

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

INSIDE INFORMATION

Thursday 7 July 2022

Before trading hours– Under embargo until 08h00

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")

Acquisition of the assisted living complex 'Klapgat' in Haacht (BE) by means of a contribution in kind

Schoten, Belgium – Thursday 7 July 2022

Following the press release published on 23 June 2022, Care Property Invest announces the acquisition of the project 'Klapgat' in Haacht. This transaction was realized by means of a successful capital increase through a contribution in kind. This newly built project, which was completed and opened its doors on 30 September 2020, comprises a group of 53 assisted living apartments and a local service center and is built according to a modern design, using innovative techniques (e.g. with a view to maximum energy efficiency) and sustainable, high-quality materials. Therefore, this project can be considered 'state of the art'.

To realize this expansion of the portfolio, the Company acquired 100% of the shares in Igor Haacht NV, the company that owns the property of this project. The successful contribution in kind of all shares of Igor Haacht NV into the capital of Care Property Invest, results in a capital increase (incl. share premium) of €13,914,723.61 in exchange for the issue of 638,715 Care Property Invest shares.

The project is operated by Thuis Leven VZW on the basis of a new long-term leasehold agreement of the 'triple net' type with a minimum duration of 30 years (renewable and annually indexable).

Quote Peter Van Heukelom, CEO of Care Property Invest:


'With the acquisition of the Klapgat project, we are continuing the geographical expansion of our Flemish healthcare real estate portfolio. Including this investment, our portfolio consists of 140 effectively acquired projects.'



The operator

The project is operated by Thuis Leven VZW, founded in 2021. The vision of Thuis Leven VZW is that people should be able to live at 'home' for as long as possible, but with appropriate support. It is a young non-profit organisation, but one with great ambitions and strongly backed by its owners.

Overview sheet

Haacht - Klapgat		
	Closing date:	7 July 2022
	Address:	Klapgat 6-8, 3150 Haacht, Belgium
	Operator:	Thuis Leven VZW
	Capacity:	53 assisted living apartments and 1 local service center
Project:	The group of assisted living apartments will accommodate 61 residents in 8 two-bedroom assisted living apartments and 45 one-bedroom assisted living apartments. The project includes a local service center with a brasserie and several multifunctional rooms, which is expected to open its doors at the end of 2022.	
Location:	In a residential area, at walking distance from the bustling centre of Haacht, where various banks, shops and restaurants are located. The project is easily accessible by car (via the N21 and N26) and by public transport thanks to bus stops just 250 and 400 metres away.	
Sustainability:	The project was built according to a modern design, using innovative techniques (e.g. with a view to maximum energy efficiency) and sustainable, high-quality materials, and can therefore be considered state-of-the-art.	
Year of construction/ renovation:	2020	
Transaction:	Acquisition of 100% of the shares in Igor Haacht NV (by means of a contribution in kind)	
Type of contract:	New long-term leasehold agreement of the 'triple net' type with a minimum duration of 30 years (renewable and annually indexable).	
Total investment value:	Approximately €13.9 million.	
Financing:	Contribution in kind	

The transaction

On 23 June 2022, Care Property Invest announced the agreement for the acquisition of the project 'Klapgat' in Haacht (BE) by means of the acquisition of 100% of the shares in Igor Haacht NV. This acquisition has just been finalized by a contribution in kind of the shares of the aforementioned company into the capital of Care Property Invest within the framework of the authorised capital, by a decision of the Board of Directors of the Company. The transaction resulted in a reinforcement of equity of €13,914,723.61, of which an amount of €3,800,034.90 was allocated to the item capital and an amount of €10,114,688.71 to the item share premiums.

The contribution in kind of all the shares in Igor Haacht NV was remunerated by 638,715 new shares of Care Property Invest.

The 638,715 new shares are of the same kind and have the same rights as the existing shares, provided that they are issued with coupon nr. 16 and following attached and will therefore share in the result of the current financial year as from 1 January 2022.

The project will generate additional rental income for the Company as of today.

Disclosure in accordance with Article 15 of the Act of 2 May 2007 on the disclosure of major shareholdings (Transparency Act)

As a result of the capital increase and the issue of new shares on 7 July 2022 as part of this transaction, the total capital of the Company as at 7 July 2022 amounts to €165,048,798.02.

The capital is represented by a total number of securities conferring voting rights of 27,741,625. The total number of voting rights amounts to 27,741,625.

Each of these shares confers one voting right at the General Meeting of the Company and these shares thus represent the denominator for notification purposes within the framework of the transparency regulation (i.e. notifications in the event of reaching, exceeding or falling below the statutory or legal thresholds). In addition to the legal thresholds, Article 15 of the Company's articles of association provides for an additional statutory threshold of 3%.

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

Caution regarding forecasts

This press release contains forecasts involving risks and uncertainties, amongst other 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 centers, 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 140 healthcare projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €643 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 .