

5 February 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 €25 million in 6 care residences in the Netherlands

- **Acquisition of the remaining stake (50%) in the joint venture with Korian, making Aedifica full owner of the six care properties in this portfolio**
 - **Investment: approx. €25 million**
 - **6 quality buildings: recently constructed, purpose-built & energy-efficient**
 - **Excellent locations in Almere, Blaricum, Hengelo, Lelystad, Soest & Woudenberg**
 - **Operator: Korian Netherlands under the 'Stepping Stones', 'Het Gouden Hart' and 'Hestia' brands**
 - **WAULT: 19 years**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica continues to underpin the quality of its Dutch real estate portfolio by investing approx. €25 million in a portfolio operated by Korian Netherlands. While we initially had a 50% stake in this portfolio, we now become full owner. The portfolio includes six well-run purpose-built care residences that were recently completed. Moreover, the buildings have excellent energy ratings ranging from A to A++++, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio."*



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Description of the portfolio

The portfolio includes six purpose-built care residences with excellent locations in various municipalities in the Netherlands. The properties are specifically tailored to suit the needs of elderly people requiring continuous care and together accommodate a total of 235 residents. All six buildings are new, with most being completed in 2022 and 2023.

Sustainability was also extensively considered in the construction of this portfolio. Thanks to the installation of energy-efficient systems and the use of renewable energy sources (such as solar panels, sustainable heat network or smart ventilation systems), all buildings have excellent energy ratings ranging from A to A++++. As a result, they also contribute to the continued improvement of the sustainability of Aedifica's real estate portfolio.

Name	Location	Construction year	Capacity (residents)	Operating label
Zorghuis Hengelo	Hengelo	2017	21	Hestia
Villa Horst en Berg	Soest	2022	36	Stepping Stones
HGH Lelystad	Lelystad	2022	45	Het Gouden Hart
Villa Florian	Blaricum	2022	29	Stepping Stones
Villa den Haen	Woudenberg	2022	36	Stepping Stones
HGH Almere	Almere	2023	68	Het Gouden Hart
Total			235	



*HGH Lelystad in Lelystad
Care residence completed in 2022*



*Villa den Haen in Woudenberg
Care residence completed in 2022*



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*Villa Florian in Blaricum
Care residence completed in 2022*

Description of the transaction

On 2 February 2024, Aedifica acquired the remaining stake of 50% in the portfolio of six care residences. The total contractual value¹ amounts to approx. €25 million. Following this transaction, Aedifica now fully owns the six properties.

Description of the operator and the leases

The six care residences are operated by Korian Netherlands, part of the Clariane group, under the 'Stepping Stones', 'Het Gouden Hart' and 'Hestia' brands. Clariane is a leading European elderly care home operator that is active in seven countries (Belgium, France, Germany, Italy, Netherlands, Spain and the United Kingdom). The group operates over 1,200 care facilities employing over 70,000 staff in total.

Aedifica and Clariane have a longstanding partnership. The group represents approx. 10% of Aedifica's contractual rents, operating 28 Aedifica sites in Belgium, 22 sites in the Netherlands and one site in Germany.

The six properties are let on the basis of long-term triple net leases with a WAULT² of 19 years. The leases are fully indexed to the consumer price index (CPI). The initial rental yield of this transaction amounts to approx. 6.5%.

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

² Weighted average unexpired lease term.



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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 2 February 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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