

27 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”)

Agreement for the construction of a care residence in the Netherlands

- **Agreement for the construction of a care residence in Tilburg (Province of North Brabant, The Netherlands), comprising 26 units**
 - **Contractual value: approx. €6 million**
 - **Gross rental yield: approx. 6.5 %**
 - **Operator: Compartijn**

Stefaan Gielens, CEO of Aedifica, commented: *"With the acquisition of this care residence to be constructed, which is intended for seniors requiring continuous care, Aedifica strengthens its co-operation with a dynamic care service provider and continues to expand its Dutch healthcare real estate portfolio. The site is expected to be completed in the first quarter of 2019. Other investments will follow."*



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Aedifica is pleased to announce the signing of an agreement for the construction of a care residence in The Netherlands.



Huize Hoog Waardijn (drawing) – Tilburg

Description of the site

The **Huize Hoog Waardijn** care residence¹ will be located in a residential area near the centre of Tilburg (214,000 inhabitants, Province of North Brabant), where a modern residential care facility intended for seniors requiring continuous care will be constructed. The building is expected to be completed in the first quarter of 2019 and will have a capacity of 26 residents.

¹ Located Ringbaan-West 324 in 5025 VB Tilburg (The Netherlands).



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Description of the transaction

On 27 February 2018, Aedifica Nederland BV, a 100 % subsidiary of Aedifica SA/NV, acquired the full property of the plot of land. The contractual value amounts to approx. €1 million. The construction will be carried out by IDBB Vastgoed BV and delivered turnkey to Aedifica, which has budgeted approx. €5 million for construction works. Aedifica's total investment² (including the works) will amount to approx. €6 million.

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

Description of the operator and the lease

The care residence will be operated by an entity of the Compartijn group, a private player in the Dutch senior care market providing small-scale housing and quality care for seniors requiring continuous assistance. Compartijn currently operates five sites and will operate additional sites in the near future, including three Aedifica sites that are currently under construction³. The group already operates one of Aedifica's sites⁴. Compartijn is a subsidiary of Includio BV, owned by the Facilicom Services Group.

The lease established for the site is an irrevocable 20-year triple net long lease. Upon completion of the works, the gross yield will amount 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 10 July 2017, 12 September 2017 and 9 January 2018.

⁴ See press release of 24 August 2017.



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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 increase⁵ which was successfully completed on 28 March 2017. The updated list of recent investments is as follows⁶:

(in € million)		Marketable investment properties		Investment properties to be completed	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
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
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 Hoog Waardijn	The Netherlands	1	-	5	6
Total as of 27 February 2018		167	9	309	485

¹ Realisations of previously concluded agreements.

Other investments are under consideration.

⁵ See press release of 28 March 2017.

⁶ 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 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.

For all additional information

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