

1 October 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 €15 million in a care home in Germany

- **Agreement for the acquisition of a fully operational care home in Borna (Germany)**
 - **Investment: approx. €15 million**
 - **Capacity: 128 residents**
 - **Initial gross rental yield: approx. 5%**
 - **Operator: Azurit Group**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand healthcare real estate portfolio in Germany and is investing approx. €15 million in the acquisition of a fully operational care home in Borna accommodating 128 elderly people requiring continuous care. Including the acquisition of two care homes in Duisburg announced yesterday, Aedifica invested approx. €33 million in Germany this week. We look forward to continuing to invest in futureproof healthcare real estate with our German team.”*

Heinz Beekmann, Country Manager of Aedifica Germany, adding: *“With this transaction, Aedifica and the Azurit Group are again expanding their collaboration, continuing the mutually positive experience of the €245 million transaction for 19 care homes announced earlier this year. The Azurit Group is an established German care operator with a proven operating model. We look forward to further strengthening this successful collaboration.”*



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Aedifica signed an agreement to acquire a fully operational care home in Borna (DE) for approx. €15 million.



Seniorencentrum Borna – Borna

Description of the site

Seniorencentrum Borna¹ is located in a green, residential area of Borna (19,000 inhabitants, State of Saxony). This care home is a former office building dating from 1920s that was entirely redeveloped into a modern care facility in 2012, adding a new wing to the building. The site accommodates up to 128 elderly residents requiring continuous care.

Description of the transaction

The agreement for the acquisition of the care home was signed today and is subject to the usual conditions in Germany, which are mainly of administrative nature and which should be satisfied in the coming weeks. At that time, the purchase price will be paid and the property and full use of the building will automatically be acquired. The contractual value² amounts to approx. €15 million.

Description of the operator and the lease

Seniorencentrum Borna is operated by the **Azurit Group**, an established private operator with more than 20 years of experience in the German elderly care sector. The Azurit Group currently operates more than 5,000 senior housing units in 57 sites in various German states and employs over 4,800 staff. Moreover, Azurit also offers daily home care for the elderly, short-term care and special care for residents with dementia or other specific diseases. Azurit already operates 24 Aedifica sites³.

The care home is let on the basis of a new irrevocable 25-year double net lease. The initial gross yield amounts to approx. 5%.

¹ Address: Röthaer Str. 22-24, 04552 Borna (Germany).

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.

³ See press releases of 4 June 2018 and 1 April 2021.



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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	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	Shipleigh Canal Works ²	05/03/2021	Shipleigh	2	8	10
IE	Virtue portfolio (4 care homes)	09/03/2021	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	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 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
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
DE	Specht Gruppe: 2 nd 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
IE	Dublin Stepside	23/08/2021	Dublin	5	25	30
SE	Portfolio of 16 specialist residential care centres ²	08/09/2021	Sweden	46	7	53
DE	Procuritas portfolio (2 care homes)	30/09/2021	Duisburg	-	18	18
IE	Altadore Nursing Home	30/09/2021	Dublin	-	18	18
DE	Seniorenzentrum Borna	01/10/2021	Borna	-	15	15
Total as of 1 October 2021				475	320	794

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 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 30 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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