

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

Thursday 1 December 2022

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")

Care Property Invest buys residential care centre in Barcelona (ES)

Schoten, Belgium – Thursday 1 December 2022

Following the press release published on 16 August 2022, Care Property Invest has proceeded today with the acquisition of 'Marina Del Port', an existing site in Barcelona (an autonomous region of Catalonia) that will be redeveloped into a residential care centre. The project has a total investment value of approximately €7.0 million and will accommodate 78 residents upon completion.

The land and the existing building of this project were acquired by the Company by means of an asset deal, after which the building will be fully future-proofed according to the latest sustainability standards by the developer, La Vostra Llar la Marina S.L. The redevelopment will be financed in instalments by Care Property Invest, depending on the progress of the construction works, which should be completed in May 2024.

For the operation, Care Property Invest will enter into a partnership with La Vostra Llar for the first time. This local healthcare operator from Barcelona has more than 30 years of experience in operating and developing residential care centres. This transaction is part of Care Property Invest's strategic growth plan in this market.

Peter Van Heukelom, CEO of Care Property Invest;

'With the acquisition of this residential care centre, our team continues to work on the expansion of our Spanish healthcare property portfolio. It is the first time in this market that we are redeveloping an existing building into a state-of-the-art residential care centre. We are looking forward to joining forces with La Vostra Llar for the first time and to continuing this cooperation in the future.'



[Click here to download high-resolution pictures of the project](#)

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The operator

La Vostra Llar, a local healthcare operator from Barcelona, was founded in 1985. In the meantime it has built up more than 30 years of experience in the development and operation of residential care and day centres.

La Vostra Llar now operates 10 residential care centres in both Barcelona and Girona, accommodating a total of 650 residents. They can enjoy personalised care thanks to more than 315 healthcare professionals.

Overview sheet

Barcelona (ES) – Marina Del Port		
	Acquisition date:	1 December 2022
	Address:	Carrer de la Foneria 29, 0838 Barcelona (Sants-Montjuïc), Spain
	Operator:	La Vostra Llar La Marina (part of La Vostra Llar Residencial S.L.U.)
	Capacity:	Residential care centre with 78 residential units – RCC to be redeveloped 55 rooms (32 single rooms and 23 double rooms) and a day care centre with a capacity of 15 people.
Project:	The building will have a total of 55 rooms and a day care centre for 15 people, distributed over 5 floors (a basement, a ground floor and 3 upper floors). It will be equipped, among other things, with different activity areas, living rooms and outdoor terraces.	
Location:	'Marina del Port' is located in Sants-Montjuïc, a district near the port of Barcelona, in the southeastern part of the city. The project is about 100 m away from various shops, supermarkets, banks, restaurants and cafés. Easy access is guaranteed by the proximity of the B-10 (which skirts the Barcelona metropolitan area) and the Foneria metro stop 100 m away from the residential care centre.	
Sustainability:	The general aim will be to obtain an EPC A certificate (Building Energy Rating) for this project. To this end, the residential care centre will be equipped with 51 photovoltaic solar panels, solar heat collectors, all electrical appliances will have at least an A++ label, and the residential care centre will have an EMS. As a result, the redevelopment of 'Marina Del Port' will be fully in line with the sustainability vision of Care Property Invest.	
Year of construction/ renovation:	Provisional delivery is expected in May of 2024.	
Transaction:	Asset deal. Financing in instalments by the Company.	
Type of contract:	New long-term lease agreement of the 'triple net' type with a minimum duration of 20 years (renewable and annually indexable).	
Total investment value:	Approximately €7.0 million.	
Financing:	Loan capital.	

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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/SA is a Public Regulated Real Estate Company (public RREC) under Belgian law. The Company has been listed on Euronext Brussels for over 25 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 has developed an international portfolio of 143 healthcare projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €411 million on 30/11/2022. 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:	<ul style="list-style-type: none"> • 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)
EPRA	EPRA member since December 2016. In September 2022, the Company received its sixth EPRA BPR Gold Award.
Website	All further information can be found on our website, www.carepropertyinvest.be .