

11 April 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 Q1 2024

- **Completion of 10 projects from Aedifica's investment programme in Q1 2024**
 - **Total investment: approx. €74 million**
 - **Added capacity: 425 residents & 15 children**
 - **Properties located in Germany, the United Kingdom and Finland**
 - **Diversified tenant pool of well-established and experienced private and non-profit operators**



Fredenbeck – Fredenbeck (DE)

Stefaan Gielens, CEO of Aedifica, commented: *“In the first quarter of 2024, Aedifica completed ten projects from its investment programme for a total amount of approx. €74 million. In the design of these projects, we paid special attention to environmental standards and energy efficiency, contributing to the continued enhancement of our real estate portfolio. More projects are expected to be completed in the coming weeks and months.”*



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Salo Linnankoskentie – Salo (FI)



Dawlish – Dawlish (UK)

During the first quarter of 2024, ten projects from Aedifica's investment programme were completed in Germany, the United Kingdom and Finland for a total amount of approx. €74 million. The projects add capacity for 425 residents and 15 children to the Group's portfolio. These care properties are operated by a diversified pool of well-established and experienced private and non-profit 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, air-source heat pumps, high-efficiency condensing boilers and low-energy lighting – which resulted in an 'A' or 'B' EPC¹ rating, contributing to the continued enhancement of the sustainability of the Group's real estate portfolio.

¹ Energy Performance Certificate.



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Hollola Kulmatie – Hollola (FI)



Seniorenquartier Gera – Gera (DE)

Name	Type	Location	Completion	Investment (€ million) ²	Capacity (added)	Lease	Operator	Type of care
Germany				35				
Haus Marxloh	Renovation	Duisburg	31/01/2024	4	-	WAULT 22 yrs - NN	Procuritas	Elderly care
Seniorenquartier Gera Fredenbeck	Development	Gera	29/02/2024	16	123 residents	30 yrs - NNN	Modern Care Residenz Management	Elderly care
	Development	Fredenbeck	27/03/2024	15	94 residents	30 yrs - NNN		Elderly care
United Kingdom³				16				
Dawlish	Development	Dawlish	15/02/2024	16	71 residents	30 yrs - NNN	Maria Mallaband	Elderly care
Finland				23				
Salo Linnankoskentie	Development	Salo	02/01/2024	3.5	15 children	15 yrs - NN	Sospro	Childcare
Hollola Kulmatie	Development	Hollola	08/01/2024	2.5	14 residents	15 yrs - NN	HDL	Disabled care
Sotkamo Härkökivenkatu	Development	Sotkamo	23/01/2024	2.5	22 residents	15 yrs - NN	Esperi	Disabled care
Kuopio Torpankatu	Development	Kuopio	31/01/2024	5.5	47 residents	15 yrs - NN	Esperi Suomen kristilliset hoivakodit	Elderly care
Rovaniemi Gardininkuja	Development	Rovaniemi	29/02/2024	4	30 residents	15 yrs - NN		Elderly care
Helsinki Landbontie	Development	Helsinki	04/03/2024	5	24 residents	15 yrs - NN	Kehitysvammatuki 57	Elderly care
Total				74	425 residents & 15 children			

² The amounts in this column only include the works that were carried out, except for the investment amount for the development project in Dawlish, which also includes the contractual value of the plot of land.

³ 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 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. €2.8 billion as at 10 April 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.

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