

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

Monday 6 June 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 New Dunsink (IE)

Schoten, Belgium – Monday 6 June 2022

To further develop its strategic growth plan in Ireland, Care Property Invest last Friday acquired the project 'Elm Green Nursing Home', located in New Dunsink, County Dublin, a residential care centre with 120 residential places (all of which registered with HIQA - Health Information and Quality Authority) and 27 assisted living apartments. The total conventional value of the project amounts to approximately €26.7 million.

The transaction took place in the form of an asset deal whereby Care Property Invest acquired the real estate of this project through its Irish subsidiary, Care Property Invest Emerald Ltd.

The project is operated by DomusVi, one of the largest international players in the field of (residential) care for the elderly, on the basis of a new long-term leasehold agreement of the 'triple net' type with a minimum duration of 15 years (renewable and annually indexable). The project generates additional income for the Company as of today.

Peter Van Heukelom, CEO of Care Property Invest;

'With the acquisition of Elm Green Nursing Home, Care Property Invest further expands its Irish healthcare property portfolio. We are delighted to include operator DomusVi in our Irish growth trajectory and aim to expand our portfolio here in the near future.'



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

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 and assisted living facilities.


Care Property Invest nv/SA

Horstebaan 3
2900 Schoten
BE 0456 378 070 - LPR Antwerp
Public RREC under Belgian law

T +32 3 222 94 94
E info@carepropertyinvest.be
www.carepropertyinvest.be

With no fewer than 500 residential care facilities and 100 home care agencies, 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

New Dunsink, co. Dublin – Elm green Nursing Home		
	Acquisition date:	3 June 2022
	Address:	Dunsink Lane, Dunsink, Co.Dublin 15 E403, Ireland
	Operator:	DomusVi
	Capacity:	Residential care centre with 120 residential places (all of which are HIQA registered) – existing residential care centre 120 rooms (120 single rooms) and 27 independent living apartments
Project:	The residential care centre has a large dining room, visitors' area, lounge, recreation and relaxation area, library, therapy rooms and an in-house hairdressing salon. Residents can enjoy magnificent views that stretch from the adjacent Elm Green golf course all the way to Dublin city. A beautiful patio and several gardens surround the residential care centre and the independent living apartments.	
Location:	In one of the greenest suburbs of Dublin, next to a golf course. The development is located 2 km from Castleknock Village and 10 km from Dublin city centre. The Connolly Blanchardstown Hospital is located nearby. Elm Green Nursing Home is easily accessible by both car and public transport via the M50 motorway and Castleknock train station, which is about 2.8 km away.	
Year of construction/ renovation:	1999; extension 2015	
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 €26.7 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:



Valérie Jonkers
COO –Executive director
valerie.jonkers@carepropertyinvest.be
T +32 3 222 94 94 - M +32 499 28 01 43
Horstebaan 3, 2900 Schoten
info@carepropertyinvest.be
www.carepropertyinvest.be



Stephanie Hoekstra
Investment Manager
stephanie.hoekstra@carepropertyinvest.be
T +32 3 222 94 94 - M +32 473 82 19 62
Horstebaan 3, 2900 Schoten
info@carepropertyinvest.be
www.carepropertyinvest.be



Peter Van Heukelom
CEO– Executive director
peter.vanheukelom@carepropertyinvest.be
T +32 3 222 94 94 - M +32 495 59 82 67
Horstebaan 3, 2900 Schoten
info@carepropertyinvest.be
www.carepropertyinvest.be

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

The market capitalisation of Care Property Invest amounted to approximately €643 million on 03/06/2022. 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 .