

16 October 2026 – before opening 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 receives A3 credit rating from Moody's with stable outlook

Moody's Ratings announced in a press release that it has assigned a first-time A3 issuer rating to Aedifica, with a stable outlook. Also Aedifica's senior unsecured notes totalling €1,500 million were assigned an A3 rating.

- The A3 issuer rating reflects Aedifica's leading position as a listed European healthcare property platform. Moody's notes that, as a result of the combination with Cofinimmo, the group's scale has not only doubled, but it has also been able to diversify both geographically and in terms of tenants, while reducing reliance on any one healthcare system or local property market.
- In its release, Moody's states that this rating reflects Aedifica's strong occupancy levels, long lease terms, highly predictable rental cash flows, disciplined financial policy and established access to funding.
- The stable outlook reflects the expectation that the combined group will sustain robust operating performance over the next 12 to 18 months while maintaining its current financial policy, supported by high-quality assets, disciplined capital expenditure and strong cash flow visibility.



"The assignment of an upper-medium grade A3 credit rating by Moody's is an important milestone for Aedifica, as it reflects the strength of our healthcare real estate platform, our resilient cash flow profile and our disciplined financial policy. This rating will further reduce the cost of our future debt financing, and enhance our financial flexibility and earnings per share in the long term."

Ingrid Daerden, CFO of Aedifica



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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. Aedifica has developed a property portfolio totalling approx. €12.5 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. Aedifica is also included in the EPRA, Stoxx Europe 600 and GPR indices. Its market capitalisation amounted to approximately €5.8 billion as at 15 October 2026.



For all additional information



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