

29 November 2018 – after closing of markets
Under embargo until 17:40 CET

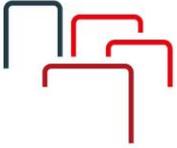
AEDIFICA

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 a rest home in Germany

- **Agreement for the acquisition of a rest home in Meissen (Saxony, Germany)**
 - **Contractual value: approx. €4 million**
 - **Initial gross rental yield: approx. 6.5 %**
 - **Capacity: 73 units**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica is pleased to continue the expansion of its German healthcare real estate portfolio with the acquisition of this residential care facility, which caters to seniors requiring continuous care. Other investments will follow.”*



PRESS RELEASE

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Aedifica signed an agreement for the acquisition of a rest home in Germany.



Seniorenheim J.J. Kaendler – Meissen

Description of the site

The **Seniorenheim J.J. Kaendler**¹ rest home benefits from an excellent location in a green, residential area near the centre of Meissen (28,000 inhabitants, State of Saxony). In 2001, the building was redeveloped into a modern residential care facility catering to seniors requiring continuous care. The rest home has a capacity of 73 units.

Description of the transaction

The agreement for the acquisition of the rest home by Aedifica SA was signed on 15 November 2018 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 building will automatically be acquired at that time. The contractual value² amounts to approx. €4 million.

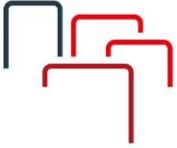
Description of the operator and the lease

The site is operated by Seniorenheim J.J. Kaendler GmbH, a private local player with a broad experience in the senior care sector.

A new irrevocable 30-year double net long lease has been established for this site. The initial gross yield amounts to approx. 6.5 %.

¹ Located Ossietzkystrasse 39A in 01662 Meissen (Germany).

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.



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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 €1.3 billion as of 31 October 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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