

20 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**')

Acquisition of a care home in Scotland (UK)

- **Acquisition of a fully operational care home in Ayr (Scotland, UK)**
 - **Investment: approx. £8.5 million**
 - **Capacity: 58 residents**
 - **Initial net rental yield: approx. 6 %**
 - **Operator: Maria Mallaband Care Group**

Stefaan Gielens, CEO of Aedifica, commented: *"We are very pleased to announce that Aedifica continues the expansion of its healthcare real estate portfolio, investing £8.5 million in the acquisition of a care home in the United Kingdom. The property accommodates up to 58 residents and meets the highest standards of care and comfort. We look forward to continuing to invest in futureproof healthcare real estate with our local team."*

Bruce Walker, Country Manager of Aedifica UK, adding: *"We are pleased to deepen our successful relationships with MMCG, a longstanding tenant with proven operating models."*



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1. Acquisition of a care home in Ayr (Scotland, UK)

Aedifica invests approx. £8.5 million in the acquisition of a fully operational care home in Ayr (UK).



Creggan Bahn Court – Ayr

Description of the site

Creggan Bahn Court¹ is located in a residential area in Ayr (46,000 inhabitants, County Ayrshire, Scotland) walking distance from the beach. Catering to the high-end market segment, the care home meets the highest standards of care and comfort. The original building has been extended several times in the past, most recently in 2014 and 2019. It accommodates 58 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of seniors requiring continuous care.

Description of the transaction

On 20 June 2022, Aedifica acquired ownership of the site. The contractual value² amounts to approx. £8.5 million.

Description of the operator and the lease

The care home is to be operated from acquisition by the Maria Mallaband Care Group, an established private UK care operator with over 25 years of experience in the elderly care sector. MMCG provides high quality residential and dementia care operating over 80 homes across the UK. MMCG already operates 17 sites of Aedifica's portfolio.

The care home is let on the basis of a new irrevocable 30-year triple net lease. The initial net yield amounts to approx. 6%.

¹ Address: 2 Seafield Road, Ayr KA7 4AA (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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2. Investments since the beginning of 2022

The investments made by the Group since 1 January 2022 are listed in the table below³.

(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 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
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
Total as of 20 June 2022			149	247	396

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.



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 elderly care properties. 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 17 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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