

25 September 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 invests €21 million in the development of 3 care homes in Finland**

- **Development of 3 care homes in Lappeenranta, Kokkola and Vihti (Finland)**
  - **Total investment: approx. €21 million**
  - **Average yield on cost: approx. 6.5%**
  - **Total capacity: 152 residents**
  - **Well-established and experienced private and non-profit operators: Mehiläinen & Kaarikeskussäätiö**
  - **Futureproof: highly energy-efficient properties**



*Lappeenranta Tyysterniementie – Lappeenranta*

**Stefaan Gielens, CEO of Aedifica, commented:** “Aedifica continues to build for tomorrow, investing €21 million in three brand new care homes in Finland. With these investments, we are continuing to deliver on our commitment to replenish our development programme. In 2025, we now have already added a total of approx. €105 million in new development projects. Together with our Finnish Hoivatilat team, we look forward to continuing to design other new projects and adding them to our pipeline.”

**Atte Niittylä, CEO of Hoivatilat, adding:** “Once completed, these care homes in Lappeenranta, Kokkola and Vihti will support the well-being of up to 152 elderly residents in total. Two of these three development projects are designed and developed in-house by our local Hoivatilat team. Special attention has been paid to environmental standards and energy efficiency in the design of these projects. Together we are creating a better society.”



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Vihti Puhurikuja – Vihti



Kokkola Kimalaisenpolku – Kokkola

Name	Location	Pipeline (in € million)	Capacity	Lease	Completion date	Operator
Lappeenranta Tyysterniementie <sup>1</sup>	Lappeenranta	7.5	52 residents	15 yrs - NN	Q2 2026	Mehiläinen
Kokkola Kimalaisenpolku <sup>2</sup>	Kokkola	7	50 residents	15 yrs - NN	Q2 2026	Mehiläinen
Vihti Puhurikuja <sup>3</sup>	Vihti	6.5	50 residents	15 yrs - NN	Q1 2026	Kaarikeskussäätiö
<b>Total</b>		<b>21</b>	<b>152 residents</b>			

Aedifica will invest approx. €21 million in the development of three new care homes in Lappeenranta, Kokkola and Vihti.

**Lappeenranta Tyysterniementie** in Lappeenranta (73,000 inhabitants) and **Kokkola Kimalaisenpolku** in Kokkola (48,000 inhabitants) will accommodate up to 52 and 50 elderly people requiring continuous care, respectively. Both development projects are designed and developed in-house by our local Hoivatilat team. Construction of both buildings has already started and is expected to be completed in the second quarter of 2026. The properties will be operated by **Mehiläinen**, an established private operator with broad experience in providing care and social services in Finland. Founded in 1909, its mission is to promote health and well-being by offering high-quality, comprehensive services. Mehiläinen operates a wide service network with over 840 units and already operates 20 Aedifica properties.

The **Vihti Puhurikuja** care home in Vihti (29,000 inhabitants) will also welcome up to 50 elderly people requiring continuous care. Construction started in May 2025 and is now halfway complete. Completion of the project is anticipated in the first quarter of 2026. The property will be operated by **Kaarikeskussäätiö**, a local non-profit foundation. With nearly 40 years' experience in care services, the foundation focuses on preserving independence and encouraging self-reliance to promote the well-being of the elderly.

All three care properties will be equipped with **sustainable energy systems**. Vihti Puhurikuja will utilise geothermal heating, while both Lappeenranta Tyysterniementie and Kokkola Kimalaisenpolku will feature a combination of geothermal heating and solar panels. This should result in excellent EPC<sup>4</sup> ratings for each of these buildings, contributing to the continued improvement of the sustainability of the Group's real estate portfolio.

<sup>1</sup> Address: Tyysterniementie, 53850 Lappeenranta (Finland).

<sup>2</sup> Address: Kimalaisenpolku, 67800 Kokkola (Finland).

<sup>3</sup> Address: Puhurikuja 1, 03400 Vihti (Finland).

<sup>4</sup> Energy performance certificate.



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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 more than 610 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Ireland and Spain, worth nearly €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. Aedifica's market capitalisation was approx. €3.0 billion as at 25 September 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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