

14 January 2025 – 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 Q4 2024**

- **Completion of 8 projects from Aedifica's investment programme in Q4 2024**
  - **Total investment: approx. €100 million**
  - **Added capacity: 277 residents & 770 children**
  - **Properties located in Belgium, the United Kingdom, Finland and Ireland**
  - **Diversified tenant pool of well-established and experienced private and public operators**



*Dublin Stepside – Dublin (IE)*

**Stefaan Gielens, CEO of Aedifica, commented:** *“In the fourth quarter of 2024, Aedifica completed eight projects from its investment programme for a total amount of approx. €100 million. Overall, we delivered 31 projects for over €296 million during the 2024 financial year. Considering these completions and the three projects added to the pipeline during the fourth quarter, our investment programme at year-end 2024 amounts to €160 million generating an average initial yield on cost of more than 6%.”*



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*Somer Valley House – Midsomer Norton (UK)*



*Helsinki Käräjätuvantie – Helsinki (FI)*

During the fourth quarter of 2024, eight projects from Aedifica's investment programme were completed in Belgium, the United Kingdom, Finland and Ireland for a total amount of approx. €100 million. The projects add capacity for 277 residents and 770 children to the Group's portfolio. These care properties are operated by a diversified pool of well-established and experienced private and public operators.

In developing these projects, Aedifica paid special attention to energy efficiency and environmental standards. The buildings are equipped with energy-efficient systems, resulting in very good EPC<sup>1</sup> ratings and contributing to the continuous improvement of the sustainability of the Group's real estate portfolio.

Name	Type	Location	Completion	Investment (€ million) <sup>2</sup>	Capacity (added)	Lease	Operator	Type of care
<b>Belgium</b>				<b>10</b>				
Résidence Véronique	Extension	Somme-Leuze	31/12/2024	10	59 residents	27 yrs - NNN	Vulpia	Elderly care
<b>United Kingdom<sup>3</sup></b>				<b>18</b>				
Somer Valley House	Forward purchase	Midsomer Norton	18/10/2024	18	66 residents	35 yrs - NNN	Oyster Care Homes	Elderly care
<b>Finland</b>				<b>44.5</b>				
Helsinki Krämertintie	Development	Helsinki	01/10/2024	4.5	28 residents	20 yrs - NN	City of Helsinki	Specialist care
Helsinki Kutomokuja	Development	Helsinki	08/11/2024	11	224 children	20 yrs - NN	City of Helsinki	Childcare
Oulu Tahtimarssi	Development	Oulu	15/11/2024	12	350 children	25 yrs - NN	City of Oulu	School
Helsinki Käräjätuvantie	Development	Helsinki	13/12/2024	13	196 children	20 yrs - NN	City of Helsinki	Childcare
Oulu Satamatie 34 <sup>4</sup>	Development	Oulu	31/12/2024	4	-	15 yrs - NN	Multiple tenants	Other
<b>Ireland</b>				<b>27.5</b>				
Dublin Stepaside	Development	Dublin	10/10/2024	27.5	124 residents	25 yrs - NNN	Virtue (Emera group)	Elderly care
<b>Total</b>				<b>100</b>	<b>277 residents &amp; 770 children</b>			

<sup>1</sup> EPC: Energy Performance Certificate.

<sup>2</sup> The amounts in this column only include the works that were carried out, except for the investment amount of the project in Midsomer Norton, which also includes the contractual value of the plot of land.

<sup>3</sup> Amounts in £ were converted into € based on the exchange rate of the transaction date.

<sup>4</sup> Partial completion of the service community initially announced as 'Oulu Siilotie K21'.



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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. 630 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden, Ireland and Spain, worth over €6.1 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. Its market capitalisation was approx. €2.6 billion as at 13 January 2025.



### 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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