

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

Wednesday 17 November 2021

Before trading hours – Under embargo until 08h15

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")

Acquisition of a residential care centre with assisted living apartments in Lier (BE) via a contribution in kind

Schoten, Belgium – Wednesday 17 November 2021

Following the press release published on 17 June 2020, Care Property Invest announces the acquisition of the residential care complex 'Dungelhoeff' in Lier. This transaction was realised by means of a successful capital increase via a contribution in kind. The new building project, which was completed just a few days ago, consists of a residential care centre with 128 residential places, including a rehabilitation stay centre with 7 places, and a group of 30 assisted living apartments.

The project is operated by Vulpia Care groep on the basis of a new long-term leasehold agreement of the 'triple net' type with a minimum duration of 27 years (renewable and annually indexable).

Peter Van Heukelom, CEO of Care Property Invest;

'With the acquisition of the Dungelhoeff project, we are continuing the geographical expansion of our Flemish healthcare real estate portfolio. Including this investment, our portfolio consists of 130 effectively acquired projects. We are extremely pleased not only with the increase in fair value of our portfolio that this transaction entails, but also with the consolidation of our relationship with the healthcare operator Vulpia Care groep, with whom we are now entering into a partnership for the eighth time.'

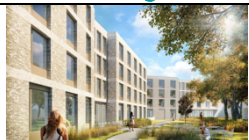


[Click here to download high res pictures of the project](#)

The operator

The project is operated by the Vulpia Care groep, one of the largest Belgian players in the elderly care sector. Vulpia can rely on no less than 25 years of experience and currently operates 40 care sites, where the group employs more than 2,600 people.

Overview sheet

Lier - Dunglehoff	
	Closing date: 17 November 2021
	Address: Kazernedreef, 2500 Lier, Belgium
	Operator: Vulpia Care groep
	Capacity: Capacity: Residential care centre with 128 residential places - Newly built 128 rooms (128 single rooms) and 30 assisted living apartments
Project:	The residential care centre can accommodate 128 residents in 128 single rooms, 7 of which are equipped for short stays. It has an in-house doctor's office, a physiotherapy practice, a hairdressing salon and pedicure room. There is a restaurant on the ground floor. Outside there is a beautiful garden with a terrace where residents can enjoy a drink with their visitors. The group of assisted living apartments includes 30 comfortable apartments.
Location:	In a quiet green neighborhood, but only a 10 minute walk from the bustling center of Lier, where several banks, shops and supermarkets are located. Good accessibility by car (R16, N14 and N10) and public transport through bus stops only 200 and 400 meters away and the train station only 750 meters away.
Year of construction/ renovation:	2021
Transaction:	Acquisition of 100% of the shares in Apollo Lier NV
Type of contract:	New long-term leasehold agreement of the 'triple net' type with a minimum duration of 27 years (renewable and annually indexable).
Total investment value:	Approximately €26.5 million.
Financing:	Contribution in kind

The transaction

On 17 June 2020, Care Property Invest announced the agreement for the acquisition of 'Dunglehoff' in Lier by means of the acquisition of 100% of the shares in Apollo Lier NV. This acquisition has just been finalised 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 decision of the Board of Directors of the Company. The transaction resulted in a reinforcement of equity of €26,532,633.22, of which an amount of €6,692,997.12 was allocated to the item capital and an amount of €19,839,636.10 to the item share premiums.

The contribution was remunerated by 1,124,968 new shares.

The issue price of the new shares amounts to approximately €23.59 and is equal to the average of the volume weighted average share price (VWAP) of Care Property Invest of 5 trading days prior to 17 November 2021 (the contribution date not included), minus a customary market discount. The 1,124,968 new shares are of the same type and have the same rights as the existing shares, provided that they are issued with coupon nr. 15 and following attached and will therefore share in the result of the current financial year as from 10 November 2021. To this end, coupon no. 14, relating to the gross dividend representing the right to receive the part of the dividends that can be allocated for the period starting on 1 January 2021 and ending on 9 November 2021, has been detached on 10 November 2021 before trading hours.

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 17 November 2021 as part of this transaction, the total capital of the Company as at 17 November 2021 amounts to €160,226,674.72.

The capital is represented by a total number of securities conferring voting rights of 26,931,116. The total number of voting rights amounts to 26,931,116.

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%.

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.

**Care building
in complete confidence.**

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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 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 130 healthcare projects, spread across Belgium, The Netherlands and Spain.

The market capitalisation of Care Property Invest amounted to approximately €681 million on 16/11/2021. 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 .