

8 September 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')

Completion of the acquisition of a portfolio of specialist residential care centres in Sweden through a contribution in kind

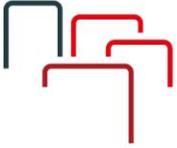
Notification pursuant to Article 15 of the Act of 2 May 2007

- **Completion of the acquisition of a portfolio of specialist residential care centres in Sweden, announced in June 2021¹**
 - **14 sites added to the portfolio, 2 additional sites will be added in 2022 upon completion of construction works**
 - **Recent & purpose-built care properties, mainly in the Stockholm metropolitan area**
 - **Total contractual value of the 16 properties: approx. SEK 530 million**
 - **Total capacity: 114 residents**
 - **Initial gross rental yield: >4.5%**
 - **Diversified pool of 7 well-established private & non-profit operators**
 - **Through a contribution in kind of the purchase price for 100% of the shares in a Swedish company that (indirectly) controls this real estate portfolio**
 - **237,093 new Aedifica shares issued**

Stefaan Gielens, CEO of Aedifica, commented: *“We are pleased to complete our first large portfolio transaction in Sweden. We acquired 14 residential care properties for persons with disabilities and will acquire another 2 buildings after completion of construction in 2022. As this acquisition takes the form of a contribution in kind, we are also delighted to further strengthen the Company’s balance sheet. Thanks to today’s transaction, we increased our Swedish portfolio more than threefold from approx. €20 million to approx. €66 million. This step not only enhances the efficiency of our Swedish team, but it also increases the visibility of the Hoivatilat team in the Swedish market allowing the team to pursue a growth strategy through own developments.”*

Maria Frid, CEO of Hoivatilat AB, adding: *“All 16 properties are or will be purpose-built specialist residential care centres that are tailored to suit the needs of persons with disabilities. The sites are operated by a diversified pool of experienced private and non-profit operators. This acquisition has an important strategic value, as it gives us the opportunity to further develop relationships with new operators and municipalities.”*

¹ See press release of 24 June 2021.



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1. Completion of the acquisition of a portfolio of specialist residential care centres in Sweden through a contribution in kind

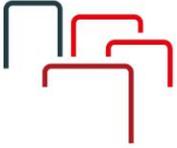


Bälinge Lövsta 10:140 – Uppsala

Description of the transaction

The Group acquired 100% of the shares in the Swedish real estate company that in turn (indirectly) owns the 14 existing buildings and the related plots of land. The purchase price for these shares (which equals the value of the contributed receivable) amounts to SEK 274 million. As consideration for the contribution, 237,093 new Aedifica shares were issued.

The new Aedifica shares were issued this morning, 8 September 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 9 September 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).



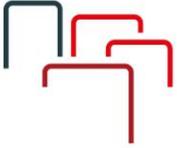
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2. Notification pursuant to Article 15 of the Act of 2 May 2007

Following the abovementioned contribution in kind, 237,093 new Aedifica shares were issued. As a result, the total number of Aedifica shares now amounts to 36,308,157. 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 €958,091,797.21. 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).



PRESS RELEASE Regulated information

8 September 2021

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. €4.3 billion as of 7 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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