Q1 2026

Building a Caring Future Together

care property invest

Patrick Couttenier

/couttenier

patrick.couttenier@
carepropertyinvest.be

+32 478 88 30 49

Filip Van Zeebroeck

/FilipVanZeebroeck

filip.vanzeebroeck@
carepropertyinvest.be

+32 494 91 10 93

Care Property Invest
in a nutshell

Building a Caring
Future Together
www.carepropertyinvest.be

01

Key Take-aways

Highlights

- Pure Play Healthcare Belgian REIT / EPRA Index
- 4 Core Countries
- Portfolio, expertise & track Record in public and private sector
- Energy efficient portfolio (KWH....)
- ‘Inflation linked’ investment portfolio

- Lean, mean and agile organisation structure
- Growth potential in all markets
- Access to funding
- Sustainable relationships with stakeholders in view of LT value creation
- Committed and investor-aligned management team geared to create long-term value growth

- Profitability in line with conservative risk profile
- Stable Cash Flows based on LT contracts (leases 9 yrs; investment portfolio 18 yrs)
- 20% of income on public sector
- Cost control & financial discipline
- Sustained dividend policy
- 15% witholding tax

Key figures
Q1 2026

Financial

- **Fair value portfolio:** 1.39 B EUR
  - Leases: 213 M EUR (15%)
  - Investm. Prop. : 1,176 M EUR (85%)

- **Income:** 20.4 M EUR (+11.6%) (1)
- **EPRA Earnings:** 12.3 M EUR (+6.1%) (1)
- **EPS:** 0.29 EUR

- **EPS (Guidance):** 1.07 EUR
- **DPS (FY proposal):** 1.00 EUR - 15% withholding tax

(1) Compared to Q1 2025

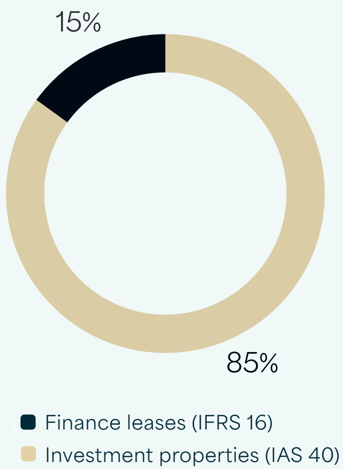
Operations

- 4 Countries
- 160 sites
- 25 operators
- 100% Occupancy
- New completion 2026: 'Solimar Elche' in Elche (ES)

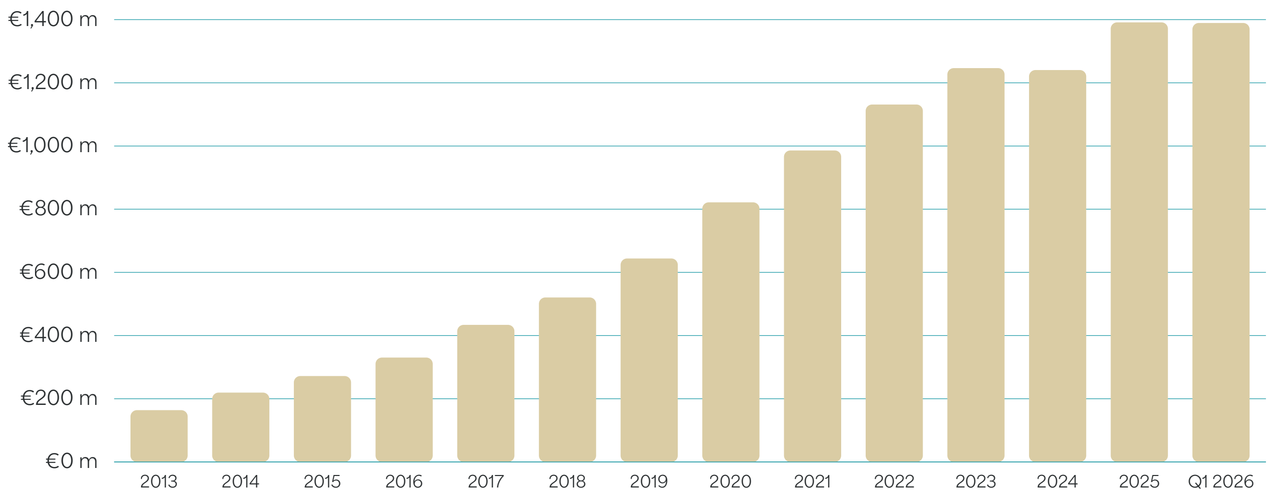
Risk

- EPRA LTV: 46.39%
- Headroom on financing: 101 M EUR
- Average cost of debt: 3.06%
- Discount NTA vs Share price: -30.6%
- WA Tenor leases: 9 yrs
- WA Tenor rents: 18 yrs
- Relatively 'a-cyclical'

Split in investment properties vs finance leases at fair value
as at 31 March 2026



Evolution of fair value of total portfolio
in million EUR



Projects

NEW ACQUISITIONS 2025

Project	Location	Date	Type	Conv. Value (in € million)	Agreement	Operator
Belgium						
Berkenhof	Heers	02/12/2025	Acquisition	€ 19.0	20 Y - triple net	Korian
Frederickxhof	Lummen	02/12/2025	Acquisition	€ 12.5	20 Y - triple net	Korian
Groene Boog	Heverlee	02/12/2025	Acquisition	€ 19.2	20 Y - triple net	Korian
Héris	Soignies	02/12/2025	Acquisition	€ 14.6	20 Y - triple net	Korian
Melderthof	Meldert	02/12/2025	Acquisition	€ 12.1	20 Y - triple net	Korian
Ter Rooierheide	Diepenbeek	02/12/2025	Acquisition	€ 25.8	20 Y - triple net	Korian
Sint-Lambertus'Buren	Zelem	02/12/2025	Acquisition	€ 8.2	20 Y - triple net	Korian
Molenhof	Gierle	02/12/2025	Acquisition	€ 12.5	20 Y - triple net	Korian
Villa Ter Vrugte	Hoeselt	02/12/2025	Acquisition	€ 18.7	20 Y - triple net	Korian
The Netherlands						
Fleurâge Residences	Bloemendaal	15/01/2025	Acquisition	€ 10.1	20 Y - triple net	Domus Valuas
Spain						
Emera Alicante	Alicante	24/12/2025	Acquisition	€ 14.4	18Y - triple net	Emera
Total				€ 167.1		

Projects

DISPOSALS 2025

Project	Location	Selling Date	Type	Conv. Value (in € million)	Agreement	Operator
Belgium						
De Nieuwe Ceder	Deinze	01/10/2025	Investment Property	€ 9.4	N/A	Selys & Kompas
Total				€ 9.4		

NEW COMPLETIONS 2026

Project	Location	Date	Type	Conv. Value (in € million)	Agreement	Operator
Spain						
Solimar Elche	Elche	Q1 2026	Development	€ 10.9	20 Y - triple net	Vivalto
Total				€ 10.9		

NEW COMPLETIONS 2025

Project	Location	Date	Type	Conv. Value (in € million)	Agreement	Operator
The Netherlands						
't Nieuwland	Almelo	18/04/2025	Development	€ 8.9	20 Y - triple net	Saamborgh
Total				€ 8.9		

Our portfolio
High-end and sustainable buildings

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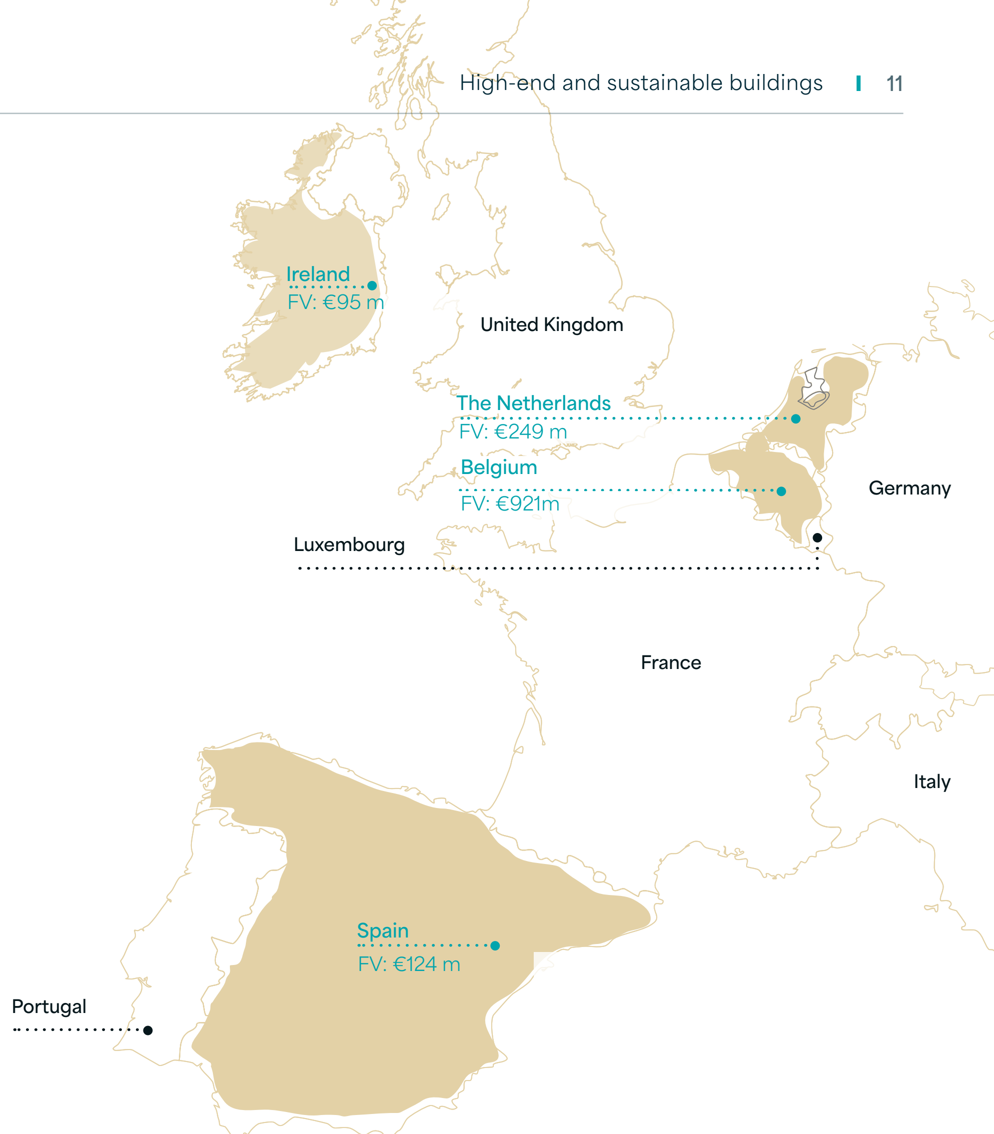
02

- CP Invest focuses on **4 core markets** within the Eurozone/EEA: Belgium, The Netherlands, Spain and Ireland.
- CP Invest's real estate portfolio is distributed (in terms of Fair Value) as follows: Belgium **(66%)**, The Netherlands **(18%)**, Spain **(9%)** and Ireland **(7%)**.
- CP Invest's geographic diversification offers the additional advantage of operator diversification and spread of political risk.
- All of these 4 markets remain attractive markets and will remain attractive in the future due to their underlying fundamentals (demographics, healthcare bed supply & demand, and yield levels).
- Apart from these positive fundamentals, **each core market has its own merits and key strengths**, further adding to their (relative) investing attractiveness.
- Each of these markets offer sufficent interesting investment opportunities. No entry into a fifth market is expected in the short term.



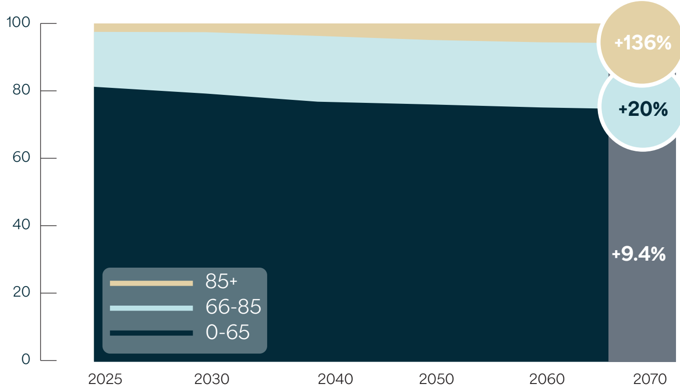
Belgian

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
94.54% *(vs. 93.59% in 2024)*

Population



Total population of **11.8m inhabitants**

Projected growth total population of **+9.4%**

Projected growth total population of +9.4%

+136% in age cat. **85+**

+20% in age cat. **66-85**

Evol. ageing population

Age bracket	now	2040	2070
65+ (nominal)	2.4m	3.0m	3.5m
65+ (in %)	20%	24.4%	26.9%
80+ (nominal)	0.65m	1.0m	1.4m
80+ (in %)	5.5%	8.4%	1.4%

Healthcare supply and bed capacity

- 150,000 beds distributed across 35% private, 30% public, 35% not-for-profit
- Equipment rate: 20 beds per 100 people aged 80+ (aligned with WHO standards)
- Aging population requires capacity expansion in the short/mid-term: 20,000 extra beds required by 2030 and 100,000 extra beds by 2040 according to Femarbel/Ferubel.
- Gross prime yield: 5.5-.5.7%
- Effort Rate: 65% rent-to-EBITDAR ratio (decreasing trend)

Key strengths

- Mature market with high construction standards and professional counterparties
- Resilient real estate; less location-sensitive due to Belgium's compact size
- Strong occupancy rates (Pre-COVID levels) & Operators with proven track records
- Anticipation of new operational licenses to meet the expected rise in demand to provide new development opportunities

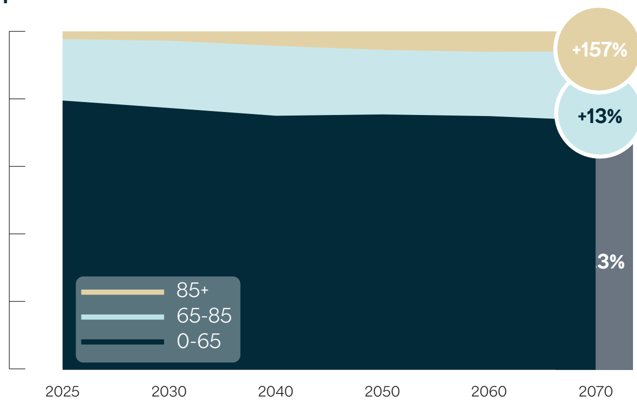
Dutch

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
88.74% *(vs. 89.47% in 2024)*

Population



Total population of 18m inhabitants

Projected growth total population of **+15.3%**

Projected growth total population of **+15.3%**

+157%
in age cat. **85+**

+13%
in age cat. **66-85**

Evol. ageing population

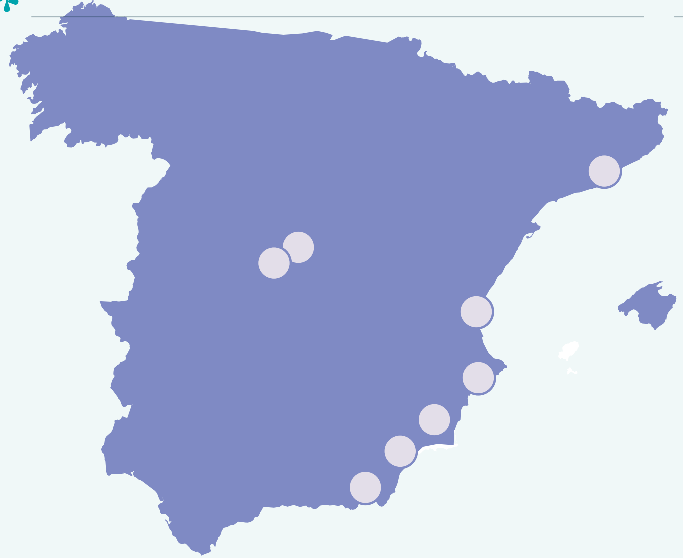
Age bracket	now	2040	2070
65+ (nominal)	3.7	4.8m	5.5m
65+ (in %)	20.5%	25%	26.4%
80+ (nominal)	0.9m	1.6m	2.1m
80+ (in %)	5%	8.3%	10.1%

Healthcare supply and bed capacity

- 152,500 beds distributed across 9% private, 91% not-for-profit
- Around 100,000 additional beds needed until 2040
- Equipment rate: 17 beds per 100 people aged 80+
- Investments required in outdated not-for-profit healthcare assets, offers opportunities for investors
- Gross prime yield: 5.80%
- Effort Rate: 65% rent-to-EBITDAR ratio

Key strengths

- Mature market with high construction standards and professional counterparties
- Only 9% of care operators are currently private
- Separation of housing and care → clear trend towards privatisation (of real estate)
- Enormous demand: 76.000 (extramural) places needed by 2040
- Higher care subsidies ('Wet Langdurige Zorg') (compared to Belgium, Spain, and Ireland)
- Transparent government institutions (permitting procedures)
- Strong Occupancy Rates (Pre-COVID Levels) & operators with proven track records



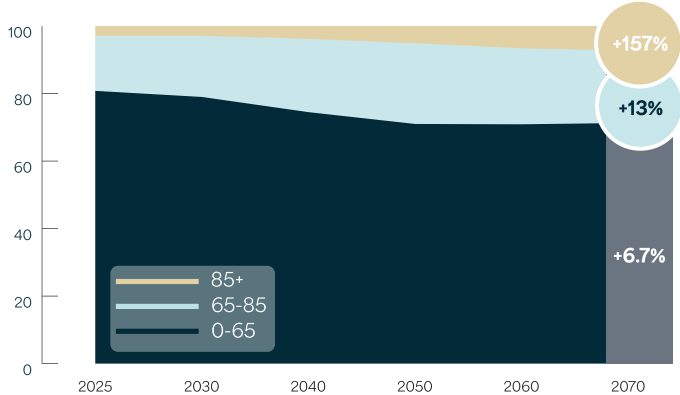
Spanish

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
97.04% *(vs. 93.63% in 2024)*

Population



Total population of 48.6m inhabitants

Spain will have Europe's oldest population by 2050

Projected growth total population of **+6.7%**

+152% in age cat. **85+**

+31% in age cat. **66-85**

Evol. ageing population

Age bracket	now	2040	2070
65+ (nominal)	11.5m	14.6m	16.4m
65+ (in %)	23.7%	27.0%	30.0%
80+ (nominal)	4.6m	4.5m	6.9m
80+ (in %)	9.4%	8.3%	12.6%

Healthcare supply and bed capacity

- 152, 410,000 beds (~50% private, ~25% public, ~25% not-for-profit)
- 100,000-bed shortfall currently to meet WHO standards
- Fragmented market: Top 10 operators hold only 20% of beds
- Attractive Effort Rates: 55% rent-to-EBITDAR ratio

Key strengths

- High demand: Aging population & critical bed shortage
- Attractive yields vs. mature markets (gross prime yield nursing home: ~5.50%)
- Greenfield potential: Opportunity for modern (re) developments
- Less regulatory constraints in private sector (fewer subsidy dependencies)

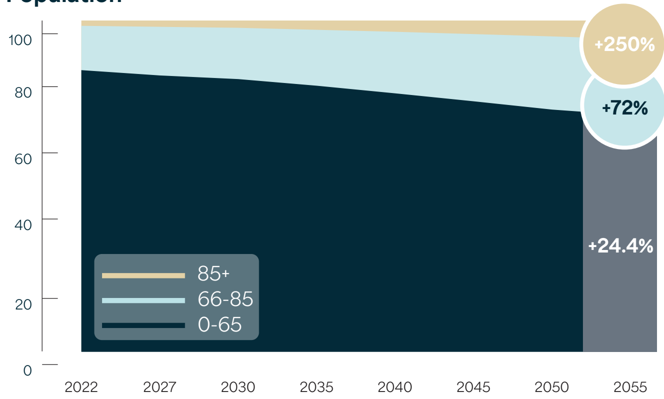
Irish

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
95.87% *(vs. 96.81% in 2024)*

Population



Projected growth total population of +24.4%

+250% in age cat. 85+

+72% in age cat. 66-85

Total population of 5.1m inhabitants

Projected growth total population of +6.7%

Evol. ageing population

Age bracket	now	2055
Total population	5.1 m	6.4m
Total population	-	+25.5%
65+	-	1.0m
65+	-	+28.3%
80+	-	651,000
80+	-	+10.1%

Healthcare supply and bed capacity

- 547 nursing homes (32,000 beds), many outdated
- Bed shortage: 18,000 by 2036, total demand 50,000 (2036) → 72,000 (2051)
- Shift to larger, modern facilities
- Attractive Effort Rates: 55% rent-to-EBITDAR ratio

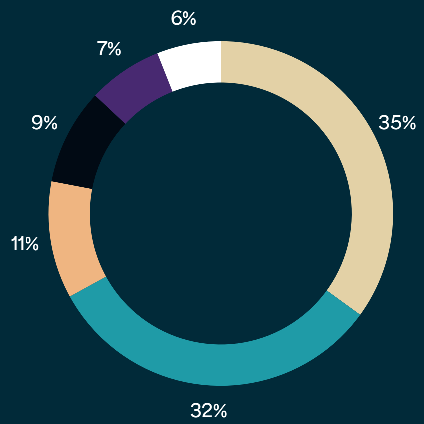
Key strengths

- Significant Bed Shortage: Below WHO guideline (5.0% of 65+ population)
- Favourable Yield Levels: Gross prime yield nursing home ~5.50%.
- Fair Deal Scheme: Stable income stream for operators from public authorities (NTPF scheme).

Geographical distribution[1]

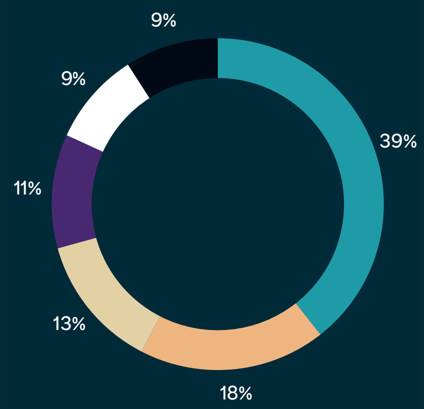
160 acquired projects in portfolio as at 31 March 2026

Geographical distribution of the number of projects



31 March 2026

Geographical distribution of the number of residential units



31 March 2026

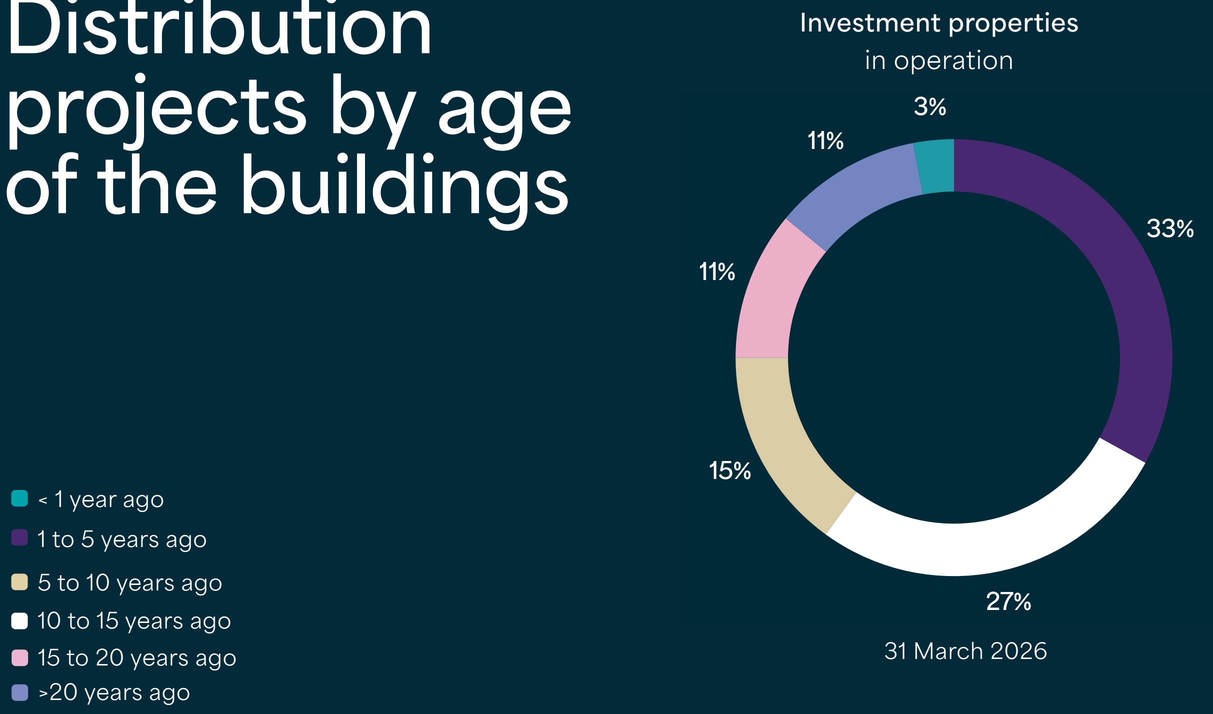
- Flemish Region (BE)
- Walloon Region (BE)
- Brussels-Capital Region (BE)
- The Netherlands (NL)[2]
- Spain (ES)[3]
- Ireland (IE)

(1) Excludes finance lease projects, all of which are located in the Flemish Region.

(2) As at 31 March 2026, the investment property 'St. Josephkerk' in Hillegom (NL) is still under development.

(3) As at 31 March 2026, the investment property 'Emera Alicante' in Alicante (ES) is still under development.

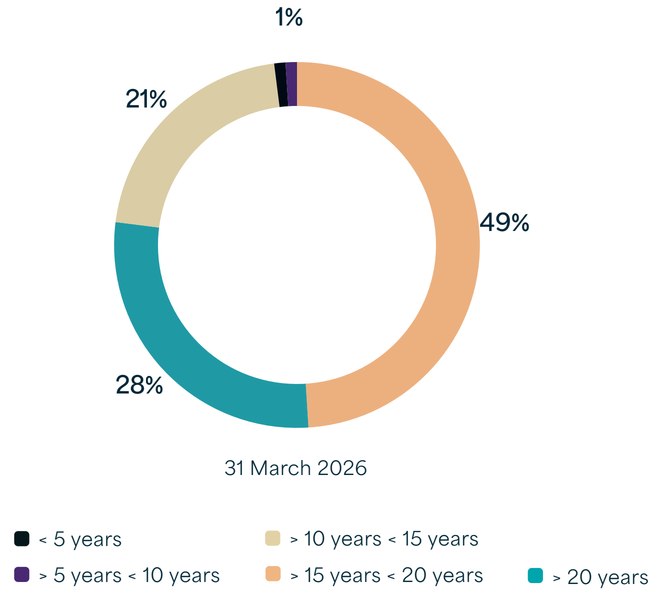
Distribution projects by age of the buildings



Lease Maturity

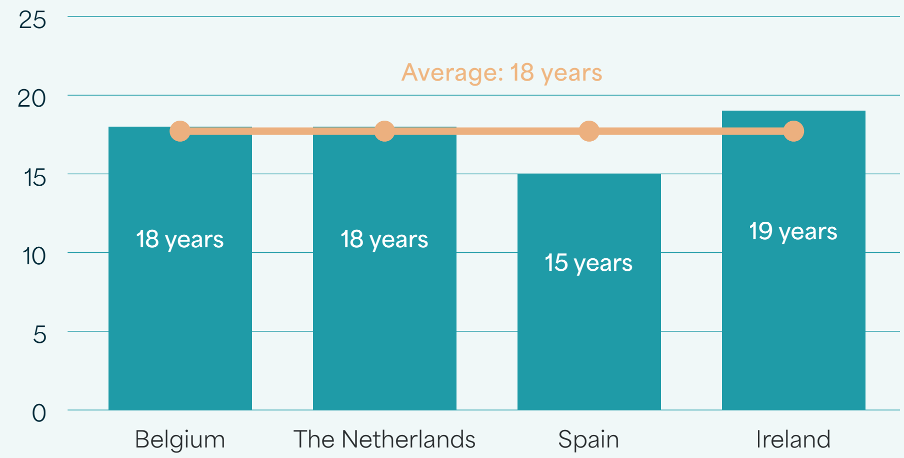
Unexpired lease term

Investment properties



Average unexpired lease term by country

Investment properties



The legacy portfolio of finance leases

How it started

SERVICEFLATS INVEST

30 years of experience

RREC - BE-REIT - Founded in October 1995

- → Initiative of the Flemish government
- → Building and financing of 2,000 qualitative and affordable service flats targeted at 75+ year-olds (assisted living units) in Flanders and Brussels
- → Cooperation with:
  Local governments and municipalities
  Non Profit Organisations
  ('Caritatieve vzw's/ASBL caritative or 'NPOs') [1]
- → Subsidised structure by the Flemish government

Realised [2]:

1,988 assisted living units built on 76 sites in Flanders

Investments of €162.05m[3] generating a rental income of €16.09m (for the full financial year 2026).

(1) Part of Zorgnet Vlaanderen, structure with a Catholic background. Since 2015 merged with Icuro to Zorgnet Icuro.

(2) As of 31 December 2016.

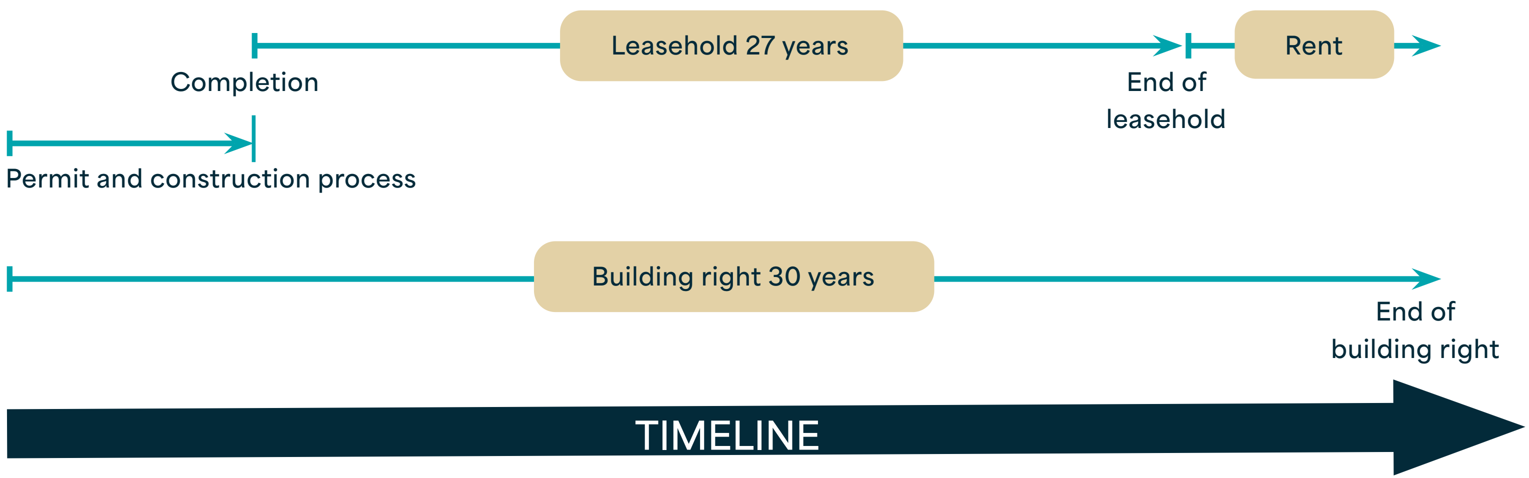
(3) Sum of receivables financial lease (€156.17m) and trade receivables related to fixed assets (real estate a.o.) (€5.88m) (31/03/2026).

Project structure

Design-build-finance structure

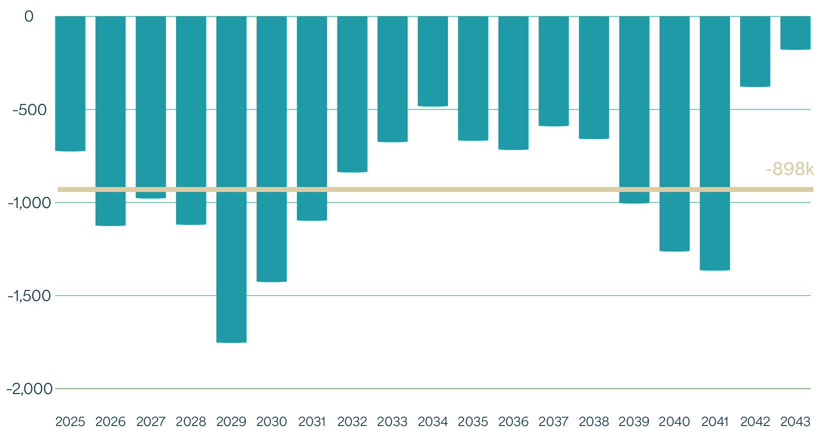
- Structure subsidised by the Flemish Government
- Triple net leasehold contracts [1] with 100% investment repayment at end of leasehold.
- **Average remaining term of the finance leases** (initial portfolio only) at 31 March 2026 was **7.96 years**.

(1) The operating costs, maintenance costs and loss of rent associated with the vacancy are borne by the operator.



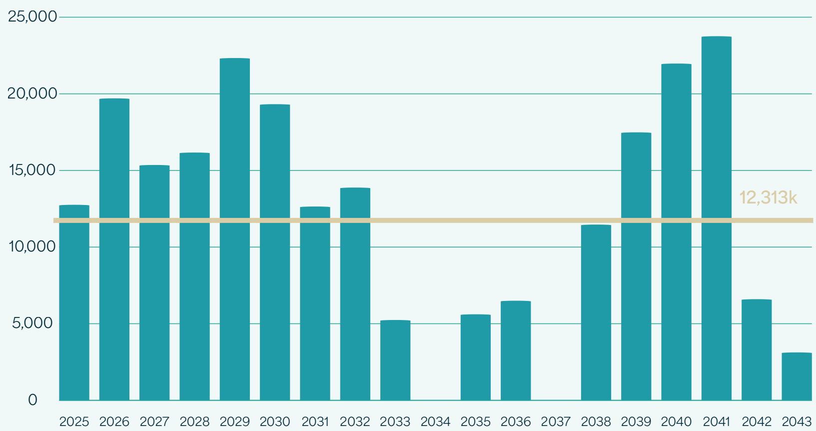
Annual rental income loss and average needed replacement value - in k EUR

Annual rental income loss

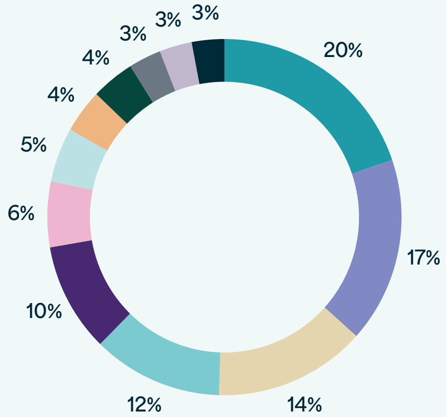


→ Average rental income loss represents just 1.2% of 2025 rental income, highlighting minimal impcat on overall performance

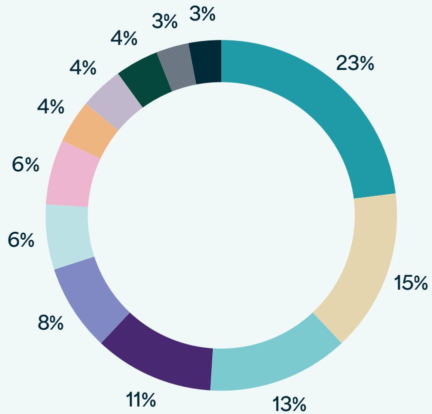
Average replacement value at 5.75% yield



→ The Welfare Estates transaction offsets replacement requirements of 12 years



31 March 2026



31 March 2025

Distribution operators

Operator base with proven track record

Distribution based on rental income received per operator

Belgium

- Colisee
- Hesta-C/My Assist
- Public
- Orelia
- Korian
- Vulpia
- Other(1) (2)

The Netherlands

- Domus Valuas
- Korian
- Orelia
- Other(1) (2)

Spain

- Emera
- Forum de Inversiones
- Inmobiliarias Mare Nostrum S.A.
- Other (1)

Ireland

- Silverstream Healthcare
- DomusVi

(1) The following operators are included in 'Other' on 31 March 2026: Aldenborgh Exploitatie, Anima, De Familie, De Gouden Leeuw, Municipality of Wassenaar, Golden Years, La Vostra Llar, Pim Senior, Résidence du Lac, Saamborgh, Stichting Envida, Vivalto and non-profit organisations.

(2) The following operators are included in 'Other' on 31 March 2025: Aldenborgh Exploitatie, Anima, De Familie, De Gouden Leeuw, Municipality of Wassenaar, Golden Years, La Vostra Llar, Pim Senior, Résidence du Lac, Saamborgh, Stichting Envida, Vivalto and non-profit organisations.

Strategic focus
Building a caring future together

03

Strategic focus: growth within strategic boundaries 2025 - 1/2

Focus remains on 4 existing geographic markets for new growth

Belgium, The Netherlands, Spain and Ireland

- Attract new opportunities within strict boundaries in current market circumstances:
- New projects investments must be **'EPS accretive'** in 3 years time
- **Accelerate growth** whenever financially relevant: agile approach when market sentiment improves

Focus on strong financial structure

- **Sound hedging policy**, though allowing for interest risk management opportunities
- Average tenor of outstanding debt of 4.72 years
  Average tenor of outstanding hedges of 6.03 years
- Diversified borrower base and amortisation of debt portfolio well spread over time
- Available, though no excessive credit lines allow for growth
- Leverage below 50% (RREC Law)/ EPRA LTV 48%

Multi-solution approach of legacy portfolio Serviceflats

SERVICEFLATS INVEST

in view of

- Based on feedback from municipalities
  the company expects that almost all contracts will be repaid. We are currently looking at all options to unlock the hidden value of this part of the portfolio.
- Capital recycling in case of expiry.

Dividend stability for shareholders

Strategic focus 2025 - 2/2

Dynamic management of existing portfolio of buildings

- Looking at options to increase return on investments of existing portfolio e.g. solar panels, charging stations,...

Sustainability in all our operations

- **Future-proof buildings**
- **Long-term relationships** with stakeholders: operators, investors, banks, personnel, government
- **Ethical behavior** and **good governance**

Sustainability highlights

Validated targets by SBTi

SCIENCE BASED TARGETS
DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

Scope 1 and scope 2 GHG emission reduction by 42% by 2030 (base year 2022).

Net-zero objective for 2050 - Scope 1, scope 2 and scope 3 emission reduction by 90% by 2050 (base year 2022).

Energy Efficiency target

110 kWh/m^2

CP Invest commits to reach an average energy **efficiency of 110 kWh/m^2 by 2030** [1].

127[2] kWh/m^2

+1% yoy

Energy efficiency remained broadly stable as 2025 focused on consolidating data maturity and portfolio insights, forming the basis for targeted improvement measures in the coming years.

(1) Excluding initial portfolio

(2) Slight adjustments to the energy efficiency may occur pending new data prior to our FY 2025 annual report

Peer review

	2023	2024	2025
Care Property Invest	132 kWh/m^2	126 kWh/m^2	127 kWh/m^2
Peer 1	152 kWh/m^2	143 kWh/m^2	TBC
Peer 2	158 kWh/m^2	154 kWh/m^2	TBC

ESG remuneration

35%

35% of the total pay-out of **management's long-term incentive** is subject to ESG criteria and is paid out if the Company's long-term sustainability goals are achieved.

25%

25% of the **short-term incentives** are directly linked to ESG performance, ensuring that sustainability remains a core focus in driving immediate business success.

Recent building portfolio (average age)

(1) Investment properties

10.4 years

(1) Finance leases

20.6 years

Recently constructed and energy-efficient investment properties reduce the risk of stranded assets[1].

(1) The finance leases mainly comprise CP Invest's initial portfolio which represent 15% of the entire portfolio (based on fair value). Upon expiry of the building right under finance leases, the building becomes property of the landowner by accession, subject to any contractual end-of-right compensation.

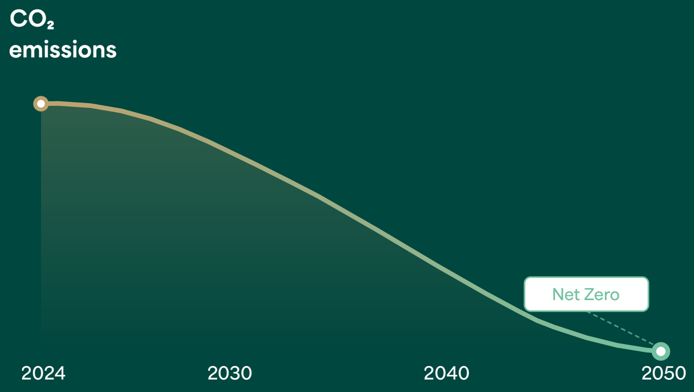
Fleet electrification

44%

+38% yoy

Today, 44% of our fleet is fully electrified. CP Invest aims to achieve a fully electric vehicle fleet by 2027.

Sustainability reporting



TRANSITION PLAN TOWARDS NET-ZERO 2050

'Our commitment to energy efficiency, demonstrated by our actual performance, not only supports the long-term value of our portfolio but also accelerates our path towards a net-zero future by 2050, underpinned by ambitious action plans and ongoing energy audits.' – *Filip Van Zeebroeck, CFO*

→ **Our Sustainability Strategy**

Built around three commitments:

1. Investing in Sustainable Buildings
2. Building Lasting Relationships
3. Leading Through Ethical Practices

→ **Commitment Beyond Regulation**

While the Company is not subject to any sustainability reporting obligations, we monitor regulatory developments closely and will act accordingly to ensure compliance. We will continue to integrate sustainability into our operations and investment decisions, maintaining our long-term focus on responsible real estate. We believe clear and consistent reporting is essential to stakeholder trust, risk management and long-term value creation.

→ **Transition Plan Towards Net-Zero**

Building-specific roadmaps will guide targeted decarbonisation measures to improve energy efficiency and substantially reduce operational emissions. This structured approach supports our long-term objective of achieving a net-zero portfolio by 2050.

Cybersecurity and ICT

Update

IT - and Cyber Security improvements are focus points in the ongoing digital transition.

- Providing security awareness for all employees via trainings and test
- All information is stored on secured cloud servers within Europe
- Adding a Security Operations Center which facilitates a team of security professionals who monitor, analyse and respond to security incidents or threats in our organization, preventing security breaches
- Further implementing the European NIS-2 directive and also awareness trainings
- IT infrastructure has been upgraded to best in class hardware solutions

IT-compliance and -governance

- **No ‘bring your own device’ policy.** All devices are managed through mobile device management and need to meet our security standards, software, and own bought IT-hardware, else the computer or mobile phone will not be able to access company data
- Business continuity and disaster **recovery plans** are in place and yearly validated
- Implementing a **new cloud-based ERP-solution**, facilitating a single source of truth moving away from scattered data

Financial information
Figures and guidance

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04

Q1 2026 Figures

Operational KPI's

- Rent collection rate: 96%
- Average indexation 2025: 2,46%
- Occupancy rate: 100% - stable average real occupancy rate: 94.35% at 31 december 2025

We dispose of a well-managed portfolio of assets in well-chosen geographies

Good solvency and liquidity

- EPRA LTV: 46.39%
- Very limited future cash - out committed developments: 10.4 M EUR
- Stable valuation portfolio: +0.0% FV in Q1 2026.
- Available capacity on credit lines as at 31/12/2025: 101 M EUR

Guidance 2026:
Sustained dividend

- **EPS** outlook 2026: **1.07 EUR**
- **Stable DPS** outlook 2026: **1.00 EUR**
- **Increase in rental income** from 73.9 million EUR to 80.5 million EUR (+9%)

Key figures P&L Statement

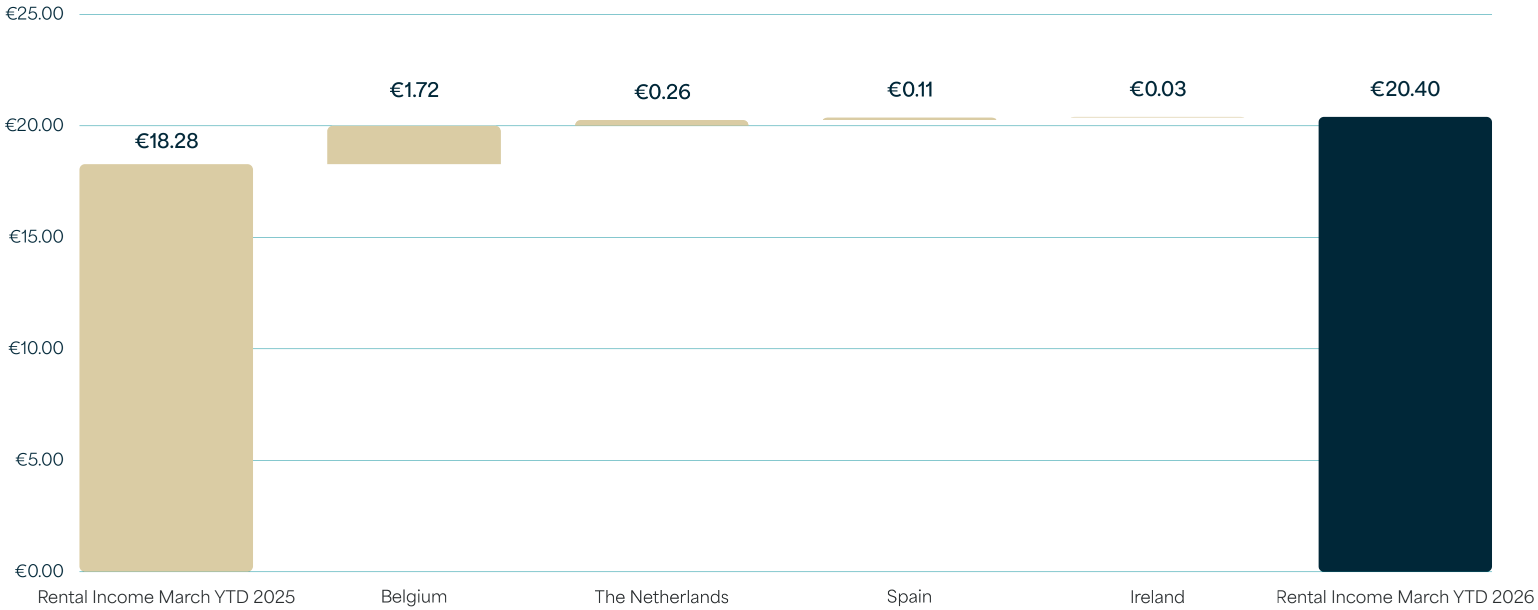
General expenses: 2025 includes the **one-off reversal of an accrual for 960 KEUR**

Period closed on 31 March - in K EUR	2026	Var	2025	Var	2024
Net rental result	**20,251**	**10.79%**	**18,278**	7.62%	**16,984**
Real estate operating result	**20,250**	**10.80%**	**18,276**	**7.63%**	**16,981**
General expenses and other operating result (cash)	-2,278	-37.39%	-1,658	27.35%	-2,282
Operating cash result	**17,972**	**8.15%**	**16,618**	**13.06%**	**14,699**
Financial income	6		1		5
Financial expenses	-5,245	-13.66%	-4,614	-2.03%	-4,522
Financial result excl. changes in fair value of financial instruments	**-5,238**	**-13.54%**	**-4,614**	**-2.13%**	**-4,518**
Adjusted EPRA earnings before taxes	**12,734**	**6.07%**	**12,004**	**17.91%**	**10,181**
Taxes	-454		-434		-272
Adjusted EPRA earnings	**12,280**	**6.13%**	**11,571**	**16.77%**	**9,909**
The weighted average number of shares issued	42,273		36,989		36,989
Adjusted EPRA earnings per share based on weighted average outstanding shares	**0.29**	**-7.14%**	**0.31**	**16.77%**	**0.27**
Adjusted EPRA earnings	**12,280**		**11,571**		**9,909**
Profit- or loss margin on projects attributed to the period	-215		-202		-189
Depreciation and (reversal of) amortisation	-246		-98		-117
EPRA earnings	**11,818**		**11,271**		**9,602**
Changes in fair value of real estate investments (+/-)	**56**		**3,671**		**-3,148**
Changes in fair value of financial instruments (+/-)	6,310		3,603		3,349
Deferred Taxes	-304		-465		-187
Net result / Global result	**17,880**		**18,079**		**9,617**

(1) Current expression: Global result statement.

Rental income

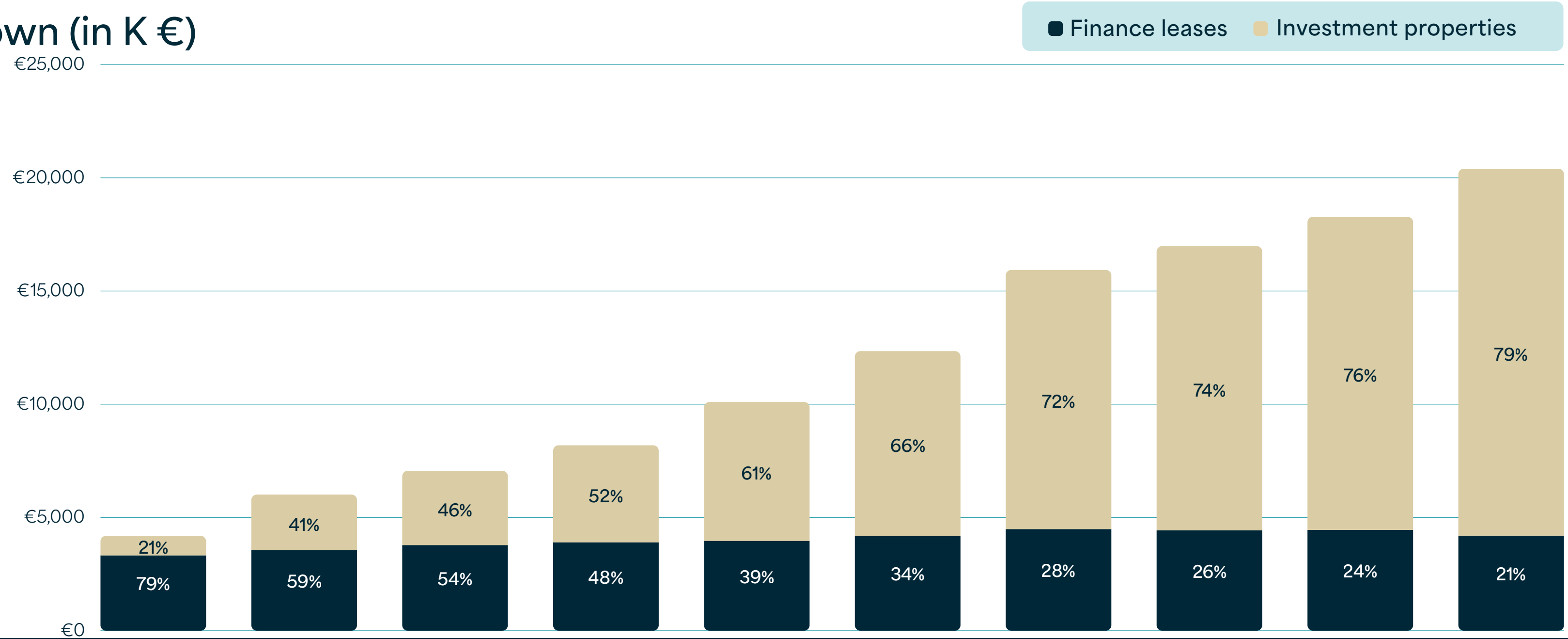
In million EUR



Change :	BE	NL	ES	IE	Total
Change :	14.17%	7.92%	7.31%	2.41%	11.62%
Like-for-like change :	-2.34%	+3.37%	+2.71%	+2.41%	-0.57%

Rental income

Breakdown (in K €)



	Q1 2017	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
Investment properties	€ 862	€ 2.458	€ 3.280	€ 4.283	€ 6.132	€ 8.162	€ 11.443	€ 12.553	€ 13.827	€ 16.205
Finance leases	€ 3.326	€ 3.554	€ 3.782	€ 3.904	€ 3.968	€ 4.185	€ 4.487	€ 4.431	€ 4.452	€ 4.197
Total rental income	€ 4.188	€ 6.012	€ 7.062	€ 8.188	€ 10.100	€ 12.347	€ 15.931	€ 16.984	€ 18.278	€ 20.402

Note: in addition to the PCSWs (OCMW's) in the historical portfolio, there are leases with non-profit organisations (vzw's/NPOs) in place as well.
Additionally, three other leases were concluded and are not part of the historical portfolio.

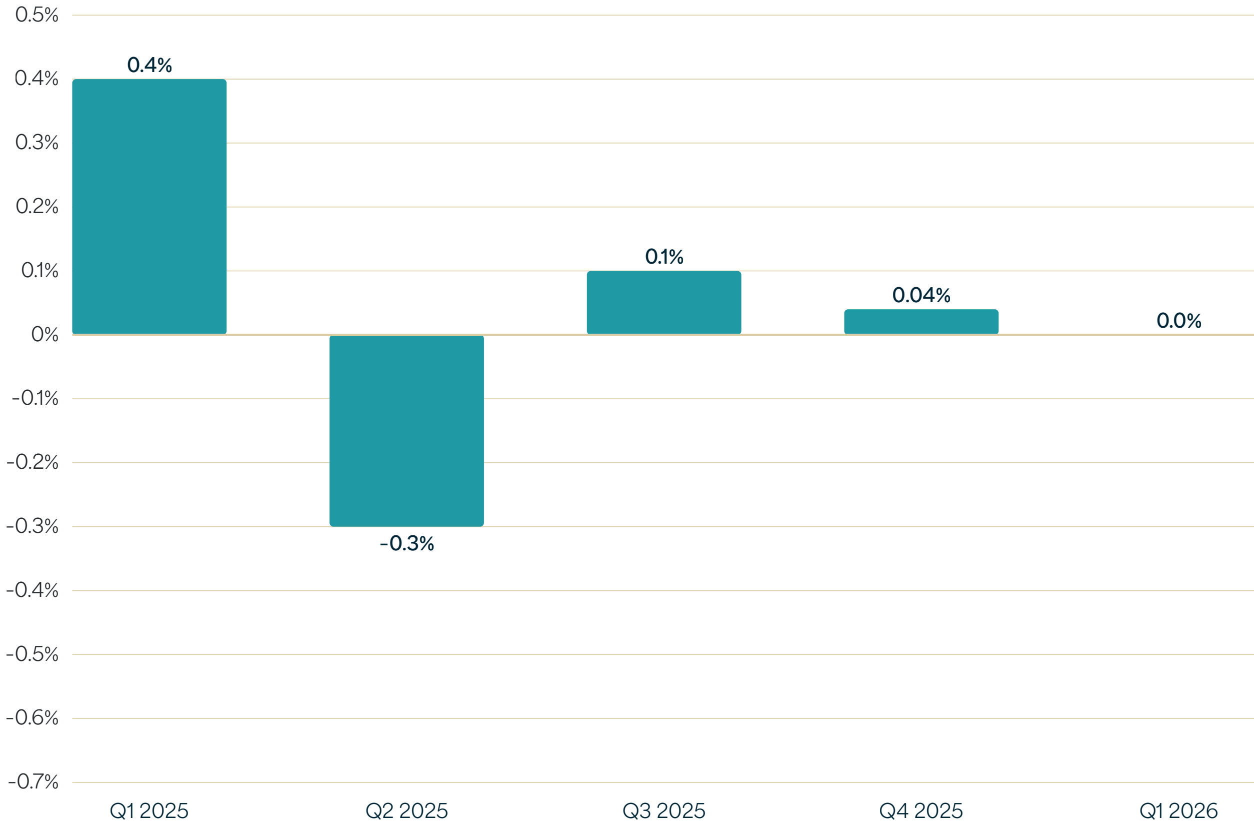
Key figures Balance sheet

Stable like-for-like valuations compared to 31 December 2025.

Consolidated in K EUR	Q1 2026	FY 2025	FY 2024
Receivables financial leases	165,743	165,814	166,440
Trade payables related to fixed assets	7,150	7,365	8,192
Investment properties	1,176,007	1,175,906	1,015,282
Other assets not included in debt ratio	24,585	22,214	20,487
Other assets included in debt ratio	18,626	17,538	12,680
Cash & cash equivalents	3,157	3,526	2,866
Total assets	**1,395,267**	**1,392,363**	**1,225,947**
Equity	721,166	703,286	626,888
Financial debt & liabilities included in debt ratio	658,591	670,432	575,411
Other liabilities not included in debt ratio	15,511	18,645	23,648
Total equity and liabilities	**1,395,267**	**1,392,363**	**1,225,947**
Debt ratio	48.05%	48.93%	47.73%

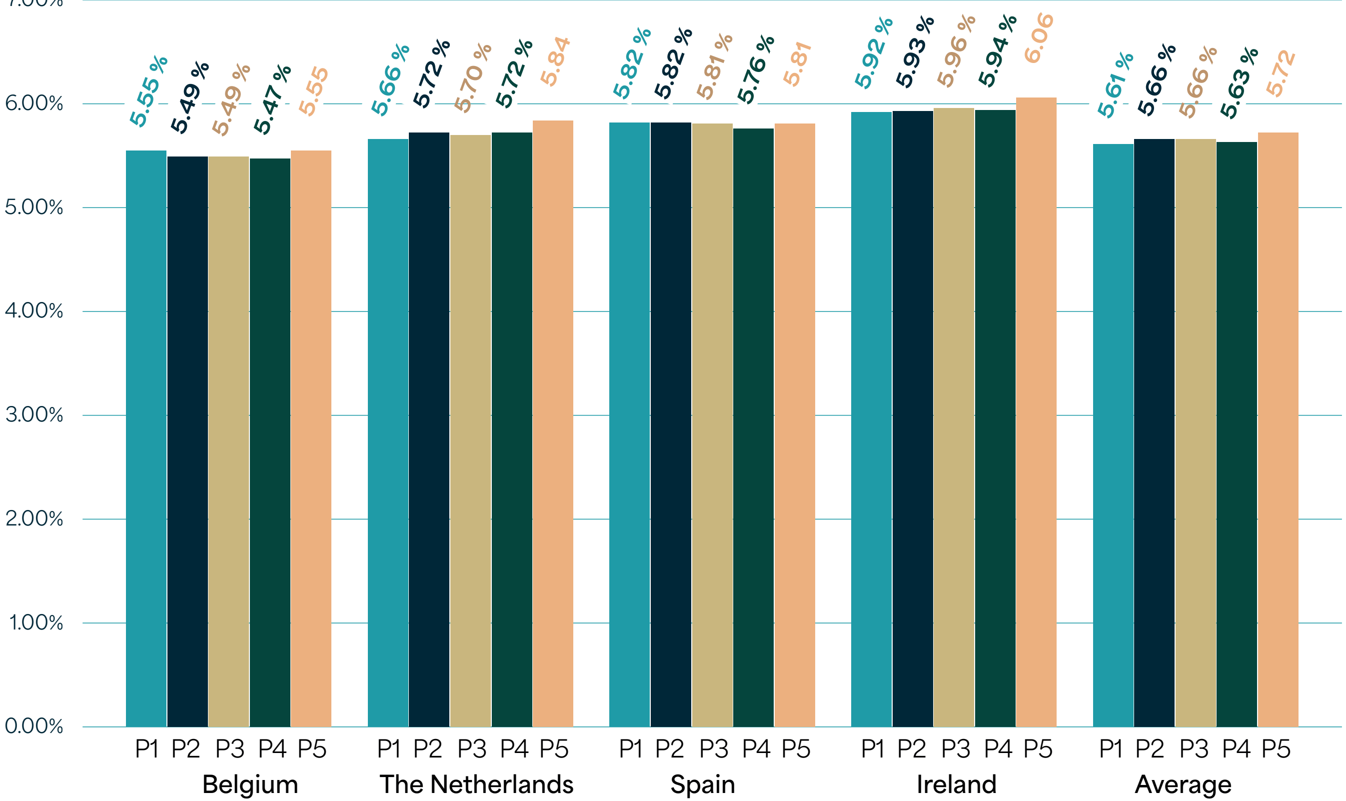
Like-for-like portfolio valuation

Average overall valuation yield of 5.72%



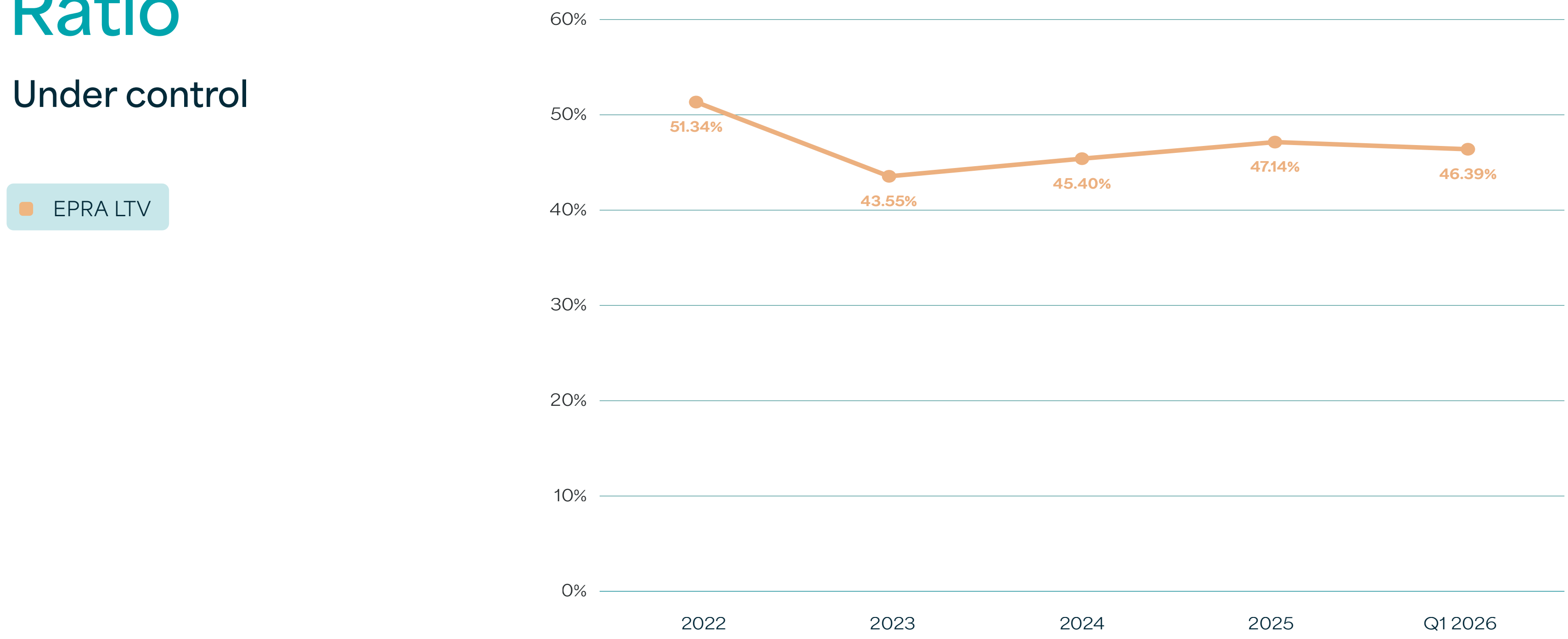
Gross yields on fair value

- P1 = Q1/2025
- P2 = Q2/2025
- P3 = Q3/2025
- P4 = Q4/2025
- P4 = Q1/2025



Debt Ratio

Under control



Financial headroom

Debt ratio

EPRA LTV of 46.39% gives margin:

- Up to 45%: for €-35.2 million
- Up to 50%: for €100.8 million

Debt ratio of 48.05% (RREC-law) gives margin:

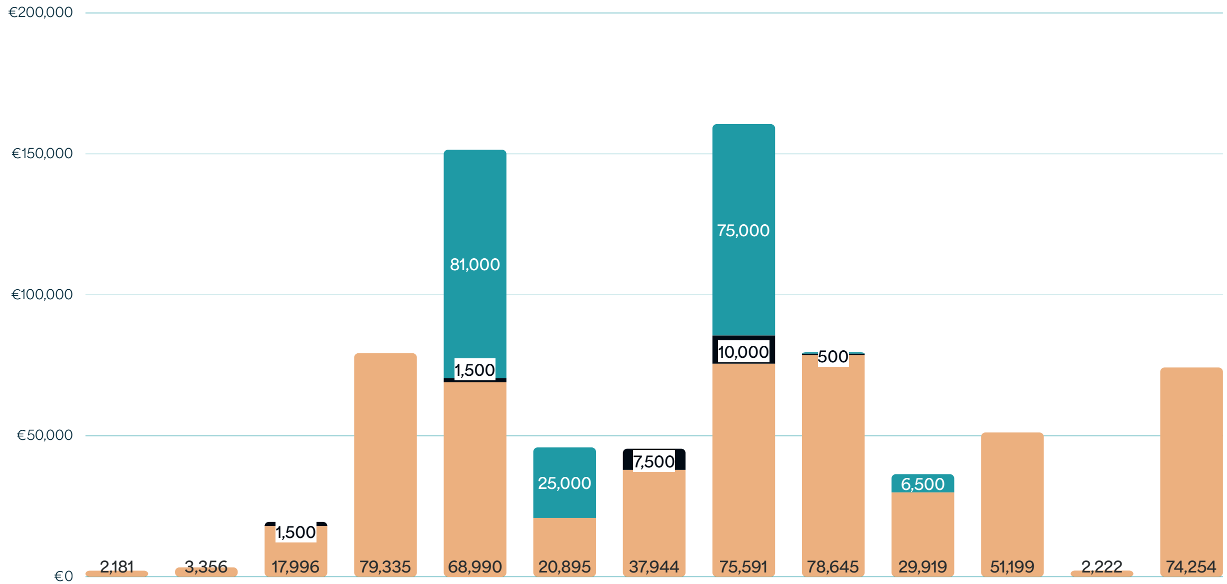
- Up to 50%: for €53.5 million
- Up to 60%: for €409.5 million (covenant credit contracts)
- Up to 65%: for €664.0 million (RREC-Royal Decree)

Future cash-out committed developments as at 31 March 2026: €10.4 million (Alicante)

Debt Maturity Wall

in KEUR

For the funds which can be 'rolled over' at the unilateral request of CP Invest, the expiry date of the credit facility is considered as the repayment date.



	S1 2026	S2 2026	S1 2027	S2 2027	S1 2028	S2 2028	S1 2029	S2 2029	S1 2030	S2 2030	S1 2031	S2 2031	> 2031
Undrawn credit lines					81,000	25,000		75,000	500	6,500			
Bonds			1,500		1,500		7,500	10,000	500				
Bank loans/facilities	2,181	3,356	17,996	79,335	68,990	20,895	37,944	75,591	78,645	29,919	51,199	2,222	74,254

(1) The outstanding amount of short-term commercial paper as at 31 March 2026 is not included in this maturity wall (€87.2 million).

The undrawn credit lines also include the specific back-up lines within the framework of the MTN program. Contractually, 100% of the outstanding CP must be covered.

After 31/03/2026 agreements in principle about extensions of existing credit lines were reached with various banks. The effects of these agreements have already been included in the graph.

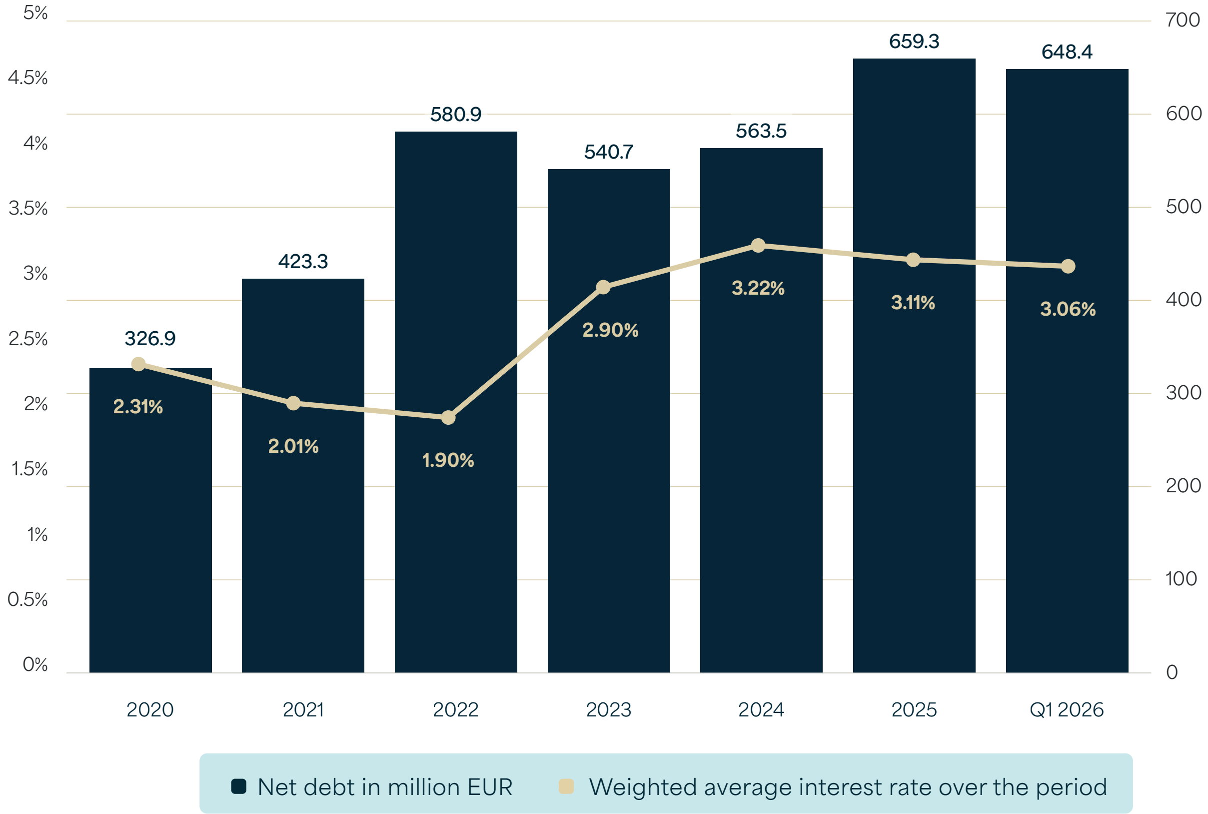
Weighted average interest rate and outstanding debts

Weighted average debt maturity (incl. CP): 4.72 years

Weighted average IRS maturity: 6.03 years

Weighted average interest rate over the period for the legacy portfolio: 4.22%

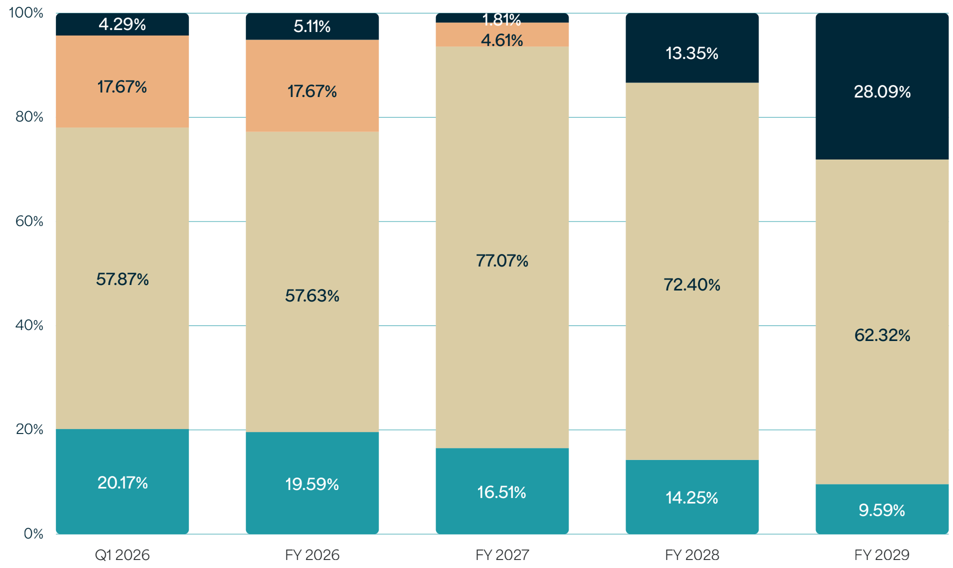
Weighted average interest rate over the period for the new portfolio: 2.88%



Financial obligations

Hedge ratio - future evolution

- Floating rate debt not hedged
- Floating rate debt hedged - CAP
- Floating rate debt hedged - IRS
- Fixed rate debt



96% of debt hedged by interest rate swaps, caps or fixed rate debt as at 31 March 2026

→ Interest rate hedge based on an equal credit portfolio (as at 31/03/2026)

→ Weighted average **IRS maturity**: 6.03 years

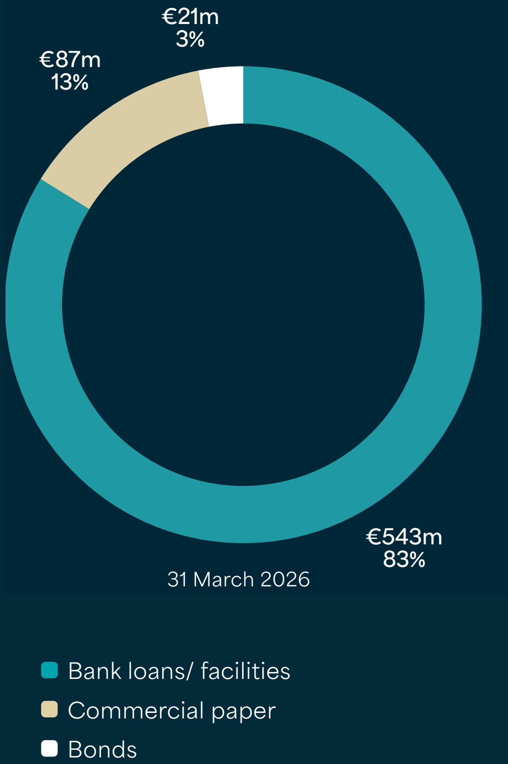
Debt structure

Commercial paper (13%)

- Short-term CP program of max. 200 MEUR fully hedged
- Margin of 65 bps
- Existing CP is usually rolled over, but additional CP is difficult to raise

Bonds (3%)

- Spread maturities to 2030
- 5 bonds

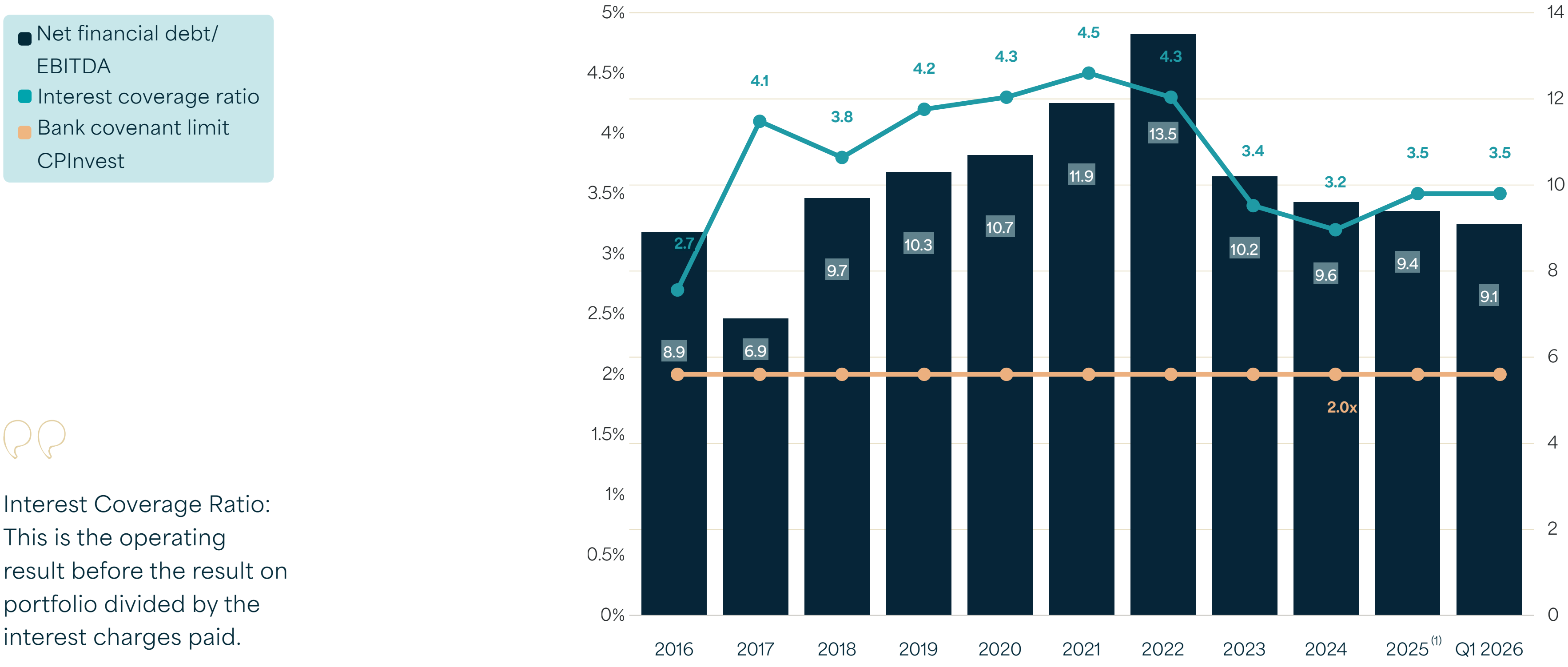


Loans (84%)

- With 9 different highly regarded banks
- 731 MEUR of committed lines of credit, including 2 sustainable loans (105 MEUR) and 5 sustainable-linked loans (131,5 MEUR).
- Weighted average margin on rollovers of 109 bps
- 188 MEUR of undrawn lines of which 87.2 MEUR are reserved as back up for the CP program

Net financial debt

EBITDA and interest coverage ratio



(1) EBITDA was normalised, whereby the impact of the acquisition of Welfare Estates was annualised.

Interest Coverage Ratio: This is the operating result before the result on portfolio divided by the interest charges paid.

Governance
Diversification and competence

Building a Caring
Future Together
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05

Governance

Executive Committee

Executive Committee

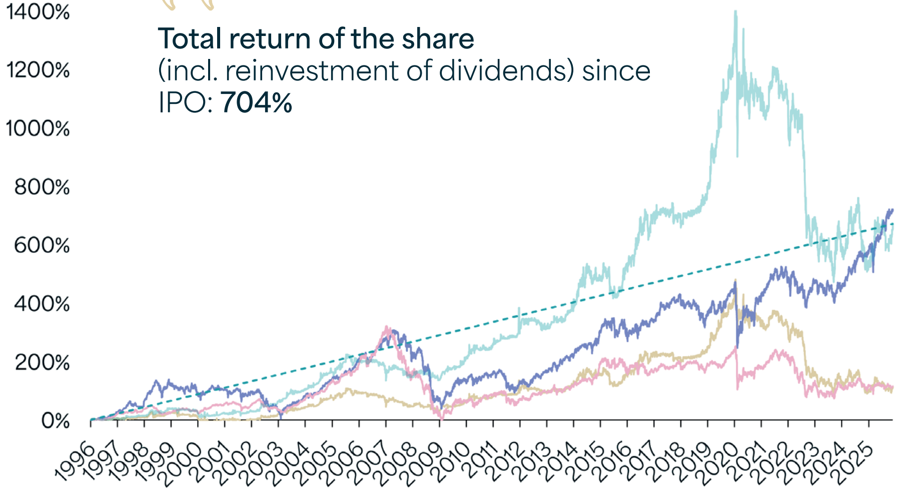
Governance

Board of Directors

Share and shareholders
A solid dividend investment

06

Performance[1]



- Care Property Invest Total return
- FTSE EPRA Nareit developed Europe Index
- Care Property Invest
- BEL 20 index Total Return
- Care Property Invest Linear Total Return

Turning dividends into

durable perfomance - since 1996

β

care property invest 0.61

BEL20 by EURONEXT 1.00

Attractive risk-return profile

%

care property invest 7.16%

BEL20 by EURONEXT 7.22%

Annual total return[2]

Consistent long-term returns underline robust performance

Annual average inflation Belgium[3]

2.30%

(1) The performance graph covers the period from IPO date, 7 February 1996, to 31 March 2026. The total performance of the FTSE EPRA exclude dividend reinvestment.

(2) Annualized total return (including reinvestment of dividends) since CP Invest IPO date.

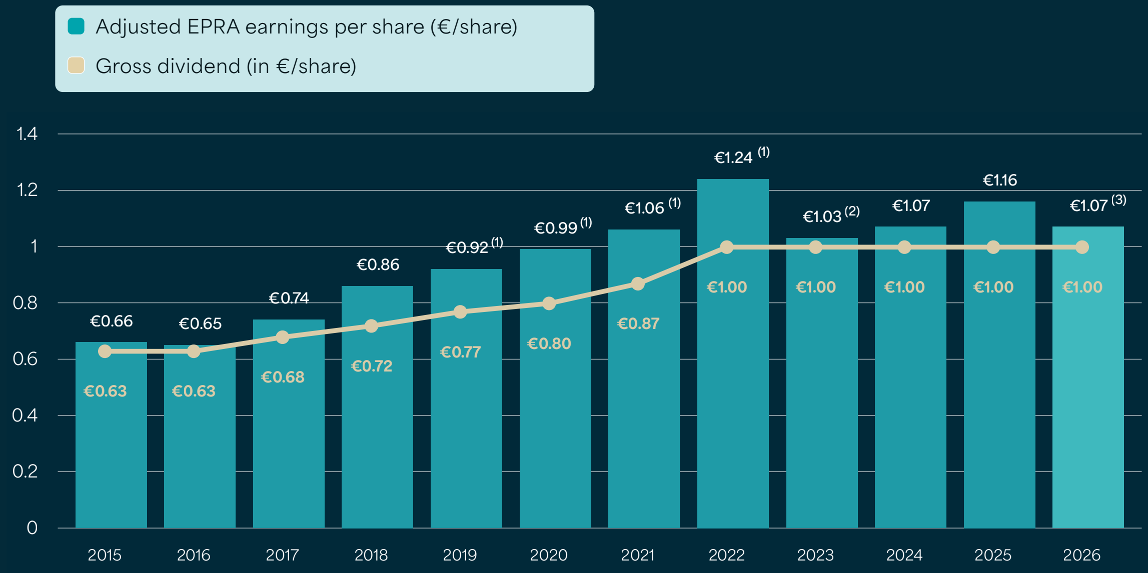
(3) Average monthly inflation from the ECB data portal for the period January 1996 until December 2025

Dividends per share

A **gross dividend** of **€1.00/share** will be proposed to the general meeting for financial year 2025 and CPI aims to keep this stable for 2026.

The **gross dividend yield** amounts to 8.43% based on FY 2025 figures.

Dividends are subject to 15% WHT.

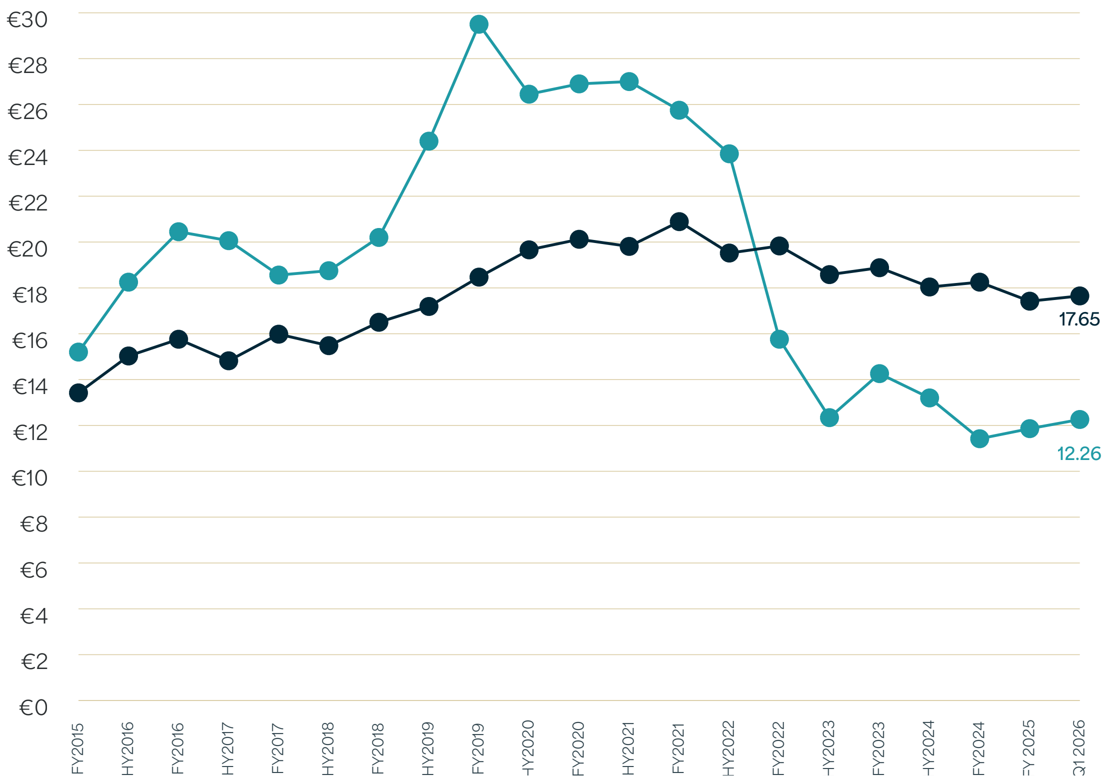


(1) Earnings per share on the rise, despite 2 capital increases in 2019 totalling €23 million (capital + share premium) and 3 capital increases in 2020 totalling €99 million (capital + share premium), 2 capital increases in 2021 totalling €68 million (capital + share premium) and 2 capital increase in 2022 totalling €18 million (capital + share premium).

(2) Decrease in earnings per share, due to creation of additional shares by capital increase on 24 January 2023 of €108 million (capital + share premium).

(3) Outlook. Decrease in earnings per share, due to creation of additional shares by capital increase on 15 December 2025 of €54 million (capital + share premium)

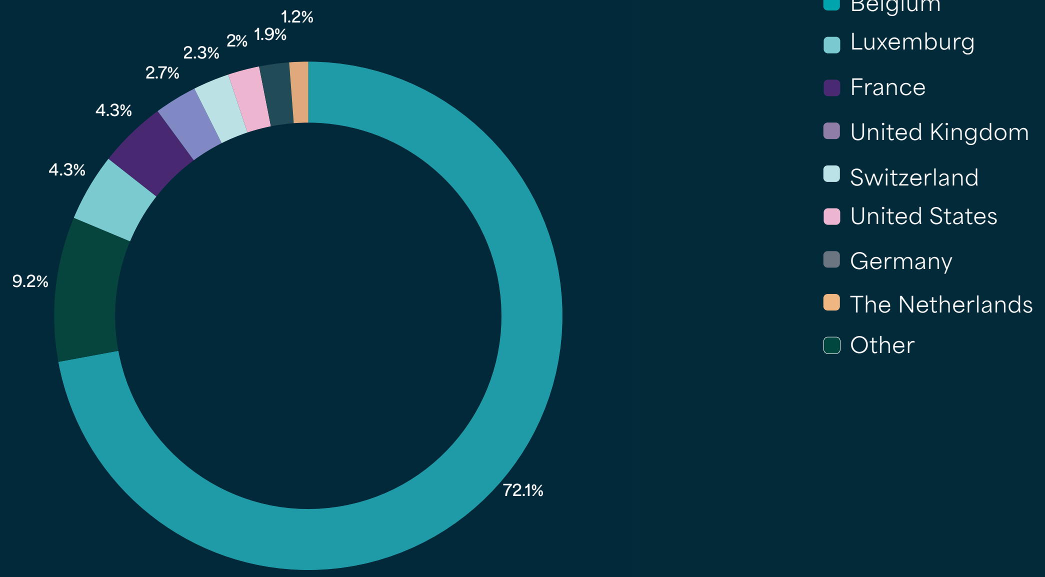
Evolution stock price and EPRA NTA



International and Diversified Shareholder Base

100% free float

- Institutional Shareholders: 37.0%
- Private Shareholders: 57.2%
- Unidentified Shareholders: 5.8%



Key investment highlights

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07

Key investment highlights

1 Growth strategy within strategic boundaries

2 Cost efficient operations - single country team

3 Long term view on value creation(1)

4 Exploring options to unlock value/return

5 Ready to accelerate growth if good opportunities arise

(1) Gross dividend yield of 8.43%, based on the share price on 31 December 2025 and the proposed DPS for the financial year 2025 of €1.00. Dividends are subject to the decision of the annual general meeting of shareholders and must comply with Article 13 of the Belgian Royal Decree concerning RRECs and Article 7:212 of the Belgian Code for Companies and Associations (BCCA).

Thank you

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