

17 February 2022 – after closing of markets
Under embargo until 17:40 CET

AEDIFICA

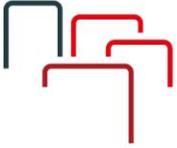
Public limited liability company
Public regulated real estate company under Belgian law
Office: Rue Belliard 40 (box 11), 1040 Brussels
Enterprise number: 0877.248.501 (RLE Brussels)
(the 'Company')

Construction of a care home in the United Kingdom

- **Acquisition of a care home to be constructed in Market Drayton (UK)**
 - **Investment: approx. £13 million**
 - **Capacity: 61 residents**
 - **Initial net rental yield: approx. 5.5%**
 - **Operator: Maria Mallaband Care Group**
 - **Expected completion: Q1 2024**

Stefaan Gielens, CEO of Aedifica, commented: *“We are very pleased to announce that Aedifica will invest approx. £13 million in the development of a brand-new purpose-built care home in Market Drayton. This purpose-built care property will comprise 61 en-suite bedrooms for seniors requiring continuous care. We look forward to continuing to develop and invest in future-proof healthcare real estate with our local teams.”*

Bruce Walker, Country Manager of Aedifica UK, adding: *“In the design of this new development project in Market Drayton, special attention was paid to environmental standards and energy efficiency. Construction is expected to be completed in the first quarter of 2024. We are pleased to deepen our successful ongoing relationship with MMCG, a longstanding tenant with a proven operating model that already operates fifteen Aedifica sites.”*



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Aedifica will invest approx. £13 million in the construction of a brand-new care home in Market Drayton (United Kingdom).



Market Drayton Great Hales (impression) – Market Drayton

Description of the site

The project¹ will be developed in Market Drayton (12,000[°]inhabitants, County Shropshire). The care home will accommodate 61 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. The building will use energy-efficient systems, such as a heat pump and low energy LED lighting, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio. Construction is expected to be completed in the first quarter of 2024.

Description of the transaction

On 17 February 2022, Aedifica acquired a 25% stake in the British real estate company which has exchanged contracts to acquire the site. Upon completion of the building in 2024, Aedifica will acquire full ownership of the completed property by taking control of the remaining shares in the company. Aedifica's total investment² will amount to approx. £13[°]million.

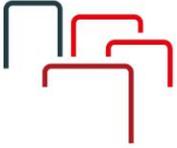
Description of the operator and the lease

The care home will be operated by the Maria Mallaband Care Group. MMCG is a provider of high quality residential and dementia care operating over 80 care homes across the UK. MMCG already operates 15 sites of Aedifica's portfolio.

The care home will be let on the basis of a new irrevocable 30-year triple net lease. Upon completion of the works, the initial net yield will amount to approx. 5.5%.

¹ Address: Great Hales Street, Market Drayton, Shropshire, TF9 1JW (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.



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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, Ireland and Spain, 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. €3.6 billion as of 16 February 2022.

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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