

13 June 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 rest home in Halberstadt, Germany

- **Agreement for the acquisition of a rest home in Halberstadt (Saxony-Anhalt, Germany), totalling 126 units**
 - **Contractual value: approx. €9 million**
 - **Initial gross rental yield: approx. 7 %**
 - **Operator: Deutsche Pflege und Wohnen (DPUW)**

Stefaan Gielens, CEO of Aedifica, commented: *“Following its recent capital increase, Aedifica is pleased to continue the expansion of its healthcare real estate portfolio with a new investment in Germany. After announcing a new acquisition in Germany on 31 May 2017, Aedifica acquired another residential care facility oriented toward seniors requiring on-going assistance. This site, situated in the city centre, is already operational. Other investments will follow.”*



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Aedifica is pleased to announce an agreement for the acquisition of a senior housing site in Germany.



Seniorenheim am Dom – Halberstadt

Description of the site

The **Seniorenheim am Dom**¹ rest home benefits from an excellent location in the historic centre of Halberstadt (40,000 inhabitants, State of Saxony-Anhalt). The residential care facility is oriented toward seniors requiring on-going assistance (Pflegeheim). The rest home has approximately one hundred rooms and includes several recreational rooms and physical therapy rooms. The building was constructed in 2008 and can welcome 126 residents.

¹ Located Domplatz 37-39 in 38820 Halberstadt (Germany).



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Description of the transaction

The agreement for the acquisition of this site by Aedifica SA/NV is subject to the usual outstanding conditions in Germany, which are mainly of administrative nature and which should be fulfilled during the summer of 2017. The purchase price will be paid and the property and full use of the building will automatically be acquired at that time. The contractual value² amounts to approx. €9 million.

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

Description of the operator and the lease

The site is operated by an entity of the Deutsche Pflege und Wohnen group (Deutsche Pflege und Wohnstift GmbH), a private German player on the senior care market. DPUW currently operates approx. 2,750 beds in 17 rest homes in several German states and employs over 1,300 staff. Since 2016, DPUW is controlled by the Belgian group Armonea.

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

The lease established for the site is an irrevocable 25-year double net long lease. The initial gross yield amounts to approx. 7 %.

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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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 increase³ which was successfully completed on 28 March 2017. The updated list of recent investments is as follows⁴:

(in € million)		Marketable investment properties		Development projects	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
Residentie Blaret	Belgium	21	-	-	21
Oeverlanden	The Netherlands	12	-	-	12
Seniorenresidenz Laurentiusplatz	Germany	-	5	3	8
Seniorenheim am Dom	Germany	-	9	-	9
Total as of 13 June 2017		65	14	23	102

¹ Realisations of previously concluded agreements.

Other investments are under consideration.

German portfolio

After the abovementioned acquisition and the acquisition of Seniorenresidenz Laurentiusplatz in Wuppertal (announced on 31 May 2017), Aedifica's German portfolio will comprise 23 senior housing sites, with a total capacity of 2,372 units, in Bavaria, Berlin, North Rhine-Westphalia, Thuringia, Saxony, Lower Saxony, Saxony-Anhalt and Schleswig-Holstein. The contractual value of this portfolio will amount to approx. €220 million.

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 See press release of 28 March 2017.

⁴ 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 31 May 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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