

18 December 2019 – after closing of markets
Under embargo until 17:40 CET

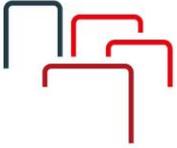
AEDIFICA

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 renovation of seven care homes in Germany

- **Agreement for the acquisition and renovation of seven care homes in Germany**
 - **Contractual value: approx. €64 million**
 - **Additional budget: approx. €28 million**
 - **Total capacity: approx. 960 units**
 - **Initial gross rental yield: more than 5%**
 - **Operator: Vitanas**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica is pleased to continue the expansion of its German healthcare real estate portfolio with seven fully operational care homes. We will invest approx. €92 million in the acquisition and renovation of seven healthcare properties, which accommodate approx. 960 seniors requiring continuous care. Following the completion of this large transaction, Aedifica’s German healthcare real estate portfolio has surpassed the €500 million mark. Other investments will follow.”*



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On 18 December 2019, Aedifica signed an agreement for the acquisition and renovation of seven fully operational care homes in Germany.



Am Tierpark – Ueckermünde

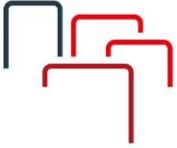


Am Stadtpark – Berlin

Description of the sites

Four of the seven care homes are located in residential areas of Berlin (3,750,000 inhabitants); three other care homes are located in Plön (9,000 inhabitants, Schleswig-Holstein), Wankendorf (3,000 inhabitants, Schleswig-Holstein) and Ueckemünde (9,000 inhabitants, Mecklenburg-Western Pomerania). The sites accommodate 957 seniors requiring continuous care. The buildings date from the 1970s (with the exception of one site from 1994) and have already been renovated several times. As part of this sale-and-rent-back-transaction, Aedifica – in cooperation with the operator – will carry out a complete renovation of these care homes over the next few years, for which the Group has budgeted approx. €28 million. Operations of the sites will continue during the renovation works.

Name	Location	Construction year	Capacity (units)
Am Stadtpark	Stindestrasse 31 – 12167 Berlin	1970	135
Am Schäfersee	Stargardtstrasse 14 – 13407 Berlin	1969	187
Rosengarten	Preysingstrasse 40-46 – 12249 Berlin	1969	165
Am Bäkepark	Bahnhofstrasse 29 – 12207 Berlin	1969	90
Am Parnassturm	Rodomstorstrasse 103 – 24306 Plön	1975	84
Am Marktplatz	Theodor-Storm-Strasse 4 – 24601 Wankendorf	1976	79
Am Tierpark	Am Tierpark 6 – 17373 Ueckemünde	1994	217
Total			957



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Rosengarten – Berlin



Am Parnassturm – Plön

Description of the transaction

Aedifica acquired five care homes (in Berlin and Mecklenburg-Western Pomerania) today by taking control of two Luxembourg real estate companies.

The agreement for the acquisition of the two properties in Schleswig-Holstein was signed today 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 two buildings will automatically be acquired at that time.

The total contractual value of the seven care homes amounts to approx. €64 million. Aedifica has budgeted approx. €28 million for renovation works. Aedifica's total investment¹ will ultimately amount to approx. €92 million.

Description of the operator and the leases

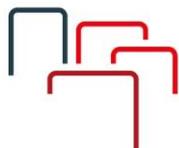
The care homes are operated by the Vitanas group, a private player with more than 50 years of experience in the German elderly care sector. The group currently operates more than 5,700 beds in 44 sites and employs over 4,700 staff. Vitanas already operates five sites² of Aedifica's portfolio.

New irrevocable double net long leases with a WAULT³ of 23 years have been established for these seven care homes. The initial gross yields amount to more than 5%.

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

² See press releases of 1 September 2016.

³ Weighted average unexpired lease term.



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Am Schäfersee – Berlin



Am Marktplatz – Wankendorf

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 below⁴.

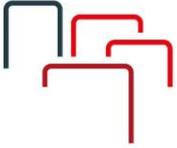
(in € million)		Investments carried out	Pipeline ¹	Total
DE	SARA Seniorenresidenz ²	10	-	10
NL	Huize Eresloo ²	5	-	5
DE	Specht Gruppe: Wolfsburg, Heiligenhafen, Espelkamp, Beverstedt ²	6	66	72
DE	Haus am Jungfernstieg ²	6	-	6
BE	Bremdael	7	-	7
NL	Meldestraat	3	-	3
UK	King's Manor ²	10	-	10
NL	Villa Nova 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
DE	Sonnenhaus Ramsloh, Johanniter-Haus Lüdenscheid and Quartier am Rathausmarkt	18	17	35
NL	Villa Nuova	2	5	7
DE	Specht Gruppe: Bremen, Weyhe, Langwedel, Sehnde ²	5	58	63
DE	Vitanas portfolio	64	28	92
Total as of 18 December 2019		259	231	490

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

² Completions of previously concluded agreements.

Other investments are under consideration.

⁴ 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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Am Bäkepark – Berlin

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.

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 2019, 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. €2.7 billion as of 17 December 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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