

29 November 2019 – after closing of markets  
**Under embargo until 17:40 CET**

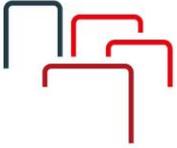
## **AEDIFICA**

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')

### **Construction of a care residence in the Netherlands**

- **Construction of a care residence in Vorden (Netherlands)**
  - **Total investment: approx. €7 million**
  - **Capacity: 30 units**
  - **Initial gross rental yield: approx. 5.5%**
  - **Operator: Stepping Stones Home & Care**

**Stefaan Gielens, CEO of Aedifica, commented:** *“Aedifica continues the expansion of its Dutch healthcare real estate portfolio with a new construction project in Vorden. We will invest approx. €7 million in a care residence with a capacity of 30 units for seniors requiring continuous care. The project is expected to be completed in the first quarter of 2021. Other investments will follow.”*



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Aedifica invests in the construction of a care residence in Vorden.



*Villa Nuova (drawing) – Vorden*

### **Description of the site**

**Villa Nuova**<sup>1</sup> will be constructed in a residential area of Vorden, part of the municipality of Bronckhorst (36,000 inhabitants, Province of Gelderland). The care residence will accommodate 28 seniors requiring continuous care and will also have 2 (couples) apartments for seniors opting to live independently, with care services available on demand. The construction works will start soon and are expected to be completed in the first quarter of 2021.

### **Description of the transaction**

On 29 November 2019, Aedifica Nederland 2 BV acquired ownership of the plot of land. The contractual value<sup>2</sup> amounts to approx. €2.5 million. Aedifica has budgeted approx. €4.5 million for construction works. Aedifica's total investment will ultimately amount to approx. €7 million.

### **Description of the operator and the lease**

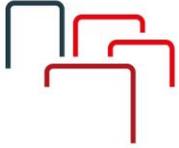
Villa Nuova will be operated by Stepping Stones Home & Care, a private player that has been active in the Dutch senior care market since 2007 and is part of the Korian group since 2019. Stepping Stones currently operates approx. 10 sites and will add more sites to its operations in the near future. The group already operates three of Aedifica's sites<sup>3</sup>.

A new irrevocable 20-year triple net long lease has been established for this care residence. Upon completion of the works, the initial gross yield will amount to approx. 5.5%.

<sup>1</sup> Located Zutphenseweg 73 in 7251 DJ Vorden (Netherlands).

<sup>2</sup> The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

<sup>3</sup> See press releases of 13 May 2016, 21 December 2016 and 24 January 2018.



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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 below<sup>4</sup>.

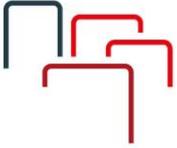
(in € million)		Investments carried out	Pipeline <sup>1</sup>	Total
DE	SARA Seniorenresidenz <sup>2</sup>	10	-	10
NL	Huize Eresloo <sup>2</sup>	5	-	5
DE	Specht Gruppe: Wolfsburg, Heiligenhafen, Espelkamp, Beverstedt <sup>2</sup>	6	66	72
DE	Haus am Jungfernstieg <sup>2</sup>	6	-	6
BE	Bremdael	7	-	7
NL	Meldestraat	3	-	3
UK	King's Manor <sup>2</sup>	10	-	10
NL	Villa Nova <sup>2</sup>	3	-	3
NL	Rumah Saya	10	-	10
NL	Residentie La Tour and Villa Casimir	4	8	12
DE	Haus Steinbachhof and Seniorenhaus Wiederitzsch <sup>2</sup>	22	-	22
DE	Hartha and Zur alten Linde <sup>2</sup>	18	-	18
NL	Vinea Domini	1	3	4
DE	Seniorenquartier Schwerin <sup>2</sup>	11	-	11
DE	Seniorenhaus Lessingstrasse	-	7	7
NL	NNCZ-portfolio in Hoogeveen	44	-	44
DE	Haus Wellengrund	3	7	10
DE	Wohnstift am Weinberg	-	20	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	-	35	35
NL	Villa Nuova	2	5	7
<b>Total as of 29 November 2019</b>		<b>166</b>	<b>169</b>	<b>335</b>

<sup>1</sup> The pipeline includes development projects and acquisitions subject to outstanding conditions.

<sup>2</sup> Completions of previously concluded agreements.

Other investments are under consideration.

<sup>4</sup> 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 English translation, the Dutch text shall prevail.*

### **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 270 sites in Belgium, Germany, the Netherlands and the United Kingdom, worth more than €2.4 billion.**

**In November, the Group launched a tender offer on the shares of Hoivatilat, the Finnish healthcare real estate investor with which Aedifica wants to enter the Nordics.**

**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).**

**The Company's market capitalisation was approx. €2.8 billion as of 28 November 2019.**

**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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