

30 November 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 development of 3 care properties in Finland**

- **Development of a school, a child day-care centre and a residential care centre in Finland**
  - **Total investment: approx. €17 million**
  - **Average gross yield: approx. 6%**
  - **Total capacity: 465 children & 16 residents**
  - **Diversified tenant pool of experienced private operators and a municipality**



*Oulu Tahtimarssi – Oulu (FI)*

**Stefaan Gielens, CEO of Aedifica, commented:** “Aedifica continues to expand its healthcare real estate portfolio in Finland by investing approx. €17 million in the development of three care properties. Upon completion of the works, these buildings will welcome up to 465 children and 16 residents. We look forward to continuing to develop futureproof healthcare real estate with our Finnish Hoivatilat team, which designed and developed all projects.”

**Atte Nittylä, CEO of Hoivatilat, adding:** “We will develop a school and a child day-care centre in Oulu and a residential care centre for mental rehabilitation in Tuusula. In the design of these new development projects, we paid special attention to environmental standards and energy efficiency, which will result in an EPC rating ‘A’ for each of these properties. Together we are creating a better society.”



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*Oulu Upseerinkatu – Oulu (FI)*

Name	Address	Pipeline (in € million)	Capacity (users)	Lease	Operator	Type of care	Completion date
Oulu Tahtimarssi	Tahtimarssi 3, 90650 Oulu	12.5	350 children	25 yrs - NN	City of Oulu	School	Q4 2024
Oulu Upseerinkatu	Useerinkatu 17, 02600 Oulu	2.5	115 children	15 yrs - NN	English Speaking Playschool of Oulu	Child day-care	Q3 2023
Tuusula Temmontie	Temmontie 2, 05400 Tuusula	2	16 residents	20 yrs - NN	Kuntoutumiskotii Metsätähti	Mental rehabilitation	Q4 2023
<b>Total<sup>1</sup></b>		<b>17</b>	<b>465 children &amp; 16 residents</b>				

<sup>1</sup> The contractual values in this table comply with the provisions of article 49 §1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

The Finnish Hoivatilat team will develop a school in Oulu (209,000 inhabitants), as its bid was selected in a public tender. Welcoming up to 350 children, **Oulu Tahtimarssi** will be operated by the city of Oulu. Construction works are expected to be completed in the fourth quarter of 2024.

In Oulu, Hoivatilat will also develop a child day-care centre that will be operated by English Speaking Playschool of Oulu, which was founded in 1994. The playschool encourages creative and critical thinking in children. Construction of **Oulu Upseerinkatu** has already started and is expected to be completed in the third quarter of 2023, after which it will welcome up to 115 children.

In addition, Hoivatilat will develop a residential care centre for mental rehabilitation in Tuusula (40,000 inhabitants). **Tuusula Temmontie** will welcome up to 16 residents. Construction is expected to be completed in the fourth quarter of 2023. The building will be operated by Kuntoutumiskotii Metsätähti, a private Finnish operator offering quality mental health rehabilitation and rehabilitative housing services. Currently, it already operates two care facilities.

In the design of all three care properties, special attention was paid to environmental standards and energy efficiency, which should result in an EPC<sup>1</sup> rating 'A' for each of these buildings, contributing to the continued improvement of the sustainability of the Group's real estate portfolio.

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



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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>2</sup>.

(in € million)	Date	Location	Investments carried out	Pipeline <sup>1</sup>	Total
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
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
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 Islands 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 Staffanstorp Borggårdsallén <sup>2</sup>	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 <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 Portefeuille LNT (3 properties) <sup>2</sup>	23/09/2022	United Kingdom	40	11	51
IE Sligo Finisklin Road	27/09/2022	Sligo	1	16	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
UK Rawdon Green Lane <sup>2</sup>	28/10/2022	Rawdon	17	-	17
UK Northampton Thompson Way 2	01/11/2022	Northampton	17	-	17
FI Oulu Tahtimarssi	24/11/2022	Oulu	-	12	12
FI Tuusula Temmontie	26/11/2022	Tuusula	-	2	2
FI Oulu Upseerinkatu	30/11/2022	Oulu	-	3	3
<b>Total as of 30 November 2022</b>			<b>466</b>	<b>337</b>	<b>803</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>2</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 610 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden, Ireland and Spain, worth more than €5.6 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 29 November 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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