PRESS RELEASE

24 July 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 €72 million in 4 futureproof care properties in the United Kingdom and Spain

- **Acquisition of a trading care home and forward purchase of two care homes in the UK**
  - **Total investment: approx. £46.5 million**
  - **Attractive initial rental yield of approx. 6.5%**
  - **30-year, triple net leases**
  - **Total capacity: 201 residents**
  - **Experienced private operator: North Bay Group**
  - **Futureproof: highly energy-efficient properties with expected EPC ‘A’ ratings**

- **Acquisition of a trading care home in Bilbao, Spain**
  - **Investment: approx. €17.5 million**
  - **Attractive initial rental yield of approx. 6%**
  - **20-year, double net lease**
  - **Capacity: 147 residents**
  - **Experienced private operator: Grupo Jardines**
  - **Futureproof: highly energy-efficient property with EPC ‘A’ rating**

Name	Type	Location	Investment (in € million)	Pipeline (in € million)	Capacity	Completion date
United Kingdom [1]			**16**	**38.5**	**201 residents**	
Beechwood Care Centre	Acquisition	Bridlington	16	-	62 residents	-
Bowburn Manor	Forward purchase	Durham	-	19.5	73 residents	Q4 2026
Acomb Manor	Forward purchase	York	-	19	66 residents	Q4 2026
Spain			**17.5**	**-**	**147 residents**	
Jardines de Eztebe	Acquisition	Bilbao	17.5	-	147 residents	-
Total			**33.5**	**38.5**	**348 residents**	

[1] Amounts in GBP were converted into EUR based on the exchange rate of the transaction date.

*“**Aedifica continues to expand its healthcare portfolio by investing €72 million in four futureproof care properties in the UK and Spain at attractive yields.***
All four care homes are purpose-built and meet the highest standards of care and comfort, accommodating a total of 348 residents. The properties are all highly energy-efficient, as evidenced by excellent ‘A’ EPC scores.
These transactions bring our total amount of new investments announced in 2026 to approx. €178 million YTD.”

Stefaan Gielens, CEO of Aedifica

1. Acquisition of a trading care home & forward purchase of two care homes in the UK

Aedifica invests approx. £46.5 million in the acquisition of 3 futureproof, purpose-built care homes in Bridlington, Durham and York (UK).

Beechwood Care Centre – Bridlington

Description of the properties

The three **purpose-built** care homes are located in prosperous residential areas in Bridlington[1] (East Yorkshire), Durham[2] (County Durham) and York[3] (North Yorkshire). The trading care home in Bridlington was completed in Q2 2025, while both other properties are still under construction and are expected to be completed in Q4 2026.

The three care homes in this portfolio can accommodate a total of up to 201 residents. They have a similar layout and set of specifications, offering spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care. Residents will be able to enjoy homely communal areas spread over three floors, including dining rooms, lounges, terraces, a bar, and (roof) gardens.

The buildings not only meet the highest standards in terms of care and comfort, but also in terms of sustainability, making them truly **futureproof**. All care homes are equipped with energy-efficient systems. A ground source heat pump provides sustainable, all-electric heating, while expansive rooftop solar power systems supply the buildings with renewable energy. This is reflected in high performance 'A' EPC[4] scores, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

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[1] Address: 19 Melbourne Avenue, Bridlington YO16 4PB (United Kingdom).
[2] Address: 61 North, Bowburn Way Integra, Durham DH6 5FS (United Kingdom).
[3] Address: 144 Acomb Road, Holgate, York, YO24 4HA (United Kingdom).
[4] Energy Performance Certificate (EPC).

Bowburn Manor – Durham (impression)

Acomb Manor – York (impression)

Description of the transaction

On 23 July 2026, Aedifica acquired ownership of Beechwood Care Centre. The agreement for the acquisition of Bowburn Manor and Acomb Manor – which are still under construction – was also signed on 23 July and Aedifica will pay the purchase price and acquire ownership of these properties upon completion of construction in Q4 2026. The total contractual value[5] for the three assets amounts to approx. £46.5 million.

Description of the operator and the leases

The care homes are operated by **North Bay Group**, a well-established operator and developer with nearly 20 years of experience in the local elderly care sector. The group currently operates 73 care homes across Central and Northern England, of which 22 are owned by Aedifica, offering high-quality elderly care services to approx. 4,400 residents. With the acquisition of this portfolio of purpose-built, futureproof care homes, Aedifica strengthens its lasting partnership with North Bay Group, further improving the quality of its portfolio.

All three care homes are let on the basis of new, irrevocable, 30-year, triple net leases. The initial rental yield on purchase price amounts to approx. 6.5% and the acquisition will be immediately EPS accretive.

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

2. Acquisition of a new trading care home in Bilbao (Spain)

Aedifica invests approx. €17.5 million in the acquisition of a trading care home in Bilbao, Spain, operated by Grupo Jardines.

Jardines de Eztebe – Bilbao

Description of the property

Jardines de Eztebe[6] is a recently completed, purpose-built care home that opened its doors in July 2024. It is located in a residential area in Doneztebe-Etxebarri (approx. 12,000 inhabitants), approx. 7 km from Bilbao city centre (350,000 inhabitants). The care home welcomes up to 147 residents in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care.

The seven-storey building offers residents inviting communal areas, including dining rooms and living rooms with terraces, a gym, a courtyard and an exterior garden area, designed to encourage social interaction and create a warm, homelike atmosphere. Furthermore, the property includes a social and medical care centre accommodating up to 20 people.

The care home not only offers the highest standards in terms of care and comfort, but also in terms of sustainability, making it truly futureproof. It is equipped with energy-efficient systems and a rooftop solar power system supplying the building with renewable energy. This is reflected in its high performance ‘A’ EPC[7] score (LEED Gold), contributing to the continued improvement of the sustainability of Aedifica’s real estate portfolio.

[6] Address: Bilbao-Galdakao Errepidea 8, Doneztebe, Vizcaya (Spain).
[7] Energy Performance Certificate (EPC).

Description of the transaction

On 23 July 2026, Aedifica acquired ownership of the care home. The contractual value[8] amounts to approx. €17.5 million.

Description of the operator and the lease

The property is operated by **Grupo Jardines**, a well-established operator with over 20 years of experience in the local elderly care sector. The group currently offers elderly care to nearly 400 residents across five care homes in the Bilbao region.

Aedifica welcomes this new partnership with a quality elderly care provider. This transaction will enable Grupo Jardines to further strengthen its presence in the Basque Country.

The care home is let on the basis of a new, irrevocable, 20-year, double net lease. The lease agreement provides that repairs, conservation and maintenance of the property are borne by the tenant, except for the repair and replacement of structural elements of the building. The initial rental yield amounts to approx. 6%.

[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.

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) 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 approx. €6.5 billion as at 23 July 2026.

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.

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