

11 September 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 senior housing site in Dessau-Rosslau, Germany

- **Agreement for the acquisition of a senior housing site in Dessau-Rosslau (Saxony-Anhalt, Germany), totalling 88 units**
 - **Contractual value: approx. €6 million**
 - **Initial gross rental yield: approx. 7 %**
 - **Operator: Cosiq**

Stefaan Gielens, CEO of Aedifica, commented: *“Following its recent co-operation agreement for the acquisition of seventeen rest homes in Germany, Aedifica is pleased to further expand its healthcare real estate portfolio in Germany with the acquisition of a residential care facility. The facility serves seniors requiring continuous care as well as seniors opting to live independently with care services available on demand. The acquisition of this site, which is already operational, marks the beginning of a co-operation with a new operator. Other investments will follow.”*



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Aedifica is pleased to announce an agreement for the acquisition of a senior housing site in Germany.



Seniorenresidenz an den Kiefichten – Dessau-Rosslau

Description of the site

Seniorenresidenz an den Kiefichten¹ is located near the centre of Dessau-Rosslau (83,000 inhabitants, State of Saxony-Anhalt) within a large private park. The site comprises a villa which was completely renovated in 2009, and a new building that was completed at the beginning of the year. The site has a capacity of 88 units, including 62 units serving seniors requiring continuous care (“Pflegeheim”, situated in the new building) and 26 units serving seniors opting to live independently with access to care services on demand (“betreutes Wohnen”, situated in the villa).

¹ Located Oechelhäuser Straße 62 in 06846 Dessau-Rosslau (Germany).



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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 fall of 2017. The purchase price will be paid and the property and full use of the building will automatically be acquired at that time. The contractual value² amounts to approx. €6 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 senior care market. Cosiq currently operates 3 sites in Hessen and Saxony-Anhalt and will operate additional sites in the near future.

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 %.

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 senior housing 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		Development projects	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
Total as of 11 September 2017		112	6	271	390

¹ Realisations of previously concluded agreements.

Other investments are under consideration.

German portfolio

After the acquisition of Seniorenresidenz Laurentiusplatz (announced on 31 May 2017 and completed on 30 June 2017), the acquisition of Seniorenheim am Dom in Halberstadt (announced on 13 June 2017 and completed on 28 July 2017), and the acquisition of the abovementioned site, Aedifica's German portfolio comprises 24 senior housing sites, with a total capacity of 2,463 units, in Bavaria, Berlin, North Rhine-Westphalia, Thuringia, Saxony, Lower Saxony, Saxony-Anhalt and Schleswig-Holstein. The contractual value of this portfolio will amount to approx. €228 million.

After the abovementioned acquisition and completion of the development projects announced on 17 August 2017, Aedifica's German portfolio will comprise 41 sites with a total capacity of approx. 3,968 units and a contractual value of approx. €420 million. At that time, Aedifica will also own buildings located in Mecklenburg-Vorpommern and Bremen.

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 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 €1.5 billion as of 31 August 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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