PRESS RELEASE

17 August 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 €20 million in the development of 2 care homes in Finland

- **Forward funding of two care home developments in Oulu & Nokia (Finland)**
  - **Total investment: approx. €20 million**
  - **Attractive initial yield: above 6.5%**
  - **15-year, double net leases**
  - **Total capacity: 139 residents**
  - **Well-established and experienced private operator: Mehiläinen**
  - **Futureproof: highly energy-efficient properties**

Name	Project type	Location	Pipeline (in € million)	Capacity	Lease	Completion date	Operator
Finland			**20**				
Oulu Mäkituvantie	Development (in-house)	Oulu	11	79 residents	15 yrs - NN	Q4 2027	Mehiläinen
Nokia Pinsiöntie	Development	Nokia	9	60 residents	15 yrs - NN	Q4 2027	Mehiläinen
Total			**20**	**139 residents**			

*“**Aedifica continues to expand its healthcare portfolio by investing €20 million in the development of two brand-new care homes in Finland at an attractive yield.***
Both projects reflect our continued commitment to replenishing our pipeline with high-quality, purpose-built care properties. Upon completion, the care homes will accommodate a total of 139 residents, meeting the highest standards of care, comfort and sustainability. Furthermore, we are pleased to deepen our successful collaboration with Mehiläinen, a longstanding tenant with proven operating success in this area and care model.
These transactions bring our total amount of new investments announced in 2026 to approx. €195 million YTD.”

Stefaan Gielens, CEO of Aedifica

Care home to be constructed in Oulu (impression)

Description of the projects

Aedifica will develop two brand-new care homes in the Finnish cities of Oulu (approx. 218,000 inhabitants) and Nokia (near Tampere, approx. 260,000 inhabitants). The care home in the city of Oulu will be designed and developed (in-house) by our Finnish Hoivatilat team. Construction of both buildings has already started and is expected to be completed in Q4 2027.

Both care homes will accommodate a total of 139 residents.

- **Oulu Mäkituvantie**[1] will welcome 59 people in spacious bedrooms specifically tailored to suit the needs of elderly people requiring continuous care, while 20 apartments will cater for elderly people who prefer independent living with on-demand care and services.
- **Nokia Pinsiöntie**[2] will accommodate up to 60 elderly people requiring continuous care.

Truly futureproof, both care homes will not only offer the highest standards in terms of care and comfort, but also in terms of sustainability. The care property in Oulu will be equipped with a geothermal heating system and solar panels, while the property in Nokia will even provide heat recovery ventilation, a rooftop solar power system supplying the building with renewable energy, and triple-glazed windows. This should result in an EPC[3] rating A or B, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

[1] Address: Mäkituvantie 7, 90650 Oulu (Finland).
[2] Address: Pinsiöntie 46, 37130 Nokia (Finland).
[3] Energy Performance Certificate (EPC).

Care home to be constructed in Nokia (impression)

Description of the transaction

Aedifica exchanged contracts for the development of the properties in Oulu and Nokia on 24 and 29 July 2026, respectively. Construction will be financed in instalments, depending on the progress of the work. Aedifica's total investment[4] (development budget) will amount to approx. €20 million.

Description of the operator and the leases

Both care homes 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 properties will be let on the basis of new, irrevocable, 15-year, double net leases.

[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. 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. The market capitalisation amounted to approx. €6.3 billion as at 14 August 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

Bob Boeckx
Corporate Communications Manager

T +32 496 279 979
bob.boeckx@aedifica.eu

www.aedifica.eu