

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

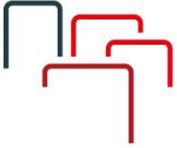
AEDIFICA

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')

Construction of a care residence in the Netherlands

- **Acquisition of a care residence to be constructed in Almere (Netherlands)**
 - **Total investment: approx. €9 million**
 - **Capacity: 38 residents**
 - **Initial net rental yield: approx. 5.5%**
 - **Operator: Lang Leve Thuis**
 - **Expected completion date: Q1 2022**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues the expansion of its Dutch development pipeline with a new construction project in Almere. We will invest approx. €9 million in the development of a brand-new care residence that will house 28 residents requiring continuous care and 10 residents who want to live independently with care and services available on request. The project is expected to be completed in the first quarter of 2022.”*



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Aedifica will invest approx. €9 million in the construction of a brand-new care residence in Almere (NL).

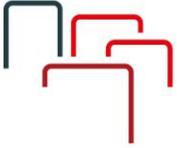


Lang Leve Thuis Almere Buiten (drawing) – Almere

Description of the site

The care residence¹ will be constructed in a green, residential area of Almere (214,000 inhabitants, Province of Flevoland). The property will accommodate 38 residents in 28 apartments specifically tailored to suit the needs of elderly people requiring continuous care and 10 apartments for elderly people who want to live independently with care and services available on request. Construction works will start at the end of 2020 and are expected to be completed in the first quarter of 2022. The energy-efficient building (certified by GPR) will have a class A energy label, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

¹ Address: Kalenderweg 3, 1335 GR Almere (Netherlands).



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Lang Leve Thuis Almere Buiten (drawing) – Almere

Description of the transaction

On 14 September 2020, Aedifica Nederland 3 BV acquired ownership of the plot of land. The contractual value amounts to approx. €2.5 million. Aedifica has budgeted approx. €6.5 million for construction works. Aedifica's total investment² will ultimately amount to approx. €9 million.

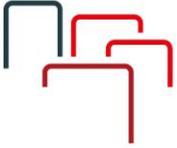
Description of the operator and the lease

The care residence will be operated by Lang Leve Thuis, a private Dutch residential care organisation that currently operates five care properties in Bosch en Duin, Almelo and Almere. The organisation offers quality care 24 hours a day in small-scale facilities to elderly people who are no longer able to live independently at home.

Aedifica welcomes this new collaboration with a quality for-profit player in the Dutch elderly care sector.

The care residence will be let on the basis of a new irrevocable 20-year triple net lease. Upon completion of the works, the initial net rental yield will amount to approx. 5.5%.

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.



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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 11 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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