PRESS RELEASE

18 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 €7.5 million in a brand-new care home in Spain

- **Acquisition of a brand-new, trading care home in Mutxamel, Alicante (ES)**
    - **Investment: approx. €7.5 million**
    - **Capacity: 120 residents**
    - **Initial net rental yield: approx. 6%**
    - **Operator: Novaedat**
    - **Futureproof: highly energy-efficient property with excellent 'A' EPC score**

Novaedat Mutxamel – Alicante

Stefaan Gielens, CEO of Aedifica, commented: *"We are pleased to announce that Aedifica is expanding its healthcare real estate portfolio in Spain by investing €7.5 million in the acquisition of a purpose-built, trading care home near Alicante. The recently completed care property meets the highest standards of care, comfort and sustainability, and can accommodate up to 120 residents. Following this acquisition and the nearly completed development project in Zamora, Aedifica's portfolio in Spain will comprise three care homes with capacity for up to 440 residents."*

Aedifica invests approx. €7.5 million in the acquisition of a brand-new care home in Mutxamel (Spain).

Description of the property

Novaedat Mutxamel[1] is a recently completed care home that opened its doors in September 2025. It is located in a residential area in Mutxamel (approx. 27,800 inhabitants), approx. 10 km from Alicante city centre (approx. 350,000 inhabitants).

The purpose-built care home meets the highest standards of care and comfort, catering to the mid-market segment. It accommodates up to 120 residents in 91 spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care.

The care home not only offers the highest standards in terms of care and comfort, but also in terms of sustainability. It is equipped with energy-efficient systems and rooftop solar power systems supply the building with renewable energy. This is reflected in its high performance 'A' EPC[2] score, contributing to the continuing improvement of the sustainability of Aedifica's real estate portfolio.

Description of the transaction

On 18 September 2025, Aedifica acquired ownership of the care home. The contractual value[3] amounts to approx. €7.5 million.

Description of the operator and the lease

The care home is operated by **Novaedat**, a well-established private operator with over 20 years of experience in the care sector in the Valencia-Alicante region. Currently, Novaedat offers elderly and mental health care to approx. 960 residents across multiple care homes, assisted-living facilities, and mental health centres. With the addition of the Mutxamel care home, the total number of people receiving care through Novaedat's facilities will rise to around 1,080.

Aedifica welcomes this new partnership with a quality care provider in the Spanish elderly care sector.

The care home is let on the basis of a new irrevocable 20-year double net lease. The lease agreement provides that repairs, conservation and maintenance of the property are borne by the tenant, except for the repair and replacement of structural elements of the building. The initial net rental yield amounts to approx. 6%.

[1] Address: Calle Escorpió 2, Mutxamel, Alicante (Spain).
[2] Energy Performance Certificate.
[3] The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

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 600 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, 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. €3.0 billion as at 18 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.

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