

10 July 2017 – after closing of markets  
**Under embargo until 17:40 CET**

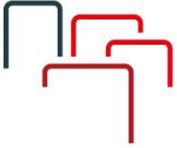
## **AEDIFICA**

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 care residence in Ede, The Netherlands**

- **Acquisition of a care residence to be constructed in Ede (Province of Gelderland, The Netherlands), comprising 42 units**
  - **Contractual value: approx. €9 million**
  - **Initial gross rental yield: approx. 6.5 %**
  - **Operator: Compartijn**

**Stefaan Gielens, CEO of Aedifica, commented:** *“Following its recent capital increase, Aedifica is pleased to announce a new investment in Dutch healthcare real estate, which marks the beginning of its collaboration with a new operator. Other investments will follow.”*



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Aedifica is pleased to announce the acquisition of a care residence to be constructed in The Netherlands.



*Huize De Compagnie (drawing)<sup>1</sup> – Ede*

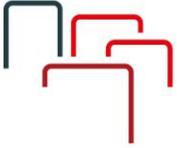
### **Description of the site**

The future **Huize De Compagnie<sup>2</sup>** care residence is located near the centre of Ede (114,000 inhabitants, Province of Gelderland) on the site of a former barracks which will be entirely redeveloped. A portion of this site will be renovated into a modern residential care facility for seniors requiring permanent care. The care residence is expected to be completed during the second half of 2018 and will be able to welcome 42 residents.

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<sup>1</sup> © Arcom Partners.

<sup>2</sup> Located Nieuwe Kazernelaan 10 in 6711 JC Ede (The Netherlands).



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### **Description of the transaction**

On 10 July 2017, Aedifica Nederland BV, a 100 % subsidiary of Aedifica SA/NV, acquired the full property of the buildings and the plot of land on which they are located. The contractual value<sup>3</sup> amounts to approx. €2 million. The construction will be carried out by IDBB Vastgoed BV and delivered turnkey to Aedifica. Aedifica has budgeted approx. €6 million for renovation works. Aedifica's total investment (including the renovation) will amount to approx. €9 million.

The operation will be financed using Aedifica's credit facilities.

### **Description of the operator and the lease**

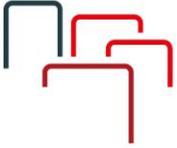
The care residence will be operated by an entity of the Compartijn group, a private Dutch player on the senior care market providing small-scale housing and quality care for seniors requiring on-going assistance. Compartijn currently operates four sites and will operate additional sites in the near future. Compartijn is a subsidiary of Inluzio BV, owned by the Facilicom Services Group.

Aedifica looks forward to this new collaboration with a reputable player in the Dutch care sector.

The lease established for the site is an irrevocable 20-year triple net long lease. The initial gross yield amounts to approx. 6.5 %.

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<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.



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### Investments since the March 2017 capital increase

Aedifica undertakes this new investment in the senior housing segment as another major investment following the €219 million capital increase<sup>4</sup> which was successfully completed on 28 March 2017. The updated list of recent investments is as follows<sup>5</sup>:

(in € million)		Marketable investment properties		Investment properties to be completed	Total
		carried out	subject to outstanding conditions		
Martha Flora Hilversum	The Netherlands	2	-	6	8
Villa Walgaerde <sup>1</sup>	The Netherlands	4	-	-	4
La Ferme Blanche <sup>1</sup>	Belgium	6	-	-	6
Het Gouden Hart	The Netherlands	7	-	-	7
Huize Dennehof	The Netherlands	1	-	-	1
Prinsenhof <sup>1</sup>	Belgium	4	-	-	4
Op Haanven <sup>1</sup>	Belgium	2	-	-	2
LTS	The Netherlands	2	-	10	12
Het Gouden Hart van Leersum	The Netherlands	2	-	4	6
Residentie Blaret	Belgium	21	-	-	21
Oeverlanden	The Netherlands	12	-	-	12
Seniorenresidenz Laurentiusplatz	Germany	5	-	3	8
Seniorenheim am Dom	Germany	-	9	-	9
Huize De Compagnie	The Netherlands	2	-	6	9
<b>Total as of 10 July 2017</b>		<b>72</b>	<b>9</b>	<b>29</b>	<b>111</b>

<sup>1</sup> Realisations of previously concluded agreements.

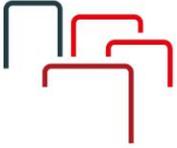
Other investments are under consideration.

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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.*

<sup>4</sup> See press release of 28 March 2017.

<sup>5</sup> The figures in this table are rounded amounts. Subsequently, the sum of certain figures might not correspond to the stated total.



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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 €1.5 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 €1.4 billion as of 30 June 2017.**

**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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