Q3 2026



Building a Caring Future Together

care property invest



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In a nutshell

02 Our portfolio
High-end and sustainable buildings

03 Strategic focus
Building a caring future together

04 Financial information
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A solid dividend investment

06 Key investment highlights

Care Property Invest
in a nutshell



Building a Caring
Future Together
www.carepropertyinvest.be

01

Company profile

- 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 8 yrs; investment portfolio 17 yrs)
- 20% of income on public sector
- Cost control & financial discipline
- Sustained dividend policy
- 15% witholding tax

Key figures Q3 2026

Financial



- **Fair value portfolio:** 1.38 BEUR
  - Leases: 201 MEUR (15%)
  - Investm. Prop. : 1,178 MEUR (85%)

- **Income:** 61.4 MEUR (+12.1%) (1)
- **EPRA Earnings:** 37.0 MEUR (+11.6%) (1)
- **EPS:** 0.88 EUR

- **EPS (Guidance):** 1.13 EUR
- **DPS (FY proposal):**
  1.00 EUR - 15% withholding tax

(1) Compared to Q3 2025

Operations

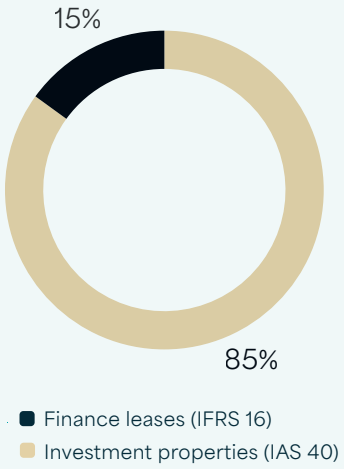
- 4 Countries
- 158 sites
- 25 operators
- 100% Occupancy
- New completion 2026:
  'Solimar Elche' in Elche (ES)

Risk

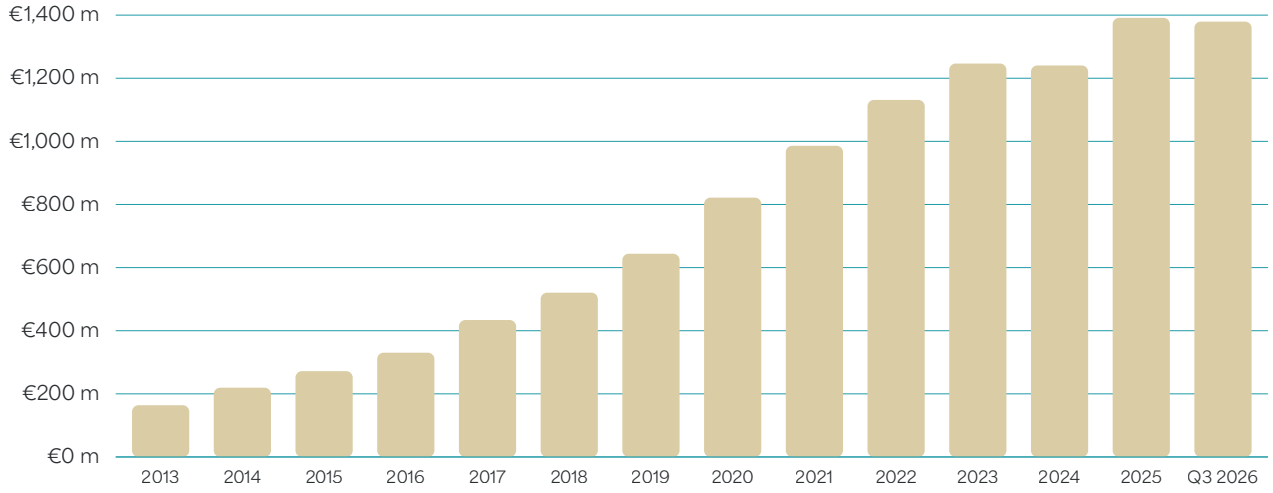


- EPRA LTV: 47.63%
- Headroom on financing: 86 MEUR
- Average cost of debt: 3.11%
- Discount NTA vs Share price: -28.5%
- WA Tenor leases: 8 yrs
- WA Tenor rents: 17 yrs
- Relatively 'a-cyclical'

Split in investment properties vs finance leases at fair value
as at 30 September 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		

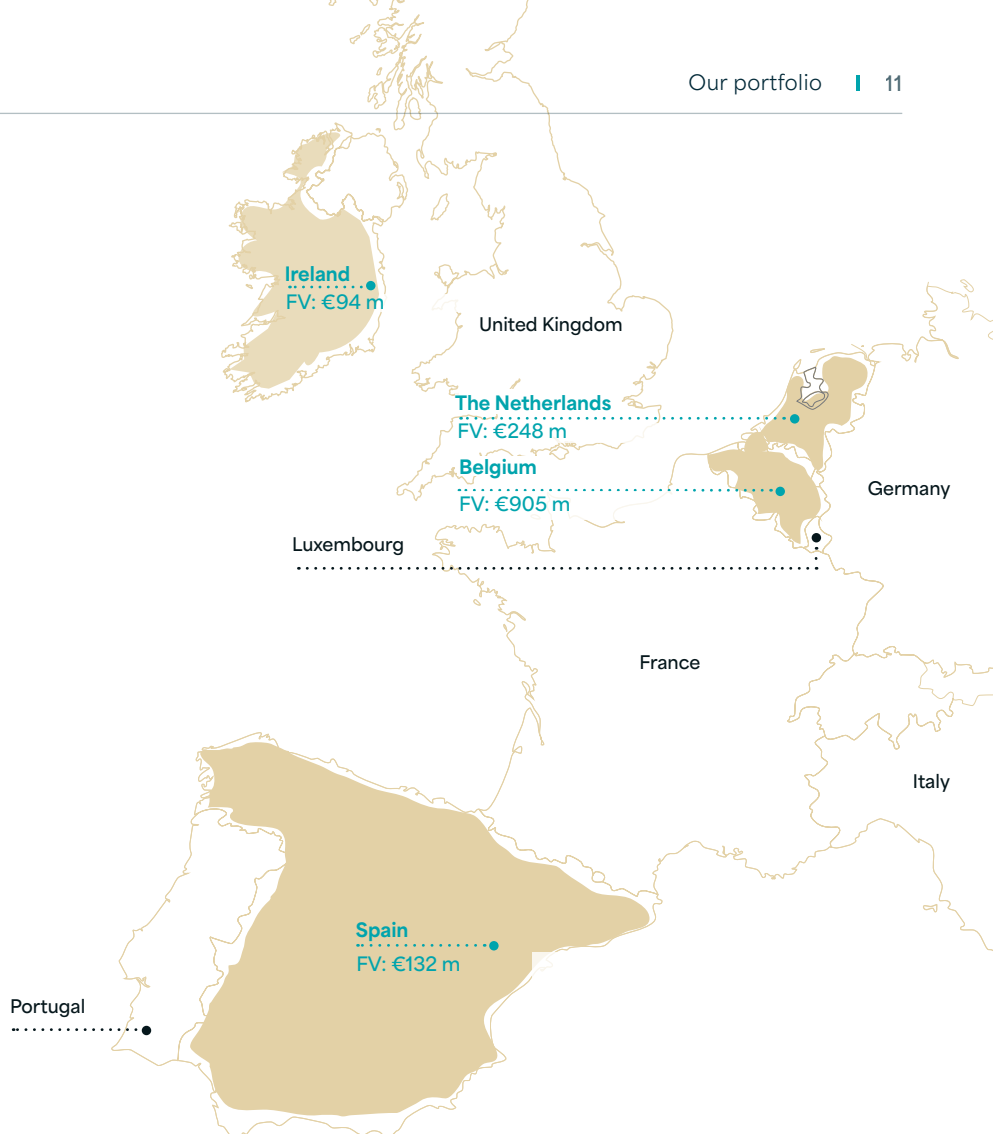


Our portfolio
High-end and sustainable buildings

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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 **(10%)** 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.





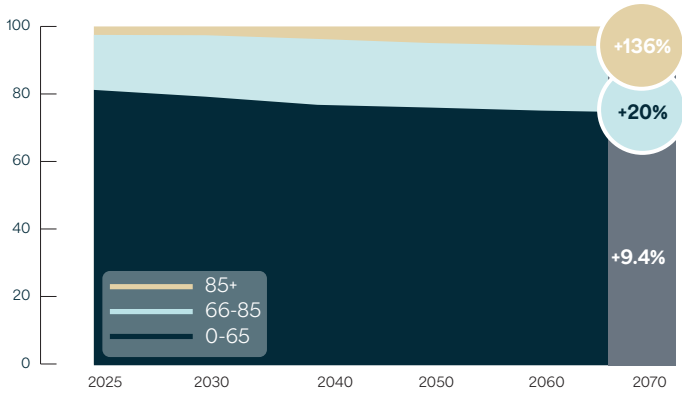
Belgian

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
94.07% *(vs. 94.54% in 2025)*

Population



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

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

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

Total population of 11.8m inhabitants

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

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



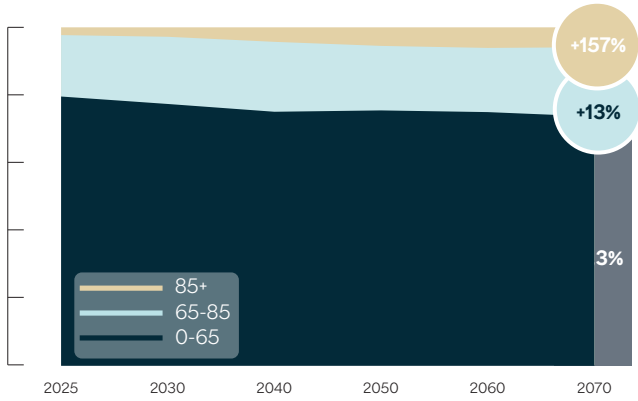
Dutch

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
92.50% *(vs. 88.74% in 2025)*

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

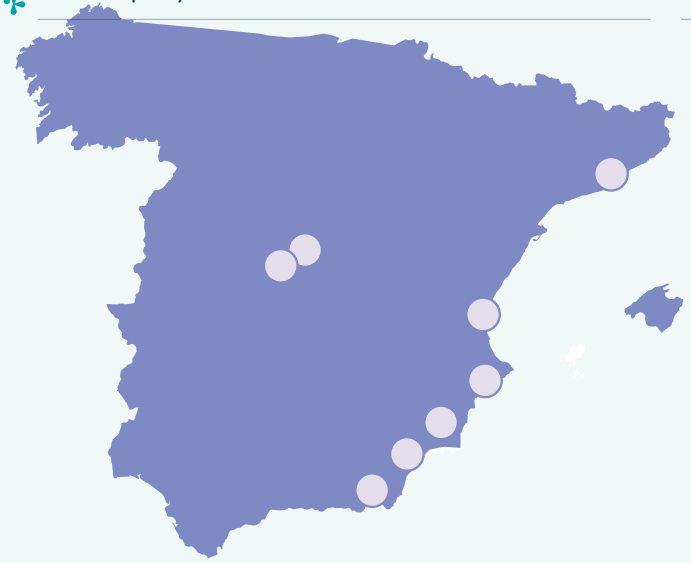
Age bracket	now	2040	2070
65+ (nominal)	3.7	4.8m	5.5m
65+ (in %)	20.5%	25%	26.4%
80+ (nominal)	0.9m	1.6m	2.1m
80+ (in %)	5%	8.3%	10.1%

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



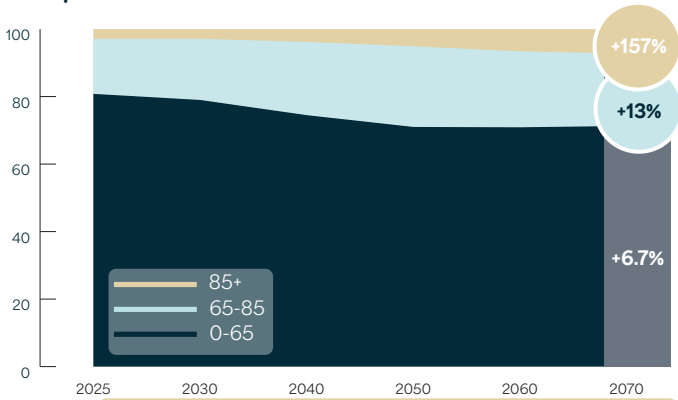
Spanish

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
97.70% *(vs. 97.04% in 2025)*

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

- 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)



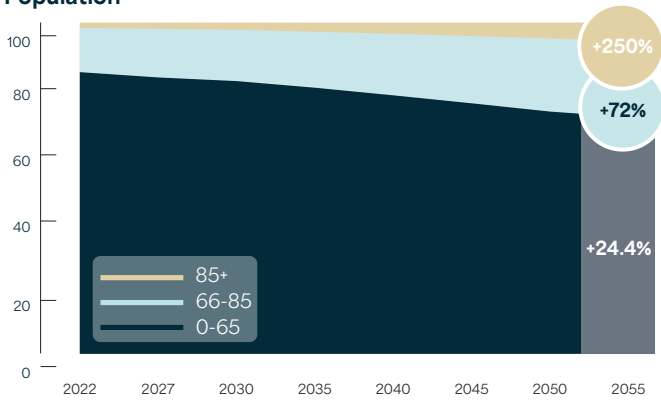
Irish

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
95.54% *(vs. 95.87% in 2025)*

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]

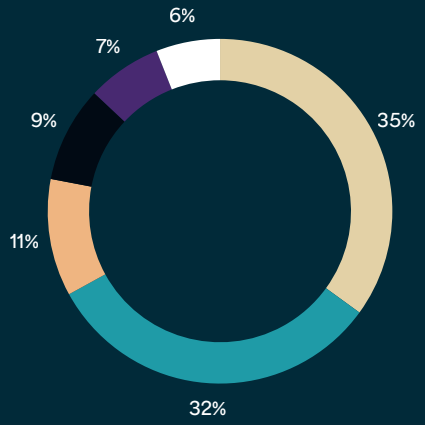
158 acquired projects in portfolio
as at 30 September 2026

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

(2) As at 30 September 2026, the investment property 'St. Josephkerk' in Hillegom (NL) is still under development.

(3) As at 30 September 2026, the investment property 'Emera Alicante' in Alicante (ES) is still under development.

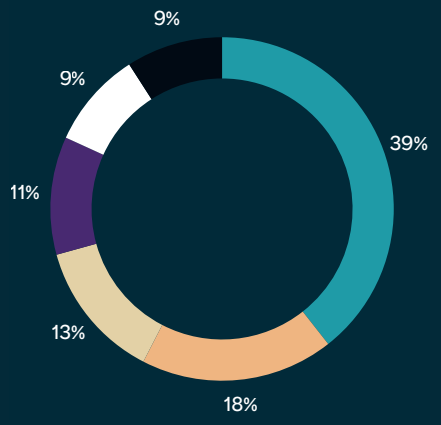
Geographical distribution of the number of projects



30 September 2026

- Flemish Region (BE)
- Walloon Region (BE)
- Brussels-Capital Region (BE)

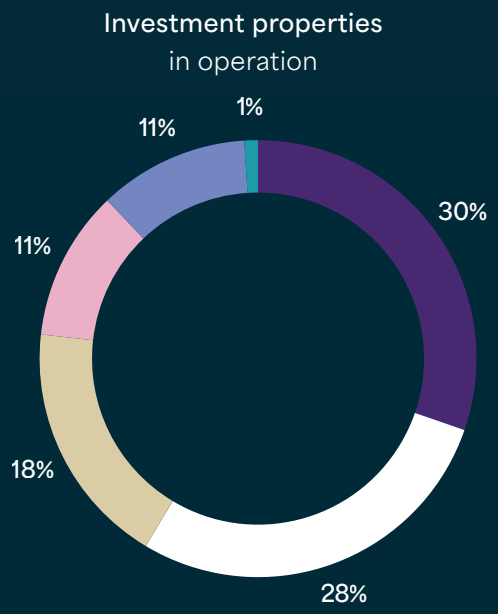
Geographical distribution of the number of residential units



30 September 2026

- The Netherlands (NL)[2]
- Spain (ES)[3]
- Ireland (IE)

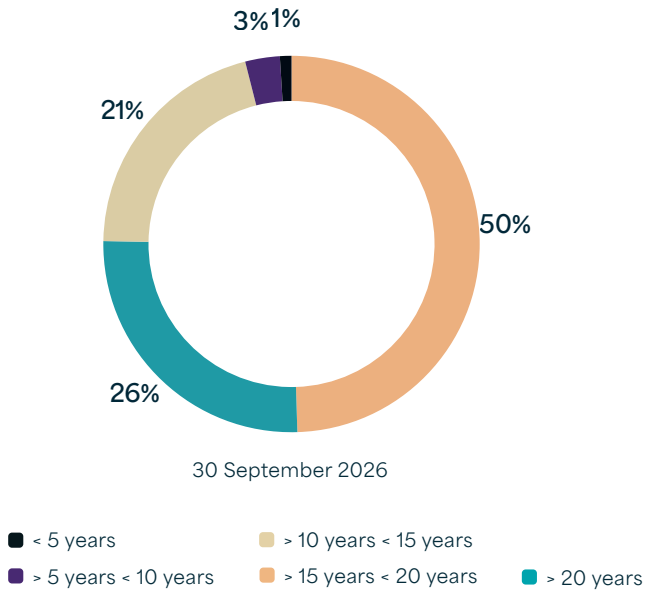
Distribution projects by age of the buildings



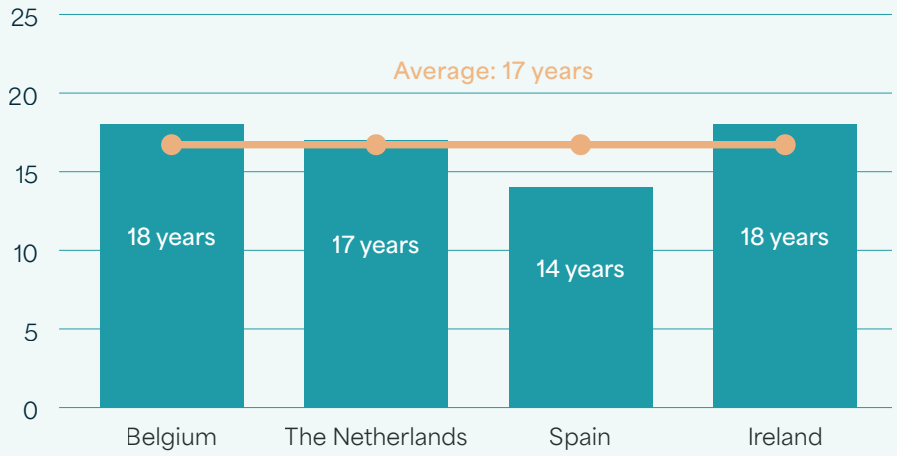
- < 1 year ago
- 1 to 5 years ago
- 5 to 10 years ago
- 10 to 15 years ago
- 15 to 20 years ago
- >20 years ago

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 €158.77m(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.

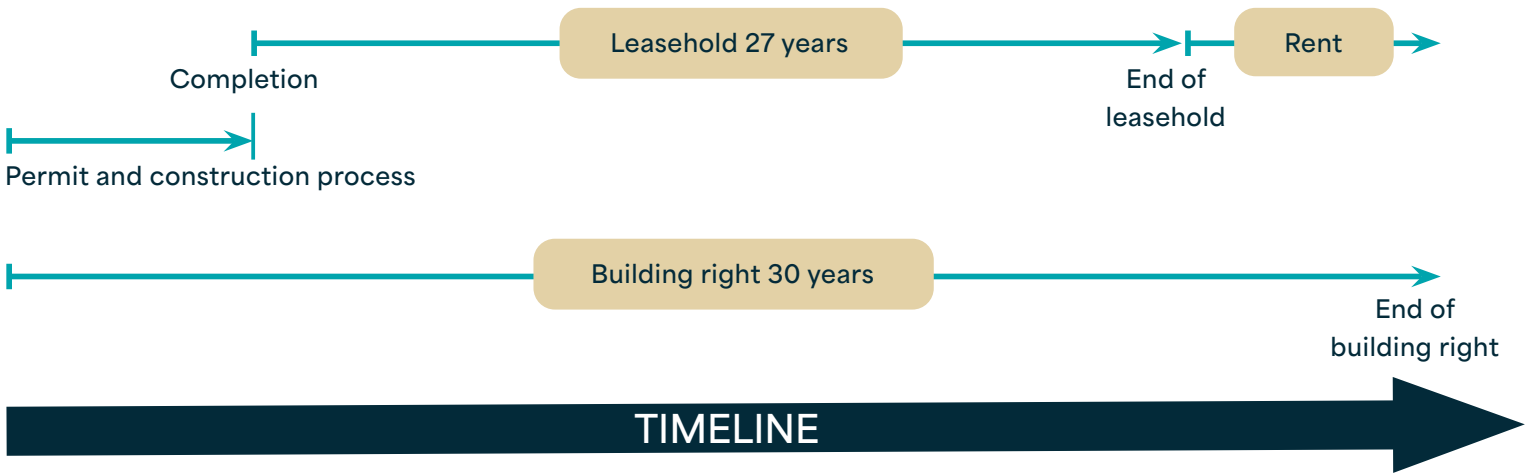
(3) Sum of receivables financial lease (€153.23m) and trade receivables related to fixed assets (real estate a.o.) (€5.54m) (30/09/2026).

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 30 September 2026 was **7.66 years**.

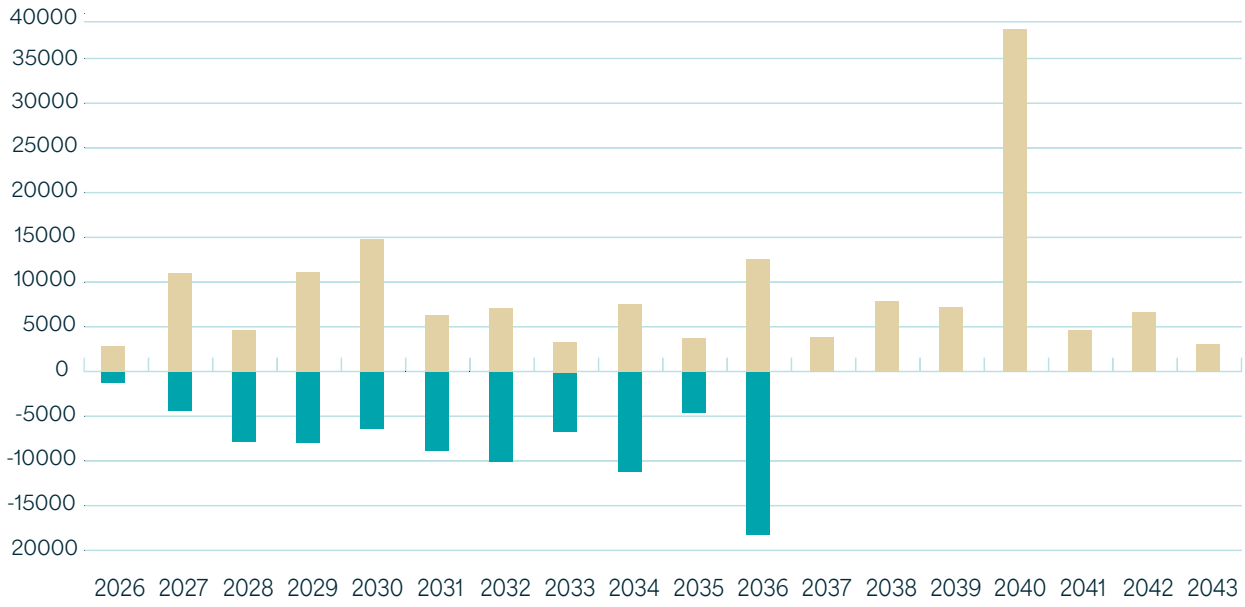
(1) The operating costs, maintenance costs and loss of rent associated with the vacancy are borne by the operator.



Spread building rights fee vs related debt maturity

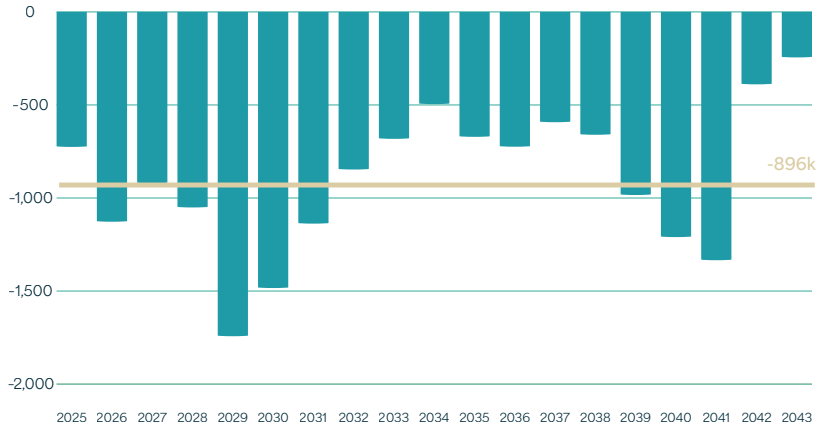
Evolution of the final building rights fees and related debt maturity relating to the legacy portfolio

- Final building rights fee (cash in) - in K EUR
- Related debt maturity (cash out) - in K EUR



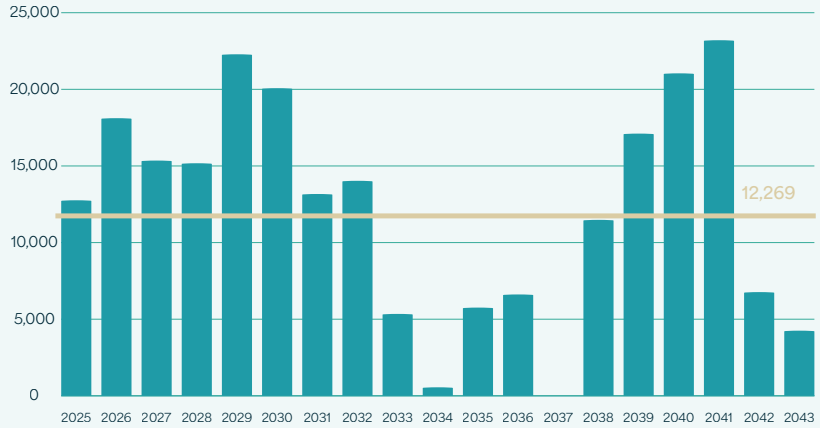
Annual rental income loss and average needed replacement value - in k EUR

Annual rental income loss

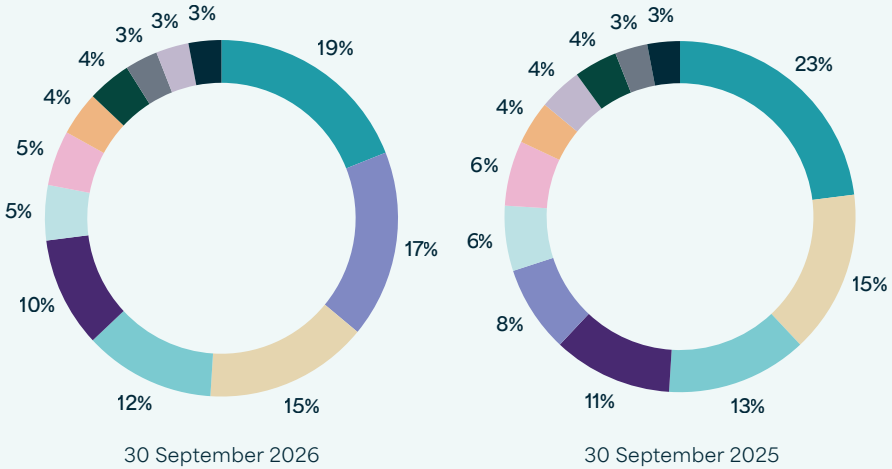


Average rental income loss represents just 1.2% of 2025 rental income, highlighting minimal impact on overall performance

Average replacement value at 5.75% yield



The Welfare Estates transaction, yielding 5.75%, covers 12 years of replacement requirements.



30 September 2026

30 September 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
- Orelia
- Korian
- 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 30 September 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 30 September 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: moving within strategic boundaries 2026-2027

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 and interest risk management

- Sound hedging policy, though allowing for interest risk management opportunities (hedge ratio Q3 2026: 93.5%)
- Average tenor of outstanding debt of 4.42 years
  Average tenor of outstanding hedges of 5.55 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%
- Company received investment grade rating BBB- from Fitch ratings

Strong focus on cost management and operational excellence

- Increased cash operating margin: 88%
- ERP implementation ongoing

Dividend stability for shareholders

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/m²

CP Invest commits to reach an average energy **efficiency of 110 kWh/m² by 2030** (1).

127(2) kWh/m²

+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

	2025	2024
Care Property Invest	**127 kWh/m²**	**126 kWh/m²**
Peer 1	140 kWh/m²	143 kWh/m²
Peer 2	148 kWh/m²	154 kWh/m²

ESG remuneration

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% 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

11.2 years

(1) Finance leases

20.5 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.

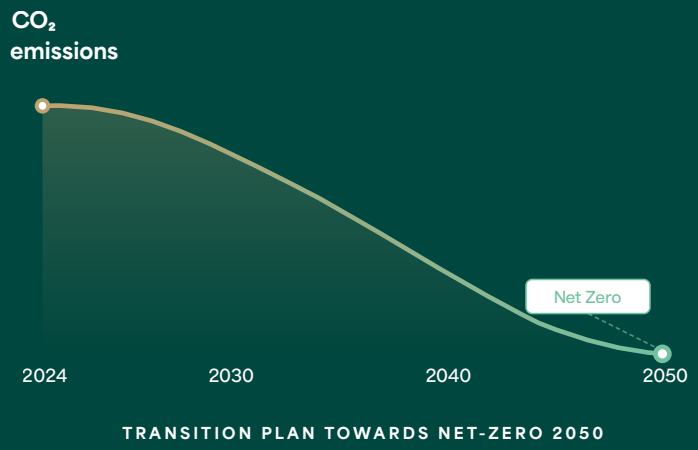
Fleet electrification

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

Q3 2026 Figures

Operational KPI's

- Average indexation 2026: 2.44%
- Occupancy rate: 100%
  - stable average real occupancy rate: 94.57% at 30 June 2026

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

Guidance 2026:
Sustained dividend

Good solvency and liquidity

- EPRA LTV: 47.63%
- Very limited future cash - out committed developments: 7.8 MEUR
- Stable valuation portfolio: -0.04% FV YTD 2026.
- Available capacity on credit lines as at 30/09/2026: 86 MEUR

- **EPS** outlook 2026: **1.13 EUR**
- **Stable DPS** outlook 2026: **1.00 EUR**
- **Increase in rental income**
  from 73.9 MEUR to 82.0 MEUR (+11%)

Key figures P&L Statement

Growth rental income due to Welfare acquisition

Cash operating margin 88%. Increase despite one off reversal of an accrual for 960 KEUR in 2025

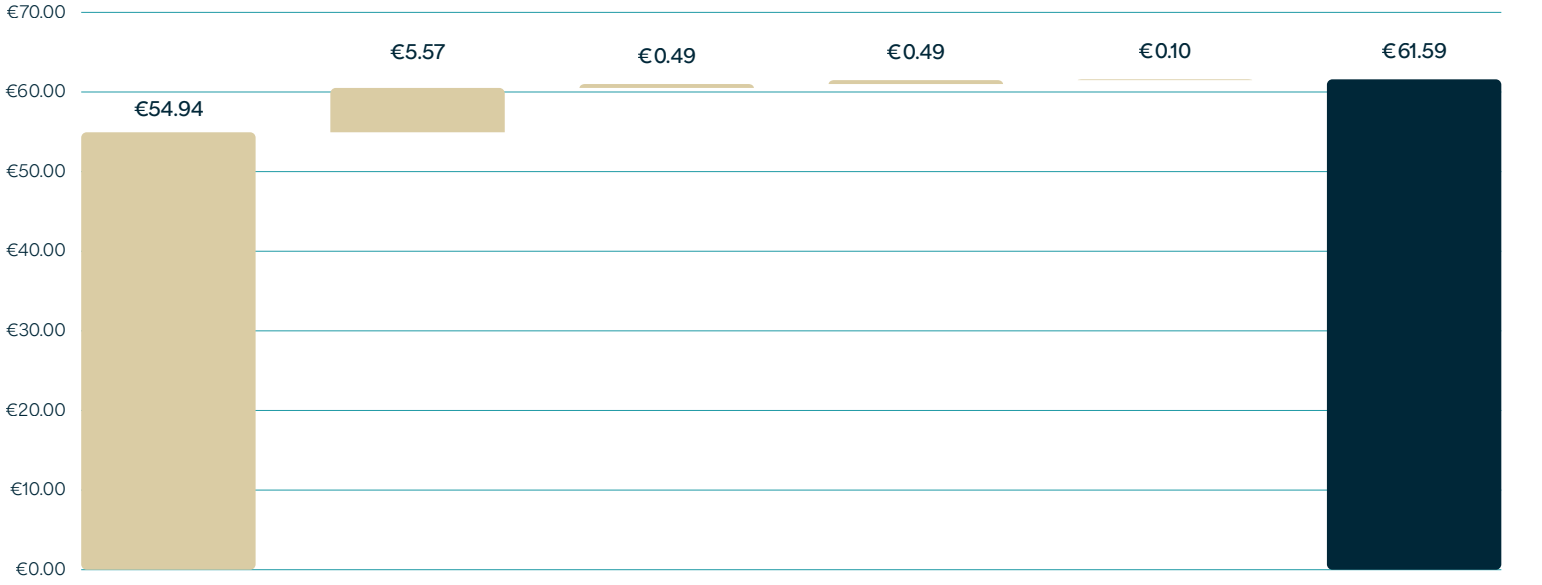
Recurring tax optimisation in the Netherlands

Period closed on 30 September - in K EUR	2026	Var	2025	Var	2024
Net rental result	**61,445**	**11.84%**	**54,939**	**5.70%**	**51,979**
Real estate operating result	**61,438**	**11.88%**	**54,916**	**5.67%**	**51,968**
General expenses and other operating result (cash)	-7,305	-15.49%	-6,325	6.59%	-6,771
Operating cash result	**54,133**	**11.41%**	**48,591**	**7.51%**	**45,196**
Financial income	1		2		5
Financial expenses	-16,022	-14.46%	-13,998	2.10%	-14,297
Financial result excl. changes in fair value of financial instruments	**-16,021**	**-14.47%**	**-13,995**	**2.08%**	**-14,292**
Adjusted EPRA earnings before taxes	**38,112**	**10.17%**	**34,595**	**11.94%**	**30,904**
Taxes	-1,079		-1,417		-703
Adjusted EPRA earnings	**37,033**	**11.62%**	**33,178**	**9.86%**	**30,202**
The weighted average number of shares issued	42,273		36,989		36,989
Adjusted EPRA earnings per share based on weighted average outstanding shares	**0.88**	**-2.33%**	**0.90**	**9.86%**	**0.82**
Adjusted EPRA earnings	**37,033**		**33,178**		**30,202**
Profit- or loss margin on projects attributed to the period	-595		-615		-578
Depreciation and (reversal of) amortisation	-456		-308		-465
EPRA earnings	**35,982**		**32,255**		**29,159**
Changes in fair value of real estate investments (+/-)	**-918**		**1,588**		**-2,130**
Changes in fair value of financial instruments (+/-)	19,638		3,001		-4,334
Deferred Taxes	-3		-440		12
Net result / Global result	**54,699**		**36,404**		**22,707**

(1) Current expression: Global result statement.

Rental income

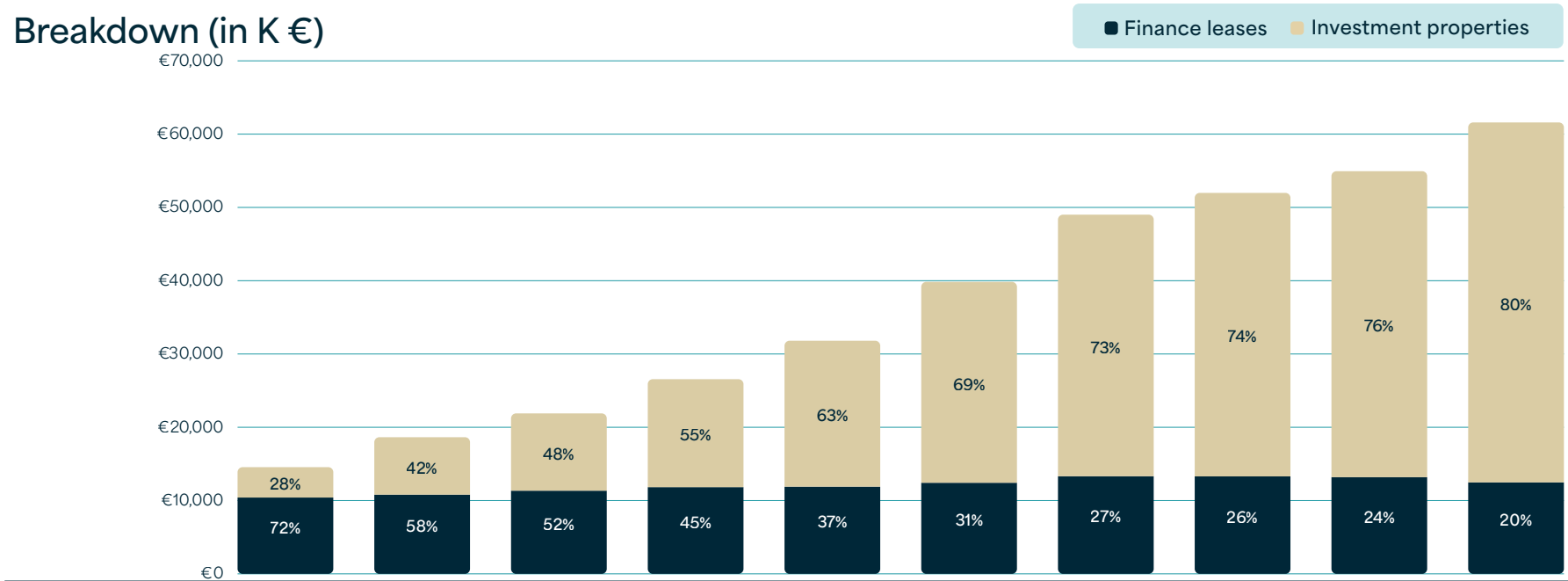
In million EUR



Change :	BE	NL	ES	IE	Total
Change :	15.36%	4.88%	10.86%	2.53%	12.11%
Like-for-like change :	-1.37%	+3.17%	+2.71%	+2.53%	+0.06%

Rental income

Breakdown (in K €)



	Q3 2017	Q3 2018	Q3 2019	Q3 2020	Q3 2021	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
Investment properties	€ 4.145	€ 7.833	€ 10.545	€ 14.728	€ 19.904	€ 27.410	€ 35.691	€ 38.684	€ 41.746	€ 49.112
Finance leases	€ 10.411	€ 10.808	€ 11.347	€ 11.832	€ 11.900	€ 12.427	€ 13.319	€ 13.294	€ 13.193	€ 12.483
Total rental income	€ 14.556	€ 18.642	€ 21.892	€ 26.560	€ 31.804	€ 39.837	€ 49.010	€ 51.979	€ 54.939	€ 61.595

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.

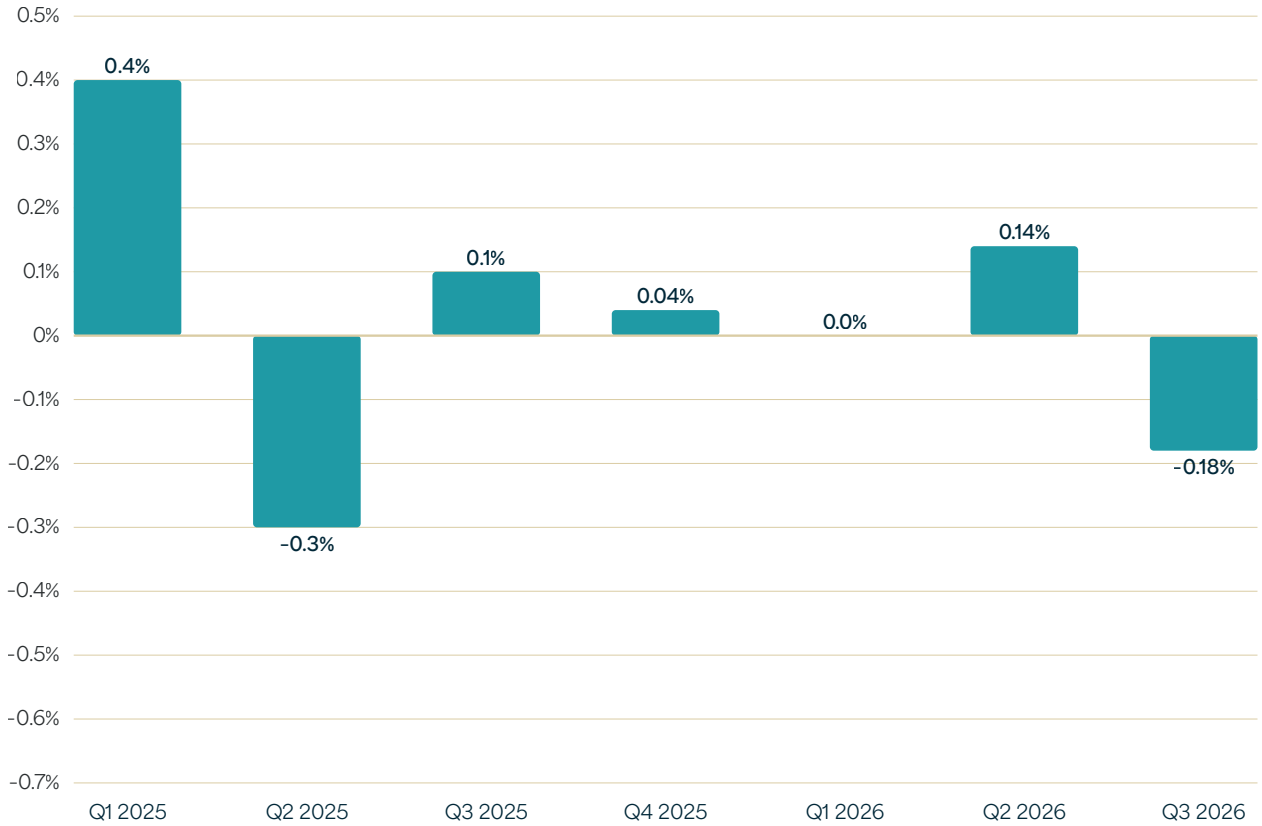
Key figures balance sheet

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

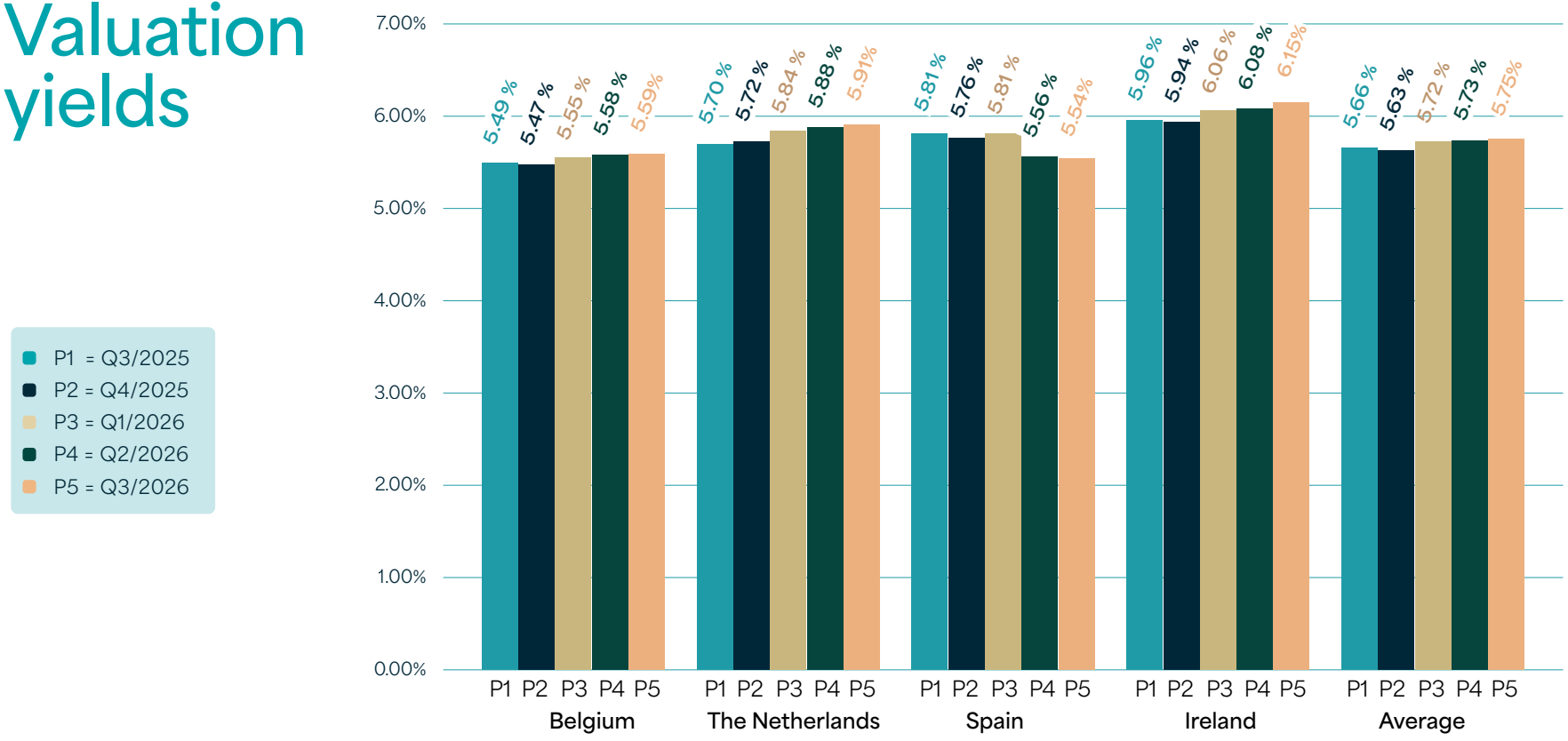
Consolidated in K EUR	Q3 2026	FY 2025	FY 2024
Receivables financial leases	162,659	165,814	166,440
Trade payables related to fixed assets	6,770	7,365	8,192
Investment properties	1,178,273	1,175,906	1,015,282
Other assets not included in debt ratio	34,844	22,214	20,487
Other assets included in debt ratio	19,372	17,538	12,680
Cash & cash equivalents	1,981	3,526	2,866
Total assets	**1,403,898**	**1,392,363**	**1,225,947**
Equity	720,591	703,286	626,888
Financial debt & liabilities included in debt ratio	671,545	670,432	575,411
Other liabilities not included in debt ratio	11,762	18,645	23,648
Total equity and liabilities	**1,403,898**	**1,392,363**	**1,225,947**
Debt ratio	49.05%	48.93%	47.73%

Like-for-like portfolio valuation

Average overall valuation yield of 5.75%



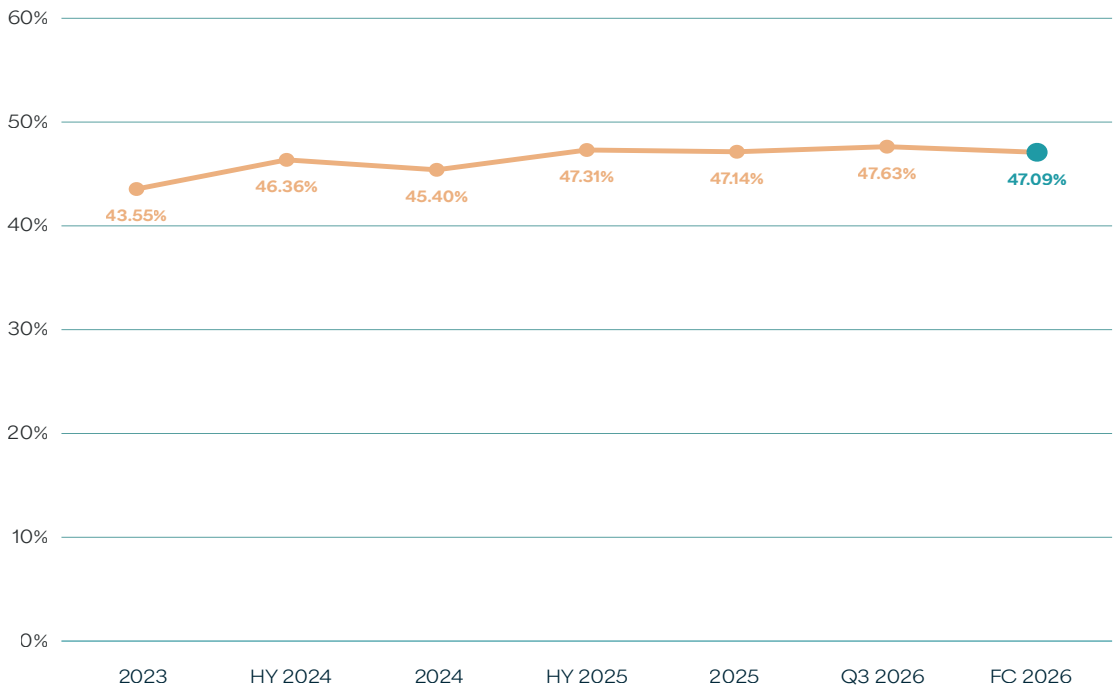
Valuation yields



Debt Ratio

Under control

EPRA LTV



CPI's hybrid business model results in an overstated EPRA LTV compared to peers

- From an economic perspective, the Company's finance lease portfolio should be viewed as a portfolio of receivables supported by government-backed cash flows.
- Due to the predictable nature and high repayment certainty of these receivables, these investments are generally structured using approximately 70% debt financing and 30% equity capital.

Total EPRA LTV:

- Net debt: 659.9 MEUR
- Property value: 1,385.6 MEUR
- LTV: 47.63%

EPRA LTV investment property:

- Net debt: 519.1 MEUR
- Property value: 1,184.4 MEUR
- LTV: 43.83%

EPRA LTV finance leases:

- Net debt: 140.8 MEUR
- Property value: 201.2 MEUR
- LTV: 70.00%

Financial headroom

Debt ratio

EPRA LTV of 47.63% gives margin:

- → Up to 45%: for €-66.2 million
- → Up to 50%: for €65.8 million

Debt ratio of 49.05% (RREC-law) gives margin:

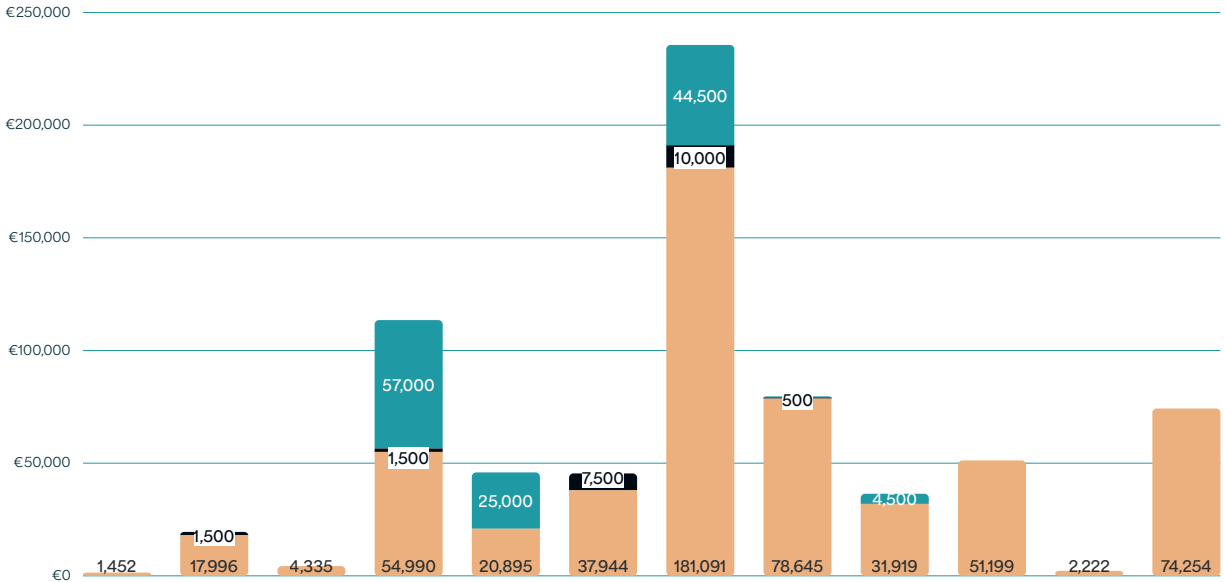
- → Up to 50%: for €26.0 million
- → Up to 60%: for €374.8 million (covenant credit contracts)
- → Up to 65%: for €624.0 million (RREC-Royal Decree)

Future cash-out committed developments as at 30 September 2026: €7.8 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.



	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				57,000	25,000		44,500	500	4,500			
Bonds		1,500		1,500		7,500	10,000	500				
Bank loans/facilities	1,452	17,996	4,335	54,990	20,895	37,944	181,091	78,645	31,919	51,199	2,222	74,254

(1) The outstanding amount of short-term commercial paper and drawdowns on back-up facilities to cover commercial paper that has not been rolled over as at 30 September 2026 are not included in this maturity wall (€84.0 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 the end of the third quarter, an existing €60 million credit line with ABN AMRO, originally maturing in the third quarter of 2027, was extended until 2030. The effect of this agreement is included in the graph.

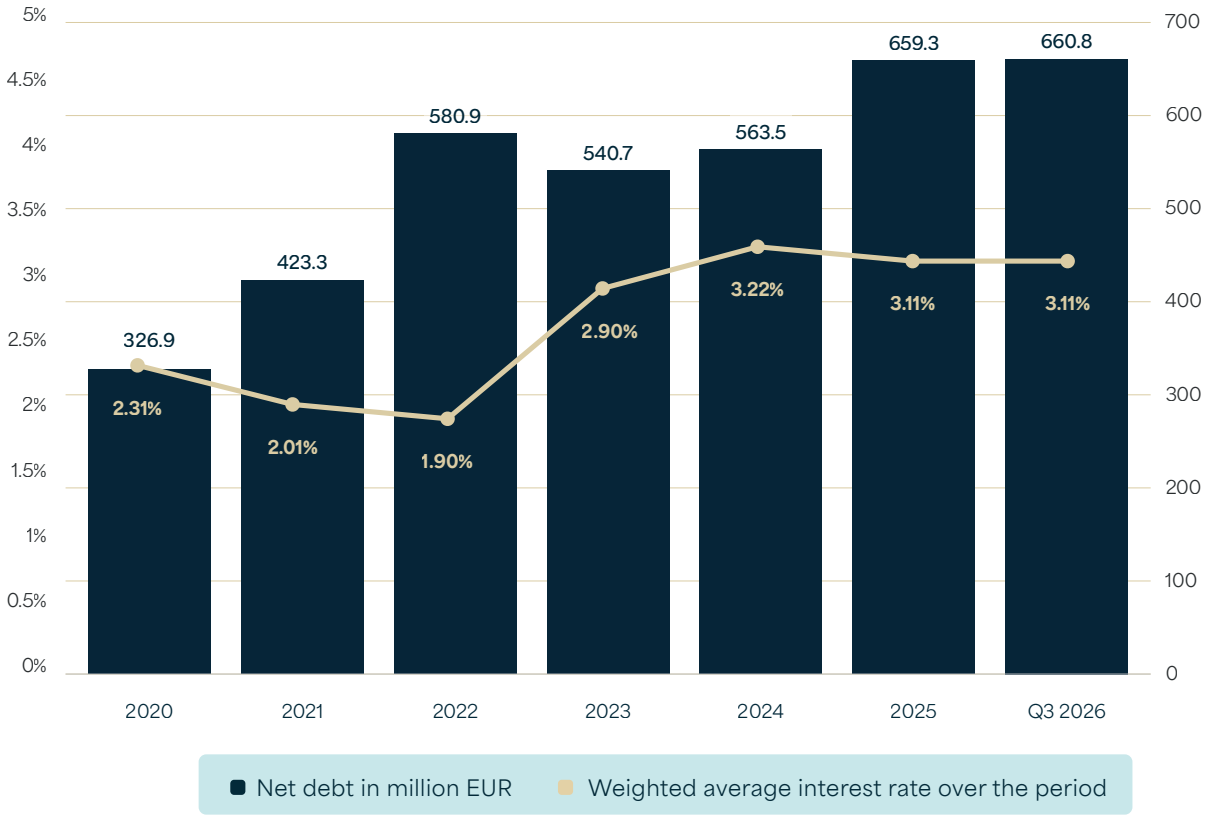
Weighted average interest rate and outstanding debts

Weighted average debt maturity (incl. CP): 4.42 years

Weighted average IRS maturity: 5.55 years

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

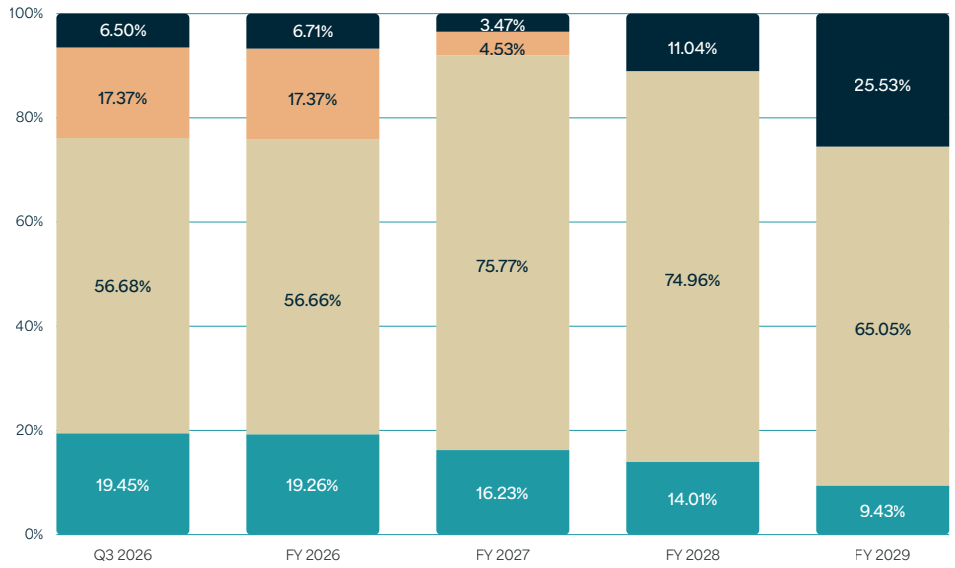
Weighted average interest rate over the period for the new portfolio: 2.94%



Financial obligations

Hedge ratio - future evolution

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



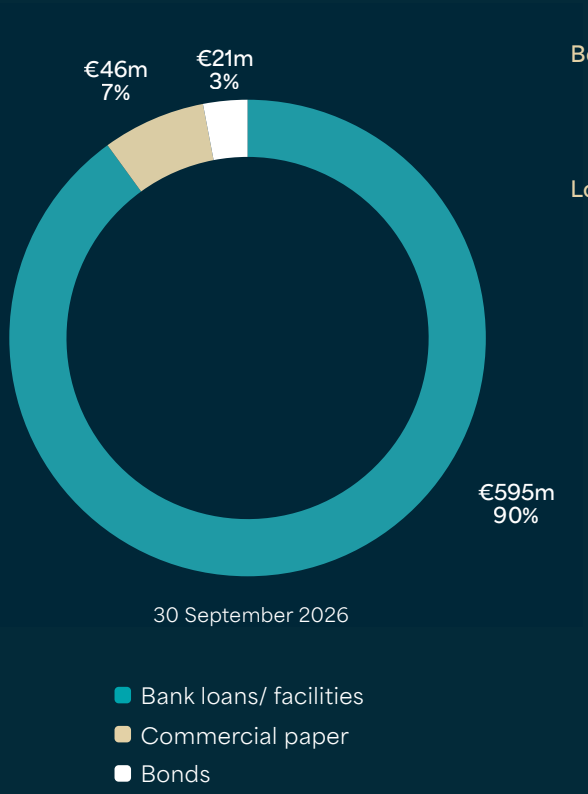
93.5% of debt hedged by interest rate swaps, caps or fixed rate debt as at 30 September 2026

- Interest rate hedge based on an equal credit portfolio (as at 30/09/2026)
- Weighted average **IRS maturity**: 5.55 years

Debt structure

Commercial paper (7%)

- Short-term CP program of max. 200 MEUR fully hedged
- Current margin 55 bps
- Current market conditions are making it increasingly challenging to roll over existing commercial paper.
- ABN AMRO was appointed as a third dealer to attract more international investors



Bonds (3%)

- Spread maturities to 2030
- 5 bonds

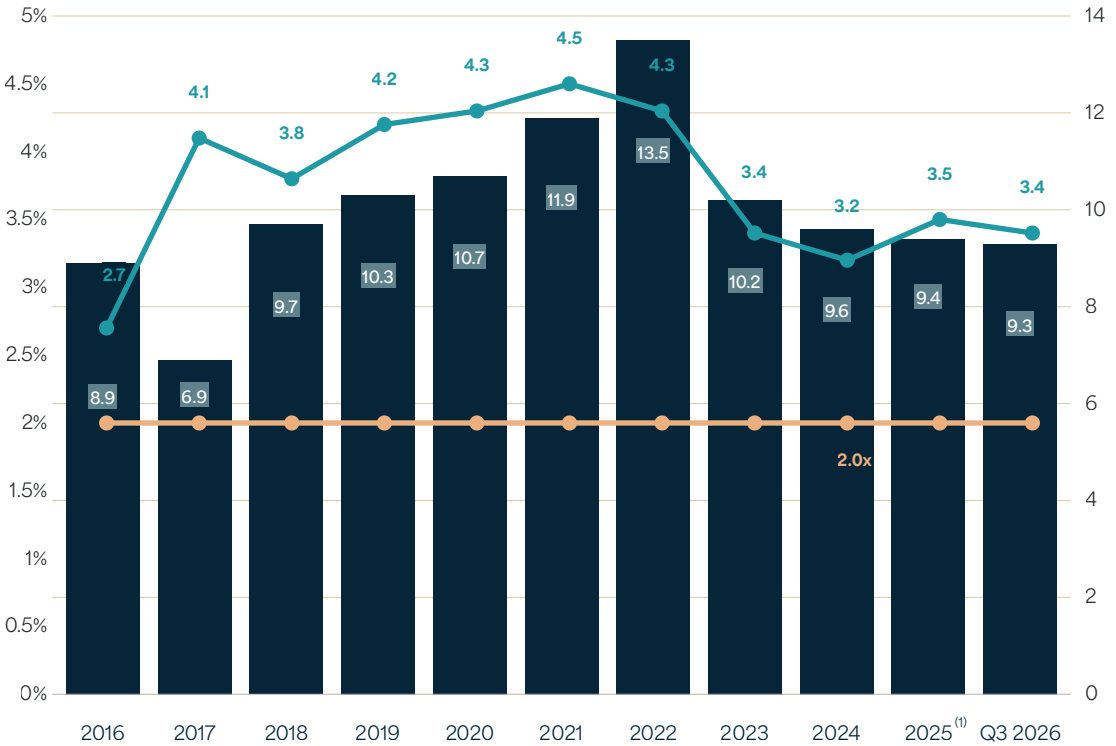
Loans (90%)

- With 9 different highly regarded banks
- 726 MEUR of committed lines of credit, including 2 sustainable loans (105 MEUR) and 6 sustainable-linked loans (131,5 MEUR).
- Weighted average margin on rollovers of 109 bps
- 131.5 MEUR of undrawn lines of which 46 MEUR are reserved as back up for the CP program

Net financial debt

EBITDA and interest coverage ratio

- Net financial debt/ EBITDA
- Interest coverage ratio
- Bank covenant limit CPInvest



(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.

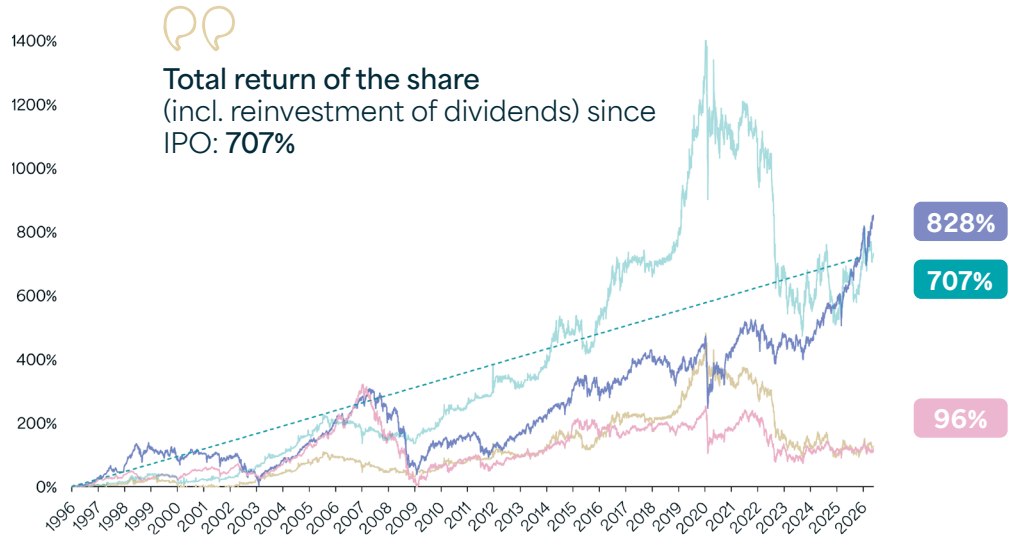


Share and shareholders
A solid dividend investment

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05

Performance[1]



Turning dividends into

durable perfomance - since 1996

β

care property invest 0.63 BEL20 by EURONEXT 1.00

Attractive risk-return profile

%

care property invest 7.05% BEL20 by EURONEXT 7.53%

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 30 September 2026. The total performance of the FTSE EPRA exclude dividend reinvestment.

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

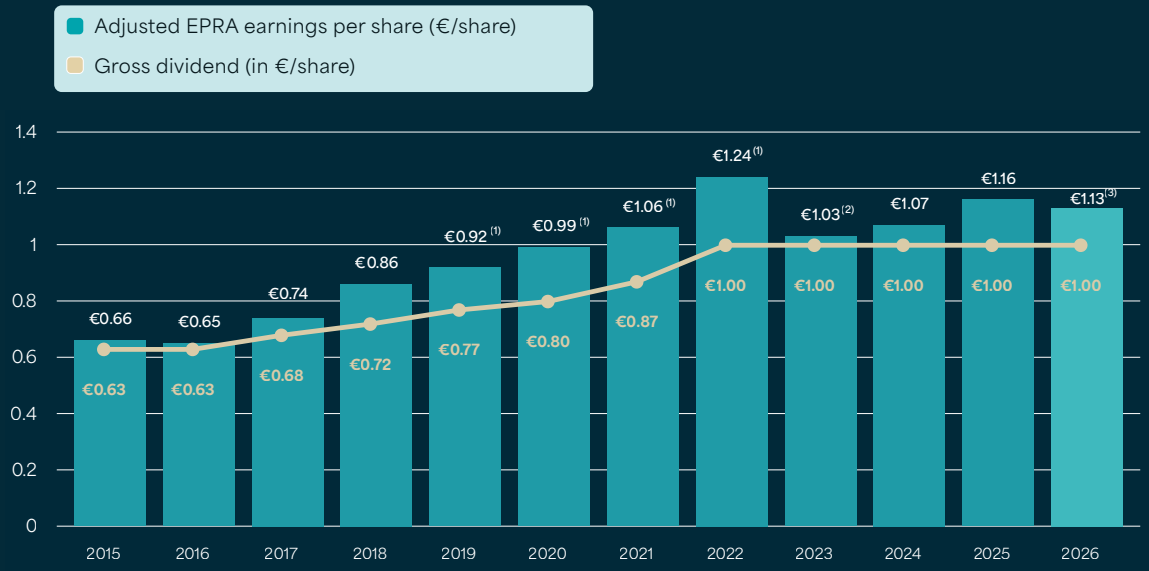
(3) Average monthly inflation from the ECB data portal for the period January 1996 until December 2025

EPS and DPS evolution

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

The **gross dividend yield** amounts to 8.17% based on Q3 2026 figures.

Dividends are subject to 15% WHT.

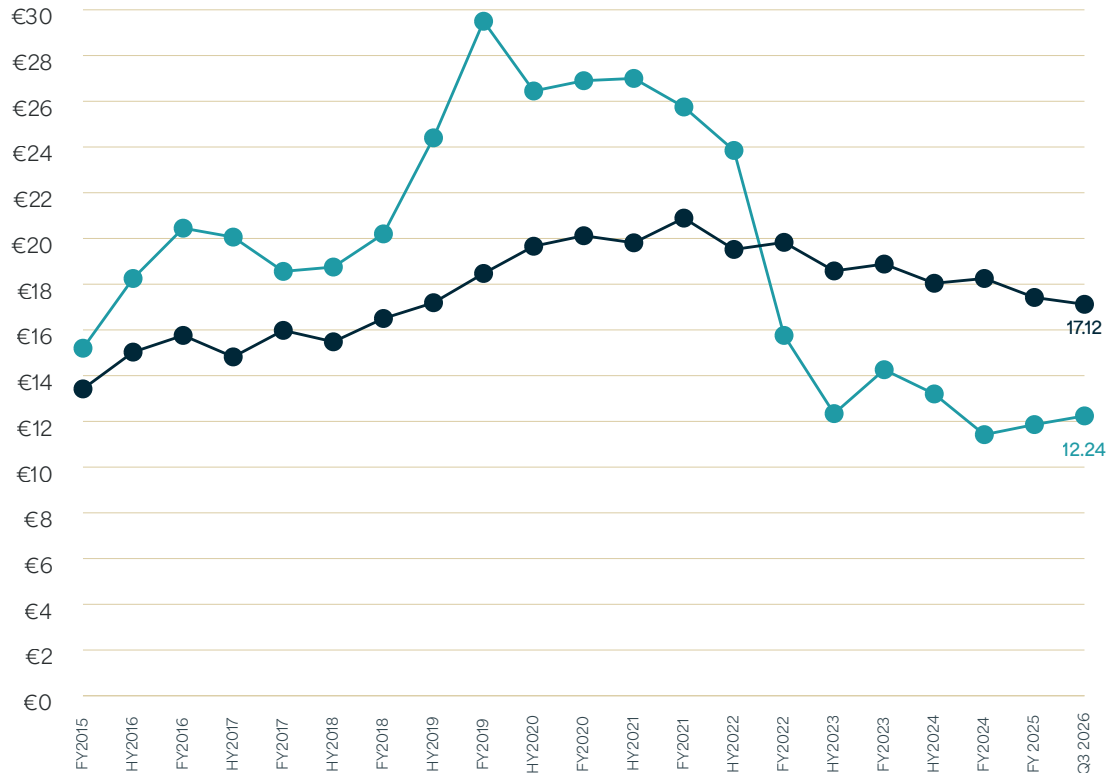


(1) Earnings per share on the rise, despite 2 capital increases in 2019 totalling €23 million (capital + share premium) and 3 capital increases in 2020 totalling €99 million (capital + share premium), 2 capital increases in 2021 totalling €68 million (capital + share premium) and 2 capital increase in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

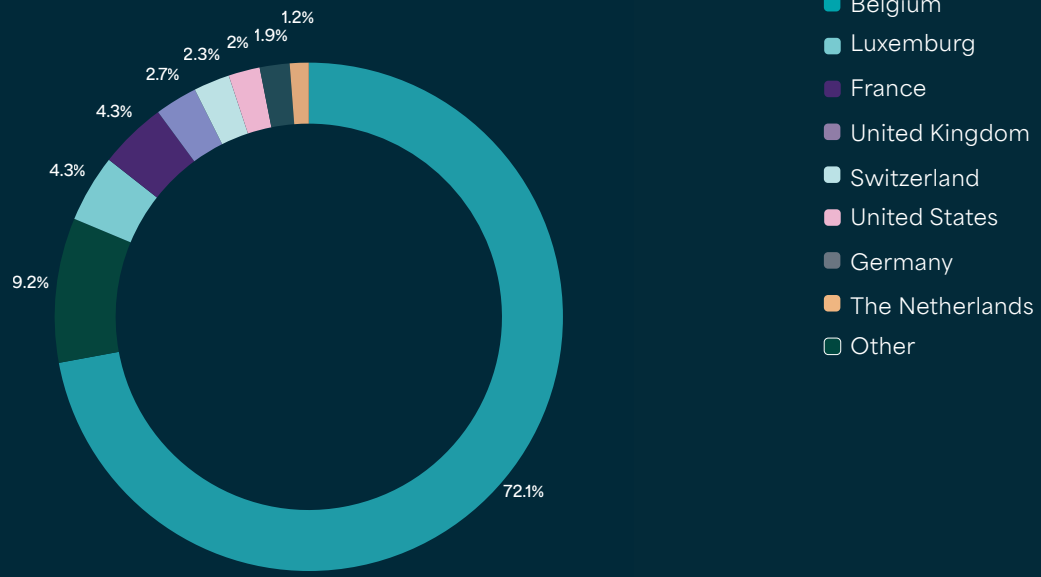


Stock price
EPRA NTA

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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06

Key investment highlights

1. Sound financial management
2. Operational excellence
3. Long-term view on value creation
4. Opportunistically explore options to create shareholder value
5. Ready to accelerate growth if good opportunities arise

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Thank you

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