

19 May 2022 – before opening of markets

## **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 Ireland**

- **Acquisition of a purpose-built care home in Naas (Ireland)**
  - **Investment: approx. €11 million**
  - **Capacity: 89 residents**
  - **Initial net rental yield: approx. 5.5 %**
  - **Operator: Virtue (part of the Emera Group)**

**Stefaan Gielens, CEO of Aedifica, commented:** “We are very pleased to announce that Aedifica continues the expansion of its healthcare real estate portfolio in Ireland with the acquisition of a fully operational care home for approx. €11 million. The purpose-built property accommodates up to 89 elderly people requiring continuous care. Following this acquisition, our Irish portfolio will amount to nearly €320 million upon completion of all development projects. In addition, we continue to expand our collaboration with the Emera Group, an established European care operator with a proven operating model.”



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Aedifica invests approx. €11 million in a fully operational care home in Naas (Ireland).



*Craddock House Nursing Home – Naas*

### **Description of the site**

**Craddock House Nursing Home**<sup>1</sup> is conveniently located in a residential area in Naas (22,000 inhabitants, County Kildare), approx. 30 km from Dublin. The modern, purpose-built care home dates from 1999, has been extended twice and was renovated in 2017. It accommodates up to 89 residents in spacious bedrooms that are specifically tailored to suit the needs of elderly people requiring continuous care.

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<sup>1</sup> Address: Craddockstown Road 31, Naas, Co. Kildare, W91 CH6D (Ireland).



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### **Description of the transaction**

On 17 May 2022, Aedifica acquired ownership of the site. The contractual value<sup>2</sup> amounts to approx. €11 million.

### **Description of the operator and the lease**

The care home is operated by **Virtue**, an established player with a solid track record and a management team that has over 35 years of experience in the Irish elderly care sector. Virtue currently operates over 1,000 beds 11 care homes in Dublin, the North-East and South of Ireland. Virtue is actively expanding its operations throughout Ireland and plans on opening additional care homes in the near future.

Virtue is part of the Emera Group, a private operator with more than 30 years of experience in the elderly care sector. The Emera Group employs approx. 5 500 staff in 88 care homes across seven countries, providing high-quality care to approx. 8,300 elderly people who are no longer able to live independently at home. The group already operates six Aedifica sites in Ireland, one in Belgium and five in the Channel Islands.

As is customary in Ireland, the care home is let on the basis of a new irrevocable 20-year triple net lease that is fully indexed to the consumer price index (CPI). The initial net rental yield amounts to approx. 5.5%.

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<sup>2</sup> 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 2022**

The investments made by the Group since 1 January 2022 are listed in the table below<sup>3</sup>.

(in € million)		Date	Location	Investments carried out	Pipeline <sup>1</sup>	Total
UK	Market Drayton Great Hales <sup>2</sup>	17/02/2022	Market Drayton	-	16	16
SE	Nynäshamn Källberga <sup>2</sup>	21/02/2022	Nynäshamn	2	17	18
SE	Strängnäs Bivägen <sup>2</sup>	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 <sup>2</sup>	24/03/2022	Rawdon	5	12	17
UK	Northampton care home <sup>2</sup>	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 <sup>2</sup>	01/04/2022	Dawlish	3	13	15
UK	Channel Island portfolio (6 care homes) <sup>2</sup>	01/04/2022	United Kingdom	54	15	69
IE	Silver Stream portfolio (3 care homes)	01/04/2022	Ireland	-	57	57
SE	Staffanstorps Borggårdsallén <sup>2</sup>	01/04/2022	Staffanstorps	3	-	3
FI	Helsinki Käräjätuvantie	20/04/2022	Helsinki	-	8	8
FI	Helsinki Kutomokuja	20/04/2022	Helsinki	-	8	8
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
<b>Total as of 19 May 2022</b>				<b>114</b>	<b>237</b>	<b>351</b>

<sup>1</sup> The pipeline includes development projects and acquisitions subject to outstanding conditions.

<sup>2</sup> Amounts in £ and SEK were converted into € based on the exchange rate of the transaction date.

<sup>3</sup> 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 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 18 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.*

### **For all additional information**

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