

9 February 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 €30 million in the development of 3 care properties in Germany and Finland

- **Development of two care homes and one child protection centre in Germany and Finland**
 - **Total investment: approx. €29 million**
 - **Attractive average yield: above 6%**
 - **Total capacity: 145 residents**
 - **Well-established & experienced private operators**
 - **Futureproof: highly energy-efficient properties**

Name	Project type	Location	Pipeline (in € million)	Capacity	Lease	Completion date	Operator
Germany			22				
Stadtlohn	Development	Stadtlohn	22	100 residents	30 yrs - NN	Q2 2028	Specht Gruppe
Finland			7				
Mikkeli Pehtoorintie	Development	Mikkeli	2.5	15 residents	20 yrs - NN	Q4 2026	Mehiläinen
Pirkkala Pereensaarentie	Development	Pirkkala	4.5	30 residents	20 yrs - NN	Q4 2026	Ikifit
Total			29	145 residents			



“In 2026, Aedifica continues to expand its healthcare portfolio by investing nearly €30 million in three care properties at an attractive yield.

These investments reflect our continued commitment to replenishing our development pipeline with high-quality, purpose-built assets across Europe. Together, these projects underline our disciplined capital allocation, our focus on long-term partnerships with experienced operators and our ambition to build a resilient, well-diversified European healthcare portfolio.”

Stefaan Gielens, CEO of Aedifica



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1. Forward funding of a care home to be built in Stadtlohn (DE)

Aedifica will invest approx. €22 million in the development of a high-end, purpose-built care home in Stadtlohn (Germany).



Care home to be constructed in Stadtlohn (impression)

Description of the project

Aedifica is developing a brand-new care home¹ in the centre of Stadtlohn, a city in the north of North Rhine-Westphalia (20,000 inhabitants). Designed over three floors, the care home will welcome up to 100 residents. 88 people will be accommodated in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care, while twelve apartments will be designed for elderly people preferring independent living with on-demand care and services. The care home will also include a day centre with capacity for up to sixteen people. Furthermore, residents will be able to enjoy inviting communal areas, including dining rooms and living rooms with terraces, designed to encourage social interaction and create a warm, homelike atmosphere.

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. It will be equipped with energy-efficient systems: air source heat pumps providing sustainable heating, expansive rooftop solar power systems supplying the building with renewable energy and triple-glazed windows. All these measures meet the requirements of project development in line with the KfW 40² standard, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

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

¹ Address: Burgstraße 23, 48703 Stadtlohn (Germany).

² Equivalent to an Energy Performance Certificate (EPC).



9 February 2026 – after closing of markets



Care home to be constructed in Stadtlohn (impression)

Description of the transaction

Aedifica acquired ownership of the plot of land in 2021³. On 19 January 2026, 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. €22 million.

Description of the operator and the lease

The property will be covered by a master lease agreement with Residenz Management, an entity of **Specht Gruppe**. Specht Gruppe benefits from more than 35 years of experience with respect to the development, construction and operation of healthcare real estate for elderly people in Germany. The group currently operates 23 Aedifica care properties.

The care home will be let on the basis of a new, irrevocable, 30-year, double net lease, with a 15-year triple net warranty that will cover the building's maintenance.

³ See press release of 22 July 2021. 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.



9 February 2026 – after closing of markets

2. Development of a child protection centre in Mikkeli (FI)

Aedifica will invest approx. €2.5 million in the development of a child protection centre in Mikkeli (Finland).



Child protection centre to be constructed in Mikkeli (impression)

Description of the project

Our local Hoivatilat team will design and develop (in-house) a child protection centre in the city of Mikkeli (52,000 inhabitants). **Mikkeli Pehtoorintie**⁵ will welcome up to fifteen children. The care property will be equipped with geothermal heating, which should result in an EPC rating 'B', contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio. Construction of the building is planned to start in March 2026 and is expected to be completed by the end of the year.

Description of the transaction

On 8 January 2026, Aedifica exchanged contracts for the development of the property. Aedifica's investment⁶ (construction budget) will amount to approx. €2.5 million.

Description of the operator and the lease

The child protection centre 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 840 units and already operates 23 Aedifica properties.

The care property will be let on the basis of a new, irrevocable, 20-year, double net lease.

⁵ Address: Pehtoorintie, 50600 Mikkeli (Finland).

⁶ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



9 February 2026 – after closing of markets

3. Development of a care home in Pirkkala (FI)

Aedifica will invest approx. €4.5 million in the development of a brand-new care home in Pirkkala (Finland).



Care home to be constructed in Pirkkala (impression)

Description of the project

Our local Hoivatilat team will design and develop (in-house) a care home in the municipality of Pirkkala (21,000 inhabitants). **Pirkkala Pereensaarentie**⁷ will accommodate up to 30 elderly people requiring continuous care. In line with the Hoivatilat Service Community concept, it will be built next to Aedifica's Pirkkala Pereensaarentie childcare centre, enabling meaningful interaction and shared activities, and creating valuable opportunities for people of all ages to engage with one another. The care property will be equipped with geothermal heating, which should result in an EPC rating 'B', contributing to the continued improvement of the sustainability of the Group's real estate portfolio. Construction of the building has already started and is expected to be completed by the end of 2026.

Description of the transaction

On 26 January 2026, Aedifica exchanged contracts for the development of the property. Aedifica's investment⁸ (construction budget) will amount to approx. €4.5 million.

Description of the operator and the lease

The care property will be operated by **Ikifit**, a well-established private operator with over 20 years of experience in the local elderly care sector. Ikifit offers housing, assisted living and rehabilitation services for the elderly. It already operates 5 Aedifica properties.

The care home will be let on the basis of a new, irrevocable, 20-year, double net lease.

⁷ Address: Pereensaarentie 2, Pirkkala (Finland).

⁸ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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 over 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. €3.5 billion as at 6 February 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



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
delphine.noirhomme@aedifica.eu

www.aedifica.eu

