

4 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 invests €8.5 million in 2 care properties in Finland

- **Acquisition of two child day-care centres in Oulu & Rovaniemi (Finland)**
 - **Total investment: approx. €8.5 million**
 - **Average initial yield: approx. 6.5%**
 - **Total capacity: 250 children**
 - **Public operators: cities of Oulu & Rovaniemi**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to underpin the quality of its Finnish real estate portfolio by investing approx. €8.5 million in the acquisition of two brand-new children day-care centres, both operated by Finnish cities. Following this transaction, the share of public operators in our Finnish portfolio amounts to 20%.”*

Atte Nittylä, CEO of Hoivatilat, adding: *“The leases we have signed for these buildings are for 20 years and more. Both properties are publicly operated by the cities of Oulu and Rovaniemi, with whom we have collaborated on other projects in the past. We look forward to continuing this excellent cooperation in these new properties.”*



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Rovaniemi Koulukaari – Rovaniemi (FI)



Oulu Mäntypellonpolku – Oulu (FI)

Name	Type	Location	Pipeline (in € million)	Capacity (users)	Lease	Operator	Construction year	Type of care
Rovaniemi Koulukaari ¹	Acquisition	Rovaniemi	3.5	100 children	25 yrs - NN	City of Rovaniemi	2023	Childcare
Oulu Mäntypellonpolku ²	Acquisition	Oulu	5	150 children	20 yrs - NN	City of Oulu	2022	Childcare
Total			8.5	250 children				

Rovaniemi Koulukaari is a recently completed child day-care centre in Muurola, part of the city of Rovaniemi (63,000 inhabitants). It welcomes up to 100 children on a daily basis for either full- or part-time childhood education and pre-primary education. The day-care centre is operated by the city of Rovaniemi.

Oulu Mäntypellonpolku is a new child day-care centre in Oulunsalo, part of the city of Oulu (209,000 inhabitants). Since its opening in October 2022, it welcomes up to 150 children on a daily basis for childhood education and pre-primary education. The day-care centre is operated by the city of Oulu.

Sustainability was taken into account in the construction of the care properties. The buildings are equipped with energy-efficient systems and use district heating. This is reflected in high performance EPC³ ratings ('A' or 'B') for each of these buildings, contributing to the continued improvement of the sustainability of the Group's real estate portfolio.

Aedifica acquired ownership of both buildings on 29 December 2023. The total contractual value⁴ amounts to approx. €8.5 million.

The care properties in Rovaniemi and Oulu are let on the basis of new irrevocable double net leases of 25 years and 20 years, respectively. The average initial rental yield amounts to approx. 6.5%.

¹ Address: Koulukaari 12, 97140 Rovaniemi (Finland).

² Address: Mäntypellonpolku 16, 90460 Oulu (Finland).

³ Energy Performance Certificate.

⁴ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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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 3 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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