

30 September 2021 – after closing of markets  
**Under embargo until 17:40 CET**

## **AEDIFICA**

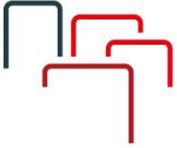
Public limited liability company  
Public regulated real estate company under Belgian law  
Office: Rue Belliard 40 (box 11), 1040 Brussels  
Enterprise number: 0877.248.501 (RLE Brussels)  
(the 'Company')

### **Aedifica invests €18 million in the acquisition of 2 care homes in Germany**

- **Agreement for the acquisition of 2 fully operational care homes in Duisburg (Germany)**
  - **Total investment: approx. €18 million**
  - **Total capacity: 126 residents**
  - **Initial gross rental yield: approx. 5.5%**
  - **Operator: Procuritas GmbH**

**Stefaan Gielens, CEO of Aedifica, commented:** *“Aedifica is pleased to continue expanding its German healthcare real estate portfolio with the acquisition of 2 fully operational care homes for a total amount of approx. €18 million. We look forward to continuing to invest in futureproof healthcare real estate with our German team.”*

**Heinz Beekmann, Country Manager of Aedifica Germany, adding:** *“Both care homes are located in Duisburg and accommodate a total of 126 elderly people requiring continuous care. In addition, thanks to this acquisition, we start a collaboration with Procuritas GmbH, an experienced German care home operator.”*



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Today, Aedifica signed an agreement for the acquisition of two fully operational care homes in Duisburg (DE) for a total amount of approx. €18 million.



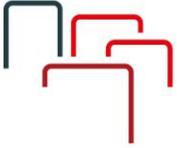
*Haus Wedau – Duisburg*

### **Description of the sites**

**Haus Wedau**<sup>1</sup> and **Haus Marxloh**<sup>2</sup> are conveniently located in residential areas of Duisburg (496,000 inhabitants, State of North Rhine-Westphalia). They accommodate respectively up to 70 and 56 residents in spacious bedrooms that are specifically tailored to suit the needs of elderly people requiring continuous care. Both care homes were built in 1998 and renovated in 2007. Aedifica has budgeted approx. €4 million for renovation works in Haus Marxloh. This renovation budget also includes investments in the optimisation of the building's energy performance, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio. The works will be carried out over the course of the next two years.

<sup>1</sup> Address: Masurenallee 255, 47279 Duisburg (Germany).

<sup>2</sup> Address: Kaiser-Wilhelm-Straße 233, 47169 Duisburg (Germany).



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*Haus Marxloh – Duisburg*

### **Description of the transaction**

The agreement for the acquisition of the two properties was signed today and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be fulfilled in the coming months. At that time, the purchase price will be paid and the property and full use of the two buildings will automatically be acquired.

The total contractual acquisition value amounts to approx. €14 million. Aedifica has budgeted approx. €4 million for renovation works in Haus Marxloh. Aedifica's total investment<sup>3</sup> will therefore amount to approx. €18 million.

### **Description of the operator and the leases**

Both properties are operated by **Procuritas GmbH**, a private operator with more than fifteen years of experience in the German elderly care sector. Procuritas provides residential care to nearly 600 elderly residents in nine care homes and two independent living facilities. In addition, Procuritas also provides ambulatory care services for the elderly.

Aedifica welcomes this new partnership with a quality player in the German elderly care sector.

The care homes are let on the basis of new irrevocable 25-year double net leases. Upon completion of the renovation works, the initial gross rental yield will amount to approx. 5.5%.

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



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### Investments since the beginning of 2021

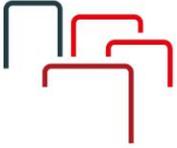
The investments made by the Group since 1 January 2021 are listed in the table below<sup>4</sup>.

(in € million)	Date	Location	Investments carried out	Pipeline <sup>1</sup>	Total
UK Excelcare portfolio (3 care homes) <sup>2</sup>	13/01/2021	Essex	45	-	45
NL Joint venture with Korian: Blaricum (50/50)	26/01/2021	Blaricum	1	3	4
FI 2 development projects	30/01/2021	Finland	0	9	9
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 Shipley Canal Works <sup>2</sup>	05/03/2021	Shipley	2	8	10
IE Virtue portfolio (4 care homes)	09/03/2021	Ireland	26	-	26
UK Corby Priors Hall Park <sup>2</sup>	19/03/2021	Corby	3	11	14
UK Wellingborough Glenvale Park <sup>2</sup>	19/03/2021	Wellingborough	3	12	15
NL Zuyder Haven Oss & Buyten Haven Dordrecht	30/03/2021	Oss & Dordrecht	8	-	8
FI 3 development projects	31/03/2021	Finland	0	9	9
DE Azurit portfolio (19 care homes)	31/03/2021	Germany	236	9	245
UK Aylesbury Martin Dalby Way <sup>2</sup>	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
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
DE Specht Gruppe: 2 <sup>nd</sup> framework agreement (5 care campuses)	29/06/2021	Germany	8	70	78
BE Domaine de la Rose Blanche	29/06/2021	Durbuy	20	-	20
NL De Volder Staete	06/07/2021	Almere	1	10	11
IE Millbrook Manor	26/07/2021	Saggart	13	4	17
IE St. Doolagh's	26/07/2021	Balgriffin	5	15	20
SE Portfolio of 16 specialist residential care centres <sup>2</sup>	08/09/2021	Sweden	46	7	53
DE Procuritas portfolio (2 care homes)	30/09/2021	Duisburg	-	18	18
<b>Total as of 30 September 2021</b>			<b>470</b>	<b>262</b>	<b>731</b>

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

<sup>2</sup> Amounts in £ and SEK were converted into € based on the exchange rate of the transaction date.

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



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### About Aedifica

Aedifica is a Regulated Real Estate Company under Belgian law specialised in European healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio of over 540 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden and Ireland, worth more than €4.4 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. €3.9 billion as of 29 September 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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