

2 October 2015 – After closing of markets  
**Under embargo until 17:40 CET**

## **AEDIFICA**

Public limited liability company  
Public regulated real estate company under Belgian law  
Registered office: avenue Louise 331-333, 1050 Brussels  
Enterprise number: 0877.248.501 (RLE Brussels)  
(the “Company”)

### **Acquisition of the Heydeveld rest home in Opwijk (Belgium)**

Aedifica is pleased to announce the acquisition on 2 October 2015 of the Heydeveld rest home<sup>1</sup> located in Opwijk (Province of Flemish Brabant, Belgium).



Heydeveld

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<sup>1</sup> Ringlaan 28 in 1745 Opwijk.



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

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### **Description of the building**

The **Heydeveld** rest home is well located in a residential area, close to the centre of Opwijk (Province of Flemish Brabant, Belgium). The building, which dates from 2005, currently comprises 75 beds. In addition, the site offers significant potential for future expansion.

### **Description of the transaction**

The transaction was realised through:

- the contribution in kind of the plot of land on which the building is situated and of the bare ownership of the building;
- and the acquisition of 100 %<sup>2</sup> of the shares of the company Heydeveld BVBA, the usufructuary of the building.

The transaction was partially financed by the issue of 19,856 new Aedifica shares in the amount of €1 million. The new shares are fully paid-up, with no par value. These shares will be granted dividend rights as from 2 October 2015 and will be listed following the detachment of the coupon related to the dividend for the 2015/2016 financial year, which is expected to take place on 2 November 2016.

The contractual value<sup>3</sup> of the entire site amounts to approx. €9 million. The site is operated by Heydeveld VZW on the basis of a triple net long lease. The initial triple net yield amounts to approx. 6 %. Heydeveld VZW is a local player that has been present on the senior care market for more than 10 years. Aedifica looks forward to this new collaboration with a reputable player in the Belgian care and housing sector.

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\*            \*

This new investment follows the €153 million capital increase<sup>4</sup> which was successfully completed on 29 June 2015.

This investment in Belgium 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 French language text and is made for information purposes only. In case of inconsistency with the French version or inaccuracy of the English translation, the French text shall prevail.*

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<sup>2</sup> By Aedifica SA and its subsidiary Aedifica Invest SA.

<sup>3</sup> The contractual value complies with the provisions of article 49 §1 of the Belgian Act of 12 May 2014 on Regulated Real Estate Companies.

<sup>4</sup> See press release of 29 June 2015.



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Aedifica is a public Regulated Real Estate Company under Belgian law specialised in residential property. Aedifica has developed a portfolio worth more than €1 billion, focused on two strategic pillars:

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

Aedifica has been quoted on the Euronext Brussels (continuous market) since 2006 and is identified by the following ticker symbols: AED; AED:BB (Bloomberg); AOO.BR (Reuters).

The Company's market capitalisation was €746 million as of 30 September 2015.

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, 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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