

29 June 2021

AEDIFICA

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

Acquisition of a care home in Belgium

Notification pursuant to Article 15 of the Act of 2 May 2007

- **Acquisition of a fully operational care home in Durbuy (Belgium)**
 - **Investment: approx. €20 million**
 - **Capacity: 121 residents**
 - **Initial net rental yield: approx. 4.5%**
 - **Operator: My-Assist**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio in Belgium with the acquisition of a care home in Durbuy. We are investing approx. €20 million in a fully operational property that accommodates 121 elderly people. As this acquisition takes the form of a contribution in kind, we are also delighted to strengthen even further the Company’s balance sheet.”*

Stéphanie Lomme, Country Manager of Aedifica Belgium, adding: *“This well-located care home in Durbuy is a welcome addition to our Belgian healthcare real estate portfolio, which already includes more than 80 sites. This acquisition also enables us to further diversify our tenant base by starting a collaboration with My-Assist, an experienced Belgian care operator. In addition to the various energy measures in place, we agreed on a programme for further improvements to the building.”*



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1. Acquisition of a care home in Durbuy (Belgium)

Aedifica invests approx. €20 million in a fully operational care home in Durbuy (Belgium) through a contribution in kind. In that context, 184,492 new shares were issued.



Domaine de la Rose Blanche – Durbuy

Description of the site

The **Domaine de la Rose Blanche**¹ care home benefits from an excellent location in a green area near the centre of Durbuy (12,000 inhabitants, Province of Luxembourg). The care home dates from 1992 and was extended in 2000 and 2014. The plot of land allows for further extensions in the future. The care home has a total capacity for 121 residents, accommodating 94 elderly people requiring continuous care and 27 elderly people who want to live independently with care and services on demand. Various systems have been installed in recent years to limit water consumption and improve the building's energy efficiency, such as a heat pump, solar panels and LED lighting. Aedifica and operator My-Assist have the ambition to further improve the building's energy performance. Both parties have agreed on a programme for a partial upgrade of the building as part of the current transaction, and have also expressed their intention to explore further energy efficiency improvements.

¹ Address: Rue d'Andenne 13, 6940 Durbuy (Belgium).



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Domaine de la Rose Blanche – Durbuy

Description of the operator and the lease

The care home is operated by **My-Assist**, an established private player in the Belgian senior care market. My-Assist currently operates 8 care homes, providing high-quality residential care and rehabilitation care to approx. 825 elderly people who are no longer able to live independently at home. In addition, My-Assist also operates two additional residential care facilities for persons with special needs, with a total capacity of approx. 225 people.

Aedifica welcomes this new partnership with a quality player in the Belgian senior care sector.

The care home is let on the basis of a new irrevocable 27-year triple net lease. The initial net rental yield amounts to approx. 4.5%.

Description of the transaction

The care home was acquired through the contribution in kind of the building and the plot of land in Aedifica NV/SA. The contractual value² amounts to approx. €20 million. As consideration for the contribution, 184,492 new shares were issued.

The new Aedifica shares were issued this morning, 29 June 2021, following a capital increase decided by the Board of Directors within the framework of the authorised capital. The new shares are fully paid-up, with no par value. They will be listed as from 29 June 2021 and are fungible as the shares will be issued cum coupon no. 29 (which entitles the holder to a pro rata temporis dividend for the current financial year; see below).

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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2. Notification pursuant to Article 15 of the Act of 2 May 2007

Following the abovementioned contribution in kind, 184,492 new Aedifica shares were issued. As a result, the total number of Aedifica shares now amounts to 36,071,064. Each of these shares entitles the contributor to a pro rata temporis dividend for the current financial year from 15 June 2021 until the end of the current financial year (coupon no. 29). Each share confers a right to vote at the General Meeting. The total number of shares represents the new denominator for notification purposes in the context of the transparency regulation. Upon completion of this transaction, Aedifica's total share capital amounts to €951,835,438.38. The new shares that were issued will be listed on Euronext Brussels and Euronext Amsterdam (regulated markets).

This information, as well as the shareholding structure, is available on Aedifica's website (www.aedifica.eu).



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Investments since the beginning of 2021

The investments made by the Group since 1 January 2021 are listed in the table below³.

(in € million)		Date	Location	Investments carried out	Pipeline ¹	Total
UK	Excelcare portfolio (3 care homes) ²	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	Bridhaven	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	Shiplee Canal Works ²	05/03/2021	Shiplee	2	8	10
IE	Virtue portfolio (4 care homes)	11/03/2021	Ireland	26	-	26
UK	Corby Priors Hall Park ²	19/03/2021	Corby	3	11	14
UK	Wellingborough Glenvale Park ²	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	201	44	245
UK	Aylesbury Martin Dalby ²	17/05/2021	Aylesbury	2	10	13
BE	Orpea Brussels redevelopment project (8 care homes)	28/05/2021	Brussels	-	47	47
NL	Martha Flora Breda	28/05/2021	Breda	2	5	7
SE	Portfolio of 16 specialist residential care centres ²	24/06/2021	Sweden	-	53	53
FI	Portfolio of 3 care properties	28/06/2021	Kokkola	13	-	13
FI	Kangasala Vällintie	28/06/2021	Kangasala	-	3	3
FI	Oulu Juhlamarssi	28/06/2021	Oulu	-	7	7
BE	Domaine de la Rose Blanche	29/06/2021	Durbuy	20	-	20
Total as of 29 June 2021				359	211	570

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

² Amounts in £ and SEK 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. €4 billion as of 28 June 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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