

24 July 2020 – after closing of markets

AEDIFICA

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

Forward purchase of a new care home in the United Kingdom

- **Forward purchase of a new care home in Congleton (United Kingdom), subject to certain conditions**
 - **Investment: approx. £13 million**
 - **Capacity: 80 units**
 - **Net rental yield: approx. 6%**
 - **Operator: Handsale**
 - **Expected completion date: Q1 2021**

Stefaan Gielens, CEO of Aedifica, commented: *"We are very pleased to announce that Aedifica will invest approx. £13 million in a brand-new purpose-built care home in Congleton, Cheshire, comprising 80 en-suite bedrooms for seniors requiring continuous care. The care home will be operated by Handsale, marking a new collaboration between Aedifica and an established elderly care home provider."*



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Aedifica will invest approx. £13 million in a brand-new care home in Congleton, Cheshire (UK). The acquisition is subject to certain conditions.



Priesty Fields Care Home (impression) – Congleton

Description of the site

Priesty Fields Care Home¹ is being developed in a green residential area close to the town centre of Congleton, Cheshire (27,000 inhabitants, North West of England), approx. 40 km from Manchester. This modern, purpose-built care home will accommodate 80 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of seniors requiring continuous care. Construction works have already started, the new care home is expected to be completed in the first quarter of 2021.

Description of the transaction

The agreement for the acquisition of the care home by Aedifica UK Ltd (a UK subsidiary of Aedifica NV/SA) was signed today and is subject to certain conditions. The purchase price will be paid, and the ownership of the site will be acquired by Aedifica upon completion of the property and registration with the Care Quality Commission. The contractual value² will amount to approx. £13 million.

Description of the operator and the lease

Priesty Fields Care Home will be operated by Handsale, an operator of 8 care homes throughout the United Kingdom. Aedifica welcomes this new collaboration with an established, reputable for-profit player in the UK elderly care sector.

The care home will be let on the basis of a new irrevocable 30-year triple net lease. The net yield will amount to approx. 6%.

¹ Address: Priesty Fields, Congleton (United Kingdom).

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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About Aedifica

Aedifica is a Regulated Real Estate Company under Belgian law specialised in European healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio of more than 450 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden, worth more than €3.3 billion.

Aedifica is listed on Euronext Brussels (2006) and Euronext Amsterdam (2019) and is identified by the following ticker symbols: AED; AED:BB (Bloomberg); AOO.BR (Reuters).

Since March 2020, Aedifica is part of the BEL 20, the leading share index of Euronext Brussels. Aedifica's market capitalisation was approx. €2.7 billion as of 23 July 2020.

Aedifica is included in the EPRA and Stoxx Europe 600 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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