PRESS RELEASE

16 October 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 €13 million in a care home in the Netherlands

- **Acquisition[1] of a trading care home in Haulerwijk (Netherlands)**
  - **Investment: approx. €13 million**
  - **Initial gross rental yield: above 7%**
  - **Capacity: 92 residents**
  - **Operators: Stichting Liante & Stichting ZuidOostZorg**
  - **Futureproof: highly energy-efficient property**

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica is pleased to expand its healthcare real estate portfolio in the Netherlands by investing €13 million in the acquisition of a purpose-built, trading care home in Friesland. This transaction brings the total investments announced or completed in 2025 to €163 million."*

Erwin Drenth, Country Manager of Aedifica NL, adding: *"Sinnehiem is an excellent addition to our existing portfolio of 68 care properties across the Netherlands. The investment allows us to establish a new partnership with Stichting Liante and Stichting ZuidOostZorg, two experienced non-profit operators with a proven track record."*

[1] Subject to an outstanding administrative condition.

Aedifica invests approx. €13 million in the acquisition of a trading care home in Haulerwijk (Netherlands).

Sinnehiem – care home in Haulerwijk (NL)

Description of the property

Sinnehiem[2] is located in a residential area of Haulerwijk, a village in the municipality of Ooststellingwerf (approx. 26.000 inhabitants) in the province of Friesland. Constructed in 2012, the purpose-built care home was specifically tailored to suit the needs of seniors requiring continuous care.

The building accommodates up to 92 residents in 64 spacious apartments with en-suite facilities, as well as 28 group-living units. The care home offers its residents a wide range of amenities, including a restaurant, a grand café, a day care programme, a physiotherapist, a hairdresser and a small supermarket.

Equipped with thermal energy storage, Sinnehiem is a highly energy-efficient property with an 'A++' EPC[3] rating, contributing to the continuing improvement of the sustainability of Aedifica's real estate portfolio.

[2] Address: Sinnehiem 1, 8433 JP Haulerwijk, Netherlands.
[3] Energy Performance Certificate.

Sinnehiem – care home in Haulerwijk (NL)

Description of the transaction

The agreement for the acquisition of the care home was signed today and is subject to the usual condition of approval by the supervisory authority, given that the seller is a housing association, which is expected within the coming months. At that time, the purchase price will be paid and the property and full use of the building will automatically be acquired. The contractual value[4] will amount to approx. €13 million

Description of the operators and the leases

The care home is operated by Liante Zorggroep and ZuidOostZorg, two experienced Frisian non-profit foundations.

Liante Zorggroep employs over 700 people across seven residential care centres. The group provides a variety of care services, including residential care for the elderly and those with dementia, short-stay rehabilitation, day care, home nursing and domestic assistance, and hospice care. The foundation also has a proven track record in development, having overseen the design and construction of its new and renovated care properties.

ZuidOostZorg has over 20 years of experience in elderly care. The group already operates 14 residential care properties in South-East Friesland with around 900 beds. ZuidOostZorg also offers a range of additional services, including geriatric rehabilitation, day care, hospice care, and home care. Also ZuidOostZorg has a proven track record in developing its own real estate.

Aedifica welcomes this new partnership with two quality care providers in the Dutch elderly care sector.

The care home is let on the basis of irrevocable double net leases with a remaining term of approx. 7 years. The initial gross yield amounts to more than 7%.

[4] 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 610 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Ireland and Spain, worth approx. €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. €2.9 billion as at 15 October 2025.

BEL20 by EURONEXT   BEL ESG by EURONEXT

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
ir@aedifica.eu

www.aedifica.eu