

15 December 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 new care home in the United Kingdom

- **Acquisition of a care home to be constructed in Chard (United Kingdom), subject to outstanding conditions**
 - **Total investment: approx. £13 million**
 - **Capacity: 70 residents**
 - **Initial net rental yield: approx. 7%**
 - **Operator: Maria Mallaband Care Group**
 - **Expected completion: Q4 2022**

Stefaan Gielens, CEO of Aedifica, commented: *“We are very pleased to announce that Aedifica will invest £13 million in the development of a brand-new purpose-built care home in Chard, Somerset, comprising 70 en-suite bedrooms for elderly people requiring continuous care. Construction is expected to be completed in the last quarter of 2022. Thanks to this project, we continue to expand our collaboration with the Maria Mallaband Care Group, a longstanding tenant with a proven operating model that already operates fifteen Aedifica sites. Together we continue to build the healthcare real estate of the future.”*



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Aedifica will invest approx. £13 million in the construction of a brand-new care home in Chard (UK).



Project in Chard (South West of England)

Description of the site

The modern, purpose-built care home¹ will be developed in the centre of Chard, South Somerset (13,000 inhabitants, South West of England). It will accommodate 70 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. The construction works will start once planning consent has been obtained and are expected to be completed in the last quarter of 2022.

Description of the transaction

The agreement for the acquisition of the plot of land by Aedifica UK Ltd (a UK subsidiary of Aedifica NV/SA) was signed today and is subject to outstanding conditions, which should be fulfilled in the coming months. The purchase price will be paid, and the ownership of the plot of land will be acquired upon fulfillment of these conditions. The contractual value amounts to approx. £2 million. Aedifica has budgeted approx. £11 million for construction works. Aedifica's total investment² will ultimately amount to approx. £13 million.

Description of the operator and the lease

The care home will be operated by the Maria Mallaband Care Group. MMCG is a provider of high quality residential and dementia care operating over 80 care homes across the UK. MMCG already operates 15 sites of Aedifica's portfolio.

The care home will be let on the basis of a new irrevocable 30-year triple net lease. The initial net yield will amount to approx. 7%.

¹ Address: East Street in Chard, TA20 1EP (United Kingdom).

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. €3.1 billion as of 14 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

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