

26 February 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”)

Acquisition of two operational rest homes and a healthcare site to be constructed in Germany

- **Agreement for the acquisition of two operational rest homes and a healthcare site to be constructed in Germany**
 - **Contractual value: approx. €34.5 million**
 - **Initial gross rental yield: approx. 6 %**
 - **Total capacity: 330 units**
 - **WAULT: > 22 years**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica is very pleased to continue the expansion of its German healthcare real estate portfolio with the acquisition of two operational rest homes and a healthcare site to be constructed, less than a month after the acquisition of a portfolio of 92 properties in the United Kingdom. Other investments will follow."*



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1. Acquisition of a rest home in Chemnitz

Aedifica signed an agreement for the acquisition of a fully operational rest home in Chemnitz.



Haus Steinbachhof – Chemnitz

Haus Steinbachhof¹ is located in a residential area of Chemnitz (244,000 inhabitants, State of Saxony). The rest home, which was built in 2017, has a capacity of 151 units for seniors requiring continuous care.

The agreement for the acquisition of this rest home by Aedifica SA was signed today in front of a notary and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be fulfilled in the coming months. The purchase price will be paid and the property and full use of the site will automatically be acquired at that time. The contractual value² amounts to approx. €16 million.

The site is operated by an entity of the Casa Reha group (Casa Reha is part of the Korian group), a private German player in the senior care market. The group currently operates almost 10,500 beds in 84 sites and employs over 7,400 staff. Aedifica looks forward to this new collaboration with a reputable player in the German care sector.

An irrevocable double net long lease with a remaining term of 19 years is in place for this site. The initial gross yield amounts to approx. 6 %.

¹ Located Zschopauer Strasse 82 in 09126 Chemnitz (Germany).

² The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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2. Acquisition of a rest home in Leipzig

Aedifica signed an agreement for the acquisition of a fully operational rest home in Leipzig.



Seniorenhaus Wiederitzsch – Leipzig

Seniorenhaus Wiederitzsch³ is located in a residential area of Leipzig (560,000 inhabitants, State of Saxony). The rest home, which was built in 2018, has a capacity of 63 units for seniors requiring continuous care.

The agreement for the acquisition of this rest home by Aedifica SA was signed today in front of a notary and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be fulfilled in the coming months. The purchase price will be paid and the property and full use of the site will automatically be acquired at that time. The contractual value⁴ amounts to approx. €6 million.

The site is operated by an entity of the Convivo group, a private German player with more than 20 years of experience in several segments of the senior care market (rest homes, senior apartments, day centres, home care). Convivo currently operates approx. 4,600 senior housing units in 50 sites in several German states and employs over 3,000 staff. Convivo already operates one of Aedifica's sites⁵.

An irrevocable double net long lease with a remaining term of 24 years is in place for this site. The initial gross yield amounts to approx. 6 %.

³ Located Schmiedegasse 29 in 04158 Leipzig (Germany).

⁴ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

⁵ See press release of 3 May 2018.

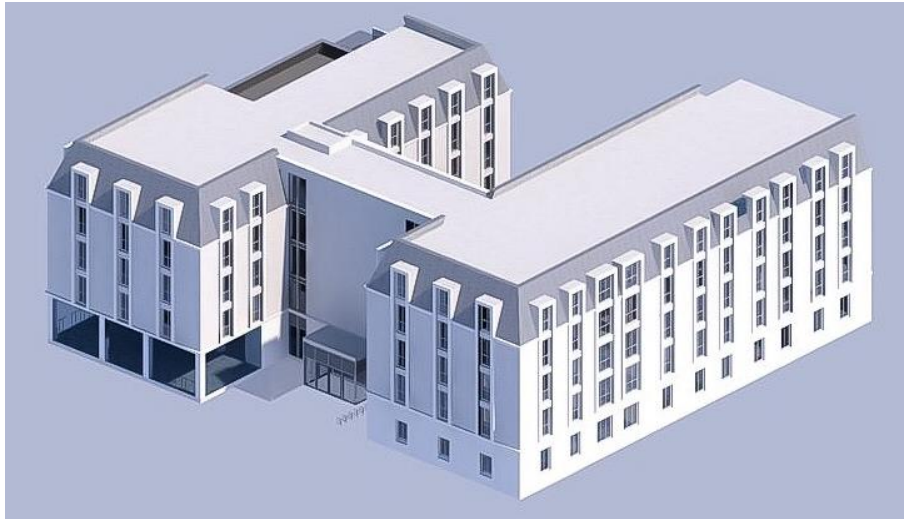


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3. Acquisition of a healthcare site to be constructed in Plauen

Aedifica signed an agreement for the acquisition of a plot of land in Plauen on which a healthcare site will be constructed.



Pflegecampus Plauen – Plauen

Pflegecampus Plauen⁶ will be constructed in a residential area of Plauen (64,000 inhabitants, State of Saxony) and is expected to be completed in July 2020. The building will have a capacity of 116 units, of which 48 units are intended for seniors requiring continuous care and 64 units are intended for people with severe physical or neurological impairment requiring continuous care.

The agreement for the acquisition by Aedifica SA of the plot of land on which this healthcare site will be constructed, was signed today in front of a notary and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be fulfilled in the coming weeks. The contractual value of the plot of land amounts to approx. €1.5 million. Aedifica has budgeted approx. €11 million for construction works. Aedifica's total investment⁷ will ultimately amount to approx. €12.5 million.

The site is operated by an entity of the Aspida group, a private German player in the senior care market. Aspida's residential care facilities focus on both seniors and people from other age categories requiring continuous care. Aspida already operates a healthcare site and was founded by an experienced management team. Aedifica looks forward to this new collaboration with a reputable player in the German care sector.

The lease established for this site is an irrevocable 25-year double net long lease. Upon completion of the works, the gross yield will amount to approx. 5.5 %.

⁶ Located Heinrichstrasse 7/Bergstrasse 32 in 08523 Plauen (Germany).

⁷ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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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 31 January 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

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