

PRESS RELEASE
Regulated information

18 December 2012 – After closing of markets
Under embargo until 17:40 CET

Press release

**First important investment since the capital increase in
the senior housing segment:
Project “Residentie Sporenpark” in Beringen**

Aedifica is pleased to announce today the acquisition of a plot of land of approx. 6,500 m² located on the former mining site in Beringen-Mijn, in the Province of Limburg.

This site, located between the Stationsstraat and the Koolmijnlaan, will undergo a makeover thanks to the be-MINE project currently in progress and will reach completion in 2020. The project¹ consists in redeveloping the site into several zones, combining culture (museum of the mine, shows, exhibitions), shopping (via a shopping centre) and leisure (sport activities including a new municipal swimming pool), next to housing and workplaces. The "Houtpark" residential project will bring together various accommodations: single family housing, apartments, a rest home and assisted-living apartments. Aedifica will participate in this project through the construction of the rest home that will begin in the spring of 2013. The completion of the project is expected in the fall of 2014. Eventually, the rest home will include 110 beds and 17 assisted-living apartments, spread over a built area of approx. 9,300 m².

Aedifica provides a budget of €17.4 million for the development of the rest home. The project will be entirely funded by its credit facilities.

The "Residentie Sporenpark" rest home will be operated by the group Senior Living Group (a major player in the Belgian senior care market), on the basis of a triple net long lease of 27 years. The expected rental yield amounts to approx. 6 %.

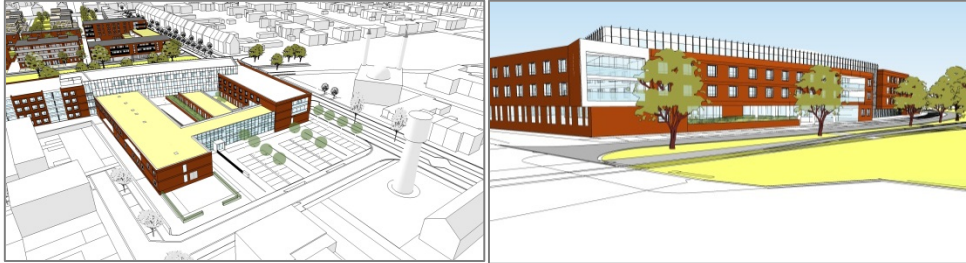
This is Aedifica's first important investment after the capital increase of €100 million² which was successfully completed on 7 December 2012 and which was the largest capital increase that took place in Belgium in 2012. Other investments in the senior housing segment are currently under consideration.

¹ The three partners of the be-MINE project are DMI Vastgoed, Van Roey Vastgoed and the Limburg investment company LRM. DMI Vastgoed and Van Roey Vastgoed are leading and multidisciplinary real estate developers. LRM is an investor offering entrepreneurs a unique combination of venture capital and real estate.

² See press releases of 4 December 2012.

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Residentie Sporenpark¹. Photos: © 2012 – A33 Architecten.

The English version of this press release constitutes a free translation of the text in the French language, 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 Belgian listed property company investing in residential real estate. Aedifica has identified four strategic pillars in which it concentrates investments activities:

- unfurnished apartment buildings in Belgian cities;
- furnished apartment buildings;
- senior housing;
- hotels.

Aedifica is a Belgian REIT quoted on NYSE Euronext Brussels (continuous market).

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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¹ Located Stationsstraat in 3582 Beringen.