

12 December 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 two healthcare sites in Germany

- **Agreement for the acquisition of two healthcare sites in Tharandt and Rabenau (Saxony, Germany)**
 - **Contractual value: approx. €18 million**
 - **Initial gross rental yield: approx. 6 %**
 - **Total capacity: 261 units**
 - **Operator: EMVIA Living**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica is pleased to continue the expansion of its German healthcare real estate portfolio with the acquisition of two fully operational healthcare sites. Both sites cater to seniors requiring continuous care as well as seniors opting to live independently with care services available on demand. Other investments will follow."*



PRESS RELEASE

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Aedifica signed an agreement for the acquisition of two healthcare sites in Germany.



Seniorenwohnpark Hartha – Tharandt

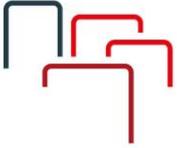
Description of the sites

Seniorenwohnpark Hartha¹ is located in a green, residential area of Tharandt (5,500 inhabitants, State of Saxony), approx. 20 km from Dresden. The site, which includes four buildings that were constructed in different years, has a capacity of 179 units, of which 81 units are intended for seniors requiring continuous care and 98 units are intended for seniors opting to live independently with care services available on demand.

Seniorenpflegezentrum Zur alten Linde² is located in the centre of Rabenau (4,500 inhabitants, State of Saxony), approx. 15 km from Dresden. The site was constructed in 2004 and has a capacity of 82 units, of which 72 units are intended for seniors requiring continuous care and 10 units are intended for seniors opting to live independently with care services available on demand.

¹ Located Zeisigweg 7-9-11, Buchenweg 10B in 01737 Tharandt (Germany).

² Located Markt 10-11 in 01734 Rabenau (Germany).



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Seniorenpflegezentrum Zur alten Linde – Rabenau

Description of the transaction

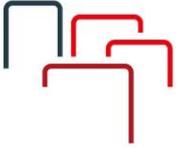
The agreement for the acquisition of the two healthcare sites by Aedifica SA was signed today in front of a notary and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be fulfilled in the coming weeks. The purchase price will be paid and the property and full use of the sites will automatically be acquired at that time. The contractual value³ amounts to approx. €18 million.

Description of the operator and the leases

The sites are operated by entities of the EMVIA Living group, a private German player in the senior care market. The group currently operates more than 5,500 units in 46 sites and employs over 3,200 staff. EMVIA already operates one of Aedifica's sites and will operate additional Aedifica sites that are being constructed in cooperation with Specht Gruppe.

New irrevocable 30-year double net long leases have been established for these sites. The initial gross yield amounts to approx. 6 %.

³ 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 Dutch language text and is made for information purposes only. In case of inconsistency with the Dutch version or inaccuracy of the Dutch translation, the Dutch 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 €1.8 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 November 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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