

PRESS RELEASE
Regulated information

29 August 2014 – After closing of markets
Under embargo until 17:40 CET

Press release

Acquisition of the Oase Tienen site

Aedifica is pleased to announce the acquisition¹ of 100 % of the shares of the BVBA Woon & Zorg Vg Tienen on 29 August 2014. Woon & Zorg Vg Tienen is the current owner of the building that houses the Oase Tienen rest home and was a subsidiary of the B&R group. This transaction is a part of the agreement in principle (announced on 12 June²) for the acquisition of a portfolio of five rest homes in the province of Flemish Brabant in partnership with Oase and B&R.

The **Tienen** site³, of which the plot of land was already acquired by Aedifica via a contribution in kind on 30 June 2014, includes a new construction that was completed in August 2014. The site is well located in a residential area of the city centre, close to shops, public transportation and to the RZ Tienen hospital. The site comprises 178 units, including a 129-beds rest home and 49 assisted-living apartments. The rest home is operated by the Oase group on the basis of a 27-years triple net long lease. The assisted-living apartments are operated by the Oase group under an agreement for the right to use. Aedifica may consider selling these assisted-living apartments to third parties in the short term, since they are considered as nonstrategic assets in this transaction. The contractual value⁴ of the entire site (including plot of land) amounts to approx. €24 million.



“Oase Tienen”

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.

¹ Together with its subsidiary, Aedifica Invest SA.

² See press release of 12 June 2014.

³ Located Withuisstraat-Raeymaeckersvest in 3300 Tienen.

⁴ 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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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 €750 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 Euronext Brussels (continuous market) (AED; Bloomberg (AED: BB); Reuters (AOO.BR)).

Its market capitalisation was €514 million as of 31 July 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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