

17 May 2021 – after closing of markets
Under embargo until 17:40 CET

AEDIFICA

Public limited liability company
Public regulated real estate company under Belgian law
Office: Rue Belliard 40 (box 11), 1040 Brussels
Enterprise number: 0877.248.501 (RLE Brussels)
(the '**Company**')

Construction of a care home in the United Kingdom

- **Acquisition of a care home to be constructed in Aylesbury (United Kingdom)**
 - **Total investment: approx. £11 million**
 - **Capacity: 61 residents**
 - **Initial net rental yield: approx. 7%**
 - **Operator: Maria Mallaband Care Group**
 - **Expected delivery date: Q4 2022**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio in the United Kingdom and is investing approx. £11 million in the construction of a care home in Aylesbury, Buckinghamshire. The care home will comprise 61 en-suite bedrooms for seniors requiring continuous care. Thanks to this transaction, we are once again expanding our collaboration with Maria Mallaband Care Group, an established elderly care home provider. The project is expected to be completed in the fourth quarter of 2022.”*



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Aedifica will invest approx. £11 million in the construction of a care home in Aylesbury (UK).



Aylesbury Martin Dalby (impression) – Aylesbury

Description of the site

The modern, purpose-built care home¹ is being developed in Aylesbury, Buckinghamshire (population 60,000) adjacent to a newly constructed housing estate near the town centre. It will accommodate 61 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of seniors requiring continuous care. Construction works have recently started, and the new care home is expected to be completed in the fourth quarter of 2022.

¹ Address: Martin Dalby Way, Aylesbury, HP18 0FJ (United Kingdom).



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Aylesbury Martin Dalby (impression) – Aylesbury

Description of the transaction

On 17 May 2021, Aedifica acquired ownership of the plot of land. The contractual value amounts to approx. £2 million. Aedifica has budgeted approx. £9 million for construction works. Aedifica's total investment² will ultimately amount to approx. £11 million.

Description of the operator and the lease

The care home will be operated by the Maria Mallaband Care Group. MMCG is a provider of high quality residential and dementia care operating over 80 care homes across the UK. MMCG already operates 15 sites of Aedifica's portfolio.

The care home will be let on the basis of a new irrevocable 30-year triple net lease. Upon completion of the works, the initial net yield will amount to approx. 7%.

² The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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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 below³.

(in € million)		Date	Location	Investments carried out	Pipeline ¹	Total
BE	Le Jardin Intérieur	30/10/2020	Frasnes-lez-Anvaing	22	-	22
FI	Portfolio of 7 healthcare sites	10/12/2020	Finland	27	-	27
NL	Joint venture with Korian: Lelystad, Soest, Woudenberg, Hengelo (50/50)	10/12/2020	Netherlands	6	11	17
UK	Development project in Chard ³	15/12/2020	Chard	-	14	14
DE	Specht Gruppe: Cuxhaven, Gera, Gummersbach & Schwerin ²	16/12/2020	Germany	4	66	70
BE	De Gouden Jaren	17/12/2020	Tienen	8	-	8
FI	Portfolio of 10 healthcare sites	17/12/2020	Finland	82	-	82
NL	OZC Orion	17/12/2020	Leiderdorp	6	-	6
NL	Redevelopment project in Zwolle	17/12/2020	Zwolle	3	5	8
NL	Pachterserf	17/12/2020	Apeldoorn	8	-	8
NL	Care campus Uden	24/12/2020	Uden	20	-	20
UK	Excelcare portfolio (3 care homes)	14/01/2021	Essex	45	-	45
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	Shipleigh Canal Works	05/03/2021	Shipleigh	2	8	10
IE	Virtue portfolio (4 care homes)	11/03/2021	Ireland	26	-	26
UK	Corby Priors Hall Park	19/03/2021	Corby	3	11	14
UK	Wellingborough Glenvale Park	19/03/2021	Wellingborough	-	15	15
NL	Zuyder Haven Oss & Buyten Haven Dordrecht	30/03/2021	Oss & Dordrecht	8	-	8
DE	Azurit portfolio (19 care homes)	31/03/2021	Germany	-	245	245
UK	Aylesbury Martin Dalby	17/05/2021	Aylesbury	2	10	13
Total as of 17 May 2021				307	394	702

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

² Completions of previously concluded agreements.

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

³ 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 over 510 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden and Ireland, worth more than €4 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. €3.4 billion as of 14 May 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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