

5 January 2026 – 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 nearly €110 million in 6 care properties across Europe

- Aedifica expands its European healthcare portfolio by investing a total amount of €108.5 million in 6 care properties
- Investment breakdown:
 - Forward funding of 3 projects in Belgium and Ireland for a total amount of €75.5 million
 - Acquisition of 3 trading care properties in Germany and the Netherlands for a total amount of €33 million
- Attractive yields ranging from 6% to 7%
- Total capacity: 557 residents
- Futureproof: highly energy-efficient properties

Name	Project type	Location	Investment (in € million)	Pipeline (in € million)	Capacity	Lease	Completion date	Operator
Ireland			-	59				
Crumlin	Development	Dublin	-	34	151 residents	25 yrs - NNN	Q1 2028	Bartra Healthcare
Kilcoole	Development	Kilcoole	-	25	109 residents	30 yrs - NNN	Q3 2027	Muskerry
Belgium			-	16.5				
Coham	Extension & renovation	Tessenderlo-Ham	-	16.5	+38 residents	20 yrs - NNN	Q1 2030	Korian
Germany			20.5	-				
Harburg	Acquisition	Hamburg	10	-	107 residents	20 yrs - NN	-	Dorea Group
Seniorenheim an der Alten Saline	Acquisition	Lüneburg	10.5	-	109 residents	23.5 yrs - NN	-	Argentum Group
Netherlands			12.5	-				
De Kroon	Acquisition	Dronen	12.5	-	43 residents	15 yrs - NN	-	Stichting Coloriet & St Jansdal
Total			33	75.5	557 residents			



“Aedifica continues to expand its healthcare portfolio by investing nearly €110 million in six care properties at attractive yields.

Before wrapping up 2025, we continued to replenish the development pipeline by adding three new projects representing an accretive investment of €76 million. Once completed, these high-quality, futureproof buildings will further strengthen our portfolio while generating attractive returns. In addition, we invested €33 million in three trading care homes offering attractive yields.

Aedifica had set an investment target of €250 million for 2025. Following the announcement of these projects and acquisitions, we have exceeded that ambition and achieved €293 million in new investments and projects.

As we move into 2026, we will continue to work diligently to deliver on our strategic goals.”

Stefaan Gielens, CEO of Aedifica



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1. Forward funding of a care home to be built in Dublin (Ireland)

Aedifica will invest approx.€34 million in the development of a high-end, purpose-built care home in Dublin (Ireland).



Crumlin (impression) – Care home to be constructed in Dublin

Description of the project

Aedifica is developing a brand-new, five-storey care home¹ in Crumlin, a suburb close to the city centre of Dublin (1,400,000 inhabitants, County Dublin). The care home will accommodate up to 151 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care.

The new care home will not only offer the highest standards in terms of care and comfort, but also in terms of sustainability, making it truly futureproof. Designed as a Nearly-Zero Energy Building (NZEB), it will be equipped with energy-efficient systems: air source heat pumps will provide sustainable heating, while expansive rooftop solar power systems will supply the building with renewable energy. This will be reflected in an expected high performance 'A3' Building Energy Rating² (BER), contributing to the continued improvement of the sustainability of the Group's real estate portfolio.

Construction is set to begin in the first quarter of 2026 and is expected to be completed in early 2028.

¹ Address: Nursing Home at Captain's Place, Armagh Road, Crumlin, Dublin 12 (Ireland)

² Equivalent to an Energy Performance Certificate (EPC).



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Crumlin (impression) – Care home to be constructed in Dublin

Description of the transaction

Aedifica acquired ownership of the plot of land in 2022³. On 24 December 2025, Aedifica exchanged contracts for the development of the property. Construction will be financed in instalments, depending on the progress of the work. Aedifica's investment⁴ (construction budget) will amount to approx. €34 million.

Description of the operator and the lease

The property will be operated by **Bartra Healthcare**, a premium quality private operator. Bartra currently provides care to over 600 people across four residential care facilities in Dublin, all of which are owned by Aedifica⁵. Bartra offers a range of services for residents, including elderly care, step down care, mental health care, dementia care and palliative care.

The care home will be let on the basis of a new, irrevocable, 25-year, triple net lease.

³ See press release of 16 March 2022. The originally announced project was withdrawn from the pipeline in 2023.

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.

⁵ See press release of 19 August 2022.



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2. Forward funding of a care home to be built in Kilcoole (Ireland)

Aedifica will invest approx. €25 million in the development of a high-end, purpose-built care home in Kilcoole (Greater Dublin Area, Ireland).



Kilcoole (impression) – Care home to be constructed in Kilcoole

Description of the project

Aedifica is developing a brand-new, three-storey care home⁶ in Kilcoole, a town in county Wicklow (155,000 inhabitants) in the Greater Dublin Area at approx. 30 km south of Dublin city centre. Catering to the upper mid-market segment, it will accommodate up to 109 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care.

The new care home will not only offer the highest standards in terms of care and comfort, but also in terms of sustainability, making it truly futureproof. Designed to NZEB standards, it will incorporate sustainable design elements that reduce energy and lifetime costs while improving thermal performance and building efficiency. Air-to-water heat pumps will provide hot water for domestic use and radiators, and solar panels will supply renewable energy to the building. These features are expected to result in a high-performance 'A3' Building Energy Rating (BER), contributing to the continued improvement of the sustainability of the Group's real estate portfolio.

Construction is set to begin in the first quarter of 2026 and is expected to be completed in the third quarter of 2027.

⁶ Address: Main Street, Kilcoole, Co. Wicklow (Ireland)



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Kilcoole (impression) – Care home to be constructed in Kilcoole

Description of the transaction

On 19 December 2025, Aedifica acquired ownership of the plot of land and exchanged contracts for the development of the property. Construction will be financed in instalments, depending on the progress of the work. Total investment⁷ (including the contractual value of the plot of land and the construction budget) will amount to approx. €25 million.

Description of the operator and the lease

The care home will be operated by **Muskerry**. This newly established private operator is led by a highly experienced management team with extensive expertise in operating, developing and constructing care homes in Ireland and the UK. It is Muskerry's ambition to create a care home portfolio with premium quality beds across 7 locations in Ireland. Aedifica has worked with the management of Muskerry on other projects previously.

The care home will be let on the basis of a new, irrevocable, 30-year, triple net lease.

⁷ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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3. Extension & renovation of a trading care home in Tessenderlo-Ham (BE)

Aedifica will invest approx. €16.5 million in the extension and renovation of a trading care home in Tessenderlo-Ham (Belgium).



Coham (impression) – Care home to be extended and renovated in Tessenderlo-Ham

Description of the project

Coham⁸ is located in a residential area of Tessenderlo-Ham, a municipality of more than 30,000 inhabitants. This purpose-built care home was initially constructed in 1995, with extensions added in 2005 and 2011. It currently accommodates 120 residents who require continuous care.

The extension and renovation project will comprise two phases. From 2026 to 2028, the initial care home will be demolished, and a new four-storey building will be constructed in its place. In a second phase, the extensions from 2005 and 2011 will then be thoroughly renovated. The renovation is expected to be completed in the first quarter of 2030. The care home will remain operational throughout both phases.

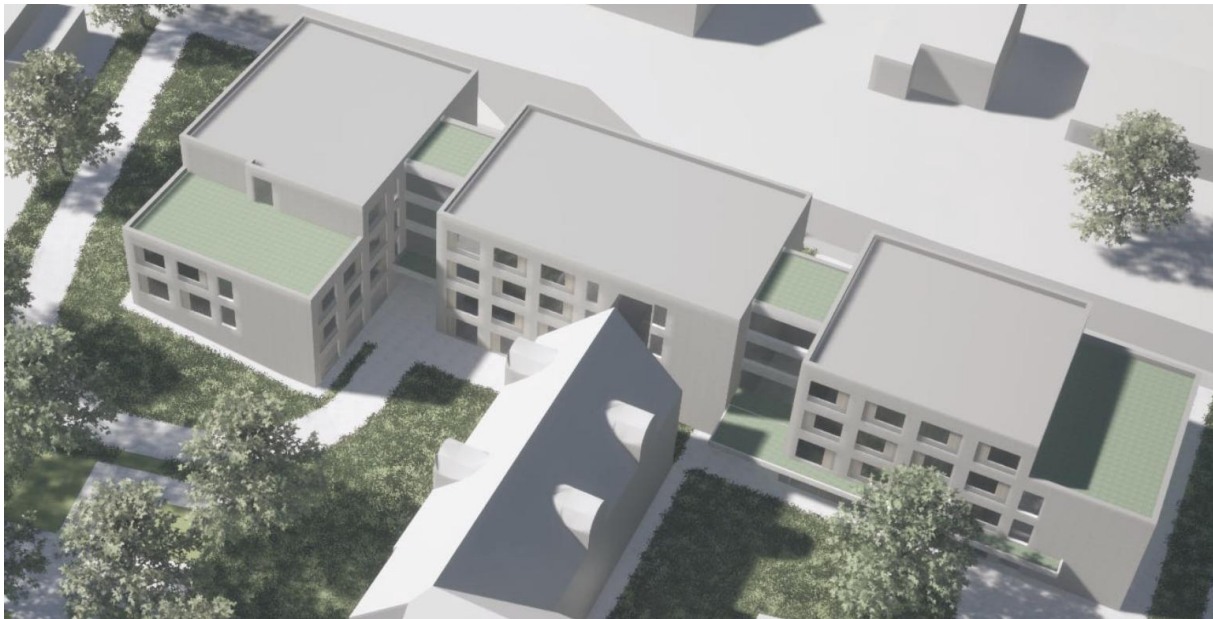
The planned project will allow Coham to welcome an additional 38 residents, bringing the care home's total capacity to 158. 143 residents will be accommodated in spacious bedrooms with en-suite facilities specifically tailored to seniors' needs, while 15 apartments have been designed for elderly people preferring independent living with on-demand care and services.

Besides improving resident well-being, the project will improve the care home's overall futureproofness in terms of operations and energy efficiency. The building will be fitted with energy-efficient systems, as well as solar panels to supply renewable energy.

⁸ Address: Meulenvan 16, 3945 Tessenderlo-Ham (Belgium)



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Coham (impression) – Care home to be extended and renovated in Tessenderlo-Ham

Description of the transaction

Aedifica acquired ownership of the care home in 2016⁹. On 1 December 2025, Aedifica exchanged contracts for the extension and renovation of the property. After obtaining the necessary permits, the works will be financed in instalments, depending on the progress. The Group's investment¹⁰ (extension and renovation budget) will amount to approx. €16.5 million.

Description of the operator and the lease

Coham is operated by **Korian Belgium**, which is part of the **Clariane group**. Clariane has been a leading European care provider for over 20 years, offering care services to people in six EU countries (Belgium, France, Germany, Italy, the Netherlands and Spain) and employing over 63,000 people in total. Clariane provides elderly care for almost 90,000 residents across more than 660 facilities. The group also provides hospitalisation and outpatient care to over 700,000 patients in 280 facilities, as well as community care to more than 80,000 people.

Aedifica and Clariane have a longstanding partnership. The group represents approx. 10% of Aedifica's contractual rents, operating 25 Aedifica properties in Belgium, 22 properties in the Netherlands and one property in Germany.

The care home is let on the basis of an irrevocable triple net lease, which will be renewed with a term of 20 years once all works are complete.

⁹ See press release of 19 August 2016.

¹⁰ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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4. Acquisition of a trading care campus in Dronten (NL)

Aedifica has invested approx. €12.5 million in the acquisition of a trading care campus in Dronten (Netherlands).



De Kroon – care campus in Dronten (NL)

Description of the property

Care campus **De Kroon**¹¹ is located close to the station in the centre of Dronten (approx. 44.000 inhabitants), a residential municipality in the province of Flevoland. The recently completed building opened its doors in early 2024. The care campus consists of a care home, a medical centre, a dental practice and a small retail space. In addition to the care campus, the complex also includes a number of residential apartments, which are not part of the transaction.

The purpose-built care home accommodates up to 43 residents in spacious rooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. Designed over three floors, the care home features spacious communal living rooms, an activity room and a sensory garden.

Equipped with sustainable energy systems such as solar panels and heat pumps, the campus not only offers the highest standards in terms of care and comfort, but also in terms of sustainability. This is reflected in its high performance 'A+++' EPC score, contributing to the continuing improvement of the sustainability of Aedifica's real estate portfolio.

¹¹ Address: Ottodreef 54-56-58, 8254 BE Dronten, (Netherlands)



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Medical centre at De Kroon care campus



Care home at De Kroon care campus

Description of the transaction

On 30 October 2025, Aedifica acquired ownership of the care campus. The contractual value¹² amounts to approx. €12.5 million.

Description of the operator and the lease

The care home is operated by Stichting Coloriet and the medical centre by St Jansdal.

Stichting Coloriet is a well-established non-profit foundation with over 35 years of experience in the local elderly care sector. The foundation offers a range of care services, including elderly and dementia care, geriatric rehabilitation, day care and home care. Employing approx. 1,200 staff, Coloriet operates six residential care centres and provides home care services to over 900 clients.

St Jansdal is a merger between several local hospitals, consisting of two hospitals in Lelystad and Harderwijk, and three outpatient clinics in Dronten, Putten and Zeewolde.

The care home is let on the basis of irrevocable double net leases with a WAULT¹³ of approx. 15 years.

¹² The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

¹³ Weighted average unexpired lease term.



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5. Acquisition of a trading care home in Hamburg (DE)

Aedifica invested approx. €10 million in the acquisition of a trading care home in Hamburg (Germany).



Harburg – care home in Hamburg (DE)

Description of the property

The care home¹⁴ is located in Harburg, a residential area in the southern district of Hamburg (approx. 2 million inhabitants). Built in 2005, the three-storey building welcomes 107 residents in high-quality accommodation with en-suite facilities tailored to the needs of elderly people requiring continuous care. Additionally, the residents can benefit from inviting communal areas, including dining and living rooms, designed to encourage social interaction and create a warm, homelike atmosphere. The property has recently been upgraded with a new heating system and two heat pumps, reducing energy consumption and enhancing environmental performance.

Description of the transaction

On 31 December 2025, Aedifica acquired ownership of the care home. The contractual value¹⁵ amounts to approx. €10 million.

Description of the operator and the lease

The property is operated by **DoreaFamilie**, a leading care provider with over 10 years of experience in the German elderly care sector. DoreaFamilie operates approx. 40 care facilities across the country. The group offers a wide range of services including residential care, dementia care and short-term care.

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

The care home is let on the basis of an irrevocable double net lease with a WAULT of approx. 20 years.

¹⁴ Address: Kapellenweg 103, 21077 Hamburg (Germany)

¹⁵ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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6. Acquisition of a trading care home in Lüneburg (DE)

Aedifica invested approx. €10.5 million in the acquisition of a trading care home in Lüneburg (Germany).



Seniorenheim an der Alten Saline – care home in Lüneburg (DE)

Description of the property

Seniorenheim an der Alten Saline¹⁶ is situated in a residential area close to the city centre of Lüneburg (approx. 76,000 inhabitants) in Lower Saxony. Completed in 2007, the three-storey care home accommodates 109 residents in bedrooms with en-suite facilities tailored to the needs of elderly people requiring continuous care. The building offers comfortable shared spaces designed to foster social engagement and a homelike environment.

Description of the transaction

On 31 December 2025, Aedifica acquired ownership of the care home. The contractual value¹⁷ amounts to approx. €10.5 million.

Description of the operator and the lease

The property is operated by **Argentum Group**, a private German care provider with over fifteen years of experience in high-quality elderly care. Argentum operates more than 20 facilities nationwide, of which six are owned by Aedifica under long-term leases. Focusing on personalised care and comfort, Argentum accommodates approx. 2,500 residents.

The care home is let on the basis of an irrevocable double net lease with a WAULT of approx. 23.5 years.

¹⁶ Address: Vor der Sülze 1, 21335 Lüneburg (Germany)

¹⁷ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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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. 615 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. €3.2 billion as at 2 January 2026.



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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