

9 February 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')

Aedifica invests €18 million in the development of 4 care properties in Finland

- **Development of a service community, a care home and two residential care centres for disabled people in Finland**
 - **Total investment: approx. €18 million**
 - **Average gross yield: approx. 6%**
 - **Total capacity: 116 residents & 75 children**
 - **Diversified tenant pool of experienced private and non-profit operators**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its Finnish healthcare real estate portfolio by investing approx. €18 million in the development of four care properties. Upon completion of the works, the buildings will welcome up to 116 residents and 75 children. 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 service community in Espoo, a care home in Kuopio and two residential care centres for disabled people in Nokia and Sotkamo. In the design of these new development projects, we paid special attention to environmental standards and energy efficiency. Together we are creating a better society.”*



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Espoo Kuurinkallio – Espoo (FI)

Name	Type	Location	Pipeline (in € million)	Capacity (users)	Lease	Operator	Type of care	Completion date
Espoo Kuurinkallio ¹	Development	Espoo (FI)	7	75 children 26 residents	15 yrs - NN	Pilke Humana Finland	Child day-care Disabled care	Q2 2024
Kuopio Torpankatu ²	Development	Kuopio (FI)	5.5	47 residents	15 yrs - NN	Esperi	Elderly care	Q1 2024
Nokia Tähtisumunkatu ³	Development	Nokia (FI)	3	21 residents	15 yrs - NN	HDL	Disabled care	Q4 2023
Sotkamo Härkökivenkatu ⁴	Development	Sotkamo (FI)	2.5	22 residents	15 yrs - NN	Esperi	Disabled care	Q1 2024
Total⁵			18	116 residents & 75 children				

¹ Address: Kuurinkallio 7, 02750 Espoo (Finland).

² Address: Torpankatu 2, 70820 Kuopio (Finland).

³ Address: Tähtisumunkatu 3, Nokia (Finland).

⁴ Address: Härkökivenkatu 3, 88610 Sotkamo (Finland).

⁵ 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 service community in Espoo (272,000 inhabitants). The **Espoo Kuurinkallio** service community will include a child day-care centre welcoming up to 75 children on a daily basis and a residential care centre accommodating 26 disabled people. Construction works have already started and are expected to be completed in the second quarter of 2024. The child day-care centre will be operated by Pilke, a Finnish operator that offers innovative early childhood education and care services to over 10,000 children in 180 child day-care centres across Finland, employing approx. 2,000 staff. Pilke already operates 25 Aedifica sites. The residential care centre will be operated by Humana Finland, a leading Nordic care company that offers individual and family care services, personal assistance, elderly care and special services housing. Humana Finland currently already operates 15 care homes for disabled people in Finland.

In Kuopio (118,000 inhabitants), the team will develop a care home. **Kuopio Torpankatu** will accommodate 47 elderly people requiring continuous care. Construction works have already started and are expected to be completed in the first quarter of 2024. The building will be operated by Esperi, a private player with 20 years of experience in the healthcare sector, employing 6,800 staff in approx. 200 municipalities across Finland. Esperi provides a wide range of healthcare services to different target groups. The group already operates 4 Aedifica properties.



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In addition, Hoivatilat will develop a residential care centre for disabled people in Nokia (35,000 inhabitants). **Nokia Tähtisumunkatu** will welcome up to 21 residents. Construction works have already started and are expected to be completed in the fourth quarter of 2023. The building will be operated by HDL (Helsingin Diakonissalaitos), a non-profit organisation. The 155-year-old foundation provides social welfare and health services for people in need of special support. HDL employs 3,200 people and already operates 3 Aedifica properties.

In Sotkamo (10,000 inhabitants), the team will develop a residential care centre for disabled people. **Sotkamo Härkökivenkatu** will welcome up to 22 residents. Construction works will start in the second quarter of 2023 and are expected to be completed in the first quarter of 2024. This building will also be operated by Esperi.

The four care properties will use energy-efficient systems, such as geothermal heating and an air-water heat pump which should result in an EPC¹ rating 'A' or 'B' for each of these buildings, contributing to the continued improvement of the sustainability of the Group's real estate portfolio.



Kuopio Torpankatu – Kuopio (FI)

¹ Energy Performance Certificate.



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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. €3.2 billion as of 8 February 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

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