



PRESS RELEASE
Regulated information – Inside information

23 October 2020

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, French division)
(the 'Company')

Public offering in Belgium of maximum 5,499,373 New Shares within the framework of a capital increase in cash within the authorised capital with Priority Allocation Rights in an amount of maximum EUR 459,197,645.50

Capital increase entirely subscribed

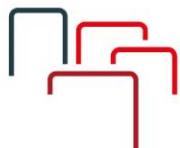
Result of the Private Placement of Scrips in the EEA, the United Kingdom and Switzerland – Resumption of trading¹

After the public offering for subscription for New Shares in Belgium and the successful exempt private placement of Scrips by the Joint Bookrunners to Belgian and international investors in the form of an 'accelerated bookbuilding' (an accelerated private placement with composition of an order book), executed in the European Economic Area, the United Kingdom and Switzerland in accordance with Regulation S of the US Securities Act (the 'Private Placement of Scrips'), Aedifica SA/NV announces that existing shareholders and new investors have subscribed for 100% of the New Shares offered for a total amount of EUR 459,197,645.50.

During the Subscription Period with Priority Allocation Rights, which closed on 22 October 2020, 4,600,021 New Shares, or 83.65% of the maximum number of New Shares offered for subscription, had been subscribed for.

The 4,496,764 Priority Allocation Rights, represented by coupon No. 25, (i) that were not exercised during the Subscription Period and (ii) attached to registered Existing Shares that were exercised during the Subscription Period but for which the Issue Price was not timely and/or correctly paid, or 100% of the non-exercised (or qualified as such) Priority Allocation Rights, have been sold, on 23 October 2020, in the form of Scrips through the Private Placement of Scrips. Buyers of Scrips thus subscribed for 899,352 New Shares at the same price and at the same Subscription Ratio as was applicable to the

¹ Unless specified otherwise in this press release, the capitalised terms in this press release have the meaning as defined in the Prospectus prepared in the context of the Offering.



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subscription through the exercise of Priority Allocation Rights, i.e. 1 New Share (at EUR 83.50 per New Share) for 5 Priority Allocation Rights in the form of Scrips.

The net proceeds of the sale of Scrips (after deduction of the costs, expenses and charges of all kinds incurred by the Company (the 'Excess Amount')), due to the holders of unexercised Priority Allocation Rights, amount to EUR 0.49 per unexercised Priority Allocation Right. Aedifica expects that this amount shall be paid as from 30 October 2020.

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica is very pleased with the result of this capital increase. Moreover, it is the largest capital increase ever among Belgian listed real estate companies. This success is a clear vote of confidence of the existing and new shareholders in Aedifica's strategy. We therefore wish to expressly thank everyone for their support."*

The payment and delivery of the New Shares shall be carried out with a value date as per 27 October 2020. The New Shares will in principle be tradable on the regulated markets of Euronext Brussels and Euronext Amsterdam as from the same date.

Trading of Aedifica Shares was, at Aedifica's request, suspended at the opening of the markets on 23 October 2020 until the publication of the press release relating to the results of the subscription with Priority Allocation rights and Private Placement of Scrips. As this phase has been successfully completed, lifting of the suspension has been requested by Aedifica.

BNP Paribas Fortis, ING Belgium and J.P. Morgan Securities acted as Joint Global Coordinators and Joint Bookrunners; Belfius Bank, KBC Securities, Kempen & Co and Société Générale acted as Joint Bookrunners; and ABN AMRO and Bank Degroof Petercam acted as Co-Lead Managers, in this transaction.



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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 more than 450 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden, worth approximately €3.5 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. €2.9 billion as of 22 October 2020.

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

For all additional information

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An investment in shares entails significant risks. Relevant investors are encouraged to read the Prospectus that is made available on the website of Aedifica NV/SA (aedifica.eu/investors/capital-increases).

This document is not a prospectus and investors should not subscribe for or purchase any shares referred to herein except on the basis of the information contained in the Prospectus. Potential investors must read the Prospectus before making an investment decision in order to fully understand the potential risks and rewards associated with the decision to invest in the securities. The approval of the Prospectus should not be understood as an endorsement of the securities offered or admitted to trading on a regulated market.