

30 March 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 2 elderly care residences in the Netherlands**

- **Acquisition of 2 elderly care residences in Oss and Dordrecht (Netherlands)**
  - **Total investment: approx. €8 million**
  - **Total capacity: 36 residents**
  - **Initial gross rental yield: approx. 6%**
  - **Operator: Zorghaven Groep**

**Stefaan Gielens, CEO of Aedifica, commented:** *“Aedifica continues to expand its healthcare real estate portfolio in the Netherlands and invests approx. €8 million in 2 elderly care residences already in operation in Oss & Dordrecht. Both sites are operated by Zorghaven Groep, marking another collaboration between Aedifica and an established for-profit operator.”*

**Eric Scheijgrond, Country Manager of Aedifica Netherlands, adding:** *“Together, the two elderly care residences provide a new home for 36 residents requiring continuous care. In the design of both buildings, special attention was paid to environmental standards and energy efficiency.”*



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Aedifica invests approx. €8 million in 2 elderly care residences in Oss and Dordrecht (NL).



*Zuyder Haven Oss – Oss*

### **Description of the sites**

**Zuyder Haven Oss**<sup>1</sup> and **Buyten Haven Dordrecht**<sup>2</sup> are located in residential areas in Oss (90,000 inhabitants, province of Noord-Brabant) and Dordrecht (119,000 inhabitants, province of Zuid-Holland). Zuyder Haven Oss was built in 2019 and Buyten Haven Dordrecht was completely redeveloped in 2016. Both elderly care residences each offer a new home to 18 residents requiring continuous care. During the construction of Zuyder Haven Oss and the redevelopment of Buyten Haven Dordrecht, special attention was paid to environmental standards and investments were made in energy-efficient systems, such as solar panels. Zuyder Haven Oss has a class A++ energy label and Buyten Haven Dordrecht has a class A energy label, which means that both buildings contribute to the continued improvement of the sustainability of Aedifica's real estate portfolio.

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<sup>1</sup> Address: Oude Molenstraat 15, 5342 GA Oss (Netherlands).

<sup>2</sup> Address: Smitsweg 4, 3328 LB Dordrecht (Netherlands).



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*Buyten Haven Dordrecht – Dordrecht*

### **Description of the transaction**

On 30 March 2021, Aedifica Nederland 4 BV acquired ownership of both care residences. The contractual value<sup>3</sup> amounts to approx. €8 million.

### **Description of the operator and the lease**

Zuyder Haven Oss and Buyten Haven Dordrecht are operated by Zorghaven Group, a private Dutch for-profit operator with a solid track record. Zorghaven Groep offers high-quality care to elderly people with dementia in small-scale locations and currently operates 9 sites.

Aedifica welcomes this new collaboration with an established, reputable for-profit player in the Dutch elderly care sector.

The elderly care residences are let based on inflation-linked irrevocable double net long leases with a WAULT<sup>4</sup> of approx. 12 years. The initial gross rental yield is approx. 6 %.

<sup>3</sup> The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

<sup>4</sup> Weighted average unexpired lease term.



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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 below<sup>5</sup>.

(in € million)		Date	Location	Investments carried out	Pipeline <sup>1</sup>	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 <sup>4</sup>	14/12/2020	Oulu	6	-	6
UK	Development project in Chard <sup>3</sup>	15/12/2020	Chard	-	14	14
DE	Specht Gruppe: Cuxhaven, Gera, Gummersbach & Schwerin <sup>2</sup>	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	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
FI	Kempele Ihmemaantie <sup>4</sup>	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	Brídhaven	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
UK	Shiplely Canal Works	05/03/2021	Shiplely	2	8	10
IE	Portfolio of 4 care homes	11/03/2021	Ireland	26	-	26
UK	Corby Priors Hall Park	22/03/2021	Corby	3	11	14
UK	Wellingborough Glenvale Park	22/03/2021	Wellingborough	-	15	15
NL	Zuyder Haven Oss & Buyten Haven Dordrecht	30/03/2021	Oss & Dordrecht	8	-	8
<b>Total as of 30 March 2021</b>				<b>314</b>	<b>138</b>	<b>452</b>

<sup>1</sup> The pipeline includes development projects and acquisitions subject to outstanding conditions.

<sup>2</sup> Completions of previously concluded agreements.

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

<sup>4</sup> Completion of a project from the development pipeline.

<sup>5</sup> 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. €3.2 billion as of 29 March 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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