

17 December 2020

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')

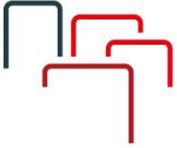
Acquisition of a care home in Belgium

Notification pursuant to Article 15 of the Act of 2 May 2007

- **Acquisition of a care home in Tienen (Belgium)**
 - **Investment: approx. €8 million**
 - **Capacity: 84 residents**
 - **Initial net rental yield: approx. 5%**
 - **Operator: Emera**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues the expansion of its Belgian healthcare real estate portfolio with the acquisition of a care home in Tienen. We are investing approx. €8 million in a fully operational property that accommodates 84 elderly people. 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.”*

Stéphanie Lomme, Country Manager of Aedifica Belgium, adding: *“This well-located care home in Tienen is a welcome addition to our Belgian healthcare real estate portfolio, which already includes more than 80 sites. This acquisition also marks the start of the collaboration with a new private operator, the Emera Group, further diversifying our tenant base with an experienced care operator.”*



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1. Acquisition of a care home in Tienen (Belgium)

Aedifica invests approx. €8 million in a fully operational care home in Tienen (Belgium) through a contribution in kind. In that context, 90,330 new shares were issued.



De Gouden Jaren – Tienen

Description of the site

The **De Gouden Jaren**¹ care home benefits from an excellent location in a residential area in the centre of Tienen (35,000 inhabitants, Province of Flemish Brabant). The care home dates from 2005 and was recently extended with an annex. The care home has a total capacity for 84 residents. It accommodates 79 elderly people requiring continuous care and 5 elderly people who want to live independently with care and services on demand.

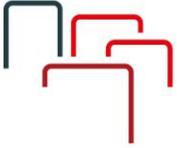
Description of the operator and the lease

De Gouden Jaren is operated by Emera, a private player with more than 30 years of experience in the elderly care sector. The Emera Group employs approx. 4,000 staff in 77 care homes across 7 countries, providing high-quality care to approx. 6,100 elderly people who are no longer able to live independently at home. The group already operates 4 care homes in the Brussels area.

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 20-year triple net lease. The initial net rental yield amounts to approx. 5%.

¹ Address: Danebroekstraat 33, 3300 Tienen (Belgium)



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Description of the transaction

The care home was acquired through a contribution in kind of the building and the plot of land in Aedifica NV/SA. The contractual value² amounts to approx. €8 million. As consideration for the contribution, 90,330 new shares were issued.

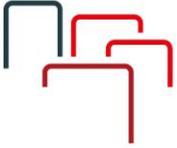
The new Aedifica shares were issued this morning, 17 December 2020, following a capital increase decided by the Board of Directors within the framework of the authorised capital. The new shares are fully paid-up, with no par value. They will be listed as from 17 December 2020 and are fungible as the shares will be issued cum coupon no. 27 (which entitles the holder to a pro rata temporis dividend for the current financial year; see below).

2. Notification pursuant to Article 15 of the Act of 2 May 2007

Following the abovementioned contribution in kind, 90,330 new Aedifica shares were issued. As a result, the total number of Aedifica shares now amounts to 33,086,572. Each of these shares entitles the contributor to a pro rata temporis dividend for the current financial year from 27 October 2020 to 31 December 2020 (coupon no. 27). Each share confers a right to vote at the General Meeting. The total number of shares represents the new denominator for notification purposes in the context of the transparency regulation. Upon completion of this transaction, Aedifica's total share capital amounts to €873,081,308.72. The new shares that were issued will be listed on Euronext Brussels and Euronext Amsterdam (regulated markets).

This information, as well as the shareholding structure, is available on Aedifica's website (www.aedifica.eu).

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 480 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden, worth more than €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. €3.2 billion as of 16 December 2020.

Aedifica is included in the EPRA, Stoxx Europe 600 and GPR 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

Ingrid Daerden

Chief Financial Officer

T +32 494 573 115
ingrid.daerden@aedifica.eu

Bob Boeckx

Copywriter financial communication

T +32 496 279 979
bob.boeckx@aedifica.eu

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