

14 August 2020 – before opening 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')

### **Acquisition of a new care home in the United Kingdom**

- **Acquisition of a new care home in Ampthill (United Kingdom)**
  - **Investment: approx. £16.5 million**
  - **Capacity: 69 residents**
  - **Net rental yield: approx. 5.5%**
  - **Operator: Hamberley Care Homes**

**Stefaan Gielens, CEO of Aedifica, commented:** *“We are very pleased to announce that Aedifica has acquired a brand-new purpose-built care home in Ampthill, Bedfordshire, comprising 69 en-suite bedrooms for seniors requiring continuous care for approx. £16.5 million. The care home, which will open its doors and welcome its first residents later this month, was developed and is operated by the Hamberley group, marking a new collaboration between Aedifica and an established elderly care home developer and provider.”*



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Aedifica invests approx. £16.5 million in a brand-new care home in Ampthill (UK).



*Richmond Manor – Ampthill*

### **Description of the site**

**Richmond Manor**<sup>1</sup> is a modern, purpose-built care home recently completed in a residential area of Ampthill, Bedfordshire (13,000 inhabitants), approx. 70 km from London. It accommodates 69 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of seniors requiring continuous care. Richmond Manor will open its doors and welcome its first residents in August 2020.

### **Description of the transaction**

On 13 August 2020, Aedifica UK Ltd (a UK subsidiary of Aedifica NV/SA) acquired ownership of the site from Hamberley group, by taking control of 100% of the shares in a UK real estate company. The contractual value<sup>2</sup> amounts to approx. £16.5 million.

### **Description of the operator and the lease**

The care home has been built and is operated by the Hamberley group, an experienced developer and operator of luxury care homes in the United Kingdom. Hamberley Care Homes, Residential Care Provider of the Year 2019 (HealthInvestor Awards), provides high quality residential and dementia care operating 10 care homes in the super-prime market segment.

Aedifica welcomes this new collaboration with an established, reputable for-profit player in the UK elderly care sector.

The care home is let on the basis of a new irrevocable 25-year triple net lease. The net rental yield amounts to approx. 5.5%.

<sup>1</sup> Located 14 Dunstable Street in Ampthill, MK45 2JT (United Kingdom).

<sup>2</sup> 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, Finland, Germany, the Netherlands, Sweden and the United Kingdom, 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 13 August 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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