

19 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 and redevelopment of a care residence in The Netherlands

- **Acquisition and redevelopment of a care residence in Berkel-Enschot (Province of North Brabant, The Netherlands)**
 - **Contractual value: approx. €4 million**
 - **Gross rental yield: approx. 6.5 %**
 - **Capacity: 22 units**
 - **Operator: The Blueprint Group**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica is pleased to continue the expansion of its Dutch healthcare real estate portfolio with a new acquisition in the area of Tilburg. Extension works will be carried out on the building, which will be entirely redeveloped into a modern residential care facility for seniors requiring continuous care. The site is expected to be completed in the third quarter of 2019. Other investments will follow."*



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Aedifica is pleased to announce the acquisition and redevelopment of a care residence in The Netherlands.



Sorghuys Tilburg (drawing) - Tilburg

Description of the site

The **Sorghuys Tilburg**¹ care residence is located in a green, residential area of Berkel-Enschot, part of Tilburg (214,000 inhabitants, Province of North Brabant). The current villa will be entirely redeveloped into a modern residential care facility for seniors requiring continuous care, and extension works will be carried out. The care residence is expected to be completed in the third quarter of 2019 and will have a capacity of 22 residents.

¹ Located Bosscheweg 33 in 5056 KA Berkel-Enschot (The Netherlands).



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Description of the transaction

On 19 July 2018, Aedifica Nederland BV, a 100 % subsidiary of Aedifica SA/NV, acquired the full property of the plot of land and the building located thereon. The contractual value amounts to approx. €1 million. The construction will be carried out by Sorghuys Tilburg BV and delivered turnkey to Aedifica, which has budgeted approx. €3 million for construction works. Aedifica's total investment² (including works) will amount to approx. €4 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 Blueprint Group, in partnership with Boeijend Huys. The Blueprint Group is a private Dutch player in the senior care market, which currently operates 20 sites under five different brands. The site will be operated under the Zorghuis Nederland brand, in partnership with Boeijend Huys. The group already operates two of Aedifica's sites³.

The lease established for this site is an irrevocable 25-year triple net long lease. Upon completion of the works, the gross yield will amount 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 release of 7 June 2018.



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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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