

17 October 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 £13.5 million in the construction of a care home in the United Kingdom**

- **Forward acquisition of a care home to be constructed in York (UK)**
  - **Investment: approx. £13.5 million**
  - **Capacity: 72 residents**
  - **Initial net rental yield: approx. 6%**
  - **Operator: Torwood Care**
  - **Expected completion: Q2 2024**

**Stefaan Gielens, CEO of Aedifica, commented:** *“We are pleased to announce that Aedifica will invest approx. £13.5 million in the development of a brand-new care home in York. This purpose-built care property will comprise 72 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 this new development project in York, special attention was paid to environmental standards and energy efficiency, which will result in an EPC rating ‘A’. Construction is expected to be completed in the second quarter of 2024. We are pleased to deepen our relationship with care provider Torwood Care and developer Torsion Care, having already launched a project in Sleaford with both parties earlier this year.”*



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Aedifica will invest approx. £13.5 million in the construction of a brand-new care home in York (UK).



*York Bluebeck Drive (impression) – York*

### **Description of the property**

The care home<sup>1</sup> will be developed in a residential area in York (211,000 inhabitants, County North Yorkshire). It will accommodate 72 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. The care home will meet the highest standards of care and comfort, catering to the upper mid-market segment. The building will use energy-efficient systems and renewable energy sources, which should result in an EPC<sup>2</sup> rating 'A' upon completion of the works, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio. Construction will start soon and is expected to be completed in the second quarter of 2024.

### **Description of the transaction**

On 14 October 2022, Aedifica acquired ownership of the plot of land. Aedifica's total investment<sup>3</sup> will amount to approx. £13.5°million.

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

The care home will be operated by Torwood Care, a joint venture between Torsion Care and an experienced third-party operator. Torsion Care is a healthcare real estate development business established in 2019 that develops, constructs and operates elderly care facilities. The other party has several years of experience in operating multiple care homes. Torwood Care will also operate the care home that Aedifica is currently developing in Sleaford<sup>4</sup>.

The care home will be let on the basis of a new irrevocable 35-year triple net lease. Upon completion of the works, the initial net rental yield will amount to approx. 6%.

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<sup>1</sup> Address: Bluebeck Drive, Shipton Road, York YO30 5SF (United Kingdom).

<sup>2</sup> Energy Performance Certificate.

<sup>3</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.

<sup>4</sup> See press release of 31 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 below<sup>5</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	19
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 <sup>3</sup>	01/04/2022	Oosterbeek	5	3	7
UK	Dawlish <sup>2</sup>	01/04/2022	Dawlish	3	13	15
UK	Channel Island portfolio (6 properties) <sup>2</sup>	01/04/2022	United Kingdom	54	15	69
IE	Silver Stream portfolio (3 properties)	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
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 <sup>3</sup>	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 <sup>4</sup>	06/07/2022	Almere	2	7	9
FI	Espoo Ylismäenkuja	06/07/2022	Espoo	-	1	1
UK	Spaldrick House <sup>2</sup>	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 <sup>2</sup>	09/09/2022	Biddenham	3	13	16
UK	LNT portfolio (3 properties) <sup>2</sup>	23/09/2022	United Kingdom	40	11	51
IE	Sligo Finisklin Road	27/09/2022	Sligo	-	17	17
UK	St Mary's Riverside & St Mary's Lincoln <sup>2</sup>	05/10/2022	Hessle & Lincoln	18	13	31
UK	York Bluebeck Drive <sup>2</sup>	14/10/2022	York	3	12	16
<b>Total as of 14 October 2022</b>				<b>448</b>	<b>386</b>	<b>834</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> This project is being developed within the joint venture with Dunavast-Sonneborgh, in which Aedifica holds a 75% stake.

<sup>4</sup> 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.

<sup>5</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 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 14 October 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

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