

PRESS RELEASE Regulated information

21 October 2013 – After closing of markets
Under embargo until 17:40 CET

Acquisition of an apartment building in the Louise district in Brussels

- **Acquisition of a 27-unit apartment building located at the heart of the Louise district in Brussels**
- **Contractual value of the building: approx. €10 million**
- **Initial gross rental yield above 5 %**

Aedifica is pleased to announce the acquisition¹ on 21 October 2013 of all shares of the limited liability company Immo Dejoncker. Immo Dejoncker is the owner of the "Stephanie's Corner"² apartment building in Brussels.

"Stephanie's Corner" comprises 27 apartments, 3 commercial spaces and a 27-space underground parking lot. The building (dated 2007) is located between rue Jean Stas and rue Dejoncker. This is an excellent location at the heart of the Louise district in Brussels, near to shops and public transportation links (trams and metros). The apartments are rented to private persons on the basis of traditional residential leases while commercial spaces are rented under commercial leases. The contractual value of the building amounts to approximately €10 million³ (i.e. an acquisition value of the apartments well below 3.000€/m²) and will generate an initial gross rental yield above 5 %.



"Stephanie's Corner"

¹ Together with its subsidiary, Aedifica Invest SA.

² Located rue Jean Stas / rue Dejoncker in 1060 Brussels.

³ The contractual value complies with the provisions of article 31 §1 of the Royal Decree of 7 December 2010 regarding Belgian REITs.

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Situation after the abovementioned transaction:

After the abovementioned acquisition, the fair value of Aedifica's portfolio of marketable investment properties amounts to approx. €668 million (€682 million for Aedifica's total portfolio, including development projects)⁴.

Aedifica has 132 marketable investment properties, with a total surface area of approx. 337,000 m², consisting mainly of:

- 44 senior housing sites with a capacity of 4,130 residents;
- 865 apartments;
- 6 hotels comprising 521 rooms.

The breakdown by sector is as follows (in terms of fair value):

- 58% senior housing;
- 31% apartment buildings;
- 11% hotels and other building types.

The geographical breakdown is as follows (in terms of fair value):

- 99% in Belgium, of which:
 - 43% in Brussels;
 - 40% in Flanders;
 - and 16% in Wallonia.
- 1% in Germany.

The abovementioned situation does not take into account the expected effects of the acquisitions (still subject to outstanding conditions) that were announced in the press release of 12 September 2013 concerning the two rest homes in Dresden and Kreischa (in Germany). These two buildings will indeed be included in Aedifica's portfolio once the outstanding conditions are lifted.

Other investments are currently under consideration.

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

⁴ Based on the fair value of investment properties as of 30 June 2013, the contractual value of the buildings announced in the press release on 29 August 2013 and the contractual value of the abovementioned buildings.

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Aedifica is a Belgian listed property company investing in residential real estate.

Aedifica has developed a real estate portfolio of more than 650 million € with investment activities focussed on two strategic pillars:

- apartment buildings in the Belgium's main cities;
- senior housing in Belgium and Germany.

Aedifica is a Belgian REIT quoted on the NYSE Euronext Brussels (continuous market) (AED; Bloomberg (AED: BB); Reuters (AOO.BR)).

Its market capitalisation was 503 million € as of 30 September 2013.

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

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