

24 September 2020 – after closing of markets  
**Under embargo until 17:40 CET**

## **AEDIFICA**

Public limited liability company  
Public regulated real estate company under Belgian law  
Office: Rue Belliard 40 (box 11), 1040 Brussels  
Enterprise number: 0877.248.501 (RLE Brussels)  
(the 'Company')

### **Forward purchase of a new care home in the United Kingdom**

- **Forward purchase of a new care home in Hailsham (United Kingdom), subject to certain conditions**
  - **Investment: approx. £14.5 million**
  - **Capacity: 60 residents**
  - **Initial net rental yield: approx. 5.5%**
  - **Operator: Hamberley Care Homes**
  - **Expected completion: Q1 2021**

**Stefaan Gielens, CEO of Aedifica, commented:** *“We are very pleased to announce that Aedifica will acquire a brand-new purpose-built care home in Hailsham, East Sussex, comprising 60 en-suite bedrooms for seniors requiring continuous care for approx. £14.5 million. The care home, which is expected to be completed and open its doors during spring 2021, is being developed and will be operated by the Hamberley group, marking a second collaboration between Aedifica and this established elderly care home developer and provider.”*



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Aedifica will invest £14.5 million in a brand-new care home in Hailsham (UK). The acquisition is subject to certain conditions.



*Hamberley Care project (impression) – Hailsham*

### **Description of the site**

The modern, purpose-built care home<sup>1</sup> is being developed in a residential area of Hailsham, East Sussex (20,000 inhabitants, South East of England). It will accommodate 60 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of seniors requiring continuous care. Construction works have already started, the new care home is expected to be completed in the first quarter of 2021.

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<sup>1</sup> Located 116 London Road in Hailsham, BN27 3AL (United Kingdom).



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*Hamberley Care project (impression) – Hailsham*

### **Description of the transaction**

The agreement for the acquisition of the care home by Aedifica UK Ltd (a UK subsidiary of Aedifica NV/SA) was signed today and is subject to certain conditions. The purchase price will be paid, and the ownership of the site will be acquired by Aedifica by taking control of 100% of the shares in a UK real estate company, upon completion of the property and registration with the Care Quality Commission. The contractual value<sup>2</sup> will amount to approx. £14.5 million.

### **Description of the operator and the lease**

The care home will be built and operated by the Hamberley group, an experienced developer and operator of luxury care homes in the United Kingdom. Hamberley Care Homes, Residential Care Provider of the Year 2019 (HealthInvestor Awards), provides high-quality residential and dementia care operating 10 care homes in the super-prime market segment.

The care home will be let on the basis of a new irrevocable 25-year triple net lease. The initial net yield will amount to approx. 5.5%.

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<sup>2</sup> 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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### About Aedifica

Aedifica is a Regulated Real Estate Company under Belgian law specialised in European healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio of more than 450 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden, worth approximately €3.4 billion.

Aedifica is listed on Euronext Brussels (2006) and Euronext Amsterdam (2019) and is identified by the following ticker symbols: AED; AED:BB (Bloomberg); AOO.BR (Reuters).

Since March 2020, Aedifica is part of the BEL 20, the leading share index of Euronext Brussels. Aedifica's market capitalisation was approx. €2.8 billion as of 24 September 2020.

Aedifica is included in the EPRA and Stoxx Europe 600 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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