

8 November 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 Bosch en Duin (Zeist), The Netherlands**

- **Acquisition of a care residence to be constructed in Bosch en Duin (municipality of Zeist, Province of Utrecht, The Netherlands), comprising 27 units**
  - **Contractual value: approx. €7 million**
  - **Initial gross rental yield: approx. 6.5 %**
  - **Operator: Martha Flora**

**Stefaan Gielens, CEO of Aedifica, commented:** *"Thanks to the acquisition of this care residence 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 will be completed during the third quarter of 2018. Other investments will follow."*



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



*Martha Flora Bosch en Duin (drawing)<sup>1</sup> – Bosch en Duin (Zeist)*

### **Description of the site**

The **Martha Flora Bosch en Duin**<sup>2</sup> site is located in Bosch en Duin, a green, residential area in the municipality of Zeist (63,000 inhabitants, Province of Utrecht), approx. 10 km from the city of Utrecht. On the site, a modern residential care facility intended for seniors requiring continuous care will be constructed. The care residence is expected to be completed during the third quarter of 2018 and will have a capacity of 27 residents.

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<sup>1</sup> © Kolpa Architecten.

<sup>2</sup> Located Dennenweg 2 in 3735 MR Bosch en Duin (The Netherlands).



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### **Description of the transaction**

On 8 November 2017, Aedifica Nederland BV, a 100 % subsidiary of Aedifica SA/NV, acquired the full property of the plot of land. The contractual value<sup>3</sup> amounts to approx. €2 million. The construction will be carried out by GREEN Real Estate, in co-operation with Bogor Projectontwikkeling, and delivered turnkey to Aedifica. Aedifica has budgeted approx. €5 million for construction works. Aedifica's total investment (including the works) will amount to approx. €7 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 the Martha Flora group, a private player active in the Dutch senior care market since 2010, specialised in dementia care. The group operates eight sites and will operate additional sites in the near future, including two Aedifica sites that are under construction<sup>4</sup>. The group already operates two of Aedifica's sites<sup>5</sup>.

The lease established for the site is an irrevocable 25-year triple net long lease. The initial gross yield amounts to approx. 6.5 %.

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<sup>3</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>4</sup> See press releases of 2 June 2016 and 31 March 2017.

<sup>5</sup> See press releases of 2 June 2016 and 12 September 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 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	2	-	6	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	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) <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
<b>Total as of 8 November 2017</b>		<b>125</b>	<b>6</b>	<b>287</b>	<b>418</b>

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

Other investments are under consideration.

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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.*

<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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**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 €1.5 billion as of 31 October 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.*

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