

11 October 2023 – after closing of markets

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 completes 7 projects in Q3 2023 & announces a new project in Finland

- **Completion of 7 projects from Aedifica's investment programme in Q3 2023**
 - **Total investment: approx. €91 million**
 - **Added capacity: 408 residents & 115 children**
 - **Properties located in the Netherlands, the United Kingdom, Finland and Ireland**
 - **Diversified tenant pool of well-established and experienced private operators**

- **New project added to Aedifica's investment programme in Finland**
 - **Development of a care home for elderly people requiring continuous care**
 - **Total investment: approx. €7.5 million**
 - **Gross yield on cost: above 6%**
 - **Total capacity: 57 residents**
 - **Operator: Ikifit**
 - **Expected completion: Q3 2024**

Stefaan Gielens, CEO of Aedifica, commented: *"In the third quarter of 2023, Aedifica completed seven projects from its investment programme for a total amount of approx. €91 million. Overall, we anticipate a further reduction in the size of our investment programme to approx. €450 million by the end of the year. The new project we added to our pipeline in Finland is designed and developed by our local Hoivatilat team. In the coming weeks and months, we expect to complete several more projects."*



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1. 7 projects completed in Q3 2023



Clondalkin Nursing Home – Clondalkin (IE)



Tiel Bladergroenstraat – Tiel (NL)

During the third quarter of 2023, 7 projects from Aedifica’s investment programme were completed in the Netherlands, the United Kingdom, Finland and Ireland for a total amount of approx. €91 million. The projects add capacity for 408 residents and 115 children to the Group’s portfolio. These care properties are operated by a diversified pool of well-established and experienced private operators. The project in Finland has been designed and developed by our local Hoivatilat team.

Name	Type	Location	Completion	Investment (€ million) ¹	Capacity (added)	Lease	Operator	Type of care
Netherlands				7				
Tiel Bladergroenstraat	Development	Tiel	14/07/2023	7	38 residents	20 yrs - NNN	Saamborgh	Elderly care
United Kingdom ²				11				
St. Joseph’s ³	Renovation & extension	St Helier	02/08/2023	7	16 residents	WAULT 24 yrs - NNN	LV Care Group	Elderly care
Le Petit Bosquet	Extension	St Lawrence	14/08/2023	4	17 residents	WAULT 24 yrs - NNN	LV Care Group	Elderly care
Finland				2.5				
Oulu Upseerinkatu	Development	Oulu	14/07/2023	2.5	115 children	15 yrs - NN	English Speaking Playschool of Oulu	Child day-care
Ireland				70				
Kilkenny Nursing Home	Development	Kilkenny	19/07/2023	15	90 residents	25 yrs - NNN	Mowlam Healthcare	Elderly care
Clondalkin Nursing Home	Forward purchase	Clondalkin	27/07/2023	38	150 residents	25 yrs - NNN	Bartra Healthcare	Elderly care
St. Doolagh’s	Development	Balgriffin	21/09/2023	17	97 residents	25 yrs - NNN	Coolmine Caring Services Group	Elderly care
Total				90.5	408 residents & 115 children			

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

² Amounts in £ were converted into € based on the exchange rate of the transaction date.

³ Partial completion.



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2. New project added to Aedifica's investment programme in Finland



Kerava Pianonsoittajankatu – Kerava (FI)

The Finnish Hoivatilat team will develop a care home in Kerava (37,000 inhabitants). **Kerava Pianonsoittajankatu**⁴ will accommodate 57 elderly people requiring continuous care. Construction works have already started and are expected to be completed in the third quarter of 2024.

The building will be operated by Ikifit, a well-established private operator with nearly 20 years of experience in the local elderly care sector. Employing over 350 staff, Ikifit offers housing, assisted living and rehabilitation services for the elderly. It already operates 3 Aedifica care properties.

Aedifica's total investment⁵ will amount to approx. €7.5 million.

The care property will be let on the basis of a new irrevocable 20-year double net lease. Upon completion of the works, the gross yield on cost will be above 6%.

The building will be equipped with energy-efficient systems, which should result in 'B' EPC⁶ rating, contributing to the continued improvement of the sustainability of the Group's real estate portfolio.

⁴ Address: Pianonsoittajankatu 1, 04200 Kerava (Finland).

⁵ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

⁶ Energy Performance Certificate.



PRESS RELEASE

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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 600 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. €2.5 billion as of 10 October 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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