

PRESS RELEASE
Regulated information

9 July 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”)

**New investment in the senior housing segment
following the capital increase of June 2015:
Acquisition of the Senior Flandria assisted-living apartment building
in Bruges (Belgium)**

Aedifica is pleased to announce the acquisition on 9 July 2015 of 100 %¹ of the shares of the limited liability companies Senior Hotel Flandria NV and Patrimoniaire Flandria NV. Senior Hotel Flandria NV is the owner of the Senior Flandria assisted-living apartment building located in Bruges (Province of West-Flanders, Belgium). Patrimoniaire Flandria NV is the owner of the plot of land on which the assisted-living apartment building² is located.



Senior Flandria³

¹ By Aedifica SA and its subsidiary Aedifica Invest SA.

² Located Baron Ruzettelaan 74 in 8310 Bruges.

³ Photo: © Bing maps.

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Description of the building

The **Senior Flandria** assisted-living apartment building is well located in a residential area, close to the centre of Bruges. This city of 117,000 inhabitants is the capital city of the province of West Flanders (Belgium). The building, which dates from 1991, currently comprises 108 one-bedroom apartments and common areas (total surface of approx. 6,500 m²). The building is very well maintained and has undergone some renovation works (such as the bathrooms).

The building is a recognised assisted-living apartment building intended for senior housing, where various facilities (conciierge, anti-intruder system, call system, restaurant, fitness, bar,...), services (animation, hairdresser, handyman services, cleaning services) and health-care services (physiotherapy, care, home nursing) are available.

Description of the transaction

The contractual value⁴ of the site (including plot of land) amounts to approx. €10 million. The site is operated by the BVBA Happy Old People (controlled by the Armonea group) on the basis of a triple net long lease for which the remaining maturity is approx. 20 years. The initial triple net yield amounts to approx. 6 %.

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This is Aedifica's second investment since the capital increase of €153 million⁵ 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.

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.

⁴ The contractual value complies with the provisions of article 49 §1 of the Belgian Act of 12 May 2014 on Regulated Real Estate Companies.

⁵ 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 €900 million, 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 €706 million as of 30 June 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.

For all additional information

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