PRESS RELEASE

13 March 2026 – after closing of markets

AEDIFICA

Public limited liability company
Public regulated real estate company under Belgian law
Registered office: Rue Belliard 40 (box 11), 1040 Brussels
Enterprise number: 0877.248.501 (RLE Brussels)
('**Aedifica**' or the '**Company**')

Aedifica's credit rating upgraded to BBB+

In a research update today, S&P Global announced that it had raised Aedifica's credit ratings following the successful takeover exchange offer for Cofinimmo.

Both Aedifica's long-term issuer credit rating and the issue rating on its unsecured debt were raised from 'BBB' to 'BBB+', with a stable outlook. Furthermore, Aedifica was assigned a short-term issuer rating of 'A-2'.

- On 10 March 2026, Aedifica completed the settlement payment for the all-share exchange offer, through which the Group acquired a 79.57% stake in Cofinimmo, with the objective to merge both entities before the end of 2026. This fulfilled the condition for S&P to upgrade Aedifica's credit rating, in line with the announcement made in June 2025[1] when the Group was placed on CreditWatch Positive.

- In its research, S&P Global states that the transaction significantly strengthens Aedifica's market position as it has become the largest listed healthcare REIT in Europe, almost doubling the size of its portfolio to €12.4 billion.

- The stable outlook reflects the expectation that the combined group, supported by strong demand across the elderly care sector, will generate stable cash flow through its robust healthcare portfolio over the next 24 months while maintaining its current financial policy.

"The upgrade of our credit rating to 'BBB+' is an important strategic advantage, as it will reduce the cost of our future debt financing. In the long term, this will have a positive impact on our investment capacity and earnings per share."

Ingrid Daerden, CFO of Aedifica

[1] See press release published on 5 June 2025.

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 property portfolio totalling approx. €12.4 billion across Belgium, Germany, the Netherlands, the United Kingdom, Finland, Ireland, Spain, France and Italy.

Aedifica is listed on Euronext Brussels (2006) and Euronext Amsterdam (2019) under the following codes: 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. Its market capitalisation amounted to approximately €6.0 billion as at 12 March 2026.

BEL20 by EURONEXT

BEL ESG by EURONEXT

For all additional information

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