

12 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 two care residences in The Netherlands

- **Acquisition of a care residence in The Hague (Province of South Holland, The Netherlands), comprising 28 units**
 - **Contractual value: approx. €8.5 million**
 - **Initial gross rental yield: approx. 6.5 %**
 - **Operator: Martha Flora**

- **Acquisition of a care residence to be constructed in Beegden (Province of Limburg, The Netherlands), comprising 19 units**
 - **Contractual value: approx. €5 million**
 - **Initial gross rental yield: approx. 6.5 %**
 - **Operator: Compartijn**

Stefaan Gielens, CEO of Aedifica, commented: *"Thanks to the acquisition of these two care residences intended for seniors requiring continuous care, Aedifica strengthens its co-operation with two dynamic care service providers and continues to expand its Dutch healthcare real estate portfolio. One site is already operational and the other site will be completed by the end of 2018. Other investments will follow."*



PRESS RELEASE

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

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



Martha Flora Den Haag – *The Hague*

Description of the site

The **Martha Flora Den Haag**¹ care residence is located in a green, residential area of The Hague (526,000 inhabitants, Province of South Holland), at walking distance of two parks and the North Sea. In 2013, the building (which dates from the first half of the 20th century) was entirely redeveloped into a modern residential care facility intended for seniors requiring continuous care. The care residence has a capacity of 28 residents.

¹ Located Badhuisweg 165-167 in 2597 JN The Hague (The Netherlands).



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Description of the transaction

On 12 September 2017, Aedifica Nederland BV, a 100 % subsidiary of Aedifica SA/NV, acquired the full property of the site. The contractual value² amounts to approx. €8.5 million.

The operation was financed using Aedifica's credit facilities.

Description of the operator and the lease

The care residence is operated by the Martha Flora group, a private Dutch player active in the 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 construction³. The group already operates a site of Aedifica⁴.

The lease established for the site is an irrevocable 25-year triple net long lease. The initial gross yield amounts 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 releases of 2 June 2016 and 31 March 2017.

⁴ See press release of 2 June 2016.



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2. Acquisition of a care residence to be constructed in Beegden (The Netherlands)

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



Huize Ter Beegden (drawing)⁵ – Zeist

Description of the site

The **Huize Ter Beegden**⁶ care residence is located near Roermond (Beegden, in the municipality of Maasgouw, 24,000 inhabitants, Province of Limburg) on the site of a former farmhouse which will be entirely redeveloped into a modern residential care facility intended for seniors requiring continuous care. The care residence is expected to be completed during the second half of 2018 and will have a capacity of 19 residents.

⁵ © Metz Architecten.

⁶ Located Heerstraat-Zuid 20 in 6099 AG Beegden (The Netherlands).



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Description of the transaction

On 12 September 2017, Aedifica Nederland BV, a 100 % subsidiary of Aedifica SA/NV, acquired the full property of the buildings and the plot of land on which they are located. The contractual value⁷ amounts to approx. €0.5 million. The construction will be carried out by IDBB Vastgoed BV and delivered turnkey to Aedifica. Aedifica has budgeted approx. €4 million for construction works. Aedifica's total investment (including the works) will amount to approx. €5 million.

The operation will be 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 construction⁸. The group already operates a site of Aedifica⁹. Compartijn is a subsidiary of Inluzio BV, owned by the Facicom 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 %.

⁷ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

⁸ See press release of 10 July 2017.

⁹ See press release of 24 July 2017.



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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 increase¹⁰ which was successfully completed on 28 March 2017. The updated list of recent investments is as follows¹¹:

(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
Total as of 12 September 2017		121	6	276	403

¹ Realisations of previously concluded agreements.

Other investments are under consideration.

¹⁰ See press release of 28 March 2017.

¹¹ 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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4. Portfolio after the abovementioned transaction

Considering the transactions carried out since 1 July 2017, the fair value of Aedifica's marketable investment properties including assets classified as held for sale amounts to approx. €1,579 million (or €1,587 million for the investment properties including assets classified as held for sale)¹².

As of 12 September 2017, Aedifica has 199 marketable investment properties including assets classified as held for sale, with a total surface area of approx. 820,000 m², consisting mainly of:

- 117 senior housing sites with a capacity of 10,679 residents;
- 862 apartments; and
- 6 hotels comprising 544 rooms.

The breakdown by sector is as follows (in terms of fair value):

- 82 % senior housing;
- 14 % apartment buildings; and
- 4 % hotels and other building types.

The geographical breakdown is as follows (in terms of fair value):

- 75 % in Belgium, of which:
 - 45 % in Flanders;
 - 20 % in Brussels;
 - 10 % in Wallonia;
- 14 % in Germany;
- 11 % in The Netherlands.

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.

¹² Based on the fair value of investment properties (including assets classified as held for sale) as of 30 June 2017, the contractual value of the acquisitions announced in the press releases of 10 July 2017 (Huize De Compagnie) and 24 August 2017 (Huize Hoog Kerckebosch, Molenenk and Villa Temporis), the contractual value of the Am Dom senior housing site (see press release of 13 June 2017), for which the conditions have been fulfilled in July 2017, the contractual value of the De Duinpieper senior housing site (see press release of 8 September 2017), and the contractual value of the abovementioned sites.



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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 €1.5 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

Stefaan Gielens mrics
Chief Executive Officer

Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)
B-1050 Brussels - Belgium
Tel: +32 2 626 07 72 - Fax: +32 2 626 07 71
stefaan.gielens@aedifica.be
www.aedifica.be

Jean Kotarakos
Chief Financial Officer

Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)
B-1050 Brussels - Belgium
Tel: +32 2 626 07 73 - Fax: +32 2 626 07 71
jean.kotarakos@aedifica.be
www.aedifica.be

Charles-Antoine van Aelst
Investment Officer

Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)
B-1050 Brussels - Belgium
Tel: +32 2 626 07 74 - Fax: +32 2 626 07 71
ca.vanaelst@aedifica.be
www.aedifica.be

