

**PRESS RELEASE**  
**Regulated information**

10 July 2014 – After closing of markets  
**Under embargo until 17:40 CET**

**Press release**

**Acquisition of the Oase Aarschot Wissenstraat site**

Aedifica is pleased to announce the acquisition<sup>1</sup> of 100 % of the shares of the BVBA Woon & Zorg Vg Aarschot on 10 July 2014. Woon & Zorg Vg Aarschot is the current owner of a plot of land and buildings in Aarschot (Wissenstraat) and was a subsidiary of the B&R group. This transaction is a part of the agreement in principle (announced on 12 June<sup>2</sup>) for the acquisition of a portfolio of five rest homes in the province of Flemish Brabant in partnership with Oase and B&R.

The site in **Aarschot (Wissenstraat)**<sup>3</sup> is well located in a residential area close to the city centre, approx. 20 kilometres from Leuven. The site was completed in June and recently became operational. It comprises 164 units, of which a rest home of 120 beds and an assisted-living complex of 44 apartments. Both buildings are connected underground and by an aboveground pedway. The rest home is operated by a non-profit organisation of the Oase group, on the basis of a triple net long lease of 27 years, which generates an initial triple net yield of approx. 6 %. The Oase Group operates the assisted-living apartments under an agreement for the right of use with a duration of 27 years. Aedifica may consider selling these assisted-living apartments to third parties in the short term, since they are in this transaction considered by the Company as nonstrategic assets. The contractual value<sup>4</sup> of the entire site amounts to approx. €24 million.



*Aarschot Wissenstraat*

This investment in Flemish Brabant demonstrates Aedifica's strategy in the senior housing segment, which aims to strengthen and improve existing sites, as well to develop new projects in partnership with its tenants/operators. This strategy allows the Company to maintain a portfolio of high-quality buildings which generate attractive yields.

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*The English version of this press release constitutes a free translation of the text in the French language, made for information purposes only. In case of inconsistency with the French version or inaccuracy of the English translation, the French text shall prevail.*

<sup>1</sup> Together with its subsidiary, Aedifica Invest SA.

<sup>2</sup> See press release of 12 June 2014.

<sup>3</sup> Located Wissenstraat 20 in 3200 Aarschot.

<sup>4</sup> The contractual value complies with the provisions of article 31 §1 of the Royal Decree of 7 December 2010 regarding Belgian REITs.

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Aedifica is a Belgian listed property company investing in residential real estate. Aedifica has developed a real estate portfolio of more than €700 million, with investment activities focussed on two strategic pillars:

- senior housing in Belgium and Germany;
- apartment buildings in Belgium's main cities.

Aedifica is a Belgian REIT quoted on the NYSE Euronext Brussels (continuous market) (AED; Bloomberg (AED: BB); Reuters (AOO.BR)).

Its market capitalisation was €508 million as of 30 June 2014.

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, initial, estimated or projected. As a result, Aedifica does not assume any responsibility for the accuracy of these forward-looking statements.*

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