

25 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**')

Acquisition of a care home in the United Kingdom

- **Acquisition of a fully operational care home in Shrewsbury (United Kingdom)**
 - **Investment: approx. £11.5 million**
 - **Capacity: 81 residents**
 - **Initial net rental yield: approx. 6.5%**
 - **Operator: Bondcare**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio in the United Kingdom and is investing approx. £11.5 million in the acquisition of a fully operational care home in Shrewsbury, Shropshire. The purpose-built care home comprises 81 en-suite bedrooms for seniors requiring continuous care. Thanks to this transaction, we are once again expanding our collaboration with Bondcare, an established elderly care provider.”*



PRESS RELEASE

25 October 2021 – after closing of markets
Under embargo until 17:40 CET

Aedifica invests approx. £11.5 million in the acquisition of a fully operational care home in Shrewsbury (UK).



The Uplands – Shrewsbury

Description of the site

The Uplands¹ is a modern, purpose-built care home located in a residential area of Shrewsbury (72,000 inhabitants, County Shropshire). The building dates from 2007 and accommodates 81 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of seniors requiring continuous care. The building uses energy-efficient systems, which results in a 'B' EPC rating.

Description of the transaction

On 25 October 2021, Aedifica acquired ownership of the site. The contractual value² amounts to approx. £11.5 million.

Description of the operator and the lease

On completion, the care home will be operated by Bondcare, a provider of high-quality residential care for the elderly operating more than 70 care homes across the UK. Bondcare already operates 17 sites of Aedifica's portfolio.

The care home is let on the basis of a new irrevocable 30-year triple net lease. The initial net yield amounts to approx. 6.5%.

¹ Address: Clayton Way, Bicton Heath, Shrewsbury SY3 8GA (United Kingdom).

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.



PRESS RELEASE

25 October 2021 – after closing of markets
Under embargo until 17:40 CET

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	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 ²	05/03/2021	Shipley	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 Juhlararssi	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
IE Mowlam Healthcare portfolio (3 care homes)	19/10/2021	Ireland	5	38	43
UK The Uplands ²	25/10/2021	Shrewsbury	14	-	14
Total as of 25 October 2021			493	343	836

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.



PRESS RELEASE

25 October 2021 – after closing of markets
Under embargo until 17:40 CET

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. €4.2 billion as of 22 October 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

Ingrid Daerden

Chief Financial Officer

T +32 494 573 115
ingrid.daerden@aedifica.eu

Delphine Noirhomme

Investor Relations Manager

T +32 2 210 44 98
delphine.noirhomme@aedifica.eu

Discover Aedifica's Sustainability Report

www.aedifica.eu

