

16 January 2024 – 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 10 projects in Q4 2023

- **Completion of 10 projects from Aedifica's investment programme in Q4 2023**
 - **Total investment: approx. €97 million**
 - **Added capacity: 411 residents & 306 children**
 - **Properties located in Germany, the Netherlands, the United Kingdom, Finland and Ireland**
 - **Diversified tenant pool of well-established and experienced private and public operators**



Sleaford Ashfield Road – Sleaford (UK)



Helsinki Ensikodintie – Helsinki (FI)

Stefaan Gielens, CEO of Aedifica, commented: *“In the fourth quarter of 2023, Aedifica completed ten projects from its investment programme for a total amount of approx. €97 million. In the design of these projects, we paid special attention to environmental standards and energy efficiency. Overall, we delivered 36 projects for nearly €310 million during the 2023 financial year. In the coming weeks and months, even more projects are expected to be completed. Without additional investments, we anticipate a further reduction in the size of our investment programme to approx. €120 million by the end of 2024.”*



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HGH Almere – Almere (NL)



Dunshaughlin Business Park – Dunshaughlin (IE)

During the fourth quarter of 2023, 10 projects from Aedifica's investment programme were completed in Germany, the Netherlands, the United Kingdom, Finland and Ireland for a total amount of approx. €97 million. The projects add capacity for 411 residents and 306 children to the Group's portfolio. These care properties are operated by a diversified pool of well-established and experienced private and public operators. The projects in Finland have been designed and developed by our local Hoivatilat team.

These completed projects are equipped with energy-efficient systems – such as solar panels and air source heat pumps – which resulted in an 'A' or 'B' EPC¹ rating, contributing to the continued improvement of the sustainability of the Group's real estate portfolio.

Name	Type	Location	Completion	Investment (€ million) ²	Capacity (added)	Lease	Operator	Type of care
Germany				10				
Rosengarten	Renovation	Berlin	30/10/2023	10	-	WAULT 20 yrs - NN	Vitanas	Elderly care
Netherlands				7				
HGH Almere ³	Development	Almere	21/12/2023	7	68 residents	NNN	Korian Netherlands	Elderly care
United Kingdom⁴				13				
Sleaford Ashfield Road	Development	Sleaford	29/11/2023	13	68 residents	35 yrs - NNN	Torwood Care	Elderly care
Finland				48.5				
Tuusula Temmontie	Development	Tuusula	13/10/2023	2.5	16 residents	20 yrs - NN	Kuntoutumiskoti Metsätähti	Mental rehabilitation
Helsinki Ensikodintie	Development	Helsinki	05/11/2023	16	32 residents	30 yrs - NN	Helsingin Ensikoti	Specialist care
Tampere Teräskatu	Development	Tampere	30/11/2023	9	240 children	20 yrs - NN	City of Tampere	Child day-care
Oulu Vaarapiha	Development	Oulu	30/11/2023	15.5	110 residents	15 yrs - NN	Nonna Group	Elderly care
Nokia Tähtisumunkatu	Development	Nokia	30/11/2023	3.5	21 residents	15 yrs - NN	HDL	Disabled care
Nurmijärvi Laidunalue	Extension	Nurmijärvi	15/12/2023	2	66 children	15 yrs - NN	Touhula	Child day-care
Ireland				18.5				
Dunshaughlin Business Park	Development	Dunshaughlin	17/11/2023	18.5	96 residents	25 yrs - NNN	Grace Healthcare	Elderly care
Total				97	411 residents & 306 children			

¹ Energy Performance Certificate.

² The amounts in this column only include the works that were carried out.

³ This project was developed within the joint venture with the Clariane group. Aedifica and Clariane each financed 50% of the total budget. This table only considers the part of the budget that was financed by Aedifica.

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



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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 over 610 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden, Ireland and Spain, worth more than €5.8 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. €3 billion as of 15 January 2024.



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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