

5 October 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 £27 million in 2 care homes  
in the United Kingdom**

- **Acquisition of a fully operational care home in Hessle and forward acquisition of a care home to be constructed in Lincoln (UK)**
  - **Total investment: approx. £27 million**
  - **Total capacity: 140 residents**
  - **Initial net rental yield: approx. 5%**
  - **Operator: Burlington**
  - **Expected completion: Q1 2024**

Name	Location	Capacity (units)	Construction year/ Completion date	Type of care
St Mary's Riverside	7 Wintersgill Place, Hessle HU13 0DF	67	2022	Elderly care
St Mary's Lincoln	Bracebridge, Lincoln, LN5 8BG	73	Q1 2024	Elderly care
<b>Total</b>		<b>140</b>		

**Stefaan Gielens, CEO of Aedifica, commented:** “We are pleased to announce that Aedifica will invest approx. £27 million in the acquisition of a brand-new care home in Hessle and the development of a care home in Lincoln. These purpose-built care properties will comprise a total of 140 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 both buildings, special attention was paid to environmental standards and energy efficiency. Construction of the property in Lincoln is expected to be completed in the first quarter of 2024. We are pleased to deepen our successful ongoing relationship with Burlington, a longstanding tenant with a proven operating model that already operates over 20 Aedifica properties.”



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*St Mary's Riverside – Hessle*

### **Description of the properties**

**St Mary's Riverside** is a care home completed earlier this year in a residential area in Hessle (15,000 inhabitants, County East Yorkshire), approx. 10 km from Kingston upon Hull city centre. It accommodates 67 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. The care home uses energy-efficient systems, resulting in an EPC<sup>1</sup> rating 'B'.

**St Mary's Lincoln** is being developed in Lincoln (291,000 inhabitants, County Lincolnshire). The care home will accommodate 73 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 should obtain an EPC rating 'A' upon completion of the works. Construction already started and is expected to be completed in the first quarter of 2024.

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<sup>1</sup> Energy Performance Certificate.



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*St Mary's Lincoln (impression) – Lincoln*

### **Description of the transaction**

On 5 October 2022, Aedifica acquired ownership of the St Mary's Riverside care home and the plot of land on which St Mary's Lincoln is being constructed by taking control of 100% of the shares in two British real estate companies. The contractual value of the building already completed, the plot of land and the construction already carried out amounts to approx. £16 million. Aedifica has budgeted approx. £11 million for the remaining construction works. Total investment<sup>2</sup> will amount to approx. £27<sup>o</sup>million.

### **Description of the operator and the leases**

The care homes will be operated by St Mary's Care Services, which is part of the **Burlington** group – a private company with over 15 years of experience in the UK elderly care sector. Burlington provides high quality residential care in 46 care homes (including 21 Aedifica sites) across Yorkshire, North Lincolnshire, Nottinghamshire, and the North East to more than 2,500 elderly people who are no longer able to live independently at home. The group will operate an additional Aedifica care home upon completion of the project in Shipley.

The care homes will be let on the basis of a new irrevocable 30-year triple net leases. The initial net rental yields amount to approx. 5%.

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<sup>2</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.



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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>3</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 Jyväskylän 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 Jahtivouhintie	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
<b>Total as of 5 October 2022</b>			<b>444</b>	<b>375</b>	<b>819</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>3</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. €3.1 billion as of 4 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**

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