

31 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”)

First phase of the sale of residential portfolio shares

As previously announced¹, Aedifica transferred its “apartment buildings” branch of activities into Immo SA, its new subsidiary which was authorised as an IRREC, as of 1 July 2018.

On 12 July 2018, Aedifica and Primonial European Residential Fund (“PERF”), the pan-European fund managed by Primonial Luxembourg Real Estate, signed the final agreement (subject to usual outstanding conditions), which provides for the sale of up to 75 % (minus one share) of Immo SA in two phases.

The first phase was completed on 31 October 2018, comprising the sale of 50 % (minus one share) of the shares in Immo SA. The completion of the second phase is expected to take place during the first half of 2019.

Within the framework of this agreement, the branch of activities is valued taking into account the book value of the assets (including the fair value of the buildings) and a portfolio premium of approx. 7 %.

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica is pleased to announce the completion of the first phase of the Immo share sale to PERF. This transaction fits perfectly within the strategic development of Aedifica as a pure play healthcare real estate investor and allows Aedifica to use its capital to pursue continued growth in its core activities.”*

Ronan Bodéré, Managing Director of Primonial Luxembourg Real Estate, commented: *“We are very happy to acquire, in cooperation with Aedifica, a high-quality portfolio situated at prime locations in Brussels. This marks the first acquisition made by our new real estate fund, acting in cooperation with our partner CODABEL SPRL. Primonial Luxembourg Real Estate manages the fund and is currently analysing other portfolios in the Eurozone’s metropolitan areas offering similar growth potential.”*

¹ See press releases of 21 May 2018 and 13 July 2018.



PRESS RELEASE

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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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