

26 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 (box 11), 1040 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 Bitterfeld-Wolfen (Saxony-Anhalt, Germany)**
 - **Contractual value: approx. €10 million**
 - **Initial gross rental yield: approx. 6.0 %**
 - **Capacity: 126 units**
 - **Operator: SARA**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica is pleased to continue the expansion of its German healthcare real estate portfolio with the acquisition of this residential care facility, which caters to seniors requiring continuous care as well as seniors opting to live independently with care services available on demand. Moreover, this transaction marks 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 a senior housing site in Germany.



SARA Seniorenresidenz – Bitterfeld-Wolfen

Description of the site

SARA Seniorenresidenz¹ is located in a residential area of Bitterfeld-Wolfen (40,000 inhabitants, State of Saxony-Anhalt). The site comprises a building which was completely renovated in 2017, and an adjacent building that was completed in 2011. The site has a capacity of 126 units, including 90 units catering to seniors requiring continuous care (“Pflegeheim” and “Pflege-Wohngemeinschaften”) and 36 units (apartments) serving seniors opting to live independently with care services available on demand. The site also offers extension potential.

¹ Located Strasse der Republik 4 in 06776 Bitterfeld-Wolfen (Germany).



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Description of the transaction

The agreement for the acquisition of this site by Aedifica SA/NV was signed today in front of a notary. Given certain specific conditions of this transaction, the site will enter into Aedifica's portfolio around April 2019. The purchase price will be paid and the property and full use of the site will automatically be acquired at that time. The contractual value² amounts to approx. €10 million.

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

Description of the operator and the lease

The site is operated by SARA Betreuungsgesellschaft mbH, a private German player with more than ten years of experience in the local senior care market. Moreover, SARA also offers daily home care in the Bitterfeld-Wolfen region.

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

The lease established for this site is an irrevocable 30-year double net long lease. The initial gross yield amounts to approx. 6.0 %.

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 healthcare real estate 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		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
Pflegeteam Odenwald	Germany	3	-	-	3
Azurit (portfolio)	Germany	-	39	-	39
Specht Gruppe (seniors apartments)	Germany	-	-	44	44
The Blueprint Group (portfolio)	The Netherlands	16	-	-	16
SARA Seniorenresidenz	Germany	-	10	-	10
Total as of 26 June 2018		217	49	349	615

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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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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