

29 May 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 Leersum, The Netherlands

- **Acquisition of a care residence to be constructed in Leersum (Province of Utrecht, The Netherlands), comprising 26 units**
 - **Contractual value: approx. €6 million**
 - **Initial gross rental yield: approx. 6,5 %**
 - **Operator: Het Gouden Hart**

Stefaan Gielens, CEO of Aedifica, commented: *“Shortly after its recent capital increase, Aedifica is pleased to announce a new investment in healthcare real estate. This investment in a new care residence to be constructed, in close cooperation with one of Aedifica’s existing partners as its operator, shows the strength of Aedifica’s investment model, which aims to develop stable relationships with its operators. 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.



Het Gouden Hart van Leersum (drawing)¹ – Leersum

Description of the site

The future **Het Gouden Hart van Leersum**² care residence will benefit from an excellent location in the centre of Leersum (8,000 inhabitants, Province of Utrecht). The site features a former town hall which will be entirely redeveloped into a modern residential care facility serving the middle to high-end market segment, oriented toward seniors requiring on-going assistance. The site will have a capacity of 26 units. Aedifica has budgeted approx. €4 million for renovation works. Completion of the works is expected during the first quarter of 2018.

¹ © Arcom Partners.

² Located Rijksstraat 46 in 3956 CR Leersum (The Netherlands).



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Description of the transaction

On 29 May 2017, Aedifica Nederland BV, a 100 % subsidiary of Aedifica SA/NV, acquired the full property of the site from Woudenburcht BV, a local real estate developer. The contractual value³ of the site amounts to approx. €2 million. The construction will be carried out by Legemaat van Elst BV according to a design by Arcom Partners and delivered turnkey to Aedifica. Aedifica's total investment (including the renovation) will amount to approx. €6 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 Het Gouden Hart, a Dutch operator that has been active in the private senior care market since 2005. The group currently operates two of Aedifica's other sites⁴.

The lease established for this site is an irrevocable 20-year triple net long lease. The initial gross yield amounts to approx. 6,5 %.

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 4 April 2017.



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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 increase⁵ which was successfully completed on 28 March 2017. The updated list of recent investments is as follows⁶:

(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 ¹	The Netherlands	4	-	-	4
La Ferme Blanche ¹	Belgium	6	-	-	6
Het Gouden Hart	The Netherlands	7	-	-	7
Huize Dennehof	The Netherlands	1	-	-	1
Prinsenhof ¹	Belgium	4	-	-	4
Op Haanven ¹	Belgium	2	-	-	2
LTS	The Netherlands	2	-	10	12
Het Gouden Hart van Leersum	The Netherlands	2	-	4	6
Total as of 29 May 2017		32	-	20	52

¹ Realisations of previously concluded agreements.

Other investments are under consideration.

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.

⁵ See press release of 28 March 2017.

⁶ 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 €1.3 billion as of 28 April 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.

For all additional information

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