

13 December 2018 – 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 healthcare site in The Netherlands

- **Acquisition of a healthcare site in Franeker (Friesland, The Netherlands)**
 - **Contractual value: approx. €11 million**
 - **Initial gross rental yield: approx. 6 %**
 - **Capacity: 70 units**
 - **Operator: The Blueprint Group**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica is pleased to continue the expansion of its Dutch healthcare real estate portfolio with the acquisition of a modern residential care facility in Franeker. This transaction further strengthens Aedifica’s partnership with The Blueprint Group, a dynamic care service provider. Other investments will follow.”*



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Aedifica has acquired a healthcare site in The Netherlands.



Kening State – Franeker

Description of the site

Kening State¹ is situated in a park and benefits from an excellent location in a residential area near the centre of Franeker (13,000 inhabitants, Province of Friesland). The site is a protected monument that was redeveloped into a modern residential care facility in 2016. It caters to seniors requiring continuous care as well as seniors opting to live independently with care services available on demand. The building has a capacity of 70 units.

Description of the transaction

Aedifica Nederland BV (a Dutch subsidiary of Aedifica SA) acquired ownership of the site on 13 December 2018. The contractual value² amounts to approx. €11 million.

Description of the operator and the lease

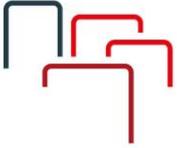
The site is operated by an entity of The Blueprint Group. The Blueprint Group is a private Dutch player in the senior care market and currently operates approx. 20 sites under five different brands. Kening State is operated under the Ontzorgd Wonen Nederland brand. The group already operates five of Aedifica's sites and will operate an additional Aedifica site that is currently under construction³.

A new irrevocable 25-year triple net long lease has been established for this site. The initial gross yield amounts to approx. 6 %.

¹ Located Kening State 1 in 8802 VG Franeker (The Netherlands).

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.

³ See press releases of 7 June 2018, 19 July 2018 and 5 October 2018.



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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 healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio worth more than €1.8 billion in Belgium, Germany and in The Netherlands.

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 €1.4 billion as of 30 November 2018.

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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