

29 June 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**')

Aedifica invests €11 million in the acquisition and development of 2 care properties in Finland

- **Acquisition of a school and development of a day-care centre in Oulu (Finland)**
 - **Total investment: approx. €11 million**
 - **Average gross yield: approx. 7%**
 - **Total capacity: 366 children**
 - **Operators: Pilke & City of Oulu**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio by investing approx. €11 million in the development of a day-care centre and the acquisition of a school. Upon completion of the works, the day-care centre will welcome up to 66 children and the school welcomes up to 300 children. We look forward to continuing to develop and invest in futureproof healthcare and social infrastructure with our Finnish Hoivatilat team.”*

Atte Nittylä, CEO of Hoivatilat, adding: *“These development projects highlight the continued appetite of Finnish care operators and cities for Hoivatilat’s real estate concepts. As demand for our care properties remains high, we look forward to further developing our activities in Northern Europe. Together we are creating a better society.”*



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Oulu Pateniemenranta– Oulu (FI)



Oulu Riistakuja – Oulu (FI)

Name	Type	Location	Pipeline (in € million)	Capacity (users)	Lease	Operator	Type of care	Completion date
Oulu Pateniemenranta ¹	Development	Oulu (FI)	2	66 children	15 yrs - NN	Pilke	Day-care centre	Q3 2023
Oulu Riistakuja ²	Acquisition	Oulu (FI)	9	300 children	25 yrs - NN	City of Oulu	School	-
Total⁴			11	366 children				

¹ Address: Pateniemenranta 23, 90800 Oulu (Finland).

² Address: Riistakuja 2, 90540 Oulu (Finland).

⁴ The contractual values in this table comply with the provisions of article 49 §1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



The Finnish Hoivatilat team will develop a child day-care centre in Oulu (209,000 inhabitants). **Oulu Pateniemenranta** will welcome up to 66 children. In the design of the building, special attention was paid to environmental standards and energy efficiency, contributing to the continued improvement of the sustainability of the Group's real estate portfolio. Construction works are expected to be completed in the third quarter of 2023.

The day-care centre will be operated by Pilke, a Finnish day-care operator that offers innovative early childhood education and care services to over 10,000 children in more than 173 day-care centres across Finland, employing approx. 2,000 staff. Pilke already operates 25 Aedifica sites.

Hoivatilat acquired an elementary school in a residential area of Oulu (209,000 inhabitants), that was built in 2016. **Oulu Riistakuja** welcomes up to 300 children. The school is operated by the city of Oulu. The site will consist of 2 elementary schools, Oulu Jahtivoudintie, which was previously announced¹, will welcome up to 340 children and is expected to be completed in the third quarter of 2023.



¹ See press release of 23 May 2022.



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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 below².

(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	19
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	Staffanstorps Borggårdsallén ²	01/04/2022	Staffanstorps	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
FI	Oulu Pateniemenranta	06/05/2022	Oulu	-	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
UK	Creggan Bahn Court	20/06/2022	Ayr	10	-	10
FI	Oulu Riistakuja	01/08/2022	Oulu	-	9	9
Total as of 29 June 2022				149	258	407

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.

² 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. €3.5 billion as of 28 June 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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