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## CONFINIMMO SWOT & PESTLE ANALYSIS

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**Company Name :** Confinimmo

**Company Sector :** Real Estate

**Operating Geography :** Belgium, Europe, Global

**About the Company :**

Headquartered in Brussels, Belgium and founded in 1983, Confinimmo is the top listed real estate agency in Belgium which specializes in rental property. The agency has a vast portfolio of properties spread over 2,000,000-meter square of Belgium, Netherlands, France, Germany, Finland, Ireland, Italy, UK and Spain with a total net worth of 6.1 billion euros. The company mainly invests in properties useful to healthcare industry like nursing and care homes, rehabilitation clinics, psychiatric clinics, medical offices, etc. and also in property of distribution networks for example pubs like AB InBev and insurance branches like MAAF. The estimated revenue of Confinimmo as of early 2023 is 3 billion euros. The company is listed on the Euronext Brussels and a part of the BEL20 index. It takes a lot of advantage from the REIT regime in Belgium (SIR/GVV), in France (SIIC), and in the Netherlands (FBI) and it is supervised by the Financial Services and Markets Authority (FSMA). Confinimmo manages its vast portfolio with a team of 160 employees and offices in Brussels, Paris, Breda, Frankfurt and Madrid.

“Career, Living and Working-Together in Real Estate” is the vision of Confinimmo. Their mission is “making high quality care, living and working environments available to its partner tenants, from which users benefit directly”. The USP of the company is that it offers an investment portfolio to its clients which are “socially responsible, long-term, low risk” and it guarantees a regular flow of income.

**Revenue :**

292.3 million - FY ending 31st December 2021

119 million - FY ending 31st December 2020

## SWOT Analysis :

The SWOT Analysis for Confinimmo is given below:

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>1. Leading listed healthcare property investor</li> <li>2. Solid financial profile with long indexed leases with diversified tenant base</li> <li>3. Presence in 9 countries, of which 3 were added in 2021</li> <li>4. Healthcare real estate is resilient in an inflationary environment</li> </ul>	<ul style="list-style-type: none"> <li>1. House and rental prices have increased by 300% since the mid-90s</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>1. Investment in two nursing and care homes in Flemish Brabant and Hainaut</li> <li>2. Increasing demand for healthcare real estate</li> <li>3. Entered the UK in July 2021, where it already holds a healthcare real estate portfolio of 69 million EUR.</li> <li>4. Acceleration in the ageing of the population</li> </ul>	<ul style="list-style-type: none"> <li>1. Negative change in the fair value of property</li> <li>2. The purchasing power of the average Belgian in real terms has stagnated</li> </ul>

## PESTLE Analysis :

The PESTLE Analysis for Confinimmo is given below:

Political	Economical
1.In residential care, the operators benefited from support schemes put in place by the authorities	1.Increasing demand for healthcare real estate 2.Acceleration of healthcare investments
Social	Technological
1.Pandemic has highlighted the importance of the healthcare sector 2.Acceleration in the ageing of the population 3.Population of Brussels will increase by 12.5% by 2030 4.Specialisation in terms of the asset class and internationalisation	1.Digital transformation of the construction and real estate sectors
Legal	Environmental
1.Unfavourable changes in the RREC, SIIC and FBI regime requirements	1.Climate change hits the real estate sector

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