

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION
INSIDE INFORMATION

Wednesday 25 May 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 residential care centre in Bray (IE)

Schoten, Belgium – Wednesday 25 May 2022

To further develop its strategic growth plan in Ireland, Care Property Invest acquired its sixth project in this market today. 'Cairnhill Nursing Home', located in Bray, County Wicklow, is an existing and fully operational residential care centre accommodating 93 residents, with a total conventional value of approximately € 20.0 million. The transaction took place in the form of an asset deal whereby Care Property Invest acquired the property of this project through its Irish subsidiary Care Property Invest Emerald Ltd.

The project is operated by the Irish company McMahon Healthcare Limited, with whom DomusVi has concluded an agreement under suspensory conditions for the acquisition of 100% of the shares in McMahon Healthcare Limited. To this end, a new long-term leasehold agreement of the 'triple net' type with a minimum duration of 15 years (renewable and annually indexable) has been concluded. As of today, the project generates additional income for the Company.

Peter Van Heukelom, CEO of Care Property Invest;

'With the acquisition of Cairnhill Nursing Home, Care Property Invest adds a sixth healthcare property project to its Irish portfolio. We are delighted to once again include operator DomusVi in our Irish growth trajectory and aim to expand our portfolio here in the near future.'



The operator

DomusVi is one of the largest international players in the field of elderly care. The group offers a wide range of services and facilities to both independent and care-dependent seniors, from home care support to high-quality residential care in its extensive range of residential care centres, assisted living facilities, day care centres and psychiatric centres.


Care Property Invest NV/SA

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With no fewer than 500 residential care facilities and 100 home care offices, DomusVi offers high-quality healthcare support to 80,000 seniors in Europe (France, Spain, Germany, Ireland, The Netherlands, and Portugal) and Latin America (Chile, Uruguay and Colombia).

Overview sheet

Bray, co. Wicklow –Cairnhill Nursing Home		
	Closing date:	25 May 2022
	Address:	Herbert Road, Bray, Co Wicklow A98 VF88, Ireland
	Operator:	McMahon Healthcare Limited, with whom DomusVi has concluded an agreement under suspensory conditions for the acquisition of 100% of the shares in McMahon Healthcare Limited.
	Capacity:	Residential care centre with 93 residential places – existing residential care centre 88 rooms (83 single rooms and 5 double rooms)
Project:	The residential care centre consists of one stately building and includes several sitting rooms, visitor rooms, dining rooms, therapy rooms, a recreation and relaxation area, a kitchen, a hairdressing salon and a prayer room. Furthermore, the residential care centre includes a number of energy-efficient elements, such as solar collectors, a green roof, and the collection and reuse of rainwater. These elements are fully in line with our future vision of sustainability.	
Location:	On the outskirts of the town of Bray, in County Wicklow, about 30 km south of the capital, Dublin. Cairnhill Nursing Home is easily accessible by both car and public transport via the M50 motorway and Bray train station, which is about 2.7 km away.	
Year of construction/ renovation:	2013	
Transaction:	Asset Deal. Acquisition through its Irish subsidiary Care Property Invest Emerald Ltd	
Type of contract:	New long-term leasehold agreement of the 'triple net' type with a minimum duration of 15 years (renewable and annually indexable).	
Total investment value:	Approximately €20.0 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, 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.

For any additional information, please contact:



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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 139 healthcare projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €653 million on 24/05/2022. 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 .