

9 April 2020 – after closing of markets

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')

Construction of a care residence and completion of two sites in the Netherlands

- **Acquisition of a care residence to be constructed in Dordrecht (Netherlands)**
 - **Total investment: approx. €7 million**
 - **Capacity: 28 residents**
 - **Initial gross rental yield: approx. 5.5%**
 - **Operator: Martha Flora**
 - **Expected completion date: Q2 2021**

- **Completion of a healthcare site in Harderwijk (Netherlands)**
 - **Total investment: approx. €10 million**
 - **Capacity: 45 residents**
 - **Initial gross rental yield: approx. 5.5%**
 - **Operator: Korian group**

- **Completion of a care residence in Berkel-Enschot (Netherlands)**
 - **Total investment: approx. €4 million**
 - **Capacity: 22 residents**
 - **Initial gross rental yield: approx. 6%**
 - **Operator: Korian group**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica will invest approx. €7 million in a brand-new care residence in Dordrecht that will house 28 seniors requiring continuous care. The project is expected to be completed in the second quarter of 2021. In addition, in February and March two healthcare sites were completed in the Netherlands, accommodating almost 70 elderly people.”*



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1. Construction of a care residence in Dordrecht (NL)

Aedifica will invest approx. €7 million in the construction of a brand-new care residence in Dordrecht (NL).



Martha Flora Dordrecht (drawing) – Dordrecht

Description of the site

Martha Flora Dordrecht¹ will be constructed in a residential area of Dordrecht (119,000 inhabitants, Province of South Holland), at walking distance of a park. The care residence is specifically tailored to suit the needs of seniors requiring continuous care and will accommodate 28 residents. The construction works will start soon and are expected to be completed in the second quarter of 2021. The building will use energy-efficient systems, such as a seasonal thermal energy storage installation, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

Description of the transaction

On 6 April 2020, Aedifica Nederland 3 BV acquired ownership of the plot of land. The contractual value amounts to approx. €2.5 million. Aedifica has budgeted approx. €4.5 million for construction works. Aedifica's total investment² will ultimately amount to approx. €7 million.

Description of the operator and the lease

Martha Flora Dordrecht will be operated by Martha Flora, a private player that has been active in the Dutch senior care market since 2010, specialised in dementia care. Martha Flora currently operates ten sites, including six of Aedifica's sites.

The care residence will be let on a new irrevocable 25-year triple net long lease. Upon completion of the works, the initial gross yield will amount to approx. 5.5%.

¹ Address: Gravensingel 19, 3319 EN Dordrecht (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 healthcare site in Harderwijk (NL)



Het Gouden Hart Harderwijk – Harderwijk

On 31 March 2020, the **Het Gouden Hart Harderwijk**³ healthcare site located in a green, residential area near the centre of Harderwijk (47,000 inhabitants, Province of Gelderland) was completed. This residential care facility accommodates 45 residents: 25 seniors requiring continuous care and 20 seniors opting to live independently with care services available on demand. The building is operated by Het Gouden Hart (part of the Korian group).

Aedifica's total investment amounts to approx. €10 million (i.e. approx. €3.5 million for the plot of land and approx. €6.5 million for the works). The healthcare site is let on a new irrevocable 25-year triple net long lease. The initial gross rental yield amounts to approx. 5.5%.

³ Address: Veldkamp 1, 3843 BH Harderwijk (Netherlands).



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3. Completion of a care residence in Berkel-Enschot (NL)



Sorghuys Tilburg (drawing) – Berkel-Enschot

On 20 February 2020, the **Sorghuys Tilburg**⁴ care residence located in Berkel-Enschot, part of Tilburg (214,000 inhabitants, Province of North Brabant) was completed. This residential care facility catering to seniors requiring continuous care accommodates 22 residents and is operated by Senior Living (part of the Korian group).

Aedifica's total investment amounts to approx. €4 million (i.e. approx. €1 million for the plot of land and approx. €3 million for the works). The care residence is let on a new irrevocable 25-year triple net long lease. The initial gross rental yield amounts to approx. 6%.

⁴ Address: Bosscheweg 33, 5056 KA Berkel-Enschot (Netherlands).



PRESS RELEASE

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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 440 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden, worth more than €3.0 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. €2.3 billion as of 8 April 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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