

5 October 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 three healthcare sites in The Netherlands**

- **Acquisition of three healthcare sites in The Netherlands (Leiden, Oss and Amersfoort)**
  - **Contractual value: approx. €35 million**
  - **Additional budget: approx. €12 million**
  - **Gross rental yield: approx. 5.5 %**
  - **Total capacity after works: 254 units**
  - **Operator: ECR**

**Stefaan Gielens, CEO of Aedifica, commented:** *“We are pleased to continue the expansion of our Dutch healthcare real estate portfolio with the acquisition of three fully operational sites located in attractive urban areas. An additional investment has been budgeted for renovation and/or completion works, which will further increase the rental capacity of these sites. Other investments will follow.”*



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Aedifica has acquired three healthcare sites in The Netherlands.

### **Description of the sites**

The three operational sites are primarily intended for seniors opting to live independently with care services available on demand. The buildings were constructed in different years and have had several renovations, most recently in 2017.

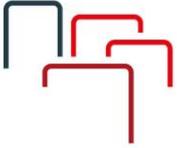


*De Statenhof – Leiden*

**De Statenhof**<sup>1</sup> is located in a residential area near the centre of Leiden (124,000 inhabitants, Province of South Holland). The site currently has a capacity of 79 units. Aedifica has budgeted approx. €2 million for finishing works. Upon completion of these works (expected in late 2019), the site will have a capacity of 108 units, of which 79 units are intended for seniors opting to live independently with care services available on demand and 29 units are intended for seniors requiring continuous care.

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<sup>1</sup> Located Bachstraat 590 in 2324 HD Leiden (The Netherlands).



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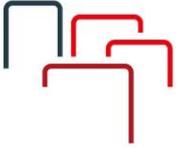


*Residentie Sibelius – Oss*

**Residentie Sibelius<sup>2</sup>** is located in a green, residential area near the centre of Oss (91,000 inhabitants, Province of North Brabant). The site currently has a capacity of 95 units. Aedifica has budgeted approx. €9 million for renovation and redevelopment works. Upon completion of these works (expected in 2022), the site will have a capacity of 113 units, of which 88 units are intended for seniors opting to live independently with care services available on demand and 25 units are intended for seniors requiring continuous care.

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<sup>2</sup> Located Sibeliuspark 136 in 5343 BK Oss (The Netherlands).



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*Residentie Boldershof - Amersfoort*

**Residentie Boldershof**<sup>3</sup> benefits from an excellent location in the centre of Amersfoort (156,000 inhabitants, Province of Utrecht). The site has a capacity of 33 units intended for seniors requiring continuous care. Aedifica has budgeted approx. €1 million for renovation works, which are expected to be completed in late 2019.

### **Description of the transaction**

On 5 October 2018, Aedifica Nederland BV (a 100 % subsidiary of Aedifica SA/NV) acquired the property of the three sites. The total contractual value<sup>4</sup> amounts to approx. €35 million. Aedifica has budgeted approx. €12 million for works at the sites.

The operation is financed using Aedifica's credit facilities.

### **Description of the operator and the leases**

The healthcare sites are operated by entities of ECR, a sister company of Blueprint Group<sup>5</sup>. ECR is a private player in the Dutch senior care market providing small-scale housing and quality care for seniors. ECR operates approx. 10 sites.

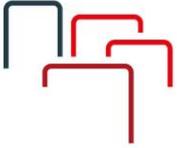
The leases established for these three sites are irrevocable 25-year triple net long leases. The initial gross yield will amount to approx. 5.5 %.

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<sup>3</sup> Located Boldershof 2 in 3811 GL Amersfoort (The Netherlands).

<sup>4</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>5</sup> Blueprint Group already operates two of Aedifica's sites (see press release of 7 June 2018) and will operate an additional Aedifica site that is currently under construction (see press release of 19 July 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 more than €1.7 billion in Belgium, Germany and in The Netherlands.**

**Aedifica has been quoted on Euronext Brussels (regulated 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 30 September 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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