

26 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”)

Agreement for the construction of a senior housing site in The Netherlands

- **Agreement for the construction of a senior housing site in Harderwijk (Province of Gelderland, The Netherlands)**
 - **Contractual value: approx. €10 million**
 - **Gross rental yield: approx. 6 %**
 - **Capacity: 45 units**
 - **Operator: Het Gouden Hart**

Stefaan Gielens, CEO of Aedifica, commented: *“With the construction of this senior housing site in Harderwijk, Aedifica continues to expand its Dutch healthcare real estate portfolio and further strengthens its cooperation with Het Gouden Hart, a dynamic care service provider. The site is expected to be completed in the first quarter of 2020. Other investments will follow.”*



PRESS RELEASE

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Aedifica signed an agreement for the construction of a senior housing site in The Netherlands.

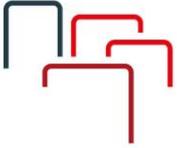


Het Gouden Hart Harderwijk (drawing) – Harderwijk

Description of the site

The **Het Gouden Hart Harderwijk**¹ senior housing site will be constructed in a green, residential area near the centre of Harderwijk (47,000 inhabitants, Province of Gelderland). It is a modern residential care facility with a capacity of 45 units, of which 25 units are intended for seniors requiring continuous care and 20 units are intended for seniors opting to live independently with care services available on demand. The senior housing site is expected to be completed in the first quarter of 2020.

¹ Located Veldkamp 1 in 3843 BH Harderwijk (The Netherlands).



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Description of the transaction

On 26 October 2018, Aedifica Nederland BV (a 100 % subsidiary of Aedifica SA/NV) acquired the plot of land on which the site will be constructed. The contractual value amounts to approx. €3.5 million. The construction will be carried out by Verdouw Advies BV and delivered turnkey to Aedifica, which has budgeted approx. €6.5 million for construction works. Aedifica's total investment² (including works) will ultimately amount to approx. €10 million.

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

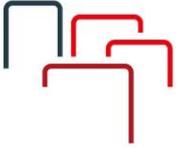
Description of the operator and the lease

The site will be operated by an entity of the Het Gouden Hart group, an operator that has been active in the Dutch senior care market since 2005. The group, which focuses on small-scale housing and quality care, already operates three 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 %.

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 4 April 2017 and 24 April 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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