

29 June 2026 – before opening 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 €20 million in a care campus in Germany**

- **Acquisition<sup>1</sup> of a trading care campus in Lörrach (Germany)**
  - **Investment: approx. €20 million**
  - **Attractive initial rental yield of approx. 7%**
  - **Capacity: 156 residents**
  - **Experienced operator: Argentum Group**



*“Aedifica continues to expand its healthcare real estate portfolio in Germany by acquiring a trading care campus at an attractive yield. The property is located in Lörrach in the trinational border region close to Switzerland, further diversifying our German portfolio both geographically and in terms of asset class. This €20 million acquisition marks Aedifica’s second transaction in Germany this year, bringing the total investment in the German market to €42 million.”*

**Stefaan Gielens, CEO of Aedifica**

<sup>1</sup> Subject to certain outstanding administrative conditions.



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Aedifica invests approx. €20 million in the acquisition of a trading care campus in Lörrach (Germany).



*Gevita Residenz – care campus in Lörrach (DE)*

### **Description of the property**

**Gevita Residenz**<sup>2</sup> is located in a residential area of Lörrach (Baden-Württemberg) in south-western Germany, within the trinational border region of Germany, Switzerland and France (approx. 230.000 inhabitants). The purpose-built care campus, initially constructed in 1992 and last refurbished in 2018, consists of four separate buildings.

The care home welcomes 55 elderly people requiring continuous care and includes 101 apartments for elderly people who want to live independently with care and services on demand, bringing the total capacity to 156 residents. All residents are accommodated in spacious rooms with en-suite facilities that are specifically tailored to suit the needs of seniors.

The campus offers all residents various communal spaces, including a reception, a dining area, a library and a café. As a part of the refurbishment in 2018, two heating and power systems, including district heating connection, were installed to meet the required sustainability standards in the area.

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<sup>2</sup> Address: Friedrich-Hecker-Straße 30, 79539 Lörrach, Germany.



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*Gevita Residenz – care campus in Lörrach (DE)*

### **Description of the transaction**

The purchase agreement for the acquisition of the care campus was signed on 18 June 2026 and is subject to certain conditions, which are mainly of administrative nature and which should be fulfilled in 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<sup>3</sup> will amount to approx. €20 million.

### **Description of the operator and the lease**

The campus is operated by **Argentum Group**, a private German care provider with long-standing experience in high-quality elderly care. Following its takeover by Lafayette Mittelstand Capital in October 2025, Argentum currently operates 22 facilities in Germany, of which seven are owned by Aedifica under long-term leases. Focusing on personalised care and comfort, the Argentum Group currently accommodates approx. 2,100 residents.

The care campus is let on the basis of a new, irrevocable, 25-year, double net lease agreement. The initial gross rental yield amounts to approx. 7%.

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<sup>3</sup> 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. The Group 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) 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. Its market capitalisation amounted to €6.0 billion as at 26 June 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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