**PRESS RELEASE**

16 July 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 €21 million in 2 care properties in Spain and Finland

- **In-house development of a care home in Spain and forward funding of a development project in Finland**
  - **Total investment: approx. €21 million**
  - **Attractive weighted average yield: above 6.5%**
  - **Total capacity: 212 residents**
  - **Two well-established & experienced private operators**
  - **Futureproof: highly energy-efficient properties with excellent expected EPC 'A' ratings**

| Name | Project type | Location | Pipeline (in € million) | Capacity | Lease | Completion date | Operator |
|---|---|---|---|---|---|---|---|
| **Spain** | | | **13.5** | | | | |
| Salamanca Raimundo | Development | Salamanca | 13.5 | 160 residents | 30 yrs - NNN | Q3 2028 | Neurocare Home |
| **Finland** | | | **7.5** | | | | |
| Salo Haukkalankuja | Development | Salo | 7.5 | 52 residents | 15 yrs - NN | Q2 2027 | Mehiläinen |
| **Total** | | | **21** | **212 residents** | | | |

*"**Aedifica continues to expand its healthcare portfolio by investing €21 million in two developments at an attractive yield.** These projects reflect our continued commitment to replenishing our development pipeline with high-quality, purpose-built assets across Europe. Upon completion, the care homes will accommodate a total of 212 residents, meeting the highest standards of care, comfort and sustainability. Both investments 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**

## 1. In-house development of a care home in Salamanca (ES)

Aedifica will invest approx. €13.5 million in the development of a care home in Salamanca (Spain).

*Care home to be constructed in Salamanca (impression)*

**Description of the project**

The brand-new care home[1] will be developed close to the centre of **Salamanca** (150,000 inhabitants), a city in Castile and León (over 2 million inhabitants). Designed over five floors, the care home will accommodate up to 160 residents in 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 homelike communal areas, including dining rooms and living rooms with terraces, a gym and a garden.

Truly futureproof, the care home will not only offer the highest standards in terms of care and comfort, but also in terms of sustainability. It will be equipped with a rooftop solar power system supplying the building with renewable energy. This will be reflected in a high performance 'A' EPC score, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

Construction of the building will start in September 2026 and is expected to be completed in Q3 2028.

[1] Address: Avenida de Ingenieros Zapadores con vuelta a la Avenida de Raimundo de Borgoña y Jardines Publicos, Salamanca (Spain).

*Care home to be constructed in Salamanca (impression)*

**Description of the transaction**

Aedifica acquired ownership of the plot of land in 2021. On 14 July 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 investment[2] (development budget) will amount to approx. €13.5 million.

**Description of the operator and the lease**

The care home will be operated by **Neurocare Home**, a Spanish care operator and developer founded in 2021 with an experienced management team and a solid track record in providing high-quality residential and dementia care to the elderly. Neurocare Home already operates six care homes in Spain, accommodating 840 residents, of which two are owned by Aedifica.

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

[2] 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. Forward funding of a care home to be built in Salo (FI)

Aedifica will invest approx. €7.5 million in the development of a brand-new care home in Salo (Finland).

*Care home to be constructed in Salo (impression)*

**Description of the project**

Aedifica will develop a care home in a residential area of Salo, a city of approx. 51,000 inhabitants located between Helsinki and Turku. **Salo Haukkalankuja** [3] will accommodate up to 52 elderly people in spacious bedrooms with en-suite facilities that are specifically tailored to suit the needs of elderly people requiring continuous care.

The building's design reflects our commitment to sustainability. Truly futureproof, the care home will be equipped with energy-efficient systems, such as geothermal heating, heat recovery ventilation, a rooftop solar power system supplying the building with renewable energy and triple-glazed windows. This will be reflected in a high performance 'A' EPC score, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

Construction of the building will start in July 2026 and is expected to be completed in Q2 2027.

[3] Address: Haukkalankuja 3, 24100 Salo (Finland).

**Description of the transaction**

On 3 July 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 investment[4] (construction budget) will amount to approx. €7.5 million.

**Description of the operator and the lease**

The care property 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 1,450 units and already operates 25 Aedifica properties.

The care home will be let on the basis of a new, irrevocable, 15-year, double net lease.

[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.

**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. €6.4 billion as at 15 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.*

***For all additional information***

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