

PRESS RELEASE
Regulated information

2 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”)

**First investment since the capital increase:
Acquisition of a senior housing site
in Braine-le-Comte (Belgium)**

Aedifica is pleased to announce the acquisition on 2 July 2015 of 100 %¹ of the shares of the limited liability company La Croix Huart SA. La Croix Huart is the owner of the plot of land on which the Résidence de la Houssière² rest home is located, in Braine-le-Comte (Belgium).



Résidence de la Houssière

¹ By Aedifica SA and its subsidiary Aedifica Invest SA.

² Located Avenue de la Houssière 207 in 7090 Braine-le-Comte.

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Description of the building

The **Résidence de la Houssière** rest home is well located in a green area, near the centre of Braine-le-Comte, a municipality of approx. 20,000 inhabitants, situated approx. 20 kilometres from Mons (Province of Hainaut, Belgium).

The rest home currently comprises 94 beds. The initial building, which dates from the late 1990s, was completed in 2006 with the construction of a new wing. The site also includes a land reserve of approx. 1.5 ha, which presents potential for an extension project. The site is operated by the limited liability company Résidence de la Houssière SA, a local player that has been present on the senior care market for more than 20 years.

Description of the transaction

The contractual value³ of the site (including plot of land) amounts to approx. €10 million. The initial triple net yield amounts to approx. 6 %. The Aedifica Group will receive this yield based on a 27-year triple net long lease which will be granted to Résidence de la Houssière SA.

This transaction will be executed in two phases:

- Acquisition of 100 % of the shares of the SA La Croix Huart (2 July 2015), bare owner of the plot of land to which the surface rights are attached;
- Transfer of the ownership of the building to the SA La Croix Huart following the end of the surface rights (31 December 2015).

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This is Aedifica's first investment since the capital increase of €153 million⁴ 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.

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

⁴ 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

Stefaan Gielens
CEO
MRICS



Direct tel: 32 2 626 07 72
stefaan.gielens@aedifica.be

av. Louise 331 Louizalaan
Bruxelles 1050 Brussel
tel: 32 2 626 07 70 fax: 32 2 626 07 71
info@aedifica.be
www.aedifica.be

Charles-Antoine van Aelst
Investment Manager



Direct tel: 32 2 626 07 74
Mobile phone: 32 479 59 24 84
ca.vanaelst@aedifica.be

av. Louise 331 Louizalaan
Bruxelles 1050 Brussel
tel: 32 2 626 07 70 fax: 32 2 626 07 71
info@aedifica.be
www.aedifica.be

Martina Carlsson
Control &
Communication
Manager



Direct tel: 32 2 627 08 93
Mobile phone: 32 478 67 86 76
Fax: 32 2 626 07 71
Martina.carlsson@aedifica.be

av. Louise 331 Louizalaan
Bruxelles 1050 Brussel
tel: 32 2 626 07 70 fax: 32 2 626 07 71
info@aedifica.be
www.aedifica.be

