

31 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 senior housing site in Germany

- **Agreement for the acquisition of a senior housing site in Wuppertal-Elberfeld (North Rhine-Westphalia, Germany), totalling 79 units**
 - **Contractual value: approx. €5 million (approx. €8 million including renovation budget)**
 - **Initial gross rental yield: approx. 6,5 %**
 - **Operator: Medeor Seniorenresidenzen**

Stefaan Gielens, CEO of Aedifica, commented: *"Shortly after its recent capital increase, Aedifica is pleased to continue the expansion of its healthcare real estate portfolio with a new investment in Germany. Aedifica purchased a multifunctional site, combining housing and care for seniors requiring on-going assistance and housing for independent seniors with care services available on demand. This site, a historic building situated in the city centre, is already operational and will be renovated by Aedifica. As demonstrated in Belgium, this strategy allows the Company to maintain a portfolio of high-quality buildings which generate attractive yields. 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.



Seniorenresidenz Laurentiusplatz – Wuppertal-Elberfeld

Description of the site

The **Seniorenresidenz Laurentiusplatz**¹ senior housing site benefits from an excellent location in the centre of Wuppertal-Elberfeld (350,000 inhabitants, State of North Rhine-Westphalia). The office building (a protected monument which dates from the 19th century) was renovated and redeveloped into a residential care facility in 1998. The site has a capacity of 79 units, including 69 units oriented toward seniors opting to live independently with care services available on demand and 10 units for seniors requiring on-going assistance (rest home rooms). Aedifica has budgeted approx. €3 million for renovation works. Operations of the site will continue during renovation works. Completion of the works is expected by the end of 2018.

¹ Located Auer Schulstraße 12, Osterfelder Straße 11-15 in 42103 Wuppertal-Elberfeld (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. €5 million. In time, Aedifica's total investment (including the renovation), will amount to approx. €8 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 Medeor Seniorenresidenzen group (Seniorenresidenz Laurentiusplatz GmbH), a regional player on the senior care market in Germany. The group currently operates another of Aedifica's sites³.

The lease established for the site is an irrevocable 25-year double net long lease. The initial gross yield amounts to approx. 6,5 %.

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.

³ See press release of 16 December 2014.



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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 increase⁴ which was successfully completed on 28 March 2017. The updated list of recent investments is as follows⁵:

(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
Total as of 31 May 2017		65	5	23	93

¹ Realisations of previously concluded agreements.

Other investments are under consideration.

German portfolio

Once the outstanding conditions for this acquisition are fulfilled, Aedifica's German portfolio will comprise 22 senior housing sites in Bavaria, in Berlin, in North Rhine-Westphalia, in Thuringia, in Saxony, in Lower Saxony, Saxony-Anhalt and in Schleswig-Holstein, with a total capacity of 2,246 units. The contractual value of this portfolio will amount to approx. €208 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.

⁴ See press release of 28 March 2017.

⁵ 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

Stefaan Gielens mrics
Chief Executive Officer

Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)
B-1050 Brussels - Belgium
Tel: +32 2 626 07 72 - Fax: +32 2 626 07 71
stefaan.gielens@aedifica.be
www.aedifica.be

Jean Kotarakos
Chief Financial Officer

Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)
B-1050 Brussels - Belgium
Tel: +32 2 626 07 73 - Fax: +32 2 626 07 71
jean.kotarakos@aedifica.be
www.aedifica.be

Charles-Antoine van Aelst
Investment Officer

Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)
B-1050 Brussels - Belgium
Tel: +32 2 626 07 74 - Fax: +32 2 626 07 71
ca.vanaelst@aedifica.be
www.aedifica.be

