

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION
INSIDE INFORMATION

Friday 8 July 2022

After trading hours – Under embargo until 17h45

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 acquires a care residence in Dorst (The Netherlands)

Schoten, Belgium – Friday 8 July 2022

Care Property Invest announces the acquisition of the project ‘Pim Senior’ in Dorst, a care residence with 56 residential units for elderly people suffering from dementia. The newly built project was completed in June 2021 and has a total conventional value of approximately €22 million.

The transaction took place in the form of an asset deal whereby Care Property Invest acquired the real estate of this project via its Dutch subsidiary, Care Property Invest.NL10 B.V.

The operation of the project is carried out by Stichting Pim Senior on the basis of a new long-term rental agreement of the ‘triple net’ type with a duration of 30 years (annually indexable as from 2027). The project is therefore generating additional income for the Company as of today.

Peter Van Heukelom, CEO of Care Property Invest;

‘With this project, we are joining forces for the first time with care operator Stichting Pim Senior, a new, ambitious operator on the Dutch healthcare real estate market that focuses on assisted living for elderly people with dementia. Including this project, the total number of residential care projects in our portfolio now amounts to 141.’




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

The operator

Healthcare entrepreneur Ton van der Veer started this initiative for personal reasons. While looking for a suitable residence for his grandmother who suffers from dementia, he came to the conclusion that regular care falls short in a number of areas: rooms that are too small with shared bathrooms, insufficient staff and often impersonal care.

Therefore, in 2019 he founded "Stichting Pim Senior", an organisation whose goal is to realise small-scale care homes for elderly people with memory disorders. Pim Senior wants to offer each resident the care and attention he or she deserves.

Overview sheet

Dorst (NL) – Pim Senior	
	Acquisition date: 8 July 2022
	Address: Geerstraat 1, 4849 PP Dorst, The Netherlands
	Operator: Stichting Pim Senior
	Capacity: Care residence with 56 care apartments
Project:	This is a high-quality and exceptionally sustainable (EPC A++) care complex with 56 units, which, based on a small-scale vision, is made up of 4 wings with 14 apartments each. Due to the size of the plot and the rural location, a great deal of outdoor space has been created with inner gardens, vegetable gardens and a walking garden. The project is located next to Ton van der Veer's first project 'Pim Junior', a second home for young people with multiple disabilities.
Location:	In Dorst, a smaller village that is part of the municipality of Oosterhout, just a 10-minute drive from Breda. The complex is located in the countryside, yet close to the village centre. Shops and restaurants are within walking distance. The project is easily accessible by car via the 'A27' motorway and by public transport thanks to a bus stop just 100 metres away.
Year of construction/renovation:	2021
Transaction:	Asset deal
Type of contract:	New long-term lease agreement of the 'triple net' type with a minimum duration of 30 years (annually indexable as from 2027)
Total investment value:	Approximately €22 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 is developing an international portfolio of healthcare projects, which currently counts 141 projects, spread across Belgium, The Netherlands and Spain.

The market capitalisation of Care Property Invest amounted to approximately €659 million on 07/07/2022. 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 2021, the Company received its fifth EPRA BPR Gold Award.
Website	All further information can be found on our website, www.carepropertyinvest.be .