

## PRESS RELEASE

14 December 2018 – after closing of markets  
**Under embargo until 17:40 CET**

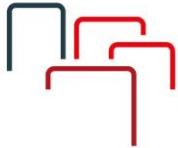
### AEDIFICA

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 senior housing site in Belgium

- Acquisition of a senior housing site in Schoten (Province of Antwerp, Belgium)
  - Contractual value: approx. €18 million
  - Initial gross rental yield: approx. 5 %
  - Capacity: 101 units
  - Operator: Hof van Schoten SPRL

**Stefaan Gielens, CEO of Aedifica, commented:** "Aedifica continues the expansion of its Belgian healthcare real estate portfolio with the acquisition of a modern residential care facility in Schoten. This transaction clearly shows that, in addition to international expansion in The Netherlands and Germany, an investor specialised in healthcare real estate such as Aedifica can still make attractive deals in the highly consolidated Belgian market. Other investments will follow."



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Aedifica has acquired a senior housing site in Belgium.



*Hof van Schoten – Schoten*

### **Description of the site**

**Hof van Schoten**<sup>1</sup> is located in a green, residential area of Schoten (34,000 inhabitants, Province of Antwerp), approx. 10 km from Antwerp. This modern residential care facility includes three buildings that were constructed in 2013. The site has a capacity of 101 units, of which 85 units are intended for seniors requiring continuous care and 16 units are intended for seniors opting to live independently with care services available on demand

### **Description of the transaction**

On 14 December 2018, Aedifica SA acquired all of the shares of the company that owns the site (Buitenheide SPRL). The contractual value<sup>2</sup> amounts to approx. €18 million.

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

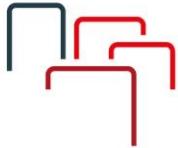
The site is operated by Hof van Schoten SPRL, a local player with a broad experience in the Belgian senior care sector.

A new irrevocable 27-year triple net long lease has been established for this site. The initial gross yield amounts to approx. 5 %.

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<sup>1</sup> Located Botermelkdijk 282-284-286 in 2900 Schoten (Belgium).

<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.



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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**

**Stefaan Gielens** mrics  
Chief Executive Officer

T +32 2 626 07 72  
stefaan.gielens@aedifica.eu  
www.aedifica.eu

**Ingrid Daerden**  
Chief Financial Officer

T +32 2 626 07 73  
ingrid.daerden@aedifica.eu  
www.aedifica.eu

**Charles-Antoine van Aelst**  
Chief Investment Officer

T +32 2 626 07 74  
c-a.vanaelst@aedifica.eu  
www.aedifica.eu

