

28 August 2020 – after closing of markets
Under embargo until 17:40 CET

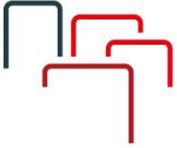
AEDIFICA

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')

Extension of a care campus in Germany

- **Forward purchase of the extension of an Aedifica care campus in Bitterfeld-Wolfen (Germany)**
 - **Investment: approx. €9 million**
 - **Additional capacity: 36 units**
 - **Initial gross rental yield: approx. 5.5%**
 - **Operator: SARA**
 - **Expected completion date: Q1 2021**

Stefaan Gielens, CEO of Aedifica, commented: *“We are very pleased to announce that Aedifica will invest approx. €9 million in the extension of its care campus in Bitterfeld-Wolfen. This underpins our strong willingness to support our tenants in their real estate needs and plans. We will add a brand-new multi-use building to the campus that accommodates 36 residents and includes new service areas, like a day-care centre for seniors, an ambulant care office, a doctor’s practice and a restaurant. Construction works are well advanced and expected to be completed in the first quarter of 2021, after which Aedifica will acquire the building. Other investments will follow.”*



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Aedifica will invest approx. €9 million in the extension of its existing care campus in Bitterfeld-Wolfen (Germany).



SARA Seniorenresidenz Haus III (impression) – Bitterfeld-Wolfen

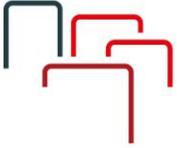
Description of the site

The **SARA Seniorenresidenz**¹ care campus is located in a residential area of Bitterfeld-Wolfen (40,000 inhabitants, State of Saxony-Anhalt) and currently comprises two buildings with a capacity for 126 residents. The campus will be extended with a third building (**SARA Seniorenresidenz Haus III**)² that will accommodate 36 additional residents in 5 apartments specifically tailored to suit the needs of elderly people requiring intensive care ('Intensiv-Pflege-Wohngemeinschaft') and 31 apartments for elderly people who want to live independently with care and services available on request. The extension will also include a day-care centre for seniors, an ambulant care office, a doctor's practice and a restaurant. Construction works are well advanced, the brand-new building is expected to be completed in the first quarter of 2021.

Upon completion of the extension, the SARA Seniorenresidenz care campus will accommodate a total of 162 residents in 95 apartments for elderly people requiring continuous or intensive care and 67 apartments for elderly people who want to live independently with care and services available on request.

¹ See press release of 26 July 2018.

² Address: Strasse der Republik 4, 06776 Bitterfeld-Wolfen (Germany).



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SARA Seniorenresidenz Haus III (current construction site) – Bitterfeld-Wolfen

Description of the transaction

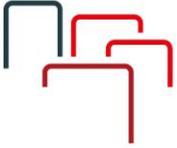
The agreement for the acquisition of the extension of the care campus by Aedifica NV/SA was signed today in front of a notary. The purchase price will be paid, and the ownership of the site will be acquired by Aedifica upon fulfillment of the usual conditions in Germany (including completion of the construction works). The contractual value³ will amount to approx. €9 million.

Description of the operator and the lease

The extension of the SARA Seniorenresidenz care campus will be operated by SARA Betreuungsgesellschaft mbH, the operator of the existing buildings on the campus. SARA is a private German healthcare operator with more than ten years of experience in the local senior care market. Moreover, SARA also offers daily home care in the Bitterfeld-Wolfen region.

The lease for the extension of the care campus will be supplemented to the existing double net lease with a unexpired lease term of 28 years. The initial gross yield of the extension will amount to approx. 5.5%.

³ 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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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 27 August 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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