

8 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”)

Acquisition of two rest homes in Belgium

- **Acquisition of two rest homes in Lierde and Evere (Belgium)**
 - **Contractual value: approx. €35 million**
 - **Gross rental yield: approx. 5 %**
 - **Total capacity: 235 units**
 - **Operator: Vulpia**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica continues the expansion of its Belgian healthcare real estate portfolio with the acquisition of two fully operational rest homes. This transaction clearly shows that in addition to international expansion in The Netherlands and Germany, an investor specialised in healthcare real estate such as Aedifica can still make attractive deals on the highly consolidated Belgian market. Other investments will follow."*



PRESS RELEASE

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Aedifica has acquired two rest homes in Belgium.



Residentie Kartuizerhof¹ – Lierde

Description of the sites

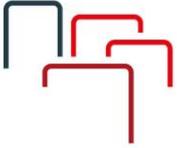
The **Residentie Kartuizerhof²** rest home benefits from an excellent location in the centre of Sint-Martens-Lierde, part of Lierde (7,000 inhabitants, Province of East Flanders). It is a modern residential care facility with a capacity of 128 units, of which 96 units are intended for seniors requiring continuous care and 32 units are intended for seniors opting to live independently with care services available on demand.

The **Résidence de la Paix³** rest home is located in a residential area in the centre of Evere (41,000 inhabitants, Brussels-Capital Region). It is a modern residential care facility with a capacity of 107 units intended for seniors requiring continuous care. Aedifica has budgeted approx. €2 million for additional extension works, which are expected to be completed in 2020 and which will bring the capacity of the site to 115 units.

¹ © Vulpia

² Located Tempel 20 B-C in 9570 Lierde (Belgium).

³ Located Rue Frans Léon 40 in 1140 Evere (Belgium).



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Résidence de la Paix⁴ – Evere

Description of the transaction

On 8 October 2018, Aedifica SA acquired 100 % of the shares of two companies that own the two sites. The contractual value⁵ of Residentie Kartuizerhof amounts to approx. €20 million. The contractual value⁶ of Résidence de la Paix amounts to approx. €15 million, with an additional approx. €2 million budgeted for extension works at the site.

The operation was financed in part using Aedifica's credit facilities and partly through the takeover of existing credit facilities.

Description of the operator and the leases

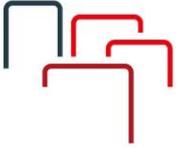
The rest homes are operated by entities of the Vulpia group, a private player that has been active in the Belgian senior care market since 2002. Vulpia currently operates approx. 3,000 beds and 375 assisted-living apartments and employs over 2.000 staff. The group already operates several of Aedifica's sites.

The leases established for these two sites are irrevocable 27-year triple net long leases. The initial gross yield amounts to approx. 5 %.

⁴ © Vulpia

⁵ 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 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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