

7 July 2020 – after closing of markets  
**Under embargo until 17:40 CET**

## **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')

### **Aedifica adds new projects to its pipeline in Finland**

- **The Aedifica group adds 10 new elderly care homes, children day-care centres and specialist care homes at 7 locations to its development pipeline in Finland**
  - **Total investment: approx. €51 million**
  - **Average yield on cost: approx. 6.5 %**
  - **Operators: public & private care operators**



*Children day-care centre (impression) – Oulu*

**Stefaan Gielens, CEO of Aedifica, commented:** "The Aedifica group is pleased that Hoivatilat continues the expansion of its healthcare real estate portfolio in Finland with several new projects. We will invest approx. €51 million in the development of four elderly care homes, three children day-care centres and three specialist care homes, with a total capacity for 305 residents and 260 children. These projects highlight the continued appetite of Finnish cities and municipalities for Hoivatilat's service model. As demand for Hoivatilat's care properties remains high, we look forward to further developing the Group's activities in Northern Europe."



## PRESS RELEASE

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*Elderly care home & children day-care centre (impression) – Lohja*

The Aedifica group adds four elderly care homes, three children day-care centres and three specialist care homes to its Finnish development pipeline through Hoivatilat. Upon completion, these buildings will welcome 305 residents and 260 children.

The care properties are located across Finland at seven locations and will be operated by a mix of public and private operators. The construction works will start soon and are all expected to be completed by the end of 2021.

These projects will amount to an investment of approx. €51 million. The properties will be let on the basis of new irrevocable double net leases with a term of 15 to 25 years. The average yield on cost of these projects is approx. 6.5%.

| Name                   | Asset type               | Location  | Operator | Capacity (units)     | Lease         | Completion | Total investment (in € million) |
|------------------------|--------------------------|-----------|----------|----------------------|---------------|------------|---------------------------------|
| Lohjan Sahapiha        | Elderly care home        | Lohja     | private  | 50                   | 20 years – NN | 2021       |                                 |
| Lohjan Sahapiha        | Children day-care centre | Lohja     | private  | 60                   | 15 years – NN | 2021       |                                 |
| Kempeleen Ihmemaantie  | Elderly care home        | Oulu      | private  | 19                   | 20 years – NN | 2020       |                                 |
| Oulun Valjastie        | Children day-care centre | Oulu      | public   | 150                  | 25 years – NN | 2021       |                                 |
| Oulu Ukkoherantie      | Specialist care home     | Oulu      | private  | 21                   | 20 years – NN | 2021       |                                 |
| Raahe care home        | Elderly care home        | Raahe     | public   | 60                   | 15 years – NN | 2021       |                                 |
| Helsinki Malminkartano | Elderly care home        | Helsinki  | private  | 108                  | 15 years – NN | 2021       |                                 |
| Helsinki Malminkartano | Children day-care centre | Helsinki  | private  | 50                   | 15 years – NN | 2021       |                                 |
| Helsinki Malminkartano | Specialist care home     | Helsinki  | public   | 29                   | 15 years – NN | 2021       |                                 |
| Jyväskylä Sulkulantie  | Specialist care home     | Jyväskylä | private  | 18                   | 15 years – NN | 2021       |                                 |
|                        |                          |           |          | <b>305 residents</b> |               |            | <b>51</b>                       |
|                        |                          |           |          | <b>260 children</b>  |               |            |                                 |

In addition to these projects, negotiations on other new projects are ongoing.



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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 6 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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