

21 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 two healthcare residences in the Netherlands

- **Acquisition of a healthcare site to be constructed in Goes (Netherlands)**
 - **Total investment: approx. €7 million**
 - **Capacity: 28 residents**
 - **Initial net rental yield: approx. 5.5%**
 - **Operator: Martha Flora**
 - **Expected completion date: Q1 2022**

- **Acquisition of a healthcare site to be constructed in Hulsberg (Netherlands)**
 - **Total investment: approx. €6 million**
 - **Capacity: 28 residents**
 - **Initial net rental yield: approx. 5.5%**
 - **Operator: Martha Flora**
 - **Expected completion date: Q4 2021**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica will invest approx. €13 million in two brand-new care residences in Goes and Hulsberg that will both house 28 seniors requiring continuous care. Thanks to these transactions, we are once again expanding our collaboration with Martha Flora, who already operates six Aedifica sites. The project is expected to be completed at the end of 2021 and the beginning of 2022.*”



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1. Construction of a healthcare residence in Goes (NL)

Aedifica will invest approx. €7 million in the construction of a brand-new healthcare residence in Goes (NL)



Martha Flora Goes (drawing) – Goes

Description of the site

Martha Flora Goes¹ will be constructed in a residential area of Goes (28,000 inhabitants, Province of Zeeland), at walking distance of the city center and the harbor. The care residence is specifically tailored to suit the needs of seniors requiring continuous care and will accommodate 28 residents. The construction works will start soon and are expected to be completed in the first quarter of 2022. The building will use energy-efficient systems, such as a seasonal thermal energy storage installation and solar panels, making it a class A energy label and will contribute to the continued improvement of the sustainability of Aedifica's real estate portfolio.

Description of the transaction

On 21 September 2020, Aedifica Nederland 3 BV acquired ownership of the plot of land. The contractual value amounts to approx. €2. million. Aedifica has budgeted approx. €5 million for construction works. Aedifica's total investment² will ultimately amount to approx. €7 million.

¹ Address: Nieuwstraat 40-46, 4461 CH Goes (Netherlands).

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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Description of the operator and the lease

Martha Flora Goes will be operated by Martha Flora, a private player that has been active in the Dutch senior care market since 2010, specialised in dementia care. Martha Flora currently operates ten sites, including six of Aedifica's sites.

The care residence will be let on a new irrevocable 25-year triple net lease. Upon completion of the works, the initial gross yield will amount to approx. 5.5%.



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2. Construction of a care residence in Hulsberg (NL)

Aedifica will invest approx. €6 million in the construction of a brand-new healthcare residence in Hulsberg (NL).



Martha Flora Hulsberg (drawing) – Hulsberg

Description of the site

Martha Flora Hulsberg³ will be constructed in a residential area of Hulsberg (36,000 inhabitants, Province of Limburg). The care residence is specifically tailored to suit the needs of seniors requiring continuous care and will accommodate 28 residents. The construction works will start soon and are expected to be completed in the last quarter of 2021. The building will use energy-efficient systems, such as a seasonal thermal energy storage installation and solar panels, making it a class A energy label and will contribute to the continued improvement of the sustainability of Aedifica's real estate portfolio.

Description of the transaction

On 21 September 2020, Aedifica Nederland 3 BV acquired ownership of the plot of land. The contractual value amounts to approx. €1.5. million. Aedifica has budgeted approx. €4.5 million for construction works. Aedifica's total investment⁴ will ultimately amount to approx. €6 million.

Description of the operator and the lease

Martha Flora Hulsberg will be operated by Martha Flora. The care residence will be let on a new irrevocable 25-year triple net lease. Upon completion of the works, the initial gross yield will amount to approx. 5.5%.

³ Address: Panhuys 13, 6336 AH Hulsberg (Netherlands).

⁴ 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 21 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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