

PRESS RELEASE
Regulated information

29 March 2016 – after closing of markets
Under embargo until 17:40 CET

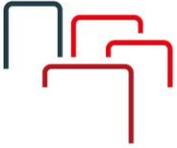
AEDIFICA

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 a new rest home
in Leopoldsburg (Belgium)**

- **Acquisition of a newly constructed rest home in Leopoldsburg (Belgium), comprising 128 units and 22 assisted-living apartments**
- **Contractual value: approx. €21 million**
- **Operator: Vulpia Group**

Stefaan Gielens, CEO of Aedifica, commented: *"Thanks to the acquisition of Leopoldspark rest home, Aedifica expands its portfolio in Belgium with a completely new building in the centre of Leopoldsburg."*



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Aedifica is pleased to announce the completion of the newly constructed Leopoldspark rest home¹, located in Leopoldsborg (province of Limburg, Belgium) along with the acquisition of the company that owns the site.

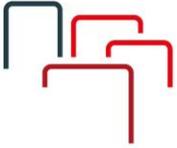


Leopoldspark

Description of the building

The **Leopoldspark** site is part of a residential and retail development project in Leopoldsborg, a commune with approx. 15,000 inhabitants. The site is well located in the centre of the commune, next to the train station, and includes 128 units in the rest home and 22 assisted-living apartments.

¹ Located Koningsstraat 39 in 3970 Leopoldsborg (Belgium).



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Description of the transaction

Aedifica announced the signing of an agreement on 18 December 2014, subject to outstanding conditions for the future acquisition of 100 % of the shares of the company RL Invest SA. This company is the owner of the “Leopoldspark” rest home and assisted-living building, both of which were completed on 10 March 2016. Aedifica and its subsidiary Aedifica Invest SA acquired 100 % of the shares of the company RL Invest SA today.

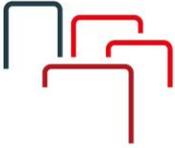
The site is operated by an entity of the Vulpia Group on the basis of a 27-year triple net long lease. The contractual value² of the site amounts to approx. €21 million, which provides for an initial triple net rental yield of approx. 5.5 %. Vulpia is a Belgian operator that has been active in the private senior care market since 2002. Vulpia currently operates approx. 2,250 beds in rest homes and 300 assisted-living apartments and employs over 1,250 staff. The group already operates several sites of Aedifica.

*
* *

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.

² The contractual value complies with the provisions of article 49 §1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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Aedifica is a Regulated Real Estate Company under Belgian law specialised in healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio worth more than €1 billion in Belgium, Germany and in The Netherlands.

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 €847 million as of 29 February 2016.

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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