

25 February 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')

Construction of a care residence in the Netherlands

- **Acquisition of a care residence to be constructed in Oegstgeest (Netherlands)**
 - **Total investment: approx. €7 million**
 - **Capacity: 20 residents**
 - **Initial net rental yield: approx. 5.5%**
 - **Operator: Martha Flora**
 - **Expected delivery date: Q2 2022**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio in the Netherlands and invests approx. €7 million in the construction of a care residence in Oegstgeest. Thanks to this transaction, we are once again expanding our collaboration with Martha Flora. Together, we are building the healthcare real estate of the future.”*

Eric Scheijgrond, Country Manager of Aedifica Netherlands, adding: *“This care residence will provide a new home for 20 elderly people requiring continuous care. In the design, special attention was paid to environmental standards and the energy efficiency of the building. The project is expected to be completed in the second quarter of 2022.”*



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Aedifica invests approx. €7 million in the construction of a care residence in Oegstgeest (NL).



Martha Flora Oegstgeest (impression) – Oegstgeest

Description of the site

Martha Flora Oegstgeest¹ will be constructed in a green, residential area in Oegstgeest, (24,400 inhabitants, Province of South Holland). The care residence is specifically tailored to suit the needs of elderly people requiring continuous care and will accommodate 20 residents with dementia. The building will use energy-efficient systems, such as a heat pump and solar panels, resulting in a class A energy label and contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio. The project will be developed by Bogor Projectontwikkeling. Construction works will start in the second quarter of 2021 and are expected to be completed in the second quarter of 2022.

¹ Address: Duivenvoordestraat 1, 2341 JE Oegstgeest (Netherlands).



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Martha Flora Oegstgeest (impression) – Oegstgeest

Description of the transaction

On 25 februari 2021, Aedifica Nederland 3 BV acquired ownership of the plot of land. The contractual value amounts to approx. €2 million. Aedifica has budgeted approx. €5 million for construction works. Aedifica's total investment² will ultimately amount to approx. €7 million.

Description of the operator and the lease

Martha flora Oegstgeest will be operated by Martha Flora, a private care provider active in the Dutch senior care market since 2010 and specialised in high-quality dementia care. Martha Flora currently operates ten sites, including six of Aedifica's sites. In the near future, the care operator will operate three additional Aedifica sites that are currently under construction³.

The care residence will be let on the basis of a new irrevocable 25-year triple net lease. Upon completion of the works, the initial net yield will amount to approx. 5.5%.

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 See press release of 9 April 2020 and 21 September 2020.



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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 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
FI Oulu Siilotie ⁴	14/12/2020	Oulu	6	-	6
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	3	5	8
NL Pachtserf	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
FI Kempele Ihmemaantie ⁴	22/01/2021	Kempele	2	-	2
NL Joint venture with Korian: Blaricum (50/50)	26/01/2021	Blaricum	1	3	4
FI Espoo Rajamännynahde	01/02/2021	Espoo	4	-	4
IE Břidhaven	12/02/2021	Mallow	25	-	25
FI Laukaa Peurungantie	19/02/2021	Laukaa	4	-	4
NL Martha Flora Oegstgeest	25/02/2021	Oegstgeest	2	5	7
Total as of 25 February 2021			274	105	379

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 Completion of a project from the development pipeline.

⁴ The figures in this table are rounded amounts. The sum of certain figures might therefore 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 500 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden and Ireland, worth more than €3.8 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. €3.5 billion as of 24 February 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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