

## PRESS RELEASE

27 March 2019 – after closing of markets  
**Under embargo until 17:40 CET**

### AEDIFICA

Public limited liability company  
Public regulated real estate company under Belgian law  
Registered office: Rue Belliard 40 (box 11), 1040 Brussels  
Enterprise number: 0877.248.501 (RLE Brussels)  
(the "Company")

### Second phase of the sale of Immobe SA shares to Primonial European Residential Fund

As previously announced<sup>1</sup>, Aedifica transferred its "apartment buildings" branch of activities into Immobe SA in 2018.

On 12 July 2018, Aedifica and Primonial European Residential Fund (PERF), the pan-European fund managed by Primonial Luxembourg Real Estate, signed the final agreement, which provides for the sale of 75 % of Immobe SA in two phases.

The first phase was completed on 31 October 2018, comprising the sale of 50 % of the shares (minus one share) in Immobe SA.

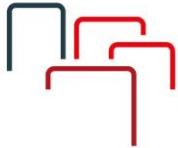
The second phase of the share sale was carried out on 27 March 2019. Aedifica now only holds 25 % of the shares (minus one share) in Immobe SA. At the same time as the change of control, Immobe's status was changed from an institutional regulated real estate company (IRREC) to a specialised real estate investment fund (SREIF).

As a result of this transaction, Immobe is no longer included in the consolidation of Aedifica.

**Stefaan Gielens, CEO of Aedifica, commented:** "*Aedifica is pleased to announce the completion of the second phase of the Immobe share sale to PERF. This transaction fits perfectly within the strategic development of Aedifica as a pure play healthcare real estate investor and allows Aedifica to use its capital to pursue continued growth in its core activities.*

**Ronan Bodéré, Managing Director of Primonial Luxembourg Real Estate, commented:** "*We are very happy to acquire, in cooperation with Aedifica, a high-quality portfolio situated at prime locations in Brussels. This marks the first acquisition made by our new real estate fund, acting in cooperation with our partner CODABEL. Primonial Luxembourg Real Estate manages the fund and is currently analysing other portfolios in the Eurozone's metropolitan areas offering similar growth potential.*"

<sup>1</sup> See press releases of 21 May 2018, 13 July 2018 and 31 October 2018.



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*The English version of this press release constitutes a free translation of the Dutch language text and is made for information purposes only. In case of inconsistency with the Dutch version or inaccuracy of the Dutch translation, the Dutch text shall prevail.*

**Aedifica is a Regulated Real Estate Company under Belgian law specialised in healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio worth more than €2.3 billion in Belgium, Germany, the Netherlands and the United Kingdom.**

**Aedifica has been quoted on Euronext Brussels (regulated market) since 2006 and is identified by the following ticker symbols: AED; AED:BB (Bloomberg); AOO.BR (Reuters).**

**The Company's market capitalisation was approx. €1.5 billion as of 28 February 2019.**

**Aedifica is included in the EPRA indices.**

### **Forward-looking statement**

*This document contains forward-looking information that involves risks and uncertainties, including statements about Aedifica's plans, objectives, expectations and intentions. Readers are cautioned that forward-looking statements include known and unknown risks and are subject to significant business, economic and competitive uncertainties and contingencies, many of which are beyond the control of Aedifica. Should one or more of these risks, uncertainties or contingencies materialise, or should any underlying assumptions prove incorrect, actual results could vary materially from those anticipated, expected, estimated or projected. As a result, Aedifica does not assume any responsibility for the accuracy of these forward-looking statements.*

### **For all additional information**

**Stefaan Gielens** mrics  
Chief Executive Officer

T +32 2 626 07 72  
stefaan.gielens@aedifica.eu  
www.aedifica.eu

**Ingrid Daerden**  
Chief Financial Officer

T +32 2 626 07 73  
ingrid.daerden@aedifica.eu  
www.aedifica.eu

**Laurence Gacoin**  
Chief Operating Officer

T +32 2 554 19 64  
laurence.gacoin@aedifica.eu  
www.aedifica.eu

