

6 March 2020 – 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 Bury St Edmunds (United Kingdom)**
 - **Investment: approx. £12 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 that Aedifica has invested approx. £12 million in a brand-new purpose-built care home in Bury St Edmunds, Suffolk, comprising 66 en-suite bedrooms developed by LNT Group. The care home is operated by Halcyon Care Homes, marking a second collaboration between Aedifica and the established elderly care home developer and provider. Other investments will follow."*



PRESS RELEASE

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Aedifica invests £12 million in a brand-new care home in Bury St Edmunds, Suffolk (UK).



Marham House Care Home – Bury St Edmunds

Description of the site

Marham House Care Home¹ is a modern, purpose-built care home located in a large residential development in Bury St Edmunds, Suffolk (42,000 inhabitants, East of England), approx. 45 km from Cambridge. This new care home was completed in March 2020 and will open its doors later this month. Marham House Care Home will accommodate 66 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of seniors requiring continuous care.

Description of the transaction

On 6 March 2020, Aedifica UK Ltd (a UK subsidiary of Aedifica NV/SA) acquired ownership of the site. The contractual value² amounts to approx. £12 million.

Description of the operator and the lease

Marham House 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.

This acquisition marks the second collaboration between Aedifica, LNT and Halcyon Care Homes, following the acquisition of Hazel End Care Home in Bishop's Stortford in December 2019³.

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

¹ Located Marham Park in Bury St Edmunds, IP28 6FL (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.

³ See press release of 19 December 2019.



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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 below⁴.

(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 Seniorenzentrum Weimar ²	16	-	16
DE Wohnstift am Weinberg	10	10	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
UK The Grange, Deepdene, Princess Lodge, The Hawthorns and Minster Grange ³	71	-	71
DE Seniorenquartier Kaltenkirchen ²	15	-	15
UK Marham House Care Home ³	14	-	14
Total as of 6 March 2020	401	221	622

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

² Completions of previously concluded agreements.

³ Amounts in £ were converted into € based on the exchange rate of the transaction date.

Since 30 January 2020, Aedifica controls approx. 98% of the shares in Hoivatilat Oy. On 31 December 2019, Hoivatilat had a real estate portfolio of approx. €413 million (in fair value) and a development pipeline of approx. €198 million, part of which is already under construction.

Other investments are under consideration.

⁴ 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 290 sites in Belgium, Germany, the Netherlands and the United Kingdom, worth more than €2.6 billion.

In January 2020, Aedifica entered the Finnish and Swedish markets by acquiring Hoivatilat Oy, a Finnish healthcare real estate development and investment company.

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).

Aedifica won the BEL Mid Company of the Year 2019 award after it recorded the highest relative increase in market capitalisation among the companies included in the BEL Mid Index. Aedifica's market capitalisation was approx. €3.0 billion as of 5 March 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

Ingrid Daerden

Chief Financial Officer

T +32 2 626 07 73
ingrid.daerden@aedifica.eu

Delphine Noirhomme

Investor Relations Manager

T +32 2 210 44 98
delphine.noirhomme@aedifica.eu

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