

PRESS RELEASE
Regulated information

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

Press release

Contribution in kind of a plot of land in Tienen

Aedifica is pleased to announce the contribution in kind of a plot of land in Tienen (by Oase VZW) on 30 June 2014. This transaction is a part of the agreement in principle (announced on 12 June 2014¹) for the acquisition of a portfolio of five rest homes in the province of Flemish Brabant.

The contractual value² of the plot of land amounts to approx. €4 million. The initial net yield amounts to approx. 6 %. Aedifica will receive this yield based on the surface rights granted to Woon & Zorg Vg Tienen BVBA in the framework of the construction of the buildings on this plot of land.

The transaction was entirely financed by the issue of 86,952 new Aedifica shares. The new shares are fully paid-up, with no par value. These shares will be quoted on the stock market as from 2 July 2014 and will give dividend rights for the current financial year, provided that Oase will assume the expected dividend for the period from 1 July 2013 to 29 June 2014. The contribution in kind will have a favourable impact on Aedifica's consolidated debt-to-asset ratio (44.7 % as of 31 March 2014) of approx. 0.2 %.



*Tienen*³

In addition to the contribution in kind of the plot of land in Tienen, Aedifica completed the simplified merger of Rugever BVBA (acquired 12 June 2014⁴) on 30 June 2014.

¹ See press release of 12 June 2014.

² The contractual value complies with the provisions of article 31 §1 of the Royal Decree of 7 December 2010 regarding Belgian REITs.

³ This transaction regards only the plot of land of the site in Tienen. The acquisition of the buildings located on the site will follow in the summer of 2014.

⁴ See press release of 12 June 2014.

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Portfolio after the abovementioned transaction

After the abovementioned transaction, the fair value of Aedifica's portfolio of marketable investment properties amounts to approx. €752 million (€771 million for Aedifica's total portfolio, including development projects)⁵.

Aedifica has 140 marketable investment properties, with a total surface area of approx. 375,000 m², consisting mainly of:

- 52 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:
 - 18 % unfurnished apartment buildings;
 - 9 % 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.

⁵ 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, the contractual value of the building announced in the press release of 26 June 2014 and 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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