

19 December 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 a new care home in the United Kingdom

- **Acquisition of a new care home in Bishop's Stortford (United Kingdom)**
 - **Investment: approx. £12.5 million**
 - **Capacity: 66 units**
 - **Initial gross rental yield: approx. 6%**
 - **Operator: Halcyon Care Homes**

Stefaan Gielens, CEO of Aedifica, commented: *"We are very pleased to announce Aedifica's first acquisition in the United Kingdom following the takeover of 90 UK healthcare sites earlier this year. Aedifica has invested approx. £12.5 million in a brand-new purpose-built care home in Bishop's Stortford, Hertfordshire, comprising 66 en-suite bedrooms developed by LNT Group. The care home is operated by Halcyon Care Homes, marking a new collaboration between Aedifica and an established elderly care home developer and provider. Other investments will follow."*



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Aedifica invests in a brand-new care home in Bishop's Stortford.



Hazel End Care Home – Bishop's Stortford

Description of the site

Hazel End Care Home¹ is a modern, purpose-built care home located in a large residential development in Bishop's Stortford (48,000 inhabitants, East of England), approx. 50 km from London. This new care home has been completed in November 2019 and opened its doors earlier this month. Hazel End Care Home accommodates 66 seniors requiring continuous care.

Description of the transaction

On 19 December 2019, Aedifica UK Ltd (a UK subsidiary of Aedifica NV/SA) acquired ownership of the site. The contractual value² amounts to approx. £12.5 million.

Description of the operator and the lease

Hazel End Care Home is operated by Halcyon Care Homes, which is 60% controlled by Lawrence Tomlinson and his associates, who control the LNT Group – a major developer and operator of care homes in the United Kingdom. LNT Group has developed over 100 care homes in the United Kingdom and its operating company Ideal Carehomes is a provider of high quality residential and dementia care operating approx. 20 care homes across the North and Midlands.

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

A new irrevocable 35-year triple net long lease has been established for this care home. The initial gross yield will amount to approx. 6%.

¹ Located 14 Hazelend Road in Bishop's Stortford, CM23 (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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Investments since the May 2019 capital increase

On 7 May 2019, Aedifica successfully completed a €418 million capital increase, the largest ever in the history of the Belgian RREC sector. The investments made by the Group following the capital increase are listed in the table below³.

(in € million)		Investments carried out	Pipeline ¹	Total
DE	SARA Seniorenresidenz ²	10	-	10
NL	Huize Eresloo ²	5	-	5
DE	Specht Gruppe: Wolfsburg, Heiligenhafen, Espelkamp, Beverstedt ²	6	66	72
DE	Haus am Jungfernstieg ²	6	-	6
BE	Bremdael	7	-	7
NL	Meldestraat	3	-	3
UK	King's Manor ²	10	-	10
NL	Villa Nova ²	3	-	3
NL	Rumah Saya	10	-	10
NL	Residentie La Tour and Villa Casimir	4	8	12
DE	Haus Steinbachhof and Seniorenhaus Wiederitzsch ²	22	-	22
DE	Hartha and Zur alten Linde ²	18	-	18
NL	Vinea Domini	1	3	4
DE	Seniorenquartier Schwerin ²	11	-	11
DE	Seniorenhaus Lessingstrasse	-	7	7
NL	NNCZ-portfolio in Hoogeveen	44	-	44
DE	Haus Wellengrund	3	7	10
DE	Wohnstift am Weinberg	-	20	20
UK	Extension of 9 care homes	-	12	12
DE	BAVARIA Senioren- und Pflegeheim	6	-	6
DE	Sonnenhaus Ramsloh, Johanniter-Haus Lüdenscheid and Quartier am Rathausmarkt	18	17	35
NL	Villa Nuova	2	5	7
DE	Specht Gruppe: Bremen, Weyhe, Langwedel, Sehnde ²	5	58	63
DE	Vitanas portfolio	64	28	92
UK	Hazel End Care Home ³	15	-	15
Total as of 19 December 2019		274	231	505

¹ The pipeline includes development projects and acquisitions subject to outstanding conditions.

² Completions of previously concluded agreements.

³ Amounts in GBP were converted into EUR based on the exchange rate of 18 December 2019.

Other investments are under consideration.

³ The figures in this table are rounded amounts. Subsequently, the sum of certain figures might not correspond to the stated total.



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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 270 sites in Belgium, Germany, the Netherlands and the United Kingdom, worth more than €2.4 billion.

In November 2019, the Group launched a tender offer on the shares of Hoivatilat, the Finnish healthcare real estate investor with which Aedifica wants to enter the Nordics.

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).

The Company's market capitalisation was approx. €2.6 billion as of 18 December 2019.

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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