

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

18 March 2021

After trading hours – Under embargo until 17h45

Inside information

CARE PROPERTY INVEST

Public limited liability company (société anonyme/naamloze vennootschap),
Public Regulated Real Estate Company (Société Immobilière Réglementée (SIR) /
Gereguleerde Vastgoedvennootschap (GVV)) under Belgian Law
Registered Office: 3 Horstebaan, 2900 Schoten
Companies Registration No. 0456.378.070 (LPR Antwerp)
(the "Company")

**ES- ACQUISITION OF A NEWLY BUILT RESIDENTIAL CARE CENTRE
IN ALMERIA**

Schoten, Belgium – 18 March 2021

Care Property Invest announces its fourth acquisition and its first fully completed project on the Spanish market, being the newly built residential care centre 'Emera Almeria', located near the city centre of Almeria. The residential care centre has a total capacity of 154 private residential places, divided over 56 single rooms and 49 double rooms, and its day care centre has a total capacity of 20 people.

The purchase of 'Emera Almeria' was completed by means of a share deal in which Care Property Invest Spain S.L.U., a 100% subsidiary of Care Property Invest, acquired 100% of the shares in Care Property Invest Jasmine, S.L. (previously: Euroseniorsclub Almeria, S.L.), the real estate company in which the entire project is incorporated. The building has been developed by the Spanish real estate company Euroseniorsclub, specialized in real estate development of high-quality residential and day care centres in Spain and Portugal, and its provisional delivery took place right before this effective acquisition.

'Emera Almeria' is being operated by Wsenior Asistencia Integral 4 S.L., a subsidiary of Groupe Emera on the basis of new long-term rental agreement of the 'triple net' type with a minimum duration of 15 years (renewable), which will be indexed annually. This agreement is effective immediately and will generate immediate income for the Company as of today.

The total conventional value for this project is estimated to be approximately €10.0 million.

Strengthened by its 25 years of experience, the Company wants to establish itself in this Southern European country, for which statistics predict that the number of people aged 65+ will increase by as much as 67% by 2040.

Quote Peter Van Heukelom, CEO of Care Property Invest:

'With the acquisition of our 130th project, located in Almeria, we are proud to gain further foothold in the Spanish healthcare real estate market within a new Spanish province. This is a sizeable new construction project in a central and residential location, close to the city centre of Almeria. This is our fourth project on the Spanish market and a further strengthening of our partnership with the healthcare operator Groupe Emera. Our ambition is to continue the current acquisition pace and thus strengthen our European position as a listed healthcare real estate player.'

Care Property Invest NV/SA

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About Groupe Emera

With 81 establishments of which 69 nursing homes in 7 European countries and more than 7 750 beds in its portfolio, the French healthcare operator Groupe Emera is the seventh largest player for elderly care in France and in Europe. They are currently active in France (54 establishments of which 42 nursing homes), Spain (13 nursing homes), Belgium (5 nursing homes), Luxembourg (1 nursing home), Switzerland (1 nursing home), Italy (2 nursing homes) and Ireland (5 nursing homes). Group Emera took its first steps on the Spanish market in 2017 and currently operates 13 sites with approximately 1 850 beds. The Emera Group has several new projects to be opened in the coming months.

The property

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|  | | <h2>Almeria - 'Emera Almeria'</h2> | |
| | | <ul style="list-style-type: none">• ADDRESS: | Calle Fuente Victoria, 04007 Almeria, Spain |
| | | <ul style="list-style-type: none">• CAPACITY: | Residential care centre with 154 residential units 105 rooms (56 single rooms and 49 double rooms) and a day care center with a capacity of 20 people |
| | | <ul style="list-style-type: none">• OPERATOR: | Wsenior Asistencia Integral 4 S.L., a 100% subsidiary of Groupe Emera |
| <ul style="list-style-type: none">• LOCATION: | | Located in a residential area, 1.6km from the city centre of Almeria. You will find several shops, supermarkets and restaurants within 300m of the residential care centre. The project is easily accessible by car via the AL-12 motorway. (the main road to Almeria, which passes by the airport, among other things), as well as by public transport thanks to a bus stop located near the entrance of the building. | |
| <ul style="list-style-type: none">• DESCRIPTION PROPERTY AND FACILITIES: | | The project consists of a building with 5 levels and has 105 private rooms and a day care centre for 20 people. The residential care centre provides the possibility of an indoor doctor's and nursing practice, a physiotherapy practice, a hairdresser's salon and a pedicure room | |
| <ul style="list-style-type: none">• YEAR OF CONSTRUCTION / RENOVATION: | | 2021 | |
| <ul style="list-style-type: none">• CONTRACT TYPE: | | New long-term leasehold agreement of the 'triple net' type with a minimum duration of 15 years (renewable and annually indexable). | |
| <ul style="list-style-type: none">• CONVENTIONAL VALUE: | | €10.0 million. | |
| <ul style="list-style-type: none">• TRANSACTION: | | Share deal: Care Property Invest Spain S.L.U., a 100% subsidiary of Care Property Invest, acquired 100% of the shares in Care Property Invest Jasmine, S.L. (previously: Eurosensorsclub Almeria, S.L.), the real estate company in which the entire project is incorporated. | |
| <ul style="list-style-type: none">• FINANCING: | | Debt financing. | |

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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, as well as elsewhere in the European Economic Area.

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Caution regarding forecasts

This press release contains forecasts involving risks and uncertainties, amongst others 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. Consequently, Care Property Invest cannot assume any responsibility for the accuracy of these forecasts.

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About Care Property Invest

Care Property Invest NV is a Public Regulated Real Estate Company (Public SIR/GVV) under Belgian law. Based on a solid organisation, Care Property Invest helps healthcare entrepreneurs to undertake property projects by offering real estate tailored to the end user, that is both qualitative and socially responsible. For its shareholders, Care Property Invest strives for a stable long-term rate of return.

This year, Care Property Invest's share is celebrating its **25th anniversary on Euronext Brussels**. The share is listed under the name of **CPINV** and has the following **ISIN-Code: BE0974273055**. As from December 2016, the share is a constituent of the **Belgium BEL Mid Index** and the Company has become a member of **EPRA**.

In September 2020, the Company received its **fourth EPRA BPR Gold Award**. As from 1 November 2019, the share is a constituent of the **Euronext Next 150 Index**.

All further information regarding the Company can be found on our website, www.carepropertyinvest.be. Here we will keep you informed on a dedicated page about the (possible) impact of the COVID-19 epidemic on the business activities of Care Property Invest.