

21 January 2025 – before opening 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 LSS portfolio in Sweden for SEK 576 million**

- **Aedifica divests a portfolio of 22 care properties in Sweden**
  - **22 small-scale residential care centres ('LSS') with a capacity of approx. 160 residents**
  - **Agreed property value: SEK 576 million**

**Stefaan Gielens, CEO of Aedifica, commented:** *"Aedifica has sold 22 properties in Sweden for SEK 576 million. We divest this Swedish portfolio because its contribution to the Group's EPRA Earnings is limited compared to the other segments of the Group, thus allowing for a capital recycling opportunity. This divestment gives us extra firepower to pursue new investment opportunities and refill our development programme. The proceeds of the disposal will be reinvested in the coming months and enhance earnings per share."*

#### **Description of the transaction**

On 20 January 2025, Aedifica signed an agreement to sell a portfolio of 22 care properties in Sweden. The transaction is expected to be completed in the first quarter of 2025. The agreed property value amounts to SEK 576 million.

The portfolio includes all of Aedifica's Swedish LSS properties that offer housing with special services for adults under the Law on Support and Service ('LSS'). The 22 small-scale residential care centres accommodate approx. 160 residents.

Aedifica is currently exploring options to sell its remaining portfolio in Sweden, which includes six (pre-)schools.



## PRESS RELEASE

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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. Aedifica's market capitalisation was approx. €2.7 billion as at 20 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

#### **Ingrid Daerden**

*Chief Financial Officer*

T +32 2 626 07 70  
ingrid.daerden@aedifica.eu

#### **Delphine Noirhomme**

*Investor Relations Manager*

T +32 2 626 07 70  
delphine.noirhomme@aedifica.eu

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

