

15 November 2021 – before opening of markets
Under embargo until 07:30 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 €17 million in a new care home in Belgium

- **Forward purchase of a new care home in Anderlues (Belgium)**
 - **Investment: approx. €17 million**
 - **Capacity: 129 residents**
 - **Initial net rental yield: approx. 4.5%**
 - **Operator: Vulpia**
 - **Expected completion: Q1 2024**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica continues to expand its healthcare real estate portfolio in Belgium and invests approx. €17 million in the acquisition of a new care home in Anderlues. The building will be completed in the first quarter of 2024 and will accommodate 129 residents. We look forward to continuing to invest in futureproof healthcare real estate together with our Belgian team."*

Stéphanie Lomme, Country Manager of Aedifica Belgium, adding: *"This care home in Anderlues is a welcome addition to our Belgian healthcare real estate portfolio, which already includes 83 sites. In the design of the building, special attention was paid to energy efficiency. As a result, the building contributes to the continued improvement of the sustainability of Aedifica's real estate portfolio while meeting the criteria of our Sustainable Finance Framework. Thanks to this transaction, we are once again expanding our collaboration with Vulpia."*



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Aedifica will invest approx. €17 million in a new care home in Anderlues (Belgium). The acquisition is subject to certain conditions.



Résidence le Douaire (impression) – Anderlues

Description of the site

The **Résidence le Douaire**¹ care home is being developed in a green, residential area of Anderlues (12,000 inhabitants, Province of Hainaut) and will replace the existing, outdated building. The site will accommodate 90 elderly people requiring continuous care and will include 39 apartments for elderly people who want to live independently with care and services on demand, bringing the total capacity of the building to 129 residents. Construction works have already started, the new care home is expected to be completed in the first quarter of 2024.

The building will use energy-efficient systems, such as a smart ventilation system and a rainwater management system, resulting in a class A energy label upon completion of the works and contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio within the framework of the Sustainable Finance Framework.

¹ Address: Rue du château 81, 6150 Anderlues (Belgium).



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Résidence le Douaire (impression) – Anderlues

Description of the transaction

The agreement for the acquisition of the care home was signed on 10 November 2021 and is subject to certain conditions. Upon completion of the property, the purchase price will be paid and Aedifica will acquire the ownership of the site by taking control of 100% of the shares in a Belgian real estate company. The contractual value² will amount to approx. €17 million.

Description of the operator and lease

Résidence le Douaire is operated by **Vulpia**, an established private player with more than 25 years of experience in the Belgian elderly care sector. Employing approx. 2,600 staff, Vulpia currently operates more than 4,000 beds and more than 700 apartments for elderly people who want to live independently with care and services on demand. The group already operates 12 Aedifica sites.

The care home will be let on the basis of a new irrevocable 27-year triple net lease. The initial net yield will amount to approx. 4.5%.

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.



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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 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 Juhlamarssi	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
SE Enköping Litslenavägen	19/08/2021	Enköping	0	2	2
IE Dublin Stepaside	23/08/2021	Dublin	5	25	30
FI Kuopio Opistotie	06/09/2021	Kuopio	2	11	13
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
FI Helsinki Ensikodintie	30/09/2021	Helsinki	-	12	12
FI Tampere service community	30/09/2021	Tampere	1	9	10
DE Seniorenzentrum Borna	01/10/2021	Borna	-	15	15
IE Mowlam Healthcare portfolio (3 care homes)	19/10/2021	Ireland	5	38	43
FI Helsinki Kansantie	20/10/2021	Helsinki	-	12	12
UK The Uplands ²	25/10/2021	Shrewsbury	14	-	14
BE Résidence le Douaire	10/11/2021	Anderlues	-	17	17
Total as of 10 November 2021			496	421	917

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.



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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 570 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden and Ireland, worth more than €4.6 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 12 November 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.

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