

16 December 2021 – after closing of markets
Under embargo until 17:40 CET

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 in the construction of 3 care residences in the Netherlands

- **Acquisition of 2 care residences to be constructed in Alphen aan den Rijn and Waarder[°](NL) through Aedifica's joint venture with Dunavast-Sonneborgh**
- **Acquisition of a care residence to be constructed in Tiel (NL)**
- **Total investment: approx. €24.5 million**
- **Total capacity: 98 residents**
- **Initial gross rental yield: approx. 5.5%**

Name	Location	Capacity (units)	Investment (in € million)	Completion date	Operator
Alphen Raadhuisstraat	Alphen aan den Rijn	27	7	Q4 2022	Stichting Fundis
Waarder Molendijk	Waarder	33	8	Q2 2023	Stichting Fundis
Tiel Bladergroenstraat	Tiel	38	9.5	Q2 2023	Saamborgh
Total		98	24.5		

Stefaan Gielens, CEO of Aedifica, commented: *“Aedifica continues to expand its healthcare real estate portfolio in the Netherlands with three new development projects. Aedifica will invest approx. €9.5[°]million in the construction of a new care residence in Tiel to be operated by Saamborgh. In addition, Aedifica and Dunavast-Sonneborgh have announced the first two projects within the partnership that was signed in early October¹. Together we will invest approx. €15 million in the construction of two new care residences in Alphen aan den Rijn and Waarder. Both projects also mark the start of the collaboration with Stichting Fundis, a non-profit care operator.”*

Eric Scheijgrond, Country Manager of Aedifica Netherlands, adding: *“These three care properties will provide a new home for 98 elderly people requiring continuous care. In the design of the buildings, special attention was paid to environmental standards and energy efficiency. The projects are expected to be completed between the end of 2022 and the second quarter of 2023.”*

¹ See press release of 4 October 2021.



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1. Acquisition of 2 care residences to be constructed in Alphen aan den Rijn and Waarder (NL) through Aedifica's joint venture with Dunavast-Sonneborgh

Aedifica and Dunavast-Sonneborgh will invest approx. €15 million in two care residences to be constructed in Alphen aan den Rijn and Waarder.



Alphen Raadhuisstraat (impression) – Alphen aan den Rijn

Description of the sites

The **Alphen Raadhuisstraat**² project will be developed in a residential area in the centre of Alphen aan den Rijn (73,000 inhabitants, Province of South Holland). This small-scale care residence will be specifically tailored to the needs of elderly people requiring continuous care and will provide a new home to 27 residents. Construction works have already started and are expected to be completed in the fourth quarter of 2022.

The **Waarder Molendijk**³ project will be developed in a residential area in Waarder, part of the municipality of Bodegraven-Reeuwijk (35,000 inhabitants, Province of South Holland). This small-scale care residence will be specifically tailored to the needs of elderly people requiring continuous care and will accommodate 33 residents. Construction works will start in the first quarter of 2022 and are expected to be completed in the second quarter of 2023.

The latest NZEB⁴ standards will be applied in the construction of both care residences, while investments will be made in energy-efficient systems, such as heat pumps and smart ventilation systems. Upon completion, the sites will have a class A energy label, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio.

² Address: Raadhuisstraat 120-122, 2406 AJ Alphen aan den Rijn (Netherlands).

³ Address: Molendijk 2, 3466 NB Waarder (Netherlands).

⁴ Nearly zero-energy building.



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Waarder Molendijk (impression) – Waarder

Description of the transaction

On 16 December 2021, Aedifica and Dunavast-Sonneborgh acquired ownership of the plots of land in Alphen aan den Rijn and Waarder through their joint venture (in which Aedifica holds a 75% stake). Aedifica's total investment⁵ in both development projects (including acquisition of plot of lands and construction works) will amount to approx. €15 million.

Description of the operator and the leases

Both care residences will be operated by Amadeushuis, a company owned by Stichting Fundis. Each of the Fundis companies specialises in a specific area of care for fragile elderly and chronically ill people. Through collaborations within the Fundis group, through expansion or intensive collaboration with external partners, Fundis responds in a flexible manner to the Dutch demand for care. Fundis is mainly active in Zoetermeer, Rotterdam, Midden-Holland and Utrecht. The group currently operates approx. 1,000 beds in 22 care properties.

The care residences will be let on the basis of new irrevocable 15-year double net leases. Upon completion of the works, the initial gross rental yield will amount to approx. 5.5%.

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.



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2. Acquisition of a care residence to be constructed in Tiel (NL)

Aedifica will invest approx. €9.5 million in the construction of a care residence in Tiel.



Zorgresidentie Tiel (impression) – Tiel

Description of the site

The **Tiel Bladergroenstraat**⁶ project will be developed in a green, residential area in Tiel (42,000 inhabitants, Province of Gelderland). The care residence will be specifically tailored to suit the needs of elderly people requiring continuous care and will provide a new home to 38 residents. The building will use energy-efficient systems and will be built in accordance with the latest BENG standards. Upon completion of the works, the site will have a class A energy label, contributing to the continued improvement of the sustainability of Aedifica's real estate portfolio. Construction works will start in the second quarter of 2022 and are expected to be completed in the second quarter of 2023.

⁶ Address: W.J. Bladergroenstraat 1, 4002 AZ Tiel (Netherlands).



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Description of the transaction

Aedifica acquired ownership of the site on 16 December 2021. Aedifica's total investment⁷ (including acquisition of plot of land and construction works) will amount to approx. €9.5 million.

Description of the operator and the lease

The care residence will be operated by Saamborgh (formerly Lang Leve Thuis), a Dutch private care provider. The organisation offers qualitative 24-hour care in small-scale residential care facilities to elderly people with dementia and/or somatic complaints. Saamborgh currently operates 10 care properties and will operate an additional care residence owned by Aedifica⁸, which is expected to be completed in the first quarter of 2022.

The site will be let on the basis of a new irrevocable 20-year triple net lease. Upon completion of the works, the initial net rental yield will amount to approx. 5.5%.

⁷ The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.

⁸ See press release of 14 September 2020.



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3. Investments since the beginning of 2021

The investments made by the Group since 1 January 2021 are listed in the table below⁹.

(in € million)		Date	Location	Investments carried out	Pipeline ¹	Total
UK	Excelcare portfolio (3 care homes) ²	13/01/2021	Essex	45	-	45
NL	Joint venture with Korian: Blaricum (50/50)	26/01/2021	Blaricum	1	3	4
FI	2 development projects	30/01/2021	Finland	0	9	9
FI	Espoo Rajamännynahde	01/02/2021	Espoo	4	-	4
IE	Brídhaven	12/02/2021	Mallow	25	-	25
FI	Laukaa Peurungantie	19/02/2021	Laukaa	4	-	4
NL	Martha Flora Oegstgeest	25/02/2021	Oegstgeest	2	5	7
UK	Shipleigh Canal Works ²	05/03/2021	Shipleigh	2	8	10
IE	Virtue portfolio (4 care homes)	09/03/2021	Ireland	26	-	26
UK	Corby Priors Hall Park ²	19/03/2021	Corby	3	11	14
UK	Wellingborough Glenvale Park ²	19/03/2021	Wellingborough	3	12	15
NL	Zuyder Haven Oss & Buyten Haven Dordrecht	30/03/2021	Oss & Dordrecht	8	-	8
FI	3 development projects	31/03/2021	Finland	0	9	9
DE	Azurit portfolio (19 care homes)	31/03/2021	Germany	236	9	245
UK	Aylesbury Martin Dalby Way ²	17/05/2021	Aylesbury	2	10	13
BE	Orpea Brussels redevelopment project (8 care homes)	28/05/2021	Brussels	-	47	47
NL	Martha Flora Breda	28/05/2021	Breda	2	5	7
FI	Portfolio of 3 care properties	28/06/2021	Kokkola	13	-	13
FI	Kangasala Vällintie	28/06/2021	Kangasala	-	3	3
FI	Oulu Juhlarinmäki	28/06/2021	Oulu	-	7	7
DE	Specht Gruppe: 2 nd framework agreement (5 care campuses)	29/06/2021	Germany	8	70	78
BE	Domaine de la Rose Blanche	29/06/2021	Durbuy	20	-	20
NL	De Volder Staete	06/07/2021	Almere	1	10	11
IE	Millbrook Manor	26/07/2021	Saggart	13	4	17
IE	St. Doolagh's	26/07/2021	Balgriffin	5	15	20
SE	Enköping Litslenavägen	19/08/2021	Enköping	0	2	2
IE	Dublin Stepside	23/08/2021	Dublin	5	25	30
FI	Kuopio Opistotie	06/09/2021	Kuopio	2	11	13
SE	Portfolio of 16 specialist residential care centres ²	08/09/2021	Sweden	46	7	53
DE	Procuritas portfolio (2 care homes)	30/09/2021	Duisburg	-	18	18
IE	Altadore Nursing Home	30/09/2021	Dublin	-	18	18
FI	Helsinki Ensikodintie	30/09/2021	Helsinki	-	12	12
FI	Tampere service community	30/09/2021	Tampere	1	9	10
DE	Seniorenzentrum Borna	01/10/2021	Borna	-	15	15
IE	Mowlam Healthcare portfolio (3 care homes)	19/10/2021	Ireland	5	38	43
FI	Helsinki Kansantie	20/10/2021	Helsinki	-	12	12
UK	The Uplands ²	25/10/2021	Shrewsbury	14	-	14
BE	Résidence le Douaire	10/11/2021	Anderlues	-	17	17
NL	Alphen Raadhuisstraat ³	16/12/2021	Alphen a/d Rijn	3	4	7
NL	Waarder Molendijk ³	16/12/2021	Waarder	3	5	8
NL	Tiel Bladergroenstraat	16/12/2021	Tiel	2	7	10
Total as of 16 December 2021				505	437	942

¹ The pipeline includes development projects and acquisitions subject to outstanding conditions.

² Amounts in £ and SEK were converted into € based on the exchange rate of the transaction date.

³ Through Aedifica's joint venture with Dunavast-Sonneborgh, in which Aedifica holds a 75% stake.

⁹ The figures in this table are rounded amounts. The sum of certain figures might therefore not correspond to the stated total.



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About Aedifica

Aedifica is a Regulated Real Estate Company under Belgian law specialised in European healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio of over 570 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden and Ireland, worth more than €4.6 billion.

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 March 2020, Aedifica is part of the BEL 20, the leading share index of Euronext Brussels. Aedifica's market capitalisation was approx. €4.2 billion as of 15 December 2021.

Aedifica is included in the EPRA, Stoxx Europe 600 and GPR indices.

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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