Q3 2026 results









Brussels, 18 November 2026

aedifica
housing with care

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Highlights Q3 2026

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Maison Neo, Rocourt – Belgium

Creating Europe's leading healthcare REIT

- ✓ Following the **legal merger by absorption** on 1 July 2026, **100% of Cofinimmo shares** have been transferred to Aedifica
- ✓ As a result, **Cofinimmo was delisted** from Euronext.
- ✓ **New Board of Directors** and **Executive Committee** have been **appointed** earlier this year
- ➡ **Integration** process is well on track and **realisation of synergies** accelerate further with full run-rate expected in 2027

Highlights Q3 2026

€4.12/share
+5% YoY
EPRA EPS

€320 million
+72% YoY
EPRA earnings

€476.7 million
+75% YoY, +2.0% LFL
rental income

15 years
WAULT

€5.35
FY 2026 EPRA EPS
guidance

€12.6 billion
fair value
Group portfolio

€11.2 billion
fair value
healthcare portfolio

930
healthcare sites

9
countries

+0.4%
LFL investment properties
valuation YTD
(+0,1% in Q3)

€217 million
new investments
announced YTD
(15 new projects added to
the pipeline & 3 acquisitions)

27
projects delivered YTD
(€249 million)

€560 million
committed
investment programme

A3
Moody's issuer rating
assigned in October 2026

42.1%
debt-to-assets ratio

€1,540 million
headroom to finance
CAPEX & liquidity needs

€985 million
new long-term bank (re)financing

1.9%
average cost of debt

€79.19/share
EPRA NTA
(vs €78.40/share FY2025)

€500 million
Sustainability Bond issuance
in November 2026

Investment activity

New investments & pipeline completions[1]

€217 million
new investments & projects announced YTD (see map)
(€124m in Q3 2026)

27 projects
(€249 million)
completed YTD
(€64m in Q3 2026)

[1] See Q3 2026 press release for more details.



Strategy

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Hoge Haeghe Almere
Almere – The Netherlands

Aedifica at a glance

Pure-play Healthcare focus

€12.6 billion
real estate portfolio

€560 million
committed investment programme (investment & development projects)

~7%
leases expiring in the next 5 years

Market reference
in European listed healthcare real estate

Growth potential
driven by demographic evolution

Expertise
20 years track record

Sustainability
MSCI 'AAA' rating
Sustainalytics 13.2 (Low Risk) rating

Belgian REIT
(RREC/SIR/GVV)

~ €6.0 billion
market cap

100%
free float

Dividend
pay-out ratio 80% of consolidated EPRA Earnings

Long-term stable cash flows

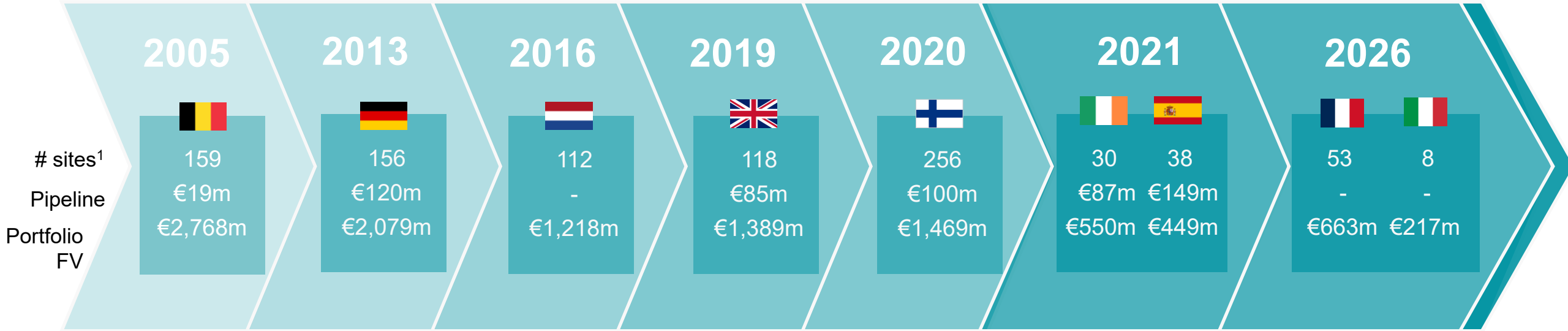
Inflation-linked
contracts

15 years
WAULT

Diversification
9 European countries
~190 operator groups

Exploring European markets

Track record of entering new markets & creating a healthcare platform for future growth



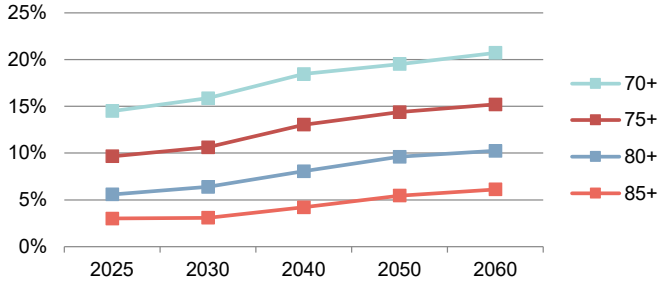
[1] Healthcare portfolio.

Data as at 30 September 2026.

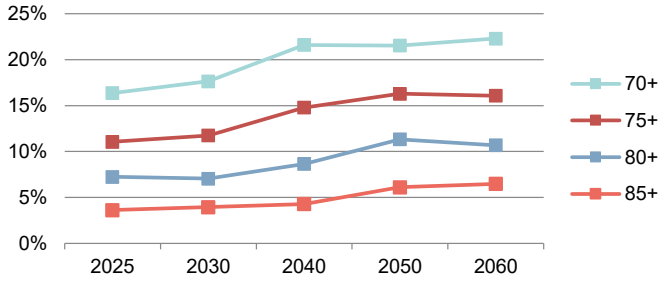
Demographic evolution

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housing with care

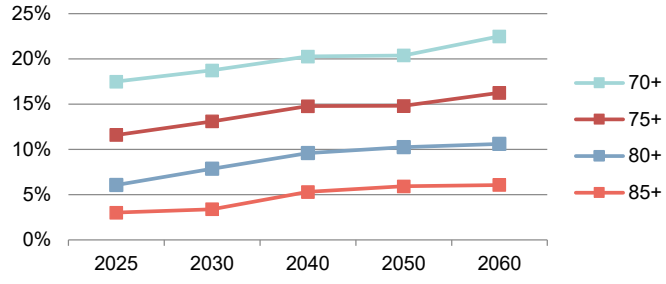
Belgium



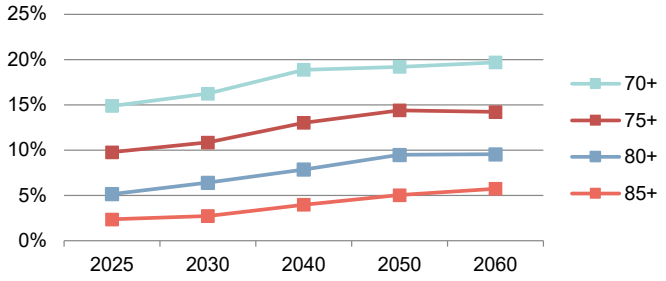
Germany



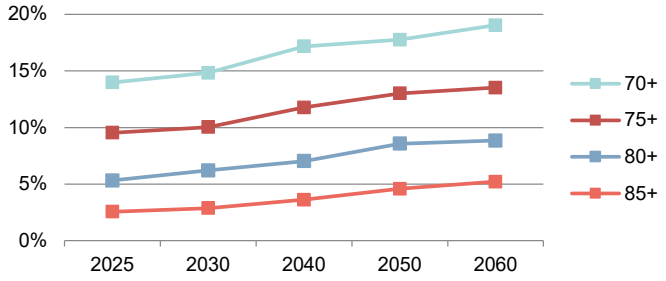
Finland



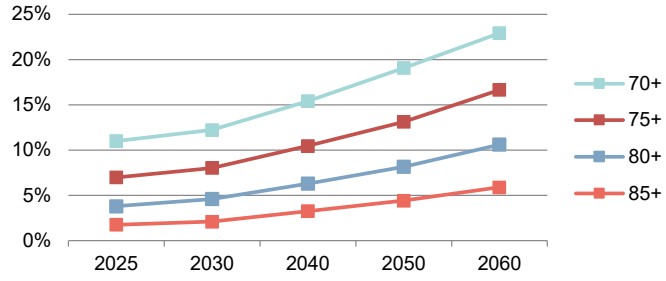
The Netherlands



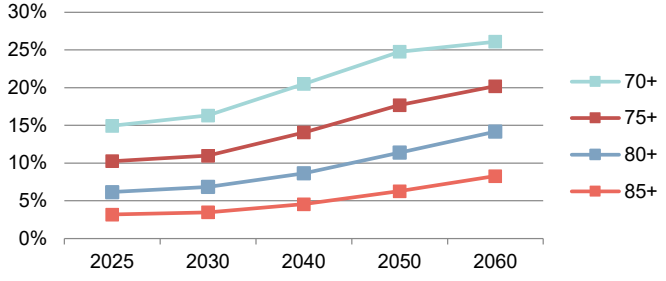
United Kingdom



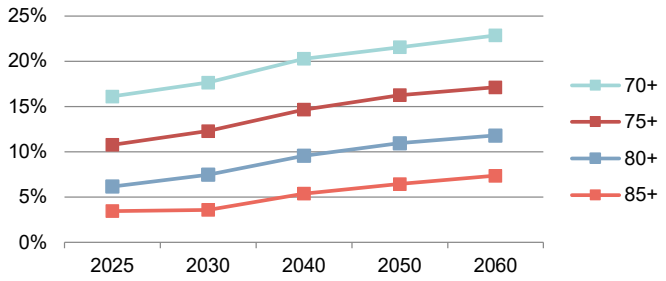
Ireland



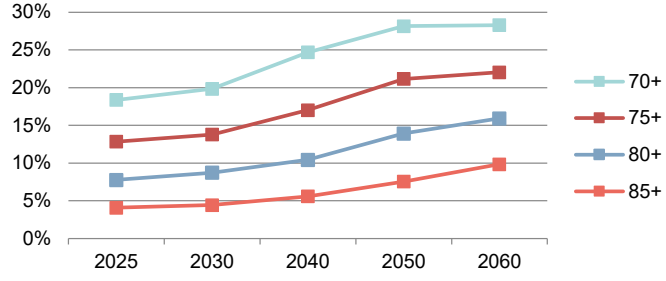
Spain



France



Italy



Source: Eurostat, 2026

Sustainability

CRREM Research project

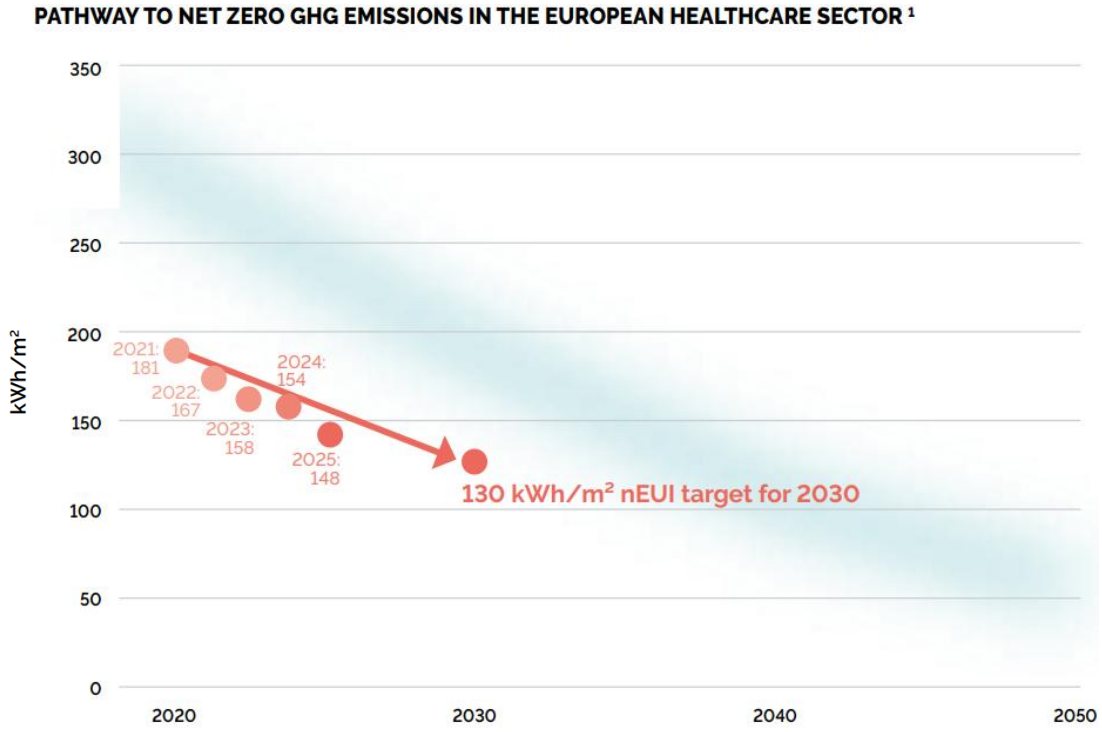
‘Carbon Risk Real Estate Monitor’ framework

Translates long-term policies (COP21 Paris Agreement) into **science-based targets** that are global warming scenarios, country and building type specific

Proposes a **framework** for assessing building specific carbon risks

148 kWh/m²
Aedifica actual 2025[2]

130 kWh/m²
nEUI target for 2030



[1] The bandwidth shows the combined pathways committed by the different governments for the healthcare sector in their countries (the nine countries where Aedifica operates) as part of the Paris Agreement, expressed in net energy use intensity (kWh/m²).
[2] Based on 86% of the portfolio and expressed per m² of internal area.

Achievements

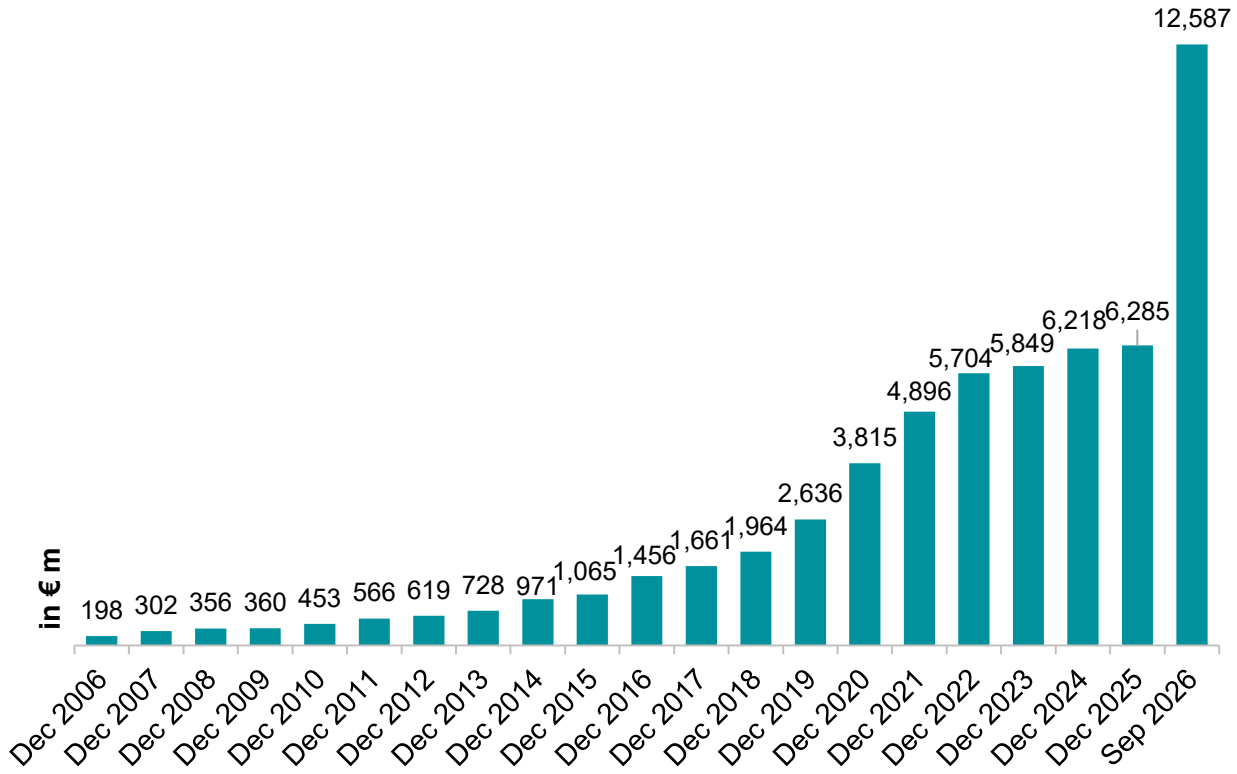


Militza Brugge
Bruges - Belgium

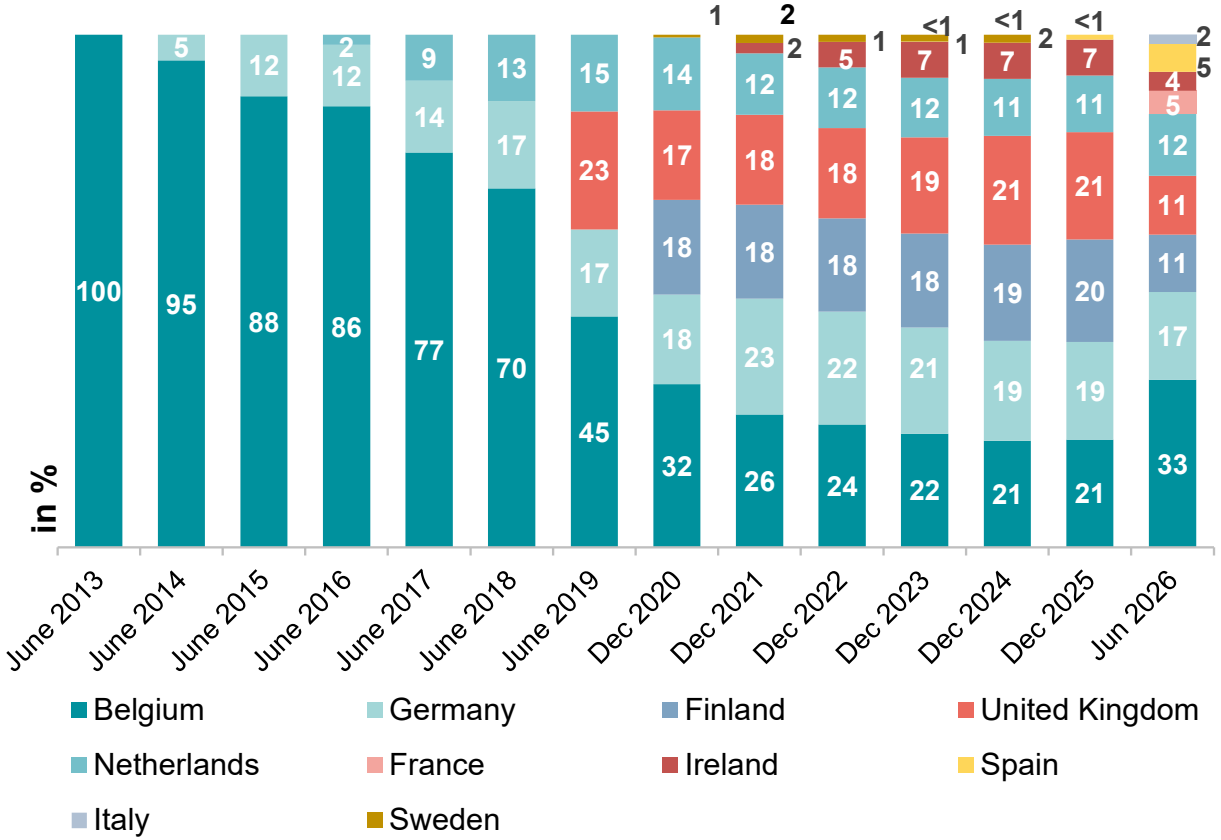
Achievements

Investment properties[1] evolution & focus on Europe

EVOLUTION SINCE 2006



GEOGRAPHICAL BREAKDOWN (FAIR VALUE)[2]



[1] Investment properties incl. rights of use on plots of land, land reserve and assets classified as held for sale.

[2] Marketable investment properties incl. assets classified as held for sale (€12,142 m).

Portfolio analysis

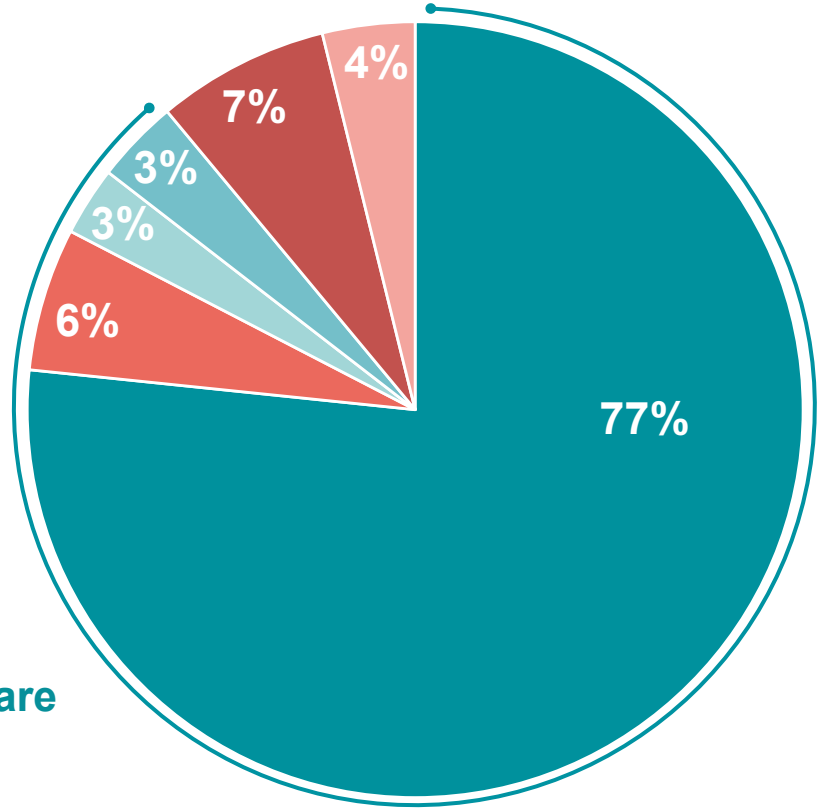


Limerick cancer centre
Limerick – Ireland

Real estate portfolio

Segment breakdown [1]

FOCUS ON CARE FACILITIES FOR ELDERLY PEOPLE



- Elderly care homes [3]
- Cure centres [4]
- Childcare centres
- Other care segments
- Offices
- Distribution networks

89%
Healthcare

€11.2 billion
Healthcare properties [2]

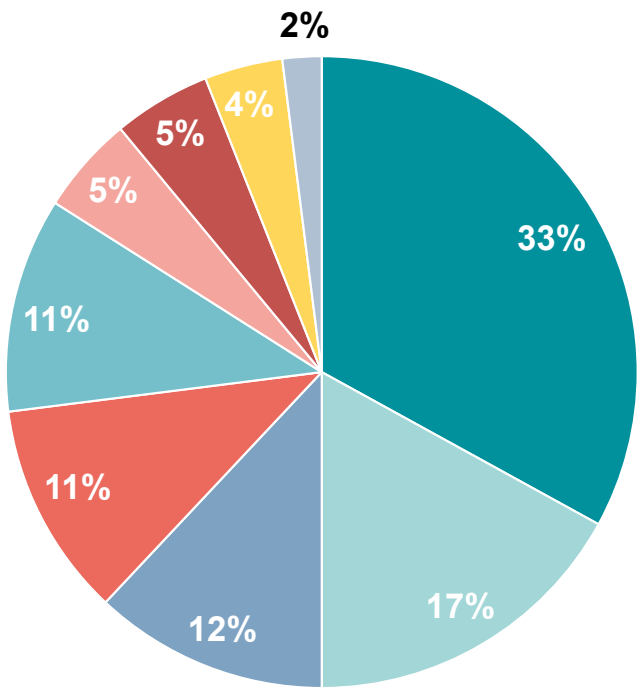
[1] Marketable Investment Properties incl. assets classified as held for sale (€12,142m).
[2] Investment Properties incl. assets classified as held for sale.
[3] Includes care centres, mixed-use care, senior housing and disabled care.
[4] Includes rehabilitation clinics, psychiatric clinics and acute care clinics.

Real estate portfolio

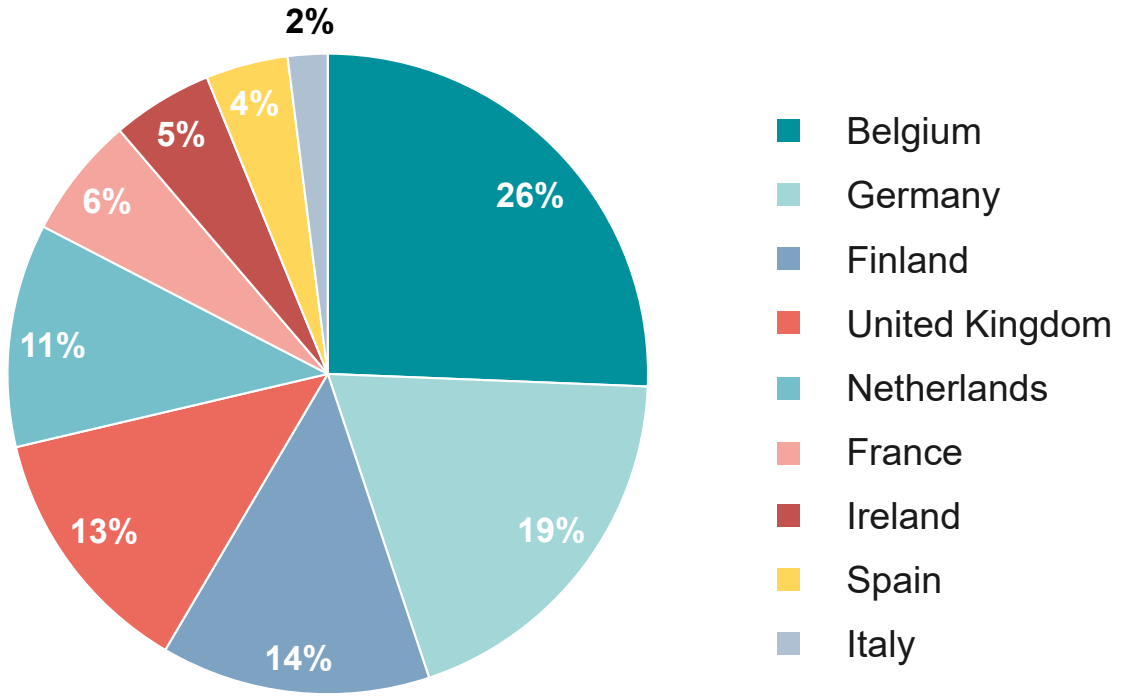
Geographical breakdown[1]

DIVERSIFICATION ACROSS EUROPEAN COUNTRIES

GROUP PORTFOLIO



HEALTHCARE PORTFOLIO



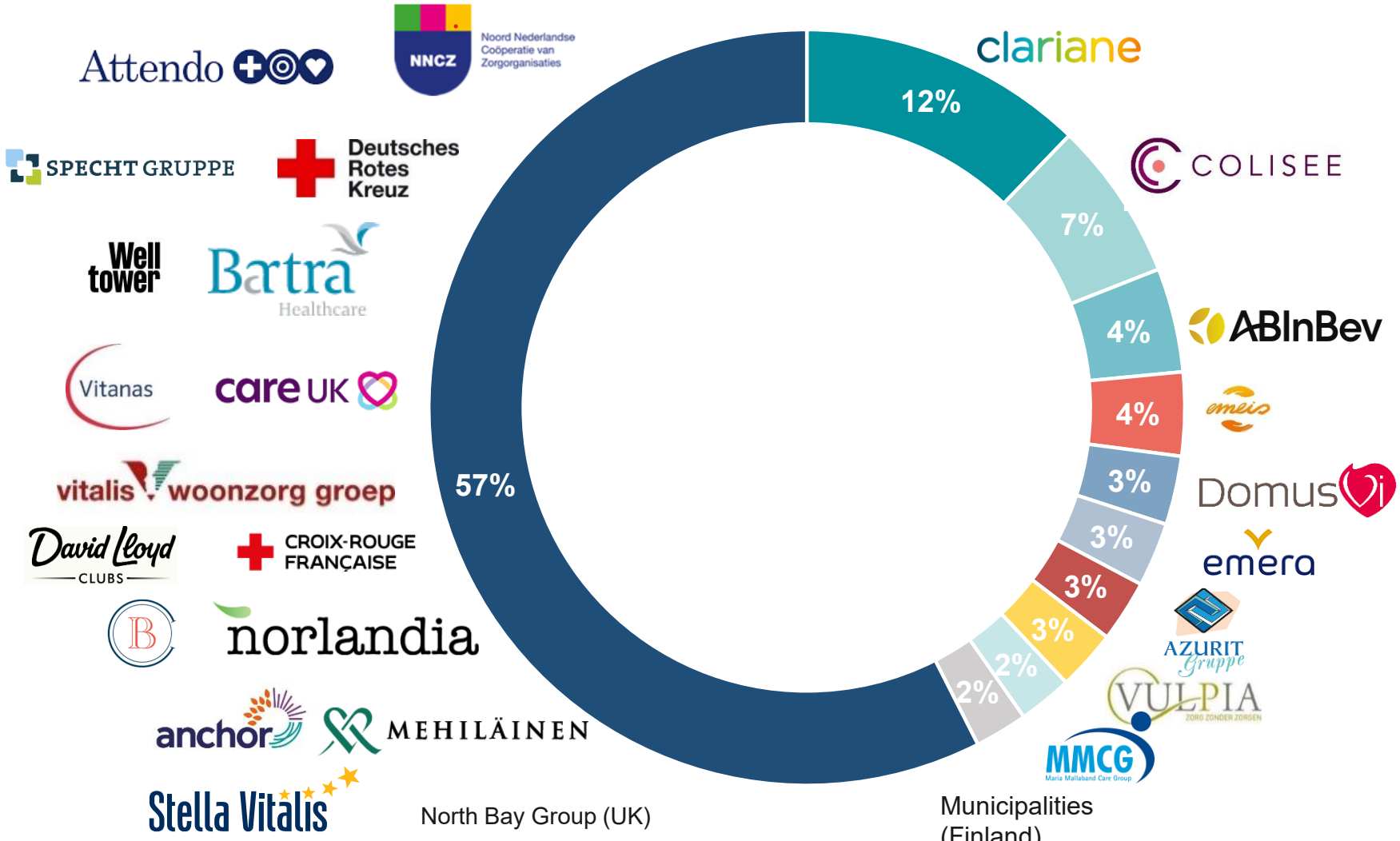
[1] Based on Marketable Investment Properties incl. assets classified as held for sale (€12,142m).

Real estate tenants

Tenant diversification pro forma[1]

930 healthcare sites representing European, national and local profit and not-for-profit operators

No ‘operator group’ leases more than 12% of Aedifica’s consolidated assets



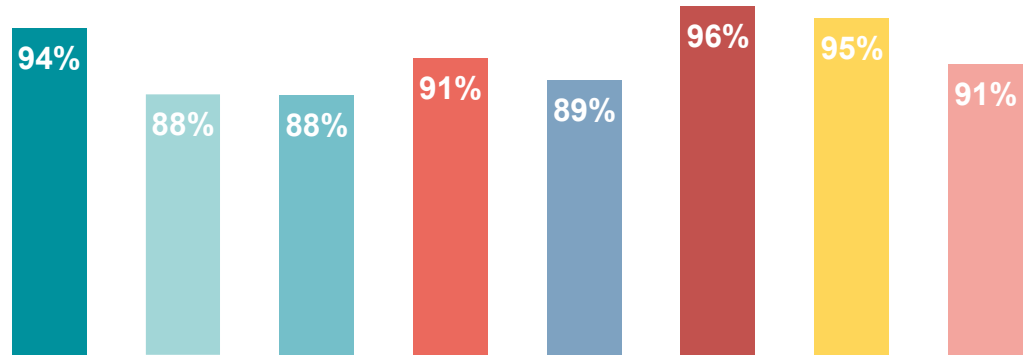
[1] Based on the contractual rents.

Operators' occupancy[1]

Mature assets portfolio

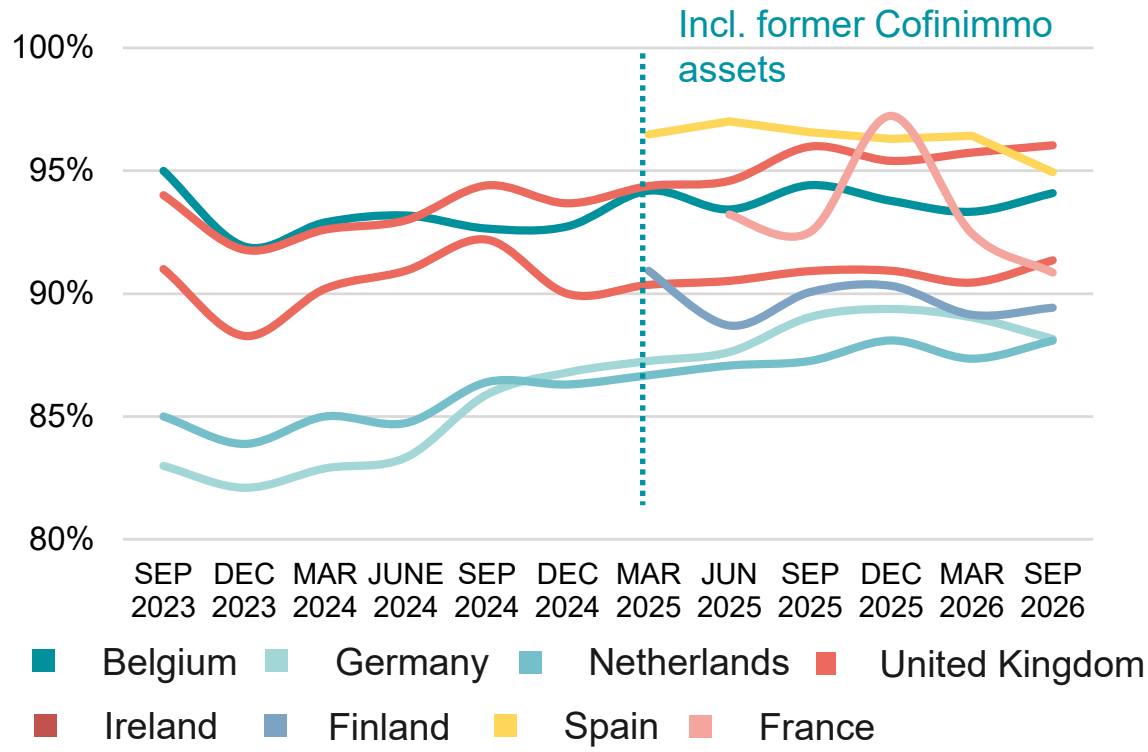
OCCUPANCY STRONG IN ALL COUNTRIES

Average care homes occupancy[1] 91%



	Belgium	Germany	Netherlands	United Kingdom	Finland	Ireland	Spain	France
Portfolio coverage[3]:	87%	94%	67%	100%	77%	100%	50%	100%
Clariane[4]:	**94%**	**92%**	**83%**	**-**	**-**	**-**	**94%**	**89%**
emeis[4]:	**-**	**89%**	**-**	**-**	**-**	**-**	**-**	**88%**
Attendo[4]:	**-**	**-**	**-**	**-**	**88%**	**-**	**-**	**-**

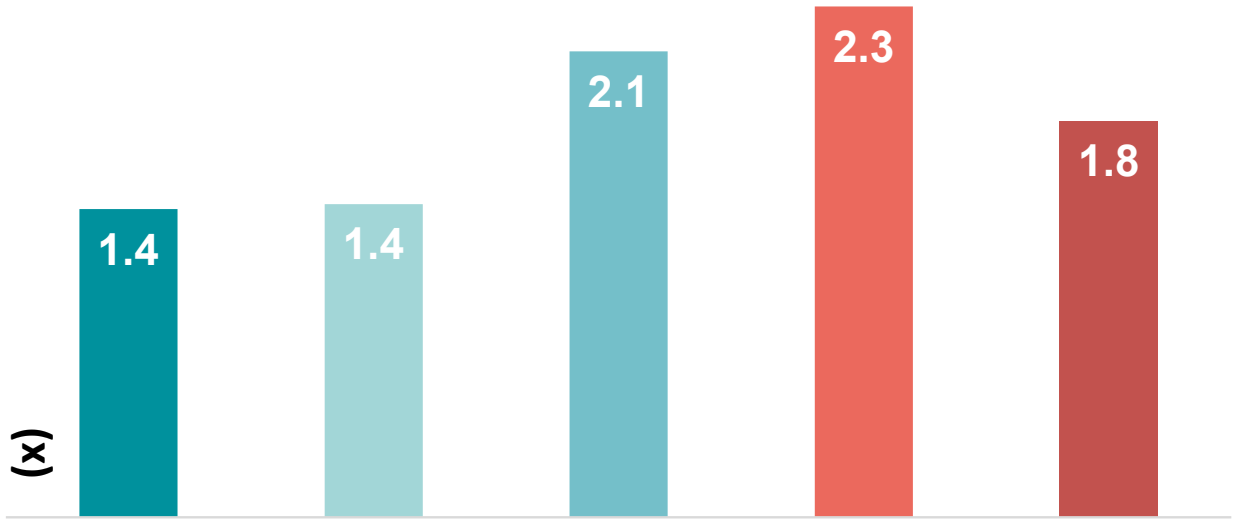
OCCUPANCY EVOLUTION



[1] Occupancy data for Aedifica as at 30 June 2026.
[2] LfL occupancy looks at 06/2025 and 06/2026: an asset is included in the LfL calculation only if it is mature in both reporting periods.
[3] Based on the contractual rent of mature assets.
[4] Clariane, emeis & Attendo Q3 2026 results respectively reported on 28 October 2026, 29 October 2026 and 6 November 2026.

Operators' rent cover[1]

Stabilised assets portfolio



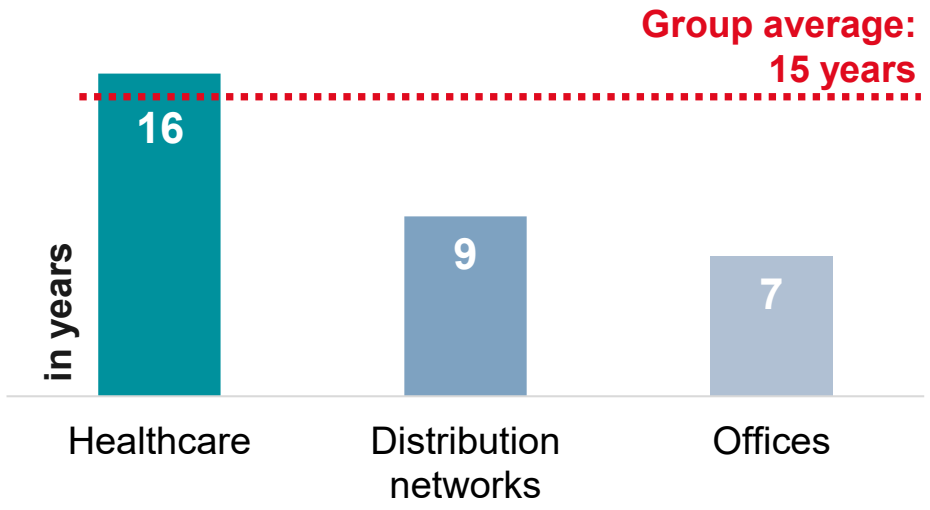
	Belgium	Germany	Netherlands	United Kingdom	Ireland
Portfolio coverage[2]:	79%	80%	35%	100%	99%

[1] Rent cover data LTM as at 30 June 2026.
Rent cover is calculated as EBITDARM LTM divided by Contractual Rent LTM.

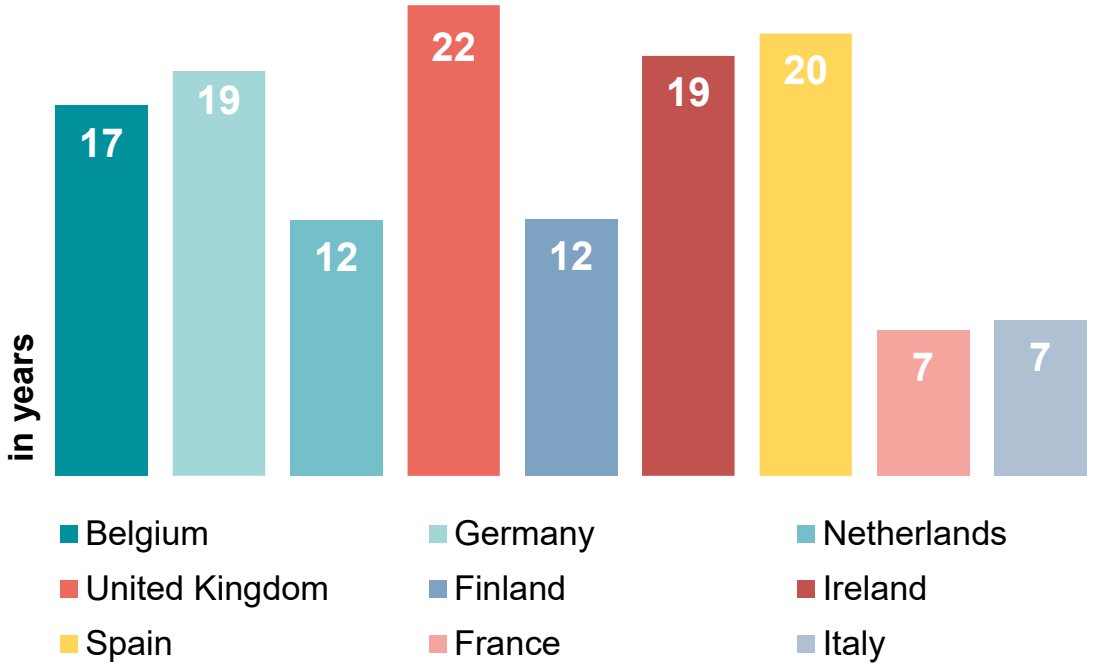
[2] Based on the contractual rent of stabilised assets. Assets are considered 'stabilised' and included in the scope once they have been operating for at least two years. Assets are excluded from the scope if they are (partially) vacant for renovation works.

Lease maturity

WAULT BY SEGMENTS[1]



WAULT BY COUNTRY (HEALTHCARE)[1]

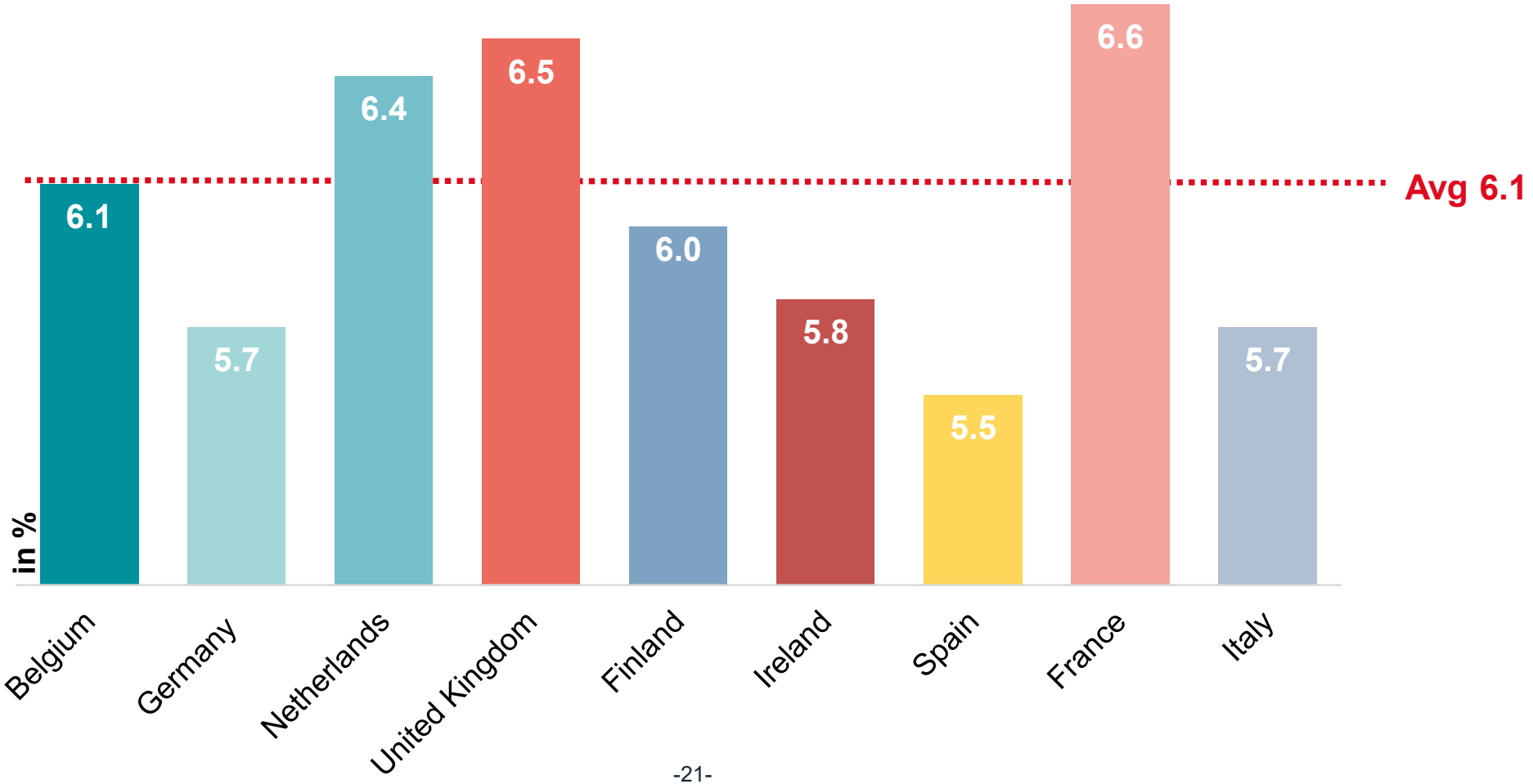


[1] Based on contractual rent of the Marketable Investment Properties incl. assets classified as held for sale.

Resilience in healthcare portfolio valuation

GROSS YIELDS ON FAIR VALUE

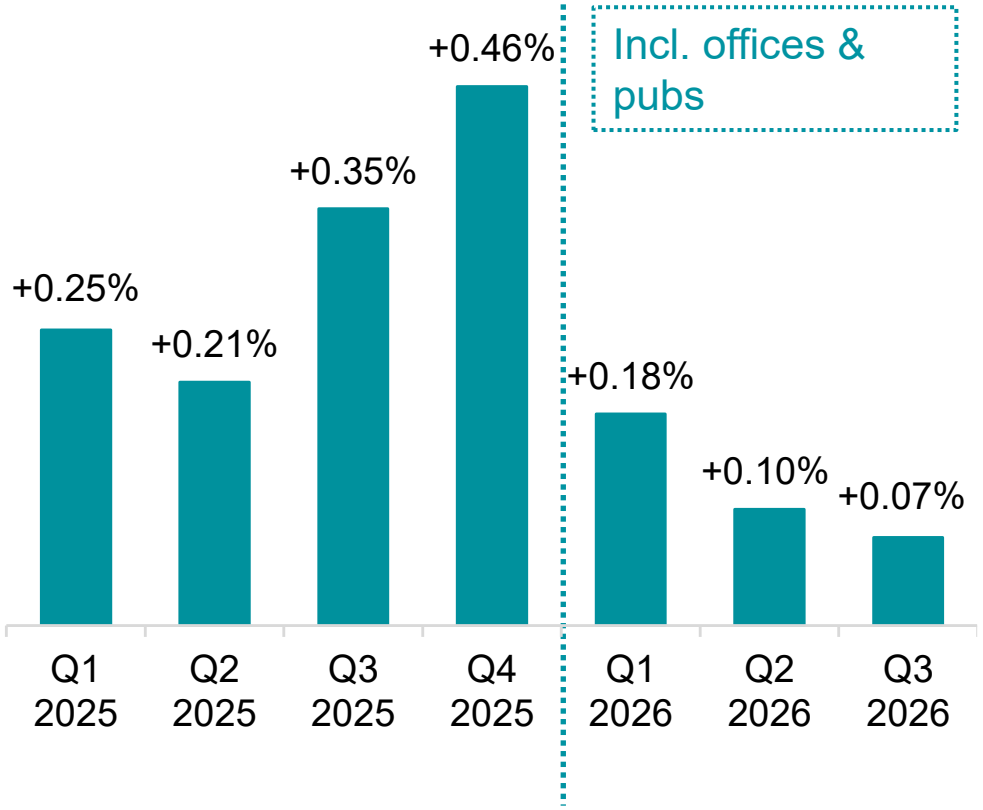
Conservative valuation yields



Resilience in portfolio valuation

LIKE-FOR-LIKE PORTFOLIO VALUATION

Positive portfolio valuation more than 2 years



Healthcare
(QoQ LFL change)

- Q1 2026: +0.27%
- Q2 2026: +0.15%
- Q3 2026: +0.09%

9 months	LFL valuation change
Belgium	0.2%
Germany	0.0%
Netherlands	2.1%
United Kingdom	1.9%
Finland	0.0%
Ireland	0.4%
Spain	2.0%
Italy	0.4%
France	-0.6%
Healthcare	**0.6%**
Offices	-1.0%
Distribution networks	0.2%
Total	**0.43%**

Portfolio growth

Development projects

Gandía care campus – Gandía (ES)
To be completed: Q2 2028



Bowburn Manor – Durham (UK)
To be completed in Q4 2026





Jyväskylä Linnantie – Jyväskylä (FI)
To be completed: Q2 2027



Stadtlohn - Stadtlohn (DE)
To be completed: Q2 2028

European healthcare platform

Capital deployment with EPS accretive transactions

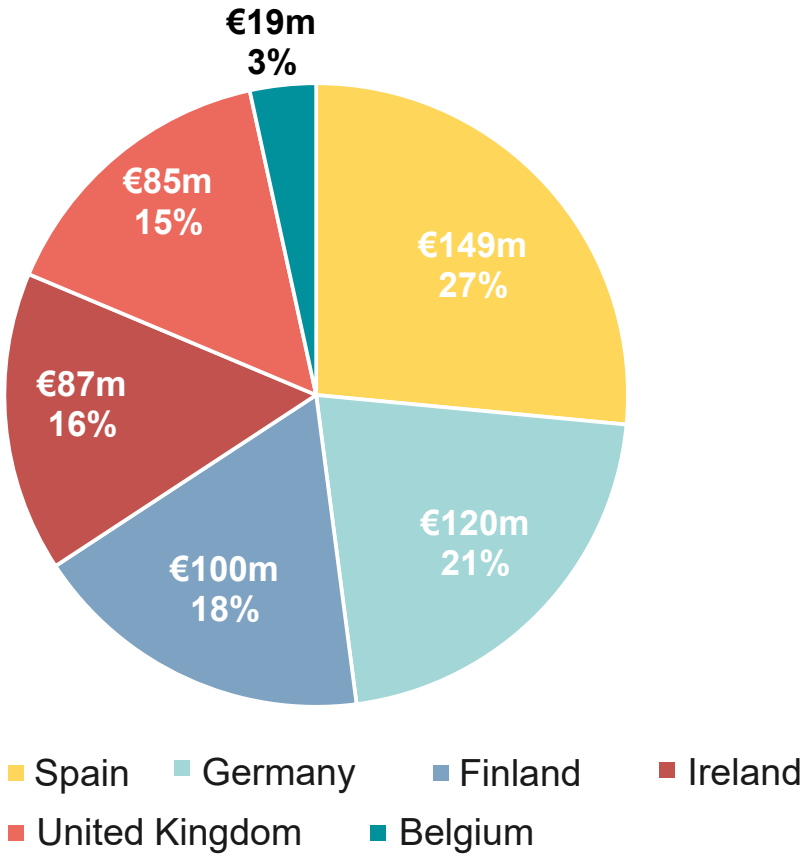
Development pipeline	• Constantly refuelling pipeline • 6.5-7% yield target
Standing assets portfolios transactions	• Daily ongoing investment activity • Small to medium-size asset portfolios • Immediately cash flow generating • Targeting EPS accretion
M&A	• Large-scale opportunities • Capital recycling in divesting non-core portfolios

Creating Europe's leading healthcare platform through EPS accretive opportunities

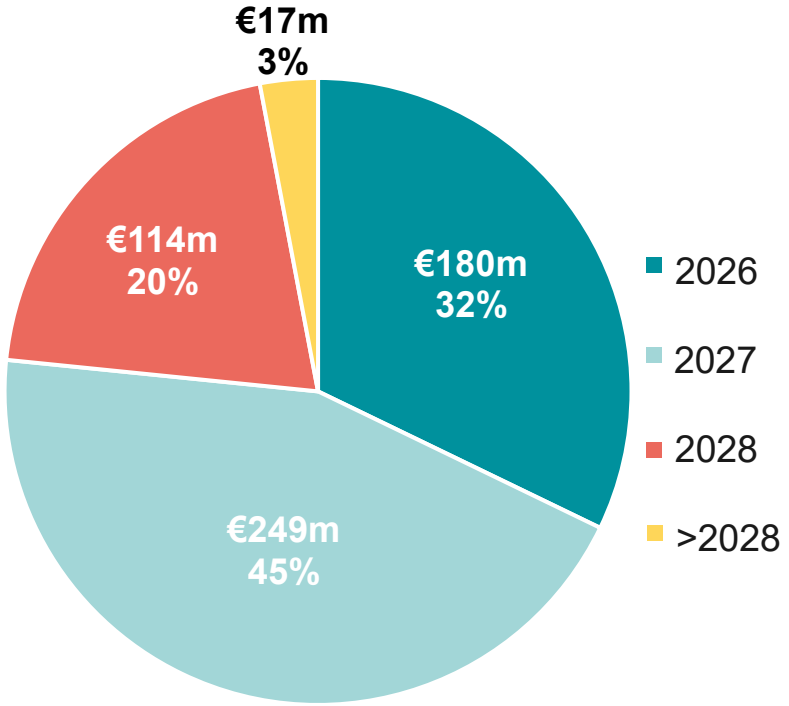
Committed development projects

Pipeline of €560 million of which €281 million to be invested

GEOGRAPHICAL SPLIT



EXPECTED DELIVERY DATE



100% healthcare

100% pre-let

~5.9%[1] initial yield on cost

[1] Initial YoC decreased following Cofinimmo's pipeline integration due to some legacy Spanish projects. The target remains to aim for an initial YoC of 6.5-7% for new development projects.

Offices & distribution networks

OFFICES

€0.9bn Fair value	**23** sites	**6.3%** FV yield
72% Brussels' CBD	**93%** occupancy	**7 years** WAULT

DISTRIBUTION NETWORKS

€0.5bn Fair value	**768** sites	**7.4%** FV yield
~€4 million divested YTD (14 pubs)	**100%** occupancy	**9 years** WAULT



Financials



De Kroon
Dronten – The Netherlands

Income Statement[1]

EPS YoY increase of +5%

EPRA EARNINGS YOY INCREASE OF 72%

Consolidated income statement - analytical format (x €1,000)	30/09/2026	30/09/2025
Rental income	476,665	271,791
Writeback of lease payments sold and discounted	340	0
Rental-related charges	265	-436
Net rental income	477,270	271,355
Operating charges*	-62,379	-35,551
Operating result before result on portfolio	414,891	235,804
EBIT margin (%)*	*86.9%*	*86.9%*
Financial result excl. changes in fair value*	-60,536	-41,030
Corporate tax	-13,534	-8,323
Share in the profit or loss of associates and joint ventures accounted for using the equity method in respect of EPRA Earnings	11	-191
Non-controlling interests in respect of EPRA Earnings	-20,869	-435
EPRA Earnings* (owners of the parent)	**319,963**	**185,825**
Denominator (IAS 33)	77,610,913	47,550,119
EPRA Earnings* (owners of the parent) per share (€/share)	**4.12**	**3.91**

+62%

Operating result before result on portfolio

1.9%

Average cost of debt

Non-controlling interests

Cofinimmo minority shareholders until the full merger

[1] Following the takeover of Cofinimmo on March 10, the consolidated income statement includes 205 days of Cofinimmo's contribution to the Group's results for the first nine months of 2026.

Income Statement

Net result

EARNINGS PER SHARE

Consolidated income statement - analytical format (x €1,000)	30/09/2026	30/09/2025
EPRA Earnings*	319,963	185,825
Changes in fair value of financial assets and liabilities	50,473	-10,508
Changes in fair value of investment properties	33,162	47,921
Gains and losses on disposals of investment properties	1,269	-11,485
Tax on profits or losses on disposals	0	0
Goodwill impairment, PPA amortisation and badwill	300,506	0
Adjustments related to non-operating and exceptional items	-7,156	0
Deferred taxes in respect of EPRA adjustments	-20,069	-17,409
Share in the profit or loss of associates and joint ventures accounted for using the equity method in respect of the above	-3,297	-162
Non-controlling interests in respect of the above	6,189	-66
Roundings	0	0
Profit (owners of the parent)	**681,040**	**194,116**
Denominator (IAS 33)	77,610,913	47,550,119
Earnings per share (owners of the parent - IAS 33 - €/share)	**8.78**	**4.08**

Positive l-f-l FV change

in investment properties most pronounced in the UK, the Netherlands & Spain

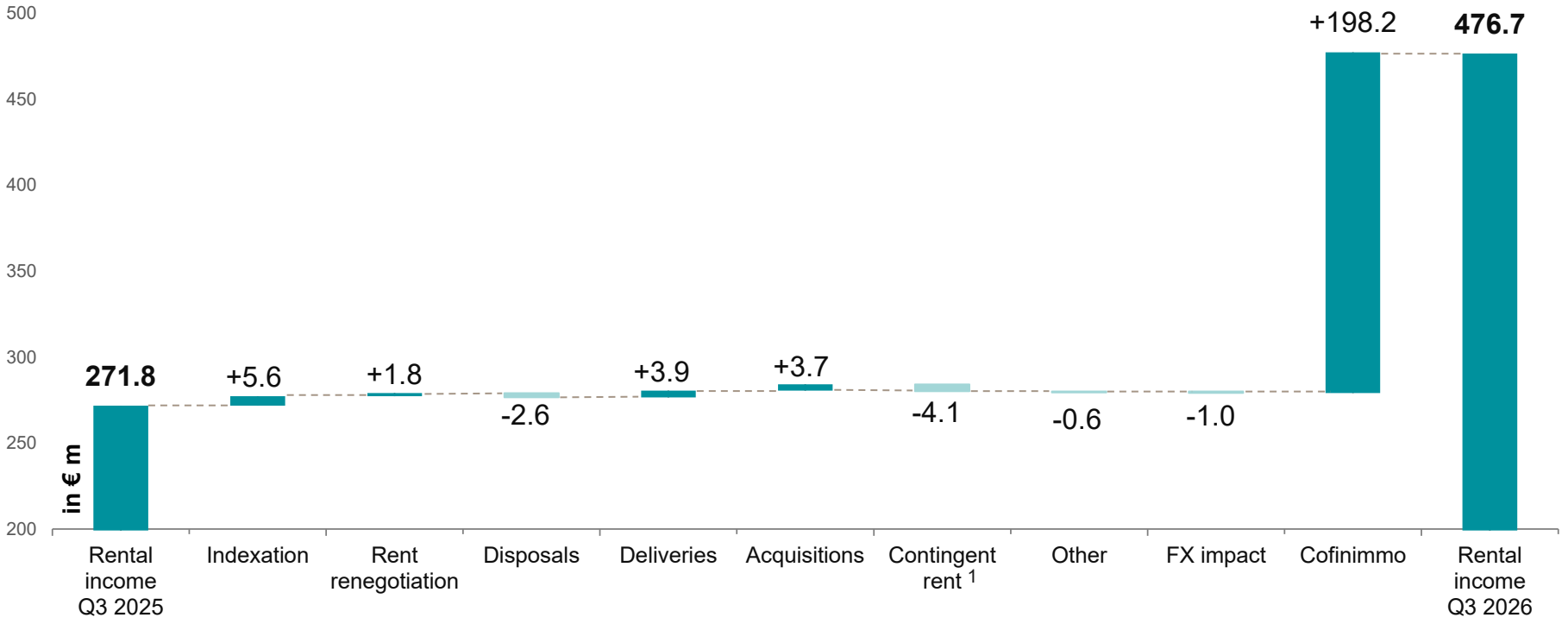
Bargain purchase gain ('Badwill')

related to the difference between the net equity value of Cofinimmo after PPA adjustments and the market price (on March 10) of the new issued shares.

Integration costs

non-recurring items excluded from EPRA Earnings

Rental income

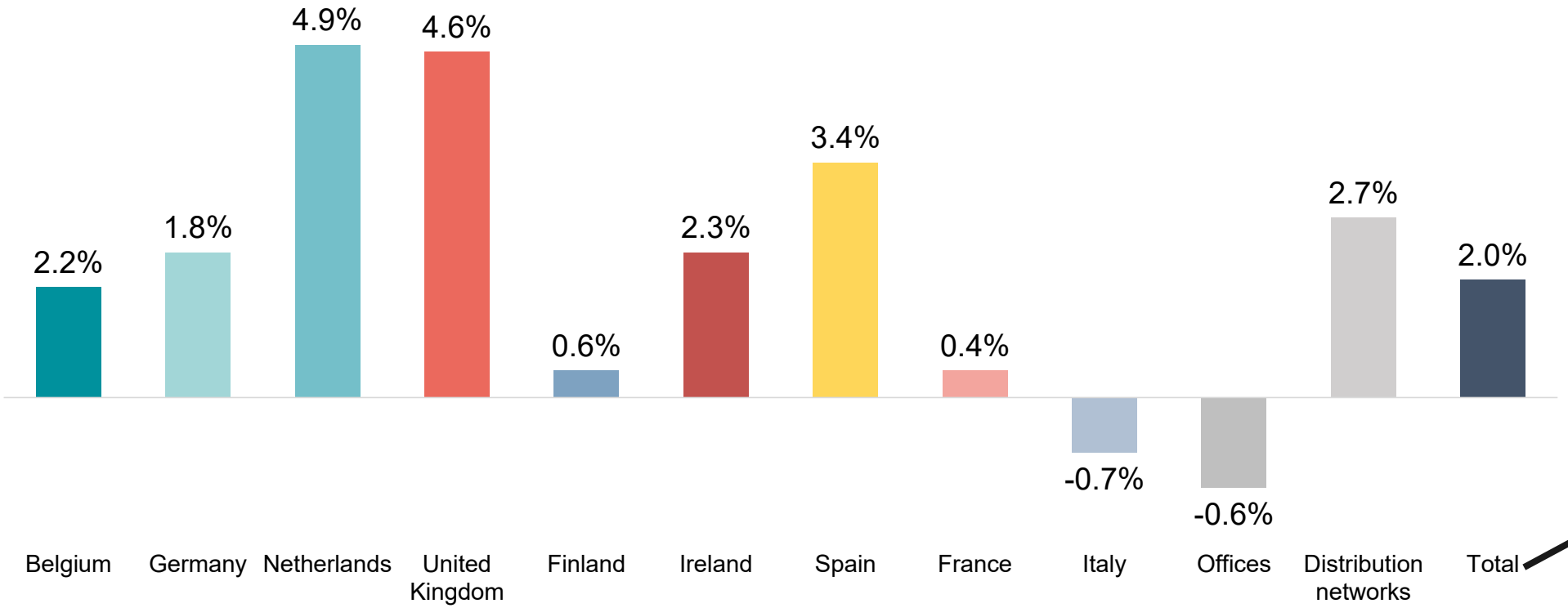


75% increase YoY

[1] Contingent rent included a non-recurring historical catch-up payment of ~£3.2 million invoiced in Q1 2025.

Rental income

Like-for-like variation[1]



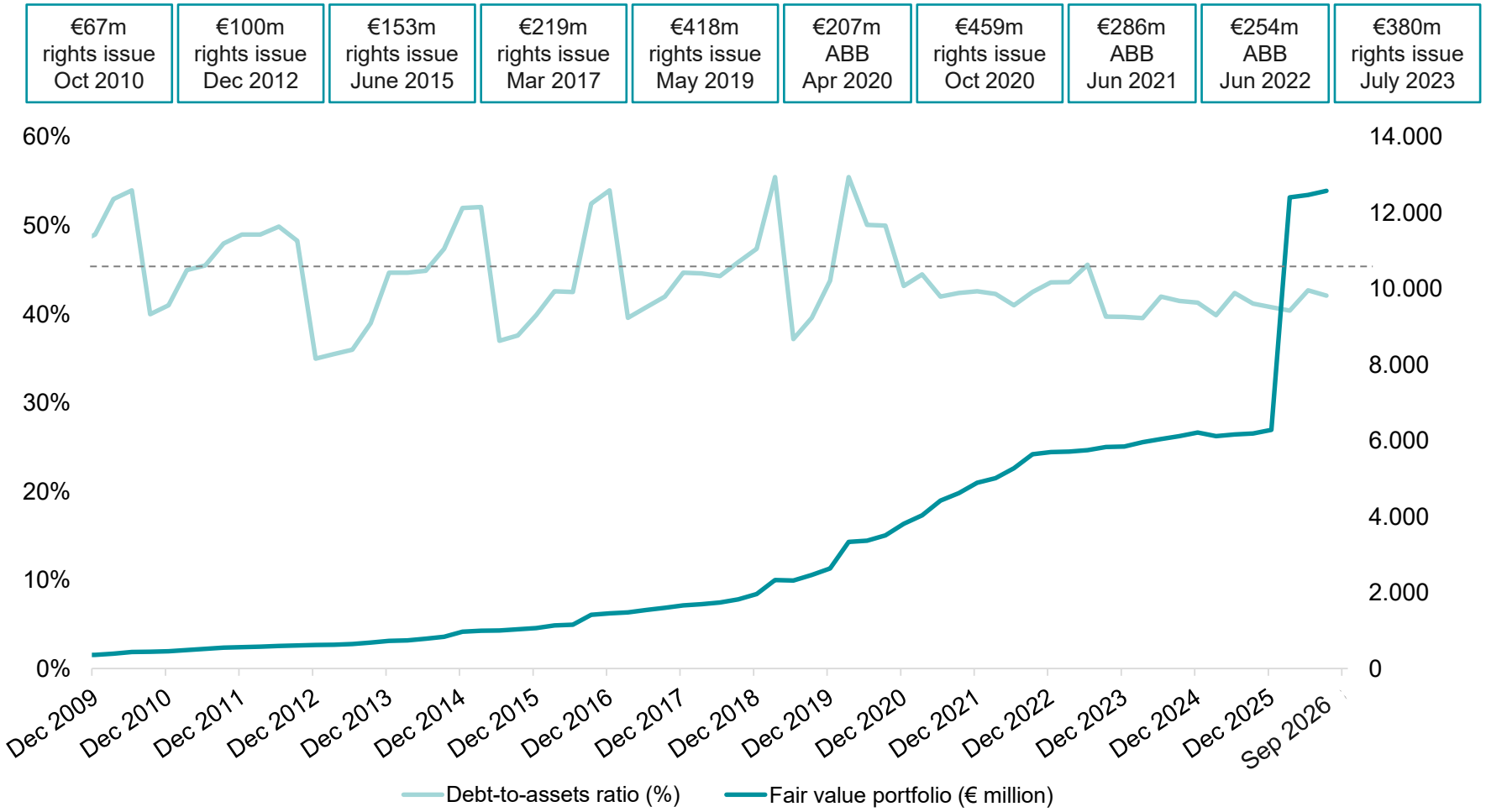
+ 2.0%
increase LFL rental income (Group)

+ 2.2%
increase LFL rental income (healthcare)

+1.9% rent indexation
+0.3% rent reversion
-0.2% FX rate

[1] The variation is shown for each country in the local currency. The total variation is shown in the Group currency.
For like-for-like purposes, full nine-months consolidation is assumed in both 2025 and 2026 (i.e. no pro-rata adjustment).

Debt-to-assets ratio



42.1%
Debt-to-assets ratio
as per 30 September 2026

Financial policy:
debt-to-assets ratio
~40% with a maximum of 45%[1]

[1] Bank covenants stand at a maximum of 60%.

Credit facilities

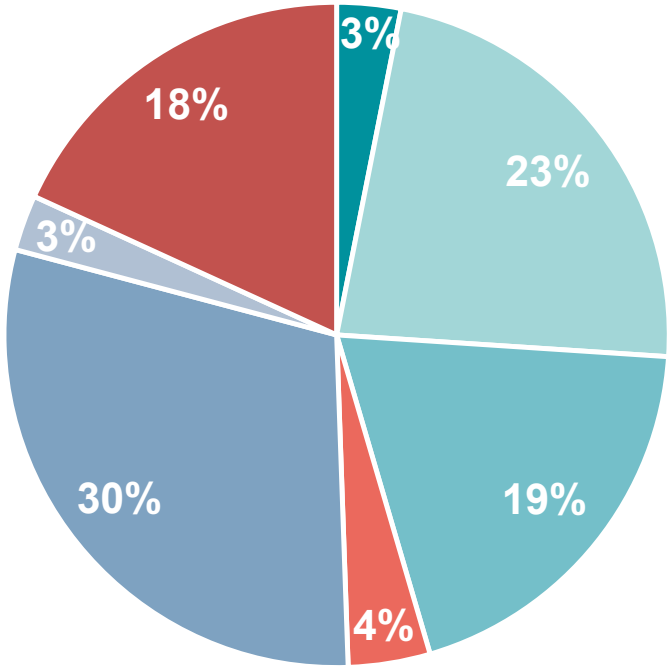
Diversified sources of funding

€5,294 million
total financial debt

Debt financing in Q3 2026:

- €985 million new 5 to 7-year credit facilities, incl. €620 m syndicated facility
- €425 million facilities with extension options extended to 2028, 2029 or 2031
- Short-Term Treasury Notes Programme stands at €960 million.

€500 million
Sustainability Bond
issued in November 2026



- Investment credits
- Term loans
- Revolving loans
- USPP GBP
- Sustainable bonds
- Medium-term notes
- Short-term treasury notes[1]

46%
bank facilities

54%
DCM

Ongoing good access to (unsecured) bank financing & short-term treasury notes

[1] Short-term treasury notes fully covered with long-term committed credit lines.

Credit rating & KPI's

Solid investment grade rating

A3
with stable outlook
Credit rating Moody's

BBB+ long-term
A-2 short-term
stable outlook reconfirmed
Credit rating S&P Global

7.4x
ICR[1]

~3%
encumbered assets

Unsecured financing
(except very limited cases)

8.2x
Net debt/EBITDA[2]

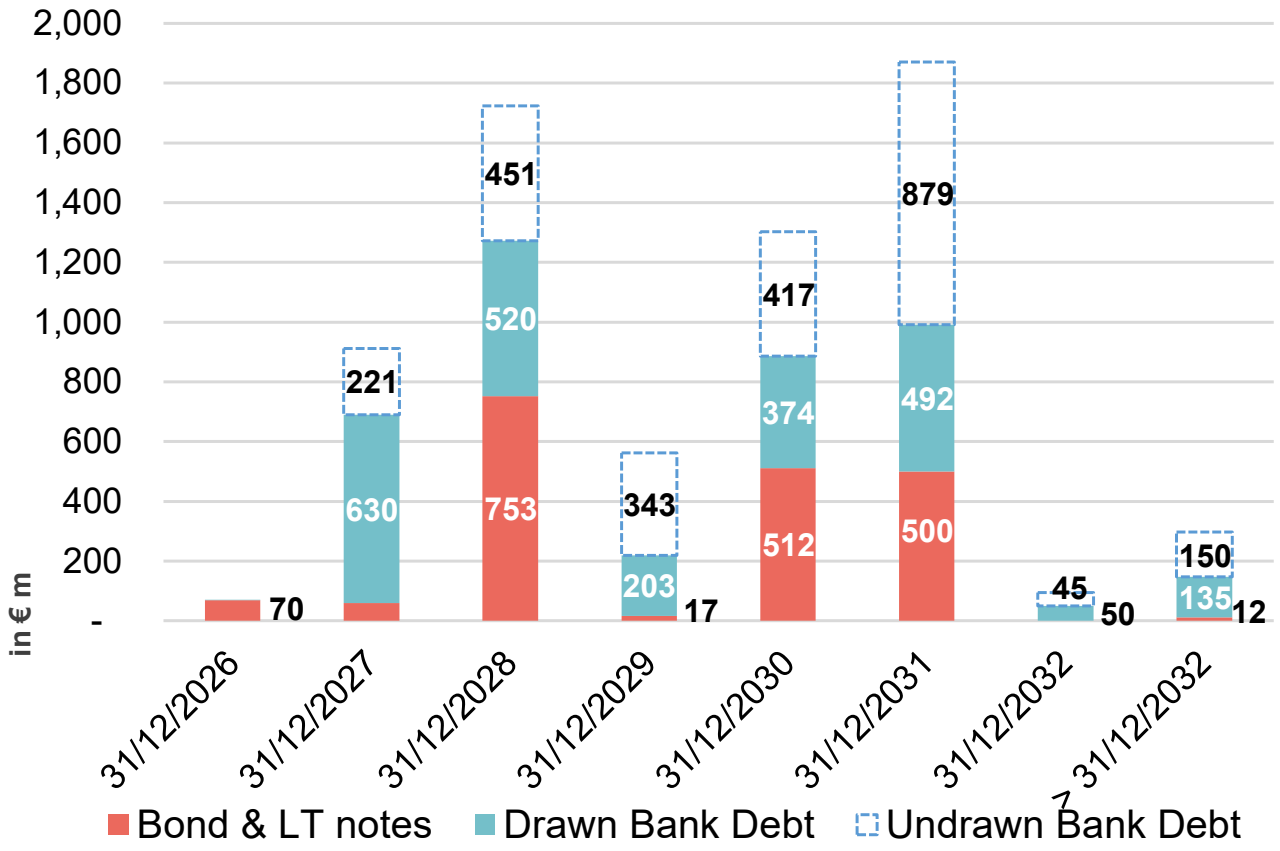
1.9%
Average cost of debt
incl. commitment fees

62%
sustainable financing out of committed credit lines

[1] Ratio of 'operating result before result on portfolio' incl. 'interest income from financial leases' to 'net interest charges' (12m rolling).
[2] Not adjusted for projects under construction or recent deliveries which do not (fully) contribute to EBITDA.

Credit facilities

Well spread debt maturity profile



~€1,540 million[1]

headroom on committed credit lines and cash on 30 September to finance capex & liquidity needs

3.1 years

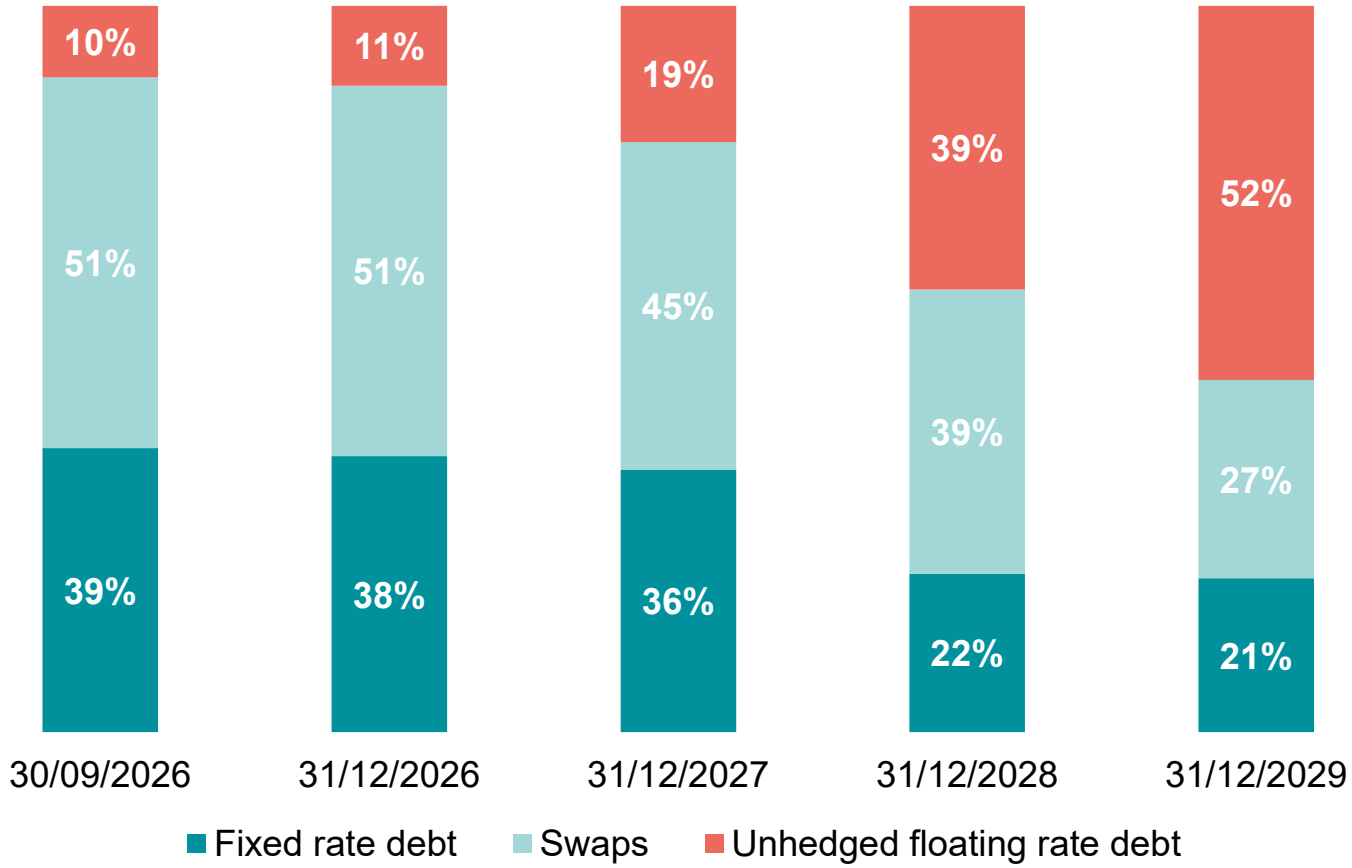
weighted average debt maturity

Financing needs in current business plan are covered until Q1 2028

[1] After deduction of the short-term treasury notes.

Credit facilities

Interest rate hedging[1]



90%

of debt hedged by derivatives or fixed rate debt as of 30 September 2026

3.1 years

Weighted average hedge maturity

Min. 60%

hedging policy

[1] Projected debt; not including the €500 million Sustainability Bond issued in November 2026.

Net asset value

Discount on 18 November 2026

17% vs. IFRS NAV
18% vs. EPRA NTA

Net asset value per share (in €)	30/09/2026	31/12/2025
IFRS Net asset value	78.93	77.05

EPRA Net Tangible Assets (in €/share)	30/09/2026	31/12/2025
EPRA NTA	79.19	78.40

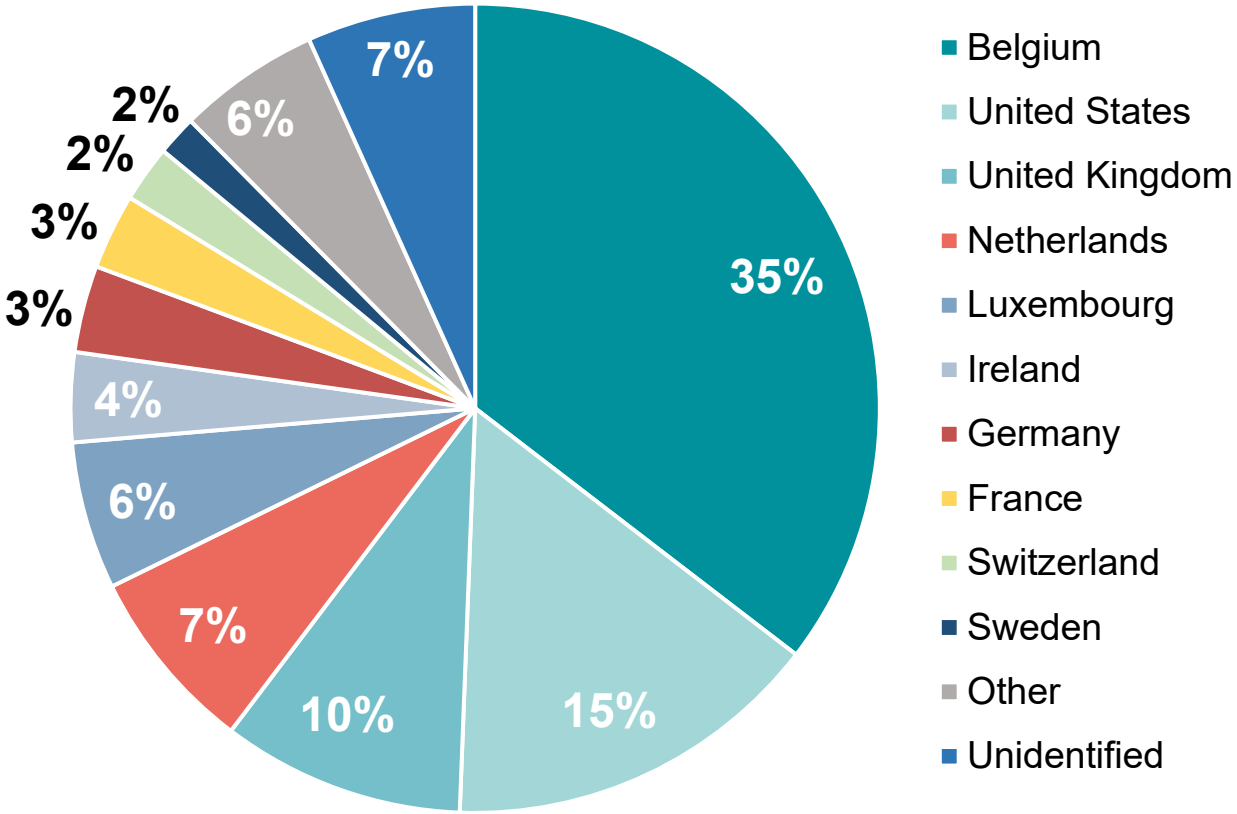
Shares & shareholders



An der Zitadelle, Jülich - Germany

Shareholding[1]

INTERNATIONAL & DIVERSIFIED SHAREHOLDERS BASE[1]



Two shareholders holding more than 5% of the company's capital [2]

~1/3 retail shareholders
~2/3 institutional shareholders

100% free float

Major indices inclusion: BEL20, FTSE EPRA/NAREIT Europe, GPR 250, GPR 250 REIT and Stoxx Europe 600

[1] Shareholder identification dated 31 July 2026 (with 93% coverage).
[2] A total of 92,632,604 shares are listed on Euronext Brussels and Euronext Amsterdam (31 July 2026).

Outlook



Oulu Vaarapiha
Oulu - Finland

Outlook 2026

€656 million
rental income

~€5.5 million
synergy savings
(1/3 estimated full run-rate synergies of €16 million during 2027)

~1.9%
average cost of debt

€436 million
EPRA Earnings

€110 million
asset rotation for 2026
of which €73 million achieved YTD

0.87 EUR/GBP
foreign exchange assumption

~ 42%
debt-to-assets ratio
(end 2026)

€300 million
Belgian assets disposals
expected in 2027

No assumption
on portfolio valuation change

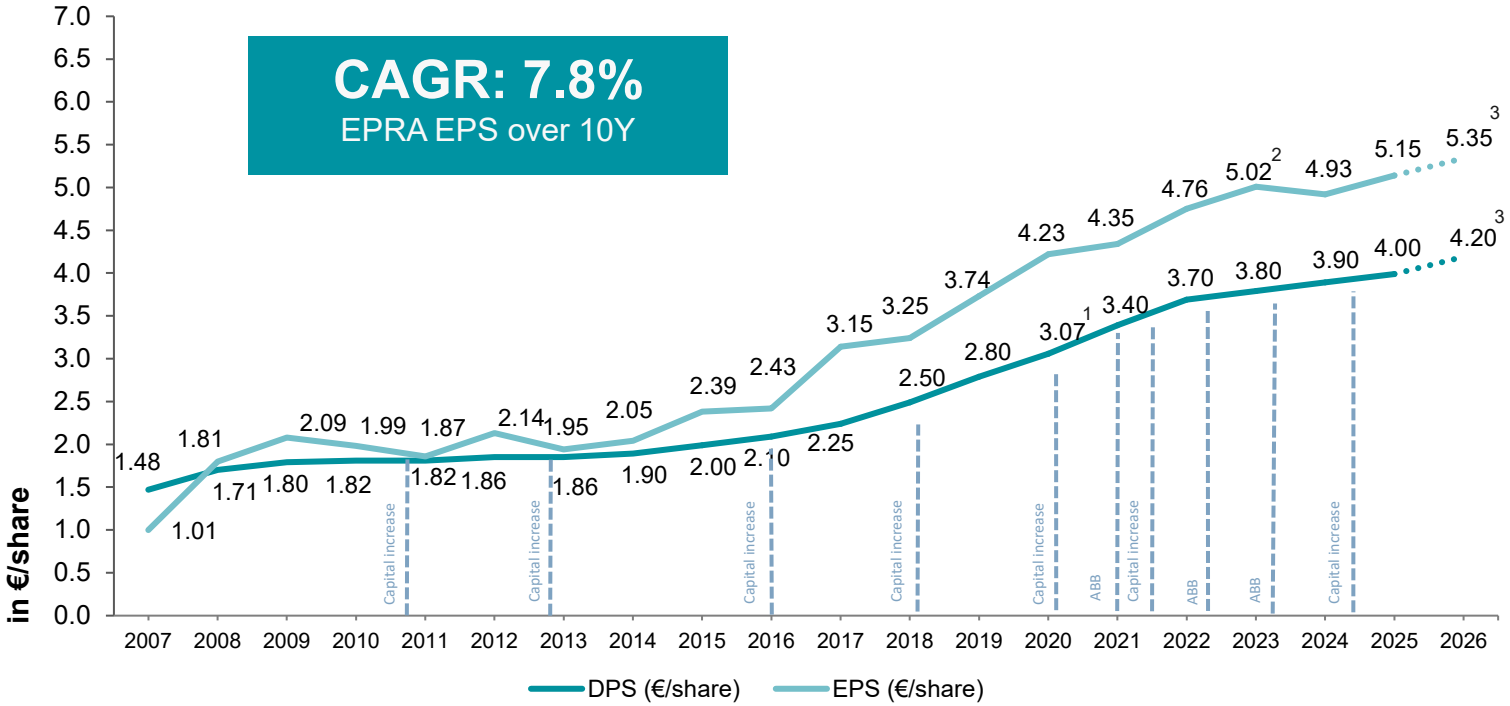
€5.35/share
EPRA EPS
(+4% vs. 2025)

€4.20/share
Gross DPS
(+ 5% vs. 2025)

Outlook

Drivers for future growth while maintaining a solid debt-to-asset ratio

CAGR: 7.8%
EPRA EPS over 10Y



€5.35/share
EPRA EPS 2026
(+4% vs. 2025)

€4.20/share
Gross DPS 2026
(+5% vs. 2025)

Strong fundamental tailwinds remain intact

- **Demography in the 2nd half of '20s**
- **Improving operator performance**

1. Prorata of the €4.60 dividend (18 months) over 12 months.
2. Including the one-off impact from FBI tax refund of €9 million.
3. Outlook.

Conclusion



Priesty Fields Care Home
Congleton – United Kingdom

Investment highlights

Attractiveness for shareholders

PURE-PLAY focus
HEALTHCARE REIT IN EUROPE

STRONG UNDERLYING DEMOGRAPHIC TRENDS

LONG-TERM GROWTH POTENTIAL

EPS GROWTH

FAIR VALUE HISTORY
OF PORTFOLIO SHOWING RESILIENCE

LONG-TERM VISIBILITY ON CASH FLOWS
15 YEARS WAULT

STRONG TRACK RECORD
- EQUITY AND DEBT FUNDING
- CAPITAL ALLOCATION
- DIVIDEND

Thank you

INVESTOR RELATIONS

ir@aedifica.eu

Tervurenlaan 270 Avenue de Tervueren
1150 Brussels, Belgium

https://aedifica.eu/investors/

EVENTS 2026

Nov 24-25	Capital Markets Day – London
Dec 1	UBS Conference – London

Dates and participations are subject to change. The most up-to-date shareholder information calendar is available on Aedifica's website.

aedifica

housing with care

Stefaan Gielens - Chief Executive Officer

Ingrid Daerden - Chief Financial Officer

Aedifica SA/NV

Public REIT under Belgian Law
Regulated Real Estate Company (RREC)
Société immobilière réglementée (SIR)
Gereglementeerde vastgoedvennootschap (GVV)

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Forward-looking statement

This Presentation includes forward-looking statements that reflect the Company's intentions, beliefs or current expectations concerning, among other things, the Company's results, condition, performance, prospects, growth, strategies and the industry in which the Company operates. These forward-looking statements are subject to risks, uncertainties and assumptions and other factors that could cause the Company's actual results, condition, performance, prospects, growth or opportunities, as well as those of the markets it serves or intends to serve, to differ materially from those expressed in, or suggested by, these forward-looking statements. The Company cautions you that forward-looking statements are not guarantees of future performance and that its actual results and condition and the development of the industry in which the Company operates may differ materially from those made in or suggested by the forward-looking statements contained in this document. In addition, even if the Company's results, condition, and growth and the development of the industry in which the Company operates are consistent with the forward-looking statements contained in this document, those results or developments may not be indicative of results or developments in future periods. The Company and each of its directors, officers and employees expressly disclaim any obligation or undertaking to review, update or release any update of or revisions to any forward-looking statements in this Presentation or any change in the Company's expectations or any change in events, conditions or circumstances on which these forward-looking statements are based, except as required by applicable law or regulation.

Appendix



LTS Winschoten
Winschoten - Netherlands

Belgian healthcare portfolio

PORTFOLIO OF 159 ASSETS

€2,768 m
portfolio
fair value

~18,200
residents

6.1%
yield on
fair value

17 years
WAULT

2
projects to be
completed

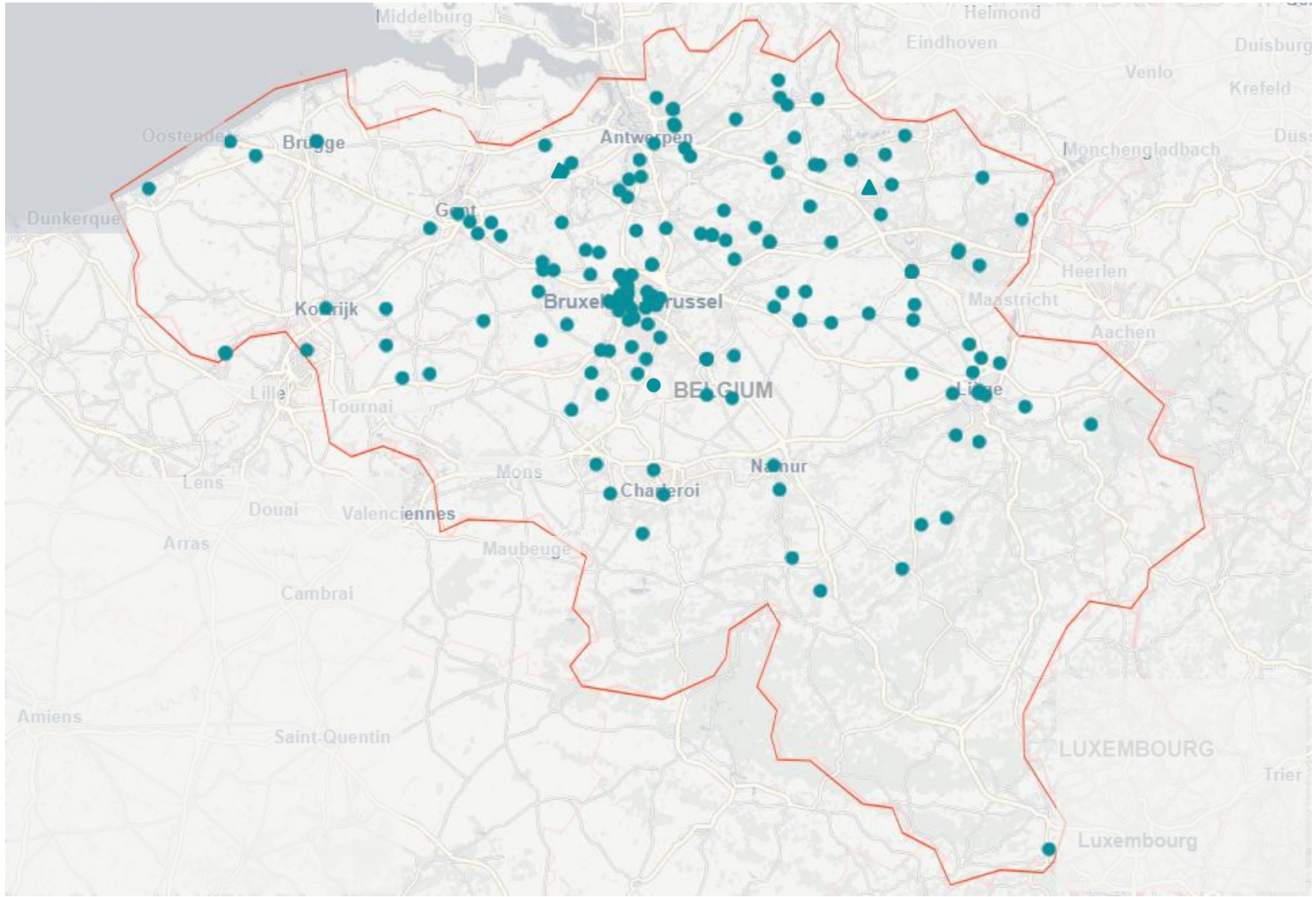
20
tenant
groups

~€2,787 m
portfolio outlook
as of
18 November 2026

Inflation-linked
triple net long
leases

4%
exposure of total healthcare portfolio
to the Brussels market

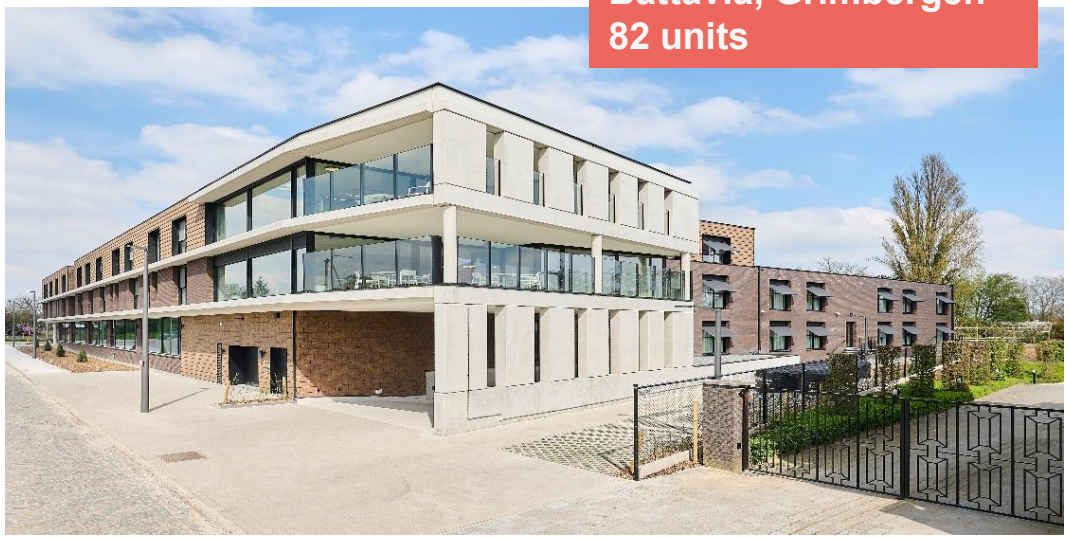
Belgian healthcare portfolio



- Marketable investment properties
- Project in the investment programme

Belgian healthcare portfolio

Battavia, Grimbergen – 82 units



't Spelthof Lubbeek – 121 units





Sorgvliet, Linter – 110 units

Hof Van Schoten, Schoten – 101 units



German healthcare portfolio

PORTFOLIO OF 156 ASSETS

€2,079 m
portfolio fair value

~16,120
residents

5.7%
yield on fair value

19 years
WAULT

4
projects to be completed & 1 acquisition subject to outstanding conditions

39
tenant groups

~€2,199 m
portfolio outlook as of 18 November 2026

Inflation-linked
double net long leases with various indexation limitations (through caps, hurdles...)

German healthcare portfolio



- Marketable investment properties
- Projects in the investment programme

German healthcare portfolio



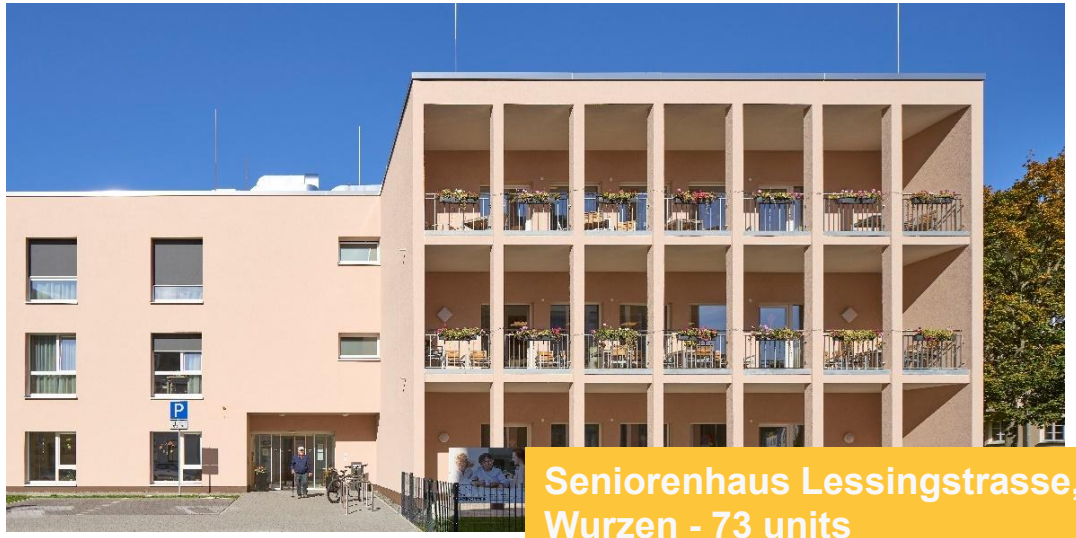
Seniorenquartier Weyhe, Weyhe - 109 units



Seniorenheim Parkhöle Lindenfels, Lindenfels - 165 units



Gevita Residenz, Lörrach – 156 units



Seniorenhaus Lessingstrasse, Wurzen - 73 units

Dutch healthcare portfolio

PORTFOLIO OF 112 ASSETS

€1,218 m
portfolio
fair value

~4,700
residents

6.4%
yield on
fair value

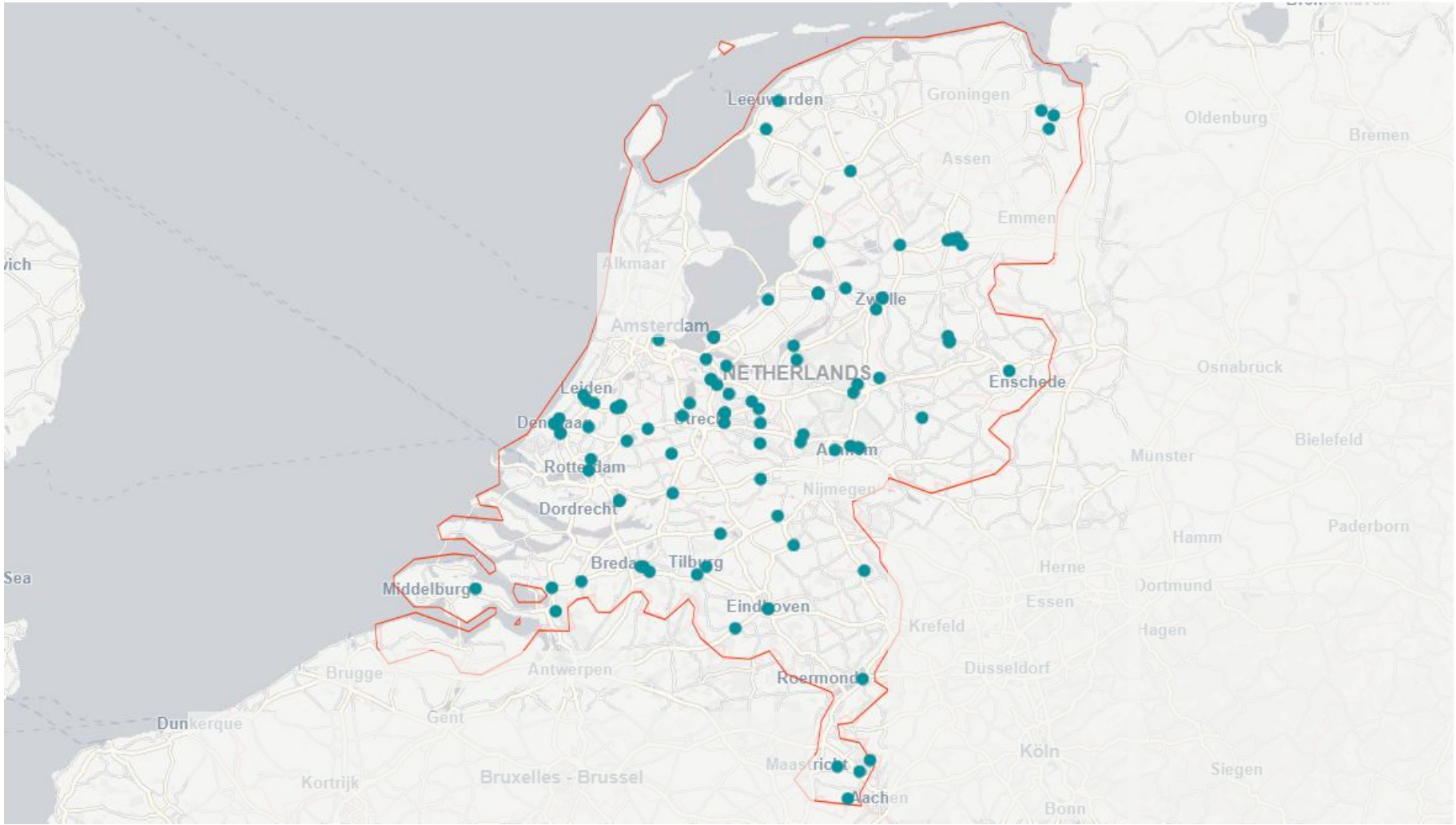
12 years
WAULT

44
tenant groups

~€1,218 m
portfolio outlook
as of
18 November 2026

Inflation-linked
mostly triple net
long leases

Dutch healthcare portfolio



- Marketable investment properties

Dutch healthcare portfolio



Villa Florian, Blaricum - 29 units



Alphen aan de Rijn, Alphen aan de Rijn – 45 units



LLT Almere Buiten, Almere - 38 units

De Kroon, Dronten – 43 units



UK & Channel Islands healthcare portfolio

PORTFOLIO OF 118 ASSETS

€1,389 m
portfolio fair value

~7,700
residents

6.5%
yield on fair value

22 years
WAULT

4
projects to be completed & 3 forward purchases

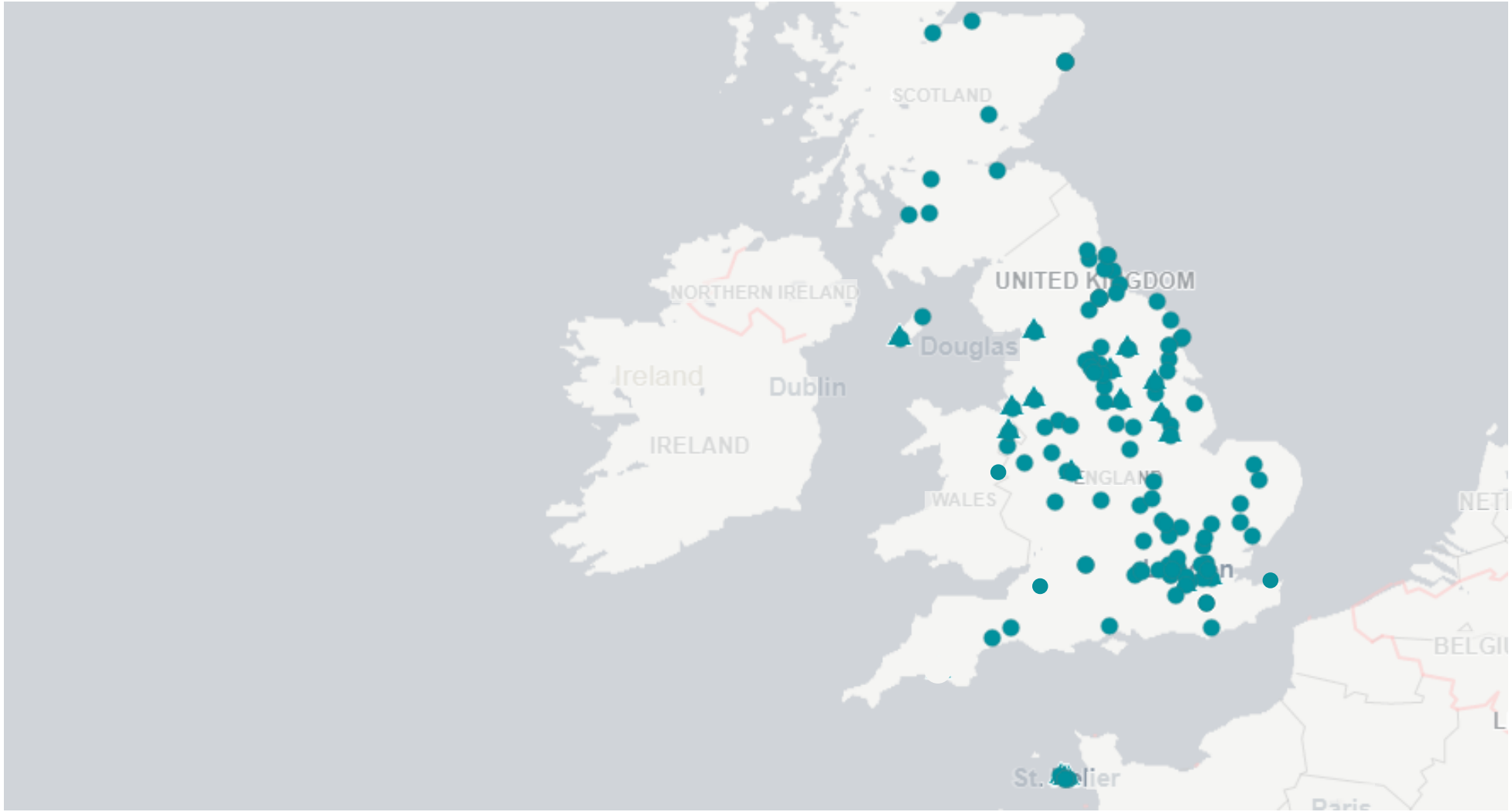
16
tenant groups

~€1,474 m
portfolio outlook as of 18 November 2026

Inflation-linked
triple net long leases with generally a 2%-4% indexation collar

UK REIT
regime since 1 February 2024

UK & Channel Islands healthcare portfolio



- Marketable investment properties
- Project in the investment programme

UK & Channel Islands healthcare portfolio

York Bluebeck Drive, York - 66 units





The Mount, Wargrave - 65 units
To be completed Q2 2026



Beechwood Care Centre, Bridlington - 62 units



Acomb Manor, York
- 66 units

Finnish healthcare portfolio

PORTFOLIO OF 256 ASSETS

€1,469 m
portfolio fair value

~18,600
residents & children

6.0%
yield on fair value

12 years
WAULT

17
projects to be completed

55
tenant groups

~€1,569m
portfolio outlook as of 18 November 2026

Inflation-linked
double net long leases

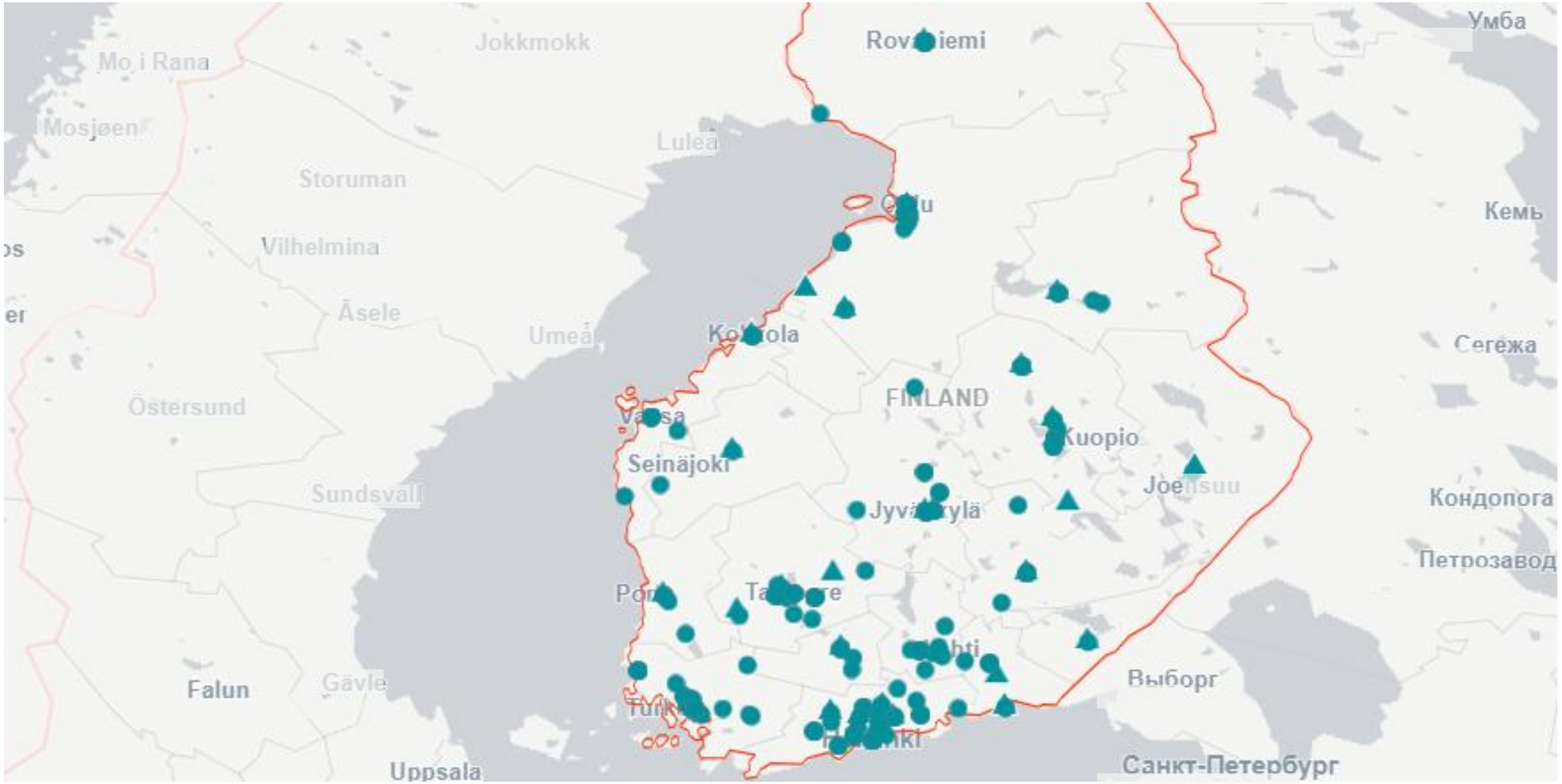
>6.5%
yield on cost for new development projects

19%
share of public tenants in Finnish portfolio

Experienced development team
in-house

'Build & hold' model
giving access to development margins

Finnish healthcare portfolio



- Marketable investment properties
- Projects in the investment programme

Finnish healthcare portfolio

Helsinki Ensikodintie, Helsinki – 32 units



Tampere Kanavanportti, Tampere – 62 units





Kokkola Kimalaisenpolku, Kokkola - 50 units

Rovaniemi Koivuojankatu, Rovaniemi – 43 units



Irish healthcare portfolio

PORTFOLIO OF 30 ASSETS

€550 m
portfolio fair value

~2,900
residents

5.8%
yield on fair value

19 years
WAULT

3
projects to be completed

7
tenant groups

~€638 m
portfolio outlook as of 18 November 2026

Inflation-linked
triple net long leases

Irish healthcare portfolio



- Marketable investment properties
- Projects in the investment programme

Irish healthcare portfolio

Kilcoole, Kilcoole - To be completed Q3 2027



Limerick Cancer Centre, Limerick - Completed Q4 2026



Crumlin, Dublin – To be completed Q1 2028





Northwood Nursing Home, Dublin - 121 units

Spanish healthcare portfolio

PORTFOLIO OF 38 ASSETS

€449 m
portfolio fair value

~5,900
residents

5.5%
yield on fair value

20 years
WAULT

10
projects to be completed

10
tenant groups

€597 m
portfolio outlook as of 18 November 2026

Inflation-linked
triple net long leases

SOCIMI
regime

Spanish healthcare portfolio



- Marketable investment properties
- Project in the investment programme

Spanish healthcare portfolio

Jardines de Eztebe, Bilbao – 147 units





Tomares Miro, Tomares - 180 units



Amavir Jaen, Jaen – 160 units



Salamanca Raimundo, Salamanca – 160 units - To be completed Q3 2028

French healthcare portfolio

PORTFOLIO OF 53 ASSETS

€663 m
portfolio fair value

~5,100
residents

6.6%
yield on fair value

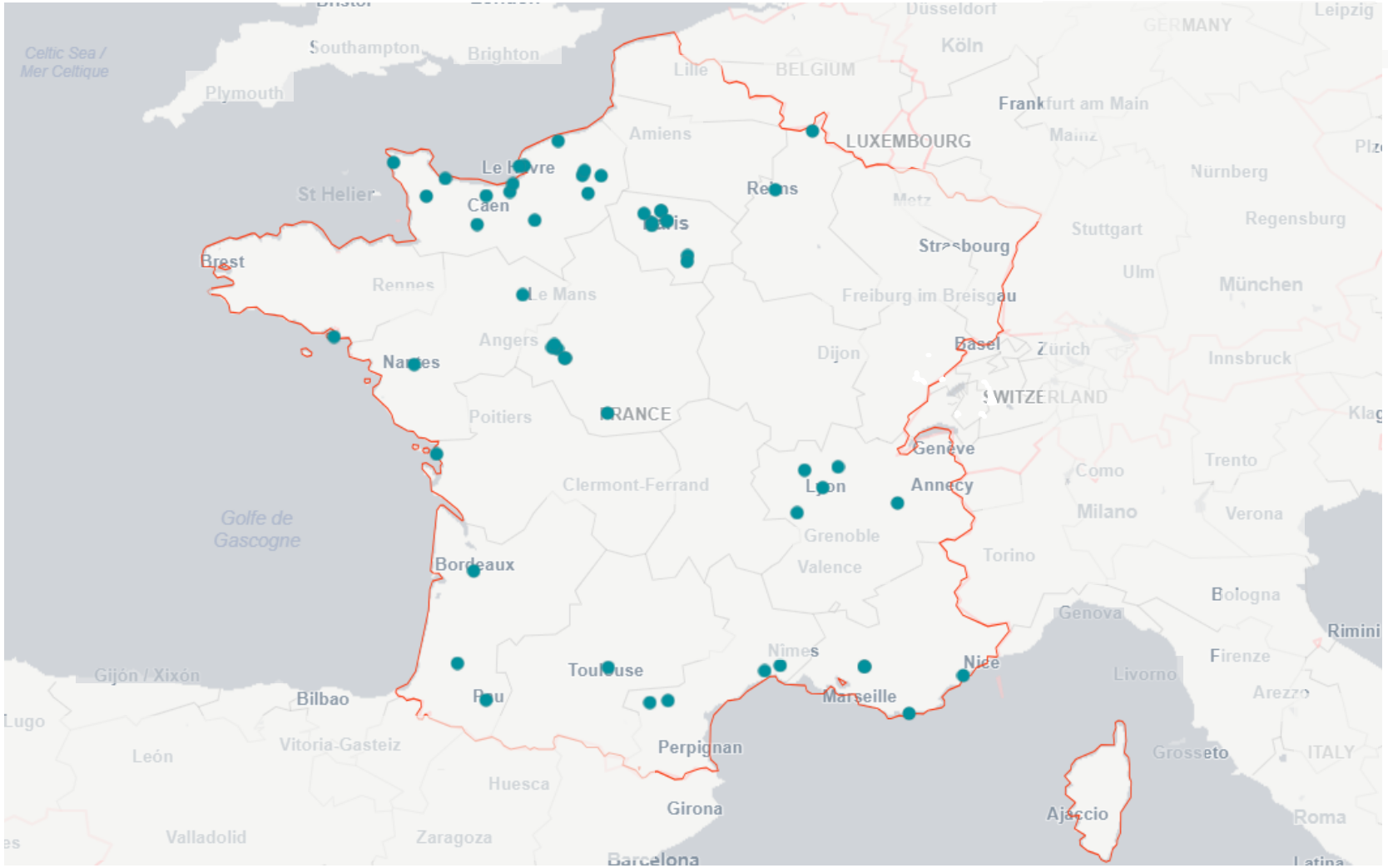
7 years
WAULT

8
tenant groups

Inflation-linked
double net leases

SIIC
regime

French healthcare portfolio



● Marketable investment properties

French healthcare portfolio



Villa Villers-sur-Mer, Villers-sur-Mer



Villa Bauci, Fontainebleau

Italian healthcare portfolio

PORTFOLIO OF 8 ASSETS

€217 m
portfolio fair value

~1,340
residents

5.7%
yield on fair value

7 years
WAULT

4
tenant groups

Inflation-linked
double net leases

Italian healthcare portfolio



● Marketable investment properties

Italian healthcare portfolio



San Faustino,
Milano

Sant'Andrea,
Monza (Milano)



Notes