

3 March 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 remaining portfolio in Sweden for SEK 454 million**

- **Aedifica divests Swedish education portfolio**
  - **5 preschools and 1 school with a capacity of approx. 1,130 children**
  - **Agreed property value: SEK 454 million**
  - **Following this disposal, the entire Swedish portfolio has been divested**

**Stefaan Gielens, CEO of Aedifica, commented:** *“Aedifica has sold the remaining part of its portfolio in Sweden for SEK 454 million. We decided to divest the Swedish portfolio because its contribution to the Group’s EPRA Earnings is limited compared to other segments, 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 28 February 2025, Aedifica signed an agreement to sell a portfolio of 5 preschools and 1 school in Sweden. The transaction is expected to be completed by the end of March 2025. The agreed property value amounts to SEK 454 million.

This transaction is part of the strategic divestment of the entire Swedish portfolio and follows the disposal of 22 small-scale residential care centres ('LSS'), which was completed on 14 February 2025. After the completion of this second disposal, all of the Group’s properties in Sweden will have been divested.



## 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 635 properties in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden, Ireland and Spain, worth more than €6.2 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. €3.0 billion as at 28 February 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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