

26 April 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 nearly €11 million in 3 care properties in Finland

- **Development of a child protection centre and a residential care centre for disabled people, and extension of a child day-care centre in Finland**
 - **Total investment: approx. €10.5 million**
 - **Average gross yield: approx. 6%**
 - **Total capacity: 24 residents & 81 children**
 - **Diversified tenant pool of experienced private operators**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its Finnish healthcare real estate portfolio by investing approx. €10.5 million in the development of two brand-new care properties and the extension of an existing care property. Upon completion of the works, the buildings will welcome up to 24 residents and 81 children. All projects will be designed and developed by our Finnish Hoivatilat team.”*

Atte Nittylä, CEO of Hoivatilat, adding: *“We will develop a child protection centre in Salo and a residential care centre for disabled people in Helsinki. In addition, we will extend an existing child day-care centre in Nurmijärvi. In the design of these new projects, we paid special attention to environmental standards and energy efficiency. Together we are creating a better society.”*



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Salo Linnankoskentie – Salo (FI)



Helsinki Landbontie – Helsinki (FI)

Name	Type	Location	Pipeline (in € million)	Capacity (users)	Lease	Operator	Type of care	Completion date
Salo Linnankoskentie ¹	Development	Salo	3.5	15 children	15 yrs - NN	Sospro	Childcare	Q1 2024
Helsinki Landbontie ²	Development	Helsinki	5	24 residents	15 yrs - NN	Kehitysvammatuki 57	Disabled care	Q1 2024
Nurmijärvi Laidunalue ³	Extension	Nurmijärvi	2	66 children	15 yrs - NN	Touhula	Child-day care	Q4 2023
Total ⁴			10.5	24 residents & 81 children				

¹ Address: Linnankoskentie 5, 24100 Salo (Finland).

² Address: Landbontie 36, 00890 Helsinki (Finland).

³ Address: Ohjastie 1, 01900 Nurmijärvi (Finland).

⁴ 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 child protection centre with school facilities in Salo (52,000 inhabitants). **Salo Linnankoskentie** will welcome up to 15 children. Construction has already started and is expected to be completed in the first quarter of 2024. The child protection centre will be operated by Sospro, a Finnish company that provides specialist care for children and teenagers in seven dedicated centres.

In Helsinki (632,000 inhabitants), the team will develop a residential care centre for disabled people. **Helsinki Landbontie** will welcome up to 24 residents. Construction has already started and is expected to be completed in the first quarter of 2024. The building will be operated by Kehitysvammatuki 57, a private Finnish operator offering high-quality care.

In Nurmijärvi (35,000 inhabitants), Hoivatilat will extend the **Nurmijärvi Laidunalue** child day-care centre. Upon completion of the extension works – expected by the end of this year – it will be able to accommodate an additional 66 children, bringing its total capacity to 123. The child-day care centre is operated by Touhula, a private operator with more than 10 years of experience. The operator offers high-quality early childhood education and preschool in a safe environment that inspires and supports learning. Touhula operates 115 day-care centres, of which 28 are owned by Aedifica.

Energy-efficient systems – such as geothermal heating – will be installed in the care properties, 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.

¹ Energy Performance Certificate.



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Investments since the beginning of 2023

The investments made by the Group since 1 January 2023 are listed in the table below².

(in € million)	Date	Location	Investments carried out	Pipeline ¹	Total
FI Espoo Kuurinkallio	16/01/2023	Espoo	-	7	7
FI Kuopio Torpankatu	25/01/2023	Kuopi	-	5	5
FI Nokia Tähtisumunkatu	26/01/2023	Nokia	-	3	3
FI Sotkamo Härkökivenkatu	27/01/2023	Sotkamo	-	3	3
FI Salo Linnankoskentie	07/03/2023	Salo	-	4	4
FI Helsinki Landbontie	24/03/2023	Helsinki	-	5	5
FI Nurmijärvi Laidunalue	31/03/2023	Nurmijärvi	-	2	2
Total as of 26 April 2023			-	29	29

¹ The pipeline includes development projects and acquisitions subject to outstanding conditions.

² 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 elderly care. Aedifica has developed a portfolio of more than 620 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden, Ireland and Spain, worth more than €5.7 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 2020, Aedifica has been part of the BEL 20, Euronext Brussels' leading share index. Moreover, since 2023, Aedifica has been part of the BEL ESG, the index tracking companies that perform best on ESG criteria. Aedifica is also included in the EPRA, Stoxx Europe 600 and GPR indices. Aedifica's market capitalisation was approx. €2.9 billion as of 25 April 2023.



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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