

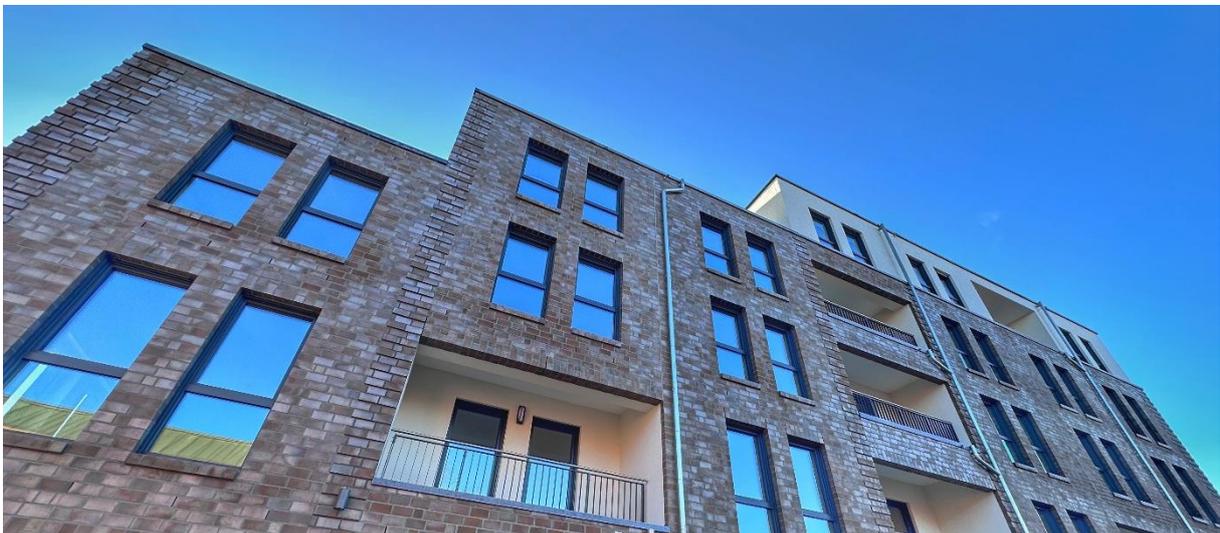
10 January 2023 – after closing of markets
Under embargo until 17:40 CET

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')

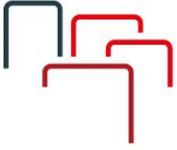
20 projects completed during Q4 2022

- **Completion of 18 development projects, 1 renovation project and 1 extension project from Aedifica's investment programme**
 - **Total investment: approx. €197 million**
 - **Added capacity: 1,094 residents & 345 children**
 - **Properties located in the Netherlands, Germany, the UK and Finland**
 - **Diversified tenant pool of experienced private and public operators**



Quartier am Rathausmarkt – Bremervörde (DE)

Stefaan Gielens, CEO of Aedifica, commented: *“We are very pleased to announce that Aedifica completed 20 projects from its investment programme over the fourth quarter of 2022, totalling approx. €197 million. These brand-new care facilities in the Netherlands, Germany, the United Kingdom and Finland were specifically designed to put their users centre stage and welcome nearly 1,100°additional residents and 345 children. We look forward to continuing to develop and invest in futureproof healthcare real estate with our local teams.”*



PRESS RELEASE

10 January 2023 – after closing of markets
Under embargo until 17:40 CET



Shipleigh Canal Works – Shipleigh (UK)

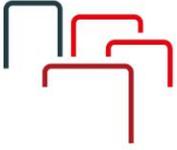
During the fourth quarter of 2022, eighteen development projects, one renovation project and one extension project from Aedifica's investment programme were completed in the Netherlands, Germany, the United Kingdom and Finland for a total amount of approx. €197 million, adding capacity for 1,094 residents and 345 children to Aedifica's portfolio. These care properties are operated by a diversified pool of well-established and experienced private (both for-profit and non-profit) and public operators (specifically Finnish municipalities). The nine projects in Finland have been designed and developed by our local Hoivatilat team.



Turku Herttuankulma – Turku (FI)



Martha Flora Breda – Breda (NL)



PRESS RELEASE

10 January 2023 – after closing of markets
Under embargo until 17:40 CET

Name	Type	Location	Completion	Investment (€ million) ¹	Capacity (added)	Lease	Operator	Type of care
Germany				66				
Seniorenquartier Twistring	Development	Twistring	05/10/2022	13	99 residents	30 yrs - NNN	EMVIA Living	Elderly care
Seniorenquartier Langwedel ²	Development	Langwedel	08/12/2022	13	99 residents	30 yrs - NNN	EMVIA Living	Elderly care
Quartier am Rathausmarkt	Development	Bremervörde	15/12/2022	16	80 residents	30 yrs - NN	Specht & Tegeler	Elderly care
Wohnstift am Weinberg	Renovation	Kassel	16/12/2022	13	-	WAULT 27 yrs - NN	Cosiq	Elderly care
Seniorenquartier Schwerin	Development	Schwerin	23/12/2022	11	87 residents	30 yrs - NNN	EMVIA Living	Elderly care
Netherlands				8				
Martha Flora Breda	Development	Breda	21/11/2022	5	28 residents	25 yrs - NNN	Martha Flora	Elderly care
Oosterbeek Warm Hart ³	Development	Oosterbeek	09/12/2022	3	27 residents	20 yrs - NNN	Warm Hart	Elderly care
United Kingdom ⁴				47				
Rawdon Green Lane	Development	Rawdon	28/10/2022	11	66 residents	35 yrs - NNN	Danforth	Elderly care
Northampton Thompson Way	Development	Northampton	01/11/2022	11	66 residents	35 yrs - NNN	Anchor	Elderly care
Shipleigh Canal Works	Development	Shipleigh	16/12/2022	8	66 residents	30 yrs - NNN	Burlington	Elderly care
Holt Heath Farm	Development	Holt	16/12/2022	17	66 residents	35 yrs - NNN	Danforth	Elderly care
Finland				76				
Helsinki Malminkartano	Development	Helsinki	22/11/2022	24	137 residents 50 children	15 yrs - NN	Norlandia KVPS	Elderly care Specialist care Child day-care
Helsinki Kansantie	Development	Helsinki	30/11/2022	10	360 children	20 yrs - NN	Municipality	School
Kuopio Opistotie	Development	Kuopio	30/11/2022	13	86 residents 63 children	15 yrs - NN	Norlandia	Elderly care Child day-care Specialist care
Äänekoski Ääneniementie	Development	Äänekoski	09/12/2022	2	15 residents	20 yrs - NN	Hoitokoti Ääneniemen Helmi Oy	
Turku Herttuankulma	Development	Turku	20/12/2022	6	50 residents	20 yrs - NN	Ikifit	Elderly care
Kerava Lehmuskatu	Development	Kerava	22/12/2022	7	62 residents	20 yrs - NN	Municipality	Elderly care
Jyväskylä Äiläkatu	Extension	Jyväskylä	30/12/2022	2	75 children	15 yrs - NN	Municipality	Child day-care
Kangasala Vällintie	Development	Kangasala	30/12/2022	2	87 children	15 yrs - NN	Pilke	Child day-care
Tampere Sisunaukio	Development	Tampere	30/12/2022	10	60 residents 70 children	20 yrs - NN	Ikifit Pikkututkija	Elderly care Child day-care
Total				197	1,094 residents 345 children			



Seniorenquartier Twistring – Twistring (DE)



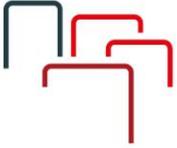
Helsinki Malminkartano – Helsinki (FI)

¹ The amounts in this column only include the works that were carried out.

² Partial completion.

³ This project was developed within the joint venture with Dunavast-Sonneborgh, in which Aedifica holds a 75% stake.

⁴ Amounts in £ were converted into € based on the exchange rate of the transaction date.



PRESS RELEASE

10 January 2023 – 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 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. €3.2 billion as of 9 January 2023.

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

Bob Boeckx

Corporate Communication Manager

T +32 496 279 979
bob.boeckx@aedifica.eu

Discover Aedifica's CSR Report

www.aedifica.eu

