

6 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”)

Acquisition of a care home in Germany

- **Acquisition of a care home in Sulzbach-Rosenberg (State of Bavaria)**
 - **Total investment: approx. €6 million**
 - **Capacity: 90 units**
 - **Initial gross rental yield: approx. 6%**
 - **Operator: Auriscare**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues the expansion of its German healthcare real estate portfolio with the acquisition of a fully operational care home in Sulzbach-Rosenberg. The building caters to 90 seniors requiring continuous care. Other investments will follow.”*



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Aedifica signed an agreement for the acquisition of a care home in Sulzbach-Rosenberg.



BAVARIA Senioren- und Pflegeheim – Sulzbach-Rosenberg

Description of the site

BAVARIA Senioren- und Pflegeheim¹ is located in residential area in the centre of Sulzbach-Rosenberg (20.000 inhabitants, State of Bavaria), approx. 50 km from Nuremberg. The care home for seniors requiring continuous care was constructed in 1979 and was thoroughly renovated between 2015-2017. The site has a capacity of 90 units. Aedifica will allocate a budget of approx. €1 million for additional renovation works. Operations of the care home will continue during these works. The site also offers extension potential.

Description of the transaction

The agreement for the acquisition of the care home by Aedifica NV/SA was signed on 6 November 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. The contractual value² of the current site amounts to approx. €5 million. Aedifica has budgeted approx. €1 million for additional renovation works. Aedifica's total investment will ultimately amount to approx. €6 million.

Description of the operator and the lease

The site is operated by Auriscare, a private German player in the senior care market. Auriscare was recently founded by a management team with extensive experience in the healthcare sector. Auriscare already operates two care homes and more than 60 seniors apartments. Aedifica welcomes this new collaboration with a reputable player in the German healthcare sector.

A new irrevocable 30-year double net long lease has been established for this site. Upon completion of the works, the initial gross yield will amount to approx. 6%.

¹ Located Schießlweg 10 in 92237 Sulzbach-Rosenberg (Germany).

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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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	3	7	10
DE Wohnstift am Weinberg	-	20	20
UK Extension of 9 care homes	-	12	12
DE BAVARIA Senioren- und Pflegeheim	-	6	6
Total as of 6 November 2019	164	129	293

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.



PRESS RELEASE

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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 260 sites in Belgium, Germany, the Netherlands and the United Kingdom, worth more than €2.3 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 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. €2.7 billion as of 5 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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