

3 May 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 two healthcare sites in Germany**

- **Agreement for the acquisition of a senior apartment complex in Neumünster (Schleswig-Holstein, Germany), comprising 79 units**
  - **Contractual value: approx. €11 million**
  - **Gross rental yield: approx. 5.5 %**
  - **Operator: Convivo**
  
- **Agreement for the acquisition of a healthcare site in Wald-Michelbach (Hesse, Germany), comprising 32 units**
  - **Contractual value: approx. €3 million**
  - **Gross rental yield: approx. 7 %**
  - **Operator: Cosiq**
  
- **With these two transactions, the investments announced since the €219 million capital increase of March 2017 have surpassed the €500 million mark**

**Stefaan Gielens, CEO of Aedifica, commented:** *"Aedifica is pleased to continue the expansion of its German healthcare real estate portfolio with the acquisition of two sites. The site located in Neumünster is primarily designed for independent living, and also offers a complementary range of senior services, including a day centre and home care. Moreover, this acquisition marks the beginning of a collaboration with a new operator. The site located in Wald-Michelbach is intended for people with severe neurological damage and hence diversifies Aedifica's healthcare real estate portfolio in a segment other than senior housing. With these two transactions, the investments Aedifica has announced since its €219 million capital increase of March 2017 now surpass the €500 million mark. Other investments will follow."*



## PRESS RELEASE

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### 1. Acquisition of a senior apartment complex in Neumünster (Germany)

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



*Park Residenz – Neumünster*

#### Description of the site

The **Park Residenz**<sup>1</sup> senior apartment complex, which is situated in a private park, benefits from an excellent location in a residential area in the centre of Neumünster (78,000 inhabitants, State of Schleswig-Holstein). The site is a former barracks (a protected monument) which was entirely redeveloped into a modern residential care facility in 2001. The site, which includes four buildings, comprises 79 housing units (apartments) for independent living with care services available on demand, a day centre and a home care office.

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<sup>1</sup> Located Goebenstrasse 1, 3, 11A-D in 24534 Neumünster (Germany).



## PRESS RELEASE

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### **Description of the transaction**

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 during the coming weeks. The purchase price will be paid and the property and full use of the building will automatically be acquired at that time. The contractual value<sup>2</sup> amounts to approx. €11 million.

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

### **Description of the operator and the lease**

The site is operated by the Convivo group, a private German player with more than 20 years of experience in several segments of the senior care market (rest homes, senior apartments, day centres, home care). Convivo currently operates approx. 4,600 senior housing units in 50 sites in several German states and employs over 3,000 staff.

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

The site will be rented out on the basis of an irrevocable 25-year double net long lease. The initial gross yield amounts to approx. 5.5 %.

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<sup>2</sup> The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



## PRESS RELEASE

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### 2. Acquisition of a healthcare site in Wald-Michelbach (Germany)

Aedifica is pleased to announce the signing of an agreement for the acquisition of a residential care facility intended for people with severe neurological damage in Germany.



*Pflegeteam Odenwald – Wald-Michelbach*

#### **Description of the site**

**Pflegeteam Odenwald**<sup>3</sup> is located in a green area near the centre of Wald-Michelbach (11,000 inhabitants, State of Hesse), approx. 70 km from Frankfurt am Main. The site, a former hotel that was redeveloped into a residential care facility in 1995, has been completely renovated in 2012. The building has a capacity of 32 units intended for people with severe neurological damage.

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<sup>3</sup> Located Lotzenweg 38 in 69483 Wald-Michelbach (Germany).



## PRESS RELEASE

3 May 2018 – before opening of markets

### **Description of the transaction**

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 during the coming weeks. The purchase price will be paid and the property and full use of the building will automatically be acquired at that time. The contractual value<sup>4</sup> amounts to approx. €3 million.

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

### **Description of the operator and the lease**

The site is operated by Cosiq GmbH, a private German player on the care market. Cosiq currently operates four sites in Hesse and Saxony-Anhalt, including one Aedifica site<sup>5</sup>.

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

The lease established for the site is an irrevocable 25-year double net long lease. The initial gross yield amounts to approx. 7 %.

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<sup>4</sup> The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

<sup>5</sup> See press release of 11 September 2017.



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### Investments since the March 2017 capital increase

Aedifica undertakes these two new investments in the healthcare real estate segment as another major investment following the €219 million capital increase<sup>6</sup> which was successfully completed on 28 March 2017. The updated list of recent investments is as follows<sup>7</sup>:

(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 <sup>1</sup>	The Netherlands	4	-	-	4
La Ferme Blanche <sup>1</sup>	Belgium	6	-	-	6
Het Gouden Hart	The Netherlands	7	-	-	7
Huize Dennehof	The Netherlands	1	-	-	1
Prinsenhof <sup>1</sup>	Belgium	4	-	-	4
Op Haanven <sup>1</sup>	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 (portfolio)	Germany	-	-	200	200
Huize Hoog Kerckebosch	The Netherlands	8	-	-	8
Villa Temporis (phase II) <sup>1</sup>	Belgium	2	-	-	2
Molenenk <sup>1</sup>	The Netherlands	11	-	-	11
De Duinpieper <sup>1</sup>	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 <sup>1</sup>	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
<b>Total as of 3 May 2018</b>		<b>187</b>	<b>14</b>	<b>304</b>	<b>505</b>

<sup>1</sup> Realisations of previously concluded agreements.

Other investments are under consideration.

<sup>6</sup> See press release of 28 March 2017.

<sup>7</sup> 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 30 April 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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