

14 January 2021 – 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')

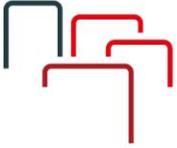
Acquisition of a portfolio of 3 care homes in the United Kingdom

- **Acquisition of a portfolio of 3 purpose-built care homes in the United Kingdom**
 - **Total investment: approx. £40 million**
 - **Total capacity: 263 residents**
 - **Initial net rental yield: approx. 5.5 %**
 - **Operator: Excelcare**



Abbot Care Home – Harlow

Stefaan Gielens, CEO of Aedifica, commented: "We are very pleased to announce that Aedifica continues the expansion of its healthcare real estate portfolio in the United Kingdom with the acquisition of 3 fully operational care homes for approx. £40 million. The purpose-built properties comprise 263 ensuite bedrooms for seniors requiring continuous care and offer good care quality ratings. They are operated by Excelcare, marking a new collaboration between Aedifica and an established elderly care home provider."



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Aedifica invests approx. £40 million in a portfolio of 3 fully operational purpose-built care homes in the United Kingdom.



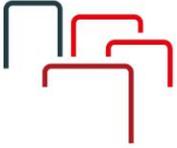
St Fillans Care Home – Colchester

Description of the sites

The three care homes of this portfolio are conveniently located in residential areas of cities in Essex, East of England (Harlow, 90,000 inhabitants; Saffron Walden, 16,000 inhabitants; Colchester, 112,000 inhabitants). Constructed between 2010 and 2016, the properties are all modern, purpose-built care homes with single bedrooms offering en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. The care homes accommodate up to 263 residents. All three properties offer good care quality ratings.



Name	Location	Year of build	Capacity (units)	Operator
Abbot Care Home (1)	Partridge Road in Harlow, CM18 6TD	2016	117	Excelcare
Stanley Wilson Lodge Care Home (2)	Four Acres in Saffron Walden, CB11 3JE	2010	75	Excelcare
St Fillans Care Home (3)	St Fillan Road in Colchester, CO4 0PT	2012	71	Excelcare
Total			263	



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Stanley Wilson Lodge Care Home – Saffron Walden

Description of the transaction

On 14 January 2021, Aedifica UK Ltd (a UK subsidiary of Aedifica NV/SA) acquired ownership of the three sites. The total contractual value¹ of the three care homes amounts to approx. £40 million.

Description of the operator and the leases

The care homes are operated by Excelcare, a family-owned company with more than 30 years of experience in the UK elderly care sector. Excelcare provides high quality residential care in more than 30 care properties in the south and east of England to over 1,900 elderly people who are no longer able to live independently at home. The company has experience not only in operating care homes but also in developing them.

Aedifica welcomes this new partnership with an established, reputable player in the UK elderly care sector.

The care homes are let on the basis of new irrevocable 30-year triple net leases. The initial net rental yield amounts to approx. 5.5%.

¹ 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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Investments since the October 2020 capital increase

On 27 October 2020, Aedifica successfully completed a €459 million capital increase, the largest ever in the history of the Belgian RREC sector. The investments made by the Group following the capital increase are listed in the table below².

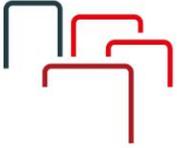
(in € million)		Date	Location	Investments carried out	Pipeline ¹	Total
BE	Le Jardin Intérieur	30/10/2020	Frasnes-lez-Anvaing	22	-	22
FI	Portfolio of 7 healthcare sites	10/12/2020	Finland	27	-	27
NL	Joint venture with Korian: Lelystad, Soest, Woudenberg, Hengelo (50/50)	10/12/2020	Netherlands	6	11	17
UK	Development project in Chard ³	15/12/2020	Chard	-	14	14
DE	Specht Gruppe: Cuxhaven, Gera, Gummersbach & Schwerin ²	16/12/2020	Germany	4	66	70
BE	De Gouden Jaren	17/12/2020	Tienen	8	-	8
FI	Portfolio of 10 healthcare sites	17/12/2020	Finland	82	-	82
NL	OZC Orion	17/12/2020	Leiderdorp	6	-	6
NL	Redevelopment project in Zwolle	17/12/2020	Zwolle	8	-	8
NL	Pachterserf	17/12/2020	Apeldoorn	8	-	8
NL	Care campus Uden	24/12/2020	Uden	20	-	20
UK	Portfolio of 3 care homes	14/01/2021	United Kingdom	45	-	45
Total as of 14 January 2021				235	92	327

¹ The pipeline includes development projects and acquisitions subject to outstanding conditions.

² Completions of previously concluded agreements.

³ Amounts in £ were converted into € based on the exchange rate of the transaction date.

² The figures in this table are rounded amounts. Subsequently, the sum of certain figures might not correspond to the stated total.



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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 490 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 13 January 2021.

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.

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