 and previous years, and 32 recommendations were closed in 2023.		



The secret object #3 is a



Belgian real estate company Cofinimmo has been



Urbanite Adviseo

Cofinimmo is committed to sustainable developments to ActiveScore certification.

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Summary of the consolidated accounts

Consolidated income statement – Analytical form

(x 1,000 EUR)	31.12.2023	31.12.2022
Rental income, net of rental-related expenses*	346,222	316,394
Writeback of lease payments sold and discounted (non-cash item)	1,365	6,124
Taxes and charges on rented properties not recovered*	-6,179	-4,112
Taxes on refurbishment not recovered*	-945	-606
Redecoration costs, net of tenant compensation for damages*	-1,505	-266
Property result	338,958	317,534
Technical costs	-4,555	-6,128
Commercial costs	-6,531	-4,360
Taxes and charges on unlet properties	-2,762	-3,966
Property result after direct property costs*	325,111	303,080
Corporate management costs	-47,407	-46,013
Operating result (before result on the portfolio)	277,703	257,067
Financial income	13,327	11,503
Net interest charges	-39,550	-33,349
Other financial charges	-1,258	-1,395
Share in the net result from core activities of associates and joint ventures	1,458	2,628
Taxes	-7,040	-11,368
Net result from core activities*	244,640	225,086
Minority interests related to the net result from core activities	3,921	2,589
NET RESULT FROM CORE ACTIVITIES – GROUP SHARE*	240,719	222,496
Change in the fair value of financial instruments	-79,480	216,452
Restructuring costs of financial instruments*	0	0
Share in the net result from core activities of associates and joint ventures	0	0
Result on financial instruments*	-79,480	216,452
Minority interests related to the result on financial instruments	0	-485
RESULT ON FINANCIAL INSTRUMENTS – GROUP SHARE*	-79,480	216,937
Gains or losses on disposals of investment properties and other non-financial assets	-4,052	4,493
Changes in the fair value of investment properties	-181,653	77,460
Share in the net result from core activities of associates and joint ventures	-8,983	-1,339
Other result on the portfolio	-24,643	-39,583
Result on the portfolio*	-219,332	41,031
Minority interests regarding the result on the portfolio	-2,596	-2,474
RESULT ON THE PORTFOLIO – GROUP SHARE*	-216,735	43,505
Net result	-54,172	482,568
Minority interests	1,325	-370
NET RESULT – GROUP SHARE	-55,497	482,938

Number of shares

	31.12.2023	31.12.2022
Number of shares issued	36,765,475	32,877,729
Number of shares outstanding (excluding treasury shares)	36,742,964	32,846,154
TOTAL NUMBER OF SHARES USED TO CALCULATE THE RESULT PER SHARE	34,067,897	32,000,642

Comments on the consolidated income statement – analytical form

Rents (gross rental income) amount to 353 million EUR, compared to 326 million EUR as at 31.12.2022, up 8.5%, driven by good operational performance and changes in the scope. On a like-for-like basis¹, the level of rents increased (+5.5%) between 31.12.2022 and 31.12.2023 (see page 85): the positive effect of new leases (+1.2%) and indexation (+5.9% in total, including in particular +6.2% for healthcare real estate, of which +7.3% in Belgium for example, indexation being usually applied at the anniversary date of the contract) more than compensated the negative impact of departures (-1.2%) and renegotiations (-0.4%). The renegotiations include the effect of the extension of the usufruct of the Loi/Wet 56 and Luxembourg/Luxemburg 40 office buildings occupied by the European Commission, for which the assignments of receivables made in 2008 expired during the year 2022.

Rental income (after gratuities, concessions and termination indemnities – see details on the calculation of alternative performance indicators) amounts to 347 million EUR, compared to 318 million EUR as at 31.12.2022, up 9.1% compared to 2022. After taking writedowns on receivables into account (-0.3 million EUR), **rental income, net of rental charges***, amounts to 346 million EUR, compared to 316 million EUR as at 31.12.2022, up 9.4%, higher than the outlook¹ announced in February 2023.

In 2023, due to the expiry in 2022 of certain contracts for the assignment of receivables (including those relating to the Loi/Wet 56, Luxembourg 40, Maire 19 and Meeûs 23 office buildings, see page 84), only the buildings Colonel Bourg/Kolonel Bourg 124 and Nerviens/Nerviërs 105 (divested in the meantime) will have generated **writedown of lease payments sold and discounted**. They will have a non-linear impact on the income statement for the financial year: the 1.1 million EUR in the 1st half-year and the 0.1 million EUR in the 3rd quarter were followed by 0.1 million EUR in the 4th quarter. From 2024 onwards, the annual amount (relating to Colonel Bourg/Kolonel Bourg 124, because the assignment of receivables for Nerviens/Nerviërs 105 has expired in the 2nd quarter of 2023, after this building was sold) will be around 0.6 million EUR. **Writedown of lease payments sold and discounted** are in line with the outlook.

The **property result** is 339 million EUR (compared with 318 million EUR at 31.12.2022), an increase of 21 million EUR, mainly as a result of growth in rental income, net of rental-related expenses*, tempered by a reduction in writedowns of lease payments sold and discounted. This is higher than the outlook.

As for the **direct operating costs**, the changes between 31.12.2022 and 31.12.2023 balance out to give a total of 14 million EUR in both 2022 and 2023, and are in line with the outlook. The variation in **corporate management costs** over the same period (+1 million EUR) was mainly a result of the increase in remuneration due to inflation (+3 million EUR), tempered by savings on other costs, in line with the outlook. The **operating result (before result on the portfolio)** therefore amounted to 278 million EUR (compared with 257 million EUR a year earlier), higher than the outlook, and the operating margin* was 81.9% (in line with the outlook, and higher than the 81.0% reached in 2022).

Financial income rose to 13 million EUR (compared to 12 million EUR as at 31.12.2022), due to finance lease receivables (indexation and

changes in the scope) and interim interest on development projects in progress. **Net interest charges** (40 million EUR) increased by 6 million EUR, due to the increase in the average volume of debt combined with the increase in the average interest rate, but were lower than the outlook thanks to the ABB of October 2023 (see page 88). The average cost of debt* amounts to 1.4%, compared with 1.2% as at 31.12.2022 (and is in line with the outlook); this small change was achieved in a context of a sharp rise in average interest rates (on an annual basis) thanks to the interest rate hedges in place.

Taxes have fallen to 7 million EUR (compared with 11 million EUR as at 31.12.2022), thanks to the confirmation of the FBI regime in the Netherlands (see section 'Risk factors'). They are therefore lower than the outlook.

The group's momentum in terms of investments, divestments and financing, coupled with effective management of the existing portfolio in transformation, enabled the company to realise a **net result from core activities – group share*** of 241 million EUR as at 31.12.2023, higher than the outlook (compared with the 222 million EUR at 31.12.2022, i.e. an 8% increase), mainly thanks to the investments made, higher than the impact of the divestments as well as the positive effect of contracts indexation and the ABB mentioned above. The net result from core activities – group share* amounts to 7.07 EUR per share (higher than the outlook, compared to 6.95 EUR as at 31.12.2022), taking into account the issuance of shares in 2022 and 2023. The average number of shares entitled to share in the result of the period thus increased from 32,000,642 to 34,067,897. The effect of disposals and capital increases on this indicator is -0.32 EUR per share and -0.40 EUR per share respectively, i.e. -0.72 EUR per share in total for the 2023 financial year.

The net result from core activities – group share* of 7.07 EUR per share is higher than the guidance published in the last quarterly press release (6.95 EUR per share²) mainly due to the taxes in the Netherlands, mentioned above.

As for the **result of financial instruments***, the item **Change in the fair value of financial instruments** amounts to -79 million EUR as at 31.12.2023, compared with +216 million EUR as at 31.12.2022. This change is explained by the decrease 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 31.12.2022 and 31.12.2023 shows a decrease in anticipated short-term interest rates resulting in a negative revaluation of financial instruments contracted in the past in the 2023 income statement, whereas the movement between 31.12.2021 and 31.12.2022 showed an increase in interest rates resulting in a positive revaluation of these instruments in the 2022 income statement.

As for the **result on the portfolio***, the **gains or losses on disposals of investment properties and other non-financial assets** is -4 million EUR as at 31.12.2023 (compared to +4 million EUR as at 31.12.2022 – this result is calculated on the basis of the fair value at 31.12.2022 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 31.12.2023

1. i.e. the annual outlook presented in the 2022 universal registration document, published on 06.04.2023.
2. See section 10.2 of the press release dated 27.10.2023.

(-182 million EUR vs +77 million EUR as at 31.12.2022). Without the initial effect from the changes in the scope, the changes in the fair value of investment properties stand at -2.7% over the 2023 financial year (see page 81). This comes from:

- a -2.2% change in healthcare real estate (mainly due to negative revaluations in Germany, Belgium and Spain in line with changing market conditions, tempered by positive revaluations in France resulting from the increase in the weighted average residual lease length in that country from 4 to 8 years) and
- +0.3% in distribution networks,
- combined with a 5.8% decrease in value in the office segment, representing 18% of the consolidated portfolio (in line with changes in market conditions in each of the sub-segments in which the group is active).

Consolidated balance sheet

(x 1,000 EUR)	31.12.2023	31.12.2022
ASSETS		
I. Non-current assets	6,512,921	6,558,181
A. Goodwill	0	27,337
B. Intangible assets	2,128	2,374
C. Investment properties	6,187,930	6,082,541
D. Other tangible assets	2,111	2,357
E. Non-current financial assets	121,649	198,814
F. Finance lease receivables	158,936	161,534
G. Trade receivables and other non-current assets	6,719	1,827
H. Deferred taxes	9,822	5,593
I. Participations in associated companies and joint ventures	23,626	75,805
II. Current assets	178,500	245,385
A. Assets held for sale	43,111	117,270
B. Current financial assets	642	642
C. Finance lease receivables	4,419	4,139
D. Trade receivables	44,810	39,483
E. Tax receivables and other current assets	46,170	42,940
F. Cash and cash equivalents	19,958	19,611
G. Accrued charges and deferred income	19,390	21,299
TOTAL ASSETS	6,691,421	6,803,566

Comments on the consolidated balance sheet

The **fair value** of the consolidated property portfolio², as determined by the independent real estate valuers in application of the IAS 40 standard and included in the consolidated balance sheet, amounts to 6,231 million EUR as at 31.12.2023, compared to 6,200 million EUR as at 31.12.2022. Its **investment value** is obtained by adding real estate transfer tax. As at 31.12.2023, the fair value reaches 6,539 million EUR, compared to 6,492 million EUR as at 31.12.2022.

The proportion of due rents related to the 4th quarter and actually collected on 22.02.2024 is similar to the proportion collected on 22.02.2023.

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 participations in associates (Aldea Group NV for 27.1% and participations in the six companies that are developing the eco-friendly healthcare campuses

The item '**Other result on the portfolio**', is -25 million EUR as at 31.12.2023 (compared to -40 million EUR as at 31.12.2022), and comprises in particular the effect of changes in the scope, (i.e. the difference between the price paid, plus ancillary costs, and the share in the net assets of the company acquired), deferred taxes¹ and the impairment on goodwill.

The **net result - group share** amounts to -55 million EUR (i.e. -1.63 EUR per share) as at 31.12.2023, compared to +483 million EUR (i.e. 15.09 EUR per share) as at 31.12.2022. This change is due to the fact that the increase in the net result from core activities - group share* is lower than the negative change in the fair value of hedging instruments and investment properties - non-cash items - between 31.12.2022 and 31.12.2023.

in the Land of North Rhine-Westphalia, in Germany). The item '**Minority interests**' includes the minority interests of seven subsidiaries (compared with six last year, following the consolidation of SCI Foncière CRF in the 3rd quarter of 2023 - see page 50). The change was due to the final repayments of bonds redeemable in shares (issued in 2011 by the subsidiary Cofinimur I SA) following the latest disposals of insurance agencies in France, and to the consolidation mentioned above.

1. Deferred taxes on the unrealised capital gains relating to the buildings owned by certain subsidiaries.
2. Including buildings held for own use, development projects and assets held for sale.

(x 1,000 EUR)	31.12.2023	31.12.2022
SHAREHOLDERS' EQUITY AND LIABILITIES		
SHAREHOLDERS' EQUITY	3,698,985	3,666,991
I. Shareholders' equity attributable to shareholders of the parent company	3,623,262	3,637,413
A. Capital	1,970,211	1,761,872
B. Share premium account	972,621	936,321
C. Reserves	735,927	456,282
D. Net result of the financial year	-55,497	482,938
II. Minority interests	75,723	
LIABILITIES		
I. Non-current liabilities		
A. Provisions	26,426	
B. Non-current financial debts	1,791,325	2,000,483
a. Banks	630,977	785,744
b. Finance lease	0	0
c. Other	1,160,348	1,214,739
C. Other non-current financial liabilities	20,021	15,074
D. Trade debts and other non-current debts	0	0
E. Other non-current liabilities	0	0
F. Deferred tax liabilities	53,744	61,776
a. Exit Tax	0	0
b. Other	53,744	61,776
II. Current liabilities	1,100,919	1,034,939
A. Provisions	0	0
B. Current financial debts	953,187	880,054
a. Banks	111,169	32,527
b. Finance lease	0	0
c. Other	842,018	847,526
C. Other current financial liabilities	0	0
D. Trade debts and other current debts	128,645	132,421
a. Exit Tax	0	2,604
b. Other	128,645	129,817
E. Other current liabilities	0	0
F. Accrued charges and deferred income	19,088	22,464
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	6,691,421	6,803,566

The secret object #4 is a



Net Asset Value per share

(in EUR)	31.12.2023	31.12.2022
Net Asset Value per share		
Net asset per share (IFRS)*	98.61	110.74
Diluted Net Asset Value per share		
Diluted net asset per share (IFRS)	98.58	109.22

Comments on the intrinsic value of the share

The IFRS financial statements are presented before appropriation. The net asset per share* as at 31.12.2022 therefore still included the 2022 dividend distributed in 2023. This distribution (6.20 EUR per share) explains a large part of the decrease in net asset per share* between 31.12.2022 and 31.12.2023, alongside the effect of the above mentioned net result (-1.63 EUR per share) and the effects of the capital increases carried out in 2023.

The 11,300 treasury shares of the stock option plan have been taken into account in the calculation of the diluted net assets per share as at 31.12.2023 because they have a dilutive impact.

The Mandatory Convertible Bonds (MCB) issued in 2011 (and reimbursed in 2022 and 2023) and 14,975 treasury shares of the stock option plan have been taken into account in the calculation of the diluted net assets per share as at 31.12.2022 because they have a dilutive impact.

Summary of quarterly consolidated¹ accounts

Consolidated comprehensive result by quarter (income statement)

A. NET RESULT (x 1,000 EUR)	Q1 2023	Q2 2023	Q3 2023	Q4 2023	2023
I. Rental income	83,906	85,238	88,017	89,390	346,550
II. Writeback of lease payments sold and discounted	770	341	127	127	1,365
III. Rental-related expenses	-112	1	-97	-120	-328
Net rental income	84,564	85,579	88,047	89,396	347,587
IV. Recovery of property charges	21	120	173	290	605
V. Recovery income of charges and taxes normally payable by the tenant on let properties	25,638	7,480	8,010	6,845	47,973
VI. Costs payable by the tenant and borne by the landlord on rental damage and redecoration at end of lease	-53	-312	-119	-1,626	-2,110
VII. Charges and taxes normally payable by the tenant on let properties	-29,118	-8,402	-9,212	-8,365	-55,096
VIII. Other rental-related income and charges	0	0	0	0	0
Property result	81,053	84,465	86,900	86,541	338,958
IX. Technical costs	-461	-544	-516	-3,034	-4,555
X. Commercial costs	-1,483	-1,305	-1,538	-2,205	-6,531
XI. Taxes and charges on unlet properties	-1,867	-575	-625	305	-2,762
XII. Property management costs	-9,218	-7,932	-7,992	-8,043	-33,185
XIII. Other property charges	0	0	0	0	0
Property charges	-13,029	-10,356	-10,672	-12,976	-47,033
Property operating result	68,024	74,109	76,228	73,565	291,925
XIV. Corporate management costs	-3,951	-3,399	-3,425	-3,447	-14,222
XV. Other operating income and charges	0	0	0	0	0
Operating result before result on the portfolio	64,074	70,709	72,802	70,118	277,703
XVI. Gains or losses on disposal of investment properties	-2,133	-1,118	-1,464	663	-4,052
XVII. Gains or losses on disposal of other non-financial assets	0	0	0	0	0
XVIII. Changes in fair value of investment properties	-11,945	-54,759	-46,757	-68,192	-181,653
XIX. Other result on the portfolio	-3,584	1,055	-2,773	-20,199	-25,500
Operating result	46,411	15,888	21,809	-17,610	66,498
XX. Financial income	2,887	3,122	3,267	4,051	13,327
XXI. Net interest charges	-9,870	-9,919	-10,536	-9,225	-39,550
XXII. Other financial charges	-271	-321	-338	-327	-1,258
XXIII. Changes in the fair value of financial assets and liabilities	-17,183	4,541	3,758	-70,596	-79,480
Financial result	-24,437	-2,577	-3,849	-76,098	-106,961
XXIV. Share in the result of associates and joint ventures	-1,426	-247	-3,996	-1,857	-7,525
Pre-tax result	20,548	13,064	13,964	-95,565	-47,988
XXV. Corporate tax	-3,479	-2,464	-2,135	1,038	-7,040
XXVI. Exit tax	368	-67	290	267	857
Taxes	-3,112	-2,531	-1,845	1,305	-6,183
Net result	17,437	10,533	12,119	-94,260	-54,172
Attributable to:					
Minority interest	-39	889	708	-233	1,325
Shareholders of the parent company	17,476	9,644	11,411	-94,027	-55,497

¹ The group did not publish quarterly information between 31.12.2023 and the closing date of this document. Half-yearly and annual data are subject to verification by the statutory auditor, KPMG Réviseurs d'Entreprise/Bedrijfsrevisoren SRL.

B. STATEMENT OF THE COMPREHENSIVE RESULT (x 1,000 EUR)	Q1 2023	Q2 2023	Q3 2023	Q4 2023	2023
I. Net result	17,437	10,533	12,119	-94,260	-54,172
II. Other elements of the comprehensive result	184	528	-172	-115	425
A. Impact on fair value of the estimated transaction costs and rights resulting from the hypothetical disposal of investment properties	0	0	0	0	0
B. Changes in the effective part of the fair value of authorised cash flow hedge instruments	0	0	0	0	0
C. Changes in the fair value of financial assets held for sale	0	0	0	0	0
D. Currency translation differences linked to conversion of foreign activities	184	528	-172	-115	425
E. Actuarial gains and losses on defined benefit pension plans	0	0	0	0	0
F. Income tax relating to 'Other elements of comprehensive result'	0	0	0	0	0
G. Share in the other elements of comprehensive result of associates and joint ventures	0	0	0	0	0
H. Other elements of 'comprehensive result', net of tax	0	0	0	0	0
C. COMPREHENSIVE RESULT (I + II) (x 1,000 EUR)	17,621	11,060	11,947	-94,375	-53,746
Attributable to:					
Minority interests	-39	889	708	-233	1,325
Shareholders of parent company	17,660	10,172	11,239	-94,142	-55,071



► Nursing and care home - Helsinki (FI)

Consolidated statement of financial position (balance sheet)

ASSETS (x1,000 EUR)	Q1 2023	Q2 2023	Q3 2023	Q4 2023
I. Non-current assets	6,607,856	6,532,589	6,655,639	6,512,921
A. Goodwill	27,337	27,337	27,337	0
B. Intangible assets	2,292	2,266	2,219	2,128
C. Investment properties	6,165,583	6,084,820	6,239,717	6,187,930
D. Other tangible assets	2,079	2,039	3,474	2,111
E. Non-current financial assets	168,729	176,525	185,443	121,649
F. Finance lease receivables	161,101	160,449	159,681	158,936
G. Trade receivables and other non-current assets	1,804	1,836	6,725	6,719
H. Deferred taxes	6,735	8,319	6,314	9,822
I. Participations in associates and joint ventures	72,196	68,998	24,732	23,626
II. Current assets	278,406	269,255	256,295	178,500
A. Assets held for sale	101,374	113,202	106,278	43,111
B. Current financial assets	6,545	4,635	2,742	642
C. Finance lease receivables	4,761	4,073	4,407	4,419
D. Trade receivables	41,532	43,981	45,706	44,810
E. Tax receivables and other current assets	37,309	49,121	49,301	46,170
F. Cash and cash equivalents	50,404	20,128	20,140	19,958
G. Accrued charges and deferred income	36,481	34,115	27,720	19,390
TOTAL ASSETS	6,886,262	6,801,844	6,911,934	6,691,421
SHAREHOLDERS' EQUITY	3,685,444	3,527,836	3,631,996	3,698,985
I. Shareholders' equity attributable to shareholders of the parent company	3,655,847	3,506,251	3,553,391	3,623,262
A. Capital	1,761,872	1,794,023	1,820,923	1,970,211
B. Share premium account	936,321	948,226	957,260	896,826
C. Reserves	940,178	736,882	736,678	811,723
D. Net result of the financial year	17,476	27,120	38,530	-55,497
II. Minority interests	29,597	21,585	78,605	75,723
LIABILITIES	3,200,818	3,274,007	3,279,938	2,992,436
I. Non-current liabilities	1,961,807	2,022,575	1,844,624	1,891,516
A. Provisions	25,146	23,311	23,814	26,426
B. Non-current financial debts	1,857,310	1,921,553	1,745,232	1,791,325
a. Banks	645,301	707,061	525,192	630,977
b. Finance lease	0	0	0	0
c. Other	1,212,009	1,214,492	1,220,040	1,160,348
C. Other non-current financial liabilities	14,958	14,942	16,387	20,021
D. Trade debts and other non-current debts	0	0	0	0
E. Other non-current liabilities	0	0	0	0
F. Deferred tax liabilities	64,392	62,769	59,191	53,744
a. Exit tax	0	0	0	0
b. Other	64,392	62,769	59,191	53,744
II. Current liabilities	1,239,011	1,251,432	1,435,314	1,100,919
A. Provisions	0	0	0	0
B. Current financial debts	1,050,156	1,070,947	1,258,045	953,187
a. Banks	106,151	110,919	111,016	111,169
b. Finance lease	0	0	0	0
c. Other	944,006	960,028	1,147,029	842,018
C. Other current financial liabilities	0	0	0	0
D. Trade debts and other current debts	158,676	154,294	150,682	128,645
a. Exit tax	1,863	978	3,131	0
b. Other	156,812	153,316	147,551	128,645
E. Other current liabilities	0	0	0	0
F. Accrued charges and deferred income	30,180	26,191	26,587	19,088
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	6,886,262	6,801,844	6,911,934	6,691,421

Appropriation of statutory profits

The board of directors of the Cofinimmo group will propose to the ordinary general meeting of shareholders of 08.05.2024 to approve the annual accounts as at 31.12.2023, to allocate the result as shown in the table opposite and to distribute a gross dividend of 6.20 EUR, i.e. 4.34 EUR net per share.

The dates and payment methods of the dividends are provided in the 'Shareholder's calendar' (see page 187).

Withholding tax is 30 % (see also section 'Portfolio mix and outlook for withholding tax' in the chapter '2024 outlook').

As at 31.12.2023, the Cofinimmo group held 22,511 treasury shares (22,311 at the sign-off date of the accounts, following the conversion of 200 treasury shares in the 1st quarter of 2024). For the 2023 financial year, the board of directors is proposing to cancel the right to dividends of those treasury shares.

The distribution is based on the number of shares outstanding at the closing date of the 2023 accounts. Any sale of shares held by the group, or any new shares issued can modify the distribution.

After the distribution of 228 million EUR proposed for the 2023 financial year, the total amount of reserves and the statutory result of Cofinimmo SA/NV will be 188 million EUR, whereas the amount remaining for distribution according to the rule defined in article 7:212 of the Belgian Code of companies and associations (formerly article 617 of the Belgian company code) will reach 805 million EUR (see chapter 'Financial Statutory Statements').

For 2023, the consolidated net result from core activities - group share amounts to 241 million EUR and the consolidated net result - group share* to -55 million EUR. The pay-out ratio* amounts to 87.7%, compared to 89.2% in 2022.

6.20 EUR

Gross dividend per share proposed for the 2023 financial year

88%

Pay-out ratio* proposed for the 2023 financial year

Appropriations and deductions

(x 1,000 EUR)	2023	2022
A. NET RESULT	-51,866	481,657
B. TRANSFER FROM/TO RESERVES	280,086	-277,587
Transfer to the reserve of the positive balance of changes in the fair value of investment properties	0	-99,004
Financial year	0	-99,004
Prior years	0	0
Transfer to the reserve of the negative balance of changes in the fair value of investment properties	181,803	0
Financial year	181,803	0
Prior years	0	0
Transfer to/from the reserve of the estimated transaction costs and rights resulting from the hypothetical disposal of investment properties (+/-)	0	0
Transfer to the reserve of the negative balance of changes in the fair value of authorised hedging instruments qualifying for hedge accounting (+/-)	0	0
Financial year	0	0
Prior years	0	0
Transfer to the reserve of the negative balance of changes in the fair value of authorised hedging instruments not qualifying for hedge accounting (-)	67,596	-190,735
Financial year	67,596	-190,735
Prior years	0	0
Transfer to other reserves	-85	-20
Transfer from the result carried forward of previous years	30,772	12,171
C. REMUNERATION OF THE CAPITAL	-97,527	-133,536
Distribution provided for in article 13, §1, first paragraph of the	-97,527	-133,536
D. REMUNERATION	-130,692	-70,533
Dividends	-130,280	-70,145
Profit-sharing scheme	-412	-388
E. RESULT TO BE CARRIED FORWARD	188,052	155,853

The secret animal #5 is a



Events after 31.12.2023

No major event which could have a significant impact on the results as at 31.12.2023 occurred after the balance sheet date.

Divestment of a nursing and care home in Brussels (BE)

On 16.02.2024, Cofinimmo granted a 99-year leasehold right on the nursing and care home Gray Couronne in Brussels. The total amounts received on this occasion are in line with the latest fair value (as at 30.09.2023) as determined by Cofinimmo's independent real estate valuer, prior to the signature of the agreement.

This transaction was carried out by mutual agreement with Orpea¹ Belgium, the nursing home operator, which had announced in its press release of 16.02.2023 that it wanted to close certain sites in Brussels.

Provisional acceptance of a nursing and care home in Hoogerheide (NL)

As announced in April 2022, Cofinimmo proceeded with the provisional acceptance of a nursing and care home located in Hoogerheide, in the 1st quarter of 2024, and the lease took effect on 26.01.2024. As a reminder, the nursing and care home offers 138 beds spread over a total surface area of approximately 7,400 m². The new nursing and care home will partially compensate for the shortage of capacity in the region. This nursing and care home will also include day-care facilities. The investment budget for the plot of land and the works amounted to 26 million EUR. The site has obtained a A+++ energy performance label. A double-net lease has been concluded with operator Stichting tanteLouise for a term of 20 years. The rent will be indexed according to the Dutch consumer price index and the gross rental yield is approximately 5%.

► Nursing and care home - Hoogerheide (NL)



Construction of a nursing and care home in El Cañaveral (ES)

Cofinimmo will have a new nursing and care home built on a plot of land acquired earlier through a subsidiary in El Cañaveral, in the autonomous community of Madrid, part of the district of Vicálvaro, whose population amounts to approximately 70,000 inhabitants. The investment budget for both the plot of land and the works amounts to approximately 15 million EUR. The building will be built with high ESG criteria in mind, including a reinforced charging infrastructure for electric vehicles, domestic hot water supplied by aerothermal systems, solar panels, bicycle storage and 2,000 m² of green exterior space. For this building, Cofinimmo aims for an A-level energy performance and a BREEAM In-Use Very Good certificate. It will have a total surface area of approximately 7,000 m² and will offer 165 beds. Works started in the 1st quarter of 2024, within the framework of a turnkey project, the delivery of the nursing and care home is currently scheduled for the 4th quarter of 2025. The amounts corresponding to the construction works will be paid according to the percentage of completion of the works. A triplenet lease with a term of 15 years has been signed with the operator Emera España. The rent will be indexed according to the Spanish consumer price index. The gross rental yield will be in line with the current market conditions.

1. On 20.03.2024, Orpea announced the rebranding of its name to 'Ereis'.

Provisional acceptance of a nursing and care home in Elche (ES)

The development project in Elche, announced in February 2022, has been delivered and the lease took effect on 07.02.2024. As a reminder, the nursing and care home offers 150 beds spread over a total surface area of approximately 6,000 m². The investment budget for both the plot of land and the works amounts to

approximately 8 million EUR. A triple net lease has been signed with operator Grupo Casaverde for a term of 25 years. The site offers an A-level energy performance. The gross rental yield is in line with current market conditions. The rent will be indexed according to the Spanish consumer price index.



► Nursing and care home - Elche (Valence - ES)

2024 outlook

Assumptions – internal factors

Asset valuation

The fair value of the real estate portfolio on the projected consolidated balance sheet as at 31.12.2024 corresponds to the fair value of the overall portfolio as at 31.12.2023, plus the estimated cost of major renovations and net investments planned for 2024.

Maintenance, repairs and major renovations

The projections, produced per building, include maintenance and repair costs which are considered operating expenses. They also include major renovation costs which are capitalised and covered by self-financing or debt. These expenses are included in the investments and divestments below.

Investments and divestments

In the context of the preparation of its 2024 budget, Cofinimmo has set its net investment assumptions, which should represent for the 2024 financial year:

- gross investments of around 320 million EUR (including ESG investments), broken down as follows:
 - investments in healthcare real estate for an amount of 285 million EUR, resulting from the construction of new units or the extension of existing units for which the Cofinimmo group is committed within the framework of ongoing development projects (237 million EUR), but also from other investments for 47 million EUR;
 - investments in offices for an amount of 30 million EUR, corresponding mainly to ongoing development projects (18 million EUR);
 - investments in property of distribution networks in Belgium and in The Netherlands for an amount of 5 million EUR resulting from major renovations for the pubs and restaurants of the Pubstone portfolio;
- divestments of around 270 million EUR, broken down as follows:
 - 43 million EUR non-current assets held for sale and 37 million EUR under due diligence at 31.12.2023;
 - and around 190 million EUR additionally;
- and therefore net investments (of around 50 million EUR), with a near neutral effect on the debt-to-assets ratio.

The future projects are detailed on pages 44 for healthcare real estate and on page 77 for offices.

Rents

Rent projections take into account assumptions about tenant departures for each lease contract and are analysed on a case-by-case basis. Ongoing contracts are indexed.

The forecast also includes refurbishment costs, a rental vacancy period, rental charges and taxes on vacant space that apply in the event of a tenant's departure, as well as agent fees at the time of relocation. Rent projections are based on the current market, with no anticipated recovery or deterioration.



► Nursing and care home Paloke –Brussels (BE)

The property result also includes writebacks of lease payments sold and discounted for the gradual reconstitution of the full value of buildings whose rents were sold.

A positive or negative change of 1% in the occupancy rate of the office portfolio on a full-year basis would lead to an increase or decrease in the net result from core activities* of 0.02 EUR per share.

Expenses

Technical charges are estimated for each building, according to identified needs, the building's age, and the type of contract they are subject to.

Corporate management costs are estimated by expense type and take into account the group's anticipated growth.

The forecasted tax charge includes, estimated recurring tax charges per company, as well as the impact of expected changes in tax risks.

Assumptions – external factors

Inflation

Ongoing contracts are indexed. The inflation rate used for rent increases is between 0% and 3.5% (external data) for leases indexed in 2024, depending on the country.

The average indexation between 2023 and 2024 is around 2%.

The sensitivity of the projections to changes in the inflation rate is low for the period considered. A positive or negative change of 50 basis points in the expected inflation rate would lead to an increase or decrease in the net result from core activities* of 0.05 EUR per share.

Interest rates

The calculation of financial expenses is based on the future interest rate curve (external data) and ongoing financing contracts as at 31.12.2023. Given the foreseen hedging instruments, the average cost of debt* expected for 2024 is around 1.5%.

Changes in the fair value of instruments used to hedge financial debt are not modelled as they have no impact on the net result from core activities – group share*, and cannot be customised. They are therefore included as nihil in the forecasts below.

Consolidated outlook

Based on the information currently available and the assumptions detailed above (gross investments of 320 million EUR and divestments of 270 million EUR in 2024, with these net investments having a near neutral effect on the debt-to-assets ratio),

and considering the divestments carried out in 2023, Cofinimmo expects, barring major unforeseen events, to achieve rental income, net of rental charges* of 349 million EUR (including the effect of divestments made in 2023 and budgeted in 2024 amounting to around 23 million EUR) leading to a net result from core activities – group share* of 235 million EUR (compared to 241 million EUR as at 31.12.2023), i.e. 6.40 EUR per share for the 2024 financial year, taking into account the prorata temporis dilutive effects of the capital increases carried out in 2023 (approximately 0.50 EUR per share) and the divestments carried out in 2023 and the ones budgeted in 2024 (approximately 0.40 EUR per share). The average cost of debt* expected for 2024 is around 1.5%.

Based on the same data and assumptions, the debt-to-assets ratio would be almost stable at approximately 44% as at 31.12.2024. This ratio does not take into account possible changes in fair value of investment properties (which will be determined by the independent real estate valuers).

A projection of the future market value of the group's buildings is uncertain. Therefore, it would be hazardous to venture a projection for the unrealised result on the portfolio. This will depend on the trend in market rents, changes in their capitalisation rates, and the anticipated costs of renovating buildings. Note that the net result from core activities – group share* does not include the result on financial instruments – group share*, nor the result on portfolio – group share*.

Changes in the group's shareholders' equity will mainly depend on the net result from core activities*, the result of financial instruments*, the result on the portfolio* as well as the allocation of dividends.

It should also be noted that in 2024, only the Colonel Bourg/Kolonel Bourg 124 building will still generate writebacks of lease payments sold and discounted, amounting to approximately 0.6 million EUR.

Dividend per share

This outlook would allow the distribution of a gross dividend (for the 2024 financial year, payable in 2025) of 6.20 EUR per share, subject to the evolution of the net result from core activities – group share – per share* and the evolution of the debt-to-assets ratio. This outlook is provided subject to the main risks and uncertainties stated in the section 'Risk factors' in this document.

The dividend must comply with article 13 of the royal decree of 13.07.2014 in the sense that the amount of dividend distributed must represent at least of 80% of Cofinimmo SA/NV's (non-consolidated) realised net profit for 2024. In some cases, however, this article provides for a reduction in the distribution obligation, or even a lack of distribution obligation. Nevertheless, the group will exercise its option to distribute under these circumstances, within the limits set out in article 7:212 of the Belgian CCA (previously article 617 of the company code).

► CAVEAT

The projected consolidated balance sheet and income statements are projections which depend on the evolution of the real estate and financial markets. They do not provide a guarantee and have not been certified by an auditor.

However, the Statutory Auditor, KPMG Réviseurs d'Entreprises/Bedrijfsrevisoren SRL, represented by Mr Jean-François Kupper, has confirmed that in his opinion, the forecast has been properly established on the basis of the assumptions made by the board of directors and that the accounting basis used is consistent with the accounting methods used by the group to prepare the financial statements.

If applicable, Cofinimmo will comply with article 24 of the royal decree of 13.07.2014, which requires, in the event that the consolidated debt-to-assets ratio passes 50%, the creation of a financial plan and implementation schedule describing measures to ensure that this ratio does not exceed 65% of consolidated assets. This plan must be sent to the FSMA (see also page 385).

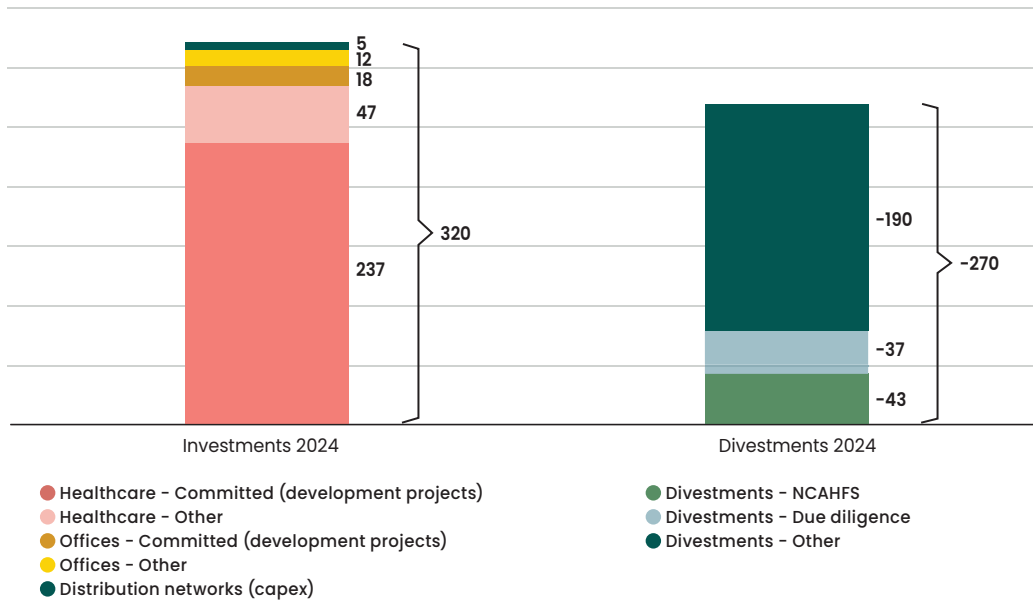
Portfolio mix and outlook regarding the withholding tax

Based on currently available information and the assumptions detailed above, and barring any major unforeseen events, Cofinimmo expects that healthcare real estate's share in the fair value of the consolidated portfolio would reach 77% by the end of the 2024 financial year (compared to 75% at the end of 2023). However, this percentage is not the relevant criterion in terms of withholding tax.

Since the publication of the 2020 universal registration document on 09.04.2021, the framework legislation of 27.12.2021 has increased the relevant threshold for reduced withholding tax to 80% (vs. 60% previously) (Article 20 of the framework legislation amending Article 171, 3^e quater of the Income Tax Code).

This threshold is currently not achieved; the estimated percentage as at 31.12.2023 is approximately 66%. The framework legislation defines the method for calculating the percentage: it is calculated by adding the values of the valuations and updates at the various reference points in time and by dividing them by the total value of these valuations and updates at the various reference points in time.

Investment programme in 2024 (x 1,000,000 EUR - per segment)



1. This is set under the assumptions disclosed in section 11 and 14 of the press release of 23.02.2024.

6.40 EUR/share

Forecast of the 2024 net result from core activities – group share*

6.20 EUR/share

Outlook of the 2024 dividend (payable in 2025), subject to the evolution of the net result from core activities – group share – per share* and the evolution of the debt-to-assets ratio



► Nursing and care home Ten Berge – Belsele (BE)

Statutory auditor's report on the outlook

Report of the statutory auditor to the Board of Directors of Cofinimmo SA/NV on the consolidated outlook net result of core activities – group share for the period of 12 month ending on 31 December 2024.

Mission

We report to you on the consolidated outlook net result from core activities – Group share of Cofinimmo SA/NV ('the Company') and its subsidiaries (together 'the Group'), for the 12-month period ending on December 31, 2024 (the 'Forecast'). The Forecast and the significant assumptions on which it is based are detailed on pages 110 to 113 of the group's 2023 annual report (the 'Annual Report'). We do not report on the other elements of the net result, nor on the dividend outlook or the projected consolidated balance sheet.

This report has been prepared in accordance with the requirements of the board of directors of the Company for the purpose to confirm the forecast in accordance with elements (a) and (b) as defined under point 11.2 of Article 11 of the Commission Delegated Regulation (EU) 2017/1129 of the European Parliament and of the Council as regards the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing Commission Regulation (EC) No 809/2004 (the 'Commission Delegated Regulation'). This report cannot be used for any other purpose.



Responsibilities of the board of directors

The board of directors of the Company is responsible for the preparation and presentation of the Forecast, in accordance with Annex 1 section 11 of the Commission's Delegated Regulation (EU) 2019/980, including the assumptions on which the Forecast is based as well as the preparation and presentation of the Forecast based on the Group's financial reporting framework.

Responsibilities of the statutory auditor

It is our responsibility to examine the Forecast included in the Group's annual report in accordance with the International Standard for Assurance Engagements for the Review of Forecast Financial Information (ISAE 3400). Accordingly, we must plan and perform our work to obtain a limited assurance about whether the assumptions provide a reasonable basis for the Forecast.

Since the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained if a reasonable assurance engagement had been performed, the nature and timing of the procedures that the statutory auditor performs within a limited assurance engagement vary and are less extent than for an engagement with a reasonable level of assurance.

On this basis, we have performed procedures considered necessary in the given circumstances in order to conclude. As part of this limited assurance engagement, we place greater emphasis on inquiries from the Company personnel and analytical procedures, and less emphasis on testing internal controls and obtaining evidence from external sources than would have been in a reasonable assurance engagement.

We must also plan and perform our work so as to obtain a reasonable level of assurance that the Forecast has been properly prepared on the basis of assumptions and it is presented in accordance with the Group's financial reporting framework.

We believe that based on the work performed and evidence obtained, this provides a reasonable basis for our conclusion.

We have complied with the ethical requirements that are relevant for our engagement in Belgium, including the independence requirements. Our firm applies the International Standard on Quality Management (ISQM) 1, Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements, which requires our firm to design, implement a system of quality management, including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Conclusion

Based on our examination of the underlying evidence supporting the assumptions, as described in the 'Responsibilities of the statutory auditor' section of this report, nothing has come to our attention which causes us to believe that these assumptions do not provide a reasonable basis for the Forecast. Further, in our opinion, the Forecast is properly prepared on the basis of the assumptions and is presented according to the Group's financial reporting framework.

Actual results are likely to be different from the Forecast since anticipated events frequently do not occur as expected and the variation may be material.

Zaventem, 2 April 2024

KPMG Bedrijfsrevisoren/Réviseurs d'Entreprises

Statutory auditor
represented by

Jean-François Kupper
Bedrijfsrevisor/Réviseurs d'Entreprises

ESG report



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Committed for more than 15 years to a global ESG strategy

Since February 2023, Cofinimmo is part of the Top SBTi 1.5° ESG Bond Issuers and was also included in the new Euronext BEL ESG.

Cofinimmo's 30³ project ('thirty cubed') confirms its commitment to ESG and its alignment with the worldwide objective of limiting global warming.



▶ Jacques van Rijckevorsel, Chairman of the Board of Directors
▶ Jean-Pierre Hanin, Chief Executive Officer

Global ESG strategy for more than 15 years

Cofinimmo, a major player in European real estate, has been committed to a global ESG strategy for more than 15 years. It is actively involved in the Paris Agreement launched at COP21 and supports the accelerated climate action package agreed at COP28. Fossil-free buildings now represent 7% of the portfolio, the installation of solar panels as a renewable energy source, particularly in Finland, has increased the use of electricity from renewable sources by 30%, and energy efficiency has been accelerated by the validation of the Paris-proof roadmap in the Netherlands and the submission of the documents for the Tertiary Decree in France. The group believes that it is possible to aim for a carbon-neutral society by 2050 while serving the interests of all its stakeholders.

A science-based climate action

Cofinimmo's 30⁺ project on scope 1, 2 and 3 emissions related to energy use fits perfectly with this view. The project aims to reduce the final energy intensity of the portfolio by 30% to 130 kWh/m²/year by 2030 and remains a priority for 2023 and beyond. The 30⁺ project targets take 2017 as their baseline and have been established using the science-based targets methodology, through which the group can objectivise efforts to be made to contribute to the global objective of limiting global warming. The energy intensity of the portfolio has fallen from 190 kWh/m²/year in 2017 to 142 kWh/m²/year in 2023 (vs. 165 kWh/m²/year in 2021 and 158 kWh/m²/year in 2022), i.e. a total reduction of 25% compared to 2017, well on track to achieve the 30% reduction target of by 2030.

In 2020, Cofinimmo joined the Belgian Alliance for Climate Action (BACA), a platform open to Belgian organisations that want to reduce their GHG emissions and increase their climate ambitions using the Science-Based Targets initiative.

In order to achieve the objectives set at COP21 and those related to the maximum 1.5-degree scenario, Cofinimmo has launched its first in-depth and structured analysis of physical and transitional risks. This will make it possible to define the level of risk exposure for individual assets and put in place an action plan progressively covering the whole portfolio. More information on Cofinimmo's climate action is available on pages 128-136.

A sound environmental management

Since 2008, Cofinimmo has been using an environmental management system, certified ISO 14001:2015, that covers the life cycle of its assets. This certification is renewed every three years and ensures that the company manages the environmental aspects of its activities, including its compliance with the applicable environmental regulations, in a structured manner. It focuses on relevant environmental topics in healthcare real estate, such as sustainable water management, on which all operational teams were trained in 2023. The external audit in 2023 revealed positive findings such as open, collegial working culture, excellent processes and a sense of ownership in terms of continuous learning and self-improvement.

Responsible business practices

In order to meet the demand of transparency coming from its stakeholders, the group has been proactive in the area of ESG, for example by participating in benchmark assessments and by completing questionnaires that provide primary and objective data to stakeholders. Throughout 2023, Cofinimmo further improved its ESG performance with the renewal of several labels and obtained several new BREEAM certifications for healthcare properties that cover now 9% of the portfolio. In addition, Cofinimmo was selected to be one of the 'Top SBTi 1.5° ESG Bond Issuers' and was included in the new Euronext Bel ESG Index.

Cofinimmo pays particular attention to the alignment between its financial strategy and its ESG objectives. In 2023 the amount of sustainable financing reached 2.5 billion EUR. As a participant in the United Nations Global Compact it is essential for Cofinimmo to bring its policies to life through specific trainings. Zero tolerance of corruption is expected from all business partners.

An ongoing dialogue with stakeholders

Cofinimmo is aware of its impact on people and has defined actions towards occupants, suppliers and employees in its ESG strategy. In 2023, Cofinimmo decided to renew its tenant satisfaction survey. It is also committed to its employees and has been certified as a Great Place to Work®. Cofinimmo would like to thank all of its employees for contributing to its People, Planet and Profit management approach. Those distinctions are a fantastic achievement that motivates the company and its staff to continue their efforts to construct a more sustainable environment.

► ESG

For Cofinimmo, the "S" in ESG also means giving back to society. In the context of the temporary protection for Ukrainian citizens currently in force in the Brussels-Capital Region, Cofinimmo has decided to grant the Brussels-Capital Region a precarious lease on the Loi/Wet 89 office building to welcome the NGO Ukraine Voices Refugee Committee (UV-RC) supported by UNHCR Belgium & Luxembourg and the Service public régional de Bruxelles.

Located in the heart of the European district, in the Central Business District (CBD), this building, together with the adjacent Loi/Wet 85 building, will be redeveloped to become a new sustainability flagship in Cofinimmo's portfolio, meeting the highest environmental standards.

UV-RC provides Ukrainian refugees with language courses, training, seminars, employment and socio-medical assistance. The precarious lease has taken *The secret object #5 is a* 01.01.2024.

'We support the United Nations Global Compact and are committed to continuously renew our commitment to this initiative.'



Major trends and their impact on the ESG strategy

Cofinimmo's strategy prepares for tomorrow's world by anticipating and responding to major societal trends. The United Nations' 17 Sustainable Development Goals (SDGs) are one of the major developments which Cofinimmo takes into account.

The last years have been quite challenging in Europe. There was COVID-19 coronavirus pandemic in 2020-2022, during which European governments collaborated to ensure a recovery plan for all. The European economy is still facing the terrible crisis caused by the conflict between Ukraine and Russia, which started in February 2022. This conflict has led to a major energy crisis, particularly due to the EU's dependence on natural gas supplies. In October 2023, the conflict in Israël and Gaza also escalated. These events happened in an already overall rising inflation environment. Today, even more than in the past, it is clear how important it is to work towards a transition to clean energy for all EU citizenships and even more for the European building stock and real estate sector. Cofinimmo positions itself as a driver for change in dealing with the challenges facing the built environment, such as climate change, sustainable water management, ageing population, increased urbanisation, changing technologies and working practices.

First the pandemic and then the armed conflicts have highlighted some of the requirements that have arisen from new trends in sustainability, such as a stronger approach to clean renewable energy and circular usage of resources. For more than 15 years, Cofinimmo has been constructing more efficient buildings and managing them in a more cost-effective manner so as to meet tighter regulations on energy performance.

Convinced that science-based climate action is the most effective way to achieve its objectives, Cofinimmo confirmed its commitment to ESG in 2020 by validating its target by 2030 through the Science-Based Targets initiative (SBTi) and by joining the Belgian Alliance for Climate Action (BACA).

According to the SBTi-criteria for target validation, Cofinimmo falls into the SME-category; a non-subsidiary, independent company with fewer than 500 employees. Cofinimmo's commitments include the company's scope 1 and 2 emissions reduction targets, its commitment to transparent environmental reporting for all scopes, the 1.5-degree scenario analysis that forms part of the company's overall strategy and net-zero commitment. The SME-category does not allow to get validation from SBTi on scope 3 emissions reduction targets but Cofinimmo's commitment

to ESG does not stop there as the objectives of its 30³ project include scopes 1, 2 and 3.

In 2023, Cofinimmo continued its dialogue with stakeholders to ensure the highest level of transparency in its activities and objectives in terms of energy consumption reduction and resilience to climate change, including the path towards carbon neutrality. It is demonstrated in the materiality analyses conducted according to the Global Reporting Initiative (GRI) Sustainability Reporting Standards and developed for the first time in 2014 (this document and all previous reports are available on the website www.cofinimmo.com/esg), which have been reviewed yearly. Support of both the board of directors and the executive committee by signing off the materiality assessment is essential to transform the company's ESG ambitions into concrete projects.

The Head of ESG reports directly to the CEO which makes ESG governance central to the corporate governance structure. There are formal reviews of the ESG performance (this includes climate-related and DEI performance) to the executive committee, chaired by the CEO. Each review is presented through a presentation by the Head of ESG and documented through meeting reports. The head of ESG reports weekly to the CEO and at least every month to the executive committee. ESG reporting allows to follow-up on objectives and KPI (including climate-related and DEI KPI). One of the reviews is the official ISO 14001 management review, following all standards described in the ISO standard such as: status of actions from previous reviews, changes in circumstances, extent to which objectives have been achieved, information on performance, adequacy of resources, complaints, opportunities for improvement. The progress of the different objectives is assessed and eventually corrected. The quarterly reporting to the audit committee includes the progress of participation in different benchmarks, the ESG performance achieved compared to objectives linked to LTI variable remuneration of the executive committee and updates/notifications regarding regulatory changes.

As a result of its dialogue with investors, Cofinimmo has reinforced its proactive approach to ESG benchmarks and questionnaires, which are primary and objective data sources for

Materiality analysis

The challenges included in the company's materiality assessment reflect the importance and impact of these trends for both Cofinimmo and its stakeholders



investors. For greater transparency, Cofinimmo renewed its participation in the Carbon Disclosure Project in 2023, resulting in a confirmed B rating in the climate change category. The responses are publicly available and describe in detail the identified risks and opportunities associated with climate change.

In addition to scaling up the effort to monitor and manage the risks and impacts related to climate change, Cofinimmo is collaborating with MSCI in order to analyse the risk exposure of its healthcare real estate and office portfolio taking into account science based scenario analysis. The assets are being benchmarked against the CRREM decarbonisation path to identify climate transition risks and avoid stranding. A high level physical risk analysis has been executed and is being followed by a more detailed risk analysis and vulnerability assessment for the assets with the highest risk. This will allow Cofinimmo to also define concrete required action points on building resilience for its assets and positively contribute to the mitigation of and adaptation to climate risks.

The impact materiality assessment, shown on the infographics on the previous page, consists of three circles, each representing one pillar. The topics appearing in each of the circles represent a sustainability challenge for the company. Their position in the circle reflects their importance, which is determined not only by the way the topic they represent is perceived by stakeholders, but also by the impact this same factor could have in the long term, as estimated internally by Cofinimmo.

The area delineated by the inner circle contains the six priority areas for action out of the 14 areas identified internally. Compared to last year, the impact on construction waste has been grouped with the use of sustainable/recycled materials. The



most significant ESG risks are described in the risk factors (see page 9). The other topics in the materiality assessment are not considered to be a priority and lie outside of the circle. This does not reflect disinterest, but can be explained by the fact that the topics are subject to strict legislation that requires companies to address them, irrespective of the perception of their importance within the company, or the fact that the topics have gained maturity within the business processes. For example, Cofinimmo is pursuing its mobility policy and strategy for active and clean travel, but considers that the maturity of this issue allows it to be given a lower priority than other topics.

Details of the actions carried out in 2023 and future objectives are listed in a dashboard (see pages 354-357). The objectives focus on the 6 material topics (reducing energy intensity of the portfolio, monitoring water usage, safety of occupants, diverse, trained and healthy employees, responsible supply chain relations, profitability for investors and access to capital):

- raise awareness of the different stakeholders: tenants, suppliers, investors, etc. (for example: extension of sustainable collaboration agreement to 85% of the healthcare real estate segment by 2024);
- monitor what is measured: energy consumption and performance, etc. (for example: increase consumption data coverage for overall portfolio to 85% by 2024);
- be ambitious, go beyond the current regulation if economically viable (for example: refurbish 5.0% of the portfolio between 2024 and 2028, excluding new constructions and acquisitions);
- communicate ESG information through a combined annual report, externally assured and participate in surveys (EPRA SBPR, Moody's, GRESB, CDP, MSCI, Sustainabilitytics).

The ESG objectives are mostly short-term (one year) and some of them are long-term (five to seven years).

The links between Cofinimmo's priorities and the SDGs are listed in a cross-reference table (see pages 358-359).

Mitigating and adapting to climate change

Climate change represents a long-term risk. The sixth assessment report (AR6) of the IPCC states that keeping warming to 1.5°C above pre-industrial levels requires deep, rapid and sustained greenhouse gas emissions reductions in all segments. Even if the impact of war slightly shifted priorities for businesses, environmental issues (including climate change) still list in the top four concerns of around 73% of the real estate industry leaders (Source: Emerging Trends in Real Estate®, Europe 2024, PWC & Urban Land Institute). Following up on the targets of the Paris Agreement at COP21 and the package to accelerate climate action achieved at COP28 in 2023, substantial actions towards climate empowerment and climate change resilience at global level are needed. It also confirmed that richer nations should fund the loss and damages incurred by developing countries. This is considered a major challenge but also an opportunity for the real estate sector. Climate change currently has, and will continue to have, an impact on the level

of capital available for investing, operating costs, and the speed of obsolescence of real estate assets.

Cofinimmo's rationale for adopting science-based climate action and joining BACA is based on three fundamental messages:

- businesses need to take more ambitious climate action now;
- only by working hand-in-hand with all stakeholders can we lead the transition to a net zero emission economy;
- science-based climate action is the most effective way to achieve the targets set.

Through the 30° project, which aims to reduce the energy intensity of Cofinimmo's portfolio by 30% by 2030, the group intends to take up this challenge on scopes 1, 2 and 3 and thus maintain the value of its assets by complying with the Paris Agreement. This project is the key to achieving the objectives validated by the Science-Based Targets (SBTi) initiative.

Reducing water stress through sustainable water management

Water is the most valuable resource on Earth, supporting the existence of whole ecosystems, including human life and activity. Although not limited in focus to water consumption, the effects of climate change are demanding a re-think of strategy for sustainable water management that focuses on all the factors that make water such a complex and vital element for the sustainability of life.

The past years have been increasingly challenging for chronic water risks such as droughts, threatening economic systems across Europe and in particular agricultural production. After severe drought for most of 2022 and the first quarter of 2023, the North-Eastern part of Europe kept suffering from drought while there was a high wildfire risk in the Mediterranean region according to the Global Drought Observatory (GDO) Analytical Report of August 2023.

For many years United Nations agencies and projects such as FAO and the UN Global Compact (CEO Water Mandate) have promoted accurate information on water scarcity and water stewardship in order to ensure water security in different regions of the planet that are uniquely experiencing water distress.

The real estate sector will be challenged by the dramatic effects of water distress, but it is part of the solution and needs to take a proactive approach on the issue. This can be represented by the 3Rs applied to water management, namely Reduce, Reuse, Recycle in order to promote water conservation.

From the risk of extreme events, such as floods or drought, real estate can first protect the environment and its assets by collecting data on water consumption and conducting analysis on ordinary and extraordinary consumption, then act when required. In addition to improving data metering, concrete action involves placing buildings themselves at the centre of the solution. From permeable pavements to bioswales to green

roofs, green infrastructure is one of the tools for safeguarding resources such as water.

Housing an ageing population

Acceleration in population ageing has an impact on current social models. This includes the increasing retirement age, the organisation of healthcare delivery, etc.

The growing healthcare real estate segment has to meet the expectations of an ever-increasing part of the population. This means, providing healthcare buildings that are more accommodating of the degree of individual autonomy, combined with suitable housing.

Property market analysts extend the 'beds and sheds' mantra to 'beds, sheds and meds' to encompass the healthcare sector and the need for senior residences, nursing homes, hospitals, clinics and more (Source: Emerging Trends in Real Estate®, Europe 2024, PWC & Urban Land Institute).

But what are the population projections for the EU-27? During the period from 2022 to 2100 the share of the population of working age is expected to decline, while older people will probably account for an increasing share of the total population: those aged 65 years or over will account for 31.3% of the EU's population by 2100, compared with 21.1% in 2022. As a result of the population movement between age groups, the EU's old-age dependency ratio is projected to almost double from 33.0% in 2022 to 57.1% by 2100 and the total-age dependency ratio is projected to rise from 56.5% in 2022 to 82.6% by 2100 (source: Eurostat, February 2023 data).

This trend is reflected in Cofinimmo's core strategy, which, through its healthcare real estate segment, aims to meet the needs of society, specifically: offering housing to seniors, whether ill, disabled or in rehabilitation; creating socially responsible healthcare sites where each function co-exists in harmony; promoting the accessibility of buildings to people with reduced mobility; and developing safe buildings where it is pleasant to live.

Growing urbanisation and space affordability

According to the most recent studies of the European Commission - Joint Research Centre (JRC) on the future of European cities which applies a global people-based definition of cities and settlements in the form of urban functional area (UFA), the process called growing urbanisation is in fact already happening, with 75% of the global population currently living in urban areas. Moreover, JRC projections to 2030 show that most major European cities will experience urban population growth as part of a continuous process of urbanisation.

Urbanisation represents a major challenge in terms of integrating populations of different origins, providing food and shelter for all, but also in terms of mobility, pollution management, connectivity, etc. Inflation in general and rising energy prices in particular are raising concerns about the affordability of rentable spaces. House prices in European cities have increased by 45% in ten years while salaries have increased by 17%, which pushes people to

rent instead of buying (Source: Emerging Trends in Real Estate®, Europe 2024, PWC & Urban Land Institute).

When discussing these social aspects, the provision of community spaces has been a top priority during 2023.

This phenomenon has an impact on the way real estate is perceived. One of the consequences is, for example, the progressive decrease in the average housing size.

With an increased focus on health and safety, the COVID-19 coronavirus increased the need for lower density and more spacious environments, which will accelerate the growth of suburbs.

Accessibility for all

In the context of an increasing urban population, pollution, and the fight against GHG emissions, mobility is beginning to be rethought.

Cities such as Paris, Brussels, Antwerp, and Ghent are starting to restrict the most high-emission vehicles. Public transport companies are moving to electric vehicles. Initiatives are underway to promote micro-transport such as sharing less-polluting bicycles, electric mopeds, or scooters. Transportation is intended to be multimodal, flexible, and scalable according to actual travel needs. Aware of this challenge, Cofinimmo is expanding its transportation initiatives by testing shared vehicle solutions and by setting up infrastructures such as lockers and showers for cyclists in its buildings.

The trend is also impacting real estate. The number of authorised parking spaces is decreasing in order to push overstaying vehicles out of the cities. More and more charging stations for electric vehicles are being installed. The number of bicycle racks is increasing. From a circular point of view, parking areas are built in such a way that they can eventually be reassigned to another use. Larger drop-off areas are provided for taxi services or parcel delivery vans.

With accessibility being linked to transport, the importance of the geographical location of assets becomes a real social challenge. In the case of healthcare, nursing and care homes are occupied by senior citizens who might feel excluded from society, due to their age and their physical distance from decision-making infrastructures. Ensuring accessibility to assets allows occupants to mix with the outside population, decreasing the likelihood senior citizens will feel isolated.

The circular economy

Natural resources are limited. As a result of NGO lobbying, circular economy initiatives are being promoted and even subsidised by the European Commission, as well as among certain countries,

regions, and cities in Europe. This is to limit waste and increase the rate at which materials are reused.

Aware of its impact during (re)development works, Cofinimmo seeks to select sustainable materials that can be easily recycled or, preferably, reused. Life cycle analysis is a powerful tool to understand the impacts that the construction and operation of buildings have on the environment in terms of embodied carbon, operating carbon and depletion of resources. This approach helps understand how it is possible to implement a beneficial circle that reuses and recycles the materials generated at a building's end of life so that only a minimum of initial resources ends up being waste. When buildings are demolished, the waste is thus strictly separated. This is also the case in office buildings in operation, where every effort is made to promote sorting, and when possible, even going beyond legal requirements.

The sharing economy

Society's increasing awareness of the importance of limiting carbon footprint, as well as the search for a more efficient and reasoned use of physical and financial resources, has led a growing number of individuals and companies to embrace the principles of the sharing economy. Actors become product users rather than product owners, or, in the case of real estate, sole tenants. In addition, this approach provides users access to flexible solutions which are more in line with their rapidly changing needs, and it avoids certain investment costs.

According to recent studies, more than eight out of ten respondents say they expect to see a shift towards co-location, the combination of different uses in single building or location. Some 35% expect a hybrid model of three or more sectors to be the most common combination within their portfolio, and 18% expect to combine residential and offices (Source: Emerging Trends in Real Estate®, Europe 2024, PWC & Urban Land Institute).

Many sharing applications already directly or indirectly impact the office real estate segment: shared meeting rooms in buildings and business parks, co-working areas, etc. In 2023 most companies have continued applying teleworking systems, formalising the trend towards flexible working models in well-structured and agreed policies between the company and its employees. The industry needs to prioritise quality space that helps companies adapt to the latest working practices. Location, ability to attract talent and reducing overall costs are expected to be the most important factors driving occupants' workplace strategies.

Well aware of this issue, Cofinimmo is innovating by creating shared spaces in office buildings such as the Lounge® concept, shared meeting rooms or the Flex Corner® concept.

The sharing economy also affects residential real estate. Housing with more communal areas is being built, sometimes for a very targeted group of users, like Generation Y or Z, but also for seniors in the form of assisted-living units.

Health and safety

In the countries where Cofinimmo is active, there is a gradual decrease in the proportion of working people due to population ageing, and lower birth rates. This phenomenon is expected to accelerate by 2030. This situation is gradually leading to a fight for talent in which the winning company will be the one in a position to provide its employees with work-life balance, a degree of physical and mental well-being and, above all, meaningful work.

In this context, Cofinimmo seeks to provide for the health and safety of its clients in all its buildings. Innovative infrastructure is therefore made available through its partners. In particular, they comprise of concierge-type services much like those found in the hotel industry. This includes, for example, leisure and relaxation areas, fitness centres, and personal services such as dry cleaning, ironing, shopping home delivery, car wash, etc.

New types of certification are supplementing existing environmental certifications (BREEAM, LEED, HQE, etc.). They assess buildings according to their ability to meet human needs: access to quality air and water, daylight, healthy food, contact with nature, etc.

Digital transformation

In the medium term, the health and economic crisis will accelerate the inevitable digital transformation of the construction and real estate sectors. More than ever, the survival of construction and real estate companies will depend on their ability to adapt, which will include the adoption of new technologies. The Internet of Things (IoT), augmented reality, artificial intelligence (AI), and digitalisation are all promising avenues that demonstrate the extent of the impact of evolving technology in the real estate sector. 2023 marked the wide breakthrough of AI with examples such as ChatGPT, GPT-4, Vision AI and other applications. Tech industry leaders are openly discussing about the opportunities and threats of the ongoing development of AI. The EU is working on the Artificial Intelligence Act to boost research and industrial capacity while ensuring safety and fundamental rights.

Cofinimmo recognises that the use of AI tools can pose risks to operations and customers. Therefore, it is committed to protecting the confidentiality, integrity and availability of all information. The AI policy it developed to anticipate compliance obligations, requires all parties to use AI tools in a trustworthy manner, consistent with its security best practices.

Today, technology makes it possible to go beyond the automation of repetitive tasks and provides support for more complex intellectual processes, customer relations, equipment maintenance, the management of breakdowns and energy management.

Cofinimmo integrates these new technologies when renovating its buildings. The aim is to manage energy more efficiently, and in doing so, reduce GHG emissions.

Generalised telework is seen as the ultimate test of the digital transformation in the workplace. Teleworking policies implemented in companies which have invested in digital capabilities have proven very popular among employees.

Evolving technology in healthcare

Technology is fuelling a gradual shift from curative to preventive medicine. The Internet of Medical Things (IoMT) is enabling a new approach to healthcare management, giving doctors a more dynamic view of their patients' health and, if necessary, adjusting treatment more quickly according to their condition. These sensors can even trigger a call to emergency services in the event of serious anomalies in a patient's metrics. All these possibilities have an impact on healthcare infrastructure, as hospital stays are now shorter.

Other technologies, such as telehealth and electronic medical records (EMRs), are leading towards higher flexibility of space in healthcare facilities. While not intended to replace in-person visits, telehealth is redefining the doctor-patient relationship and the medical office space, allowing patients to access treatments from their connected devices, and doctors to rethink their medical practices.

The EMR system will also help redefine healthcare spaces. With all records being digital, EMR reduces the amount of space needed to keep medical records, freeing up considerable space that could be used for alternate purposes, such as storage units for medical devices, or additional space to create more rooms for patients.

Other types of healthcare real estate properties are being developed to meet the needs of the ageing population, which nevertheless remains very independent: rehabilitation centres, day centres, etc. This new generation of senior citizens wants to stay in their own homes as long as possible, and the technical evolution in healthcare will make this possible. However, it will require flexible housing design that can evolve according to a person's stage in life.

Life cycle management at the heart of the value chain

Financing, expertise, life-cycle analysis and sustainable materials management that have a positive impact on customer relations over the long term.

Financing

Cofinimmo's mission is to provide shareholders with the opportunity to make long-term, socially responsible investments that generate recurring, predictable, and growing revenue streams that fuel dividends as well as returns to the community. It must also maintain ready access to financing sources that are sufficiently diversified and at the lowest possible cost to reduce refinancing risks at debt maturity and to ensure the company's viability.

In 2023, the amount of sustainable financing reached 2.5 billion EUR. The list of assets selected for each financing operation is available in section 'Report on the indicators for the green & social portfolio' of this document.

Skills

To implement projects with a positive environmental impact, whether it be the extension of a nursing and care home or the conversion of an office building, Cofinimmo has drawn up its environmental management system (EMS). An overview of the EMS can be found in the environmental policy that is publicly available (www.cofinimmo.com/about-us/governance/charters). The overall commitment intended by the environmental policy is continuous improvement of the environmental performance of the group. All activities during the portfolio's life cycle (including the head office) are covered (property management, project management and development). The EMS objectives have been implemented into the operations through an integration into the organisation's dashboard (see pages 354-357).

The ISO 14001:2015 certification of Cofinimmo's environmental management system was renewed for the sixth consecutive time on 16.11.2023 (<https://www.cofinimmo.com/media/6450/00040505-ems-engus-ukas.pdf>) for activities in Belgium (50 % of the group). The activities outside Belgium, although not certified, are managed according to the same system. This certification was granted for the first time in 2008 and has been consistently renewed since. It ensures not only that the Cofinimmo group has

an environmental management system in place, but also that the environmental aspects of its activities, including its compliance with the applicable environmental regulations, are managed in a systematic manner.

The levers applied at the different stages of the assets' life cycle vary by business segment (see table below).

Life cycle analysis and materials management

Cofinimmo aims to integrate life-cycle analysis as a guiding principle in all its activities, herein including acquisitions, development and management of buildings. In particular for new constructions and renovations in the portfolio, in 2023, Cofinimmo has continued boosting its efforts in implementing a structured procedure for life cycle analysis (LCA).

The comparative analysis of 11 existing LCA reports conducted since 2016 ensures a certain level of comparability that in the long term will help to have a clear view on the embodied carbon and the overall environmental impact of the group's development activities.

The LCA procedure includes: defining a set of common building elements for all projects; understanding the operational stage of a building to ensure a complete LCA; and establishing consistent building life span for all LCA projects. This ensures that all LCAs done for Cofinimmo's development projects are based on consistent and comparable information for each building. This resulted in an average of 383 kg CO₂^e/m² for stages A1-A5 (see page 135 for a detailed description of stages).

Cofinimmo's approach also considers buildings' future redevelopment potential. This method is backed by the BREEAM certification and the ISO 14001 standard. When combined with other tools, such as Building Information Modelling (BIM), LCA makes it possible to map, evaluate and budget all of a building's components prior to starting works on the site. Next to impact on GHG emissions, other environmental impacts of materials are taken into account like impacts on health or origin of materials. In 2023, FSC wood has been applied in 17 % of projects.

	Healthcare real estate	Distribution networks, PPP	Offices
Acquisition	●●●	●	●●●
Design	●●	●●	●●●
Construction	●●	●●	●●●
Commercial management	●	●	●●●
Property management	●	●	●●●
Development	●●	●	●●●

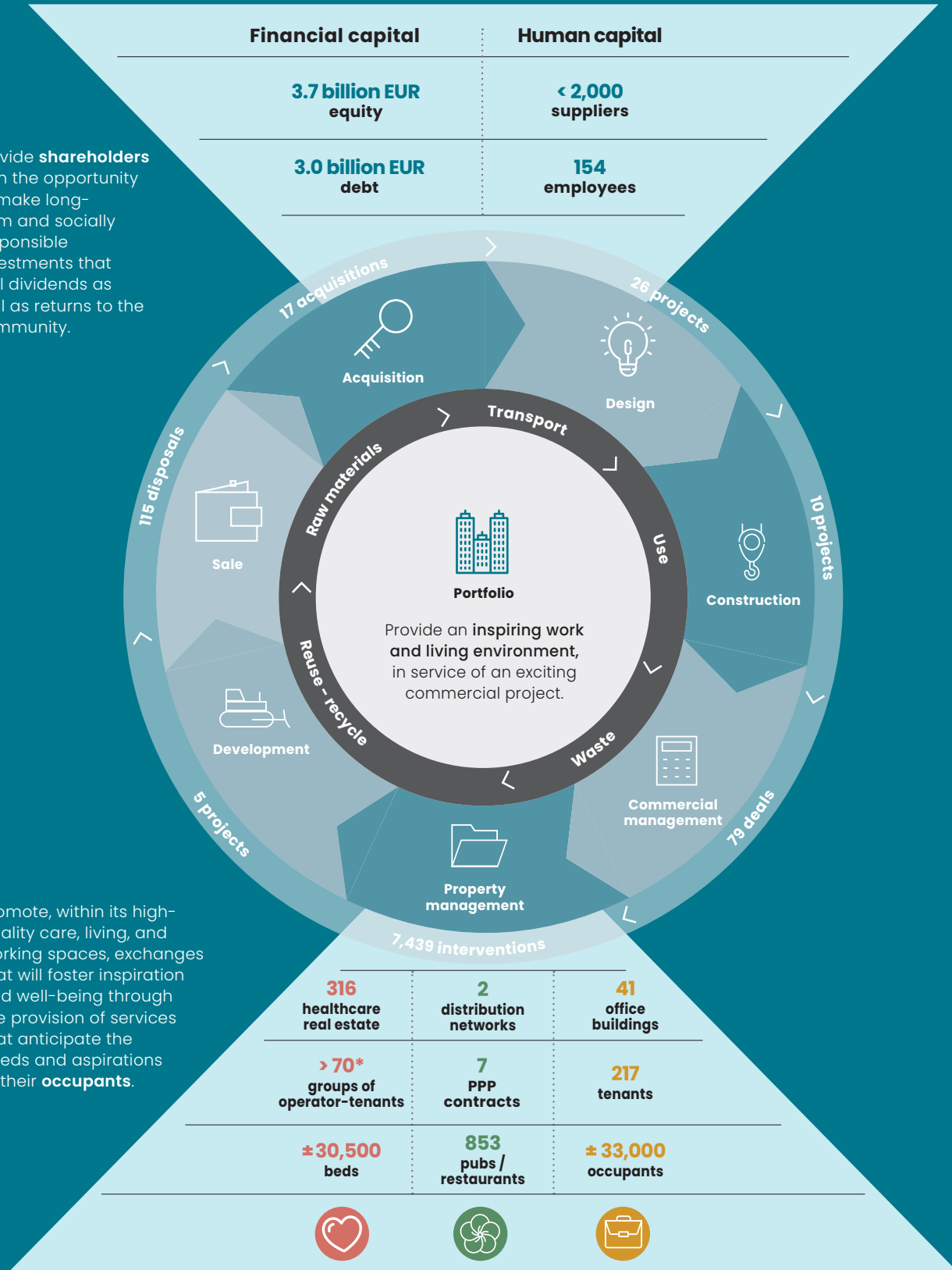
Cofinimmo's influence: ● low ●● medium ●●● high.

Cofinimmo's influence is described in detail and by segment in the management report (see pages 36, 62 and 70).



Provide **shareholders** with the opportunity to make long-term and socially responsible investments that fuel dividends as well as returns to the community.

Promote, within its high-quality care, living, and working spaces, exchanges that will foster inspiration and well-being through the provision of services that anticipate the needs and aspirations of their **occupants**.



* this only encompasses healthcare operators.

Structured approach to climate risks

In response to the risks generated by climate change, Cofinimmo decided to raise its environmental ambitions. Strategic thinking carried out in 2019 led to an ambitious project aimed at reducing the portfolio's energy intensity by 30% (compared to the 2017 level) by 2030, to reach 130 kWh/m²/year (30³ project).

This objective was established following the science-based targets methodology, which makes it possible to objectivise the effort required to contribute to the goal of limiting global warming to a maximum of 1.5°C. This builds on the many ESG initiatives set by Cofinimmo, and is in line with the UAE Consensus delivered at COP28 in 2023. Initiated at the beginning of 2020, the 30³ project covers the healthcare real estate and office segments, and all the activities directly managed within the company such as sales and acquisitions, development, construction management and relating day-to-day property management. Only a 360-degree approach, considering the entire life cycle of buildings, will enable the group to achieve the objective set.

Approach on risks and opportunities linked to climate change

At the heart of this structured response planning for climate risks lies a long-standing commitment to ESG data transparency through a standardised reporting of ESG key performance indicators in line with the EPRA sBPR reporting standard (see pages 334-353).

Knowing the real performance and being able to report it with a standardised approach, ESG and climate risks fit into Cofinimmo's overall risk management approach, which is defined on pages 4 to 9.

The climate-related risk assessments consider the following types of risks, categorised according to the key risks identified in the Environmental, Social and Governance Risks section of the Risk Factors chapter (see page 9).

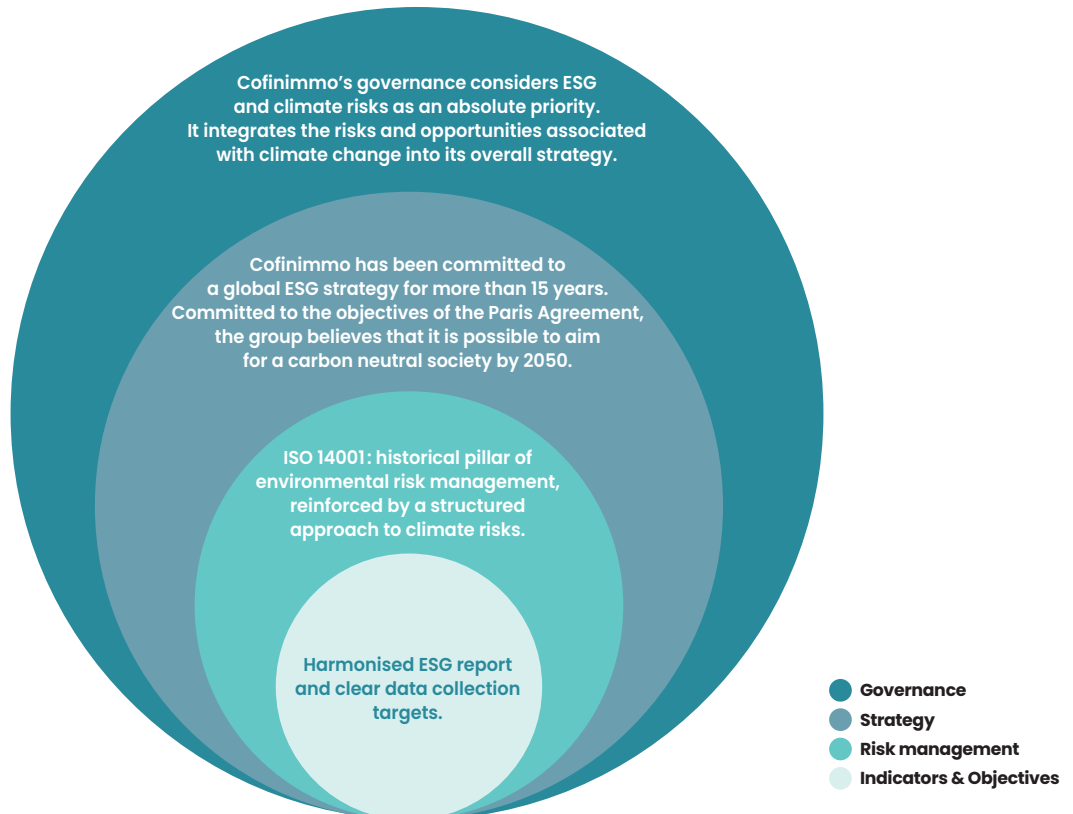


► Detail of the innovative timber structure of the office building Montoyer 10 - Brussels CBD (BE)

Impact on building sustainability	Impact on ESG strategy
<p>Current regulations, such as the EU Energy Performance of Buildings Directive (transposed into national regulation) requires a higher level of energy performance for every new or refurbished building.</p> <p>The obligation to provide charging points for electric vehicles is a new technology for which the indirect risks have not yet been fully identified, such as the fire safety of electric cars in underground parking lots. As a result, insurance premiums may be higher.</p> <p>Consumers are demanding buildings with a good energy performance as rising energy costs and the desire to reduce their carbon footprint create a risk in the market.</p> <p>During the acquisition phase (due diligence), acute and chronic physical risks are assessed through a specific risk analysis based on available climate risk tools and an organised framework to improve the quality of information used in the decision-making process.</p>	<p>Emerging regulations, such as the CSRD and the EU Taxonomy will define access to financial instruments in the future and determine what sustainable real estate activities need to respond to.</p> <p>Investors use multiple benchmarks, which creates a reputational risk. Cofinimmo has considered the risk of not qualifying or proactively engaging with benchmarks and the potential impact of receiving a score that does not accurately reflect the company's ESG efforts.</p>

The section 'Environment', included in this document, describes how the group manages risks related to climate change mitigation. In particular, it outlines the procedures aiming at reducing greenhouse gas (GHG) emissions associated with the energy intensity of the portfolio. In line with its ESG strategy, Cofinimmo intends to pursue a sustainable financing policy, which is described in the chapter 'Financial resources management' (see pages 87-99).

Finally, the management of ESG issues, including the risks and opportunities related to climate change, is well integrated into the overall governance structure, with the Head of ESG reporting directly to the CEO. For more details on Cofinimmo's governance structure and the company's commitment to monitoring ESG and climate risks at all levels of its structure, see the 'Corporate Governance Statement' on page 204.





► Nursing and care home Ohana - Juprelle (BE)

GHG Protocol: Understanding Cofinimmo's emissions

Cofinimmo has been reporting its scope 1, 2 and 3 emissions in a consolidated way since 2010, using GHG protocol as a reference standard for measuring, managing, and reporting emissions.

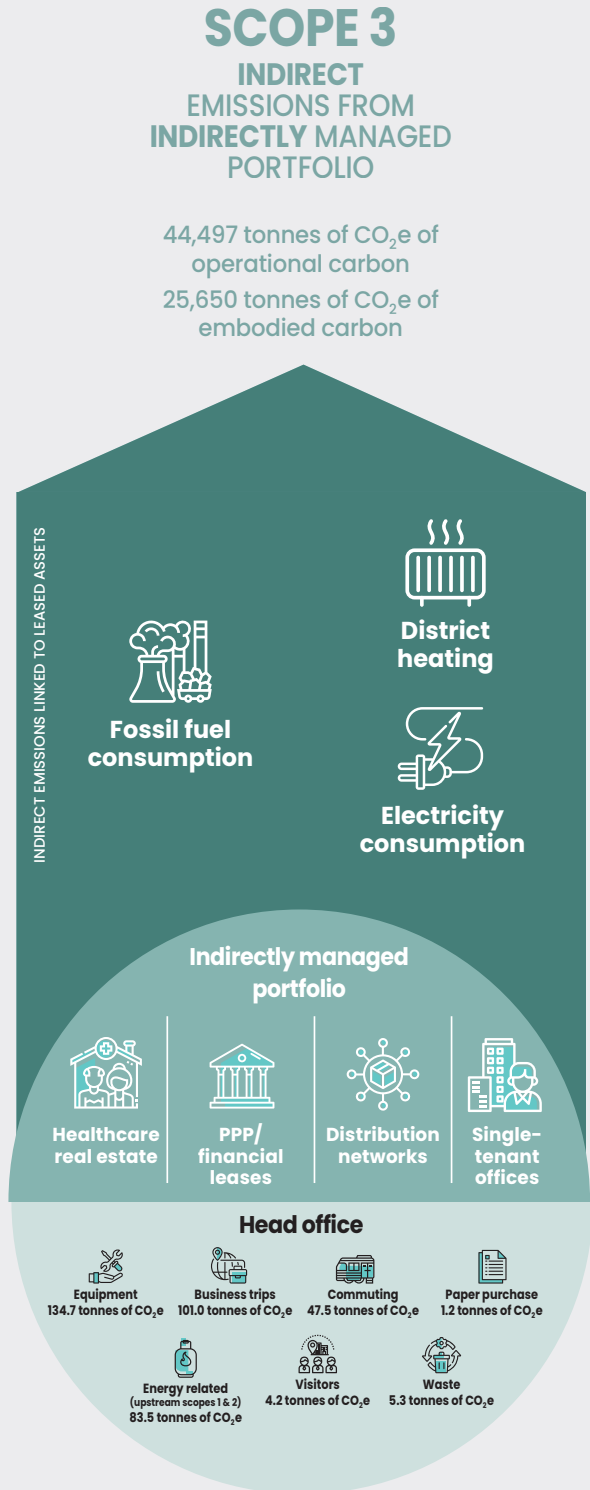
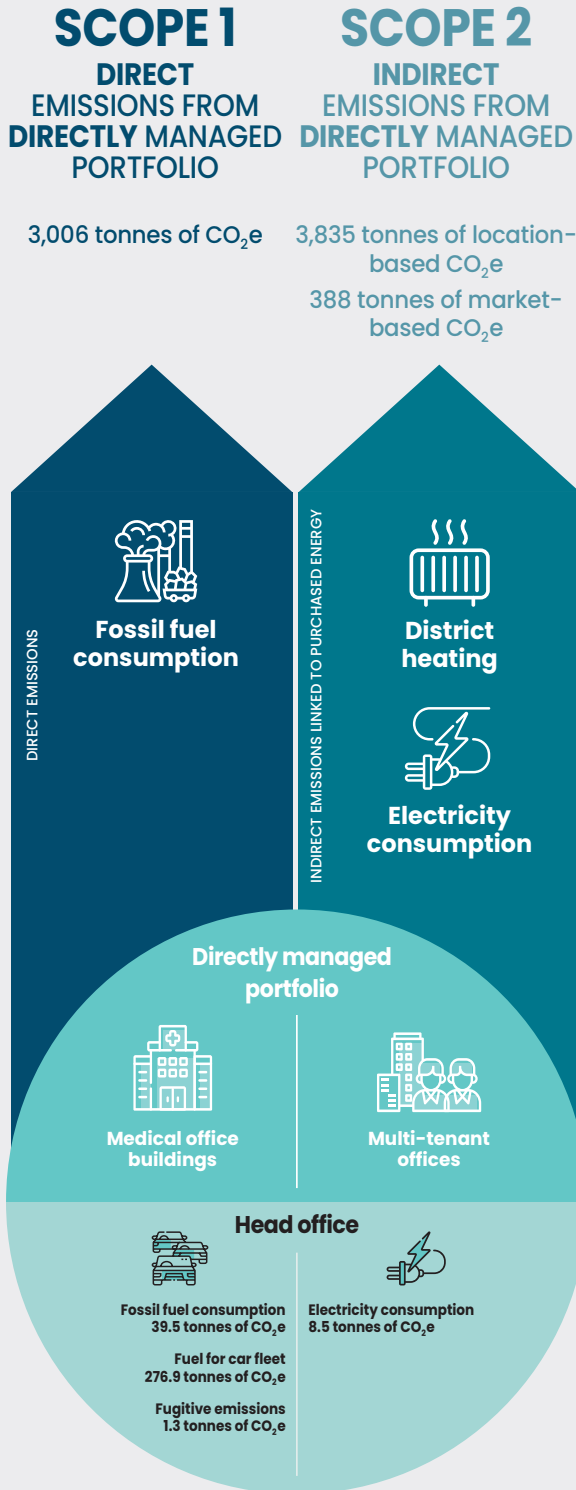
As shown, Cofinimmo opts for an operational control approach, together with market-based accounting approach for scope 2 emissions. The group uses a whole building approach for carbon, which means emissions arising from operational energy consumption and from landlord and tenant-controlled spaces are included within the GHG inventory and target boundaries. This allows Cofinimmo to differentiate between the portfolio which is directly managed and the one that is not. While the former constitutes direct (Scope 1) and indirect (Scope 2) energy-related emissions, the indirectly managed portfolio consists of only indirect (Scope 3 - category 13) emissions.

In total, Cofinimmo aligns its reporting to three standards, i.e. the GHG protocol, EPRA sBPR, and the GRI Standards. Working for alignment helps not only at a corporate level but also for the purpose of harmonisation towards a level of carbon accounting that equals the financial one.

As research evolves on GHG emissions and their calculation, so does carbon accounting. The GHG protocol represents an essential reference for the standardisation of carbon accounting towards higher transparency. A higher transparency would eventually increase awareness on how to positively contribute to emissions' reduction.

Cofinimmo declares that there have been no significant changes in the group's ESG position since the previous report on emissions data. The company has not undergone any structural changes, nor has the emissions accounting methodology and boundary changed in the reporting year.

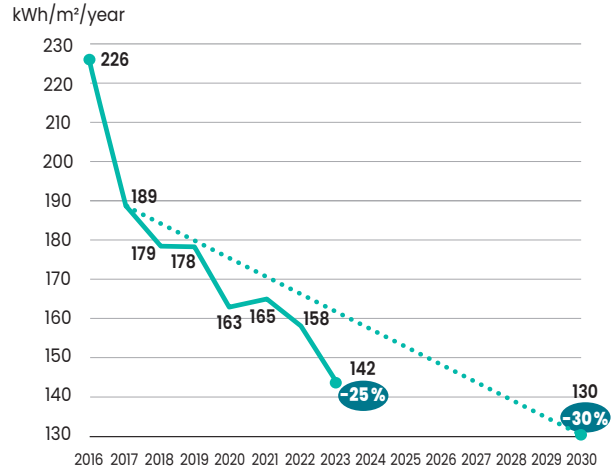
► The group's GHG emissions in 2023



Evolution of the average energy intensity of the portfolio between 31.12.2016 and 31.12.2023

The graph shows a 25% decrease in the average energy intensity over the last six years, all scopes combined.

Evolution of the average energy intensity of the portfolio between 31.12.2016 and 31.12.2023



► Carbon footprint of Cofinimmo’s head office and offices abroad

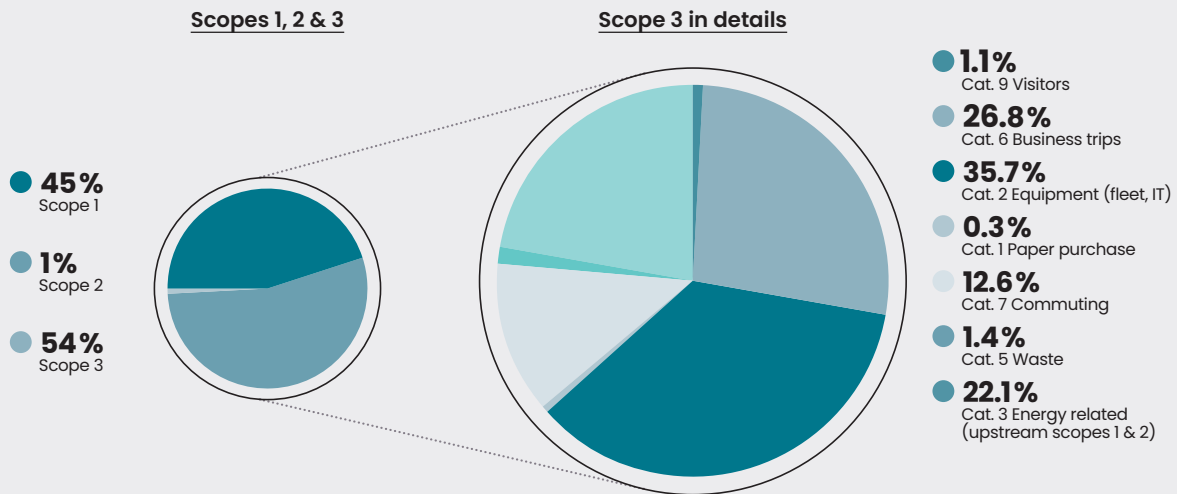
The total carbon footprint of Cofinimmo’s head office, including direct and indirect emissions associated with infrastructure and transportation, as well as indirect emissions associated with waste and equipment, has been tracked since 2009.

The carbon footprint per FTE is 4.7 tonnes CO₂e/FTE, a decrease of 32% compared with 2009. The increase in the figures for 2023 compared with 2022 is due to the fact that Cofinimmo also taken in *The secret clothing is a* outside Belgi make a like-for-like comparison between 2023 and 2022.

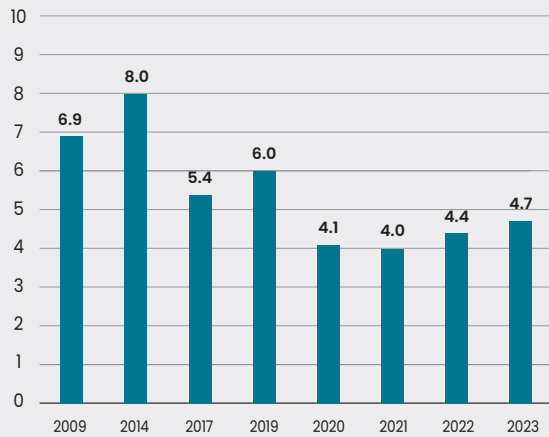
total footprint remains more or less stable at 694.8 tonnes CO₂e (+30% compared to 2009 and +1% compared to 2022). The carbon footprint per FTE decreases to 4.6 tonnes CO₂e/FTE, a reduction of 33% compared with 2009. A bike for all policy is in place to further reduce transportation-related emissions, thus contributing to the commitment to reduce absolute scope 1 and 50% by 2030 from a 2018 base year, and its scope 3 emissions as required by its initiative for SMEs. Cofinimmo goes set an energy intensity target on scope 1³ project.



Cofinimmo’s head offices - Footprint per scope in 2023 (% emissions in tonnes CO₂e)



Head offices GHG emissions intensity (t CO₂e/FTE)



The head offices' GHG emissions intensity is expressed as a FTE to account for the relative impacts of mobility-related emissions.

Since 2023, Cofinimmo has also included its offices located outside of Belgium.

Committed to act on climate change

According to the European Environment Agency, in 2021, the real estate sector was responsible for approximately 35% of energy related greenhouse gas (GHG) emissions in Europe. This includes both embodied and operational emissions. In addition to carbon, fugitive emissions from fluorinated GHGs are also a significant and growing source of emissions for the buildings sector, mainly arising from refrigeration and air-conditioning systems. With a portfolio of more than 2.5 million m², Cofinimmo is aware of its carbon impact and its potential to contribute to limiting global warming. In light of these facts, Cofinimmo is committed to reducing the GHG emissions of its buildings and to ensuring they achieve optimal energy performance.

In 2020, Cofinimmo became a member of the Belgian Alliance for Climate Action, a joint initiative of The Shift and WWF. It is an open platform for Belgian organisations, regardless of their size or sector of activity, that want to reduce their GHG emissions, raise their climate ambitions and use science based targets to achieve their climate objectives. By joining the organisation, around 100 organisations in Belgium have committed to aligning their activities with the objectives of the Paris Agreement, i.e. to limit the global temperature rise to well below 2°C and to continue their efforts to limit the increase to 1.5°C. WWF, a co-founder of the Science Based Targets initiative, will provide expertise to the alliance members on target setting and will liaise with other climate alliances around the world.

To limit the financial risk associated with climate change, Cofinimmo applies a seven-level approach:

- acquisition policy aiming at reaching an average target energy intensity for the acquired portfolio by 2030;
- renovation projects with a maximum target energy intensity, taking into account the economic profitability and technical constraints;

- maintenance works to reduce the energy intensity of the existing portfolio by an average of 10%;
- operational management in collaboration with suppliers to improve the energy performance of existing assets;
- proactive dialogue with tenants;
- sustainable financing framework based on a list of eligible green and social assets;
- implementation of the ESG policy.

Approximately 4,700 companies worldwide have targets validated by SBTi. The 2030 target has been set and an annual assessment is carried out to ensure that the commitments are met. Cofinimmo is also actively working on setting its 2050 targets. Several intermediate targets will be set to ensure that the objectives are achieved by 2050, or even earlier. In this sense, Cofinimmo is participating in the Science Based Targets initiative (SBTi) pilot test for the development of the Buildings Science-Based Target-Setting Guidance and Tool.

Cofinimmo intends to neutralise residual emissions and/or further reduce emissions beyond the value chain through offset and/or removal activities in the long term, but is focusing on energy reduction in the short term. Offsetting is not yet part of the group's action plan, but project-based carbon credits have been applied for a project in 2023. Cofinimmo believes that carbon pricing regulation is a strong lever for GHG emission reductions, but does not intend to set an internal price on carbon.

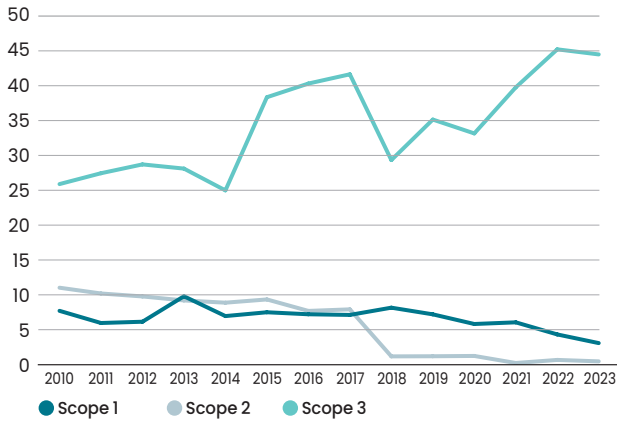
Operational carbon action plan for standing assets

In 2023, Cofinimmo continued to implement the 30⁺ project aiming at reducing the energy intensity, as part of a 'net zero' roadmap to contribute to the transition to a low-carbon system. This path includes a number of actions that affect both strategic segments, such as renovations, which are at the heart of Cofinimmo's low-carbon strategy. An example of a low-carbon product is Montoyer 10 in Brussels, which has been awarded a silver CO₂ neutral certification. Across the portfolio, increasing the availability of actual energy consumption data is a pillar of action. Cofinimmo is committed to achieving this objective through the systematic installation of remotely readable meters and the establishment of a partnership with the stakeholders who wish to participate in the reduction of energy intensity. Due to Cofinimmo's leasing activities, the main focus for the reduction of GHG emissions is within scope 3, more precisely tenants'

energy consumption, which Cofinimmo has been reporting since 2010 and which represents more than 95 % of its total emissions (excluding upfront embodied carbon).

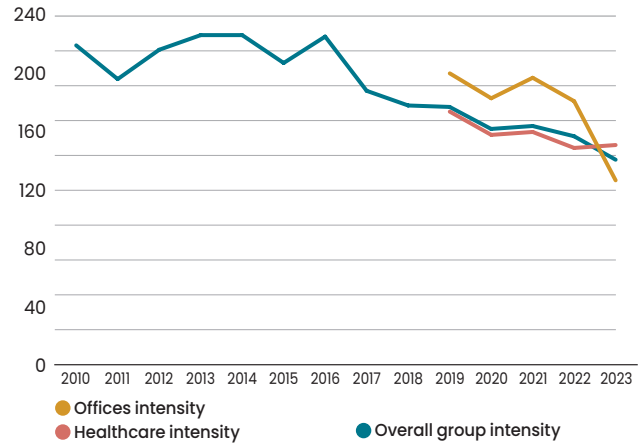
In order to take into account the policy risks associated with decarbonisation paths towards a net-zero economy, Cofinimmo has opted for the 1.5° CRREM scenario at asset level by 2050 in order to meet the highest standards. CRREM (Carbon Risk Real Estate Monitor) is the leading global standard and initiative for operational decarbonisation of real estate assets, targets and paths in terms of GHG intensity by property type and by country for the 1.5°C and 2°C global warming targets.

Total GHG emissions linked to energy consumption of the portfolio (scopes 1, 2 and 3 in tonnes CO₂e/m²)



Group's GHG emissions (scopes 1+2) have been divided by 5.5 since 2010. Group's GHG emissions (scopes 1+2) have been reduced by 30% between 2022 and 2023. The increase in scope 3 is explained by an increase in data coverage. The decrease in scope 2 between 2017 and 2018 is explained by a change in methodology (from location-related to market-related).

Final energy intensity of the portfolio (in kWh/m²/year)



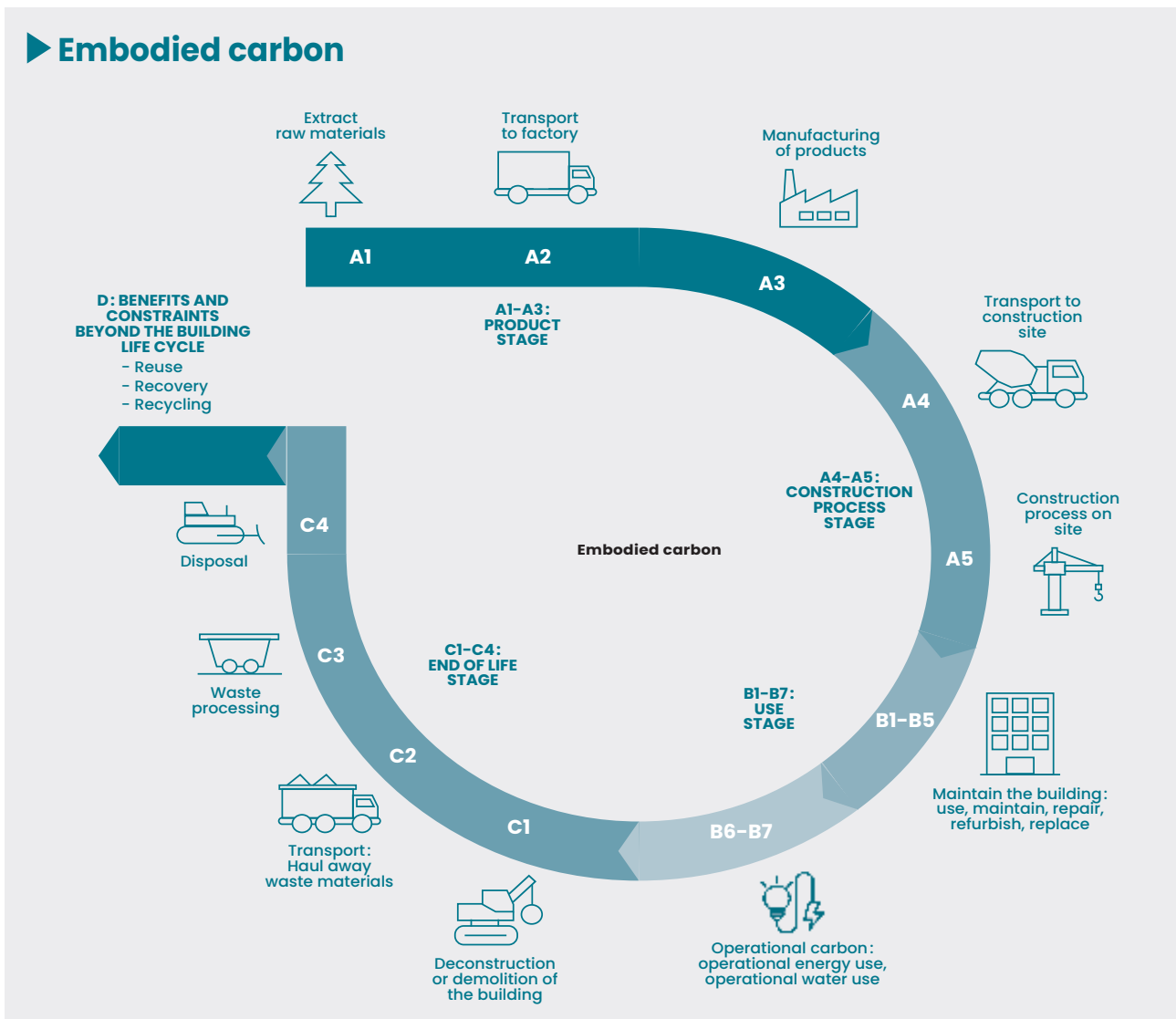
Cofinimmo has managed to reduce its energy intensity by 10% between 2022 and 2023. In 2023, 90% of energy consumption comes from real data. Group's energy intensity has been reduced by 35% since 2010. The final target for energy intensity is 130 kWh/m²/year by 2030.

Embodied carbon action plan for development projects

The International Resource Panel (IRP), in its 2020 Resource Efficiency and Climate Change Report and the UN Environment Emissions Gap Report 2019, conclude that the carbon emissions related to the use of materials in construction is estimated to account for about 10 % of total yearly GHG emissions worldwide (Source: Ramboll study: 21% embodied carbon out of 41% carbon emissions during the whole life cycle (WLC - Whole Life Carbon)).

A life cycle analysis (LCA) is a methodology that assesses the environmental impacts associated with all the life cycle stages of a building. Performing an LCA on a new development makes it possible to understand which stage and which material is the most harmful to the environment. Also, an LCA incorporates both the operational carbon and the embodied carbon and helps make design decisions. Aiming to reduce operational carbon

emissions might mean that more materials are required during renovation, e.g. for insulation. The extra materials used will result in higher embodied carbon emissions, but these emissions will be offset over the lifetime of the asset by lower operational carbon emissions. Embodied carbon is now the main challenge, since operational carbon improvements linked to energy use of the building have had the focus over the last years. In 2023, the GHG emissions linked to the delivery of ten projects amounted to 25,650 tonnes of CO₂e. Measuring GHG emissions of these delivered projects is part of the plan to manage, develop and construct net zero carbon buildings.



► Did you know that...

During the renovation of the Flemish Administrative Centre (VAC) in Mechelen, home of the Public Waste Agency of Flanders (OVAM), Cofinimmo worked with the contractor Tectum to create a 100% recyclable roof. This is an ambitious project aimed at modernising and making the office building more sustainable with a focus on the reuse and recycling of the demolished materials. No small detail, the office continues to operate during the renovation works.

The VAC Mechelen's original roof, made of ballasted PVC, had to be completely demolished. The challenge was to reuse as many materials as possible and to ensure that the office building remained operational during the renovation, which was a complex task.

All demolition materials were carefully sorted on site and disposed of separately. Official certificates were issued by specialist recycling companies.

- Ballast: the gravel used as ballast was carefully vacuumed up and removed by bulk lorry. At a remote location, the gravel was washed for subsequent use elsewhere.
- Roofing: the PVC roofing material has been disposed of through Cofinimmo's partner RoofCollect and ground up for use as a new raw material.
- Insulation: the original PIR insulation has been inspected in conjunction with Buildwise and checked for its current insulation value, fire rating, compressive strength and so on. Depending on these results, it will be decided for which purposes the old insulation can be reused.
- The aluminium wall caps were also dismantled and disposed of separately for recycling.

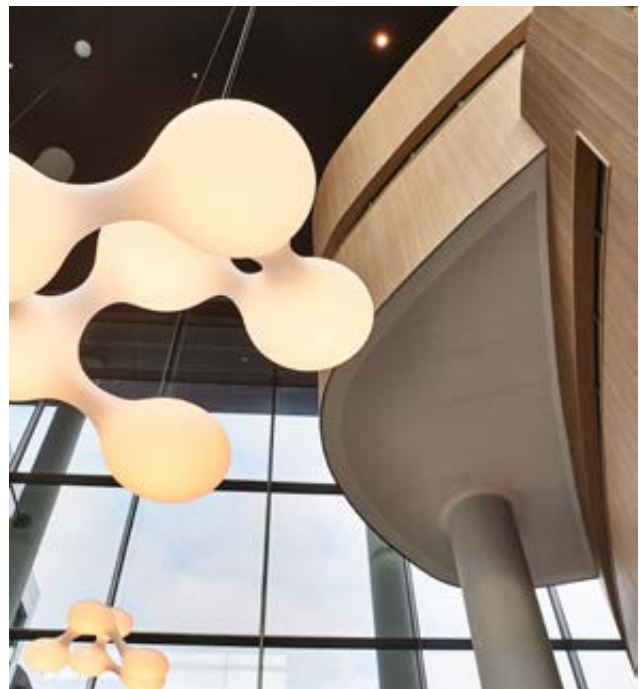
The new roof will have EPS insulation, which can be easily recycled and reused when the roof is demolished. In addition, a new roofing system will be installed, which will be fully mechanically fixed so that it can be recovered again at a later stage.

Physical risk action plan

Cofinimmo's decarbonation efforts help mitigate transitional climate risks. Nevertheless, Cofinimmo still has to consider the climate risk associated with higher temperatures with more extreme weather events, such as heavy rainfall and heat waves, which could pose physical risks to its buildings. The same physical risks are assessed during the acquisition phase (due diligence) in order to improve the quality of the information used in the decision-making process.

Since 2022, Cofinimmo has been working with MSCI to conduct a detailed physical climate risk analysis of its healthcare real estate and office portfolios. The analysis includes exposure to natural hazards such as extreme heat, river and coastal flooding, storms and wildfires using multiple scenarios. Cofinimmo chose the IPCC | 5° | SSP5-8.5 scenario as the worst case scenario for 2100. The high-level quarterly assessment shows the physical risks to which its assets are exposed based on their geographical location.

The identified risks are prioritised and assets are ranked according to their vulnerability. Based on initial studies, only a few buildings could be affected. The results are used to define a climate risk resilience roadmap that addresses adaptation measures applicable to the specific risk exposure. In 2023, Cofinimmo hired an external consultant to develop action plans for a pilot project on three buildings. The assignment includes on-site visits to study in detail the building-specific risks and adaptation plans. This approach is in line with the EU Taxonomy criteria for contributing to the objective of climate adaptation, which requires a robust assessment of climate risks and vulnerabilities, including an evaluation of adaptation solutions.



► Office building Belliard 40 - Brussels' CBD (BE)

Stakeholder dialogue as driver for transition

As a listed real estate company, Cofinimmo provides investors with the opportunity to invest indirectly in real estate. Fully aware of the impact of its activities, the company maintains an ongoing dialogue with its stakeholders at every stage of a building's life cycle.

Cofinimmo keeps in touch during the different stages of a project with the neighbourhood and authorities, especially at preliminary study phase. For greenfield projects, at the permit deliverance stage, a public inquiry is often mandatory. From the initial design and permit application stages, Cofinimmo then organises consultation meetings with local residents, government, and businesses, etc. The aim is to strike a balance between the various stakeholder interests, by recognising the importance of protected natural areas, heritage conservation, local traffic, retail activity, residents' well-being, etc. It also considers the needs of future occupants and the level of profitability required to compensate its investment. If any remark occurs, a meeting is organised by local authorities to discuss solutions. If necessary, modifications of the project are proposed.

During tendering and construction Cofinimmo informs when works can cause nuisance. In accordance with the ISO 14001 certificate, Cofinimmo measures the number of complaints. When a problem arises, Cofinimmo tries to find alternatives to meet different parties interests. In case of nuisance, it is common to reschedule, for example, noisy works outside occupation hours. Cofinimmo has management practices in place to keep good relations with neighbours at all phases of the project. Do-plan-check-act is integrated in the ISO 14001 certificate for project management. It assures a continual improvement of the process and implementation of it. In buildings' operational phase, Cofinimmo meets regularly with its clients to assess their needs and satisfaction levels.

Cofinimmo attaches great importance to the motivation and commitment of its employees and collaborators. It encourages, among other things, transparent and proactive communication and a culture of empowerment in which staff members help define the company's objectives and work together to achieve them. This collaborative approach promotes a spirit of open feedback and features coaching and individual and team training. As a responsible employer, Cofinimmo is attentive to the well-being of its staff, encouraging healthy diets, physical exercise and good work-life balance. It also supports the well-being of the company by giving employees the opportunity to take on socially relevant responsibilities and activities, like the volunteering days initiated in 2023.

In some cases, Cofinimmo interacts with individual stakeholders in multiple ways: a banker for example can both be a supplier of capital and, a building tenant, or even a local resident.

Each department is responsible for identifying and interacting with its respective stakeholders. The company's code of good conduct provides guidelines for all employees. The communication department is available to guide and assist departments, as needed, in their stakeholder dialogue.

Cofinimmo strives to improve exchanges with each stakeholder on key issues relating to its activities, and to consider them in its decision-making processes. The company firmly believes that the stakeholder involvement is essential for innovation and to ensure long-term success.

But who are Cofinimmo's key stakeholders?



► Office building Arts/Kunst 47 - Brussels' CBD (BE)

Shareholders and investors

Individual or institutional shareholders and financial institutions

As a listed company, Cofinimmo has a duty to have a transparent dialogue with its investors and to ensure the same information is available to all. An ESG-section is part of the quarterly presentations.

The people primarily responsible for this dialogue are the members of the executive committee and, more specifically, the CEO and the CFO, assisted by investor relations, external communication, finance, and ESG departments.

In 2023, Cofinimmo participated in more than twenty roadshows, conferences, and other events bringing the company and investors together. During these roadshows/conferences, company representatives were able to meet more than 150 institutional investors and to answer questions on the company's strategy.

Clients and occupants

Healthcare properties operators, retailers, public services, office tenants and other occupants

Depending on the business segment, the first contact that a client has with Cofinimmo is with the M&A team or the commercial representatives. The goal for the commercial staff is to meet the needs expressed by the client before a space is leased. Property managers, on the other hand, seek to ensure the client's comfort and satisfaction throughout their occupancy of the building. If necessary, the project management team is available to carry out improvement works on tenants' premises or, for healthcare real estate, to initiate structural projects.

In the healthcare real estate segment, the client receives regular visits from Cofinimmo's property managers or their representatives. These visits are a fundamental part of the property management system linked to centralised data management systems and dashboards. In some countries, Cofinimmo has signed outsourcing agreements for the technical management of buildings because the properties are geographically dispersed. Each property is visited at least once a year to establish a proactive dialogue with the operator. In Finland for example, Cofinimmo concluded subcontracts with a local real estate manager. The main reasons for this are the requested local knowledge and the lack of Cofinimmo offices in Finland. The number of visits varies from one per month to one every six months, depending on the asset and the type of contract.

In the office segment, the clients meet with a Cofinimmo employee in person at least once a year. Often, there are quarterly and even more frequent contacts if telephone conversations and e-mails are included. The client can also contact the company via the service desk, which is available 24/7. In 2023, the service desk responded to 7,439 client requests.

In January 2024, Cofinimmo conducted a satisfaction survey relating to 2023 among its tenants. The objective of the survey was, among others, to better understand the level of overall satisfaction of the tenants with regard to the performance of the buildings they use next to satisfaction level on building characteristics, contacts with owner, maintenance and works management.

Through this survey, Cofinimmo sought to strengthen the dialogue with tenants in all segments to understand their ESG priorities for building management.

Using a Net Promoter Score (NPS), the results showed that tenants are globally promoters of Cofinimmo with a NPS score of +4 based on 36% of respondents, and 78% of contacts who responded to the survey are satisfied with the landlord-tenant relationship, and that the most important ESG aspects are to ensure occupant safety, reduce the energy intensity of the portfolio and ensure accessibility for everyone. These results will be part of a focused action plan to make sure tenant feedback is considered in the overall strategy. In order to understand the evolution of tenants' satisfaction but also the evolution of their needs and priorities in terms of ESG and beyond, Cofinimmo plans to conduct the same survey every two years.

To thank the tenants for their participation in the satisfaction survey, Cofinimmo donated 10 EUR per completed questionnaire to the ICRC (International Committee of the Red Cross).

Employees

Due to the size of the company, which currently counts 154 permanent staff, employees have regular contacts with the Head of human resources and the members of the executive committee. Informational meetings and informal consultations, open to all employees, are regularly organised and facilitate discussion with members of the executive committee.

The individual performance reviews provide an opportunity to discuss expectations, roles and objectives more formally. At the end of 2021, Cofinimmo switched to a 'performance preview' system, where employees are empowered to propose their own contributions toward achieving the company's strategic objectives. The system of two reviews per year was abandoned in favour of a permanent feedback system, based on regular interviews. With this new system, employees and their managers work hand in hand to ensure the success of their team.

In 2022, after the submission of a survey aimed at defining personality traits of Cofinimmo's employees, Cofinimmo put together a working group where a diverse group of employees and management worked together to extract a common denominator of values, reflecting high ethical standards. These resulted into our common values 'we care, we connect, we commit'.

Although the right to freedom of association and collective bargaining is provided through mandatory social elections, which take place every four years, no trade union representation has been set up so far, due to a lack of candidates.

Regardless of the absence of a trade union, Cofinimmo is committed to managing reorganisations responsibly. For all

operational changes impacting multiple people, applicable legislation mandates a minimum notice period of six weeks. No collective reorganisation involving job losses has taken place within the group in recent years.

Suppliers of goods and services

Developers, contractors, service providers, facility managers, real estate agents, lawyers, consultants

Cofinimmo works with less than 2,000 suppliers. These are primarily contractors responsible for the (re)development of buildings, and companies that carry out regular maintenance on buildings (technical maintenance, energy supply, cleaning, etc.). The top 98 significant tier 1 suppliers with yearly spent above 250,000 EUR represent 84% of the total spent in 2023.

There are many interactions with the suppliers of goods and services. In the design phase of a building being (re)developed, Cofinimmo organises meetings with architects and, where appropriate, contractors. In the construction phase, weekly site meetings are held to assess the progress, make decisions on issues that arise as a result of unforeseen factors, and ensure the safety of all involved.

In the operation phase, Cofinimmo meets monthly with the companies overseeing the maintenance of its buildings' technical installations. These meetings are an opportunity to, among other things, discuss how best to ensure occupant comfort and technician safety, carry out system maintenance, and reduce energy consumption.

As described above Cofinimmo monitors both internal and external property managers' as well as other direct external suppliers' compliance with ESG-specific requirements in the supplier code of conduct through checks performed by third parties (like technical auditors and health and safety coordinators) and through regular meetings with Cofinimmo's employees.

Supervisory authorities

Financial Services and Markets Authority (FSMA), the National Bank, auditors, municipal, regional and federal authorities

As a Belgian listed company, Cofinimmo contributes to economic life in its operating countries, most notably through the payment of taxes and duties.

Both operational and finance teams maintain relationships with public supervisory bodies to ensure the proper payment of taxes and the publication of transparent financial information. Interactions with the authorities take place on an ad hoc basis: during applications for building, planning, or environmental permits, for the validation of published financial information, and for financial statement audits, etc.

Media, financial analysts

In addition to Cofinimmo's annual and half-yearly financial reports, the company published 42 press releases in 2023, all of which are made available to interested parties in the financial world. This information is published in three languages (French, Dutch and English) on the company's website. Press releases relating to operations in Germany, Spain, Italy and Finland are also published in German, Spanish, Italian, Finnish and Swedish, respectively. To follow the volatility and impact of social media, Cofinimmo is active on X (Twitter), LinkedIn and since May 2023 on Instagram. Together these accounts have reached 13,927 followers. In 2023, Cofinimmo published 118 posts on LinkedIn, 42 posts on X and 49 posts on Instagram.

Finally, Cofinimmo renewed its participation in several ESG ratings and benchmarks, notably GRESB, S&P Corporate Sustainability Assessment, Carbon Disclosure Project and EPRA sBPR, thus maintaining its position among the best real estate companies.

'The Shift is the national contact point for the World Business Council for Sustainable Development (WBCSD) and the UN Global Compact (UNGC).

Over 560 organisations from different sectors are members of this network, including businesses, NGOs, associations, universities, public bodies and other key players in society.'

Civil society, local communities

Local residents, civic associations, etc.

Cofinimmo pays close attention to its impact on civil society. To monitor this impact, Cofinimmo regularly takes part in conferences related to its activities, participated in interviews with journalists and helps university students in their academic work.

The company is also a member of associations such as The Shift, which brings together businesses and NGOs. These forums provide an opportunity to reflect on ways to improve the company's sustainability policies.

Stakeholders: expectations and responses

Stakeholders	Expectations	Responses
SHAREHOLDERS AND INVESTORS Individual and institutional shareholders, financial institutions	<ul style="list-style-type: none"> • The protection of the invested capital; • A moderate risk profile; • The provision of transparent financial information; • A long-term relationship; • A socially responsible investment; • The repayment of the debt and payment of interests. 	<ul style="list-style-type: none"> • A clear investment policy in the three business segments: healthcare real estate, distribution networks and PPP, and offices; • Seeking income over the long term; • Transparent financial information, audited by the external auditor, governed by the regulations, and supervised by the Financial Services and Markets Authority: annual report, participation in investor fairs, general meeting, etc.; • Full application of the corporate governance code.
CUSTOMERS AND OCCUPANTS Healthcare real estate operators, retailers, public services, office tenants and other occupants	<ul style="list-style-type: none"> • A building that meets the specific needs of their activities; • The ability to innovate in order to meet changing needs; • Rents in line with their financial potential and clear information on their rights prior to the signature of a lease; • Control of rental-related expenses; • A trustworthy, stable landlord; • Sustainable buildings which guarantee security and comfort. 	<ul style="list-style-type: none"> • A team of professionals active in various real estate fields: commercial representatives to fully understand customers' needs, project managers to ensure the buildings' construction quality, property managers to ensure efficient management of buildings in operation, and control of rental expenses. • A commercial offer with clear and transparent clauses.
EMPLOYEES	<ul style="list-style-type: none"> • Pleasant working conditions; • Fair treatment; • A guaranteed, stable and attractive wage grid; • A skills development plan (training, career prospects, etc.); • Management with strong ethical values, a sense of leadership and the ability to listen. 	<ul style="list-style-type: none"> • A code of good conduct; • Wage conditions that ensure a fair, appropriate and comfortable standard of living and salary development protecting staff against increases in the cost of living; • A system of permanent dialogue between the employee and their manager to help each other as much as possible in successfully contributing to the company's objectives; • Consultation on working conditions and working atmosphere, with a view to improve work through agreements; • Freedom of association and collective bargaining protected by mandatory elections and regular interaction opportunities with colleagues and the management; • Responsible management and reorganisation (where it occurs); • Access to training; • Regular employee engagement surveys.
SUPPLIERS OF GOODS AND SERVICES Developers, contractors, service providers, facility managers, real estate agents, lawyers, consultants	<ul style="list-style-type: none"> • Collaboration opportunities; • Compliance with purchase orders and signed contracts: product and service prices, payment deadlines, etc.; • A healthy, well-balanced commercial relationship; • Respect for suppliers' staff. 	<ul style="list-style-type: none"> • A supplier code of conduct • Clear specifications and tender rules; • Acceptance of the delivered products and services agreed upon by both parties; • Payment of agreed amounts within the agreed deadlines; • Openness to dialogue in the event of a dispute; • A code of good conduct that includes supplier relationships; • Commitment to reduce social risks in its supply chain.
SUPERVISORY AUTHORITIES The Financial Services and Markets Authority (FSMA), the National Bank, auditors, municipal, regional, and federal authorities	<ul style="list-style-type: none"> • Compliance with the laws and regulations in effect, particularly those governing town planning and environment; • Open dialogue through professional associations; • Compliance with public space planning rules. 	<ul style="list-style-type: none"> • Financial publications and press releases that meet regulatory requirements; • Timely transmission of information on the transactions carried out to enable the supervisory authority to review them without undue haste; • Compliance with the legislation and procedures in effect, and the forms required by the authorities.
MEDIA, FINANCIAL ANALYSTS	<ul style="list-style-type: none"> • Accurate, reliable information and timely dissemination. 	<ul style="list-style-type: none"> • Annual reports, press releases and other publications; • Participation in interviews, round tables, debates and roadshows; • Press conferences; • ESG ratings and references.
CIVIL SOCIETY, LOCAL COMMUNITIES Local residents, civil society associations, etc.	<ul style="list-style-type: none"> • Responsiveness to society's actual real estate needs; • A contribution to citizens' well-being; • Improvement in urban quality of life and harmony; • Payment of taxes. 	<ul style="list-style-type: none"> • Investment in segments that represent a demand and respond to a present and future societal challenge (healthcare real estate, PPP); • Respect for the neighbourhood when refurbishing buildings or during new developments; • Citizens' initiatives supported by Cofinimmo's employees.

Environment

Cofinimmo's environmental policy can be found on the company's website: www.cofinimmo.com/about-us/governance/charters

Organisation / Institution	Rating / certification	Initial rating	Evolution		
 GRESB®	2023 Green Star with a score of 77% (Peer average 75%)	45% 2014	70% 2021	70% 2022	77% 2023
 DRIVING SUSTAINABLE ECONOMIES	2023 B (on a scale from A to D-) Europe regional average B Financial services sector average B-	C 2013	B 2021	B 2022	B 2023
 BREEAM® HQE®	2023 BREEAM - Good to Excellent (11 sites) HQE - Excellent (1 site) BREEAM In-Use - Good to Excellent (14 sites) ActiveScore - Gold (1 site)	1 site 2010	15 sites 2021	20 sites 2022	27 sites 2023

9.8 t CO₂e/MEUR

GHG emissions intensity for scopes 1 and 2 in relation to the property result

-9.7%

Change in GHG emissions for scopes 1, 2 and 3

-3.2%

Change in electricity consumption

12.7 kg CO₂e/m²

GHG emissions intensity linked to energy consumption of portfolio for scopes 1 and 2

138.2 t CO₂e/MEUR

GHG emissions intensity for scopes 1, 2 and 3 in relation to the property result

-11.5%

Change in fuel consumption

142 kWh/m²/year

Energy intensity

23.9 kg CO₂e/m²

GHG emissions intensity linked to energy consumption of portfolio for scopes 1, 2 and 3

Reducing energy intensity of the portfolio

According to the European Environment Agency, in 2021, the real estate sector was responsible for approximately 35% of energy-related greenhouse gas (GHG) emissions in Europe. In light of this fact, Cofinimmo aims to reduce its buildings' emissions and strives to ensure they deliver optimal energy performance.



In October 2023, the European Commission adopted the last two proposals completing its Fit for 55 package of measures to reduce GHG emissions by at least 55% by 2030 (compared to 1990 levels). Building and renovating in an energy and resource-efficient way is one of the policies that will bring about major changes to help transform the EU economy for a sustainable future. Cofinimmo is publishing energy data of its portfolio since 2010 which allows to establish a reference benchmark and a transition plan to reduce the energy intensity of the portfolio by monitoring energy, preventing energy need and increasing the share of renewable energy.



Cofinimmo, a major player in European real estate, has demonstrated its commitment to ESG for 15 years. The company remains convinced that it is possible to achieve a carbon-neutral society by 2050 while serving the interests of its stakeholders.

Cofinimmo's 30³ project is part of this approach. The project has been validated by the Science Based Targets initiative (SBTi) and contributes directly to the company's objective of reducing GHG emissions. The objective of this ambitious project is to reduce the energy intensity by 30% (below 2017 level) to reach 130 kWh/m²/year by 2030. To achieve this objective, a 360-degree approach will be applied, taking into account the entire life cycle of buildings, as well as scopes 1, 2 and 3.

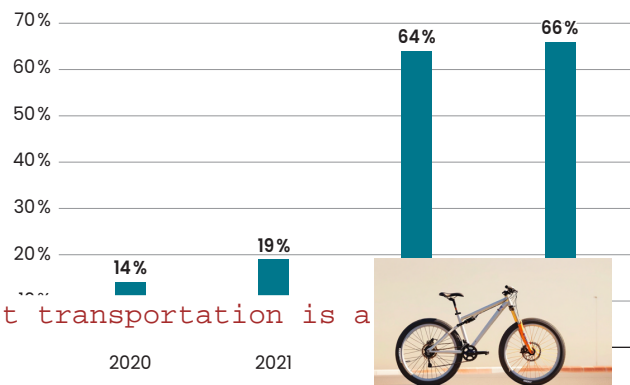
This corporate project applies to both the office and healthcare real estate segments, and all related activities under the company's direct management, such as sales and acquisitions, development projects, construction projects management, and day-to-day building management.

Around 4,700 companies worldwide have targets validated by SBTi. The 2030 target has been set and an assessment is carried out annually to ensure that the commitments are met. Cofinimmo is also actively working to set up its objectives for 2050. Several intermediate targets will be set with a view to ensure objectives are achieved by 2050, or even sooner.

Monitor

Reducing energy intensity starts by better understanding the portfolio of buildings. With this in mind, Cofinimmo is gradually, and more effectively, recording buildings energy consumption. The action plan, implemented in the multi-tenant office segment since 2013, was completed in 2018. As a result, these buildings are now equipped with remotely readable meters connecting the facilities to the energy accounting software. Some operators in the healthcare real estate portfolio have taken similar approaches to automatically record their energy consumption. This general approach is being pursued for the healthcare real estate and the single-tenant office segments with a view to equip 75% of the portfolio in the healthcare real estate and office segments with automatic consumption records. In 2023,

Automated consumption meter readings for healthcare and office portfolio (in %)



The secret transportation is a

a monitoring system is installed for 66% of the healthcare real estate segment and 67% of the office segment. Further digitisation and availability of energy data as public data would help to overcome the challenge of accurately tracking emissions to the building level.

Cofinimmo believes that landlords and tenants have a shared interest in reducing the environmental impact of rented space. Building occupants are responsible for managing their own energy consumption. Nevertheless, Cofinimmo raises tenants' awareness through sustainable collaboration agreements which enable the sharing of consumption data and the implementation of initiatives to reduce consumption. When appropriate, these agreements are formalised by a green clause, a green charter, a proxy, or, for existing leases, a simple exchange of emails.

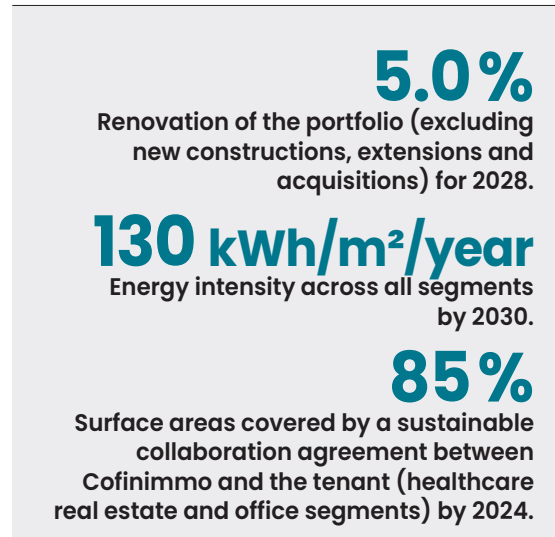
Since 2020, a green clause has been included in all new leases. This clause includes an agreement to collaborate in good faith to improve the environmental performance of the leased premises and to share all data and relevant information relating to energy and water usage. All consumption data from the shared spaces under Cofinimmo's management, as well as the private consumption data voluntarily provided by different tenants, is collected within the energy accounting software. As at 31.12.2023, 80 tenants have accepted a sustainable collaboration agreement so that energy consumption data is available for 75% of the portfolio. Energy intensity and GHG emissions data is provided in the chapter 'EPRA performance indicators' (see pages 334-353).

Prevent

What is the best way to participate in global efforts to reduce GHG emissions in the real estate sector? Cofinimmo aims to prevent energy need through development projects (3.2% of total area in 2023). The company strives to do as much as possible in terms of energy intensity, often going beyond legal requirements to address net zero policy at building level by 2050, while maintaining desired profitability. Efforts taken to reduce consumption differs by sector, but the general approach is to limit the use of fossil fuels. In the healthcare real estate segment, Cofinimmo's involvement is focused on raising tenants' awareness. For offices, Cofinimmo is often involved in the day-to-day management of most buildings. This enables Cofinimmo to influence energy consumption once the building is occupied.

In the portfolio under operational control, opportunities for emissions reduction go beyond renovations. A five-year plan ensures that maintenance work is targeted toward reducing the portfolio's energy intensity.

In 2023, the net zero roadmap has been pursued by facilitating 57 energy audits for strategic assets in the last three years, covering 13% of total energy consumption at end of 2023. This roadmap allows to contribute to national decarbonisation plans like the Tertiary Decree in France and the Information Obligation in the Netherlands. In 2023, the energy consumption based on calendar year 2022 has been entered for 70% of the buildings on the



official French Operat platform. The demonstrated sustainability ambition combined with the high degree of transparency led to the approval of the roadmap in the Netherlands by the authorities responsible for environment. In this way Cofinimmo could secure participation in the portfolio approach for the Dutch healthcare real estate portfolio that runs for the period 2023-2026 in which a reduction of 20% is targeted on final energy consumption.

Following energy efficiency measures were mainly implemented in the portfolio in the last three years:

- upgrade of regulation management system in 15 buildings;
- installation of high-efficiency HVAC equipment in 15 buildings;
- wall and/or roof insulation in 6 buildings;
- window replacements in 13 buildings.

Operational management aims to proactively improve the energy performance of buildings in collaboration with technical maintenance companies.

Renewable energy

While reducing and limiting energy consumption remains a necessity, an overarching global goal is to increase the share of renewable energy. To this end, Cofinimmo has signed a contract for the supply of electricity from renewable sources for areas under its operational control in both the healthcare real estate and office segments. Electricity delivered under this contract is produced off-site, thus GHG emissions are reduced to zero.

At the same time, Europe is confronted with more frequent heatwaves asking for sustainable and efficient cooling systems in buildings. How can solar energy provide a cooling solution during heatwaves? While the sun is shining strongest during heatwaves, solar energy can power cooling systems, reducing pressure on the grid and lowering energy costs. This creates a win-win situation for tenants and the environment. According to the roadmap approved by authorities for the Dutch healthcare real estate portfolio, photovoltaic panels will be installed in 27 buildings by

the end of 2026. In 2023, 11 facilities in our healthcare portfolio in Finland have been equipped with photovoltaic panels, representing more than 900 panels and a total energy production of 377 kWp. For example, our medical centre in Vaasa is the first Mehiläinen hospital in Finland to be equipped with photovoltaic panels. These panels will help reduce the building's GHG emissions. The electricity produced will be almost entirely used to compensate for the energy consumption of the complex, which is also limited thanks to LED lighting, mechanical supply and exhaust air ventilation systems, as well as heat recovery and remotely

readable metres. At 31.12.2023, photovoltaic panels are installed in 59 buildings, and, combined, produce 3,965 MWh per year.

Also within the delivery of construction, renovation and extension projects, Cofinimmo focuses on the installation of photovoltaic panels. At 31.12.2023, 28% of ongoing projects are designed to contain photovoltaic panels covering 21% of energy need (525 MWh estimated production).

The secret object #1 is a



► Nursing and care home - Hoogerheide (NL)



Monitoring water usage

According to MIT researchers, 52% of the world's population, now estimated to be 9.7 billion people, will live in regions with water stress by 2050. The U.S. environmental programme also estimates that the built environment is responsible for 20% of water consumption. The water consumption data, reported by the real estate sector, however, is often limited in scope, accuracy and detail. Given the significant volume of water consumed in the healthcare real estate segment, Cofinimmo seeks to implement targeted actions for sustainable management of the water cycle.

Challenges related to water management, and more specifically access to drinking water, are no longer limited to developing countries. Indeed, climate change impacts variability in the water cycle and its extremes all over the world. Europe has experienced very real effects of climate change in recent years, with summers marked by a combination of severe droughts and extremely violent floods.

This situation calls for political action to introduce regulations on water use, wastewater treatment, and land use. In addition to regulations, sustainable certifications such as BREEAM address these issues, from environmental responsibility and health perspectives. These changes impact the company's portfolio in terms of both its construction and management and require certain improvements. Water cannot be reused, for example, without the installation of water tanks. The group's action is not limited to specialised equipment, however.

Measure and act

Following the installation of remotely readable energy meters, Cofinimmo went on to equip buildings' water meters with a remote connection. In addition to measuring water consumption, the meters are designed to trigger an action when a discrepancy is detected. A simple algorithm detects anomalies in water consumption and sends an alarm to the building manager for further analysis to identify the source of the problem. The paradox of water consumption, whether in healthcare real estate or in offices, is that bills are relatively low for normal use, but can increase exponentially in the event of a leak. Indeed, a seemingly minor drip can lead very quickly to thousands of liters of water lost.

What does it take to minimise water consumption?

The process of minimising water consumption takes place not only within the building but also outside.

In the building, limiting water consumption is related to installed appliances, and human behaviour. As for the former, specific installations for different water usages exist (e.g. sanitary appliances, including toilets, taps, showers, and kitchens). For example, low-flow sanitary equipment is standard practice now to limit the consumption of flush, while other installation types such as waterless toilets are future-oriented installations. Compliance with applicable hygiene requirements is of the utmost

720 litres/m²

Water consumption per surface area.

66%

Buildings equipped with remotely readable water meters (healthcare real estate and office segments).

importance, including with regard to sanitation facilities and therefore the human right to water (an integral part of human rights policy).

Together with appliances, it is important to recognize that not all these water-saving measures work independently from one pivotal aspect, human behaviour. Academic research shows that influencing human behaviour can be successful in reducing water consumption. Very interestingly, data-driven personalised reports about tenants' actual water use can influence water conservation. Indeed, showing tenants their attitude behaviour discrepancies evokes a feeling of discomfort, triggering water conservation (as tenants may experience a cognitive dissonance between this feedback information and how they perceive themselves, or how they want others to view them). Real-time information prompts temporary water savings. It still needs to be explored whether such changes in behaviour are only temporary or have lasting effect.

As for the external layout of a building, it can have a dual function: creating captured and underground water reserves and delaying rainwater runoff.

The installation of green roofs delays rainwater runoff by creating active roofs. Limiting hard surfaces allows better permeability of the ground so that rainwater can supply the groundwater. In the event of heavy rain, which is increasingly common, this makes it possible to reduce flood risk. The impact of biodiversity, from vegetation, whether on the roof or on the ground, must also be considered.

In the coming years, water management inside and outside buildings will need to change drastically to adapt to the physical risks associated with climate change. It is therefore essential that companies, particularly those in the real estate sector, prepare for the future.

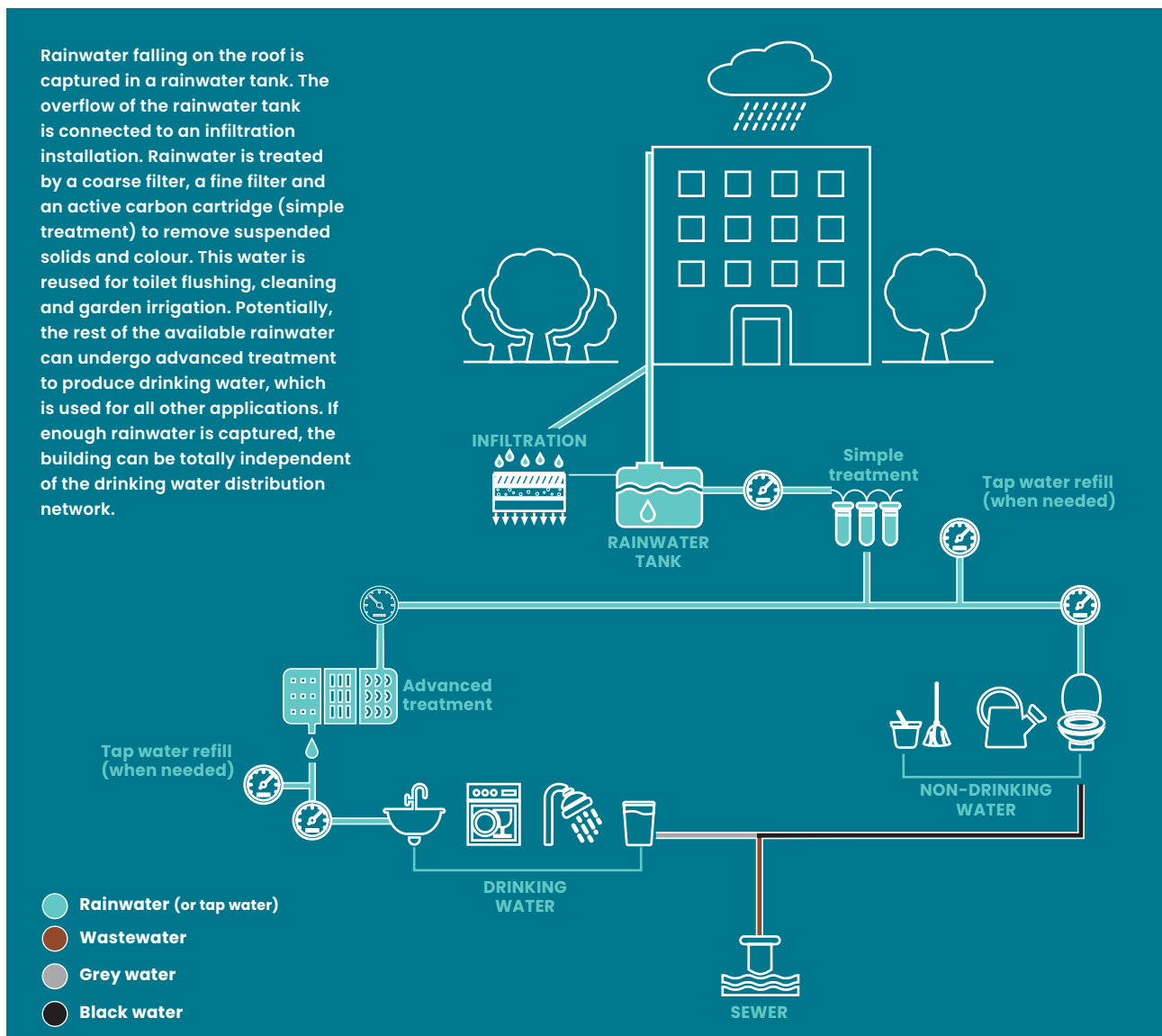
Apply circularity to water management

By definition, a circular economy is restorative or regenerative by intention and design. If applied to water, the circular principles allow to recuperate water and reuse it in the system for different purposes as a possible solution to water scarcity.

A future-oriented process that constitutes an upcycling of water is the treatment and reuse of black water and grey water for low or high-grade applications. In this case, water originated from toilet flushes (black water), and the water originated from house appliances such as dishwashers or kitchens (grey water), are then treated one or multiple times based on the end-use destination, building a closed system of water usage.























One of the most common systems today is rainwater capture, which is not yet economically or structurally viable in all cases but is part of the feasibility criteria for new constructions. Through rainwater recuperation, the rainwater falling on the roof of the building is collected in a rainwater tank, which is connected to an infiltration installation and, based on the depth of the treatment procedures, it can be reused either for non-potable or drinking water usage. At 31.12.2023, reuse of storm water for garden and sanitary usage is implemented in 24 buildings of the portfolio (7% of portfolio area covered).

Companies, like Cofinimmo, that are already thinking about new social trends and integrating these into their strategy will be one step ahead of companies that opt for a wait-and-see approach.



Social

Cofinimmo’s social policies can be found on the company’s website: www.cofinimmo.com/about-us/governance/charters.

Organisation / Institution	Rating / certification	Initial rating	Evolution		
	2023 EE+ (Very strong) (on a scale going from F to EEE) SE Belgian Index & SE Best in Class Index	 2015	 2021	 2022	 2023
	2021 0.75 GDI rating ¹ Ranking 3 rd place in Belgium Global average 0.59	 2018 ¹	 2019	 2020	 2021
	2023 Equileap 63% (#1 in Belgium for gender equality)	 2019	 2021	 2022	 2023
	2023 Gold (on a scale going from Standard to Platinum)	 2012	 2021	 2022	 2023
	2023 Certification granted for Belgium and Germany	 2023			

1. No GDI rating available for 2018, on the worldwide ranking (out of 600 companies).



Safety of occupants

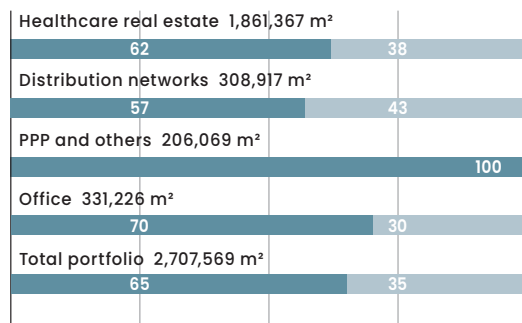
Real estate's impact on the external environment is increasingly well managed. But what about its impact on the internal environment? According to the publication of Emerging Trends in Real Estate®, Europe 2024 by PWC & Urban Land Institute, the importance of the internal environment for occupiers and end users has increased the most since the start of 2023 and is expected to rise further in significance over the next five years.

In today's society, guaranteeing safety within buildings is part of expectations. In addition to functional requirements, buildings must contribute to the health of the users. New certifications and benchmarks underpin this shift, making it essential for Cofinimmo's buildings to meet these expectations.

Characteristics of the building

Both construction choices and maintenance quality impact the safety of building occupants. The presence of unverified hazardous materials, non-compliance with safety standards and the impact of inadequate ventilation systems on indoor air quality can all affect occupants' health.

Asbestos management (in %)



- No traces of asbestos
- Traces of encapsulated asbestos

Cofinimmo systematically analyses all elements likely to have an impact on public health, according to the current available knowledge and the legislation in place at the moment of the design, no later than the urban planning permit date. The due diligence process as part of the acquisition and investment procedure includes a compulsory analysis of the presence of asbestos, soil pollution and aspects relating to fire-fighting and fire prevention. For the portfolio under operational control, next to clear evacuation plans, the group organises annually evacuation exercises for tenants. In the healthcare real estate segment, compliance checks on accessibility for people with reduced mobility are part of the due diligence process and are regulated by the approval for the operation of the buildings. In

the office segment, 100 % of the projects have been audited for accessibility for people with reduced mobility in 2023.

The asbestos risk is closely monitored for older buildings in the portfolio based on the existence of an internal asbestos risk management policy and internal training on this policy. Asbestos present in buildings is usually encapsulated in the materials. In the event of deterioration, these materials are removed in accordance with legal requirements to ensure individual safety.

In addition to regulations, sustainable certifications such as BREEAM also address these social issues. Indoor air quality, water quality, visual comfort or daylight, thermal and acoustical comfort are part of the design criteria for new constructions following targeted certifications of 22 ongoing projects at 31.12.2023.

Internal and external facilities

The impact of nature on physical or mental health is well established, whether through the quality of the environment in which we live (presence of green spaces and landscaping), the quality of the air we breathe or even biodiversity. This is why Cofinimmo always seeks to provide green spaces to its occupants and pays particular attention to biodiversity whenever initiating a new project, whether in the healthcare real estate or office segments.

At the same level the surroundings have a positive impact on fighting loneliness in the healthcare segment. In the Fundis project (Rotterdam, the Netherlands), onsite services like a dentist or a pharmacy facilitate visits by family members as they combine visits to occupants with those other services.

100%

of the directly managed portfolio has asbestos monitoring

94%

of the directly managed portfolio has fire audit monitoring

No infringements that might present a penalty or health impact on occupants have been detected during fire audits and asbestos monitoring in the directly managed portfolio.