

26 September 2022 – before opening of markets
Under embargo until 07:30 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 £45.5 million in 3 care homes in the United Kingdom

- **Forward acquisition of a brand-new care home and 2 care homes under construction in the United Kingdom**
 - **Total investment: approx. £45.5 million**
 - **Total capacity: 198 residents**
 - **Initial net rental yield: approx. 5%**

Name	Location	Capacity (units)	Completion date	Operator	Type of care
Marston Moretaine Gee View	Gee View, Marston Moretaine , Bedfordshire, MK43 2AD	66	Q1 2022	Ideal Care Homes	Elderly care
Whitby Castle Road	Castle Road, Whitby, YO21 1HL	66	Q4 2022	Danforth Care	Elderly care
Holt Health Farm	Heath Farm, Holt, NR25 6JU	66	Q1 2023	Danforth Care	Elderly care
Total		198			

Stefaan Gielens, CEO of Aedifica, commented: *“We are pleased to announce that Aedifica will invest approx. £45.5 million in the acquisition of a brand-new care home and the development of two care homes in the United Kingdom, being built by LNT Group. These purpose-built care properties will each comprise 66 en-suite bedrooms for seniors requiring continuous care. We look forward to continuing to develop and invest in futureproof healthcare real estate with our local team.”*

Bruce Walker, Country Manager of Aedifica UK, adding: *“In the design of the brand-new care home and the development projects, special attention was paid to environmental standards and energy efficiency. Thanks to this acquisition, we start a new collaboration with Ideal Care Homes and extend our collaboration with Danforth Care, an established elderly care home provider.”*



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Holt Health Farm (impression) – Holt

Description of the sites

Whitby Castle Road and **Holt Health Farm** are being developed in Whitby (14,000 inhabitants, County North Yorkshire) and Holt (6,000 inhabitants, County Norfolk). The care homes will both accommodate 66 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 'A' EPC¹ rating upon completion of the works. Construction is expected to be completed in the fourth quarter of 2022 and the first quarter of 2023.

Marston Moretaine Gee View is located in a residential area in Marston Moretaine (5,000 inhabitants, County Bedfordshire). The care home accommodates 66 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. The property meets the highest standards of care and comfort, catering to the upper mid-market segment. Contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio, the care home uses energy-efficient systems, such as a heat pump, which resulted in an EPC¹ rating 'A'.

The buildings are developed by the LNT Group, an experienced and dedicated care home developer and operator, having developed over 100 care home projects in the United Kingdom. After completion of the present projects, Aedifica and LNT Group will have worked together on 9 care home projects.

¹ Energy Performance Certificate.



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Whitby Castle Road (impression) – Whitby

Description of the transaction

On 23 September 2022, Aedifica acquired ownership of the Marston Moretaine Gee View care home by taking control of 100% of the shares in a real estate company. Aedifica also acquired ownership of the plots of land with the work in progress on Whitby Castle Road and Holt Health Farm. The contractual value of these plots and the already performed construction works amounts to approx. £35.5 million. Aedifica has budgeted approx. £10 million for the remaining construction works. Aedifica's total investment² will amount to approx. £45.5°million.

Description of the operators and the leases

Whitby Castle Road and Holt Health Farm will be operated by **Danforth care**, which is 100% controlled by the shareholders of the LNT Group including Lawrence Tomlinson. Danforth is a provider of high quality residential and dementia care.

Marston Moretaine Gee View is operated by **Ideal Care Homes**, a provider of high quality residential and dementia care operating over 30 care homes across Yorkshire, the North West and Midlands.

The care homes will be let on the basis of new irrevocable 35-year triple net leases. Upon completion of the works, the initial net yields will amount to approx. 5%.

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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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	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	35	22	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
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	26/09/2022	United Kingdom	40	11	51
Total as of 26 September 2022			404	367	771

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 Korian group. Aedifica and Korian will each finance 50% of the total budget. This table only considers the part of the budget that will be financed by Aedifica.

³ 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 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. €3.2 billion as of 23 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

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