

27 September 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 and redevelopment of a healthcare site in Germany

- **Acquisition and redevelopment of a healthcare site in Stemwede (North Rhine-Westphalia)**
 - **Total investment: approx. €10 million**
 - **Capacity: approx. 91 units**
 - **Initial gross rental yield: approx. 6 %**
 - **Operator: Argentum**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues the expansion of its German healthcare real estate portfolio with the acquisition of a healthcare site in Stemwede. The building will be entirely renovated into a modern residential care facility for seniors and extension works will be carried out. Other investments will follow.”*



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Aedifica signed an agreement for the acquisition and the redevelopment of a healthcare site in Stemwede.



Haus Wellengrund (drawing) – Stemwede

Description of the site

Haus Wellengrund¹ is located in a green, residential neighborhood of Stemwede (13.000 inhabitants, State of North Rine-Westphalia). The current building will be entirely renovated into a modern residential care facility for seniors and extension works will be carried out. Works include the construction of a new wing and are expected to be completed during the third quarter of 2020, while the renovation works of the current building are expected to be delivered during the second quarter of 2021. Upon completion, the sites will have a total capacity of 91 units, including 80 units serving seniors requiring continuous care and 11 units serving seniors opting to live independently, with access to care services on demand.

Description of the transaction

The agreement for the acquisition of the care home by Aedifica NV/SA was signed on 27 September 2019 in front of a notary and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be fulfilled in the coming months. The purchase price will be paid and the property and full use of the building will automatically be acquired at that time. Aedifica's total investment (for the site acquisition and the budget for the extension and renovation works) will amount to approx. €10 million.

Description of the operator and the lease

The site will be operated by an entity of the Argentum holding GmbH, a private German player in the senior care market. The group already operates five of Aedifica's sites².

A new irrevocable 30-year double net long lease contract has been established for the site. The initial gross yield amounts to approx. 6%.

¹ Located Wellengrund 45 in 32351 Stemwede (Germany).

² See press releases of 12 July 2018 and 29 November 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 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	-	10	10
Total as of 27 September 2019	162	94	255

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

² Completions of previously concluded agreements.

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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The English version of this press release constitutes a free translation of the Dutch language text and is made for information purposes only. In case of inconsistency with the Dutch version or inaccuracy of the Dutch translation, the Dutch text shall prevail.

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 260 sites in Belgium, Germany, the Netherlands and the United Kingdom, worth more than €2.3 billion.

Aedifica has been quoted on Euronext Brussels (regulated market) since 2006 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 27 September 2019.

Aedifica is included in the EPRA 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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