

31 May 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')

Acquisition of a private clinic in the Netherlands and construction of a care home in the United Kingdom

- **Acquisition of a private clinic in Bosch en Duin (NL) through Aedifica's joint venture with Dunavast-Sonneborgh**
 - **Investment: approx. €7 million**
 - **Initial net rental yield: approx. 6%**
 - **Operator: Sandstep Healthcare**

- **Acquisition of a care home to be constructed in Sleaford (UK)**
 - **Investment: approx. £11 million**
 - **Capacity: 68 residents**
 - **Initial net rental yield: approx. 5.5%**
 - **Operator: Torsion Care & third-party operator**
 - **Expected completion: Q4 2023**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica is once again expanding its portfolio in the Netherlands and the United Kingdom. We have invested approx. €7 million in the acquisition of a private clinic in Bosch en Duin that is specialised in cosmetic-, eye- and orthopedic surgery. In addition, we will invest approx. £11 million in the development of a brand-new care home in Sleaford comprising 68 en-suite bedrooms for seniors requiring continuous care. In the design of this new development project, special attention was paid to environmental standards and energy efficiency. We look forward to continuing to invest in futureproof healthcare real estate with our local teams.”*



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1. Acquisition of a private clinic in Bosch en Duin (NL)

Aedifica invests approx. €7 million in the acquisition of a private clinic in Bosch en Duin (NL) through its joint venture with Dunavast-Sonneborgh.



CosMed Klinik – Bosch en Duin

Description of the site

CosMed Klinik¹ is a private clinic located in a green residential area of Bosch en Duin, part of the municipality of Zeist (66,000 inhabitants, Province of Utrecht). It is a former villa from 1950 that was redeveloped and extended into a modern clinic with consultation rooms, treatment rooms, a nursing department and operating rooms. The clinic specialises in cosmetic-, eye- and orthopedic surgery (outpatient care). The site offers potential for future extension.

Description of the transaction

On 25 May 2022, Aedifica and Dunavast-Sonneborgh acquired ownership of the site through their joint venture (in which Aedifica holds a 75% stake). The contractual value² amounts to approx. €7 million.

Description of the operator and the lease

The property is operated by **Sandstep Healthcare**, a company that develops and operates high-quality surgery clinics in the Netherlands. It aims to change the Dutch healthcare landscape by developing innovative healthcare concepts that combine individual attention to patients, qualified doctors and operational excellence in a financially sustainable way. Sandstep Healthcare has already developed eight healthcare concepts offering a range of services such as orthopedical care, cosmetic surgery, eyelid surgery, etc.

The site is let on the basis of a new irrevocable 15-year triple net lease. The initial net rental yield amounts to approx. 6%.

¹ Address: Biltseweg 14, 3735 ME Bosch en Duin (Netherlands).

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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2. Construction of a care home in Sleaford (UK)

Aedifica will invest approx. £11 million in the construction of a brand-new care home in Sleaford (UK).



Sleaford Ashfield Road (impression) – Sleaford

Description of the site

The project³ will be developed in Sleaford (18,000°inhabitants, Lincolnshire, East Midlands). The care home will accommodate 68 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 and renewable energy sources (solar panels, air source heat pumps, a smart ventilation system), which should result in an 'A' EPC⁴ rating upon completion of the works, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio. Construction is expected to be completed in the fourth quarter of 2023.

Description of the transaction

On 31 May 2022, Aedifica acquired ownership of the plot of land. Aedifica's total investment⁵ will amount to approx. £11°million.

Description of the operator and the lease

The care home will be operated by a joint venture between Torsion Care and an experienced third-party operator. Torsion Care is a healthcare real estate development business established in 2019 that develops, constructs and operates elderly care facilities. The other party has several years of experience in operating multiple care homes in the East Midlands.

The care home will be let on the basis of a new irrevocable 35-year triple net lease. Upon completion of the works, the initial net yield will amount to approx. 5.5%.

³ Address: Ashfield Road, Sleaford, Lincolnshire, NG34 7DZ (United Kingdom).

⁴ Energy Performance Certificate.

⁵ 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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3. Investments since the beginning of 2022

The investments made by the Group since 1 January 2022 are listed in the table below⁶.

(in € million)	Date	Location	Investments carried out	Pipeline ¹	Total
UK Market Drayton Great Hales ²	17/02/2022	Market Drayton	-	16	16
SE Nynäshamn Källberga ²	21/02/2022	Nynäshamn	2	17	18
SE Strängnäs Bivägen ²	28/02/2022	Strängnäs	0	2	2
IE Crumlin	16/03/2022	Dublin	6	27	32
FI Liminka Saunarannantie	16/03/2022	Liminka	-	2	2
FI Kerava Lehmuskatu	16/03/2022	Kerava	-	7	7
FI Äänekoski Ääneniementie	16/03/2022	Äänekoski	-	2	2
FI Jyväskylä Ailakinkatu	22/03/2022	Jyväskylä	-	2	2
FI Tampere Teräskatu	24/03/2022	Tampere	-	8	8
UK Rawdon care home ²	24/03/2022	Rawdon	5	12	17
UK Northampton care home ²	24/03/2022	Northampton	5	12	17
DE An der Therme	25/03/2022	Mühlhausen	8	-	8
NL Oosterbeek Warm Hart	01/04/2022	Oosterbeek	5	3	7
UK Dawlish ²	01/04/2022	Dawlish	3	13	15
UK Channel Island portfolio (6 care homes) ²	01/04/2022	United Kingdom	54	15	69
IE Silver Stream portfolio (3 care homes)	01/04/2022	Ireland	16	41	57
SE Staffanstorp Borggårdsallén ²	01/04/2022	Staffanstorp	3	-	3
FI Helsinki Käräjätuvantie	20/04/2022	Helsinki	-	8	8
FI Helsinki Kutomokuja	20/04/2022	Helsinki	-	8	8
FI Oulu Jahtivoudintie	30/04/2022	Oulu	-	9	9
FI Valkeakoski Juusontie	04/05/2022	Valkeakoski	-	2	2
IE Dunshaughlin Business Park	11/05/2022	Dunshaughlin	2	17	19
BE Résidence Véronique	17/05/2022	Somme-Leuze	11	10	21
IE Craddock House Nursing Home	17/05/2022	Naas	11	-	11
FI Rovaniemi Rakkakiventie	19/05/2022	Rovaniemi	-	3	3
NL CosMed Kliniek	25/05/2022	Bosch en Duin	7	-	7
UK Sleaford Ashfield Road	31/05/2022	Sleaford	3	10	13
Total as of 31 May 2022			140	247	386

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.

⁶ The figures in this table are rounded amounts. The sum of certain figures might therefore not correspond to the stated total.



PRESS RELEASE

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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 580 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden, Ireland and Spain, worth more than €5.0 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. €4.0 billion as of 30 May 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.

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