

28 September 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 €17 million in the construction of a care home in Ireland

- **Forward acquisition of a care home to be constructed in Sligo (Ireland)**
 - **Total investment: approx. €17 million**
 - **Capacity: 105 residents**
 - **Initial net rental yield: approx. 5%**
 - **Operator: Coolmine Caring Services Group**
 - **Expected delivery date: Q2 2024**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio in Ireland and will invest approx. €17 million in the development of a brand-new purpose-built care home in Sligo. Upon completion, the care home will accommodate 105 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. Construction is expected to be completed in the second quarter of 2024. Thanks to this transaction, we are expanding our collaboration with Coolmine Caring Services Group, an established care home operator in Ireland.”*



PRESS RELEASE

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

Aedifica will invest approx. €17 million in the construction of a care home in Sligo (Ireland).



Sligo Finisklin Road (impression) – Sligo

Description of the site

The care home¹ will be developed in a residential area in Sligo (70,000 inhabitants, County Sligo). It will accommodate up to 105 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. Contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio, the building will use energy-efficient systems, which should result in an 'A2' Building Energy Rating² (BER). Construction works will start in October 2022 and are expected to be completed in the second quarter of 2024.

Description of the transaction

On 27 September 2022, Aedifica acquired ownership of the plot of land. Total investment³ (including the contractual value of the plot of land and the construction budget) will amount to approx. €17 million.

Description of the operator and the lease

The care home will be operated by the **Coolmine Caring Services Group**. The family-owned care home operator has a solid operating model and offers a range of services for residents (medical services, physiotherapy, etc.). The group currently operates one residential care home owned by Aedifica (Millbrook Manor) but intends to continue expanding its activities in the future (by opening St. Doolagh's, also owned by Aedifica, and developing further new build opportunities), meeting the growing demand for elderly care in Ireland.

As is customary in Ireland, the care home will be let on the basis of a new irrevocable 25-year triple net lease that is fully indexed to the consumer price index (CPI). Upon completion of the works, the initial net rental yield will amount to approx. 5%.

¹ Address: Finisklin Road, Sligo F91 FW54, County Sligo (Ireland).

² Equivalent to an Energy Performance Certificate (EPC).

³ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



PRESS RELEASE

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

Investments since the beginning of 2022

The investments made by the Group since 1 January 2022 are listed in the table below⁴.

(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 ³	01/04/2022	Oosterbeek	5	3	7
UK Dawlish ²	01/04/2022	Dawlish	3	13	15
UK Channel Island portfolio (6 properties) ²	01/04/2022	United Kingdom	54	15	69
IE Silver Stream portfolio (3 properties)	01/04/2022	Ireland	57	-	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 ³	25/05/2022	Bosch en Duin	7	-	7
UK Sleaford Ashfield Road	31/05/2022	Sleaford	3	10	13
UK Hooton Road	01/06/2022	Hooton	2	14	17
UK Creggan Bahn Court	20/06/2022	Ayr	10	-	10
BE Militza portfolio (2 properties)	06/07/2022	Bruges & Ghent	50	19	69
NL Het Gouden Hart Almere ⁴	06/07/2022	Almere	2	7	9
FI Espoo Ylismäenkuja	06/07/2022	Espoo	-	1	1
UK Spaldrick House ²	20/07/2022	Port Erin	-	12	12
FI Oulu Vaarapiha	25/07/2022	Oulu	-	15	15
ES Tomares Miró	29/07/2022	Tomares	2	11	13
FI Oulu Riistakuja	01/08/2022	Oulu	9	-	9
IE Bartra portfolio (4 properties)	19/08/2022	Dublin	125	36	161
UK Biddenham St James ²	09/09/2022	Biddenham	3	13	16
UK LNT portfolio (3 properties) ²	23/09/2022	United Kingdom	40	11	51
IE Sligo Finisklin Road	27/09/2022	Sligo	-	17	17
Total as of 28 September 2022			426	362	788

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 This project is being developed within the joint venture with Dunavast-Sonneborgh, in which Aedifica holds a 75% stake.

⁴ This project is being developed within the joint venture with the Korean group. Aedifica and Korean will each finance 50% of the total budget. This table only considers the part of the budget that will be financed by Aedifica.

⁴ The figures in this table are rounded amounts. The sum of certain figures might therefore not correspond to the stated total.



PRESS RELEASE

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

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 600 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden Ireland and Spain, worth more than €5.3 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. €3.0 billion as of 27 September 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

Ingrid Daerden

Chief Financial Officer

T +32 494 573 115
ingrid.daerden@aedifica.eu

Delphine Noirhomme

Investor Relations Manager

T +32 2 210 44 98
delphine.noirhomme@aedifica.eu

Discover Aedifica's CSR Report

www.aedifica.eu

