

PRESS RELEASE

24 August 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")

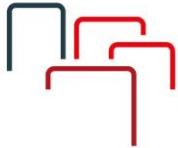
Acquisition of a care residence in Zeist, The Netherlands

Completion of a care residence in Deventer, The Netherlands

Completion of the renovation of assisted-living apartments in Hasselt, Belgium

- Acquisition of a new care residence in Zeist (Province of Utrecht, The Netherlands), comprising 32 units
 - Contractual value: approx. €8 million
 - Initial gross rental yield: approx. 6.5 %
 - Operator: Compartijn
- Completion of a new care residence in Deventer (Province of Overijssel, The Netherlands)
- Completion of the renovation of assisted-living apartments in Hasselt (Province of Limburg, Belgium)

Stefaan Gielens, CEO of Aedifica, commented: "Thanks to the acquisition of this second Compartijn care residence, Aedifica continues to expand its Dutch healthcare real estate portfolio, while strengthening its co-operation with operator Compartijn. This new site, which is intended for seniors requiring continuous care, is already operational. Other investments will follow."



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1. Acquisition of a care residence in Zeist (The Netherlands)

Aedifica is pleased to announce the acquisition of a care residence in The Netherlands.

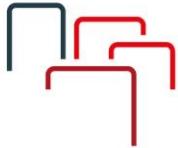


Huize Hoog Kerckebosch – Zeist

Description of the site

The **Huize Hoog Kerckebosch**¹ care residence is located in a green, residential area near the centre of Ede (63,000 inhabitants, Province of Utrecht), approx. 10 km from the city of Utrecht. It is a modern residential care facility serving the middle to high-end market segment, intended for seniors requiring continuous care. The site is able to welcome 32 residents in an exceptional environment. It was completed in early July 2017 and is operational since the month of August.

¹ Located Hoog Kanje 274 in 3708 DN Zeist (The Netherlands).



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Description of the transaction

On 24 August 2017, Aedifica Nederland BV, a 100 % subsidiary of Aedifica SA/NV, acquired the full property of the site. The contractual value² amounts to approx. €8 million. The site was sold by a subsidiary of the Green group.

The operation was financed using Aedifica's credit facilities.

Description of the operator and the lease

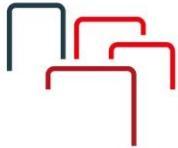
The care residence is operated by an entity of the Compartijn group, a private Dutch player in the senior care market providing small-scale housing and quality care for seniors requiring continuous assistance. Compartijn currently operates four sites and will operate additional sites in the near future,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

The lease established for the site is an irrevocable 20-year triple net long lease. The initial gross yield amounts to approx. 6.5 %.

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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.



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2. Completions

Aedifica also takes this opportunity to announce the completion of two projects in The Netherlands and Belgium.

2.1. Completion of a care residence in Deventer (The Netherlands)



The new construction of the Molenenk care residence in Deventer (Province of Overijssel, The Netherlands) was completed on 21 August 2017 (invested amount of approx. €11 million). The site is operated by an entity of the Domus Magnus group. The building was developed by Panta Rhei HealthCare BV.

2.2. Completion of the renovation of assisted-living apartments in Hasselt (Belgium)



On 18 August 2017, phase II of the works at the Villa Temporis senior housing site in Hasselt (Province of Limburg, Belgium) was completed, in particular the renovation of the assisted-living apartment building (invested amount of approx. €2 million). The site is operated by an entity of the Vulpia group.



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3. 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		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 Blareet	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 Kerkebosch	The Netherlands	8	-	-	8
Villa Temporis (phase II) ¹	Belgium	2	-	-	2
Molenenk ¹	The Netherlands	11	-	-	11
Total as of 24 August 2017		102	0	269	371

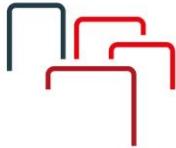
¹ Realisations of previously concluded agreements.

Other investments are under consideration.

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 €1.4 billion as of 31 July 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

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