

4 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
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Enterprise number: 0877.248.501 (RLE Brussels)
(the 'Company')

Acquisition of a care campus in the Netherlands

- **Acquisition of a care campus in Uden (Netherlands)**
 - **Investment: approx. €20.5 million**
 - **Total capacity: 108 residents**
 - **Initial gross rental yield: approx. 6%**
 - **Operator: Stichting Laverhof**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio in the Netherlands and invests approx. €20.5 million in the acquisition of a care campus in Uden. The site includes two fully operational buildings and combines complementary care functions. The campus welcomes 108 seniors. We look forward to continuing to invest in futureproof healthcare real estate with our Dutch team in 2021.”*

Eric Scheijgrond, Country Manager of Aedifica Netherlands, adding: *“This care campus in Uden is a welcome addition to our Dutch healthcare real estate portfolio, which already includes 65 sites. This acquisition also marks the start of the collaboration with a new non-profit operator, Stichting Laverhof, further diversifying our tenant base with an experienced care operator.”*



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1. Acquisition of care campus in Uden (Netherlands)

Aedifica invests approx. €20.5 million in a fully operational care campus in Uden (NL).



Het Kloosterpark – Uden

Description of the site

The care campus¹ benefits from an excellent location in a park close to the centre of Uden (42,000 inhabitants, Province of North Brabant). The campus includes two buildings that together can accommodate 108 residents. **Het Retraitehuis** dates from 1911 and has been renovated and extended several times over the years. The building welcomes 45 elderly people requiring continuous care and 19 elderly people who want to live independently with care and services on demand. **Het Kloosterpark** was completed in 2019 and includes 44 apartments for elderly people who want to live independently with care and services on demand. The campus combines various care functions, such as a children's day-care centre, a doctor's practice and a physiotherapy practice.

¹ Address: Missiezusterslaan 3-89, 5405 NL Uden (Netherlands)



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Het Retraitehuis – Uden

Description of the transaction

On 24 December 2020, Aedifica Nederland 4 BV acquired the ownership of the site. The contractual value² amounts to approx. €20.5 million.

Description of the operators and the leases

The care campus is operated by Stichting Laverhof, a non-profit organisation with years of experience in the Dutch elderly care sector. The foundation offers expert residential care, rehabilitation therapy, home care and various treatments. Stichting Laverhof operates a total of 8 care properties. The children's day-care centre, the doctor's practice and the physiotherapy practice are let to other operators.

Aedifica welcomes this new partnership with a quality player in the Dutch healthcare sector.

The site is let on the basis of irrevocable double net leases with a WAULT³ of 17 years. The initial gross 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.

³ Weighted average unexpired lease term.



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2. 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 below⁴.

(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
Total as of 4 January 2021				190	92	282

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.

⁴ 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. €3.3 billion as of 4 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.

For all additional information

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