

PRESS RELEASE
Regulated information

26 June 2014 – After closing of markets
Under embargo until 17:40 CET

Press release

**Outstanding conditions lifted for the acquisition of
the “Goldene Au” rest home
in Sonneberg (Germany)**

Aedifica is pleased to announce that on 24 June 2014 the outstanding conditions¹ have been lifted for the acquisition of the “Goldene Au” rest home² in Sonneberg, in Thuringia (Germany). The purchase price was paid on 25 June 2014 and the full use of the building is acquired today by Aedifica SA. The operation was financed using Aedifica’s credit facilities. With this acquisition, Aedifica has surpassed the milestone of 50 senior housing sites.



Goldene Au

This investment in Germany is consistent with Aedifica’s strategy in the senior housing segment. It allows for better diversification of tenants and extends the Company’s operations in a market which tends to structure itself at a European level.

¹ See press release of 5 May 2014.

² Located Bettelhecker Strasse 1 in 96515 Sonneberg, in Thuringia in Germany.

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Portfolio after the abovementioned transaction

After the abovementioned acquisition in Sonneberg, the fair value of Aedifica's portfolio of marketable investment properties amounts to approx. €748 million (€767 million for Aedifica's total portfolio, including development projects)³.

Aedifica has 139 marketable investment properties, with a total surface area of approx. 375,000 m², consisting mainly of:

- 51 senior housing sites with a capacity of 4,915 residents;
- 864 apartments, of which:
 - 583 apartments rented under traditional "unfurnished" residential contracts;
 - 281 apartments rented under "furnished" residential contracts;
- 6 hotels comprising 521 rooms.

The breakdown by sector is as follows (in terms of fair value):

- 62 % senior housing;
- 28 % apartment buildings, of which:
 - 20 % unfurnished apartment buildings;
 - 8 % furnished apartment buildings;
- 10 % hotels and other building types.

The geographical breakdown is as follows (in terms of fair value):

- 95 % in Belgium, of which:
 - 42 % in Flanders
 - 39 % in Brussels; and
 - 14 % in Wallonia.
- 5 % in Germany.

³ Based on the fair value of investment properties as of 31 March 2014, the contractual value of the building announced in the press release of 12 June 2014, the contractual value of the building announced in the press release of 24 June 2014 and of the contractual value of the abovementioned building.

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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.

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 €518 million as of 16 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.

For all additional information

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