

28 August 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, French division)
(the “Company”)

Acquisition of a portfolio of 5 healthcare sites in the Netherlands

- **Acquisition of a portfolio of 5 healthcare sites in Hoogeveen**
 - **Contractual value: approx. €44 million**
 - **Total capacity: 340 units**
 - **Initial gross rental yield: approx. 6.5 %**
 - **Non-profit operator: NNCZ**
 - **WAULT: approx. 26 years**



De Vecht – Hoogeveen

Stefaan Gielens, CEO of Aedifica, commented: “We are delighted to add these five sites to Aedifica's Dutch healthcare real estate portfolio for a total amount of approx. €44 million. The sites were recently built, target both seniors requiring continuous care and seniors opting to live independently with care services on demand, and are operated by an experienced non-profit organisation. Moreover, this is Aedifica's first acquisition with a housing corporation as seller. Following the completion of this major transaction, Aedifica once again anchored itself as a market reference in listed European healthcare real estate. Other investments will follow.”



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Aedifica has acquired a portfolio of five healthcare sites in the Netherlands.



De Kaap – Hoogeveen

Description of the transaction

On 28 August 2019, Aedifica Nederland BV (a Dutch subsidiary of Aedifica NV/SA) acquired the property of the five sites. The total contractual value¹ amounts to approx. €44 million.

The seller of the sites is Stichting Woonconcept, a Dutch housing corporation. The transaction was completed after a tender procedure followed by a renegotiation of the leases with NNCZ (the operator). This resulted in a revenue for the seller of approx. €48 million, namely a fee for the revision of the leases of approx. €4.3 million and a sales price of approx. €44 million, which was paid by Aedifica.

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.



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Krakeel – Hoogeveen

Description of the site

The five sites are located in residential areas of the municipality of Hoogeveen (56,000 inhabitants, Province of Drenthe, Netherlands). The portfolio consists of four recent buildings (2012-2017) and one building from 1996, which was recently renovated. All buildings were built specifically for care purposes. The five sites have a total capacity of 340 units, of which 242 units are intended for senior requiring continuous care and 98 units are intended for senior opting to live independently with care services available on demand.

Name	Location	Construction year	Total units	Care home units	Senior apartments
Wolfsbos	Valkenlaan 5 in 7908 AA Hoogeveen	2013	93	63	30
De Vecht	Vecht 3 in 7908 HV Hoogeveen	2012	79	45	34
De Kaap	Het Haagje 85 in 7902 LD Hoogeveen	2017	61	45	16
Krakeel	Grote Beer 12 in 7904 LW Hoogeveen	2016	57	39	18
WZC Beatrix	Riegshoogtendijk 59 in 7913 TZ Hollandscheveld	1996	50	50	0
Total			340	242	98

Description of the operator and the leases

The five sites are operated by the **Noord Nederlandse Coöperatie van Zorgorganisaties (NNCZ)**, a Dutch non-profit organisation that provides customised care and services to seniors in the north of the Netherlands. The organisation operates eight residential care facilities and also offers daily home care. NNCZ has approximately 1,100 employees. Aedifica is delighted of this new collaboration with a reputable player in the Dutch healthcare sector.

The new leases in this portfolio are index-linked irrevocable double net long leases with a weighted average unexpired lease term (WAULT) of approx. 26 years. The initial gross rental yield is approx. 6.5 %.



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Wolfsbos – Hoogeveen

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 below².

(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
Total as of 28 August 2019		161	84	245

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

² Completions of previously concluded agreements.

Other investments are under consideration.

² 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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WZC Beatrix – Hoogeveen

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 250 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 28 August 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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