

15 February 2018 – 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 Zschopau (Saxony, Germany), totalling 127 units**
 - **Contractual value: approx. €9 million**
 - **Initial gross rental yield: approx. 5 %**
 - **Operator: advita Pflegedienst GmbH**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica is pleased to continue the expansion of its German healthcare real estate portfolio with the acquisition of a new senior housing site, which also marks the beginning of its collaboration with a new operator. While primarily designed for independent living, the site also offers a complementary range of senior services, including a day centre and home care."*



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

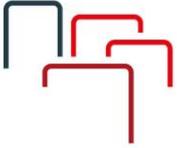


advita Haus Zur Alten Berufsschule – Zschopau

Description of the site

The **advita Haus Zur Alten Berufsschule**¹ senior housing site benefits from an excellent location in a residential area of Zschopau (10,000 inhabitants, State of Saxony), approx. 15 km from Chemnitz. The site is a former school building (a protected monument) which was entirely redeveloped into a modern residential care facility in 2016. The site comprises 67 housing units for independent living (senior apartments) with care services available on demand, 24 housing units offering continuous residential care (“Pflege-Wohngemeinschaften”), 36 day centre units and a home care office.

¹ Located Schulstraße 2, Moritz-Nietzel-Straße 12 in 09405 Zschopau (Germany).



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Description of the transaction and the lease

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 in Spring 2018. 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 site will be rented out on the basis of an irrevocable 30-year long lease and will benefit from a triple net warranty of limited duration. The initial gross yield amounts to approx. 5 %.

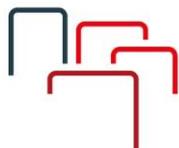
The operation will be financed using Aedifica's credit facilities.

Description of the operator

The site is rented out to Zusammen Zuhause GmbH, and operated in cooperation with advita Pflegedienst GmbH, a private German player in the senior care market. advita is first of all a daily home care organisation, but provides housing for seniors requiring care services as well. Sites operated by advita combine housing units oriented toward seniors opting to live independently and other types of housing and services (housing units oriented toward seniors requiring continuous care, day centres and daily home care offices). In May 2017, advita Pflege received the award for best operator of the year in the senior care segment at the Althenheim EXPO in Berlin. Besides its daily home care activities, advita currently operates approx. 1,014 senior apartments and 518 housing units offering continuous residential care in 26 sites in several German states and employs over 2,000 staff.

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

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:

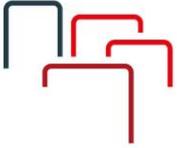
(in € million)		Marketable investment properties		Development projects	Total
		carried out	subject to outstanding conditions		
Martha Flora Hilversum	The Netherlands	2	-	6	8
Villa Walgaerde ¹	The Netherlands	4	-	-	4
La Ferme Blanche ¹	Belgium	6	-	-	6
Het Gouden Hart	The Netherlands	7	-	-	7
Huize Dennehof	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
Sr. Laurentiusplatz	Germany	5	-	3	8
Seniorenheim am Dom	Germany	9	-	-	9
Huize De Compagnie	The Netherlands	2	-	6	9
Rendant (portfolio)	The Netherlands	-	-	40	40
Specht Gruppe (portfolio)	Germany	-	-	200	200
Huize Hoog Kerckebosch	The Netherlands	8	-	-	8
Villa Temporis (phase II) ¹	Belgium	2	-	-	2
Molenen ¹	The Netherlands	11	-	-	11
De Duinpieper ¹	Belgium	10	-	2	12
Sr. an den Kiefichten	Germany	6	-	-	6
Martha Flora Den Haag	The Netherlands	9	-	-	9
Huize Ter Beegden	The Netherlands	0	-	4	5
Martha Flora Rotterdam ¹	The Netherlands	2	-	6	8
Martha Flora Bosch en Duin	The Netherlands	2	-	5	7
Ambulanter Pflegedienst Weser (portfolio)	Germany	28	-	-	28
De Merenhoef	The Netherlands	2	-	7	9
Huize Roosdael	The Netherlands	1	-	5	6
Leusden	The Netherlands	1	-	3	4
Martha Flora Hoorn	The Netherlands	1	-	-	1
advita Haus Zur Alten Berufsschule	Germany	-	9	-	9
Total as of 15 February 2018		164	9	302	475

¹ Realisations of previously concluded agreements.

Other investments are under consideration.

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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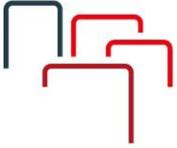
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German portfolio

Given the acquisition of Seniorenresidenz an den Kienfichten (announced on 11 September 2017 and completed on 30 November 2017), the acquisition of Bremerhaven I, Bremerhaven II and Cuxhaven (completed on 8 December 2017) and the acquisition of the abovementioned site (subject to outstanding conditions which should be fulfilled in Spring 2018), Aedifica's German portfolio now comprises 28 senior housing sites, with a total capacity of more than 2,700 units, in Bavaria, Berlin, Bremen, North Rhine-Westphalia, Thuringia, Saxony, Lower Saxony, Saxony-Anhalt and Schleswig-Holstein.

After the completion of the development projects announced on 17 August 2017, Aedifica's German portfolio will comprise 45 sites with a total capacity of approx. 4,300 units.

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.



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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 €1.6 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 31 January 2018.

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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