

# Management report

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**€6.14/  
share**

**EPRA Earnings\* (18M)**

**43.2%**

**debt-to-assets ratio**



**€260m**

**rental income (18M)**



**€4.60/  
share**

**total dividend (18M)**

\* Alternative Performance Measure (APM) in accordance with ESMA (European Securities and Market Authority) guidelines published on 5 October 2015. For many years, Aedifica has been using Alternative Performance Measures in its financial communications based on the guidelines issued by the ESMA. Some of these APMs are recommended by the European Public Real Estate Association (EPRA) while others have been defined by the industry or by Aedifica in order to provide readers with a better understanding of its results and performance. The APMs used in this Annual Financial Report are identified with an asterisk (\*). Performance measures defined by IFRS standards or by Law are not considered as APMs, nor are those which are not based on the consolidated income statement or the balance sheet. The APMs are defined, annotated and connected with the most relevant line, total or subtotal of the financial statements, in Note 44 of the Consolidated Financial Statements.

# Management report<sup>1</sup>



- EPRA Earnings\* amount to €162.7 million as of 31 December 2020 (18 months; compared to €72.1 million as of 30 June 2019, 12 months) or €6.14/share as of 31 December 2020;
- Rental income (over 18 months) increased to €259.5 million due to the growth of the portfolio;
- Confirmation of the proposed dividend (after deduction of the already distributed interim dividend of €3.00 gross per share) of €1.60 gross per share;
- Real estate portfolio\* of €3.8 billion as of 31 December 2020, an increase of €1,494 million (+64%) compared to 30 June 2019, the end of the previous financial year;
- 496 healthcare sites for more than 37,000 users in six countries:
  - €1,151 million in Belgium (82 sites)
  - €719 million in Finland (172 sites)
  - €634 million in Germany (75 sites)
  - €633 million in the United Kingdom (96 sites)
  - €516 million in the Netherlands (66 sites)
  - €20 million in Sweden (5 sites)
- Pipeline of €756 million in acquisitions, construction and renovation projects. In 2019/2020, 45 projects were delivered for a total investment budget of approx. €231 million;
- Weighted average unexpired lease term of 19 years and occupancy rate of 100%;
- More than €700 million raised on capital markets through a public capital increase (€459 million), a capital increase via an accelerated private placement (€207 million) and 2 contributions in kind;
- Debt-to-assets ratio of 43.2% as of 31 December 2020;
- Forecast for the 2021 financial year: proposed gross dividend of €3.30.

1. This Management Report is based on the Consolidated Financial Statements. It also includes certain information related to the statutory annual accounts, which is always explicitly mentioned. The statutory annual accounts and the statutory management report will be filed with the National Bank of Belgium within the statutory deadlines and can be obtained free of charge on the Company's website ([www.aedifica.eu](http://www.aedifica.eu)) or by simple request at the Company's headquarters.

2. See press releases of 4 November 2019, 27 November 2019, 5 December 2019 and 30 January 2020 for more information.

ABOVE  
**FROHNAU** –  
 CARE HOME IN BERLIN (DE)

BELOW  
**SPOENPARK** –  
 CARE HOME IN BERINGEN (BE)

## 1. IMPORTANT EVENTS

Investments and completions carried out during the 2019/2020 financial year are detailed below in section 1.1. They are also described in the Company's press releases, which are available online at [www.aedifica.eu](http://www.aedifica.eu).

### 1.1 INVESTMENTS, COMPLETIONS AND DISPOSALS IN 2019/2020

#### – Aedifica and Hoivatilat are joining forces in Northern Europe<sup>2</sup>

In November 2019, Aedifica (through its Finnish subsidiary Aureit Holding Oy) launched a voluntary public tender offer on all shares of Hoivatilat Oyj, a Finnish healthcare real estate investor and developer operating in Finland and Sweden. At the end of January 2020, Aedifica completed its tender offer on Hoivatilat, entering the Northern European market and adding a fifth and sixth country to its portfolio. Following the squeeze-out procedure for the remaining Hoivatilat shares, Aedifica acquired 100% of the shares on 15 May 2020. The Hoivatilat share was delisted from Nasdaq Helsinki. Aedifica financed this transaction through existing and new bank financing.

Hoivatilat is an attractive partner to enter the Northern European healthcare real estate market with a high-quality, purpose-built portfolio, a substantial pipeline of development projects and a very experienced management team. The company has a build-and-hold strategy and thus develops itself the care buildings that are rented out. This transaction offers an excellent opportunity for Hoivatilat to continue its growth strategy, both in Finland and in the other countries of Northern Europe.



LEFT  
**OULUN RUISMETSÄ** –  
 CHILDREN DAY-CARE  
 CENTRE IN OULU (FI)



### – Investments in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden

In addition to the acquisition of Hoivatilat, Aedifica carried out investments or announced new projects in 117 care properties in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden during the 2019/2020 financial year. As of 31 December 2020, the total amount of investments announced and carried out amounted to approx. €1,185 million.

Name	Type	Location	Date	Investment (€ million) <sup>1</sup>	Pipeline (€ million) <sup>2</sup>	Gross rental yield (approx. %)	Completion	Lease	Operator
<b>Belgium</b>				<b>83</b>	<b>-</b>				
Klein Veldekens	Acquisition	Geel	09/07/2020	39	-	4.5%	-	30 yrs - NNN	Astor
Familiehof	Acquisition	Schelle	01/10/2020	14	-	4.5%	-	27 yrs - NNN	Vivalto Home
Le Jardin Intérieur	Acquisition	Frasnes-les-Anvaing	30/10/2020	22	-	4.25%	-	27 yrs - NNN	Orelia
De Gouden Jaren	Acquisition	Tienen	17/12/2020	8	-	5%	-	20 yrs - NNN	Emera
<b>Germany</b>				<b>151</b>	<b>403</b>				
Zur alten Linde Seniorenwohnpark Hartha	Acquisition <sup>3</sup>	Rabenau Tharandt	09/07/2019	18	-	6%	-	30 yrs - NN	EMVIA Living
Haus Steinbachhof Seniorenhaus Wiederitzsch	Acquisition <sup>3</sup>	Chemnitz Leipzig	09/07/2019	23	-	6%	-	19 yrs - NN 24 yrs - NN	Casa Reha <sup>6</sup> Convivo
Seniorenhaus Lessingstrasse	Acquisition	Wurzen	21/08/2019	-	7	5.5%	Q3 2021	25 yrs - NN	Seniorhenhaus Lessingstrasse
Haus Wellengrund	Acquisition & redevelopment	Stemwede	1/11/2019	3	8	6%	Q3 2020	30 yrs - NN	Argentum
Sonnenhaus Ramsloh Johanniter-Haus Lüdenscheid Quartier am Rathausmarkt	Acquisition & construction (Quartier am Rathausmarkt)	Ramsloh Lüdenscheid Bremervörde	17/12/2019	19	16	5%	Q3 2021 (Quartier am Rathausmarkt)	30 yrs - NN	Sonnenhaus Saterland Die Johanniter Specht Gruppe
Seniorenquartier Bremen Seniorenquartier Weyhe Seniorenquartier Langwedel Seniorenquartier Sehnde	Acquisition & development <sup>4</sup>	Bremen Weyhe Langwedel Sehnde	17/12/2019	5	58	>5%	Q3 2021	30 yrs - NNN	EMVIA Living
Vitanas portfolio (7 sites)	Acquisition & renovation <sup>5</sup>	Berlin, Plön, Wankendorf, Ueckemünde	18/12/2019	64	28	>5%	2024	WAULT 23 yrs - NN	Vitanas
BAVARIA Senioren- und Pflegeheim	Acquisition & renovation	Sulzbach-Rosenberg	01/01/2020	5	1	6%	In the next 4 years	30 yrs - NN	Auriscare
Wohnstift am Weinberg	Acquisition & renovation	Kassel	18/01/2020	10	10	5.5%	In the next 3 years	30 yrs - NN	Cosiq

1. The amounts in this column include the contractual value of the plots of land and the existing buildings. These investments generate rental income (sites under construction also generate limited rental income (except in Finland and Sweden), in particular for the plots of land that have already been acquired).

2. The amounts in this column are the budgets for development projects that Aedifica will finance or acquisitions of which the conditions precedent will be fulfilled in the course of the coming months. The development projects are listed in the pipeline of projects and renovations (see section 3.2 of the Property Report on page 103).

3. These acquisitions have already been announced during the 2018/2019 financial year.

4. Phase III of the first framework agreement with Specht Gruppe.

5. Two sites (Am Parnassturm and Am Marktplatz) were only added to the portfolio on 14 February 2020, following the completion of the conditions precedent.

6. Korian group.



Name	Type	Location	Date	Investment (€ million) <sup>1</sup>	Pipeline (€ million) <sup>2</sup>	Gross rental yield (approx. %)	Completion	Lease	Operator
SARA Seniorenresidenz Haus III	Forward purchase	Bitterfeld-Wolfen	28/08/2020	-	9	5.5%	Q1 2021	WAULT 28 yrs - NN	SARA
Second framework agreement with Specht Gruppe for the development of 10 care campuses	Development	Germany	10/09/2020	-	200	5%	2022-2024	30 yrs - NNN	Master lease with Specht Gruppe, but ultimately a diversified pool of tenants
Seniorenquartier Cuxhaven	Acquisition & development <sup>3</sup>	Cuxhaven	16/12/2020	4	66	5%	2021-2022	30 yrs - NNN	EMVIA Living & other experienced operators
Seniorenquartier Gera		Gera							
Seniorenquartier Gummersbach		Gummersbach							
Seniorenquartier Schwerin		Schwerin							
<b>Netherlands</b>				<b>128</b>	<b>64</b>				
Rumah Saya	Acquisition	Apeldoorn	09/07/2019	10	-	6%	-	15 yrs - NNN	Stichting Nusantara Zorg
Residentie La Tour Villa Casimir	Acquisition & redevelopment	Roermond	09/07/2019	4	8	6%	2020	20 yrs - NNN	Ontzorgd Wonen Groep Senior Living <sup>4</sup>
Vinea Domini	Acquisition & redevelopment	Witmarsum	07/08/2019	1	3	6%	2020	25 yrs - NNN	Senior Living <sup>4</sup>
Woonconcept portfolio (5 sites)	Acquisition	Hoogeveen	28/08/2019	44	-	6.5%	-	WAULT 26 yrs - NN	NNCZ
Natorium	Extension	Velp	28/11/2019	2	3	6.5%	Q4 2021	20 yrs - NNN	Senior Living <sup>4</sup>
Villa Nuova	Development	Vorden	29/11/2019	2	5	5.5%	Q1 2021	20 yrs - NNN	Senior Living <sup>4</sup>
Hilversum SVE	Acquisition & development	Hilversum	03/03/2020	4	8	6%	In the next 3 years	20 yrs - NNN	Stichting Hilverzorg
Martha Flora Dordrecht	Acquisition & development	Dordrecht	06/04/2020	2	5	5.5%	Q2 2021	25 yrs - NNN	Martha Flora
U-center	Acquisition	Epen	09/09/2020	10	-	6%	-	20 yrs - NNN	U-center
LLT Almere Buiten	Acquisition & development	Almere	14/09/2020	2,5	6,5	5.5%	Q1 2022	20 yrs - NNN	Saamborgh
Martha Flora Goes	Acquisition & development	Goes	21/09/2020	2	5	5.5%	Q1 2022	25 yrs - NNN	Martha Flora
Martha Flora Hulsberg	Acquisition & development	Hulsberg	21/09/2020	1,5	4,5	5.5%	Q4 2021	25 yrs - NNN	Martha Flora
Joint venture (50/50) with Korian (4 sites)	Acquisition & development	Lelystad, Soest, Woudenberg, Hengelo	10/12/2020	6	11	5.5%	2021-2022	NNN	Korian group
OZC Orion	Acquisition	Leiderdorp	17/12/2020	5,5	-	6%	-	15 yrs - NN	Cardea & PROO Leiden
Valuas Zwolle	Acquisition & redevelopment	Zwolle	17/12/2020	3	5	5%	Q3 2022	25 yrs - NNN	Valuas

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3. Phase IV of the first framework agreement with Specht Gruppe.
4. Korian group.

Name	Type	Location	Date	Investment (€ million) <sup>1</sup>	Pipeline (€ million) <sup>2</sup>	Gross rental yield (approx. %)	Completion	Lease	Operator
Pachterserf	Acquisition	Apeldoorn	17/12/2020	8	-	5.5%	-	WAULT 11 yrs - NN	Stichting Zorggroep Apeldoorn
Care campus Uden	Acquisition	Uden	24/12/2020	20.5	-	6%	-	WAULT 17 yrs - NN	Stichting Laverhof
<b>United Kingdom<sup>3</sup></b>				<b>118</b>	<b>56</b>				
9 care homes	Extension of 9 sites	United Kingdom	18/09/2019	-	12	7%	2020	NNN leases	Burlington Care MMCG
Hazel End Care home	Acquisition	Bishop's Stortford	19/12/2019	15	-	6%	-	35 yrs - NNN	Halcyon Care Homes
The Grange Deepdene	Acquisition	Southall Dorking	13/01/2020	71	-	6%	-	30 yrs - NNN	Bondcare Maria Mallaband
Princess Lodge		Swindon							Maria Mallaband
The Hawthorns		Southampton							Bondcare
Minster Grange		York							Maria Mallaband
Marham House	Acquisition	Bury St Edmunds	06/03/2020	14	-	6%	-	35 yrs - NNN	Halcyon Care Homes
Priesty Fields Care Home	Forward purchase	Congleton	24/07/2020	-	14	6%	Q1 2021	30 yrs - NNN	Handsale
Richmond Manor	Acquisitie	Amphill	13/08/2020	18	-	5.5%	-	25 yrs - NNN	Hamberley Care Homes
Hamberley Hailsham	Forward purchase	Hailsham	24/09/2020	-	16	5.5%	Q1 2021	25 yrs - NNN	Hamberley Care Homes
MMCG Chard	Acquisition & development	Chard	15/12/2020	-	14	7%	Q4 2022	30 yrs - NNN	Maria Mallaband
<b>Finland</b>				<b>111</b>	<b>66</b>				
4 projects	Development	Finland	Q2 2020	-	39	6.5%	In the next 2 years	NN leases	Multiple tenants
2 projects	Development	Finland	Q3 2020	-	10	6.5%	2021	NN leases	Multiple tenants
Jyväskylä Sulkulantie	Acquisition	Jyväskylä	31/07/2020	2	-	6.5%	-	15 yrs - NN	Vetrea
5 projects	Development	Finland	Q4 2020	-	17	6.5%	In the next 2 years	NN leases	Multiple tenants
Oulun Villa Sulka	Acquisition	Oulu	10/12/2020	26.5	-	6%	-	WAULT 13 yrs - NN	Mehiläinen Caritas
Oulun Maininki		Oulu							Aspa
Loimaan Villa Inno		Loimaa							Mehiläinen
Mikkelin Kastanjakuja		Mikkeli							Aspa
Kouvolaan Oiva		Kouvola							Mehiläinen
Kuopion Oiva		Kuopio							Mehiläinen
Nokian Luhtatie		Nokia							Mehiläinen

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2. The amounts in this column are the budgets for development projects that Aedifica will finance or acquisitions of which the conditions precedent will be fulfilled in the course of the coming months. The development projects are listed in the pipeline of projects and renovations (see section 3.2 of the Property Report on page 103).

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

Name	Type	Location	Date	Investment (€ million) <sup>1</sup>	Pipeline (€ million) <sup>2</sup>	Gross rental yield (approx. %)	Completion	Lease	Operator
Nokia Kivimiehenkatu	Acquisition	Nokia	17/12/2020	82	-	6%	-	WAULT 10 yrs - NN	Hovi Group
Jyväskylä Martikaisentie		Jyväskylä							Vetrea
Kaskinen Bladintie		Kaskinen							Kaskinen
Kotka Metsäkulmankatu		Kotka							Attendo
Vaasa Mäkikaivontie		Vaasa							Vacant
Vaasa Tehokatu		Vaasa							Attendo
Oulu Isopurjeentie		Oulu							Attendo
Teuva Tuokkolantie		Teuva							Attendo
Vantaa Asolantie		Vantaa							Mehilainen
Seinäjoki Kutojankatu		Seinäjoki							Esperi
<b>Sweden<sup>3</sup></b>				<b>-</b>	<b>5</b>				
Upplands Väsby Havregatan	Development	Upplands Väsby	09/2020	-	3	6.5%	Q3 2021	15 yrs - NN	Norlandia
Tierp LSS-boende	Development	Tierp	12/2020	-	2	6%	Q3 2021	15 yrs - NN	Team Olivia
<b>TOTAL</b>				<b>591</b>	<b>594</b>				



RIGHT  
**RESIDENTIE KARTUIZERHOF** –  
 CARE HOME IN LIERDE (BE)

### – Completions in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden

Over the course of 2019/2020, a total of 45 pipeline development projects were delivered upon completion of construction works. The total budget of all projects that have been completed amounts to approx. €231 million.

Name	Type	Location	Date	Investment (€ million) <sup>1</sup>	Gross rental yield (approx. %)	Lease	Operator
<b>Belgium</b>				<b>18</b>			
't Hoge III	Extension	Kortrijk	28/11/2019	2	6%	27 yrs - NNN	Senior Living Group <sup>2</sup>
Plantijn III	Renovation	Kapellen	17/12/2019	1	6%	27 yrs - NNN	Armonea <sup>3</sup>
Résidence Aux Deux Parcs	Extension	Jette	31/10/2020	3	5.5%	27 yrs - NNN	Senior Living Group <sup>2</sup>
Rembertus	Forward purchase	Mechelen	01/12/2020	12	5%	27 yrs - NNN	Armonea <sup>3</sup>
<b>Germany</b>				<b>64</b>			
Seniorenquartier Schwerin	Development	Schwerin	15/08/2019	11	5.5%	30 yrs - NN	EMVIA Living
Seniorenzentrum Weimar	Acquisition	Weimar	01/10/2019	16	6%	25 yrs - NN	Azurit Rohr
Seniorenquartier Kaltenkirchen	Development	Kaltenkirchen	16/01/2020	15	5.5%	30 yrs - NN	EMVIA Living
Seniorenquartier Beverstedt	Development	Beverstedt	15/07/2020	10	5.5%	30 yrs - NN	EMVIA Living
Pflege-campus Plauen	Development	Plauen	05/09/2020	11	5.5%	25 yrs - NN	Aspida
Zehlendorf 2 <sup>nd</sup> phase	Renovation	Zehlendorf	31/10/2020	1	6%	24 yrs - NN	EMVIA Living
<b>Netherlands</b>				<b>53</b>			
Sorghuys Tilburg	Development	Berkel-Enschot	20/02/2020	3	6%	25 yrs - NNN	Senior Living <sup>2</sup>
Het Gouden Hart Harderwijk	Development	Harderwijk	31/03/2020	7	5.5%	25 yrs - NNN	Het Gouden Hart <sup>2</sup>
De Statenhof	Extension & renovation	Leiden	01/06/2020	2	5.5%	WAULT 23 yrs - NNN	Senior Living <sup>2</sup>
Villa Berkum	Development	Zwolle	30/06/2020	5	6%	25 yrs - NNN	Senior Living <sup>2</sup>
De Merenhoef <sup>4</sup>	Renovation	Maarsse	30/06/2020	7	7%	WAULT 13 yrs - NN	Stichting Leger des Heils Welzijns- en Gezondheidszorg
Villa Casimir	Development	Roermond	01/10/2020	2	6%	20 yrs - NNN	Senior Living <sup>2</sup>
Residentie La Tour	Development	Roermond	30/11/2020	7	6%	20 yrs - NNN	Ontzorgd Wonen Groep
Verpleegcentrum Scheemda	Development	Scheemda	01/12/2020	4	6.5%	20 yrs - NNN	Stichting Oosterlengte
LTS Winschoten	Development	Winschoten	01/12/2020	16	5%	25 yrs - NN	Stichting Oosterlengte
<b>United Kingdom<sup>5</sup></b>				<b>4</b>			
Cowdray Club	Renovation	Aberdeen	23/08/2019	3	7%	25 yrs - NNN	Renaissance
MMCG projects	Renovation of 9 sites	United Kingdom	31/12/2019	1	7.5%	WAULT 23 yrs - NNN	Maria Mallaband Care Group

1. The amounts in this column only include the works that were carried out.

2. Korian group.

3. Colisée group.

4. The investment amount is the total budget for the renovation, of which the last phase was completed on 30 June 2020 for an amount of €1 million.

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



Name	Type	Location	Date	Investment (€ million) <sup>1</sup>	Gross rental yield (approx. %)	Lease	Operator
<b>Finland</b>				<b>76</b>			
Koy Pieksämäen Ruustinnantie	Development	Pieksämäki	17/01/2020	2	6.5%	20 yrs - NN	Attendo
Koy Kuopion Portti A2	Development	Kuopio	01/02/2020	10	5.5%	20 yrs - NN	Attendo
Koy Riihimäen Jyrätie	Development	Riihimäki	03/02/2020	2	6.5%	15 yrs - NN	Mehiläinen
Koy Lahden keva makarantie	Development	Lahti	01/03/2020	2	6.5%	19 yrs - NN	KVPS
Koy Vaasan Uusmetsäntie	Development	Vaasa	01/08/2020	5	9%	15 yrs - NN	Kunta
Koy Tuusulan Isokarhunkierto, hoiva	Development	Tuusula	01/08/2020	6	6.5%	20 yrs - NN	Norlandia
Koy Tuusulan Isokarhunkierto, päiväkot	Development	Tuusula	01/08/2020	2	6%	15 yrs - NN	Norlandia
Koy Rovaniemen Santamäentie	Development	Rovaniemi	01/08/2020	4	8.5%	20 yrs - NN	Kunta
Koy Rovaniemen Gardininkuja	Development	Rovaniemi	01/08/2020	2	8%	15 yrs - NN	Pilke
Koy Kontiolahden Päiväperhoskatu	Development	Lehmo	01/08/2020	2	7.5%	15 yrs - NN	Pilke
Koy Lahden Kurenniityntie	Development	Villahde	01/08/2020	2	8.5%	15 yrs - NN	Peikomettä
Koy Ulvilan Kulmalantie	Development	Ulvila	01/08/2020	3	6.5%	15 yrs - NN	Hoivahotellit
Koy Iisalmen Satamakatu	Development	Iisalmi	01/09/2020	7	6%	15 yrs - NN	Vetrea
Kangasalan Hilmanhovi, laajennus	Development	Kangasala	01/09/2020	1	7.5%	15 yrs - NN	Ikifit
Koy Järvenpään Yliopettajankatu	Development	Järvenpää	01/09/2020	5	6%	25 yrs - NN	Kristillinen Koulu
Koy Kouvolan Ruskeasuonkatu	Development	Kouvola	16/11/2020	8	6%	20 yrs - NN	Attendo
Koy Oulun Ruismetsä	Development	Oulu	01/12/2020	5	8.5%	25 yrs - NN	Kunta
Koy Rovaniemen Muonakuja	Development	Rovaniemi	01/12/2020	2	8%	15 yrs - NN	Lapin Turkoosi Oy
Koy Oulun Siilotie	Development	Oulu	14/12/2020	6	6.5%	15 yrs - NN	Mehiläinen
<b>Sweden <sup>2</sup></b>				<b>16</b>			
Gråmunkehöga LSS Boende	Development	Uppsala	31/03/2020	2	6.5%	16 yrs - NN	Team Olivia
Heby LSS Boende	Development	Heby	14/04/2020	2	7%	21 yrs - NN	Alternatus
Eskilstuna Mesta	Development	Eskilstuna	15/08/2020	5	7%	15 yrs - NN	British mini
Älmhult Kunskapsgatan	Development	Älmhult	01/12/2020	3	7%	16 yrs - NN	Kunskapsförskolan
Norrtälje Östhamra Förskola	Development	Norrtälje	14/12/2020	4	7%	16 yrs - NN	Kunskapsförskolan
<b>TOTAL</b>				<b>231</b>			

1. The amounts in this column only include the works that were carried out.

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

## – Disposals

Over the course of the 2019/2020 financial year, eight sites were divested in order to optimise the real estate portfolio.

Name	Location	Country	Date	Selling price (€ million) <sup>1</sup>
De Statenhof Hoogbouw	Leiden	Netherlands	13/12/2019	6.5
Koy Uudenkaupungin Merimetsopolku A	Uusikaupunki	Finland	31/03/2020	1.3
HGH Driebergen	Driebergen	Netherlands	23/04/2020	0.8
Prinsenhof	Koersel	Belgium	29/04/2020	8.2
Delves Court	Walsall	United Kingdom	13/05//2020	2.7
Asunto Oy Iisalmi Satamatori	Iisalmi	Finland	05/08/2020	1.9
Building plot De Notelaar	Olen	Belgium	24/11/2020	0.5
Plas Rhosnesni	Wrexham	United Kingdom	21/12/2020	1.6
<b>TOTAL</b>				<b>23.5</b>

## 1.2 INVESTMENTS, COMPLETIONS AND DISPOSALS AFTER 31 DECEMBER 2020

## – Investments in the Netherlands, the United Kingdom, Finland and Ireland

After 31 December 2020, Aedifica has carried out investments and announced new projects in fifteen care properties for a total amount of €134 million. In February and March 2021, Aedifica acquired its first five care homes in Ireland.

Name	Type	Location	Date	Investment (€million) <sup>2</sup>	Pipeline (million) <sup>3</sup>	Gross rental yield (ca. %)	Opleve- ring	Huur- contract	Uitbater
<b>Netherlands</b>				<b>3</b>	<b>8</b>				
Stepping Stones Blaricum <sup>4</sup>	Acquisition & development	Blaricum	26/01/2021	1	3	5.5%	Q2 2022	NNN	Korian group
Martha Flora Oegstgeest	Acquisition & development	Oegstgeest	25/02/2021	2	5	5.5%	Q2 2022	25 yrs - NNN	Martha Flora
<b>United Kingdom<sup>1</sup></b>				<b>47</b>	<b>8</b>				
Abbot Care Home	Acquisition	Harlow	14/01/2021	45	-	5.5%	-	30 yrs - NNN	Excelcare
Stanley Wilson Lodge		Saffron Walden							
St Fillans Care Home		Colchester							
Shipleigh Canal Works	Acquisition & development	Shipleigh	05/03/2021	2	8	6%	Q3 2022	30 yrs - NNN	Burlington
<b>Finland</b>				<b>8</b>	<b>9</b>				
2 projects	Development	Finland	01/2021	-	9	6%	In the next 2 years	NN leases	Multiple tenants
Espoo Rajamännynahde	Acquisition	Espoo	01/02/2021	4	-	6.5%	-	20 yrs - NN	Pihlanjanterut Ry
Laukaa Peurungantie	Acquisition	Laukaa	19/02/2021	4	-	6.5%	-	15 yrs - NN	Peurunka Oy
<b>Ireland</b>				<b>25</b>	<b>26</b>				
Bridhaven	Acquisition	Mallow	12/02/2021	25	-	5.5%	-	25 yrs - NN	Virtue
Waterford New Ross Buncloody Killerig	Acquisition subject to outstanding conditions	Waterford New Ross Buncloody Killerig	11/03/2021	-	26	5.5%	In the coming weeks	25 yrs - NN	Virtue
<b>TOTAL</b>				<b>83</b>	<b>51</b>				

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

2. The amounts in this column include the contractual value of the plots of land and the existing buildings. These investments generate rental income (sites under construction also generate limited rental income (except in Finland and Sweden), in particular for the plots of land that have already been acquired).

3. The amounts in this column are the budgets for development projects that Aedifica will finance.

4. This project is developed within the joint venture with the Korian group. Aedifica and Korian will each finance 50% of the total budget. This table only considers the part of the budget that will be financed by Aedifica.

### – Completions in Belgium, Germany, the Netherlands, the United Kingdom and Finland

After 31 December 2020, another five development projects in the pipeline were delivered upon completion of construction works. The total budget of the projects that were completed amounts to approx. €36 million.

Name	Type	Location	Date	Investment (€ million) <sup>1</sup>	Gross rental yield (ca.%)-	Lease	Operator
<b>Belgium</b>				<b>3</b>			
Kasteelhof	Extension	Dendermonde	01/01/2021	3	5.5%	30 yrs - NNN	Senior Living Group <sup>2</sup>
<b>Germany</b>				<b>10</b>			
Seniorenquartier Espelkamp <sup>3</sup>	Development	Espelkamp	01/02/2021	10	5.5%	30 yrs - NN	EMVIA Living
<b>Netherlands</b>				<b>5</b>			
Villa Nuova	Development	Vorden	23/02/2021	5	5.5%	20 yrs - NNN	Senior Living <sup>2</sup>
<b>United Kingdom<sup>4</sup></b>				<b>16</b>			
Hamberley Hailsham	Forward purchase	Hailsham	28/01/2021	16	5.5%	25 yrs - NNN	Hamberley Care Homes
<b>Finland</b>				<b>2</b>			
Kempele Ihmemaantie	Development	Kempele	22/01/2021	2	6.5%	20 yrs - NN	Kotoisin
<b>TOTAL</b>				<b>36</b>			

### – Disposals

After 31 December 2020, one site was divested in order to optimise the real estate portfolio.

Name	Location	Country	Date	Selling price (€ million) <sup>4</sup>
Randolph House	Scunthorpe	United Kingdom	10/02/2021	1.3
<b>TOTAL</b>				<b>1.3</b>



LEFT  
**SEINÄJOKI** –  
CARE HOME IN SEINÄJOKI (FI)

1. For completed development projects, the amounts in this column only include the works that were carried out. For acquisitions of which the outstanding conditions have been fulfilled, this amount includes the contractual value of the plots of land and the buildings located thereon.

2. Korian group.

3. Partial completion.

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

RIGHT  
**RESIDENTIE KARTUIZERHOF**  
 – CARE HOME IN LIERDE (BE)

FAR RIGHT  
**SPOENPARK** –  
 CARE HOME IN BERINGEN (BE)



### 1.3 OTHER EVENTS

#### – Aedifica strengthens its teams in the Netherlands, Germany and Belgium with country managers

In order to sustain its growth in local markets, Aedifica strengthened its teams in the Netherlands, Germany and Belgium with country managers. In this role, Eric Scheijgrond supervises the management of the portfolio and the Group's growth in the Dutch market since 1 September 2019. In Germany, Heinz Beekmann supervises the management of the portfolio and the Group's growth since the end of March 2020, while also taking charge of the existing German team. In Belgium, Stéphanie Lomme was promoted to country manager in November 2020. She also heads the Belgian asset & property management team.

#### – Aedifica included in the BEL 20

Since 23 March 2020, Aedifica is included in the BEL 20, the leading share index of Euronext Brussels. The BEL 20 index comprises the Belgian companies listed on Euronext Brussels recording the largest free-float market capitalisation, of which the share is sufficiently liquid and of which at least 15% of the staff is employed in Belgium. The inclusion in the BEL 20 is a reward for the international growth achieved by Aedifica in recent years and confirms the market's confidence in the Group.

#### – Aedifica starts trading on Euronext Amsterdam

On 7 November 2019, the Aedifica share started trading on Euronext Amsterdam via a secondary listing. Through this secondary listing, Aedifica aims to further increase its visibility in the Netherlands as pure-play investor in European healthcare real estate.

The listing will also provide Dutch investors with direct access to the Company's capital, giving Aedifica the opportunity to further expand and diversify its shareholder base. Aedifica has not issued any new shares as part of the secondary listing and will retain its primary listing on Euronext Brussels. Aedifica's shares are collected and administered in the central order book of the Euronext group.

#### – Aedifica included in the Stoxx Europe 600 and GPR indices

In 2019/2020, Aedifica has been included in the Stoxx Europe 600 Index, the GPR 250 Index and the GPR 250 REIT Index. Aedifica's inclusion in these indices anchors the Group once again as a market reference in listed European healthcare real estate.

#### – Aedifica wins EPRA BPR & sBPR Gold Awards

In September 2020, Aedifica received a 6th consecutive 'EPRA BPR Gold Award' for its Annual Financial Report (financial year 2018/2019), keeping the Company at the top of the real estate companies assessed by EPRA, the European association of listed real estate companies.

In addition, Aedifica's sustainability report on the Group's efforts in the field of corporate social responsibility in 2019 (published in May 2020) was awarded the 'EPRA sBPR Gold Award', having already won an 'EPRA sBPR Silver Award' and the 'EPRA sBPR Most Improved Award' last year.

## 2. COVID-19 IMPACT

In this unprecedented period, Aedifica's priority is the health and safety of its employees, partners and residents. Following the outbreak of the Covid-19 pandemic in the first half of 2020, Aedifica immediately switched to a fully digital working environment with flexible teleworking to ensure business continuity. Working from home became the norm, while the operational teams remain in close contact with the tenants.

The pandemic had no material impact on the Group's results as of 31 December 2020. Aedifica's (residential) care properties remained fully operational during the pandemic thanks to strict protection measures, and they still are today.

In Aedifica's Finnish children day-care centres, occupancy rates fell sharply during the lockdown (with school closures) before summer 2020. The start of the new school year in mid-August has had a positive impact on occupancy rates, which have recovered to their usual level (children day-care centres represent only 8% of the annual contractual rents). The impact of the Covid-19 pandemic on the occupancy rates of care homes, which have decreased due to excess mortality (by about 5-10% in some countries), is continuously monitored. Even though no new residents were allowed in care homes in certain regions at the beginning of the pandemic, such government-mandated admission stops have been lifted everywhere since the summer. Since the beginning of 2021, vaccination programmes are being rolled out in all countries in which Aedifica operates, giving priority to care home residents and staff. It is expected that the risk perception of care homes in the public opinion will change positively soon and that occupancy rates of care homes will start to rise again in the near future.

Despite the pandemic, there is no material negative impact on rental payments. This is partly explained by the fact that the average occupancy rate of care homes in all countries of the portfolio remains at a level that allows tenants to meet their rental obligations. In addition, (local) authorities in several countries have approved aid programmes to cover potential additional costs of care operators resulting from the Covid-19 measures.

The healthcare real estate investment market has been very dynamic (again), especially since the summer of 2020. The solid market fundamentals of healthcare real estate (ageing, consolidation, public financing) remain intact and may even be strengthened by the current crisis. This translates into further growth of the operators, who generally continue to be very active in the acquisition and development market. As such, Aedifica was able to announce and implement a series of new investments in the second half of 2020 and early 2021 (see section 1.1 and 1.2). In addition, Aedifica's development projects in all countries where the Group operates are being continued at full capacity.

In addition, despite volatility in financial markets due to the pandemic, Aedifica has proven to have easy access to debt financing (see section 3.1) and the capital market (see section 3.2), where the Group raised over €700 million last year.

Consequently, Aedifica believes that it is well positioned, in terms of balance sheet strength, liquidity, tenant base and portfolio diversification, to address the short-term risks of the Covid-19 pandemic

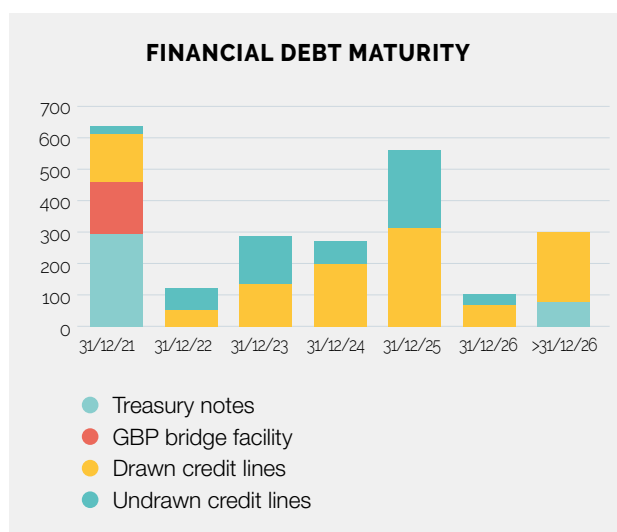
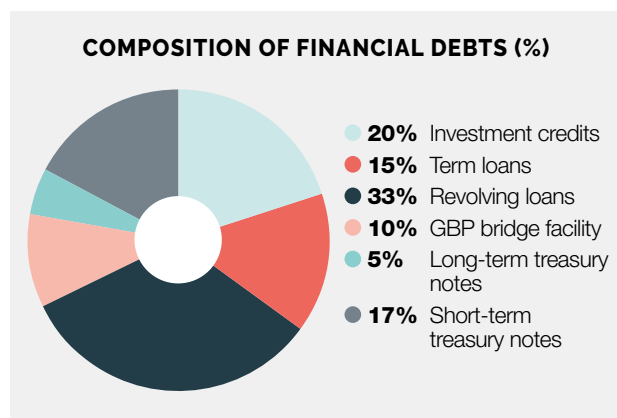
(in particular the potential negative impact of the pandemic on the rental payment capacity of care operators) and the overall volatile macro-economic environment resulting from the pandemic, but also to further monitor and support the growth of the care sector in Europe and the resulting need for care properties.





### 3. MANAGEMENT OF FINANCIAL RESOURCES

#### 3.1 FINANCIAL DEBTS



During the eighteen months of the 2019/2020 financial year, Aedifica has strengthened its financial resources. The Group did this by, amongst other things, concluding new long-term bank financing with due dates between 2024 and 2026 for a total amount of €240 million. The European Investment Bank also granted an additional investment loan of €20 million to Hoivatilat Oyj that runs until 2035. Moreover, Aedifica has completed three private placements as part of its treasury notes programme, the first placement of €40 million with a 7-year maturity at a fixed interest rate of 1.466% was carried out in June 2020, the second placement of €12 million with a 10-year maturity at a fixed interest rate of 1.85% was carried out in July 2020 and the third placement of €10 million with a 7-year maturity at a fixed interest rate of 1.274% was carried out in December 2020. In doing so, Aedifica emphasises its desire to further diversify its sources of financing. The available liquidity after deduction of the short-term treasury notes is €303 million as of 31 December 2020.

The bridge facility concluded to finance the acquisition of the shares in Hoivatilat Oyj and to refinance the GBP bridge facility<sup>1</sup> (which was due to expire during the 2019/2020 financial year) was extended until October 2021. The capital raised from the capital increase of April 2020 was used to repay €203 million of the bridge facility. The outstanding amount of the bridge facility's tranche in euro (€97 million) was fully repaid with the proceeds of the capital increase of 27 October 2020 (see section 3.2 below).

Taking these elements into account, the maturity dates of Aedifica's financial debts as of 31 December 2020 are as follows:

Financial debt (in € million) <sup>2</sup>	Lines	Utilisation	of which treasury notes
31/12/2021	632	607	291
31/12/2022	121	51	-
31/12/2023	285	135	-
31/12/2024	268	198	-
31/12/2025	556	312	-
31/12/2026	102	69	-
>31/12/2026	297	297	77
<b>Total as of 31 December 2020</b>	<b>2,262</b>	<b>1,669</b>	<b>368</b>
<b>Weighted average maturity (in years)<sup>3</sup></b>	<b>4.1</b>	<b>4.4</b>	

Without regard to short-term financing (short-term treasury notes and bridge facility), the weighted average maturity of the financial debts as of 31 December 2020 is 4.4 years.

After the close of the financial year, in early 2021, Aedifica signed a successful bond issue of £180 million through a private placement with US, UK and Canadian institutional investors. The bonds will have maturities of 7 and 12 years with a coupon of 2.58% and 2.79% respectively. Aedifica thus continues to diversify its funding sources and lengthen the average maturity of its debt. Proceeds from this US private placement will be used to repay a £150 million bridge loan and finance further portfolio growth in the UK.

1. This bridge facility in pound sterling was concluded to finance the acquisition of the healthcare real estate portfolio in the United Kingdom that was completed at the end of January 2019.

2. Amounts in £ were converted into € based on the exchange rate of 31 December 2020 (1.1123 £/€).

3. Without regard to short-term treasury notes and the bridge facility.

### 3.2 EQUITY

In 2019/2020, Aedifica completed two capital increases in cash and two capital increases through contribution in kind, raising more than €700 million. These capital increases strengthened Aedifica's equity position and significantly reduced the consolidated debt-to-assets ratio to 43.2% as of 31 December 2020, giving the Group sufficient financial resources for further growth.

#### – Capital increase of €207 million

On 22 April 2020, Aedifica successfully launched a capital increase in cash within the authorised capital by way of an accelerated bookbuilding with international institutional investors (an 'ABB') in a gross amount of €207 million. On 28 April 2020, the Company issued 2,460,115 new shares at an issue price of €84 per share, i.e. €206,649,660 (including share premium). The new shares were immediately admitted to trading and are entitled to a pro rata temporis dividend for the (extended) 2019/2020 financial year as from 28 April 2020 (coupon no. 24 and following). Within the framework of this transaction, coupon no. 23, representing the right to the pro rata temporis dividend for the period from 1 July 2019 up to and including 27 April 2020, was detached on 23 April 2020 after the closing of the markets.

#### – Contribution in kind of €39 million

On 9 July 2020, the acquisition of the Klein Veldekens care campus in Geel (Belgium) was carried out via the contribution in kind of the buildings and the plot of land in Aedifica NV/SA. The contractual value amounted to approx. €39 million. As consideration for the contribution, 435,596 new Aedifica shares were issued following a capital increase by the Board of Directors within the framework of the authorised capital. The new shares have been listed since 10 July 2020 and are entitled to a pro rata temporis dividend for the period from 28 April 2020 to 31 December 2020 (coupon no. 24 and following).

#### – Capital increase of €459 million

On 14 October 2020, Aedifica launched a public offering of new shares within the framework of a capital increase in cash within the authorised capital with priority allocation rights in a gross amount of approx. €459 million. On 27 October 2020, the Company issued 5,499,373 new shares at an issue price of €83.50 per share, i.e. €459,197,645.50 (including share premium). The new shares were issued with coupon no. 27 attached and are thus entitled to a pro rata temporis dividend for the (extended) 2019/2020 financial year as from 27 October 2020. Within the framework of this transaction, coupon no. 26, representing the right to the pro rata temporis dividend for the period from 1 July 2020 up to and including 26 October 2020, was detached on 15 October 2020.

#### – Contribution in kind of €8 million

On 17 December 2020, the acquisition of the De Gouden Jaren care home in Tienen (Belgium) was carried out via the contribution in kind of the building and the plot of land in Aedifica NV/SA. The contractual value amounted to approx. €8 million. As consideration for the contribution, 90,330 new Aedifica shares were issued following a capital increase by the Board of Directors within the framework of the authorised capital. The new shares have been listed since 17 December 2020 and are thus entitled to a pro rata



ABOVE  
**MARIE-LOUISE** –  
 CARE HOME IN WEMMEL (BE)



temporis dividend for the (extended) 2019/2020 financial year as from 27 October 2020 (coupon no. 27).

Following this transaction, the total number of Aedifica shares amounts to 33,086,572 and the share capital amounts to €873,081,308.72.

### 3.3 SUSTAINABLE FINANCE FRAMEWORK

In order to strengthen Aedifica's commitment to achieving the objectives of its ESG action plan, Aedifica has developed a Sustainable Finance Framework on which a Secondary Party Opinion has been obtained from Vigeo. The proceeds from the financial instruments that will be issued under this framework will be used exclusively for the financing/refinancing of sustainable buildings, projects concerning energy efficiency and projects of a social nature. To be eligible for this type of financing, the buildings or projects must meet the sustainability criteria described in the Sustainable Finance Framework. These criteria are aligned with the United Nations Sustainable Development Goals (SDGs). The Sustainable Finance Framework and Secondary Party Opinion are available on Aedifica's website.

The funds from this private placement of €40 million were used to refinance sustainable buildings.



ABOVE  
**KEMPELEEN IHMEMAANTIE** -  
CARE HOME IN KEMPELE (FI)

BELOW  
**RESIDENTIE DEMERHOF** -  
CARE HOME IN AARSCHOT (BE)



## 4. SUMMARY OF THE CONSOLIDATED FINANCIAL STATEMENTS OF 31 DECEMBER 2020

### 4.1 PORTFOLIO AS OF 31 DECEMBER 2020

During the 2019/2020 financial year (1 July 2019 – 31 December 2020, 18 months), Aedifica increased its portfolio of investment properties by approx. €1,494 million, from a fair value of €2,321 million to €3,815 million. This value of €3,815 million includes the marketable investment properties (€3,673.3 million) and the development projects (€141.3 million). The 62% increase in marketable investment properties comes mainly from net acquisitions (see section 1.1), completed development projects (see section 1.1) and changes in the fair value of marketable investment properties recognised in income (+41.9 million, or +1.9% over 18 months). The changes in the fair value of marketable investment properties, as assessed by independent valuation experts, are broken down as follows:

- Belgium: +€27.4 million (+1.2%);
- Germany: +€26.8 million (+1.2%);
- Netherlands: +€3.5 million (+0.2%);
- United Kingdom: -€5.3 million (-0.2%);
- Finland: -€10.4 million (-0.5%);
- Sweden: -€0.1 million (-0.0%).

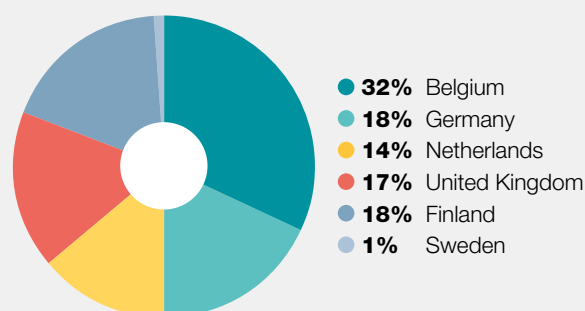
The decrease in fair value of the Finnish portfolio is due to a cautious attitude of the real estate expert for the valuation of the children day-care centres that had to cope with lower occupancy rates during the lockdown before the summer of 2020 (see section 2 on Covid-19).

As of 31 December 2020, Aedifica's portfolio has 496 marketable investment properties (including assets classified as held for sale\*), with a total capacity for approx. 27,600 residents and approx. 9,600 children and a total surface area of approx. 1,750,000 m<sup>2</sup>.

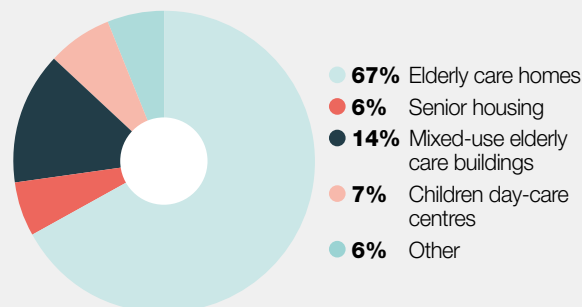
The portfolio has an overall occupancy rate<sup>1</sup> of 100% as of 31 December 2020.

The weighted average unexpired lease term (WAULT) for all buildings in the Company's portfolio is 19 years.

#### GEOGRAPHICAL BREAKDOWN IN TERMS OF FAIR VALUE (%)



#### BREAKDOWN BY FACILITY TYPE IN TERMS OF FAIR VALUE (%)



1. Occupancy rate calculated according to the EPRA methodology.

4.2 CONSOLIDATED RESULTS<sup>1</sup>

Consolidated income statement - analytical format (x €1,000)	31/12/2020 (18 months)	31/12/2020 (12 months - restated period)	31/12/2019 (12 months - restated period)	30/06/2019 (12 months)
Rental income	259,505	187,535	139,585	118,413
Rental-related charges	-3,344	-2,753	-640	-41
Net rental income	256,161	184,783	138,944	118,372
Operating charges*	-44,539	-33,228	-23,870	-21,230
Operating result before result on portfolio	211,622	151,554	115,075	97,142
EBIT margin* (%)	83%	82%	83%	82%
Financial result excl. changes in fair value*	-38,755	-28,323	-21,966	-20,168
Corporate tax	-11,530	-7,703	-6,946	-4,498
Share in the profit or loss of associates and joint ventures accounted for using the equity method in respect of EPRA Earnings*	1,568	798	1,052	282
Non-controlling interests in respect of EPRA Earnings*	-187	-158	-259	-613
<b>EPRA Earnings* (owners of the parent)</b>	<b>162,718</b>	<b>116,168</b>	<b>86,956</b>	<b>72,145</b>
Denominator (IAS 33)	26,512,206	27,472,976	22,473,243	19,274,471
<b>EPRA Earnings* (owners of the parent) per share</b>	<b>6.14</b>	<b>4.23</b>	<b>3.87</b>	<b>3.74</b>
EPRA Earnings*	162,718	116,168	86,956	72,145
Changes in fair value of financial assets and liabilities	-2,169	-5,587	-3,699	-7,304
Changes in fair value of investment properties	25,049	5,069	70,202	63,317
Gains and losses on disposals of investment properties	-559	-1,827	8,659	7,321
Negative goodwill / goodwill impairment	0	0	132	0
Deferred taxes in respect of EPRA adjustments	-14,811	-11,041	-8,141	-6,216
Share in the profit or loss of associates and joint ventures accounted for using the equity method in respect of the above	3,007	1,180	2,680	853
Non-controlling interests in respect of the above	-167	-68	-2,884	-6,618
Roundings	0	0	-2	-1
<b>Profit (owners of the parent)</b>	<b>173,068</b>	<b>103,894</b>	<b>153,903</b>	<b>123,497</b>
Denominator (IAS 33)	26,512,206	27,472,976	22,473,243	19,274,471
<b>Earnings per share (owners of the parent - IAS 33 - €/share)</b>	<b>6.53</b>	<b>3.78</b>	<b>6.85</b>	<b>6.41</b>

The consolidated turnover (**consolidated rental income**) of the financial year amounts to €259.5 million (31 December 2020, 18 months; 30 June 2019: €118.4 million, 12 months). On the basis of the restated periods (12 months), the turnover increases by 34% from €139.6 million on 31 December 2019 to €187.5 million on 31 December 2020.

1. The income statement covers the 18-month period from 1 July 2019 to 31 December 2020. Acquisitions are accounted for on the date of the effective transfer of control. In order to allow comparison with the previous period, the figures were derived on a 12-month basis (with the exception of the denominators (IAS 33) which were recalculated for each period). Therefore, these operations present different impacts on the income statement, depending on whether they took place at the beginning, during, or at the end of the period.



Consolidated rental income (x €1,000)	Q1	Q2	Q3	Q4	Q5	Q6	31/12/2020
Belgium	14,194	14,260	14,310	14,235	14,610	15,073	86,682
Germany	6,497	7,052	8,567	8,913	8,956	9,189	49,174
Netherlands	5,227	5,683	5,770	5,964	6,284	6,609	35,537
United Kingdom	9,204	9,853	10,672	10,457	10,426	10,199	60,811
Finland	-	-	5,893	6,615	6,989	7,532	27,029
Sweden	-	-	-	47	77	148	272
<b>Total</b>	<b>35,122</b>	<b>36,848</b>	<b>45,212</b>	<b>46,231</b>	<b>47,341</b>	<b>48,750</b>	<b>259,505</b>

Consolidated rental income (x €1,000)	2020.01-2020.03	2020.04-2020.06	2020.07-2020.09	2020.10-2020.12	01/01/2020 - 31/12/2020	01/01/2019 - 31/12/2019	Var. (%) on a like-for-like basis*	Var. (%)
Belgium	14,310	14,235	14,610	15,073	58,228	60,869	+1.2%	-4.3%
Germany	8,567	8,913	8,956	9,189	35,625	24,869	+1.1%	+43.2%
Netherlands	5,770	5,964	6,284	6,609	24,627	19,702	+2.2%	+25.0%
United Kingdom	10,672	10,457	10,426	10,199	41,754	34,144	+1.2% <sup>1</sup>	+22.3%
Finland	5,893	6,615	6,989	7,532	27,029	0	-	-
Sweden	0	47	77	148	272	0	-	-
<b>Total</b>	<b>45,212</b>	<b>46,231</b>	<b>47,341</b>	<b>48,750</b>	<b>187,535</b>	<b>139,585</b>	<b>+1.3%</b>	<b>+34.4%</b>

Aedifica's consolidated rental income by country is presented in the tables above. Due to the extension of the financial year by six months to 31 December 2020 and in order to allow comparison with the previous period, the variation on a like-for-like basis\* was calculated on a 12-month period. The increase in consolidated rental income demonstrates the relevance of Aedifica's investment strategy and can be explained by the large number of sites that Aedifica has added to its portfolio over the past financial year through the completion of new acquisitions and the delivery of development projects from the pipeline.

The decrease of rental income in Belgium is explained by the divestment of the non-strategic parts of the portfolio (apartment buildings and hotels), which was completed at the end of the previous financial year. As all these non-strategic buildings are located in Belgium, their divestment only has an impact on Belgian rental income. On a like-for-like basis\*, however, Belgian rental income has increased (+1.2%).

After deduction of the rental-related charges (€3.3 million), in particular a depreciation for doubtful debts for Four Seasons for the period from 1 October 2019 until the transfer of the buildings to the new tenants in April 2020, the net rental income amounts to €256.2 million (18 months) as of 31 December 2020. On the basis of the restated periods (12 months), the net rental result increases by 33%, from €138.9 million on 31 December 2019 to €184.8 million on 31 December 2020.

The property result amounts to €256.2 million (31 December 2020, 18 months; 30 June 2019: €117.6 million, 12 months). This result, less other direct costs, leads to a property operating result of €247.7 million (31 December 2020, 18 months; 30 June 2019: €111.9 million, 12 months). This implies an operating margin\* of 96.7% (31 December 2020, 18 months; 30 June 2019: 94.6%, 12 months). On the basis of the restated periods (12 months), the property result increases from €138.8 million on 31 December 2019 to €184.8 million on 31 December 2020. That result, less other direct costs, leads to a property operating result of €178.6 million as of 31 December 2020 (31 December 2019: €132.8 million). This implies an operating margin\* of 96.7% (31 December 2020, 12 months; 31 December 2019: 95.6%, 12 months).

After deducting overheads of €36.1 million (31 December 2020, 18 months; 30 June 2019: €14.8 million) and taking into account other operating income and charges, the operating result before result on the portfolio amounts to €211.6 million (31 December 2020, 18 months; 30 June 2019: €97.1 million, 12 months). This implies an EBIT margin\* of 83% (31 December 2020, 18 months; 30 June 2019: 82%, 12 months). On the basis of the restated periods (12 months), the operating result before result on the portfolio increases by 31.7%, from €115.1 million (31 December 2019) to €151.6 million (31 December 2020). The EBIT margin\* amounts to 82% on 31 December 2020 (12 months) compared to 83% on 31 December 2019 (12 months).

1. When calculating the variation on a like-for-like basis\* in the United Kingdom, the buildings previously operated by the Four Seasons group were not taken into account (including these buildings, the variation on a like-for-like basis\* is -4.9%).



Taking into account the cash flows generated by hedging instruments, Aedifica's **net interest charges** amount to €33.7 million (31 December 2020, 18 months; 30 June 2019: €17.2 million, 12 months). On the basis of the restated periods (12 months), net interest charges amount to €25.1 million (31 December 2020; 31 December 2019: €18.2 million). The **average effective interest rate\* including commitment fees** is 1.7%, lower than the previous financial year (1.9%). Taking into account other income and charges of a financial nature, and excluding the net impact of the revaluation of hedging instruments to their fair value (non-cash movements accounted for in accordance with IAS 39 are not included in the EPRA Earnings\* as explained below), **the financial result excl. changes in fair value\*** represents a net charge of €38.8 million (31 December 2020, 18 months; 30 June 2019: €20.2 million, 12 months). On the basis of the restated periods (12 months), the financial result excl. changes in fair value\* amounts to €28.3 million on 31 December 2020 compared to €22 million on 31 December 2019.

**Corporate taxes** are composed of current taxes, deferred taxes and exit tax. In conformity with the special tax system of RRECs, the taxes due (31 December 2020: €11.5 million, 18 months; 30 June 2019: €4.5 million, 12 months) consist primarily of tax on the result of consolidated subsidiaries, tax on profits generated abroad by

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**KINGS MANOR** –  
 CARE HOME IN OTTERY  
 ST MARY (UK)

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**PACHTERSERF** –  
 CARE HOME IN APELDOORN (NL)



Aedifica and Belgian tax on Aedifica's non-deductible expenditures. In the Dutch subsidiary (Aedifica Nederland BV), for the sake of caution it was decided to opt for a common law tax burden in the result, notwithstanding the fact that the subsidiary still has a claim to the application of the fiscally transparent regime of a 'Fiscale Beleggingsinstelling' ('Tax Investment Institution'). Deferred taxes are described below. On the basis of the restated periods (12 months), current taxes amount to €7.7 million on 31 December 2020 compared to €6.9 million on 31 December 2019.

The **share in the result of associates and joint ventures** includes the result of the participation in Immo NV, which has been consolidated since 31 March 2019 using the equity method.

**EPRA Earnings\*** (see Note 44.7) reached €162.7 million (31 December 2020, 18 months; 30 June 2019: €72.1 million, 12 months), or €6.14 per share, based on the weighted average number of

shares outstanding (30 June 2019: €3.74 per share). This result (absolute and per share) is higher than the budgeted amount of €5.92 that was announced in the interim statement of the Board of Directors of the fifth quarter 2019/2020. On the basis of the restated periods (12 months), EPRA Earnings\* increase by 33.6%, from €87.0 million on 31 December 2019 to €116.2 million on 31 December 2020.

The income statement also includes elements with no monetary impact (that is to say, non-cash) that vary as a function of external market parameters. These consist amongst others of changes in the fair value of investment properties (accounted for in accordance with IAS 40), changes in the fair value of financial assets and liabilities (accounted for in accordance with IAS 39), other results on portfolio, exit tax and deferred taxes (arising from IAS 40):

(x €1,000)	31/12/2020	31/12/2020 (12 months – restated period)	31/12/2019 (12 months – restated period)	30/06/2019 (12 months)
Changes in fair value of marketable investment properties	41,930	14,816	80,288	76,382
Changes in fair value of development projects	-16,881	-9,746	-10,087	-13,065
Changes in fair value of investment properties	25,049	5,070	70,201	63,317

– Over the entire financial year, **changes in the fair value of marketable investment properties<sup>1</sup>** (see table above) taken into income amounted to +1.9%, or +€41.9 million (31 December 2020, 18 months; 30 June 2019: +3.4% or +€76.4 million, 12 months). A change in fair value of -€16.9 million was recorded on development projects (30 June 2019: -€13.1 million). The combined change in fair value for marketable investment properties and development projects represents an increase of €25 million for the period (30 June 2019: €63.3 million). On the basis of the restated periods (12 months), changes in the fair value of marketable investment properties amounted to €14.8 million on 31 December 2020 compared to €80.3 million on 31 December 2019. A change in fair value of -€9.8 million was recorded for development projects (31 December 2019: -€10.1 million). The combined change in fair value for marketable investment properties and development projects represents an increase of €5 million (31 December 2019: €70.2 million).

– In order to limit the interest rate risk stemming from the financing of its investments, Aedifica has put in place long-term hedges which allow for the conversion of variable-rate debt to fixed-rate debt, or to capped-rate debt. On 31 December 2020, 79.1% of the drawings in euros on these variable-rate credit facilities were covered by hedging instruments (swaps and caps). In addition, forward contracts were signed during the financial year to hedge the exchange rate risk of the portfolio in the United Kingdom.

These financial instruments are detailed in Note 33 of the Consolidated Financial Statements. Moreover, the financial instruments also reflect put options granted to certain minority shareholders which are the subject of appraisal at fair value. **Changes in the fair value of financial assets and liabilities** taken into the income statement as of 31 December 2020 represent a charge of €2.2 million (18 months; 30 June 2019: a charge of €7.3 million). On the basis of the restated periods (12 months), changes in the fair value of financial assets and liabilities represent a charge of €5.6 million on 31 December 2020 compared to a charge of €3.7 million on 31 December 2019.

– **Capital gains on disposals** (-€0.6 million on 31 December 2020, 18 months; 30 June 2019: €7.3 million) are also taken into account here. On the basis of the restated periods (12 months), capital gains on disposals amount to -€1.8 million on 31 December 2020 compared to €8.7 million on 31 December 2019.

– **Deferred taxes and exit tax** (charge of €14.8 million as of 31 December 2020, 18 months; compared to a charge of €6.2 million on 30 June 2019) arose from the recognition at fair value of buildings located abroad, in conformity with IAS 40. These deferred taxes (with no monetary impact, that is to say, non-cash) are excluded from the EPRA Earnings\*. On the basis of the restated periods (12 months), deferred taxes and exit tax amount to €11 million on 31 December 2020 compared to €8.1 million on 31 December 2019.

1. That change corresponds to the sum of the positive and negative variations of the fair value of the buildings as of 30 June 2019 or the time of entry of new buildings in the portfolio, and the fair value estimated by the valuation experts as of 31 December 2020.



Taking into account the non-monetary elements described above, the **profit (owners of the parent)** amounts to €173.1 million (31 December 2020, 18 months; 30 June 2019: €124 million). On the basis of the restated periods (12 months), the profit (owners of the parent) decreases from €153.9 million on 31 December 2019 to €103.9 million on 31 December 2020. The basic earnings per share (as defined by IAS 33) is €6.53 (30 June 2019: €6.41).

The adjusted statutory result as defined in the annex to the Royal Decree of 13 July 2014 regarding RRECs, amounts to €139.7 million (31 December 2020, 18 months; 30 June 2019: €64.1 million, 12 months), as calculated in the Abridged Statutory Financial Statements on page [xx]. This is a 118% increase and represents an amount of €5.24 per share (30 June 2019: €3.31 per share).

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 CARE HOME IN HARROGATE (UK)



## 4.3 CONSOLIDATED BALANCE SHEET

Consolidated balance sheet (x €1,000)	31/12/2020	30/06/2019
Investment properties including assets classified as held for sale*	3,814,667	2,320,949
Other assets included in debt-to-assets ratio	252,274	65,061
Other assets	234	117
<b>Total assets</b>	<b>4,067,175</b>	<b>2,386,127</b>
Equity		
Equity excl. changes in fair value of hedging instruments*	2,222,523	1,480,082
Effect of the changes in fair value of hedging instruments	-52,212	-50,533
Non-controlling interests	2,625	103
Equity	2,172,936	1,429,652
Liabilities included in debt-to-assets ratio	1,757,683	888,158
Other liabilities	136,556	68,317
<b>Total equity and liabilities</b>	<b>4,067,175</b>	<b>2,386,127</b>
Debt-to-assets ratio (%)	43.2%	37.2%

As of 31 December 2020, investment properties including assets classified as held for sale\* represent 94% (30 June 2019: 97%) of the assets recognised on Aedifica's balance sheet, valued in accordance with IAS 40<sup>1</sup> at €3,815 million (30 June 2019: €2,321 million). This heading includes:

- **Marketable investment properties including assets classified as held for sale\*** (31 December 2020: €3,622 million; 30 June 2019: €2,270 million), increase in the amount of €1,352 million. The net growth in the fair value of marketable investment properties\* is attributed primarily to €1,114 million from investment operations, -€24 million from divestment operations, €221 million from the completion of development projects, -€1 million from exchange rate differences and €42 million from the change in the fair value of marketable investment properties.
- **Development projects** (31 December 2020: €141 million; 30 June 2019: €51 million), consist primarily of investment properties under construction or renovation (new developments or renovations in progress). They are part of a multi-annual investment budget (see section 3.2 of the Property Report).
- **The right of use related to plots of land held in 'leasehold'** by Hoivatilat in accordance with IFRS 16 (31 December 2020: €52 million).

The item 'Other assets included in debt-to-assets ratio' includes, amongst other things, **goodwill** amounting to €162 million arising from the acquisition of Hoivatilat, which is the positive difference between the price paid for the shares of Hoivatilat Oyj and the accounting value of the acquired net assets, **and holdings in associated companies and joint ventures**. This includes the remaining

stake of 25% in Immo NV, which amounts to €37 million as of 31 December 2020 (30 June 2019: €33.9 million). The joint venture with Korian announced on 10 December 2020 meets the criteria of 'joint operations' as defined by IFRS 11 and is proportionally consolidated.

Since Aedifica's incorporation, its capital has increased as a result of various real estate activities (contributions, mergers, etc.) and the capital increases in cash. As of 31 December 2020<sup>2</sup>, the Company's capital amounts to €873 million (30 June 2019: €649 million). **Equity** (also called net assets), which represents Aedifica's intrinsic net value and takes into account the fair value of its investment portfolio, amounts to:

- €2,223 million<sup>3</sup> excluding the effect of the changes in fair value of hedging instruments\* (30 June 2019: €1,480 million, including the €54 million dividend distributed in October 2019);
- or €2,170 million<sup>3</sup> taking into account the effect of the changes in fair value of hedging instruments (30 June 2019: €1,430 million, including the €54 million dividend distributed in October 2019).

As of 31 December 2020, **liabilities included in the debt-to-assets ratio** (as defined in the Royal Decree of 13 July 2014 on RRECs) reached €1,758 million (30 June 2019: €888 million). Of this amount, €1,667 million (30 June 2019: €857 million) is effectively drawn on the Company's credit lines. Aedifica's consolidated **debt-to-assets ratio** amounts to 43.2% (30 June 2019: 37.2%). As the maximum debt-to-assets ratio permitted for Belgian RRECs is set at 65% of total assets, Aedifica currently has an additional consolidated debt capacity of €885.8 million in constant assets (that is, excluding growth in the real estate portfolio) and €2,530.9 million in

1. The investment properties are represented at their fair value as determined by the valuation experts (Cushman & Wakefield Belgium NV/SA, Deloitte Consulting & Advisory CVBA/SCRL, CBRE GmbH, Jones Lang LaSalle SE, Cushman & Wakefield VOF, Savills Consultancy BV, Cushman & Wakefield Debenham Tie Leung Ltd, Jones Lang LaSalle Finland Oy and JLL Valuation AB).

2. IFRS requires that the costs incurred to raise capital are recognised as a decrease in the capital reserves.

3. The interim dividend of €75 million distributed in October 2020 has already been deducted.



variable assets (that is, taking into account growth in the real estate portfolio). Conversely, if all other parameters remain the same, the current balance sheet structure can absorb a decrease of up to 35.7% in the fair value of its investment properties before reaching the maximum debt-to-assets ratio. Given Aedifica's existing bank commitments, which further limit the maximum debt-to-assets ratio to 60%, the available headroom amounts to €682.5 million in constant assets, €1,706.2 million in variable assets, and -29.8% in the fair value of investment properties.

**Other liabilities** of €137 million (30 June 2019: €68 million) represent primarily the fair value of hedging instruments (31 December 2020: €51 million; 30 June 2019: €48 million) and the deferred taxes (30 June 2020: €75 million; 30 June 2019: €12 million) which increased sharply due to the integration of the Finnish portfolio.

#### 4.4 NET ASSET VALUE PER SHARE

Excluding the non-monetary effects (that is to say, non-cash) of the changes in fair value of hedging instruments<sup>1</sup> and after accounting for the distribution of the 2018/2019 dividend in October 2019<sup>2</sup> and the 2019/2020 interim dividend in October 2020, the net asset value per share based on the fair value of investment properties amounts to €67.17 as of 31 December 2020 (30 June 2019: €57.96 per share).

<b>Net asset value per share (in €)</b>	<b>31/12/2020</b>	<b>30/06/2019</b>
Net asset value after deduction of the 2018/2019 dividend, excl. changes in fair value of hedging instruments*	67.17	57.96
Effect of the changes in fair value of hedging instruments	-1.58	-2.05
Net asset value after deduction of the 2018/2019 dividend	65.59	55.90
<b>Number of shares outstanding (excl. treasury shares)</b>	<b>33,086,572</b>	<b>24,601,158</b>

#### 4.5 CONSOLIDATED CASH FLOW STATEMENT

The consolidated cash flow statement included in the attached Consolidated Financial Statements shows total cash flows for the period of +€8.1 million (30 June 2019: +€4.8 million), which is made up of net cash from operating activities of +€181.1 million (30 June 2019: +€88.8 million), net cash from investing activities of -€1,210.1 million (30 June 2019: -€602 million), and net cash from financing activities of +€1,037.1 million (30 June 2019: +€518.1 million).

#### 4.6 APPROPRIATION OF THE RESULTS

The Board of Directors proposes to the Annual General Meeting of 11 May 2021 to approve the Aedifica NV/SA Annual Accounts of 31 December 2020 (of which a summary is provided in the chapter 'Abridged Statutory Annual Accounts' on page [xxx]).

The Board of Directors also proposes to distribute a gross dividend of €4.60 for the entire extended 2019/2020 financial year, resulting in a statutory pay-out ratio of 88%. The (final) dividend for the extended financial year will be paid in May 2021 after the annual accounts have been approved by the Annual General Meeting of 11 May 2021. In anticipation of the final dividend, Aedifica's Board of Directors decided to pay out an interim dividend to the shareholders for the period from 1 July 2019 up to and including 30 June 2020, which was paid out on 7 October 2020. The gross interim dividend amounted to €3.00 per share (an increase of 7% compared to the dividend for the 2018/2019 financial year). A gross dividend of €1.60 per share is proposed for the period from 1 July 2020 up to and including 31 December 2020 (allocated over coupon no. 26 (€1.03 gross) and coupon no. 27 (€0.57 gross)). The net dividend per share after deduction of 15%<sup>3</sup> withholding tax will amount to €3.91, allocated over coupon no. 23 (€2.108), coupon no. 24 (€0.442), coupon no. 26 (€0.8755) and coupon no.27 (€0.4845).

The statutory result for the 2019/2020 financial year will be submitted as presented in the table on page [xx].

The proposed dividend respects the requirements laid down in Article 13, § 1, paragraph 1 of the Royal Decree of 13 July 2014 regarding RRECs considering it is greater than the required minimum pay-out of 80% of the adjusted statutory result, after deduction of the debt reduction over the financial year.

1. The effect of the changes in fair value of hedging instruments of -€1.58 per share as of 31 December 2020 is the impact in equity of the fair value of hedging instruments, which is negative for €52.2 million, mainly booked in the liabilities on the balance sheet.
2. Recall that IFRS requires the presentation of the annual accounts before appropriation. The net asset value of €60.16 per share as of 30 June 2019 (as published in the 2018/2019 Annual Financial Report) thus included the dividend distributed in October 2019, and should now be adjusted by €2.20 per share in order to compare with the value as of 31 December 2020. This amount corresponds to the amount of the total dividend (approx. €54 million) divided by the total number of shares outstanding as of 30 June 2019 (24,601,158).
3. The withholding tax rate is 15%. The reader is referred to section 5.2 of the 'Standing Documents' for more information on the tax treatment of dividends, as well as to section 4.2 of the chapter 'Risk factors'.
4. In 2021, completions of development projects from the pipeline are expected in the amount of approximately €336 million.

## 5. OUTLOOK FOR 2021

The outlook presented below has been developed by the Board of Directors as part of the preparation of the budget for the 2021 financial year on a comparable basis with the Company's historical financial information.

### 5.1. ASSUMPTIONS

#### External factors

- a) The indexation rates of rents and charges vary by country. Belgian rental income is linked to the Belgian (health) consumer price index for which an average of 1.11% is applied to the financial year, in line with the projections released by the Belgian Federal Planning Bureau on 29 January 2021. Dutch rental income is also linked to a consumer price index, for which similar assumptions have been made as for Belgian rental income. No indexation has been taken into account for German rental income. The indexation of the UK healthcare portfolio is generally based on the retail price index, but has been limited to the contractually provided indexation floors. For the Finnish portfolio, an indexation was applied based on the Finnish consumer price index, which remained relatively stable in 2020 with little fluctuation.
- b) Investment properties: assessed at their fair value, based on a zero-growth rate.
- c) Average interest rate before capitalised interests: 1.80% based on the Euribor rate curve of 2 February 2021, bank margins, and hedges currently in place.
- d) Foreign exchange: future fluctuations in the exchange rate may affect the value of the investment properties in the United Kingdom and Sweden, the rental income and the net result of Aedifica, which are all expressed in euro. In the forecast below, exchange rates £/€ of 1.10 and SEK/€ of 0.10 have been applied.
- e) Taxes: taxes mainly include tax on profits of consolidated subsidiaries, tax on profits generated by Aedifica NV/SA abroad and Belgian tax on Aedifica NV/SA's non-deductible expenditures. As a result of international growth, the tax burden increases.

#### Internal factors

- a) Rents: rent forecasts are based on current contractual rates and take indexation into account. The projected rental income includes assumptions regarding future portfolio additions (completion of buildings currently under development and possible acquisitions for which the timing cannot be determined with certainty). Given the uncertainty in the current economic climate, the budget takes into account a possible loss of rental income of €1 million.
- b) Real estate charges: the assumptions concerning real estate charges relate to internal and external real estate management costs (management fees, etc.), repair and maintenance costs, general taxes and property tax, and insurance.
- c) Operating charges and overheads: this forecast includes, amongst other things, employee benefits, IT, office, consultancy

services, administrative and accounting fees, and fees directly associated with the listing of the Company's shares.

- d) Investment budget: projected investments for the next financial year amount to approx. €740 million and will be paid in cash. They mainly concern (i) cash outflows related to the execution of the committed development pipeline amounting to approx. €432 million<sup>4</sup>, (ii) the acquisitions announced since 1 January 2021 amounting to €83 million, and (iii) additional investments – for which there is no commitment yet – which are assumed to be carried out during the 2021 financial year, amounting to approx. €225 million, paid in cash, and generating rental incomes in line with today's market practice for 6 months.
- e) Financial assumptions:
  - average cash balance of €23 million;
  - the model permits controlling the debt-to-assets ratio to a maximum of 65%;
  - changes in the fair value of hedging instruments for financial debts (IAS 39) are not modelled as they have no impact on EPRA Earnings\*, and are not estimable. Thus, these changes have no impact on the projections presented below.
- f) Divestment assumption: assumption related to the sale of some assets as part of a limited portfolio rotation amounting to approx. €32 million.

### 5.2 FINANCIAL PROJECTIONS

The Board of Directors continues to pay close attention to the COVID-19 pandemic and the shifting economic, financial and political context, as well as the associated impact on the Group's activities.

In the current economic climate, Aedifica's key strengths include the following:

- Aedifica's strategic focus on healthcare real estate, of which the fundamental characteristics (ageing, market consolidation and public financing) remain intact, and its development in Europe allow the Group to adapt to market opportunities and the evolution of economic conditions. The geographical spread of the portfolio over seven countries (Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden and Ireland) leads to a better risk diversification.
- Thanks to its investments in healthcare real estate, Aedifica benefits from indexed long-term rental incomes, which generate attractive net yields. The weighted average unexpired lease term of its total portfolio of 19 years provides Aedifica with a very good view of the majority of its future income streams over the long term.
- The low debt-to-assets ratio and confirmed credit lines ensure the financing of the real estate portfolio (including ongoing development projects) and the further growth of the portfolio. Drawings on these credit facilities are largely covered by hedging instruments. In addition, Aedifica has repeatedly demonstrated in the

past that it has excellent access to the capital markets in order to support its growth.

- The combined pipeline of Aedifica and Hoivatilat amounts to approx. €756 million, assuring the Group's future growth and the quality of the buildings that will be added to the portfolio.

On the basis of the projected real estate portfolio, and without unforeseen developments, the Board of Directors estimates the rental income for the 2021 financial year to reach €220 million. This results in €137 million in EPRA Earnings\*. Taking into account the higher number of shares resulting from the 2019/2020 capital increases (see section 3.2), the Board of Directors anticipates EPRA Earnings\* per share of €4.16 per share and a gross dividend of €3.30 per share, payable in May 2022. This outlook is based on an assumption of €225 million of additional cashflow yielding investments outside the development pipeline, and the current knowledge and assessment of the Covid-19 pandemic, albeit subject to the further duration and evolution of the pandemic and the effectiveness of the corresponding government measures and vaccination strategy.

### 5.3 IMPORTANT REMARK CONCERNING PROJECTED FINANCIAL INFORMATION

The projected financial information presented above consists of estimates for which the actual realisation will vary, most notably, depending on the evolution of the real estate and financial markets. They do not constitute a commitment by the Company's Executive Managers and have not been certified by an external auditor. However, the Company's auditor, EY Bedrijfsrevisoren BV, represented by Mr. Joeri Klaykens (acting on behalf of a SRL), has issued the following report (this auditor's report has been faithfully reproduced and, to Aedifica's knowledge, no facts have been omitted which would render the information reproduced inexact or misleading):

#### Statutory auditor's report on the consolidated financial forecasts of Aedifica SA

'As a statutory auditor of the company, we have prepared the present report on the forecasts of the consolidated balance sheet and income statement of the company, included in chapter 5 in the consolidated board of directors' report of its annual report, as approved by the Board of Directors of the company on 16 March 2021.

The assumptions included in chapter 5 result in the following EPRA Earnings forecast for the year 2021:

Date: 31 December 2021

EPRA Earnings: 137 million €

#### Board of Director's responsibility

It is the board of directors' responsibility to prepare the profit forecast, together with the material assumptions upon which it is based, in accordance with the requirements of EU Regulation n° 809/2004.

#### Auditor's responsibility

It is our responsibility to provide an opinion on the forecasts as required by Annex I, item 13.2 of the EU Regulation n° 809/2004. We are not required nor do we express an opinion on the possibility to achieve that result or on the assumptions underlying these forecasts.

We performed our work in accordance with the auditing standards applicable in Belgium, as issued by the Institute of Registered Auditors (Institut des Réviseurs d'Entreprises/Instituut van de Bedrijfsrevisoren), including the related guidance of its research institute and the standard "International Standard on Assurance Engagements 3400" related to the examination of forecast information. Our work included an evaluation of the procedures undertaken by the Board of Directors in compiling the forecasts and procedures aimed at verifying the consistency of the methods used for the forecasts with the accounting policies normally adopted by Aedifica.

We planned and performed our work so as to obtain all the information and explanations that we considered necessary in order to provide us with reasonable assurance that the forecasts have been properly compiled on the basis stated.

Since the forecasts and the assumptions on which they are based relate to the future and may therefore be affected by unforeseen events, we can express no opinion as to whether the actual results reported will correspond to those shown in the forecasts. Any differences may be material.

#### Opinion

In our opinion:

- the forecasts have been properly compiled on the basis of the assumptions stated above; and
- the basis of accounting used for these forecasts is consistent with the accounting policies applied by Aedifica SA for the consolidated financial statements of 2019-2020.

Brussels, 30 March 2021.

EY Bedrijfsrevisoren BV, Statutory auditor represented by Joeri Klaykens (acting on behalf of a SRL), Partner'



LEFT  
**LAHDEN VALLESMANNINKATU** –  
 SERVICE COMMUNITY  
 IN LAHTI (FI)

RIGHT  
**RESIDENTIE KARTUIZERHOF** –  
 CARE HOME IN LIERDE (BE)

## 6. GROUP STRUCTURE

As of 31 December 2020, Aedifica NV/SA holds perimeter companies in seven different countries: Belgium, Luxembourg, Germany, the Netherlands, the United Kingdom (including Jersey), Finland and Sweden.

All real estate located in **Belgium** is held by Aedifica NV/SA, with the exception of the properties that are held by the Belgian subsidiaries Familiehof BV/SP and stamWall BV/SP.

The real estate located in **Germany** is held by Aedifica NV/SA, Aedifica's Luxembourg subsidiaries and by some of Aedifica's Germany subsidiaries.

All real estate located in the **Netherlands** is held by Aedifica's Dutch subsidiaries. The assets held by AK JV NL, the Dutch joint venture with the Korian group, is 50% owned by Aedifica.

All real estate located in the **United Kingdom** is held by Aedifica's Jersey and UK subsidiaries.

All real estate located in **Finland** is owned by Finnish subsidiaries of Hoivatilat Oyj, which in turn is controlled by Aureit Holding Oy.

All real estate located in **Sweden** is owned by Swedish subsidiaries of Hoivatilat Oyj, which in turn is controlled by Aureit Holding Oy.

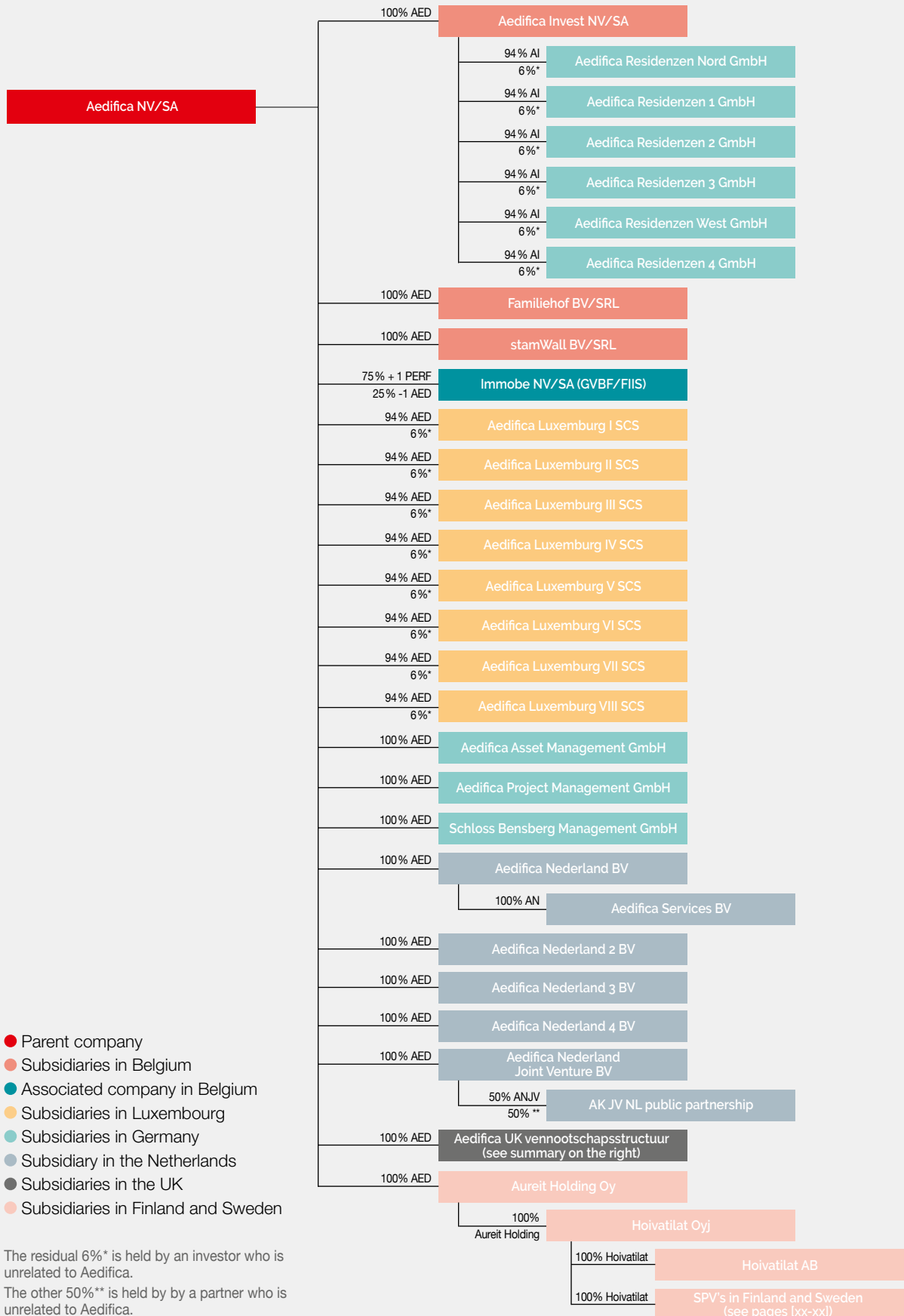
The organisational chart on pages 57-60 shows the Group's subsidiaries as well as its share in each subsidiary.

**Brussels, 16 March 2021.**

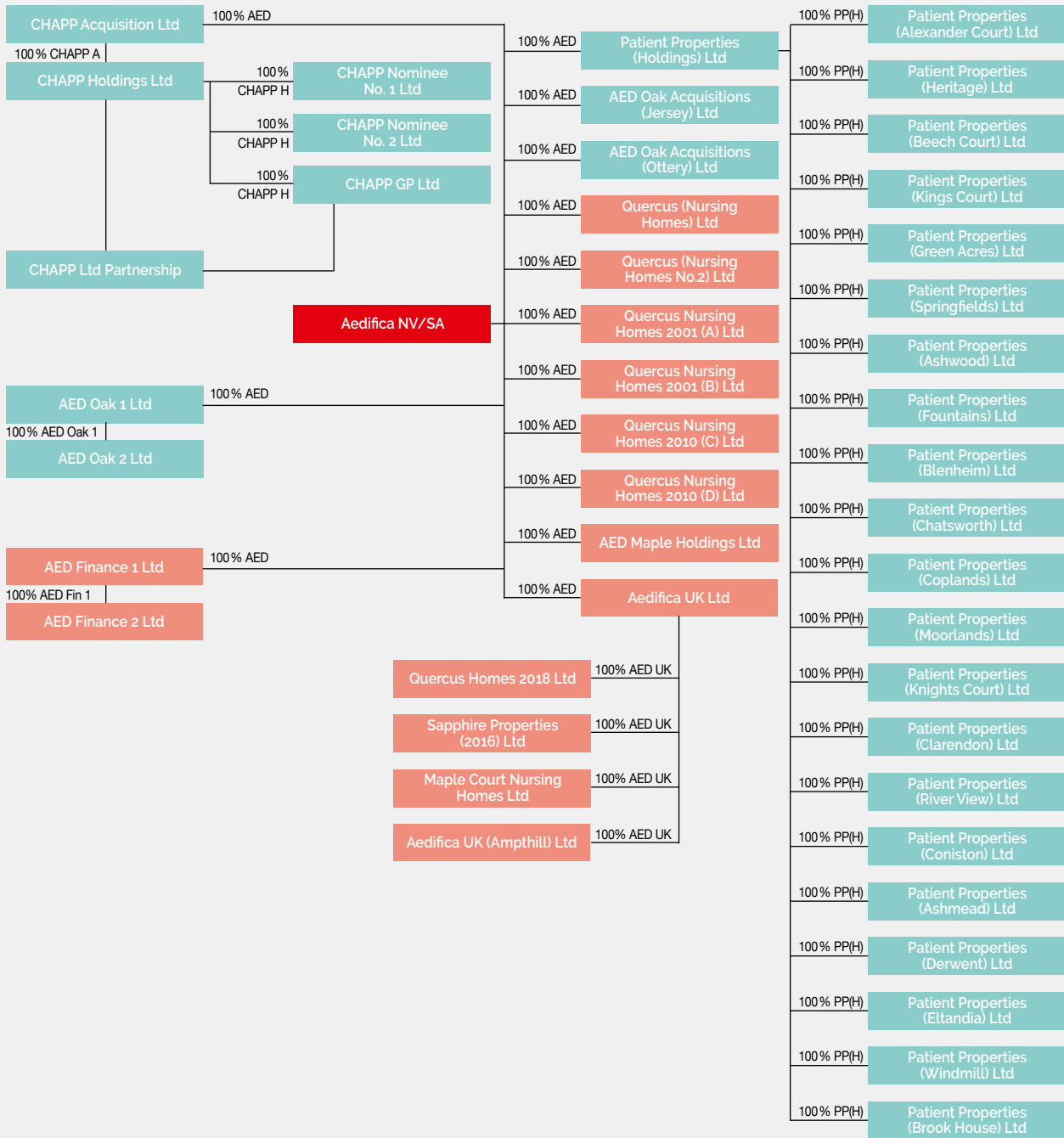




**AEDIFICA NV/SA: GROUP STRUCTURE AS OF 31 DECEMBER 2020**



**AEDIFICA UK AS OF 31 DECEMBER 2020**



- Parent company
- Subsidiaries in Jersey
- Subsidiaries in England

## AEDIFICA SPVs HOIVATILAT AS OF 31 DECEMBER 2020

## Finland

Asunto Oy Seinäjoen Kutojankatu	Kiinteistö Oy Kuopion Männistönkatu	Kiinteistö Oy Raahen Kirkkokatu
Kiinteistö Oy Espoon Fallåkerinrinne	Kiinteistö Oy Kuopion Pirtinkaari	Kiinteistö Oy Raahen Palokunnanhoivi
Kiinteistö Oy Espoon Hirvisuontie	Kiinteistö Oy Kuopion Portti A2	Kiinteistö Oy Raahen Vihastekarinkatu
Kiinteistö Oy Espoon Kurttilantie	Kiinteistö Oy Kuopion Rantaraitti	Kiinteistö Oy Raision Tenavakatu
Kiinteistö Oy Espoon Matinkartanontie	Kiinteistö Oy Kuopion Siplukatu	Kiinteistö Oy Riihimäen Jyrätie
Kiinteistö Oy Espoon Meriviitantie	Kiinteistö Oy Lahden Jhtikatu	Kiinteistö Oy Rovaniemen Gardininkuja
Kiinteistö Oy Espoon Oppilaantie	Kiinteistö Oy Lahden Kurenniityntie	Kiinteistö Oy Rovaniemen Matkavaarantie
Kiinteistö Oy Espoon Tikasmäentie	Kiinteistö Oy Lahden Makarantie	Kiinteistö Oy Rovaniemen Muonakuja
Kiinteistö Oy Espoon Vuoripirtintie	Kiinteistö Oy Lahden Piisamikatu	Kiinteistö Oy Rovaniemen Mäkiranta
Kiinteistö Oy Euran Käräjämäentie	Kiinteistö Oy Lahden Vallesmanninkatu A	Kiinteistö Oy Rovaniemen Ritarinne
Kiinteistö Oy Haminan Lepikönranta	Kiinteistö Oy Lahden Vallesmanninkatu B	Kiinteistö Oy Rovaniemen Santamäentie
Kiinteistö Oy Heinolan Lähteentie	Kiinteistö Oy Lahian Jarrumiehentie	Kiinteistö Oy Ruskon Päälistönmäentie
Kiinteistö Oy Helsingin Pakaritutvantie 4	Kiinteistö Oy Lappeenrannan Orioninkatu	Kiinteistö Oy Salon Papinkuja
Kiinteistö Oy Helsingin Työnjohtajankadun Seppä 3	Kiinteistö Oy Laukaan Hytösenkuja	Kiinteistö Oy Sastamalan Tyrväänkyläntie
Kiinteistö Oy Hollolan Sarkatie	Kiinteistö Oy Laukaan Saratie	Kiinteistö Oy Siilinjärven Honkarannantie
Kiinteistö Oy Hämeenlinnan Jukolanraitti	Kiinteistö Oy Limingan Kauppakaari	Kiinteistö Oy Siilinjärven Nilsiantie
Kiinteistö Oy Hämeenlinnan Vanha Alikartanontie	Kiinteistö Oy Lohjan Ansatie	Kiinteistö Oy Siilinjärven Risulantie
Kiinteistö Oy Iisalmen Eteläinen puistoraitti	Kiinteistö Oy Lohjan Poropojankuja	Kiinteistö Oy Siilinjärven Sinisiipi
Kiinteistö Oy Iisalmen Kangaslammintie	Kiinteistö Oy Lohjan Sahapiha	Kiinteistö Oy Sipoon Aarrepuistonkuja
Kiinteistö Oy Iisalmen Petter Kumpulaisentie	Kiinteistö Oy Loimaan Itsenäisyysdenkatu	Kiinteistö Oy Sipoon Aarretie
Kiinteistö Oy Iisalmen Satamakatu	Kiinteistö Oy Loviisan Mannerheiminkatu	Kiinteistö Oy Sipoon Satotalmantie
Kiinteistö Oy Iisalmen Vemmelkuja	Kiinteistö Oy Maskun Ruskontie	Kiinteistö Oy Sotkamon Kirkkotie
Kiinteistö Oy Janakkalan Kekanahontie	Kiinteistö Oy Mikkelin Kastanjakuja	Kiinteistö Oy Tampereen Lentävänniemenka
Kiinteistö Oy Joutsenon päiväkotie	Kiinteistö Oy Mikkelin Sahalantie	Kiinteistö Oy Teuvan Tuokkolantie
Kiinteistö Oy Jyväskylän Ailakinkatu	Kiinteistö Oy Mikkelin Väänäsenpolku	Kiinteistö Oy Tornion Torpin Rinnakkaiskatu
Kiinteistö Oy Jyväskylän Haperontie	Kiinteistö Oy Mikkelin Yläntie 10	Kiinteistö Oy Turun Lemmontie
Kiinteistö Oy Jyväskylän Harjutie	Kiinteistö Oy Mikkelin Yläntie 8	Kiinteistö Oy Turun Lukkosepänkatu
Kiinteistö Oy Jyväskylän Haukankaari	Kiinteistö Oy Mynämäen Opintie	Kiinteistö Oy Turun Paltankatu
Kiinteistö Oy Jyväskylän Mannisenmäentie	Kiinteistö Oy Mäntsälän Liedontie	Kiinteistö Oy Turun Teollisuuskatu
Kiinteistö Oy Jyväskylän Martikaisentien	Kiinteistö Oy Mäntyharjun Lääkärinkuja	Kiinteistö Oy Turun Vakiiintie
Kiinteistö Oy Jyväskylän Palstatie	Kiinteistö Oy Nokian Kivimiehenkatu	Kiinteistö Oy Turun Vähäheikkiläntie
Kiinteistö Oy Jyväskylän Sulkulantie	Kiinteistö Oy Nokian Luhtatie	Kiinteistö Oy Tuusulan Isokarhunkiertö
Kiinteistö Oy Jyväskylän Väliharjuntie	Kiinteistö Oy Nokian Näsiäkatu	Kiinteistö Oy Ulvilan Kulmalantie
Kiinteistö Oy Jyväskylän Vävyöjanpolku	Kiinteistö Oy Nokian Vikkulankatu	Kiinteistö Oy Uudenkaupungin Merilinnuntie
Kiinteistö Oy Järvenpään Yliopettankatu	Kiinteistö Oy Nurmijärven Laidunalue	Kiinteistö Oy Uudenkaupungin Merimetsopolku B
Kiinteistö Oy Kaarinan Nurminiitynkatu	Kiinteistö Oy Nurmijärven Ratakuja	Kiinteistö Oy Uudenkaupungin Merimetsopolku C
Kiinteistö Oy Kajaanin Erätie	Kiinteistö Oy Orimattilan Suppulanpolku	Kiinteistö Oy Uudenkaupungin Puusepänkatu
Kiinteistö Oy Kajaanin Hoikankatu	Kiinteistö Oy Oulun Isopurjeentie	Kiinteistö Oy Vaasan Mäkiäivontie
Kiinteistö Oy Kajaanin Menninkäisentie	Kiinteistö Oy Oulun Kehätie	Kiinteistö Oy Vaasan Tehokatu
Kiinteistö Oy Kajaanin Uitontie	Kiinteistö Oy Oulun Paulareitti	Kiinteistö Oy Vaasan Uusmetsäntie
Kiinteistö Oy Kajaanin Valonkatu	Kiinteistö Oy Oulun Raamipolku	Kiinteistö Oy Vaasan Vanhan Vaasankatu
Kiinteistö Oy Kalajoen Hannilantie	Kiinteistö Oy Oulun Rakkakiventie	Kiinteistö Oy Vantaan Asolantie
Kiinteistö Oy Kangasalan Hilmanhoivi	Kiinteistö Oy Oulun Ruismetsä	Kiinteistö Oy Vantaan Koetilankatu
Kiinteistö Oy Kangasalan Mäntyveräjätie	Kiinteistö Oy Oulun Salonpään koulu	Kiinteistö Oy Vantaan Koivukylän Puistotie
Kiinteistö Oy Kangasalan Rekiäläntie	Kiinteistö Oy Oulun Sarvisuontie	Kiinteistö Oy Vantaan Mesikukantie
Kiinteistö Oy Kaskisten Bladintie	Kiinteistö Oy Oulun Siilotie	Kiinteistö Oy Vantaan Punakiventie
Kiinteistö Oy Kempeleen Ihmemaantie	Kiinteistö Oy Oulun Soittajanlenkki	Kiinteistö Oy Vantaan Tuovintie
Kiinteistö Oy Keravan Männiköntie	Kiinteistö Oy Oulun Ukkoherrantie A	Kiinteistö Oy Vantaan Vuohirinne
Kiinteistö Oy Keuruun Tehtaantie	Kiinteistö Oy Oulun Ukkoherrantie B	Kiinteistö Oy Varkauden Kaura-ahontie
Kiinteistö Oy Kirkkonummen Kotitontunkuja	Kiinteistö Oy Oulun Valjastie	Kiinteistö Oy Varkauden Savontie
Kiinteistö Oy Kokkolan Ankkurikuja	Kiinteistö Oy Oulun Vihannestie	Kiinteistö Oy Vihdin Hiidenrannantie
Kiinteistö Oy Kokkolan Vanha Ouluntie	Kiinteistö Oy Oulun Villa Sulkakuja	Kiinteistö Oy Vihdin Koivissillankuja
Kiinteistö Oy Kontiolahden Päiväperhosenkatu	Kiinteistö Oy Paimion Mäkiläntie	Kiinteistö Oy Vihdin Pengerkuja
Kiinteistö Oy Kotkan Loitsutie	Kiinteistö Oy Piesämäen Ruustinnantie	Kiinteistö Oy Vihdin Vanhan-Sepän tie
Kiinteistö Oy Kotkan Metsäkulmankatu	Kiinteistö Oy Pihtiputaan Nurmelanpolku	Kiinteistö Oy Ylivieskan Alpuumintie
Kiinteistö Oy Kouvolan Kaartokuja	Kiinteistö Oy Pirkkalan Lehtimäentie	Kiinteistö Oy Ylivieskan Mikontie 1
Kiinteistö Oy Kouvolan Marskinkatu	Kiinteistö Oy Pirkkalan Pereensaarentie	Kiinteistö Oy Ylivieskan Ratakatu 12
Kiinteistö Oy Kouvolan Pappilantie	Kiinteistö Oy Porin Kerhotie	Kiinteistö Oy Ylöjärven Mustarastaantie
Kiinteistö Oy Kouvolan Rannikkotie	Kiinteistö Oy Porin Koekatu	Kiinteistö Oy Ylöjärven Työväentalontie
Kiinteistö Oy Kouvolan Ruskeasuonkatu	Kiinteistö Oy Porin Ojantie	Kiinteistö Oy Äänekosken Likolahdenkatu
Kiinteistö Oy Kouvolan Vinttikaivontie	Kiinteistö Oy Porin Palokärjentie	
Kiinteistö Oy Kuopion Amerikanraitti 10	Kiinteistö Oy Porvoon Fredrika Runeberginkatu	
	Kiinteistö Oy Porvoon Haarapääskyntie	
	Kiinteistö Oy Porvoon Peippolankuja	
	Kiinteistö Oy Porvoon Vanha Kuninkaantie	

**AEDIFICA SPVs HOIVATILAT AS OF 31 DECEMBER 2020**

**Sweden**

Hoivatilat AB  
Hoivatilat Holding AB  
Hoivatilat Holding 2 AB  
Älmhult Kungskapsgratan AB

Norrtälje Östhamra Förskola AB  
Gråmunkehöga LSS Boende AB  
Heby LSS boende AB  
Förskola Mesta 6:56 AB

Förskola Kalleberga AB  
Strängnäs Bivägen AB  
Upplands Väsby Havregatan Förskola AB



ABOVE  
**ISOKARHUNKIERTO** –  
SERVICE COMMUNITY  
IN TUUSULA (FI)

LEFT  
**KÄLLBERGA** – DESIGN  
OF A SCHOOL UNDER  
CONSTRUCTION IN  
NYNÄSHAMN (SE)