

PRESS RELEASE
Regulated information

29 August 2013 – After closing of markets
Under embargo until 17:40 CET

Press release

**New acquisition in Belgium in the senior housing segment:
Rest homes “Salve” in Brasschaat and “Plantijn” in Kapellen**

**Completion of new rest home:
“Hestia” in Wemmel**

1. New acquisition in Belgium in the senior housing segment: Rest homes “Salve” in Brasschaat and “Plantijn” in Kapellen

Aedifica is pleased to announce the acquisition (together with its subsidiary, Aedifica Invest SA) of all shares of the limited liability company Patrius Invest on 29 August 2013. Patrius is the owner of two rest homes in the province of Antwerp: “Salve” in Brasschaat and “Plantijn” in Kapellen.

The “Salve” rest home¹ is located at the heart of a residential district in Brasschaat. This 117-bed rest home is operated by the Armonia group (a major player in the senior care market) under a 27-year triple net long lease (that began in June 2013). The contractual value amounts to approximately €8 million² and will generate an initial triple net yield of 6%. In addition, a 2-phase development project is in progress at the site, consisting of the demolition and reconstruction of the old section of the rest home (dating back to the beginning of the 20th century) and the complete renovation of the newer sections (two buildings dated 1979 and 1997). The delivery of phase I is expected in spring 2014.



« Salve »

¹ Located Rustoordlei 77 in 2930 Brasschaat.

² 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 “Plantijn” rest home³ is located in a residential district close to the centre of Kapellen. The rest home comprises 110 beds and is operated by the Armonea group under a 27-year triple net long lease (that began in June 2013). The contractual value amounts to approximately €8 million⁴ and will generate an initial triple net yield of 6%. In addition, a development project is planned for the site. This project includes the renovation of existing buildings (namely a building dating back to the beginning of the 20th century and more modern expansion added in 1972 and 1986) and the expansion of the site with construction of a new building on a plot of land next to the rest home. The development permit has already been obtained for this project. Exact plans, including the expected completion date, have not yet been finalised.



« Plantijn »

The total investment budget (fixed in the contracts) for the completion of renovation and expansion works at these two sites amounts to approximately €16 million. These additional investments will, upon completion of the works, generate a triple net yield of approx. 6%.

³ Located Koningin Astridlaan 5 in 2950 Kapellen.

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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2. Completion of new rest home: “Hestia” in Wommel

Aedifica is pleased to announce the completion of the new rest home “Hestia”⁵ on 29 August 2013, located in Wommel (in the province of Flemish Brabant), in close proximity to Brussels.



“Hestia”⁶

The rest home is located in a residential area in Wommel. It has a total capacity of 222 beds and is the largest rest home in Aedifica’s portfolio. The site is operated by the Soprim@ group under a 27-year triple net long lease. The contractual value amounts to approximately €20 million⁷ (including the land acquisition and construction of the building) and will generate an initial triple net yield of 6%.

The project was carried out on behalf of Aedifica in the context of an agreement in principle signed with the Soprim@ group on 21 February 2011⁸.

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These investments in Brasschaat, Kapellen and Wommel fit perfectly with Aedifica’s investment strategy which, in the senior housing segment, aims to improve existing sites and to develop new projects in partnership with tenants/operators. This strategy allows the Company to maintain a portfolio of high quality buildings which generate attractive yields.

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.

⁵ Located Zijp 20 in 1780 Wommel.

⁶ Photo: © 2013 - Soprim@

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

⁸ See press release dated 22 February 2011.

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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 600 million €, with investment activities concentrated in the four pillars:

- unfurnished apartment buildings in Belgian cities;
- furnished apartment buildings in Brussels;
- senior housing in Belgium and Germany;
- hotels in Belgium.

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

Its market capitalisation was 470 million € as of 30 June 2013.

Aedifica is included in the EPRA indexes.

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.

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