PRESS RELEASE

19 November 2025 – after closing of markets

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 €21 million in the development of 4 care homes in Finland

- **Development of 4 care homes in Turku, Seinäjoki and Kuopio (Finland)**
  - **Total investment: approx. €21 million**
  - **Average yield on cost: approx. 6.5%**[1]
  - **Total capacity: 139 residents**
  - **Well-established & experienced private operators: Attendo & Suomen Kristilliset Hoivakodit**
  - **Futureproof: highly energy-efficient properties**

Seinäjoki Pikkukäpälä

Stefaan Gielens, CEO of Aedifica, commented: *"Aedifica continues to deliver on its commitment to replenish its development pipeline by investing €21 million in the development of four brand new care homes in Finland. In 2025, we now have already added a total of €139 million in new development projects. Taking into account €45 million in acquisitions, Aedifica's total investments announced or completed in 2025 amount to €184 million. We are looking forward to designing even more new projects with our Finnish Hoivatilat team and adding them to our pipeline."*

Atte Niittylä, CEO of Hoivatilat, adding: *"Once completed, these care homes in Turku, Seinäjoki and Kuopio will support the well-being of nearly 140 elderly residents in total. Special attention has been paid to environmental standards and energy efficiency in the design of these projects. Together we are creating a better society."*

[1] Based on rental income, excluding costs recharged to the tenant.

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Kuopio Pirtinkaari

Name	Location	Pipeline (in € million)	Capacity	Lease	Completion date	Operator
Turku Työnjohtajankatu [2]	Turku	4	25 residents	15 yrs - NN	Q3 2026	Attendo
Kuopio Pirtinkaari [3]	Kuopio	6.5	40 residents	15 yrs - NN	Q4 2026	Attendo
Seinäjoki Pikkukäpälä [4]	Seinäjoki	6	44 residents	15 yrs - NN	Q4 2026	Attendo
Seinäjoki Axel Mörnenkatu [5]	Seinäjoki	4.5	30 residents	20 yrs - NN	Q4 2026	Suomen Kristilliset Hoivakodit
Total		**21**	**139 residents**			

Aedifica will invest approx. €21 million in the development of four new care homes in Turku, Seinäjoki and Kuopio.

Turku Työnjohtajankatu in Turku (207,000 inhabitants), **Kuopio Pirtinkaari** in Kuopio (125,000 inhabitants) and **Seinäjoki Pikkukäpälä** in Seinäjoki (67,000 inhabitants) will accommodate up to 109 elderly people requiring continuous care in total. Construction of the buildings has already started and is expected to be completed in the second half of 2026. The properties will be operated by **Attendo**, a well-established private player in the Finnish elderly care sector that offers care services to more than 30,000 people. The Attendo group has 40 years of experience in the healthcare sector in the Nordics, employing over 33,000 staff in approx. 800 locations. Currently, the group already operates 33 Aedifica sites.

The **Seinäjoki Axel Mörnenkatu** care home in Seinäjoki will welcome up to 30 elderly people requiring continuous care. The development project is designed and developed in-house by our local Hoivatilat team. Construction has already started and is expected to be completed by the end of 2026. The property will be operated by **Suomen Kristilliset Hoivakodit**, an established private operator with more than 20 years of experience in the local elderly care sector. It currently operates three care properties, including two Aedifica sites.

The properties will be equipped with **sustainable energy systems** using renewable energy sources such as geothermal heating or solar panels. This should result in high performance 'B' EPC[6] for each building, contributing to the continued improvement of the sustainability of the Group's real estate portfolio.

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[2] Address: Työnjohtajankatu 12, 20320 Turku (Finland).
[3] Address: Pirtinkaari 22, 70820 Kuopio (Finland).
[4] Address: Pikkukäpälä 4, 60510 Seinäjoki (Finland).
[5] Address: Axel Mörnenkatu 1, 60220 Seinäjoki (Finland).
[6] Energy performance certificate.

About Aedifica

Aedifica is a Regulated Real Estate Company under Belgian law specialised in European healthcare real estate, particularly in elderly care. Aedifica has developed a portfolio of approx. 615 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Ireland and Spain, worth approx. €6.2 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 2020, Aedifica has been part of the BEL 20, Euronext Brussels' leading share index. Moreover, since 2023, Aedifica has been part of the BEL ESG, the index tracking companies that perform best on ESG criteria. Aedifica is also included in the EPRA, Stoxx Europe 600 and GPR indices. Aedifica's market capitalisation was approx. €3.2 billion as at 18 November 2025.

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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