

Sustainability Policy

Care Property Invest is committed to shaping a sustainable, resilient future by investing in high-quality, accessible, and climate-resilient healthcare real estate. Our ambition is to provide inclusive housing solutions for elderly people and persons with disabilities, while actively contributing to the broader environmental and social transition required in the real estate sector.

As an investor and long-term partner, we believe that integrating sustainability into our core strategy is essential for long-term value creation – for our shareholders, our tenants, our residents, and society at large.

1 Our sustainability commitments

Care Property Invest has shaped its ESG commitments focusing on three impact areas: 'Investing in sustainable buildings', 'Building lasting relationships' and 'Leading through ethical practices'. These commitments provide the sustainability foundation for our strategy and our way of operating.



(1) A net-zero portfolio is a real estate portfolio with greenhouse gas emissions that are maximally reduced, and any remaining emissions are permanently neutralised.

Investing in Sustainable Buildings

We aim to continuously improve the environmental performance of our buildings. Our long-term target is to achieve a net-zero portfolio by 2050, supported by science-based targets and a clear decarbonisation roadmap. We proactively address energy efficiency, greenhouse gas emissions (including Scope 3), and climate adaptation. In addition, we have set an energy efficiency target of achieving an average consumption of 110 kWh/m² across our portfolio by 2030.

We also implement structured environmental management practices throughout our investment and asset management activities. These include energy performance assessments, integration of environmental criteria in due diligence processes and environmental risk assessments.

Building Lasting Relationships

We promote equal access to sustainable and high-quality care housing by offering diversified real estate solutions. We are committed to the well-being of residents (our end-users), employees, and stakeholders, and take responsibility for our social impact both within our portfolio and through our own operations.

To raise awareness and foster engagement, we maintain ongoing dialogue with our stakeholders through regular meetings and inclusion in materiality assessments. These engagements help us better understand expectations and co-develop sustainable solutions. Internally, we support this with ESG training for employees to strengthen understanding, encourage ownership, and embed sustainability in day-to-day activities across all teams.

Leading Through Ethical Practices

We uphold a strong culture of integrity, transparency, and accountability across our organisation. Ethical conduct, cybersecurity, data protection, and responsible governance are embedded in our business model and risk management approach.

2 Governance and Accountability

Sustainability governance is formally integrated at all levels of the organisation. The Board of Directors is responsible for overseeing ESG strategy, risks, and performance, ensuring alignment with the company's long-term objectives. The Executive Committee translates this strategic direction into operational actions, including the implementation of environmental performance targets and the broader sustainability roadmap.

Day-to-day coordination and monitoring of ESG risks and opportunities are led by the Sustainability Manager, who reports progress to the Board and ensures that sustainability is embedded in project planning and investment decisions. Cross-functional collaboration is facilitated through the ESG Working Group, which brings together representatives from the technical, legal, financial, and investment departments to ensure cohesive implementation across the organisation.

The responsibility for executing our environmental management policy lies with the Executive Committee and is further operationalised by asset managers, project developers, and technical teams. These efforts are supported by internal control mechanisms that enable consistent evaluation and improvement. Material ESG issues are structurally embedded in our decision-making, risk management and internal audit processes.

3 Compliance and Continuous Improvement

In addition to our ESG commitments, we commit to adhere to all legal and regulatory sustainability requirements. We are dedicated to stay updated with national laws, regulations, and European sustainability legislation and publications that stem from the EU Green Deal, specifically relevant to the real estate sector. Moreover, we strive to go beyond mere legal compliance by actively seeking out and implementing exemplary sustainability practices, thereby making a genuinely positive impact on our community and the environment.

Our aim is to lead by example, placing emphasis on the continuous and proactive monitoring, protection, and enhancement of environmental, social, and governance issues to the extent possible. In pursuit of these goals, we recognise the vital importance of environmental stewardship, and as part of our commitment, training is provided for all employees to better understand the impacts of their work activities on the environment.

Furthermore, by formally committing to the UN Global Compact, we support the ten underlying sustainability principles across four fundamental areas: human rights, the environment, labour, and anti-corruption. These commitments form an integral part of our strategic framework.

We also maintain open and regular engagement with internal and external stakeholders to ensure our approach remains relevant and forward-looking. Our materiality assessment, which is reviewed periodically, guides our strategic priorities and disclosure practices.

4 Transparency and Review

We commit to annually disclose details of our progress regarding our commitments in our Sustainability Statement which is an integral part of the Annual Report published on Care Property Invest's website. This policy will be reviewed regularly to ensure it remains aligned with our strategic direction, internal and external stakeholder expectations, and regulatory developments.

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