

17 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')

Construction of a healthcare site and completion of a care residence in the Netherlands

- **Acquisition of a healthcare site to be constructed in Lelystad (Netherlands)**
 - **Total investment: approx. €11.5 million**
 - **Capacity: 45 residents**
 - **Net rental yield: approx. 5.5%**
 - **Operator: Senior Living BV (Korian group)**
 - **Expected completion date: Q4 2021**

- **Completion of a care residence in Zwolle (Netherlands)**
 - **Total investment: approx. €5.5 million**
 - **Capacity: 24 residents**
 - **Net rental yield: approx. 6%**
 - **Operator: Senior Living BV (Korian group)**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues the expansion of its development pipeline with a new construction project in Lelystad. We will invest approx. €11.5 million in the development of a brand-new healthcare site that will house 32 residents requiring continuous care and 13 residents who want to live independently with care and services available on request. The project is expected to be completed in the fourth quarter of 2021. In addition, a care residence was completed in Zwolle in June, accommodating 24 elderly people. Other investments will follow.”*



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1. Construction of a healthcare site in Lelystad (NL)

Aedifica will invest approx. €11.5 million in the construction of a brand-new healthcare site in Lelystad (NL).



Het Gouden Hart Lelystad (drawing) – Lelystad

Description of the site

Het Gouden Hart Lelystad¹ will be constructed in a residential area of Lelystad (78,000 inhabitants, Province of Flevoland). The property will accommodate 45 residents in 32 apartments specifically tailored to suit the needs of elderly people requiring continuous care and 13 apartments for elderly people who want to live independently with care and services available on request. Construction works will start in July 2020 and are expected to be completed in the fourth quarter of 2021. The building will use energy-efficient systems, such as solar panels and a thermal energy storage installation, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

Description of the transaction

On 17 July 2020, Aedifica Nederland 3 BV acquired ownership of the plot of land. The contractual value amounts to approx. €3 million. Aedifica has budgeted approx. €8.5 million for construction works. Aedifica's total investment² will ultimately amount to approx. €11.5 million.

Description of the operator and the lease

The healthcare site will be operated by Senior Living BV, a private player in the Dutch senior care market that is part of the Korian group. Senior Living currently operates fourteen of Aedifica's sites. The Korian group covers six European countries and has more than 52,000 employees and 300,000 residents.

The healthcare site will be let on the basis of a new irrevocable 20-year triple net lease. Upon completion of the works, the net rental yield will amount to approx. 5.5%.

¹ Address: Cannenburch 156, 8226 TL Lelystad (Netherlands).

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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2. Completion of a care residence in Zwolle (NL)



Villa Berkum – Zwolle

On 30 June 2020, the **Villa Berkum**³ care residence located in Berkum, a residential area near the centre of Zwolle (127,000 inhabitants, Province of Overijssel) was completed. This residential care facility accommodates 24 residents requiring continuous care. The property is operated by Senior Living BV (part of the Korian group).

Aedifica's total investment amounts to approx. €5.5 million (i.e. approx. €1 million for the plot of land and approx. €4.5 million for the works). The property is let on the basis of a new irrevocable 25-year triple net lease. The net rental yield amounts to approx. 6%.

³ Address: Kranenburgweg 8, 8024 AC Zwolle (Netherlands).



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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. €2.6 billion as of 16 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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