

**PRESS RELEASE**  
**Regulated information**

17 April 2013 – After closing of markets  
Under embargo until 17:40 CET

**Press release**

**New investment in the senior housing segment:  
“Helianthus” rest home in Melle**

Aedifica is pleased to announce that it gained control on 17 April 2013 of the “Helianthus” rest home site in Melle, in East Flanders<sup>1</sup>.

“Helianthus” rest home<sup>2</sup> is located in a private park of 1 ha, in a residential area in front of the Paters Jozefieten College. The site comprises a former mansion, a rest home with 42 beds and a building with 5 assisted-living apartments. These 47 units are operated via the not-for-profit organisation Helianthus by the group Senior Living Group (a major player in the Belgian senior care market) on the basis of triple net long leases of 27 years. The initial triple net yield amounts to approx. 6 %. The contractual value of the rest home amounts to €3.8 million<sup>3</sup>.

An extension project of approx. 20 assisted-living apartments is currently under consideration in order to raise the total capacity of the site to approx. 67 units. The investment budget for the extension is estimated at approx. €3.4 million.

This is Aedifica’s fourth investment after the capital increase of €100 million<sup>4</sup> which was successfully completed on 7 December 2012 and which was the largest public capital increase that took place in Belgium in 2012. As reminder, the first three investments were the “Residentie Sporenpark” rest home project in Beringen<sup>5</sup>, the “Résidence Les Cheveux d’Argent” rest home in Sart-lez-Spa<sup>6</sup> and the “’t Hoge “ rest home in Kortrijk<sup>7</sup>. Other investments in the senior housing segment are currently under consideration.

<sup>1</sup> Partially via the gain of control of the limited partnership “Kasteelhof-Futuro”, owner of the “Helianthus” rest home, en partially via the direct acquisition of an assisted-living building comprising 5 serviced apartments.

<sup>2</sup> Located Brusselsesteenweg 322 in 9090 Melle.

<sup>3</sup> Not exceeding the investment value estimated on 11 March 2013 by Aedifica’s independent expert.

<sup>4</sup> See press releases of 4 December 2012.

<sup>5</sup> See press release of 18 December 2012.

<sup>6</sup> See press release of 20 December 2012.

<sup>7</sup> See press release of 26 March 2013.

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*Rest home*



*Assisted-living apartments*

After the abovementioned acquisition, the fair value of Aedifica's portfolio of marketable investment properties amounts to approx. €607 million (i.e. €627 million for the total portfolio of Aedifica, including development projects)<sup>1</sup>.

Aedifica now has 127 marketable investment properties, with a total surface area of 302,000 m<sup>2</sup>, consisting mainly of:

- 838 apartments, of which:
  - 543 unfurnished apartments;
  - 295 furnished apartments;
- 37 rest homes comprising 3,444 beds, and 2 assisted-living buildings comprising 61 serviced apartments and 1 building affected to permanent housing for persons with a mental disability;
- 6 hotels comprising 521 rooms.

The breakdown by sector is as follows (in terms of fair value):

- 55% senior housing;
- 33% apartment building, of which:
  - 23% unfurnished
  - and 10% furnished;
- 12% hotels and other building types.

The geographical breakdown is as follows (in terms of fair value):

- 46% in Brussels;
- 37% in Flanders;
- 17% in Wallonia.

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<sup>1</sup> Based on the fair value of investment properties as of 31 December 2012, the contractual value of the abovementioned building and the contractual value of the building acquired on 26 March 2013.

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*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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