

27 September 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 rest home in The Netherlands

- **Agreement for the construction of a rest home in Scheemda (Province of Groningen, The Netherlands)**
 - **Contractual value: approx. €5 million**
 - **Gross rental yield: approx. 7 %**
 - **Capacity: 36 units**
 - **Operator: Stichting Oosterlengte**

Stefaan Gielens, CEO of Aedifica, commented: *“With the construction of this rest home in Scheemda, which is intended for seniors requiring continuous care, Aedifica further strengthens its cooperation with Stichting Oosterlengte, a dynamic care service provider, and continues to expand its Dutch healthcare real estate portfolio. The site is expected to be completed in the fourth quarter of 2019. Other investments will follow.”*



PRESS RELEASE

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Aedifica signed an agreement for the construction of a rest home in The Netherlands.



Verpleegcentrum Scheemda (drawing) – Scheemda

Description of the site

The **Verpleegcentrum Scheemda**¹ rest home is a modern residential care facility intended for seniors requiring continuous care that will be constructed near the centre of Scheemda, part of Oldambt (38,000 inhabitants, Province of Groningen). The rest home is expected to be completed in the fourth quarter of 2019 and will have a capacity of 36 residents.

¹ Located Trekweg 13 in 9679 TA Scheemda (The Netherlands).



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Description of the transaction

On 27 September 2018, Aedifica Nederland BV (a 100 % subsidiary of Aedifica SA/NV) acquired the property of the plot of land. The contractual value amounts to approx. €1 million. The construction will be carried out by Vastgoud BV and delivered turnkey to Aedifica, which has budgeted approx. €4 million for construction works. Aedifica's total investment² (including works) will ultimately amount to approx. €5 million.

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

Description of the operator and the lease

The rest home will be operated by Stichting Oosterlengte, a Dutch foundation that has been active in the senior care market in the north of The Netherlands since 2000. Stichting Oosterlengte operates approx. 10 sites and provides several services, including daily home care. The foundation already operates one of Aedifica's sites and will operate another Aedifica site that is currently under construction³.

The lease established for this site is an irrevocable 25-year double net long lease. The site will benefit from a triple net warranty of limited duration that will cover the building's maintenance. Upon completion of the works, the gross yield will amount to approx. 7 %.

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 release of 19 January 2017.



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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 €1.5 billion as of 31 August 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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