

12 July 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: Rue Belliard 40 (box 11), 1040 Brussels
Enterprise number: 0877.248.501 (RLE Brussels)
(the “Company”)

Acquisition of 4 healthcare sites in Germany

- **Agreement for the acquisition of four healthcare sites in Bad Sachsa (Lower-Saxony, Germany)**
 - **Contractual value: approx. €19 million**
 - **Initial gross rental yield: approx. 7 %**
 - **Total capacity: 221 units**
 - **Operator: Argentum Holding GmbH**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica is pleased to continue the expansion of its German healthcare real estate portfolio with the acquisition of four fully operational sites. One site caters to seniors requiring continuous care. The other three sites are intended for individuals with severe neurological damage or suffering from mental health disorders, and hence diversify Aedifica’s healthcare real estate portfolio in a segment other than senior housing. Moreover, this transaction marks the beginning of a collaboration with a new operator. Other investments will follow.”*



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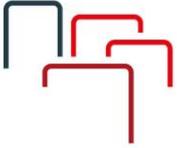
Aedifica is pleased to announce the signing of an agreement for the acquisition of four healthcare sites in Germany.



Bad Sachsa

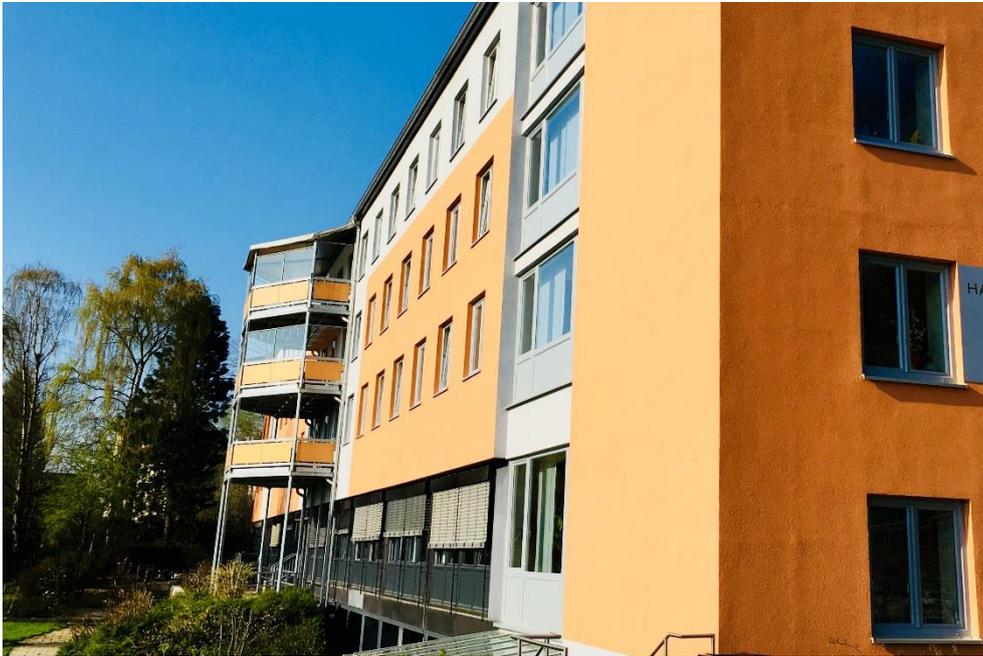
Description of the sites

The four sites benefit from a central location in Bad Sachsa (State of Lower-Saxony, Germany). The buildings were constructed in different years and have had several renovations and extensions. They can welcome 221 residents in total. The first site has a capacity of 70 units catering to seniors requiring continuous care. The second site has a capacity of 64 units intended for individuals with severe neurological damage or suffering from mental health disorders. The third and fourth site have a capacity of 74 and 13 units, respectively, and are intended for individuals suffering from mental health disorders.



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Bad Sachsa

Description of the transaction

The agreement for the acquisition of the four sites by Aedifica SA/NV was signed today in front of a notary and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be fulfilled in the coming weeks. The purchase price will be paid and the property and full use of the buildings will automatically be acquired at that time. The contractual value¹ amounts to approx. €19 million.

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

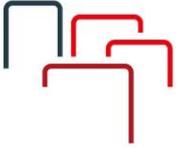
Description of the operator and the leases

The sites are operated by an entity of Argentum Holding GmbH, a private German player in the care market.

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

The leases established for these sites are irrevocable 30-year double net long leases. The initial gross yield amounts to approx. 7 %.

¹ 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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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 approx. €1.7 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 29 June 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.

For all additional information

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