

**PRESS RELEASE**  
**Regulated information**

6 July 2016 – after closing of markets  
**Under embargo until 17:40 CET**

**AEDIFICA**

Public limited liability company  
Public regulated real estate company under Belgian law  
Registered office: avenue Louise 331-333, 1050 Brussels  
Enterprise number: 0877.248.501 (RLE Brussels)  
(the “Company”)

**Acquisition of a portfolio of  
5 rest homes in Germany,  
subject to outstanding conditions**

- **5 rest homes in Germany, totalling 657 units**
- **Contractual value: approx. €60 million**
- **Operator: Vitanas**

**Stefaan Gielens, CEO of Aedifica, commented:** *"Thanks to the acquisition of these five rest homes, Aedifica will expand its portfolio in Germany. After this new investment, Aedifica's German portfolio will comprise 20 healthcare real estate sites."*



## PRESS RELEASE Regulated information

6 July 2016 – after closing of markets  
**Under embargo until 17:40 CET**

Aedifica is pleased to announce the signing of a share purchase agreement for the acquisition of two companies based in Luxemburg, which own five rest homes in Germany. This agreement is subject to outstanding conditions, which are mainly of administrative nature and which should be fulfilled during the summer of 2016.

### Summary table of the sites

Name	Location	State	Capacity
<b>Am Kloster</b>	Halberstadt	Saxony-Anhalt	136
<b>Rosenpark</b>	Uehlfeld	Bavaria	79
<b>Patricia</b>	Nuremberg	Bavaria	174
<b>St. Anna</b>	Höchstadt	Bavaria	161
<b>Frohnau</b>	Berlin	Berlin	107
<b>Total</b>			<b>657</b>



*St. Anna – Höchstadt<sup>1</sup>*

---

<sup>1</sup> © Vitanas.



## PRESS RELEASE Regulated information

6 July 2016 – after closing of markets  
Under embargo until 17:40 CET

### Description of the buildings

The portfolio comprises five rest homes in the German states of Saxony-Anhalt, Bavaria and Berlin. All buildings were built between 2001 and 2003, with the exception of Frohnau rest home.

The **Am Kloster**<sup>2</sup> rest home is located at the outskirts of the city centre of Halberstadt (40,000 inhabitants, State of Saxony-Anhalt), 55 km southwest of Magdeburg. The site was built in 2003 and houses 136 residents.

The **Rosenpark**<sup>3</sup> rest home is located in Uehlfeld, a village near Höchstädt (13,000 inhabitants, State of Bavaria), at 40 km from Nuremberg. The site benefits from a location at the outskirts of a residential area in a green environment. The rest home was built in 2003 and houses 79 residents.

The **Patricia**<sup>4</sup> rest home is located in a lively residential area in Nuremberg (500,000 inhabitants, State of Bavaria), in the vicinity of several recreation activities. The rest home was built in 2003 and houses 174 residents.

The **St. Anna**<sup>5</sup> rest home is located in a residential area at the outskirts of the historic centre of Höchstädt (13,000 inhabitants, State of Bavaria). The site is situated in a green environment. The rest home was built in 2002 and houses 161 residents.

The **Frohnau**<sup>6</sup> rest home is located in Berlin (3,562,000 inhabitants, State of Berlin). The site benefits from an excellent location in a green, residential area and houses 107 residents. The rest home was originally built in 1969 and subsequently renovated and expanded in 1992. The location and size of the site also offer future extension potential.

### Description of the transaction

This investment will be realised through the acquisition of the control of two companies based in Luxemburg, which currently own the buildings.

The operation will be financed using Aedifica's credit facilities.

---

<sup>2</sup> Located Röderhofer Strasse 7 in 38820 Halberstadt (Germany).

<sup>3</sup> Located Am kleinen Zeckernberg 1 in 91486 Uehlfeld (Germany).

<sup>4</sup> Located Bärenschanzstraße 44 in 90429 Neurenberg (Germany).

<sup>5</sup> Located Am Brauhaus 1 in 91315 Höchstädt (Germany).

<sup>6</sup> Located Welfenallee 37-43 in 13465 Berlin (Germany).



**PRESS RELEASE**  
**Regulated information**

6 July 2016 – after closing of markets  
**Under embargo until 17:40 CET**



*Am Kloster – Halberstadt<sup>7</sup>*

**Description of the operator and the leases**

The operator of the rest homes is the Vitanas group, a German company that has been active in the private senior care market since 1969. Vitanas currently operates over 5,000 beds in 39 sites and employs over 4,300 staff.

Aedifica looks forward to this new collaboration with another reputable player in the German care sector.

The leases for these five sites are new irrevocable long leases. Initial gross yields amount to more than 6 % for a contractual value of approx. €60 million.

---

<sup>7</sup> © Vitanas.



## PRESS RELEASE Regulated information

6 July 2016 – after closing of markets  
Under embargo until 17:40 CET

### Investments since the June 2015 capital increase

Aedifica undertakes this investment in the senior housing segment as another major investment following the €153 million capital increase<sup>8</sup> which was successfully completed on 29 June 2015. The updated list of recent investments is as follows:

(in € million)		Marketable investment properties		Development projects	Total
		carried out	subject to outstanding conditions		
Résidence de la Houssière	Belgium	10	-	-	10
Senior Flandria	Belgium	10	-	-	10
Mechelen	Belgium	-	-	17	17
Vinkenbosch	Belgium	4	-	12	16
Kalletal (extension)	Germany	3	-	-	3
Heydeveld	Belgium	9	-	-	9
Oostende	Belgium	-	11	-	11
Prinsenhof	Belgium	6	-	4	10
Husum	Germany	7	-	-	7
Holland	The Netherlands	12	-	-	12
Benvenuta	The Netherlands	3	-	-	3
Molenenk	The Netherlands	-	-	10	10
Walgaerde	The Netherlands	-	4	-	4
Residentie Poortvelden <sup>1</sup>	Belgium	12	-	-	12
Leopoldspark <sup>1</sup>	Belgium	21	-	-	21
Saksen Weimar	The Netherlands	8	-	-	8
Foyer de Lork (portfolio)	Belgium	-	97	-	97
Martha Flora Lochem	The Netherlands	2	-	-	2
Martha Flora Rotterdam	The Netherlands	-	8	-	8
Jardins de la Mémoire	Belgium	-	11	-	11
Vitanas (portfolio)	Germany	-	59	1	60
<b>Total as of 6 July 2016</b>		<b>107</b>	<b>191</b>	<b>44</b>	<b>342</b>

<sup>1</sup> Realisations of agreements concluded in 2014.

Other investments are currently under consideration.

\*\*\*\*\*

*The English version of this press release constitutes a free translation of the French language text and is made for information purposes only. In case of inconsistency with the French version or inaccuracy of the English translation, the French text shall prevail.*

<sup>8</sup> See press release of 29 June 2015.



## PRESS RELEASE Regulated information

6 July 2016 – after closing of markets  
Under embargo until 17:40 CET

Aedifica is a Regulated Real Estate Company under Belgian law specialised in healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio worth more than €1 billion in Belgium, Germany and in The Netherlands.

Aedifica has been quoted on the Euronext Brussels (continuous market) since 2006 and is identified by the following ticker symbols: AED; AED:BB (Bloomberg); AOO.BR (Reuters).

The Company's market capitalisation was €987 million as of 30 June 2016.

Aedifica is included in the EPRA 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**

**Stefaan Gielens** mrics  
Chief Executive Officer  
Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)  
B-1050 Brussels - Belgium  
Tel: +32 2 626 07 72 - Fax: +32 2 626 07 71  
stefaan.gielens@aedifica.be  
[www.aedifica.be](http://www.aedifica.be)

**Jean Kotarakos**  
Chief Financial Officer  
Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)  
B-1050 Brussels - Belgium  
Tel: +32 2 626 07 73 - Fax: +32 2 626 07 71  
jean.kotarakos@aedifica.be  
[www.aedifica.be](http://www.aedifica.be)

**Charles-Antoine van Aelst**  
Investment Manager  
Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)  
B-1050 Brussels - Belgium  
Tel: +32 2 626 07 74 - Fax: +32 2 626 07 71  
ca.vanaelst@aedifica.be  
[www.aedifica.be](http://www.aedifica.be)

**Martina Carlsson**  
Control & Communication Manager  
Louizalaan 331 (bus 8) / Avenue Louise 331 (bte 8)  
B-1050 Brussels - Belgium  
Tel: +32 2 627 08 93 - Fax: +32 2 626 07 71  
Mobile: +32 478 67 86 76  
martina.carlsson@aedifica.be  
[www.aedifica.be](http://www.aedifica.be)

