

9 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')

Acquisition of a mental health centre in the Netherlands

- **Acquisition of a mental health centre in Epen (Netherlands)**
 - **Investment: approx. €10 million**
 - **Capacity: 59 patients**
 - **Initial net rental yield: approx. 6%**
 - **Operator: U-center**

Stefaan Gielens, CEO of Aedifica, commented: *“We are very pleased to announce the acquisition of a mental health centre in Epen. We are investing approx. €10 million in a modern building that accommodates 59 patients in need of professional in-patient care for mental health disorders and addictions. Through this acquisition, Aedifica is broadening its healthcare real estate portfolio and thus ensuring further diversification.”*



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Aedifica is investing approx. € 10 million in a mental health centre in Epen (Netherlands).



U-center – Epen

Description of the site

U-center¹ is a centre for in-patient mental health care that is located in Epen, part of the municipality of Gulpen-Wittem (14,000 inhabitants, province of Limburg), approx. 20 km from Maastricht and Aachen (Germany). The building dates from 1978 and was completely redeveloped into a mental health centre in 2008. The centre accommodates up to 59 patients.

Description of the care concept

U-center treats people with symptoms of depression, trauma, anxiety, addiction and other psychological disorders. With a multidisciplinary team, the centre offers a 7-week intensive treatment programme in Epen, after which patients can return to society with new ideas and skills to regain control of their own lives. The programme in Epen is supplemented by outpatient follow-up treatment.

By offering both a Dutch and English-language treatment programme and the strategic location of the centre in the south of the Dutch province of Limburg, U-center attracts a diverse international clientele of people from the Netherlands, Belgium, Germany and the Grand Duchy of Luxembourg.

¹ Address: Julianastraat 23-A, 6285 AH Epen (Netherlands).



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U-center – Epen

Description of the transaction

On 9 September 2020, Aedifica Nederland 3 BV acquired ownership of the site. The contractual value² amounts to approx. €10 million.

Description of the operator and the lease

The centre is operated by U-center BV, a Dutch player with more than 10 years of experience in the mental healthcare sector. U-center operates two centres in Epen, one for Dutch-speaking patients and one for international patients, and has entered into contracts with major Dutch and international health insurance companies for its treatments. The organisation employs approx. 150 staff.

Aedifica welcomes this new collaboration with an established, reputable player in the mental healthcare sector.

The centre is let on the basis of a new irrevocable 20-year triple net lease. The initial net rental yield amounts to approx. 6%.

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 more than €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 8 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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