Press release

Free translation, the Dutch version prevails

23 November 2026 - 6 p.m.
Non-regulated information

Care Property Invest
Public limited liability company (société anonyme/naamloze vennootschap),
Public Regulated Real Estate Company (Société Immobilière Réglementée (SIR) /
Gereglementeerde Vastgoedvennootschap (GVV)) under Belgian Law
Registered Office: 3 Horstebaan, 2900 Schoten
Companies Registration No. 0456.378.070 (LPR Antwerp)
(Hereinafter also referred to as the 'Company')

Care Property Invest acquires care residence in former barracks in Bussum (NL)

Schoten, Belgium - Monday 23 November 2026

Care Property Invest recently completed the transaction for a redevelopment project in Bussum, in the 'Het Gooi' region of North Holland. In addition, the Company reached an agreement with the municipal authorities of the Belgian municipality of Arendonk on the early repurchase of Residentie De Peulder.

The project in Bussum concerns the redevelopment by AIG Care & Living of one of the six existing accommodation buildings on the site of the former Kolonel Palmkazerne barracks into a small-scale care residence with 31 residential places. The total investment value of the project is estimated at approximately €10.1 million, of which approximately €1.1 million will be paid in 2026.

Bussum is part of the affluent municipality of Gooise Meren, located between Amsterdam and Utrecht. The project at Jo Muurlingplaats forms part of the Crailo neighbourhood, an area development in which a former military barracks site is being transformed into a low-traffic environment featuring various types of residential accommodation, care housing and commercial spaces, surrounded by greenery.


'Korian Bussum' | Bussum (NL)

The transaction takes the form of a forward funding asset deal. At closing, Care Property Invest acquired the land and the existing buildings from AIG Care & Living. The Company will subsequently finance the redevelopment of the project in instalments, in line with the progress of the works. Under a turnkey development agreement, AIG Care & Living is responsible for the development, construction and turnkey delivery of the project for the benefit of operator Korian. Completion is expected in the first quarter of 2028.

The existing building, which is a listed municipal monument, will undergo a thorough energy-efficiency transformation. The project is targeting an EPC A+++ rating upon completion. It will be equipped with, among other things, an ATES system (aquifer thermal energy storage), underfloor heating and cooling, a type D ventilation system with heat recovery, HR+++ glazing and approximately 180 solar panels.

Partnership

AIG Care & Living is a specialist developer of healthcare real estate and senior housing and has been active in this market since 2007. AIG combines real estate development with in-depth knowledge of care provision and operations and has developed dozens of residential care projects to date. The organisation manages the entire development process, from concept development and permits to financing, construction and turnkey delivery.

Care Property Invest is partnering with Korian for the operation of the care residence. The partnership will be based on a new long-term triple net lease agreement with a minimum term of 15 years, subject to annual indexation. The lease agreement will commence upon completion of the project.

Korian Nederland focuses on care, well-being and support for older people and operates approximately 60 locations in The Netherlands. The organisation forms part of the listed French group Clariane. Its care concept is based on 'Positive Care', which focuses not only on residents' medical needs, but also on their well-being and autonomy.

Project sheet

	Korian Bussum Bussum (NL)
Date of closing:	12 November 2026.
Address:	Jo Muurlingplaats, 1403 CZ Bussum, The Netherlands.
Operator:	Korian / Senior Living B.V.
Capacity:	Care residence with 31 residential units.
Sustainability:	Thorough energy-efficiency transformation to an EPC A+++ rating, including high-performance thermal insulation, an ATES system with underfloor cooling and heating, a type D ventilation system with heat recovery, HR+++ glazing, solar shading and approximately 180 solar panels.
Expected completion:	Q1 2028.
Transaction:	Asset deal with staged construction financing (forward funding).
Type of contract:	New long-term lease agreement of the ‘triple net’ type with a minimum duration of 15 years (renewable and annually indexable).
Total investment value:	Approximately €10.1 million.
Financing:	Debt financing.



Patrick Couttenier, CEO of Care Property Invest

'With the acquisition of the project in Bussum, we are continuing our partnership with Korian and, together with developer AIG Care & Living, adding a high-quality redevelopment project to our Dutch portfolio. The combination of its location, the small-scale care concept and the extensive energy-efficiency renovation is closely aligned with our long-term strategy."

Sale of Residentie De Peulder in Arendonk (B)

On 23 November, Care Property Invest and the Public Centre for Social Welfare (OCMW) of the Belgian municipality of Arendonk also reached an agreement on the early repurchase of Residentie De Peulder, a complex of assisted living apartments operated by the OCMW of Arendonk. The sale price was set at €1,225,000, in line with the fair value of the project.

Residentie De Peulder formed part of Care Property Invest's historic Serviceflats Invest portfolio.

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Care Property Invest would like to reconfirm its desire to expand its real estate portfolio in the future with health care infrastructure in Belgium, The Netherlands, Spain, Ireland as well as elsewhere in the European Economic Area.

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Caution regarding forecasts

Ce This press release contains forecasts involving risks and uncertainties, including, among other things, statements regarding plans, objectives, expectations and intentions of Care Property Invest. Readers are cautioned that such forecasts involve known and unknown risks and are subject to significant business, economic and competitive uncertainties which are mostly beyond Care Property Invest's control. If one or more of these risks or uncertainties materialise or should, if applied, basic assumptions prove incorrect, the final results may significantly deviate from the anticipated, expected, estimated or projected results. For these reasons, Care Property Invest cannot assume any responsibility for the accuracy of these forecasts.

For all additional information

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About Care Property Invest

Care Property Invest NV/SA is a Public Regulated Real Estate Company (public RREC) under Belgian law. The Company has been listed on Euronext Brussels for over 30 years and invests in high quality healthcare real estate for elderly and disabled people on the European market. Care Property Invest purchases, builds and renovates high-quality healthcare real estate (residential care centres, groups of assisted living apartments, residential complexes for people with a disability, etc.), fully tailored to the needs of the end user and then makes it available to solid healthcare operators on the basis of a long-term contract.

The Company is developing an international portfolio of healthcare projects, which currently counts 158 projects, spread across Belgium, The Netherlands, Spain and Ireland. The market capitalisation of Care Property Invest amounted to approximately €531 million on 20/11/2026. The Company aims to create a stable share for its shareholders with a low risk profile and a stable and steadily growing dividend.

Ticker:	CPINV
ISIN Code:	BE0974273055
Index listings:	- FTSE EPRA Nareit Developed Global Index - FTSE EPRA Nareit Developed Europe Index - Belgium BEL Mid (Euronext Brussels) - Euronext Real Estate (Euronext Brussels) - GPR (Global Property Research) General Europe Index - GPR (Global Property Research) General Europe Quoted Index (excl. open-end bank funds) - Fitch Rating: BBB- with stable outlook
EPRA:	EPRA member since December 2016. In September 2026, the Company received its tenth EPRA BPR Gold Award.
Website:	All further information can be found on our website, www.carepropertyinvest.be.