

6 July 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 site in the Netherlands

- **Acquisition of a care site to be constructed in Almere (Netherlands)**
 - **Total investment: approx. €11.5 million**
 - **Capacity: 40 elderly people and 12 young people**
 - **Initial net rental yield: approx. 5.5%**
 - **Operators: Amado Zorg and Stichting Pinahuis**
 - **Expected delivery date: Q4 2022**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio in the Netherlands and invests approx. €11.5 million in the construction of a care site in Almere. This agreement also marks the start of the collaboration with two new operators, Amado Zorg and Stichting Pinahuis, further diversifying our tenant base.”*

Eric Scheijgrond, Country Manager of Aedifica Nederland, adding: *“This care site will provide a new home for 40 elderly people requiring continuous care and 12 young people with disabilities. The unique combination of elderly and young people at the De Volder Staete residence makes it a fine example of innovation in the care landscape. In the design of the building, special attention was paid to environmental standards and energy efficiency. The project is expected to be completed in the fourth quarter of 2022.”*



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Aedifica invests approx. €11.5 million in the construction of a care site in Almere (NL).



De Volder Staete Almere (impression) – Almere

Description of the site

The project De Volder Staete Almere¹ will be constructed in a green, residential area in Almere (212,000 inhabitants, Province of Flevoland). Two care residences will be built at this care location, which will provide a new home to 40 elderly people with dementia and 12 young people with mental disabilities. The buildings will use energy-efficient systems, such as a heat pump and solar panels and will be built in accordance with the latest BENG² regulations. After completion, the site will have an EPC label A+++ and will contribute to the continued improvement of the sustainability of Aedifica's real estate portfolio. Construction works will start in the third quarter of 2021 and are expected to be completed in the fourth quarter of 2022.

¹ Address: Burchard de Volderstraat 67 - 77, 1349 HJ Almere (Netherlands).

² "Bijna Energieneutraal Gebouwen", meaning Near Zero Energy Buildings (NZEBS).



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De Volder Staete Almere (impression) – Almere

Description of the transaction

On 6 July 2021, Aedifica Nederland 4 BV acquired ownership of the plot of land. The contractual value amounts to approx. €1.5 million. Aedifica has budgeted approx. €10 million for construction works. Total investment³ will therefore amount to approx. €11.5 million.

Description of the operators and the leases

De Volder Staete Almere will be operated by Amado Zorg and Stichting Pinahuis.

Amado Zorg is a Dutch private care provider active in the senior care sector since 2015 and specialised in high-quality dementia care. Amado Zorg is a family business that currently operates 2 care villas and provides quality care to 35 residents (75 residents after opening the Almere care villa). Amado Zorg provides an answer to the growing demand for small-scale elderly care in Flevoland and the Noordoostpolder.

Pinahuis Foundation is a non-profit organisation operating since 2019, whose aim is to provide a safe home for children with mental disabilities. This project will be the first purpose-built residential care building of the Pinahuis Foundation. Based on pre-subscriptions, the Pinahuis Foundation expects to achieve full occupancy already upon completion of the new care building. This shows that there is a great demand (and too little supply) for such residential care facilities in the Netherlands.

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

³ 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 beginning of 2021

The investments made by the Group since 1 January 2021 are listed in the table below⁴.

(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	Shipleigh Canal Works ²	05/03/2021	Shipleigh	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 Juhlarssi	28/06/2021	Oulu	-	7	7
BE	Domaine de la Rose Blanche	29/06/2021	Durbuy	20	-	20
NL	De Volder Staete Almere	06/07/2021	Almere	1	10	11
Total as of 6 July 2021				360	221	581

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.

⁴ The figures in this table are rounded amounts. The sum of certain figures might therefore not correspond to the stated total.



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About Aedifica

Aedifica is a Regulated Real Estate Company under Belgian law specialised in European healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio of 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. €4.1 billion as of 5 July 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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