

30 October 2020 – after closing of markets
Under embargo until 17:40 CET

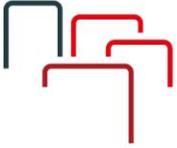
AEDIFICA

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 care home in Belgium

- **Acquisition of a care home in Frasnes-lez-Anvaing (Belgium)**
 - **Investment: approx. €22 million**
 - **Capacity: 101 residents**
 - **Initial net rental yield: approx. 4.25 %**
 - **Operator: Orelia**

Stefaan Gielens, CEO of Aedifica, commented: *"Shortly after the completion of its recent capital increase, Aedifica is pleased to continue the expansion of its Belgian healthcare real estate portfolio with the acquisition of a care home in Frasnes-lez-Anvaing. We invest approx. €22 million in a fully operational and energy-efficient property that accommodates 101 elderly people requiring continuous care. This transaction clearly shows that in addition to international expansion, an investor specialised in healthcare real estate such as Aedifica can still make attractive deals on the highly consolidated Belgian market."*



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Aedifica invests approx. €22 million in a care home in Frasnes-lez-Anvaing (Belgium).

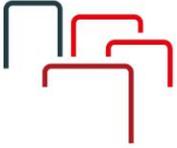


Le Jardin Intérieur – Frasnes-lez-Anvaing

Description of the site

The **Le Jardin Intérieur**¹ care home benefits from an excellent location in a green residential area in the centre of Frasnes-lez-Anvaing (12,000 inhabitants, province of Hainaut). The care home is a new building dating from 2018. Le Jardin Intérieur has a total capacity for 101 residents. It accommodates 91 elderly people requiring continuous care and 10 elderly people who want to live independently with care and services on demand. Thanks to Le Jardin Intérieur's efficiency efforts, the care home outperforms the requirements set by sustainability regulations. The building uses various energy-efficient systems, such as solar panels, a combined heat and power installation (CHP, cogeneration) and a thermal energy storage installation, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

¹ Address: Rue Jean-Baptiste Chamart 9, 7911 Frasnes-lez-Anvaing (Belgium)



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Le Jardin Intérieur – Frasnes-lez-Anvaing

Description of the transaction

On 30 October 2020, Aedifica NV acquired the ownership of the site by taking control of 100% of the shares in a real estate company. The contractual value² amounts to approx. €22 million.

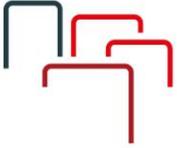
Description of the operator and the lease

Le Jardin Intérieur is operated by Orelia, a private player with more than 40 years of experience in the Belgian senior care sector. The care operator employs more than 500 staff in 13 care homes, providing high-quality care 24 hours a day for elderly people who are no longer able to live independently at home.

Aedifica welcomes this new partnership with a quality player in the Belgian senior care sector.

The care home is let on the basis of a new irrevocable 27-year triple net lease. The initial net rental yield amounts to approx. 4.25%.

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 €3.5 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 29 October 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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