

16 July 2024 – after closing of markets

## **AEDIFICA**

Public limited liability company  
Public regulated real estate company under Belgian law  
Registered office: Rue Belliard 40 (box 11), 1040 Brussels  
Enterprise number: 0877.248.501 (RLE Brussels)  
(the '**Company**')

### **Disposal of 3 care residences in the Netherlands for €31.5 million**

- **Aedifica divests a portfolio of 3 care residences in the Netherlands**
  - **Properties located in Baarn, Deventer and Hilversum**
  - **Selling price: €31.5 million**
  - **The disposal is part of Aedifica's strategic asset rotation programme**
- **Realised disposals in 2024 now total €50 million**

**Stefaan Gielens, CEO of Aedifica, commented:** *“Aedifica has sold a portfolio of three care residences in the Netherlands for €31.5 million. The successful disposal of these assets at a small premium to their latest fair value highlights our ability to effectively implement our strategic goals. This disposal marks a further step in our strategic asset rotation programme for 2024, which has already reached €50 million. By divesting these assets, we are not only optimising the composition of our portfolio but also provide extra headroom for new investments.”*



## PRESS RELEASE

16 July 2024 – after closing of markets

### Description of the transaction

On 15 July 2024, Aedifica completed the disposal of a portfolio of three care residences in the Netherlands, comprising **Holland** in Baarn, **Moleneuk** in Deventer and **Villa Walgaerde** in Hilversum.

These assets are relatively small properties, with two out of three being historic buildings. The assets are operated by Domus Valuas. Together, they accommodate up to 81 residents. The disposal of these properties has a positive impact on the average WAULT and nEUI<sup>1</sup> of the Group's portfolio in the Netherlands.

The selling price amounts to €31.5 million, representing a small premium to the portfolio's latest fair value as estimated on 30 June 2024 by Aedifica's independent valuation expert.

### Aedifica's asset rotation programme

The disposal of this portfolio is part of Aedifica's strategic asset rotation programme for 2024 amounting to €100 million<sup>2</sup>. So far, nine assets have been divested for a total amount of approx. €50 million.

The asset rotation programme has a dual purpose. On the one hand, the composition of the existing portfolio is further optimised by divesting buildings that do not meet the Group's strategic long-term ambitions. On the other hand, the capital generated by the disposals can be recycled to finance new investments.

---

<sup>1</sup> nEUI: net Energy Use Intensity.

<sup>2</sup> As announced in the press release of 21 February 2024.



## PRESS RELEASE

16 July 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 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 15 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.*

### 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 2 626 07 70  
ir@aedifica.eu

[www.aedifica.eu](http://www.aedifica.eu)

