

11 July 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 8 projects in Q2 2024

- **Completion of 8 projects from Aedifica's investment programme in Q2 2024**
 - **Total investment: approx. €61 million**
 - **Added capacity: 278 residents & 199 children**
 - **Properties located in Belgium, Germany, the Netherlands, the UK, Finland, Sweden and Ireland**
 - **Diversified tenant pool of well-established and experienced private, public and non-profit operators**



Biddenham St James – Biddenham (UK)

Stefaan Gielens, CEO of Aedifica, commented: *“In the second quarter of 2024, Aedifica completed eight projects from its investment programme for a total amount of approx. €61 million. This brings the number of completions over the first half of the year to a total of 18 projects totalling €135 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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Espoo Kuurinkallio – Espoo (FI)



Résidence le Douaire – Anderlues (BE)

During the second quarter of 2024, eight projects from Aedifica's investment programme were completed in Belgium, Germany, the Netherlands, the UK, Finland, Sweden and Ireland for a total amount of approx. €61 million. The projects add capacity for 278 residents and 199 children to the Group's portfolio. These care properties are operated by a diversified pool of well-established and experienced private, public and non-profit operators. The projects in Finland have been designed and developed by our local Hoivatilat team.

In developing these projects, Aedifica paid special attention to energy efficiency and environmental standards. The buildings are, for example, equipped with energy-efficient systems, such as solar panels, air-source heat pumps, high-efficiency condensing boilers and low-energy lighting. Aedifica's sustainability efforts on these projects, which resulted in excellent EPC¹ ratings, contribute to the continuous improvement of the sustainability of its real estate portfolio. Moreover, they contribute to the interim target of the net zero greenhouse gas pathway, for which the Group aims to reduce the nEUI² of the entire portfolio to an average of 130 kWh/m² by 2030.

¹ EPC: Energy Performance Certificate.

² nEUI: net Energy Use Intensity.



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De Volder Staete – Almere (NL)

Name	Type	Location	Completion	Investment (€ million) ³	Capacity (added)	Lease	Operator	Type of care
Belgium				17				
Résidence le Douaire	Forward purchase	Anderlues	27/06/2024	17	129 residents	27 yrs - NNN	Vulpia	Elderly care
Netherlands				12.5				
De Volder Staete	Development	Almere	12/06/2024	12.5	52 residents	25 yrs - NNN	Amado Zorg	Elderly care
United Kingdom ⁴				15.5				
Biddenham St James	Forward purchase	Biddenham	05/04/2024	15.5	60 residents	30 yrs - NNN	Maria Mallaband	Elderly care
Finland				13.5				
Järvenpää Uudenmaantie ⁵	Development	Järvenpää	17/05/2024	2.5	16 children	25 yrs - NN	Keusote wellbeing county	Childcare
Espoo Kuurinkallio	Development	Espoo	31/05/2024	7.5	26 residents & 75 children	15 yrs - NN	Humana & Pilke	Disabled care & childcare
Espoo Palstalaisentie	Development	Espoo	28/06/2024	3.5	108 children	15 yrs - NN	Peikkometsän Liikuntapäiväkoti	Childcare
Sweden ³				1.5				
Norby 31:78	Development	Uppsala	01/06/2024	1.5	6 residents	10 yrs - NN	City of Uppsala	Disabled care
Ireland				1				
Altadore	Extension	Glenageary	14/06/2024	1	5 additional residents	WAULT 22 yrs - NNN	Virtue	Elderly care
Total				61	278 residents & 199 children			

³ The amounts in this column only include the works that were carried out, except for the investment amounts for the development projects in Anderlues and Biddenham, which also include the contractual value of the plot of land.

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

⁵ Formerly known as 'Järvenpää Auertie'.



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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 620 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden, Ireland and Spain, worth nearly €6 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 July 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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