

27 March 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 £15.5 million in a central London care home

- **Acquisition of a trading care home in central London (UK)**
 - **Investment: approx. £15.5 million**
 - **Capacity: 90 residents**
 - **Initial rental yield: >6.5%**
 - **Operator: Bondcare**
 - **Energy-efficient property: EPC 'B'**

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to underpin the quality of its UK real estate portfolio by investing approx. £15.5 million in a trading care home in central London. This purpose-built care property accommodates up to 90 residents and meets the highest standards of care and comfort.”*

Bruce Walker, Country Manager of Aedifica UK, adding: *“This acquisition contributes to the continued enhancement of our real estate portfolio. The building recently received a number of sustainability upgrades, resulting in a strong EPC score 'B'. Moreover, we are pleased to deepen our successful relationship with Bondcare, a longstanding tenant with proven operating success in this location and care model.”*



PRESS RELEASE

27 March 2024 – after closing of markets

Aedifica invests approx. £15.5 million in the acquisition of a trading care home in central London (UK).



Rosewood House – London

Description of the property

Rosewood House¹ is located in a residential area near Stepney Green Park in Tower Hamlets (approx. 320,000 inhabitants), a central borough of London encompassing Canary Wharf and Whitechapel. Catering to the mid-market elderly and specialist care segment, the care home meets the highest standards of care and comfort. It accommodates up to 90 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of seniors requiring continuous care. Originally built in 2000, the care home was completely refurbished in 2019. The work carried out also included sustainability upgrades. The installation of renewable energy sources (solar panels) and energy-efficient systems (new boiler, LED lighting, heat recovery units, etc.) improved the property's EPC² score to 'B', contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

Description of the transaction

On 27 March 2024, Aedifica acquired the company that owns the freehold. The contractual value³ amounts to approx. £15.5 million.

Description of the operator and the lease

The care home is to be operated from acquisition by Bondcare, a provider of high-quality residential care for the elderly operating more than 70 care homes across the UK. Bondcare already operates 21 properties of Aedifica's portfolio.

The care home is let on the basis of a new irrevocable 30-year triple net lease. The initial rental yield amounts to over 6.5%.

¹ Address: 82 Redmans Road, Stepney Green, London E1 3AG (United Kingdom).

² Energy Performance Certificate.

³ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



PRESS RELEASE

27 March 2024 – after closing of markets

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 approx. 620 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. €2.6 billion as at 26 March 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

Ingrid Daerden
Chief Financial Officer

T +32 494 573 115
ingrid.daerden@aedifica.eu

Delphine Noirhomme
Investor Relations Manager

T +32 2 210 44 98
delphine.noirhomme@aedifica.eu

www.aedifica.eu

