

4 June 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: Rue Belliard 40 (7th floor), 1040 Brussels
Enterprise number: 0877.248.501 (RLE Brussels)
(the “Company”)

Agreement for the acquisition of 4 operational sites and the construction of a new rest home in Germany

- **Agreement for the acquisition of four fully operational sites and for the construction of a new rest home in Germany**
 - **Contractual value: approx. €39 million**
 - **Initial gross rental yield: approx. 6.0 %**
 - **Total capacity: 465 units**
 - **Operator: Azurit**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica is pleased to continue the expansion of its German healthcare real estate portfolio with the acquisition of four fully operational sites and one site under construction that will be completed in the beginning of 2020. Moreover, these acquisitions mark the beginning of a collaboration with a new operator. Other investments will follow."*



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Aedifica is pleased to announce the signing of an agreement for the acquisition of four fully operational sites and the construction of a new rest home in Germany.



Seniorenzentrum Haus Cordula I – Rothenberg

Description of the sites

The four operational sites are intended for seniors requiring continuous care. The buildings were constructed in different years and have had several renovations, most recently in 2018.

Seniorenzentrum Sonneberg¹ benefits from an excellent location in the centre of Sonneberg (24,000 inhabitants, State of Thuringia). The rest home has a capacity of 101 units and is intended for seniors requiring continuous care.

Seniorenzentrum Haus Cordula I² and **II**³ are located in Rothenberg, part of Oberzent (10,000 inhabitants, State of Hesse). The rest homes have a capacity of 75 and 39 units, respectively, and are intended for seniors requiring continuous care.

Hansa Pflege- und Betreuungszentrum Dornum⁴ is situated in Dornum (5,000 inhabitants, State of Lower Saxony) near the North Sea. The site has a total capacity of 106 units, of which 56 units are intended for seniors requiring continuous care and 50 units are intended for people suffering from mental health disorders.

¹ Located Cuno-Hoffmeister-Strasse 4 in 96515 Sonneberg (Germany).

² Located Waldstrasse 30 in 64760 Oberzent (Germany).

³ Located Odenwälder Landstrasse 48 in 64760 Oberzent (Germany).

⁴ Located Lütje Loog 1 in 26553 Dornum (Germany).



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Seniorenzentrum Weimar (drawing) – Weimar

The **Seniorenzentrum Weimar**⁵ rest home will be constructed near the centre of Weimar (65,000 inhabitants, State of Thuringia). The building is expected to be completed in the beginning of 2020 and will have a capacity of 144 units intended for seniors requiring continuous care.

Name	Location	State	Capacity (units)
Azurit Seniorenzentrum Sonneberg	Sonneberg	Thuringia	101
Azurit Seniorenzentrum Haus Cordula I	Rothenberg	Hesse	75
Azurit Seniorenzentrum Haus Cordula II	Rothenberg	Hesse	39
Hansa Pflege- und Betreuungszentrum Dornum	Dornum	Lower Saxony	106
Azurit Seniorenzentrum Weimar	Weimar	Thuringia	144
Total			465

⁵ Located Ettersburger Strasse 79 in 99427 Weimar (Germany).



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Description of the transaction

The agreement for the acquisition of the four fully operational sites by Aedifica SA/NV was signed today in front of a notary and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be fulfilled in the coming weeks. The purchase price will be paid and the property and full use of the buildings will automatically be acquired at that time. The contractual value⁶ of these four sites amounts to approx. €23 million.

The agreement for the acquisition of the rest home to be constructed is also subject to the usual outstanding conditions, which should be fulfilled upon completion of the construction works (expected in early 2020). The purchase price will be paid and the property and full use of the rest home will automatically be acquired at that time. The contractual value will amount to approx. €16 million.

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

Description of the operator and the leases

The five sites are operated by entities of the Azurit group, a private German player with more than 20 years of experience in the senior care market. The group currently operates more than 8,800 senior housing units in 75 sites in several German states and employs over 6,000 staff. Moreover, Azurit also offers daily home care.

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

The leases established for the four operational sites are irrevocable 20-year double net long leases. The initial gross yields amount to approx. 6.0 %.

The lease established for the rest home to be constructed is an irrevocable 25-year double net long lease. The initial gross yield will amount to approx. 6.0 %.

⁶ 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 healthcare real estate segment as another major investment following the €219 million capital increase⁷ which was successfully completed on 28 March 2017. The updated list of recent investments is as follows⁸:

(in € million)		Marketable investment properties		Investment properties to be completed	Total
		carried out	subject to outstanding conditions		
Martha Flora Hilversum	The Netherlands	8	-	-	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	6	-	-	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
Rendant (portfolio)	The Netherlands	-	-	40	40
Specht Gruppe (rest homes)	Germany	-	-	200	200
Huize Hoog Kerckebosch	The Netherlands	8	-	-	8
Villa Temporis (phase II) ¹	Belgium	2	-	-	2
Molenenk ¹	The Netherlands	11	-	-	11
De Duinpieper ¹	Belgium	10	-	2	12
Seniorenresidenz an den Kienfichten	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 (portefeuille)	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
Haus Zur Alten Berufsschule	Germany	9	-	-	9
September Nijverdal	The Netherlands	1	-	3	4
Huize Groot Waardijn	The Netherlands	1	-	5	6
Huize Eresloo	The Netherlands	1	-	5	6
Park Residenz	Germany	-	11	-	11
Pflege team Odenwald	Germany	-	3	-	3
Azurit (portfolio)	Germany	-	39	-	39
Total as of 4 June 2018		187	53	304	544

¹ Realisations of previously concluded agreements.

Other investments are under consideration.

⁷ See press release of 28 March 2017.

⁸ 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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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.

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 approx. €1.7 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 €1.5 billion as of 31 May 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.

For all additional information

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